

# STAFF REPORT

## CONCERNING APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS



**Date:** August 9, 2019

**Application Number:** 2019-0703A continued

**Property Location:** 629 Carroll

**Architectural Style/Date/Architect or Builder:** Neo-Classical/1924

**Property Owner:** David Steinberg/Bingo Properties LLC

**Landmark or District Designation:** Taylors Field, Ordinance #8952-98

**Rating:** Contributing

**DESCRIPTION OF STRUCTURE/ SITE:** Three story, rectangular plan, brick apartment building. Foundation is concrete. Roof is flat with parapet wall. A central bay in front features an arched entrance with divided light transom above and a balcony window with metal rail. Above the balcony is an entablature with "Carroll" cast in concrete. Windows are 6/1 and 1/1 double hung, both original wood and multiple generations of wood and vinyl replacement. The lot is slightly elevated with a concrete retaining wall.

**ALTERATIONS:** No COA on file. Some windows are replacement wood or vinyl. Entry doors are non-original metal.

**APPLICATION ITEMS:** *"The 23-unit brick apartment building is currently vacant. ~~Exterior work includes replacement of all original 6/1 and 4/1 wood windows, and 1/1 replacement windows with vinyl replacement windows with muntins between the glass, insulated 6/1 and 4/1 windows. Opening sizes will be approximately 2" smaller, and front transoms shall be covered with storm units (fan lite, second floor). Front and back entries (non-historic metal and wood infill) shall be replaced with steel panel style doors with top lites and matching side lites. New electric meters (30) shall be placed on north wall of c. 1960 block addition (north façade) and bathroom vents shall be place through the masonry wall for each apartment unity (28). See drawings.~~"*

### ***"Update for the proposed window project at Carroll Apartments***

*The owner proposes the installation of Pella Lifestyle Simulated Divided Light windows, which is a wood (interior) and aluminum-clad product for all windows previously marked for replacement on the plans submitted with vinyl windows with between-the-glass grilles.*

*Through the architect's office, the owner investigated costs of restoring existing wood windows and installation of matching wood windows where prior replacements had been made. The unit cost of wood/restored windows was \$1800.00. The unit cost of the proposed Pella windows is \$711.00. The cost of wood/restored windows would be a financial burden on the property owner totaling \$324,850.00 (quote from Werntz for 180 windows), and would prohibit the project from moving forward.*

*The Pella product, which will allow a color-match to the entry units approved at the HPC July 2019 meeting, also provides for a full replacement within the masonry openings rather than the vinyl unit that would snap over existing wood framing and decrease the daylight opening. The windows will be installed at the existing jamb/sill joint, so no exterior change in depth of the window unit will be noticed. Interior walls will be furred out for installation, so carpentry work inside the building to extend the interior sills will need to be undertaken, but does not affect exterior appearance. While color selection is not firm, either a standard color of Colonial Red (similar to existing) or one in hues of the brick is planned."*

**DESCRIPTION OF PROPOSED PROJECT:** Applicant seeks a Certificate of Appropriateness for the following exterior work:

#### **1. Replace windows:**

The Carroll Apartment Building retains a number of its original of its 6/1 and 4/1 wood windows, however, they vary in condition and deterioration. This is most evident by the number of full-replacements that have been made over the years. Approximately 43 windows are later wood or vinyl replacement windows, or about one-third of the overall window count. Several other original wood windows have broken sash members and are boarded over as the building sits vacant.

The application contends that replacement windows throughout the building will greatly improve energy efficiency, safety/security, and provide a uniform appearance that the building has not had since it was first constructed in the 1920s. The muntin patterns of 4/1 and 6/1 will also be maintained, or in the case of where windows have already been replaced, be recreated and appear more historical than the existing replacements.

While the sashes are not deteriorated beyond repair, the jambs and sills are in some instances. ~~Staff recommends that the owner engage a window restoration professional to determine the condition of the original windows and the feasibility for repair.~~

~~The proposed windows are Window World 4000 Series vinyl double hung windows with muntin pattern to be replicated using grids in between the glass.~~

The proposed Pella aluminum-clad simulated divided light windows will resemble the original and not alter the scale or proportion of the building. The windows will help the building to achieve an overall cohesive look.

~~2. Replace doors:~~

~~Existing doors are non-original replacement. New steel panel doors and sidelites will provide a more historically accurate appearance to the building entries and will be more secure. Note no historic photos of the building have been located, so the door designs are based on security and sympathetic to early 20th century design.~~

~~Carroll Street Doors:~~

~~Pella Clad Wood 36" X 80" Entry Door, Frame Size: 38 1/4 X 81 7/16~~

~~Panel Style: Craftsman Light~~

~~Glass: Tempered Low E Air Filled~~

~~Grilles: Simulated Divided Light, 1 5/8" Contour, Match Interior Panel Finish, Match Exterior Panel Finish, Traditional, Typical, 3, 1~~

~~Panel Selection: Hemlock, Painted, Putty, Painted, White~~

~~Frame Selection: Clad, Pine, Oak Threshold, No Panel Reinforcement, Standard Enduraclad, Putty, Wood, White~~

~~Door Sidelites~~

~~Pella 1280 Fixed Entry Door Sidelight (2), Frame Size: 14 1/4 X 81 7/16~~

~~Panel Style: Craftsman Light~~

~~Glass: Tempered Low E Air Filled~~

~~Grilles: No Grille~~

~~Panel Selection: Hemlock, Painted, Putty, Painted, White~~

~~Frame Selection: Clad, Pine, Oak Threshold, No Panel Reinforcement, Standard Enduraclad, Putty, Wood, White~~

~~3. Install vents through façade:~~

~~Thru-wall bathroom vents, see elevation, will be painted sheet metal units, approximately 6" square, similar to those on the brick facade of the historic LaSalle Hotel in downtown South Bend, see picture.~~

~~4. Install electric meters:~~

~~30 new meters to be placed on north wall of c. 1960 block addition (north façade).~~

**PRESERVATION INSPECTOR REPORT:**

First, I wish to provide some background for this property.

July 5, 2018 – Code hearing multiple apartments were ordered Vacate and Seal due to failure to complete necessary repairs.

February 5, 2019 – Code issues a Vacate and Seal on the entire property as the heating system has failed and the city deemed it unsafe without heat.

February 7, 2019 – Code Hearing all occupants have been removed, new owners are working to replace HVAC system, remove trash, and remove loose building material.

May 5, 2019 – I called Homeworks Property Management about a set of windows on the south side that were removed in order to install a garbage shoot from the third to the dumpster. I received a call back from Homeworks, a gentleman named Troy from a window manufacturer, and from Mr. St. Clair who is the owner's local representative. I explained the COA process to each of them and tried to guide them on the next steps.

July 3, 2019 – An application was received by the HPC staff for windows and miscellaneous other work.

July 9, 2019, I met with the owner's representative, Mr. St. Clair at 629 Carroll. This 28-unit apartment building is located within the Taylor's Field Local Historic District. I photographed the exterior of the structure, each window on all three floors, and the skylights.

38 non-original wood and vinyl windows exist. All original windows had multi-pane upper sashes.

I did not find any sashes that were deteriorated beyond repair. However, the main concerns with these windows are the jambs and sills. The weight pockets are flat trim construction with the "sides" being used as the interior stop. The play in the sashes is quite severe and without the addition of an additional interior stop on each side and top, I do not see a feasible solution for the air gap. I did not find a single set of windows that completely had ropes as most lower sashes were without.

Secondly, the majority of the sills are dry-rotted or deteriorated beyond repair. Especially those closest to the northwest corner. At least a dozen of the sills are soft enough to put my finger into.

I would ask that a clear plan on how replacements would be installed be presented. At the front of the building a bank of three windows were replaced. The original jams were removed and the new windows were installed with a minor setback from the brick face rather than centered in the frame. This left an interior "shelf" to compensate for the distance from exterior to interior walls. See photograph #106. I fear that a centered installation would leave too much of the limestone sill exposed and result in water infiltration through the walls.

Steve Szaday  
Preservation Inspector

## **STANDARDS AND GUIDELINES: TAYLOR'S FIELD**

### **II. EXISTING STRUCTURES**

#### **C. WINDOWS AND DOORS**

**Window and door frames are in most cases wood. Brick structures have stone sills and brick lintels.** In some cases where additional siding has been applied window trim has been covered. Many structures in the district have aluminum storm windows. Some houses retain wood framed storm windows.

##### **Required**

**Original windows and doors shall be retained including sashes, lintels, sills, shutters, decorative glass, pediments, hoods, and hardware. When deteriorated beyond repair, they shall be replaced with units and trim resembling the original.**

##### **Recommended**

Wood frame storm windows and doors painted to match the original should be used but should not damage existing frames and should be removable. **If new sashes or doors are installed, the existing or original materials, design, and hardware should be used.** When metal storm doors and windows are used, they should be painted, anodized or coated to match the existing. When awnings are used they should be of canvas material.

##### **Prohibited**

**Original doors, windows, and hardware shall not be discarded when they can be restored and re-used in place. New window and door openings which would alter the scale and proportion of the building shall not be introduced. Inappropriate new window and door features, such as aluminum insulating glass combinations that require the removal of the original windows and doors, shall not be installed.**

##### **Not Recommended**

Awnings, hoods, and fake shutters made of metal, vinyl, or fiberglass should not be used if they would detract from the existing character or appearance of the building.

#### **E. MECHANICAL SYSTEMS**

~~The majority of the structures within the District have oil or gas heat, and have brick chimneys through the roof. Some houses have one or two window air conditioners.~~

**Required**

Mechanical systems shall be placed in areas that will result in the least possible alteration to the structural integrity and physical appearance of the building. Solar collectors and TV dishes shall be placed at the rear of the property and shielded by shrubbery and landscaping.

**Recommended**

Windows air conditioners and exhaust fans should be installed at the rear or at an inconspicuous side window.

Original lighting fixtures should be retained whenever possible.

**Prohibited**

Holes shall not be cut through walls or roofs to accommodate air conditioners or other mechanical equipment in areas that can be seen from the street.

**Not Recommended**

Exterior electrical and telephone cables should not be attached to the principal elevation of the building.

**STAFF RECOMMENDATION:** Staff recommends that existing original windows that *are not* deteriorated beyond repair, be retained and that windows that *are* deteriorated beyond repair and that existing replacement windows be replaced with units resembling the original. As a contributing property in a historic district, and constructed of masonry, Staff does not recommend the proposed Window World 4000 Series vinyl window. Staff recommends approval to replace doors, and to install vents and electric meters.

