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HISTORIC PRESERVATION BOARD AGENDA

VIRTUAL MEETING

TUESDAY, MARCH 2, 2021 @ 4:00 PM

This meeting will be held **VIRTUALLY**. Members of Historic Preservation Board and citizens can join the meeting by [clicking here](#). Questions regarding public participation should be directed to the Community Development Department at 970-244-1430 or comdev@gjcity.org.

Call to Order/Announcements

Approval of Minutes

See attached minutes from the February 2, 2021 meeting.

Discussion Items

Consider an application for a Certificate of Appropriateness to replace windows and an exterior door on the residence located at 407 North 7th Street. | [Applicant Video Description](#)

Presentation by Potential Developer of R-5 School

2020 Annual Report and 2021 Board Activities

Updates

Enforcement of North Seventh Street Historic Residential District Guidelines and Standards

Other Business/Public Comment

Adjournment



Grand Junction Planning Commission

Regular Session

Item #

Meeting Date: March 2, 2021

Presented By:

Department: Community Development

Submitted By:

Information

SUBJECT:

See attached minutes from the February 2, 2021 meeting.

RECOMMENDATION:

EXECUTIVE SUMMARY:

BACKGROUND OR DETAILED INFORMATION:

SUGGESTED MOTION:

Attachments

1. Historic Preservation Board Minutes - 2021 - February 2

Historic Preservation Board Meeting

Minutes – February 2, 2021

Board Members Present: Priscilla Mangnall, Ron Parron, Jody Motz, Mikhail Blosser, Troy Reynolds and Greg Gnesios

Board Members Not Present: None

Others in Attendance: Kristen Ashbeck, Principal Planner; John Shaver, City Attorney; Bennett Boeschstein, Kirstin Armbruster, Elizabeth Rowan, Greg Reed, and Aki and Sheree Fukai, Lincoln Park Historic District Representatives

Call to Order/Announcements

The meeting was virtually called to order at 4:04 pm by Chairman Troy Reynolds.

Approval of Minutes

Jody Motz moved to approve the minutes of the January 5, 2021 meeting. Greg Gnesios seconded and the motion passed 6-0.

Discussion Items

1. Consideration and Recommendation Regarding Proposed Lincoln Park Historic District Standards and Guidelines

Kristen provided an introduction to the item. Bennet Boeschstein and Kirsten Armbruster provided a brief summary of the process and the proposed guidelines and standards, including the clarification that this does not establish any kind of Homeowners' Association.

The Board had a few questions and brief discussion. Jody Motz unanimously approved a motion to recommend approval of the Guidelines and Standards with a second by Priscilla Mangnall (6-0).

2. North Seventh Street Historic District Guidelines and Standards Enforcement

The Board continued discussion regarding enforcement of the Guidelines and Standards. City Attorney, John Shaver explained that the enforcement section of the Code provided with the agenda is used for cases in which there are flagrant violations with significant alteration or demolition without a permit. Many of the issues the Board considers are in a grayer, softer, voluntary area since the standards are not as rigorous as in other communities. The Board would like to articulate its approach and expectation of how regulatory the Guidelines and Standards should be. Upon discussion, the Board decided they would like to send a letter to the North 7th Street Historic Residential District property owners to determine if there is

interest in or need for pursuing stronger enforcement of the Guidelines and Standards. Troy and Kristen will work on drafting a letter for the Board's review.

Other Business/Public Comment

1. Kristen mentioned that the potential developer of the R-5 property would like to attend the March Board meeting

Adjournment

By motion from Greg and a second from Priscilla, the meeting was adjourned at 5:04 PM.



Grand Junction Planning Commission

Regular Session

Item #

Meeting Date: March 2, 2021

Presented By:

Department: Community Development

Submitted By:

Information

SUBJECT:

Consider an application for a Certificate of Appropriateness to replace windows and an exterior door on the residence located at 407 North 7th Street. | [Applicant Video Description](#)

RECOMMENDATION:

EXECUTIVE SUMMARY:

SUBJECT

Consider a request for a Certificate of Appropriateness to replace windows and a door at the residence located at 407 North 7th Street.

RECOMMENDATION

Staff recommends approval of the request.

EXECUTIVE SUMMARY

The property at 407 North 7th Street is a Contributing Structure in the North Seventh Street Historic Residential District (District) known historically as the Heman Bull House. The house was constructed in c. 1906 and the owner represents that an addition on the back (west side) was completed in the late 1960s. The home presently has most of the original wooden windows but many provide little or no insulation and are inoperable. In addition, the front door opening was framed in metal and glass 35 years ago which does not conform with the character of the home. The current owners would like to replace some of the windows and the front door.