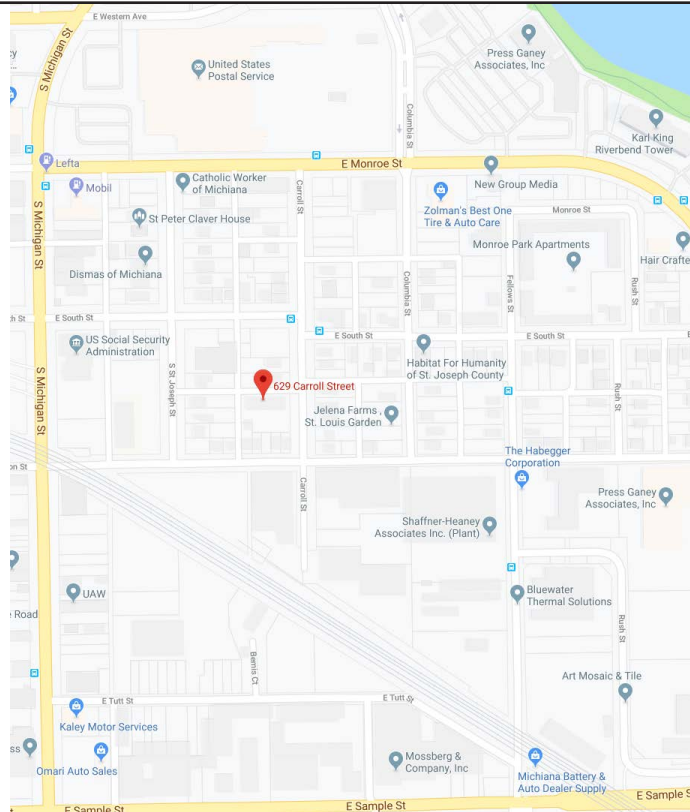
Staff recommends approval of the continued application item.

Report compiled by  
Elicia Feasel, Historic Preservation Administrator

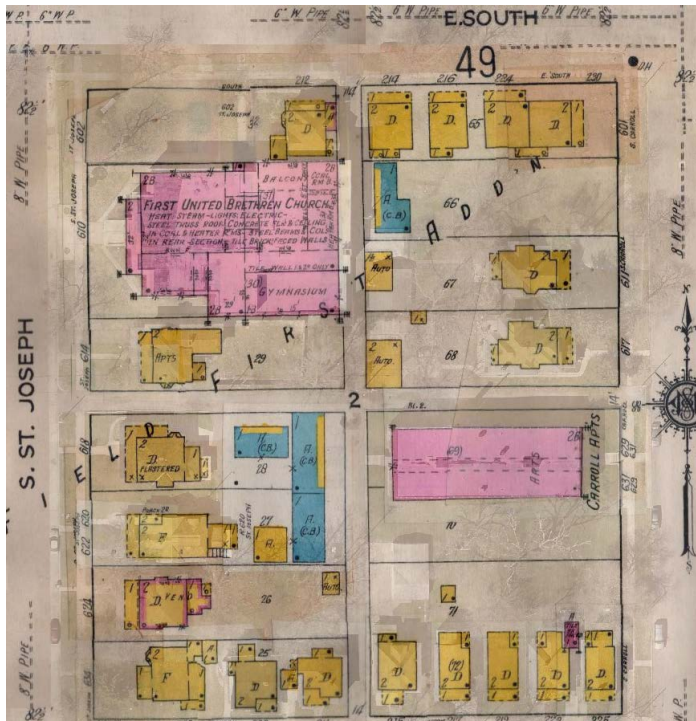


# HISTORIC PRESERVATION COMMISSION OF SOUTH BEND AND ST. JOSEPH COUNTY

LOCATION MAP - Map showing location of the property and surrounding area (Google Maps)



AERIAL MAP - highlighted property on map



Sanborn 1960



MACOG 2019

**HISTORIC PRESERVATION COMMISSION  
OF SOUTH BEND AND ST. JOSEPH COUNTY**

FRONT PICTURE (EAST) - Picture of the front of the building, July 2019.



REAR PICTURE (WEST) - Picture of the rear of the building, July 2019.





**HISTORIC PRESERVATION COMMISSION  
OF SOUTH BEND AND ST. JOSEPH COUNTY**

SIDE PICTURE (SOUTH) - Picture of the side of the building, July 2019.



SIDE PICTURE (NORTH) - Picture of the side of the building, July 2019.





**HISTORIC PRESERVATION COMMISSION  
OF SOUTH BEND AND ST. JOSEPH COUNTY**

WINDOWS - Picture of interior of windows, photo provided



WINDOWS - Picture of windows, photo provided





**HISTORIC PRESERVATION COMMISSION  
OF SOUTH BEND AND ST. JOSEPH COUNTY**

WINDOWS - Picture of interior of windows





**HISTORIC PRESERVATION COMMISSION  
OF SOUTH BEND AND ST. JOSEPH COUNTY**

County - City Building, South Bend, IN 46601  
http://www.southbend.in.gov/government/departments/community-investment  
Phone: 574/235.9371 Fax: 574/235.9021  
Email: hpcbsjc@southbend.in.gov

Michele Gelfman, President

A Certified Local Government of the National Park Service

Elicia Feasel, Historic Preservation  
Administrator

**APPLICATION FOR A -- CERTIFICATE OF APPROPRIATENESS**

OFFICE USE ONLY>>>>>>> DO NOT COMPLETE ANY ENTRIES CONTAINED IN THIS BOX<<<<<<< OFFICE USE ONLY

Date Received: July 1, 2019 Application Number: 2019 00A

Past Reviews: ☐ YES (Date of Last Review) ☒ NO

Staff Approval authorized by: \_\_\_\_\_ Title: \_\_\_\_\_

Historic Preservation Commission Review Date: \_\_\_\_\_

☐ Local Landmark ☒ Local Historic District (Name) Taylor's Field

☐ National Landmark ☐ National Register District (Name) \_\_\_\_\_

Certificate Of Appropriateness: ☐ Denied ☐ Tabled ☐ Sent To Committee ☐ Approved and issued: \_\_\_\_\_

Address of Property for proposed work: 629 Carroll Street, South Bend, IN 46601  
(Street Number—Street Name—City—Zip)

Name of Property Owner(s): David Steinberg/Bingo Properties LLC Phone #: \_\_\_\_\_

Address of Property Owner(s): 13072 Broad St., Carmel IN 46032  
(Street Number—Street Name—City—Zip)

Name of Contractor(s): Brendan Crumlish (Architect) Phone #: 574-282-2998

Contractor Company Name: Crumlish & Crumlish Architects, Inc

Address of Contractor Company: 3215-B Sugar Maple Ct., South Bend, IN 46628  
(Street Number—Street Name—City—Zip)

Current Use of Building: Multi-Family  
(Single Family--Multi-Family--Commercial--Government--Industrial--Vacant--etc.)

Type of Building Construction: Brick masonry bearing  
(Wood Frame--Brick--Stone--Steel--Concrete--Other)

Proposed Work: (more than one box may be checked) ☐ Landscape ☐ New ☒ Replacement (not in-kind) ☐ Demolition

Description of Proposed Work: The 29-unit brick apartment building is currently vacant. Exterior work includes replacement of all original 6/1 and 4/1 wood windows, and 1/1 replacement windows with vinyl replacement windows with muntins between the glass, insulated 5/1 and 4/1 windows. Opening sizes will be approximately 2" smaller, and from transoms shall be covered with storm units (lan lite, second floor). Front and back entries (non-historic metal and wood infill) shall be replaced with steel panel style doors with top lites and matching side lites. New electric meters (30) shall be placed on north wall of c. 1960 block addition (north facade) and bathroom vents shall be placed through the masonry wall for each apartment unit (28). See drawings.

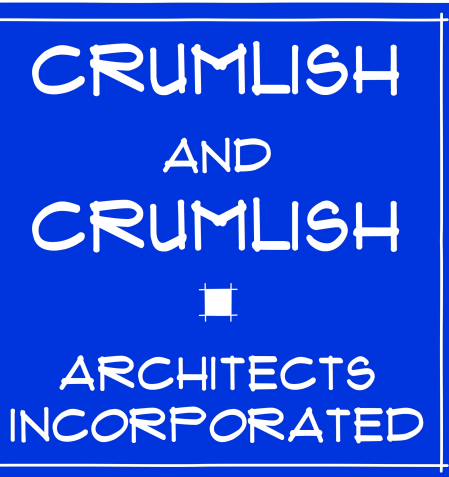
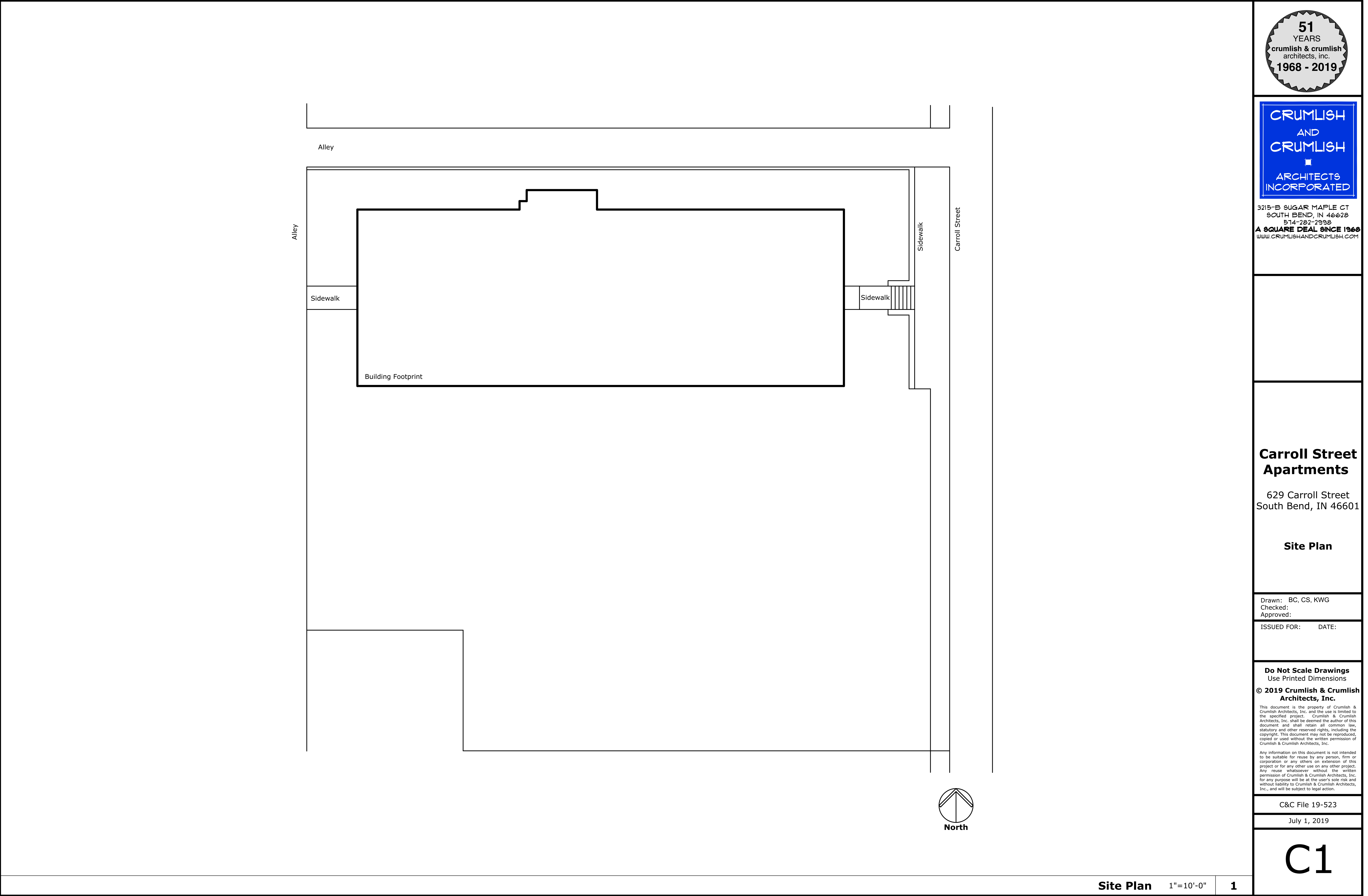
Owner e-mail: dsteinynd@yahoo.com and/or Contractor e-mail: brendan@crumlishandcrumlish.com

X \_\_\_\_\_ and/or X \_\_\_\_\_  
Signature of Owner Signature of Contractor  
*APPROVED*

By signing this application I agree to abide by all local regulations related to project and to obtain a Building Department Permit, if applicable.

—APPLICATION REQUIREMENTS ARE LISTED ON REVERSE SIDE—





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### Carroll Street Apartments

629 Carroll Street  
South Bend, IN 46601

#### Site Plan

Drawn: BC, CS, KWG  
Checked:  
Approved:

ISSUED FOR:      DATE:

**Do Not Scale Drawings**  
Use Printed Dimensions

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C&C File 19-523

July 1, 2019

# C1

Elevation Notes:

1. Remove non-historic door and wood infill, replace with 3-panel steel door with top lite, matching side-lites.

2. Restore historic transom, paint to match new windows. Install new metal storm window, trim to match window color.

3. Remove non-historic double-hung, replace with pair 6/1 windows with tempered lower sash.

4. Fabricate new metal sconce shade to match north shade.

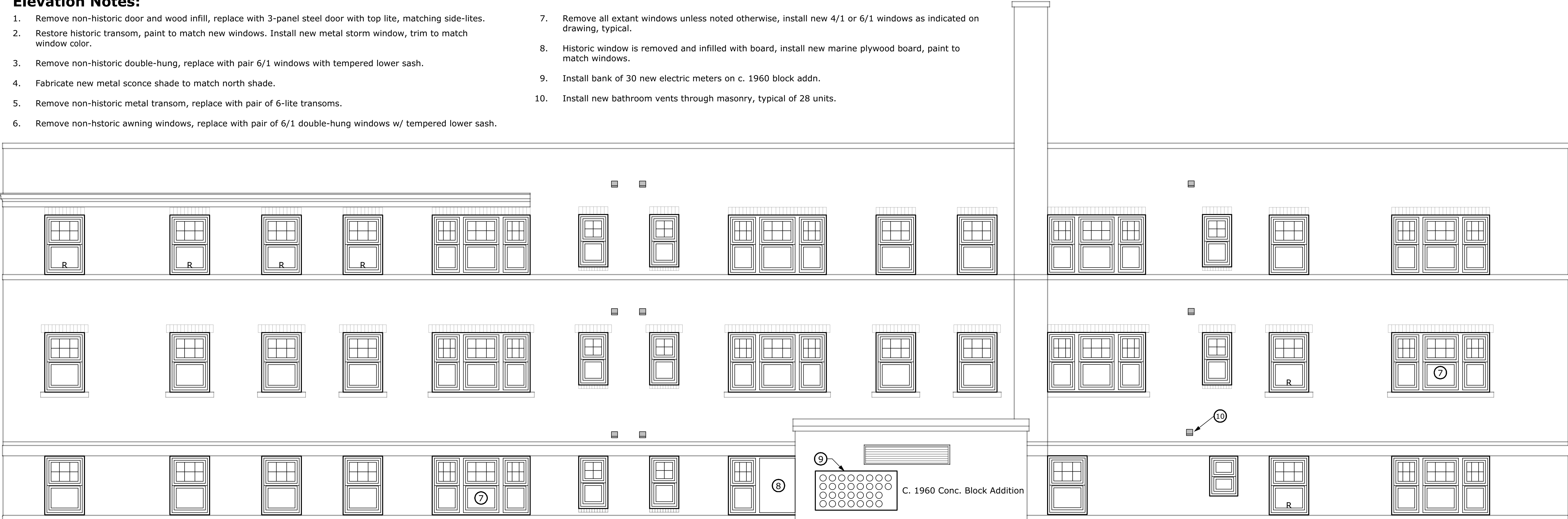
5. Remove non-historic metal transom, replace with pair of 6-lite transoms.

6. Remove non-historic awning windows, replace with pair of 6/1 double-hung windows w/ tempered lower sash.
7. Remove all extant windows unless noted otherwise, install new 4/1 or 6/1 windows as indicated on drawing, typical.

8. Historic window is removed and infilled with board, install new marine plywood board, paint to match windows.

9. Install bank of 30 new electric meters on c. 1960 block addn.

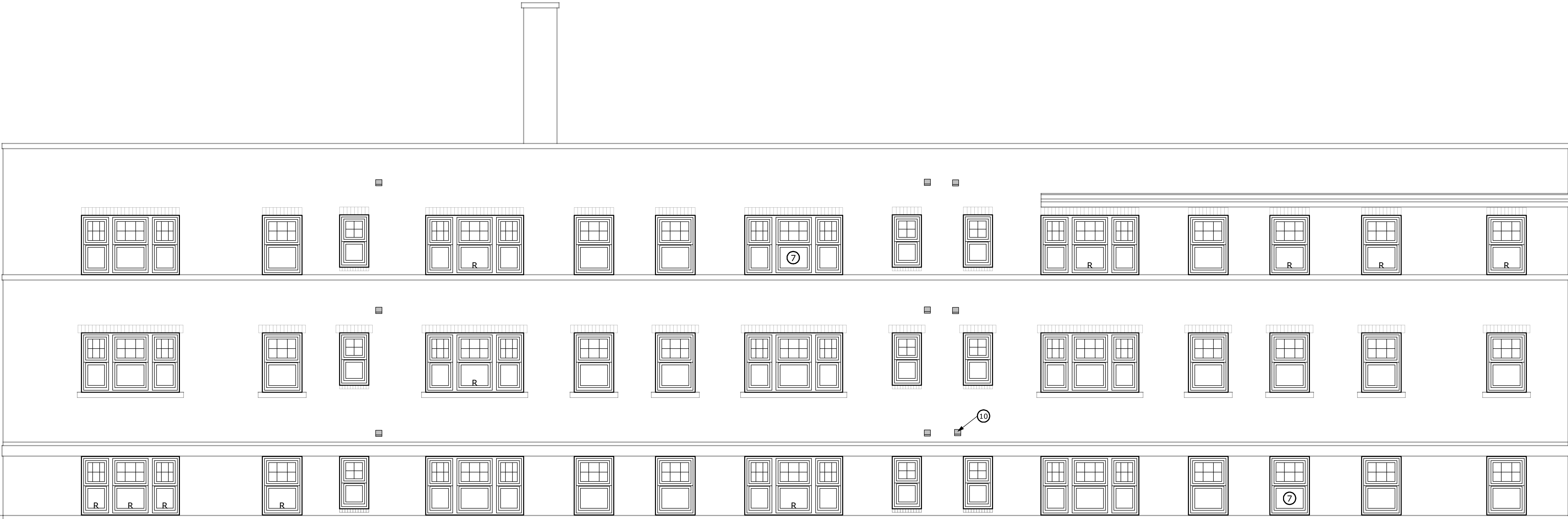
10. Install new bathroom vents through masonry, typical of 28 units.



R = Extant, non-historic late replacement window

Proposed North Facade 1/4"=1'-0"

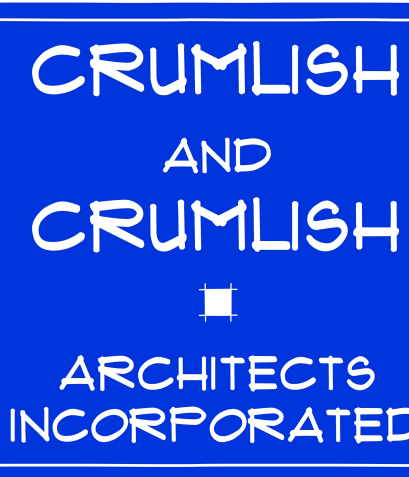
1



R = Extant, non-historic late replacement window

Proposed South Facade 1/4"=1'-0"

2



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Carroll Street  
Apartments

629 Carroll Street  
South Bend, IN 46601

Proposed  
North and South  
Exterior  
Elevations/Notes

Drawn: BC, CS, KWG  
Checked:  
Approved:

ISSUED FOR:      DATE:

Do Not Scale Drawings  
Use Printed Dimensions

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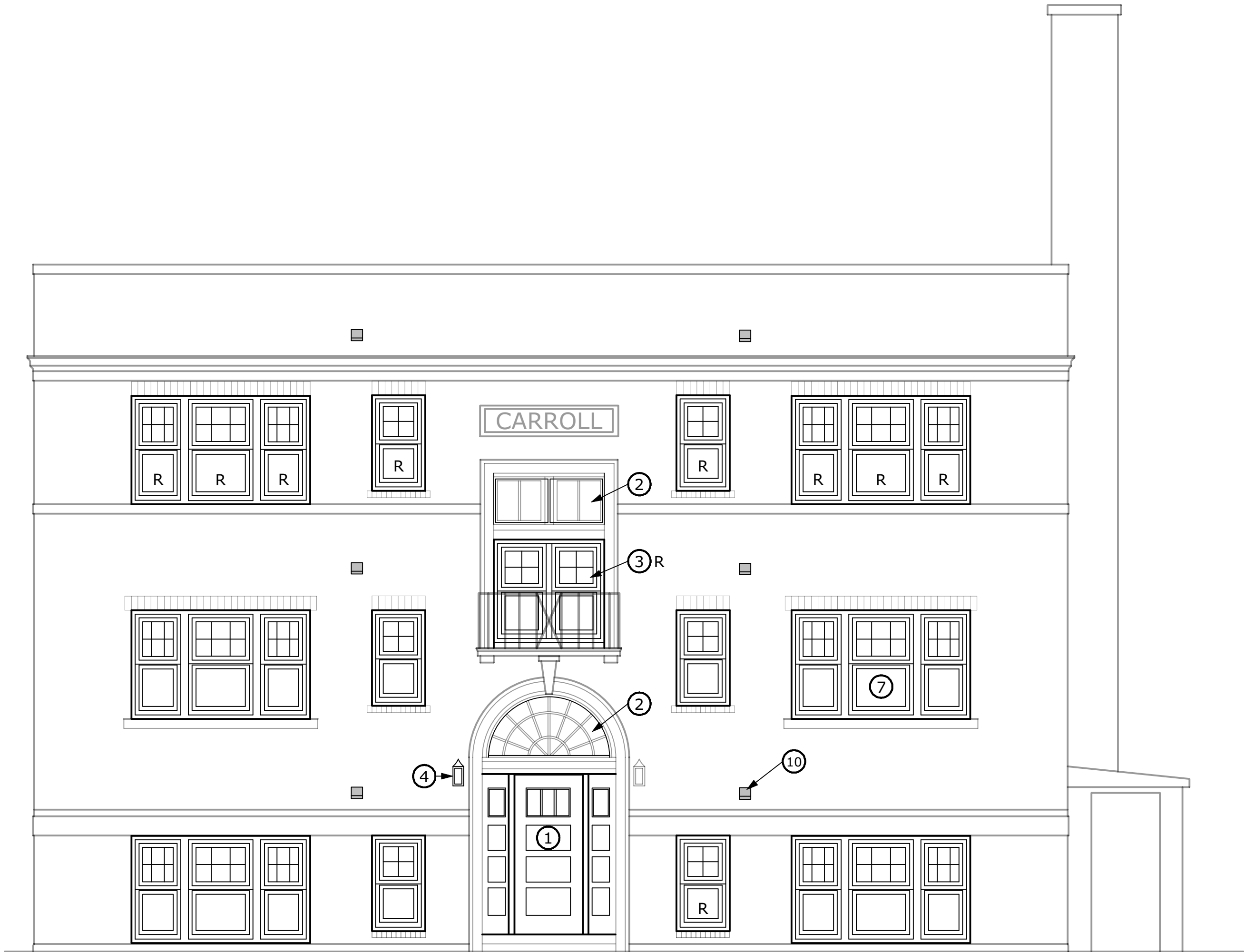
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July 1, 2019

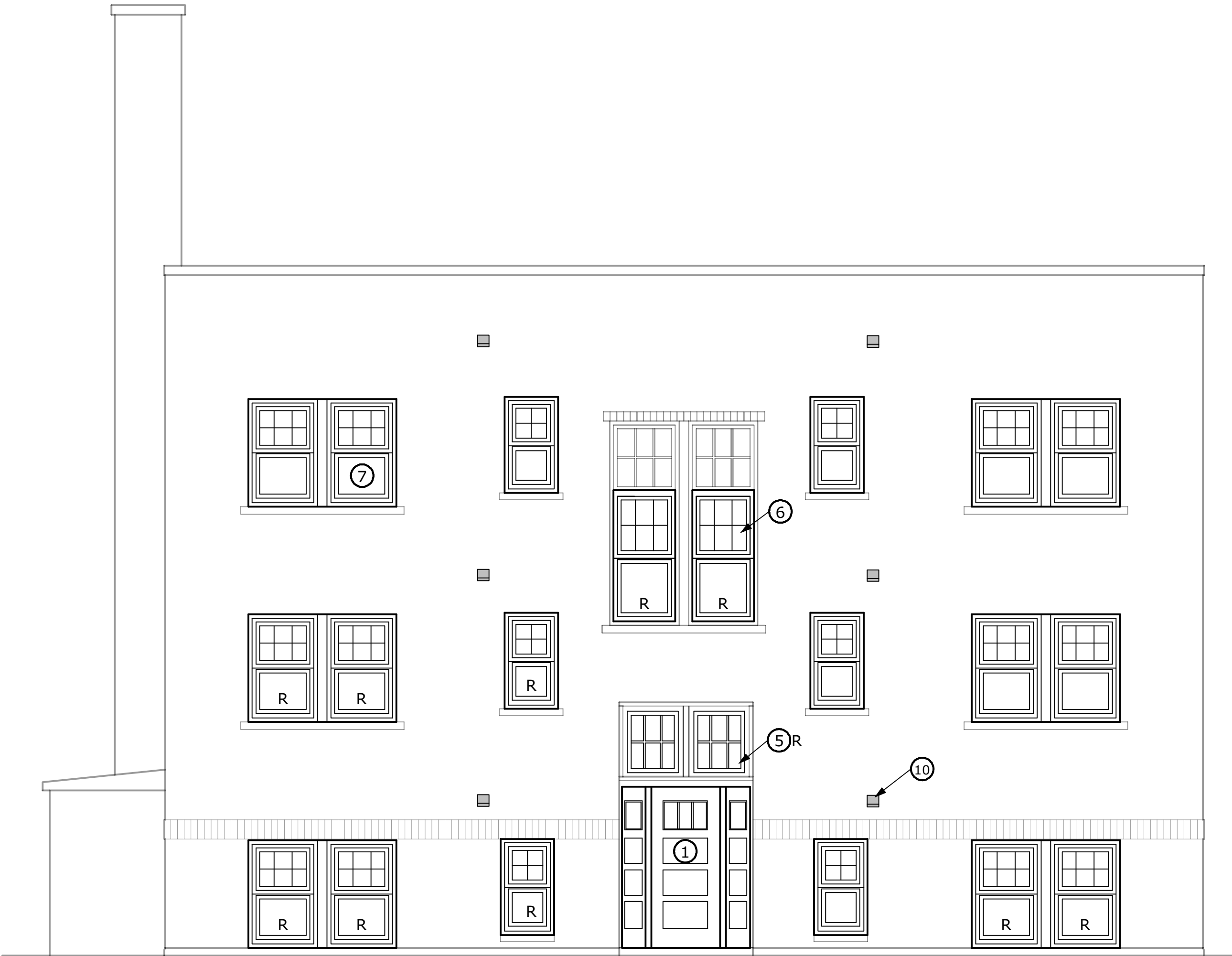
A4





R = Extant, non-historic late replacement window

Proposed East Facade 1/4"=1'-0" 1

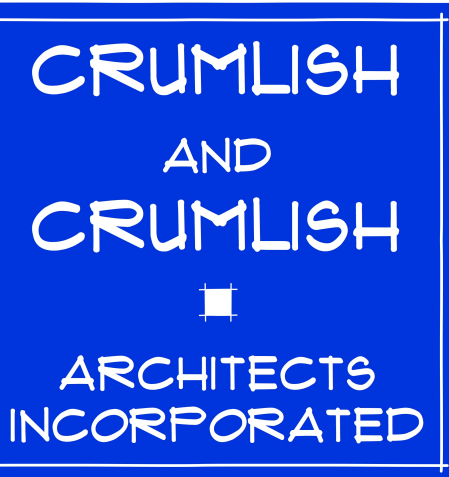


R = Extant, non-historic late replacement window

Proposed West Facade 1/4"=1'-0" 2

Elevation Notes:

1. Remove non-historic door and wood infill, replace with 3-panel steel door with top lite, matching side-lites.
2. Restore historic transom, paint to match new windows. Install new metal storm window, trim to match window color.
3. Remove non-historic double-hung, replace with pair 6/1 windows with tempered lower sash.
4. Fabricate new metal sconce shade to match north shade.
5. Remove non-historic metal transom, replace with pair of 6-lite transoms.
6. Remove non-historic awning windows, replace with pair of 6/1 double-hung windows w/ tempered lower sash.
7. Remove all extant windows unless noted otherwise, install new 4/1 or 6/1 windows as indicated on drawing, typical.
8. Historic window is removed and infilled with board, install new marine plywood board, paint to match windows.
9. Install bank of 30 new electric meters on c. 1960 block addn.
10. Install new bathroom vents through masonry, typical of 28 units.



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Carroll Street  
Apartments

629 Carroll Street  
South Bend, IN 46601

Proposed  
East and West  
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July 1, 2019

A3



Introducing

# PELLA® LIFESTYLE SERIES

INTENTIONALLY DESIGNED TO DELIVER SOLUTIONS PERFECT FOR REAL LIFE



Pella Lifestyle Series Triple-Pane  
Casement Window

Pella Lifestyle Series offers everything you love about wood—including beauty, durability and style flexibility. Begin with dual- or triple-pane glass and then select from the most desired features and options. Available performance solutions offer an unbeatable combination of energy efficiency, sound control and value.<sup>1</sup> Packed with purposeful innovations like Integrated Blinds, Shades and Security Sensors, we designed windows and patio doors to work for your life, room by room.<sup>2</sup>

## Exceptional performance and style.

**STYLE FLEXIBILITY.** Whether your home is traditional, modern or somewhere in between, create beautiful windows and patio doors that fit your style.

**UNCOMPROMISED PERFORMANCE.** You don't have to compromise on any aspect of performance. Get an unbeatable combination of energy efficiency, sound control and value.<sup>1</sup>

**ENHANCED DURABILITY.** Your windows are designed to stand the test of time with exclusive EnduraGuard® wood protection and an aluminum-clad exterior with EnduraClad® finish.



Use the Pella AR app  
to get a 3D view of  
the product.





## Create room-by-room solutions.

Select features, options and innovations to build solutions as unique as your needs in every room.

### **MOST DESIRED FEATURES AND OPTIONS.**

Complement your home with the most popular colors, finishes, grille patterns and more. Many innovative solutions also come standard.