BACKGROUND

The Applicant, Joe and Karen Hatfield, have owned the home at 407 North 7th Street (northwest corner of Grand Avenue and North 7th Street) since 2007 and have continued to restore and upgrade the property over the past 14 years. The home presently has most of the original wooden windows but many provide little or no insulation for weather and sound and several are inoperable. In addition, the front door opening was framed in metal and glass 35 years ago which does not conform with the character of the home. The Applicant is seeking approval of a Certificate of Appropriateness in order to replace the windows in three openings on the west- and north-facing facades and replace the front door. Refer to photographs provided by the Applicant in the attachments as well as the attached video provided by the Applicant. In all cases, the window openings will not be altered nor will any of the sills and other exterior trims.

1) On the west-facing façade, replace windows in an upper story opening. The opening currently has three casement windows that are proposed to be replaced with three new casement windows. The opening/closing mechanism on the existing windows does not operate properly nor can the windows be repaired to improve the operation. The three wooden windows in this opening will be replaced with three identical but wooden aluminum clad casement windows of identical color.

2) Also on the west-facing façade, replace windows in an upper story opening. The opening currently has six individual wooden awning windows. This opening is not original to the house – it is on the west side of structure that was an addition completed in the late 1960s. The existing windows do not match windows on the historic part of the home, the wood is deteriorating both inside and outside, and there are large gaps around the window frame. The six wooden windows in this opening are proposed to be replaced with two wooden aluminum clad double-hung windows that are mulled together to fill the existing opening.

3) On the north-facing façade, replace windows in a first story opening. The opening currently has two wooden awning windows that are hung vertically so they open sideways instead of up and down. This incorrect installation has put undue stress on the operation mechanism that is starting to fail. This opening is also on the westerly addition to the structure that was completed in the late 1960s. The existing windows do not match windows on the historic part of the home and the wood is deteriorating. Until the existing windows are removed it is not certain how best to replace them but they will be replaced with either two casement windows or one double hung window. Either way, the trim will be maintained and the color will match other windows.

4) On the east-facing front façade, replace the metal and glass main entry door with a solid wooden door with side lights on both sides. The front door opening was framed in metal and glass about 35 years ago which does not appear sympathetic to the historic

character of the home. The existing glass in the middle arch would be replaced with a custom-built wooden door with sidelights that will fill the existing, historic opening.

ANALYSIS

1. Zoning and Development Code. There are no Zoning and Development Code regulations that apply to the window replacement proposal.

2. North Seventh Street Historic Residential District Guidelines and Standards. Per Section 26.08.040, the property at 407 North 7th Street is a Contributing Structure in the District. The Guidelines and standards include several sections that apply to the window replacement proposal. These are summarized below with the most pertinent standards listed for each topic.

Section 26.24.060 (a) Guidelines – Porches, Stairs, Entries and Doors

(1) Front porches are common in the District and are strongly encouraged on new principal structures.

(2) A key characteristic of many of the buildings in the North Seventh Street Historic Residential District is the pattern and prominence of the raised first floor front porches, regardless of the architectural style or period. This important element of the streetscape and its components of construction should be maintained.

(3) The buildings in the North Seventh Street Historic Residential District were designed to face North Seventh Street. This is Grand Junction's only downtown residential example where entire blocks of houses face a north-south street. This detail is a defining characteristic for most of the North Seventh Street Historic Residential District and should be maintained. Modification of the size and/or location of the doorway changes the overall style of a building's facade.

The replacement of the entry door will not impact the raised first floor front porch. These guidelines have been met.

Section 26.24.060 (b) Standards – Porches, Stairs, Entries and Doors

(4) Buildings' entrances shall be maintained in their historical location.

The existing historic primary entrance to the home will remain in the same location which faces North 7th Street. Proposal meets this standard.

(5) Doorway materials and design shall be consistent with the architectural style of the building.

The proposed wooden doorway is more in keeping with the architectural style of the home and the materials more compatible with the use of wood in other features of the home. The glass and metal door appears more commercial in nature rather than residential. Staff finds this proposal meets this standard.

(6) Door cases shall be designed with depth and visual relief.

The proposed door casing provides more depth and visual relief than the existing glass and metal doorway. Thus, Staff finds the proposal meets this standard.

(7) Doors shall be of overall proportions similar to those used on buildings on adjacent sites.

The proportions of the proposed door are in character with those on other homes within the District. Staff finds the proposal meets this standard.

Section 26.24.080 (a) Guidelines – Windows and Façade Treatments

(7) It is appropriate to use wood or similar looking materials such as aluminum clad or vinyl windows that provide depth and texture similar in appearance to historic wood windows on the primary facade. Other window materials may be considered on the secondary elevations of the new building.

The applicant's choice to replace wooden windows with wooden aluminum clad windows is appropriate, thus meets this guideline.

Section 26.24.080 (b) Standards – Windows and Façade Treatments

(1) Window shape, alignment and style shall be protected to preserve the building's historic character.

(2) Window materials shall be maintained in a historically accurate manner.

(3) Any alteration of windows shall maintain the historic pattern of their vertical and horizontal rhythms.