### **INTEGRATED BLINDS AND SHADES.<sup>2</sup>**

Intentionally designed to be accessible, blinds and shades are tucked between glass panes and are protected from dust, pets and little hands.

**BUILT-IN SECURITY SENSORS.** Feel safer with optional built-in sensors and motorized integrated blinds and shades that raise and lower with a touch of a button.



## The best limited lifetime warranty.<sup>3</sup>

Pella® Lifestyle Series products are covered by the best limited lifetime warranty for wood windows and patio doors.<sup>3</sup> See written limited warranty for details, including exceptions and limitations, at [pella.com/warranty](http://pella.com/warranty).



Pella Lifestyle Series products offer energy-efficient options that will meet or exceed ENERGY STAR® certification in all 50 states.<sup>4</sup>



<sup>1</sup> Performance solutions require upgrades to triple-pane, AdvancedComfort Low-E and mixed glass thickness. Based on comparing product quotes and published STC/OITC and U-Factor ratings of leading national wood window and patio door brands.

<sup>2</sup> Availability by window style may vary. Contact your local Pella representative for details.

<sup>3</sup> Based on comparing written limited warranties of leading national wood window and wood patio door brands.

<sup>4</sup> Some Pella products may not meet ENERGY STAR guidelines in Canada. For more information, contact your local Pella sales representative or go to [energystar.gc.ca](http://energystar.gc.ca).





# NEW! Limited Lifetime Warranty

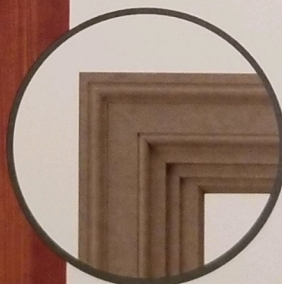
ON PELLA® WOOD WINDOWS AND WOOD PATIO DOORS

We at Pella take pride in the durability of our wood windows and wood patio doors. And we stand behind them with a limited lifetime warranty. See written limited warranty for details, including exceptions and limitations, at [pella.com/warranty](http://pella.com/warranty), or contact your local Pella distributor.



## EnduraGuard® Wood Protection

Advanced protection for wood against the effects of moisture, decay, stains from mold and mildew – as well as termite damage.



## Exterior Aluminum Cladding

Beautifully durable aluminum cladding helps protect your windows and patio doors for years.



## Insulating Glass Seal

Long-lasting insulating glass seal provides a clear view and exceptional energy efficiency.

# Pella® Lifestyle Series WOOD

#1 performing wood window and patio door for the combination of energy, sound and value.<sup>1</sup>



Dual- and Triple-Pane Products, \$\$-\$\$\$\$



## Unbeatable performance options.<sup>1</sup>



**79% more energy efficient**  
for a more comfortable home<sup>2</sup>



**52% reduction in outside noises**  
like traffic and lawnmowers<sup>3</sup>

Values are averages based on the Ultimate Performance package compared with single-pane windows.

## Style and durability.



Durability and style flexibility with the most desired features and options, backed by the **best limited lifetime warranty** in the industry.<sup>4</sup>

## Packed with innovation.

**37**  
TIME-TESTED  
INNOVATIONS

Offering products with 37 time-tested innovations like our best integrated blinds and shades and integrated security sensors.



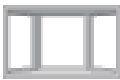
Pella Lifestyle Series triple-pane casement window

### WINDOW STYLES

Special sizes and configurations are also available.



AWNING



BAY OR BOW



CASEMENT



DOUBLE-HUNG<sup>5</sup>

### PATIO DOOR STYLES



SLIDING



HINGED

<sup>1,2,3,4,5</sup> See inside front cover for disclosures.



# Colors & Finishes

## PELLA® LIFESTYLE SERIES

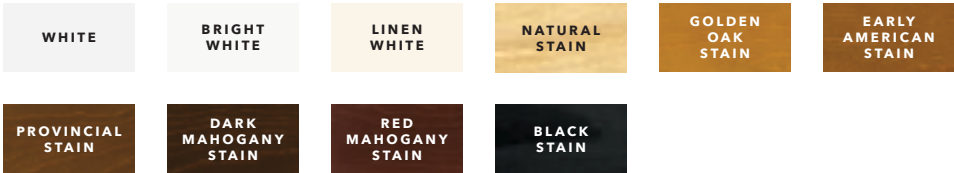
WOOD TYPE

The wood species that best complements your home’s interior.



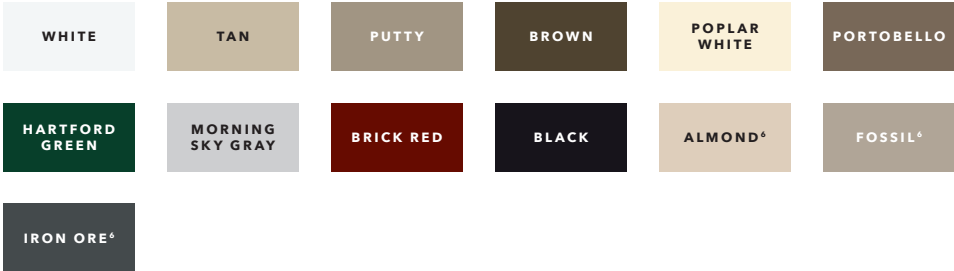
PREFINISHED PINE INTERIOR COLORS

We can prefinish pine in your choice of three paint colors and seven stains. Unfinished or primed and ready-to-paint are also available.



ALUMINUM-CLAD EXTERIOR COLORS

Our low-maintenance EnduraClad® exterior finish resists fading and helps protect your windows and patio doors for years.



<sup>1</sup> Available performance solutions offer an unbeatable combination of energy efficiency, sound control and value. Performance solutions require upgrades to triple-pane, AdvancedComfort Low-E and mixed glass thickness. Based on comparing product quotes and published STC/OITC and U-Factor ratings of leading national wood window and patio door brands.

<sup>2</sup> Window energy efficiency calculated in a computer simulation using RESFEN 6.0 default parameters for a 2000 sq. foot new construction single-story home when comparing Pella Lifestyle Series windows with Advanced Comfort Low-E triple-pane glass with argon and mixed glass thickness to a single pane wood or vinyl window. Double-hung windows are not available with triple-pane glass. The energy efficiency and actual savings will vary by location. The average window energy efficiency is based on a national average of 94 modeled cities across the country and weighting based on population. For more details see [pella.com/methodology](http://pella.com/methodology).

<sup>3</sup> Reduction in sound based on OITC ratings of Pella Lifestyle Series windows with triple-pane glass with mixed glass thickness to a single-pane wood or vinyl window with an OITC of 19. Calculated by using the sound transmission loss values in the 80 to 4000 Hz range as measured in accordance with ASTM E-90(09). Actual results may vary.

<sup>4</sup> Based on comparing written limited warranties of leading national wood window and wood patio door brands. See Pella written Limited Warranty for details, including exceptions and limitations, at [pella.com/warranty](http://pella.com/warranty), or contact Pella Customer Service at 877-473-5527.

<sup>5</sup> Available in dual-pane only.

<sup>6</sup> Available on triple-pane products only.



# Performance Packages PELLA® LIFESTYLE SERIES

## PACKAGES

To make things easier, we've created performance packages that highlight what's most important to you.

Performance solutions offer an unbeatable combination of energy efficiency, sound control and value.<sup>1</sup> Upgrade from a dual- to a triple-pane glass design with the packages below to meet the unique needs of each room in your home.

All values below are averages compared with single-pane windows.



Pella Lifestyle Series offers products awarded ENERGY STAR® Most Efficient for 2019.<sup>2</sup>



### Performance

Improved energy efficiency and sound performance.

**71%**  
MORE ENERGY  
EFFICIENT<sup>3</sup> + **34%**  
NOISE  
REDUCTION<sup>4</sup>



### Sound Control

Exceptional noise control for a quieter home.

**52%**  
NOISE  
REDUCTION<sup>4</sup>



### Energy Efficiency

Superior energy efficiency for a more comfortable home.

**83%**  
MORE ENERGY  
EFFICIENT<sup>3</sup>



### Ultimate Performance

The best combination of energy efficiency and noise control.

**79%**  
MORE ENERGY  
EFFICIENT<sup>3</sup> + **52%**  
NOISE  
REDUCTION<sup>4</sup>

## Glass<sup>5</sup>

### INSULSHIELD® LOW-E GLASS

Advanced Low-E insulating dual- and triple-pane glass with argon<sup>6</sup>

AdvancedComfort Low-E insulating dual- and triple-pane glass with argon<sup>6</sup>

NaturalSun Low-E insulating dual- and triple-pane glass with argon<sup>6</sup>

SunDefense™ Low-E insulating dual- and triple-pane glass with argon<sup>6</sup>

### ADDITIONAL GLASS OPTIONS

Tempered glass available on dual- and triple-pane products

Obscure and frosted obscure glass available on dual- and triple-pane products

<sup>1</sup> Performance solutions require upgrades to triple-pane, AdvancedComfort Low-E and mixed glass thickness. Based on comparing product quotes and published STC/OITC and U-Factor ratings of leading national wood window and patio door brands.

<sup>2</sup> Pella products may not meet ENERGY STAR® guidelines in Canada. For more information, contact your local Pella sales representative or go to [energystar.gc.ca](http://energystar.gc.ca).

<sup>3</sup> Window energy efficiency calculated in a computer simulation using RESFEN 6.0 default parameters for a 2000 sq. foot new construction single-story home when Pella Lifestyle Series windows with the respective performance package are compared to a single-pane wood or vinyl window. The energy efficiency and actual savings will vary by location. The average window energy efficiency is based on a national average of 94 modeled cities across the country and weighting based on population. For more details see [pella.com/methodology](http://pella.com/methodology).

<sup>4</sup> Reduction in sound based on OITC ratings of Pella Lifestyle Series windows with respective performance package compared to a single-pane wood or vinyl window with an OITC of 19. Calculated by using the sound transmission loss values in the 80 to 4000 Hz range as measured in accordance with ASTM E-90(09). Actual results may vary.

<sup>5</sup> Double-hung window available with dual-pane glass only.

<sup>6</sup> Optional high-altitude Low-E insulating glass does not contain argon in most products. Please see your local Pella sales representative for more information.

# Grilles PELLA® LIFESTYLE SERIES

## GRILLES

Choose the look of true-divided-light, removable roomside grilles or make cleaning easier by selecting grilles-between-the-glass.