(4) Openings shall not be enlarged, closed off, or otherwise altered in form.

None of the existing openings in the building, nor any existing exterior sills or other trims will be altered with the proposed replacements. Windows in two of the openings are on a 1960s addition to the home that do not match the historic character of the original windows. Most of the original windows are either single hung or stained/leaded

glass. The proposed replacement windows in the two 1960s addition openings will be more consistent with the original window character. The historic window to be replaced is on a second-floor level on the back of the home (west-facing façade). Replacement of the three inoperable windows with three new casement windows will not detract from the historic integrity of the home. Thus, staff finds these standards have been met.

Section 26.28.010 – Overall Guiding Principals

This section of the Guidelines and Standards pertains to Contributing Structures within the District and states: All modifications that will affect the historical integrity of the structure shall consider the Secretary of the Interior's Standards for the Rehabilitation of Historic Structures. The Secretary of the Interior's Standards should be applied to individual rehabilitation projects taking into consideration technological and economic feasibility and should be considered as general guidance to supplement the specific guidelines and standards of this title.

Section 26.28.020 – Secretary of Interior's Standards for Rehabilitation of Historic Structures

The most pertinent elements of the Secretary of Interior's Standards for the Rehabilitation of Historic Structures as included in the North Seventh Street Guidelines and Standards are listed and analyzed below. Based on the overall guiding principals stated above, these are considered recommendations rather than regulatory requirements.

(b) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

The windows in two of the openings date to a 1960s addition to the home. While these could be considered historic (50 years or older), their removal and replacement will actually bring these windows more into character and be more compatible with the historic character of the property. Staff believes the three historic windows in the upper floor opening to be replaced with three new casement windows will not be detrimental to the historic character of the property. The door to be replaced is not historic but its removal and replacement will enhance the visual and historic character of the property. Thus, staff finds this element of the Standards for Rehabilitation has been met.

(f) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

As stated above, the windows in two of the openings date to a 1960s addition to the home. While these could be considered historic (50 years or older), they have been improperly installed and are severely deteriorated. These windows, being located on the back (west-facing) and north-facing facades are not distinctive features of the house. The removal and replacement of windows in these openings will bring them more into historic character of the property and, while a replacement of materials, they will still match or be compatible with the historic color, texture and other visual qualities of the windows.

The upper story opening where historic windows are to be replaced is also not a distinctive feature of the house. The three windows in this opening are severely deteriorated and are generally inoperable. As with the windows discussed in the previous paragraph, the removal and replacement of windows in this opening, while a replacement of materials, the new windows will still match or be compatible with the historic color, texture and other visual qualities of the windows. Thus, staff finds this element of the Standards for Rehabilitation has been met.

FINDINGS OF FACT AND RECOMMENDATION

After reviewing the 407 North 7th Street Window and Door Replacement application, file number COA-2021-74 for a Certificate of Appropriateness for 1) replacement of windows in three existing openings on the west- and north-facing facades; and 2) replacement of the front door on the east-facing façade of the home, staff makes the following findings of fact.

1. The proposed replacement of windows and the front door meets the applicable standards of the North Seventh Street Historic Residential District Guidelines and Standards.

Therefore, Staff recommends approval of the Certificate of Appropriateness.

SUGGESTED MOTION

Mr. Chairman, on item COA-2021-74, an application for a Certificate of Appropriateness for proposed replacement of windows and a door on the home at 407 North 7th Street, I move we approve the proposal as presented.

BACKGROUND OR DETAILED INFORMATION:

SUGGESTED MOTION:

Attachments

1. 407 N 7th Street Location Map
2. 407 N 7th Application Marterials Including Photographs
3. 407 N 7th Proposed Pella Windows



407 NORTH 7th STREET – LOCATION MAP



Certificate of Appropriateness

North Seventh Street Historic Residential District

This box for office use only

File Number: _____

Review Fee: \$100

This application is a request to construct, add, change or demolish a property within the North Seventh Street Historic Residential District as follows:

APPLICANT INFORMATION

Applicant Name: JOE HATFIELD

Are You? ☒ Owner ☐ Buyer ☐ Lessee

Applicant's Mailing Address: 407 N. 7th St.
Grand Jct, CO 81501

Applicant's Phone: 303-910-2936 Email Address: joehatfield@bresnon.net

Representative/Contact Person: SAME

Representative/Contact Person Mailing Address: _____

Rep/Contact Phone: _____ Email Address: _____

Address of Subject Property: 407 N. 7th St. Tax Parcel Number: 2945-141-37-004

Have you reviewed the North Seventh Street Historic Residential District Guidelines and Standards?