### DUAL-PANE:



**SIMULATED-DIVIDED-LIGHT WITH SPACER 7/8"**



**SIMULATED-DIVIDED-LIGHT WITHOUT SPACER 7/8"**



**ROOMSIDE REMOVABLE GRILLES 3/4"**



**ALUMINUM GRILLES-BETWEEN-THE-GLASS 3/4"**

### TRIPLE-PANE:



**SIMULATED-DIVIDED-LIGHT WITH ALUMINUM CONTOURED GRILLES-BETWEEN-THE-GLASS 3/4"**



**ALUMINUM GRILLES-BETWEEN-THE-GLASS 3/4"**

## GRILLE PATTERNS

In addition to the patterns shown here, custom grille patterns are available.



**TRADITIONAL**



**9-LITE PRAIRIE**



**TOP ROW**



**CROSS**



**CUSTOM**

# Screens<sup>\*</sup>

## ROLSCREEN®

Rolscreen soft-closing retractable screens roll out of sight when not in use. Available on casement windows and sliding patio doors.

## FLAT

InView™ screens are clearer than conventional screens and come standard. VividView® screens offer the sharpest view and are optional.

\*WARNING: Screen will not stop child or pet from falling out of window or door. Keep child or pet away from open window or door.





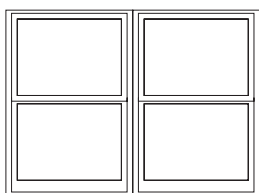
## Lifestyle Series Double-Hung

### Combination Assemblies

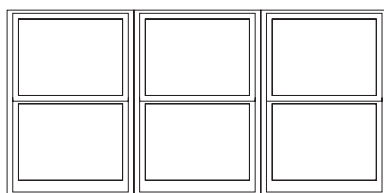
Combinations are a great way to create visual interest in any project. A combination is an assembly formed by two or more separate windows or doors whose frames are mullered together by a combination or reinforcing mullion.

Pella window combinations are available in an endless variety of arrangements. Below are available factory-assembled combinations. Some units can be fixed or vent depending on availability. Go to [www.PellaADM.com](http://www.PellaADM.com) for typical combinations and requirements and limitations related to mulling various combinations.

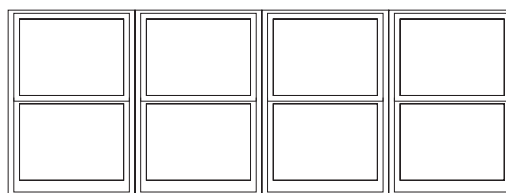
Contact your local Pella sales representative for more information.



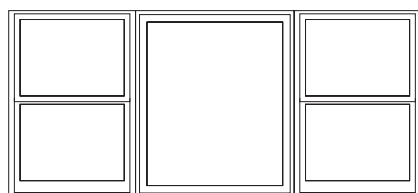
Two-Wide



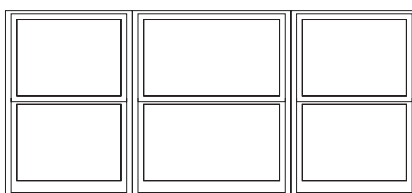
Three-Wide Equal



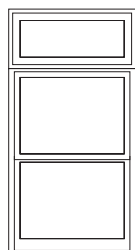
Four-Wide Equal



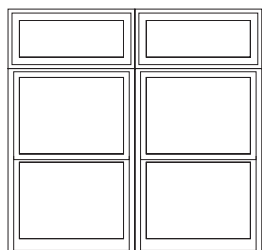
Center Fixed with Flankers



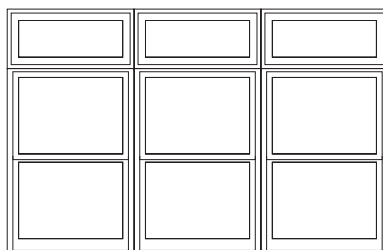
Three-Wide Unequal



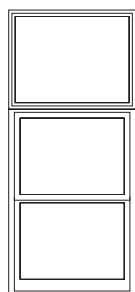
Transom over  
Single



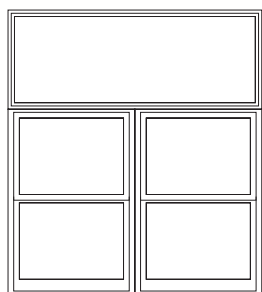
Two-Wide Transoms over  
Two-Wide



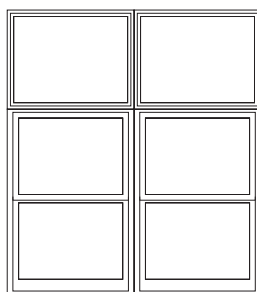
Three-Wide Transoms over  
Three-Wide



Clad Frame over  
Single



Single Clad Frame over  
Two-Wide



Two Wide Clad Frame over  
Two-Wide

See the Installation and Performance section at [www.PellaADM.com](http://www.PellaADM.com) for standard size range charts.



Click to view Clad-Wood Combinations Sections

- [Combination Recommendations Downloadable PDF.](#)



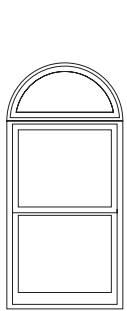
## Lifestyle Series Double-Hung

### Combination Assemblies

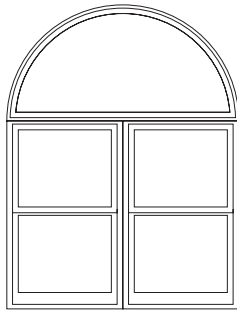
Combinations are a great way to create visual interest in any project. A combination is an assembly formed by two or more separate windows or doors whose frames are mullied together by a combination or reinforcing mullion.

Pella window combinations are available in an endless variety of arrangements. Below are available factory-assembled combinations. Some units can be fixed or vent depending on availability. Refer to Clad/Wood Overview Section for typical combinations requirements, and limitations related to mulling various combinations.

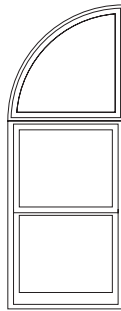
Contact your local Pella sales representative for more information.



Half Circle over  
Single



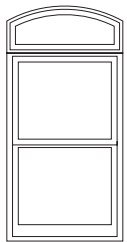
Half Circle over  
Two-Wide



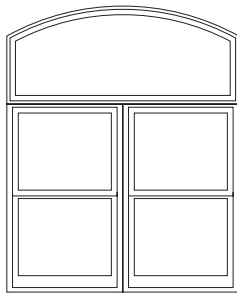
Left Quarter Circle  
over Single



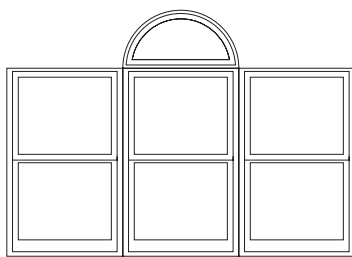
Right Quarter Circle  
over Single



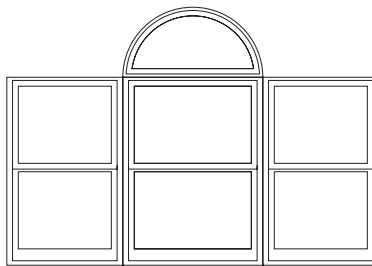
Arch Head over  
Single



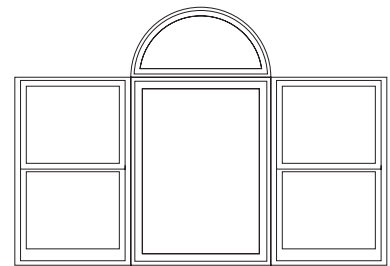
Arch Head over  
Two-Wide



Half Circle centered on  
Three-Wide Equal



Half Circle over  
Three-Wide Unequal



Half Circle over  
Center Fixed with Flankers



Click to view Clad-Wood Combinations Sections

- [Combination Recommendations Downloadable PDF.](#)

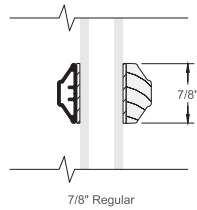


# Lifestyle Series Double-Hung

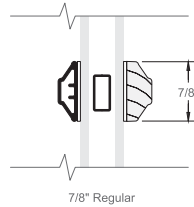
## Grilles

### Grille Profiles

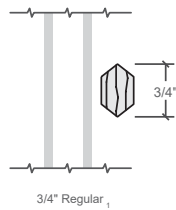
#### Simulated-Divided-Light Grilles



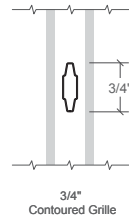
#### Simulated-Divided-Light Grilles with optional spacer



#### Roomside Removable Grilles

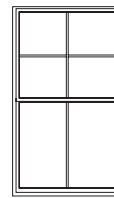
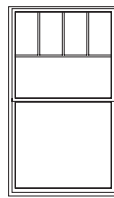
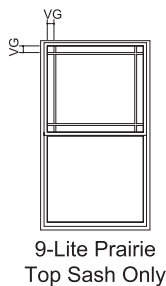
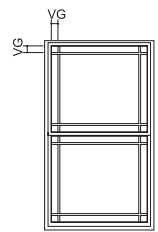


#### Grilles-Between-the-Glass



### Grille Patterns

#### Grilles-Between-the-Glass and Simulated-Divided-Light Grilles



#### 9-Lite Prairie

- Standard corner lite dimension for Prairie patterns = 2-1/2" VG.
- Available in transoms  $\geq$  1'3" height and width.

#### Cross

- Minimum DH frame height 35".
- Horizontal bar will be at 1/2" of the VG height of the top sash.

#### Top Row

- Minimum DH frame height 35".
- Horizontal bar will be at 1/2" of the VG height of the top sash.

For traditional patterns, see size tables.

VG = Visible Glass

(1) Grilles are available in traditional patterns only.

Lite dimensions noted can vary.

For size and pattern availability contact your local Pella sales representative.

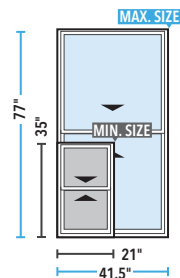


## Lifestyle Series Double-Hung

### Special Sizes and Dimensions

#### Special Size Frame Dimensions\*

	Minimum	Maximum
Vent	1' 9" W x 2' 11" H (21" x 35") (533 x 889)	3' 5" W x 6' 5" H (41-1/2" x 77") (1 041 x 1 956)
Fixed	1' 9" W x 1' 2" H (21" x 14") (533 x 356)	4' 11" W x 5' 11-1/2" H (59" x 71-1/2") (1 499 x 1 816)



#### Miscellaneous Formulas (Equal Sash Only)

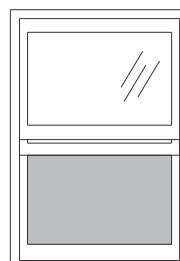
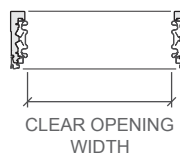
	Vent Units
Visible Glass	Width = Frame - 5" Height <sub>1</sub> = (Frame - 6.3125") ÷ 2
Actual Glass	Width = Frame - 4" Height <sub>1</sub> = (Frame - 4.3125") ÷ 2

#### Clear Opening Height:

$$(\text{Frame Height} \div 2) - 3.25"$$

#### Clear Opening Width:

$$\text{Frame Width} - 3.1875"$$



Shaded portion  
shows vent area.

#### Miscellaneous Formulas (Fixed Units Only)

	Fixed and transom units
Visible Glass	Width = Frame - 4.9375" Height = Frame - 4.9375"
Actual Glass	Width = Frame - 4" Height = Frame - 4"

\* Available within size range shown. Keep frame dimensions to the nearest 1/4" increment. Frame height cannot exceed frame width on special size dual-pane vent units.

(1) Per Sash

To convert areas to square meters (m2), multiply square feet by 0.0929.



# Lifestyle Series Double-Hung

## Detailed Product Description

### Frame

- Select softwood, immersion treated with Pella's EnduraGuard® wood protection formula in accordance with WDMA I.S.-4. The EnduraGuard formula includes three active ingredients for protection against the effects of moisture, decay, stains from mold and mildew. Plus, an additional ingredient adds protection against termite damage.
- Interior exposed surfaces are clear pine.
- Exterior surfaces are clad with aluminum.
- Components are assembled with screws, staples and concealed corner locks.
- Overall frame depth is 5" (127 mm) for a wall depth of 3-11/16" (94mm).
- Jamb liner shall be high-impact polyvinyl chloride backed by continuous hard-tempered aluminum springs.
- Optional factory applied jamb extensions are available.
- Optional factory installed fold-out installation fins with flexible fin corners.
- Optional factory-applied EnduraClad® exterior trim.

### Sash

- Select softwood, immersion treated with Pella's EnduraGuard® wood protection formula in accordance with WDMA I.S.-4. The EnduraGuard formula includes three active ingredients for protection against the effects of moisture, decay, stains from mold and mildew. Plus, an additional ingredient adds protection against termite damage.
- Interior exposed surfaces are clear pine.
- Exterior surfaces are clad with aluminum, lap-jointed and sealed.
- Corners mortised and tenoned, glued and secured with metal fasteners.
- Sash thickness is 1-5/8" (41 mm).
- Sashes tilt for easy cleaning.

### Weatherstripping

- Foam with 3 mm skin at head and bottom rail. Thermal-plastic elastomer bulb with slip-coating set into upper sash for tight contact at check rail.
- Secondary polyvinyl chloride leaf-type weatherstrip on bottom sash at sill.
- Jamb liner to seal against sides of sash.

### Glazing System

- Quality float glass complying with ASTM C 1036.
- High altitude glazing available.
- Silicone groove-glazed 11/16" [obscure] dual-seal insulating glass [[annealed] [tempered]] [[Advanced Low-E] [SunDefense™ Low-E] [AdvancedComfort] [NaturalSun Low-E] with argon]].

### Exterior

- Exterior aluminum surfaces are finished with EnduraClad® protective finish, in a multi-step, baked-on finish.
- Color is [White] [Tan] [Putty] [Brown] [Poplar White] [Portobello] [Hartford Green] [Morning Sky Gray] [Brick Red] [Black].

### Interior

- [Unfinished, ready for site finishing] [factory primed with one coat acrylic latex] [factory prefinished [White] [Linen] [Bright White] [stain<sub>1</sub>]].

### Hardware

- Galvanized block-and-tackle balances are connected to sash with a polyester cord and concealed within the frame.
- Factory installed self-aligning surface-mounted sash lock. Two sash locks on units with frame width 33-1/4" and greater.
- Optional Sash lift furnished for field installation. Two lifts on units with frame width 33-1/4" and greater.
- Finish is [baked enamel [Champagne] [White] [Brown] [Matte Black]] [Oil-Rubbed Bronze] [Satin Nickel].
- Champagne locks are standard on unfinished units; White locks are standard on factory prefinished white units.

### Optional Products

#### Grilles

- Simulated-Divided-Light [with optional spacer]
  - 7/8" Grilles permanently bonded to the interior and exterior of glass.
  - Patterns are [Traditional] [Prairie] [Cross] [Top Row] [Custom - Equally Divided].
  - Interior surfaces are [unfinished, ready for site finishing] [factory primed] [pine: factory prefinished [White] [Linen White] [Bright White] [stain<sub>1</sub>]]. Exterior grilles to match the exterior cladding color.
  - Available only on units glazed with Low-E insulated glass with argon.

- or -
- Grilles-Between-the-Glass<sub>2</sub>
  - Insulating glass contains 3/4" contoured aluminum grilles permanently installed between two panes of glass.
  - Patterns are [Traditional] [9-Lite Prairie] [Top Row] [Custom - Equally Divided].
  - Interior color is [White] [Ivory] [Tan<sub>3</sub>] [Brickstone] [Black] [Putty<sub>3</sub>] [Brown<sub>3</sub>] [Harvest] [Cordovan].
  - Exterior color [matched to the exterior cladding color] [White]<sub>4</sub>.

- or -
- Roomside Removable Grilles
  - 3/4" [Traditional] [Custom - Equally Divided] removable solid pine wood bars steel-pinned at joints and fitted to sash with steel clips and tacks.
  - Interior [unfinished, ready for site finishing] [factory primed] [pine: factory prefinished [White] [Linen White] [Bright White] [stain<sub>1</sub>]].
  - Exterior [unfinished, ready for site finishing] [factory primed] [factory prefinished, finish color matched to exterior cladding] [White]<sub>4</sub>.

#### Screens

- InView™ screens
  - Full-size Vinyl-coated 18/18 mesh fiberglass screen cloth complying with the performance requirements of SMA 1201, set in aluminum frame fitted to outside of window, supplied complete with all necessary hardware.
  - Screen frame finish is baked enamel, color to match window cladding.

- or -
- Vivid View® screens
  - Full-size PVDF 21/17 mesh, minimum 78 percent light transmissive screen, set in aluminum frame fitted to outside of window, supplied complete with all necessary hardware.
  - Screen frame finish is baked enamel, color to match window cladding.

#### Hardware

- Optional factory applied limited opening device available for vent units in steel, nominal 3-3/4" opening.
- Optional window opening control device available for field installation. Device allows window to open less than 4" with normal operation, with a release mechanism that allows the sash to open completely. Complies with ASTM F2090-10.

#### Sensors

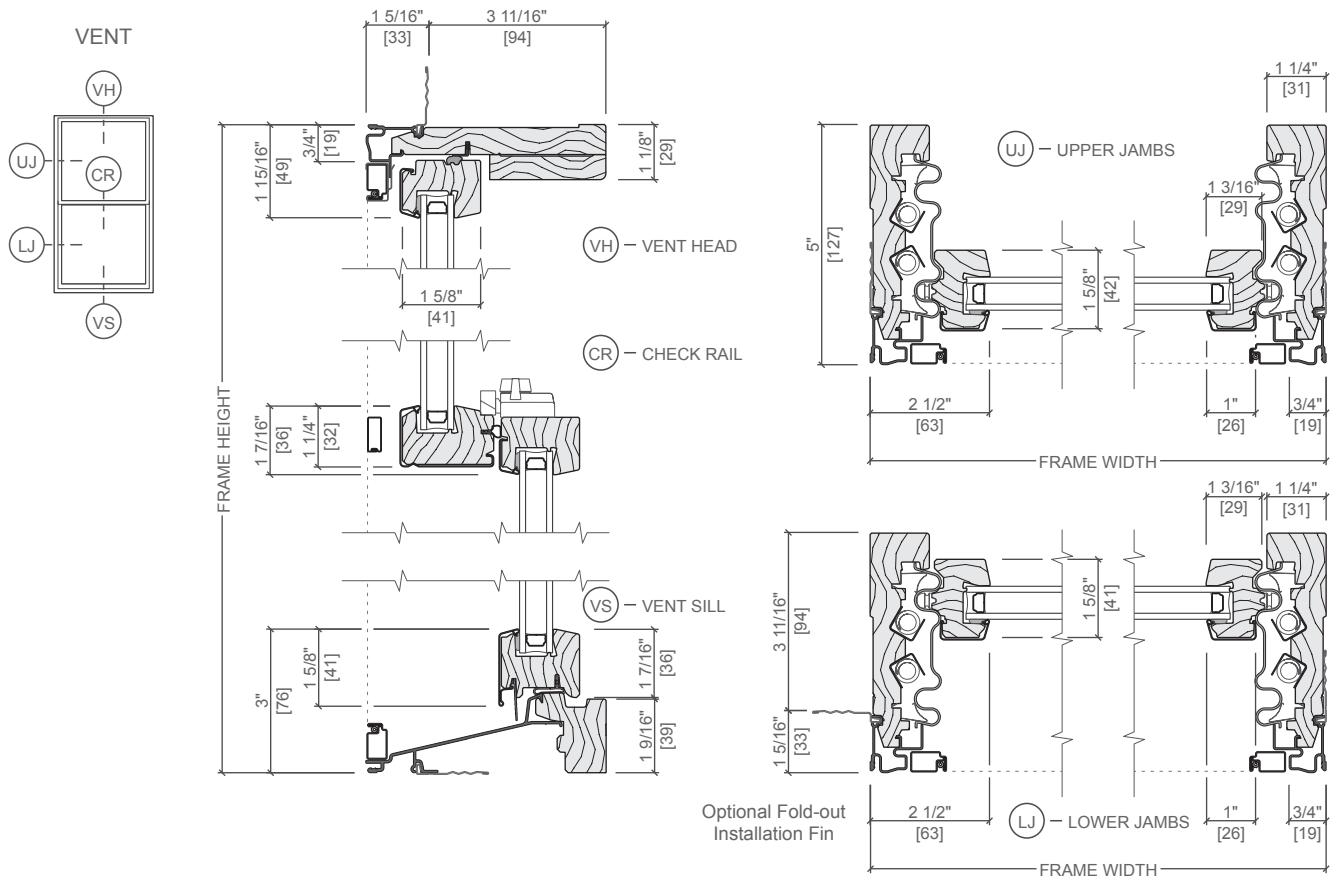
- Optional factory installed integrated security sensors available in vent units.