Yes ☒ No ☐

PROPOSAL AND PROPERTY INFORMATION

This application is a request to construct, add or change the following (check all that apply):

	Add	Change	Demolish	N/A
Roof/Chimney	☐	☐	☐	☐
Walls/Siding	☐	☐	☐	☐
Fascia/Other Trim	☐	☐	☐	☐
Windows/Doors	☐	☒	☐	☐
Porch	☐	☐	☐	☐
Other (describe below)	☐	☐	☐	☐

Fully explain the nature of your request:

see attached

Number of Structures on Property: 1 Residential 1 Outbuildings _____ Non-Residential

Total Gross Square Footage of Existing Structures (all floors): 3,770

Total Gross Square Footage of Proposed Structures or Additions (all floors): N/A

Total Gross Square Footage of Existing Structures to be removed (all floors): N/A

Existing Height to Building Eave: 25' Existing Height to Building Peak: _____

Proposed Height to Building Eave: N/A Proposed Height to Building Peak: N/A

The existing building is a: ☒ Single Family Dwelling _____ Duplex _____ Other Multi-Unit
_____ Other (specify): _____

Exterior Building Materials:

	Existing	Proposed
Roof	_____	_____
Walls/Siding	_____	_____
Doors	<u>ALuminum</u>	<u>Wood</u>
Fascia, Trim, Etc.	_____	_____
Other	_____	_____

Existing Windows:

Existing Material: Wood
Existing Sill Depth: 3" inside, 6" outside
Existing Window Type: Casement ☒ Slider ☐ Double Hung ☐ Single Hung ☒
Fixed ☐ Divided Light ☐: How many? _____ (e.g. 4 over 1, 3 over 1)

Proposed Windows:

Proposed Material: Wood - ALuminum CLAD → No storm windows will be added
Proposed Sill Depth: 3" inside, 6" outside → window openings will NOT BE ALTERED
Proposed Window Type: Casement ☒ Slider ☐ Double Hung ☒ Single Hung ☐
Fixed ☐ Divided Light ☐: How many? _____ (e.g. 4 over 1, 3 over 1)

For proposed divided lights, please describe grid, including width, whether it is flat or contoured: None

Will the exterior trim remain on the replacement windows? ☒ Yes ☐ No

wood trim will be maintained, similar concrete sill will NOT be altered at all.

SITE AND LANDSCAPE INFORMATION**Fencing:**

	Existing	Proposed
Type	_____	_____
Size/Height	<u>N/A</u>	_____
Location	_____	_____

Are there any prominent trees or areas of vegetation on the property? If yes, what is the type, size and general location? _____

NOT AFFECTED

Does this application propose to remove or alter any of these prominent trees or vegetation areas? If so, which ones? And describe proposed change:

NO

ADDITIONAL INFORMATION:

Are there other proposals not yet covered in the application? ☐ Yes ☒ No

If yes, please explain:

Signatures:



Property Owner

2/3/2021

Date

Representative

Date

City Approval:

Printed Name and Title

Signature

Date

Our home, at 407 N 7th St, was built in 1908. We still have most of the original wood windows. The current windows provide little or no insulation from weather and sound. The new Pella windows would be wood with aluminum clad. The inside would be pine. The exterior would match the current green of the old windows. Two sets of the windows have exterior trim and the look would be maintained. None of the windows to be replaced faces 7th St. The windows are on either the back of the house or the side facing the neighbor's house. None of the historic window openings would be altered and the current stone sills would remain exactly as they are now. No storm windows will be added to the house.

Two sets of windows to be replaced are not original to the house. In about 1968, an addition was put on the back of the house. In one location, (facing west) 6 awning windows were installed in one set and they are rotting and splintering. They have no historical value and don't match any of the original windows. This set would be replaced with two wood (aluminum-clad) double-hung windows. The other set of windows (facing north) is made of two awning windows which are incorrectly hung in a vertical position to function as casement windows. These would be replaced with either two actual casement windows or one double-hung window.

Three original windows on the west side of the house are casement and would be replaced with new casement windows of the same design and color. These windows have a simple swing out bar to open them and they are failing. Also, there is no viable way to have screens with these windows.

The front door opening was framed in metal and glass about 35 years ago. The opening is 94-1/4" high and 96-1/2" wide at the bottom. The side of the opening goes up 47" before starting to curve. A new wood door with sidelights will be custom made to fit the space and arch. The door and sidelights will be a bit narrower than the current opening, but any space on the side will also be filled with wood.

These three windows to be replaced



Rear of the house, facing west.
Three old casement windows to
be replaced with three new
casement windows.



Inside of these three windows. They have a swing out arm that opens them. The swing arm does not tighten down, so the windows have trouble staying open. Also, this opening system was not originally designed to work with a screen. Some years ago, it was attempted to make a screen for these windows, but due to the need for the bar to swing freely, you cannot have any kind of a seal around it for the screen. If we want a decent screen for the window, then we won't be able to open it. Since we have a Breezair cooling system, we need to have these windows open for air flow. We also need to have screens on them, as this is a favorite spot for elm leaf bugs to enter.



None of these windows seal properly. There are cracks in the screen edge, which could be caulked. However, there are also cracks along the seal on the outside of the actual window. Given the old swing arm system, we are never able to pull these windows shut all the way.



Windows open, close, and stay open with this swing arm. It is difficult to open windows and very difficult to close them with this mechanism. The windows are never fully shut, nor do they stay open very well.



I don't have a ladder tall enough to get a good picture of the outside of the window. Yet, here you can see how the windows do not close tightly. The wood to the right is the screen frame, which is level. The wood on the left is the actual window frame. You can see how out of alignment they are, meaning they do not close all the way.

While these are original windows to the house, they simply are not functional anymore. They are in the back of the house and for most of the year are obscured by a tree. They will be replaced with identical casement windows of identical color and I do not believe that any historic character will be compromised.

These windows to be replaced.



This space is filled with 6 individual awning windows. These windows are not original to the house. This addition was put on in the late 1960's. We have a few different original window styles on the house, but these do not match up with any of them. They are not historical in anyway. We would replace them with two wood double-hung windows mulled together. The trim would be replaced with a similar look.



In addition to not matching the rest of the windows, these windows are rotting and do not close properly. In the picture, you can see wood (not glazing) that is splintering off in large pieces. Also, you can see the large gap in the seal of the window even after it is closed with the mechanism. All 6 of these windows are in similar condition.



Outside of the windows. You can see they are badly weathered and have large gaps in the seals all around.

These windows are not original to the house and do not add any historic character, as they don't match any other original windows. I believe that by replacing them with more functional double-hung windows of the same color and similar trim, they can be made a better historic feature to the house.



These windows to be replaced.

Side of the house, facing North. This part of the house is not original, it was added around 1968, so these windows are not original. Currently, this space is filled with two wood awning windows that are hung vertically. It would be replaced with either two casement windows or one double hung window. We will know the best course of action once we tear into the window. Either way, the trim will be maintained and the color will match.



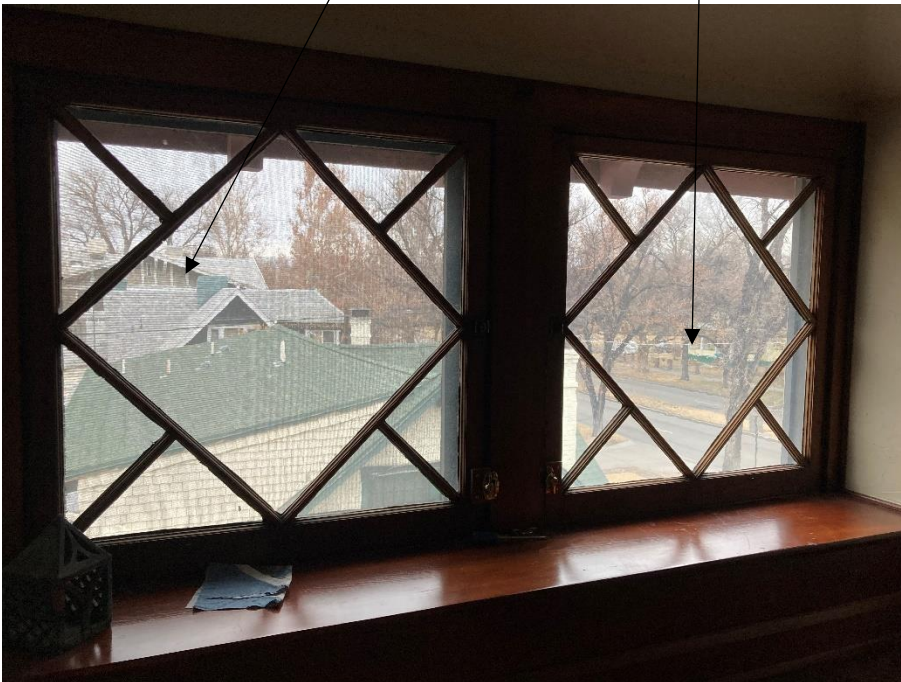
Inside. Since the window is an awning window, the mechanism is located halfway up the window on the side, instead of at the bottom like an actual casement window. This has put undue stress on the mechanism and the window, affecting its operation. Also, the snap-in screens are starting to splinter apart in multiple places.





These windows are not original to the house and I do not believe that they add any historical character to the property. They don't match any other original windows to the house. Most of the original windows are either single hung or stained/leaded glass. There are two original windows that have divided lights and, as you can see from the photo below, these windows do not match those in pattern at all. Those windows are in the attic and do not face 7th St. so they are in no way a focal point of the house.

This window needs to be replaced because it is installed incorrectly and is starting to fail. I believe that changing this window to either a double-hung or an actual casement window with no dividing lights would actually add historic character to the house.



These windows are not to be replaced. I am only offering them as examples of the only original windows with a grille pattern to make a case that the windows shown above and on the previous page have no historical significance and the replacements proposed do not need to have any grille pattern on them at all.