(1) Contact your local Pella sales representative for current designs and color options.  
(2) Available on units glazed with Low-E insulated glass with argon, and obscure insulated glass.  
(3) Tan, brown and putty Interior GBG colors are available only with matching interior and exterior colors.  
(4) Appearance of exterior grille color will vary depending on Low-E coating on glass.



# Lifestyle Series Double-Hung

## Unit Sections

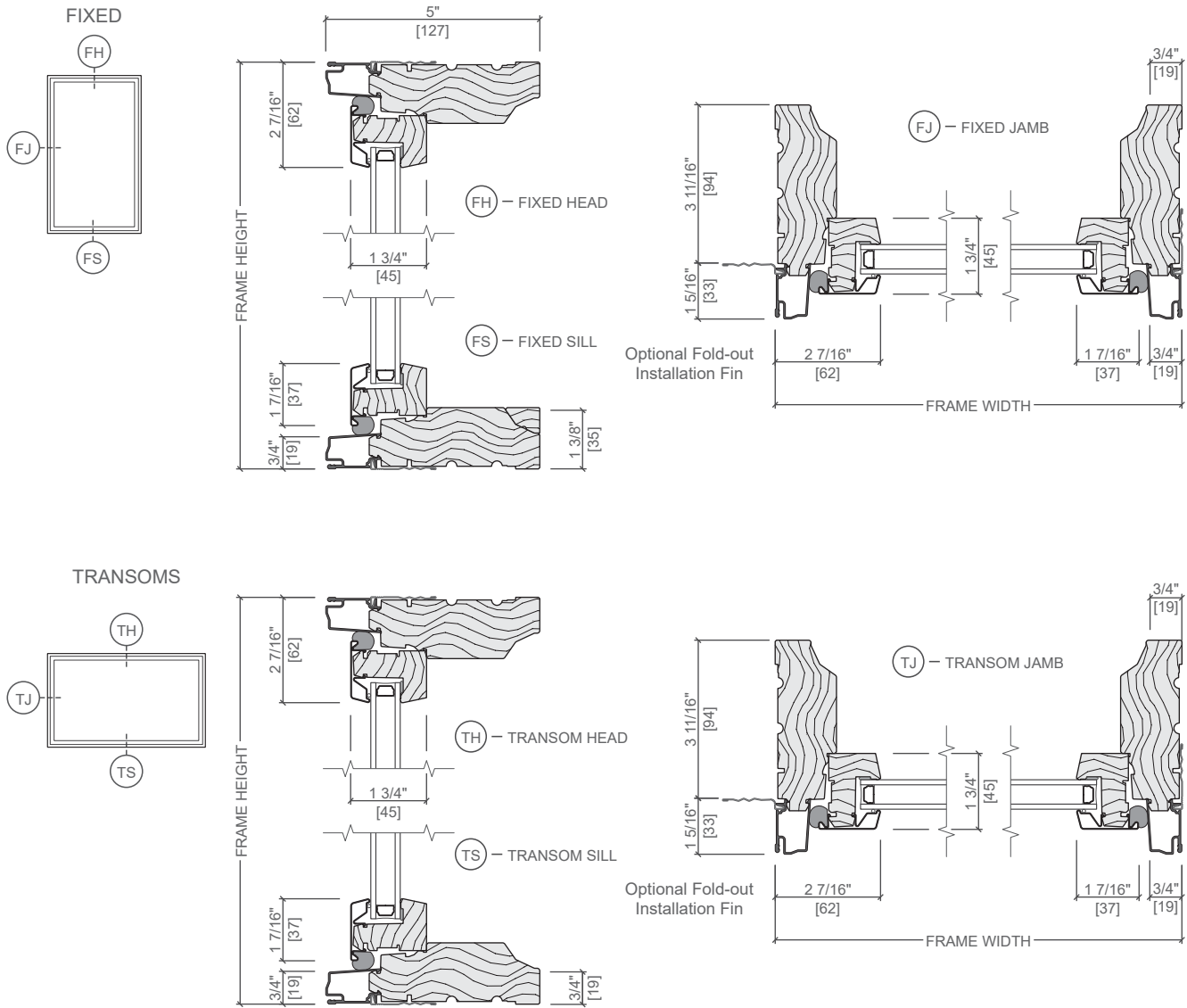


Scale 3" = 1' 0"  
All dimensions are approximate.

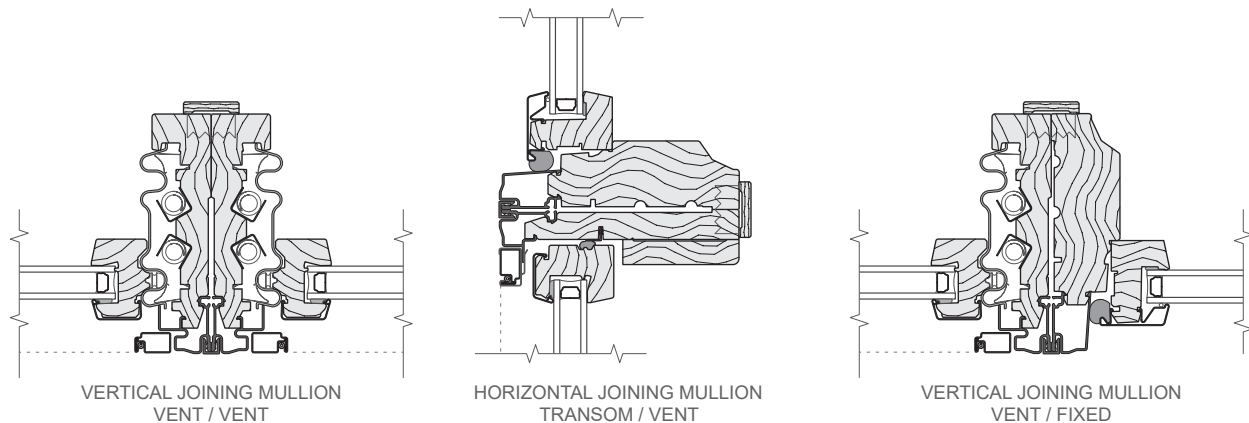


# Lifestyle Series Double-Hung

## Unit Sections



## Typical Joining Mullions



Scale 3" = 1' 0"

All dimensions are approximate.

See [www.PellaADM.com](http://www.PellaADM.com) for mullion limitations and reinforcing requirements.





**Window World of Michiana**  
12748 Sandy Drive • Unit 109 • Granger, IN 46530  
(574) 277-3280 • (574) 277-3296 Fax  
Email: michiana@windowworldinc.com

Mr. Andrew Mick  
St. Clair Development  
RE: 629 Carroll St.  
South Bend, In 46601

March 27<sup>th</sup>, 2019

Dear Mr. Mick:

I am pleased to furnish the following quote for work to be performed at the apartment building located at 629 Carroll Street, South Bend, In.

Remove and install 154 windows with the following description:

149 double hung windows  
4 picture windows  
1 Half circle top window

All windows will be white inside and white outside vinyl 4,000 series replacement windows, with Solar Zone Low E glass. No Grids. All double hung windows will include half screens.

Total price includes labor, materials and lead safe containment. Price does not include building permit. Building permit to be furnished by St. Clair Development.

Total Price \$53,900.00

Very Truly Yours,  
Michiana Window World, INC.

Randy Medow

President



**J.W.WERNTZ & SON INC.**  
**WERNTZ SUPPLY / WERNTZ GLASS**  
1002 KERR ST. SOUTH BEND IN. 46601 574-232-4881, FAX 233-7051

07/24/2019

Proposal for WINDOW RENOVATION  
Project: CARROLL STREET APARTMENTS

We propose to repair approximately 180 existing windows. To include:

Frame repair and paint

Sash reglaze and paint using as much existing glass as possible

Sash balance replacement

Sash hardware replacement

Reinstallation of sash.

Some windows have been replaced with vinyl. These would be replaced with new wood windows.

\$ 324,850.00

Using means and methods from the Landmark Society and Forest Service.

Sincerely,  
Patrick Wertz

**Sales tax included.**



## Proposal - Detailed

Pella Window and Door Showroom of Elkhart  
1802 Conant Street  
Elkhart, IN 46516  
Phone: (574) 243-9014 Fax:

Sales Rep Name: Callender, Cody  
Sales Rep Phone: 574-286-8638  
Sales Rep E-Mail: CCallender@PellaNI.com  
Sales Rep Fax:

Customer Information	Project/Delivery Address	Order Information
<b>Crumlish &amp; Crumlish Archi</b> 3215 Sugar Maple Ln.  SOUTH BEND, IN 46628 <b>Primary Phone:</b> 5742822998 <b>Mobile Phone:</b> <b>Fax Number:</b> 5742822994 <b>E-Mail:</b> <b>Contact Name:</b>  <b>Great Plains #:</b> 1000320310 <b>Customer Number:</b> 1002353841 <b>Customer Account:</b> 1000320310	<b>Carroll St Apartments</b>  <b>Lot #</b> , <b>County:</b> <b>Owner Name:</b> Crumlish & Crumlish Archi <b>Owner Phone:</b> 5742822998	<b>Quote Name:</b> Lifestyle SDL  <b>Order Number:</b> 125 <b>Quote Number:</b> <b>11499465</b> <b>Order Type:</b> Non-Installed Sales <b>Wall Depth:</b> <b>Payment Terms:</b> Deposit/C.O.D. <b>Tax Code:</b> INDSTTAX <b>Cust Delivery Date:</b> None <b>Quoted Date:</b> 6/19/2019 <b>Contracted Date:</b> <b>Booked Date:</b> <b>Customer PO #:</b>

Customer Notes: \*\*\*Quoted: Pella Standard Sizes\*\*\*

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Customer Name (Please print)

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Pella Sales Rep Name (Please print)

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Customer Signature

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Pella Sales Rep Signature

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Date

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Date**Order Totals**

Taxable Subtotal	\$82,488.72
Sales Tax @ 7%	\$5,774.21
Non-taxable Subtotal	\$0.00
<b>Total</b>	<b>\$88,262.93</b>
<b>Deposit Received</b>	<b>\$0.00</b>
<b>Amount Due</b>	<b>\$88,262.93</b>