The four windows and door on the porch are, obviously, not original to the house. They were added around 35 years ago and are framed in metal. While not ideal, they do provide a great measure of insulation and privacy, which are essential given our location. Right now, we would just like to tackle the front door. It currently opens out, which is not ideal for egress given the location of the stairs. We would like to replace the entire opening with a new wood door, with sidelights. The wood would be rift-sawn Red or White Oak, or possibly Mahogany.



This is the direction we are going in for the front door. The door itself will be solid and there will be windows in the upper portion of the sidelights. Since our opening is more rounded on the sides, the proportion to these examples will not be exact. Also, there will be some filling of space on the sides with wood.



Pella® Lifestyle Series



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

Aluminum-Clad Wood Windows & Patio Doors



Pella® Lifestyle Series
Black fixed casement windows with
grilles-between-the-glass allow in an
abundance of natural light.



Why You Can Trust Pella.

At Pella, we don't just create windows and doors. We innovate with purpose, design with passion, build with integrity and deliver with pride.

Rated #1 by homeowners for innovation²

We are continually striving to improve what we do and how we do it. That drive has earned us 150 patents and counting for amazing innovations. In 1925 we opened our doors with the patented Rolscreen® retractable screen, a time-tested innovation that is still one of our most desired features today.

Rated #1 by homeowners for highest quality²

We make products specifically for you and your comfort with meticulous care and attention. Our wood craftsmen have been honing their skills, on average, for over 14 years – that's longer than it takes most to earn their PhD. And it doesn't stop there. Our product designs are tested to extremes, so you can trust them to perform. Doors are opened and closed 100,000 times, and double-hung and casement windows are tested at least 6,000 times.

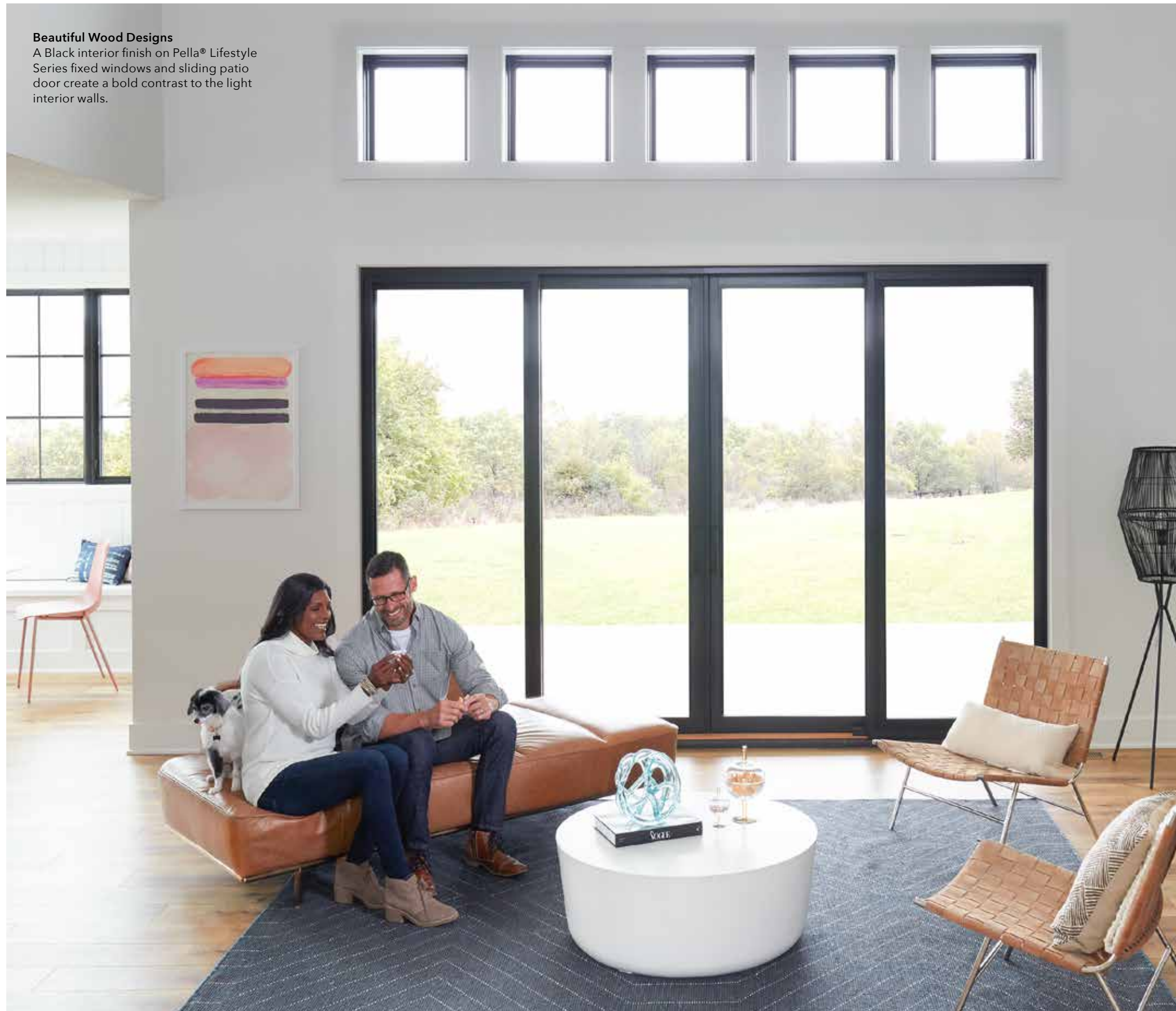
#1 Limited Lifetime Warranty for wood windows and patio doors³

You can feel confident in your investment. We pride ourselves on providing exceptional quality, exceeding expectations and going beyond requirements. That's why we stand behind all of our products with a limited lifetime warranty.⁴

¹ 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.
² Study of homeowner perceptions of leading national brands. Study commissioned by Pella, 2019.
³ Based on comparing written limited warranties of leading national wood window and wood patio door brands. See written limited warranties for complete details, including exceptions and limitations, at pella.com/warranty, or contact Pella Customer Service.
⁴ See written warranties for complete details, including exceptions and limitations, at pella.com/warranty, or contact Pella Customer Service.

Beautiful Wood Designs

A Black interior finish on Pella® Lifestyle Series fixed windows and sliding patio door create a bold contrast to the light interior walls.



Why Choose Wood?

Get the beauty and warmth of natural wood, our most customizable designs and exceptional energy efficiency. All Pella wood products are made with high-quality wood, metal and manufacturing processes, regardless of the product line.

Exclusive Wood Protection.

Pella's exclusive EnduraGuard® wood protection is applied after the pieces have been cut and milled, but prior to final assembly, providing advanced protection against the elements.

Designed for Long-Lasting Durability.

Intentional jamb-on-sill design helps seal the end grain of the wood and elevates it off the rough opening, reducing the potential to absorb moisture. For added strength and durability, our three-way corner joints are made up of mortise-and-tenon, metal fasteners and commercial adhesive.

Quality Exterior and Interior Finishes.

Aluminum-clad exteriors feature through-stile construction for exceptional durability and EnduraClad® finishes that resist chalking and fading. Interiors can be factory prefinished to save time. Finish is applied prior to final assembly and kiln-cured for a quality finish.

Solutions for Real Life

- Four optional performance packages
- Integrated blinds and shades for added privacy
- Backed by the #1 limited lifetime warranty for wood windows and patio doors¹



Available in these window & patio door styles:

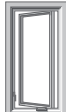
Special shapes also available.



Awning Window



Bay and Bow Windows



Casement Window



Double-Hung Window



Fixed Window



Sliding Patio Door



Hinged Patio Door

Why Choose Pella® Lifestyle Series?

Pella Lifestyle Series products are the #1 performing wood window and patio door for the combination of energy, sound and value.²

Style Flexibility.

No matter the style of your home, these beautiful wood windows and patio doors offer the most desired features and options. With your choice of three interior paint colors or seven interior stains, you have the flexibility to match other finishes throughout your home.

Redefining Performance.

Make your home more comfortable and help keep outside noises out and inside noises in. To make things easier, we've created performance packages to highlight what's most important to you. Upgrade from a dual- to a triple-pane glass design with the available packages to meet the unique needs of each room in your home.³

Room-by-Room Solutions.

Packed with 37 time-tested innovations, you can create solutions for your home, room-by-room. Choose optional integrated security sensors that come factory-installed to preserve the beauty and warranty of your windows and patio doors. Personalize with motorized integrated blinds and shades for added privacy and convenience.



#1 Limited Lifetime Warranty for Wood Windows and Patio Doors¹

You can be confident in your investment. At Pella, we are committed to designing and building wood products with exceptional quality and durability. This is supported by:

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 Exceptionally durable aluminum cladding with EnduraClad exterior finish helps protect windows and patio doors for years.	Insulating Glass Seal A long-lasting insulating seal provides a clear view and exceptional energy efficiency.
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¹Based 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 or contact Pella Customer Service at 877-473-5527.

²Performance 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.

³Double-hung window available only with dual-pane glass.

Designed for Real Life.

The best limited lifetime warranty.¹

Pella wood products are covered by the best limited lifetime warranty for wood windows and patio doors.

Patented triple-pane design.

Pella's patented triple-pane glass design gets you products that provide excellent energy efficiency and sound reduction.

Superior energy efficiency.

Our patented triple-pane design helps make your home more comfortable. Available performance options deliver 79% more energy efficiency than standard single-pane windows.²



¹ 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, or contact Pella Customer Service at 877-473-5527.

² 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. 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.

³ 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.

⁴ Available on triple-pane products only.

⁵ The Quiet Mark Certification applies to select products only. For a complete list, visit <https://www.quietmark.com/products/search/pella-lifestyle-series-windows>

Noise reducing windows for a healthier home.

Varying glass thicknesses disrupt sound waves and help give you exceptional sound control. With available performance options, they cancel 52% more indoor and outdoor noise than standard single-pane windows.³

Increased privacy and security.

Integrated blinds and shades were intentionally designed to be accessible.⁴ They are tucked between panes of insulating glass and protected from dust, pets and little hands. Available manual or motorized with Pella Insynctive® technology.

Trusted innovations.

Pella® Lifestyle Series windows and patio doors with integrated blinds and shades have been recognized by Parents for Window Blind Safety and have been certified as Best for Kids. Certain triple-pane products with the Sound Package have been awarded the Quiet Mark Certification in recognition of outstanding acoustic performance – Pella is the first U.S. window manufacturer to be awarded this seal.⁵



Bright Natural Light

Double-hung windows and a hinged patio door in White allow natural light to stream into the home.



Colors & Finishes

Wood Type

Wood species for complementing your home’s interior.

Pine

Prefinished Pine Interior Colors

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

White

Bright White

Linen White

Natural Stain

Golden Oak Stain

Early American Stain

Provincial Stain

Dark Mahogany Stain

Red Mahogany Stain

Black Stain

Aluminum-Clad Exterior Colors

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

Dual- or triple-pane:

White

Tan

Putty

Brown

Poplar White

Portobello

Hartford Green

Morning Sky Gray

Brick Red

Black

Triple-pane only:

Almond

Fossil

Iron Ore

Glass¹

InsulShield® Low-E Glass

Advanced Low-E insulating dual- and triple-pane glass with argon²
AdvancedComfort Low-E insulating dual- and triple-pane glass with argon²
NaturalSun Low-E insulating dual- and triple-pane glass with argon²
SunDefense™ Low-E insulating dual- and triple-pane glass with argon

Additional Glass Options

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

¹Double-hung window available with dual-pane glass only.
²Optional high-altitude Low-E insulating glass does not contain argon in most products. Please see your local Pella sales representative for more information.

12

Performance Packages

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.¹ 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.

Performance

Improved energy efficiency and sound performance.

71%

More Energy Efficient²

34%

Noise Reduction³

Sound Control

Exceptional noise control for a quieter home.

52%

Noise Reduction³

Energy Efficiency

Superior energy efficiency for a more comfortable home.

83%

More Energy Efficient²

Ultimate Performance

The best combination of energy efficiency and noise control.

79%

More Energy Efficient²

52%

Noise Reduction³

Scan the QR code with your smartphone camera to learn more about how each performance package can benefit your home.

¹Performance solutions require upgrades to triple-pane, AdvancedComfort Low-E and mixed glazing thickness glass. Based on comparing product quotes and published STC/OITC and U-Factor ratings of leading national wood window and patio door brands.
²Window 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.
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13

Grilles

Grille Types

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"¹

Aluminum Grilles-Between-the-Glass 3/4"¹

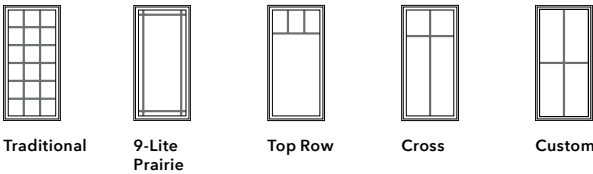
Triple-Pane:

Simulated-Divided-Light with Aluminum Contoured Grilles-Between-the-Glass 3/4"¹

Aluminum Grilles-Between-The-Glass 3/4"¹

Grille Patterns

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



Screens²

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. Vivid View® screens offer the sharpest view and are optional.

Added Peace of Mind

Integrated Security Sensors

Optional integrated security sensors with time-tested wireless technology are built-in and tucked away, out of sight, to preserve the beauty of your Pella windows and doors. Monitor windows and doors while at home or away with the Pella Insynctive App or with most existing security systems.³ Learn more at pella.com/insynctive.

¹Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.
²Warning: Screen will not stop child or pet from falling out of window or door. Keep child or pet away from open window or door.
³Requires the Pella Insynctive App on a smart device, an Insynctive Bridge and a wireless home internet router with internet connection.

Integrated Blinds & Shades

Integrated Blinds*

Raise blinds up for an unobstructed view or tilt to let in just the right amount of light. Our best integrated and accessible blinds are available manual or motorized with Pella Insynctive® technology.

White

Poplar White

Bisque

Golden

Mocha

Storm

Black

Integrated Shades*

Our best integrated fabric shades feature a white exterior fabric for a uniform look from the street. Integrated and accessible shades are available manual or motorized with Pella Insynctive technology.

Light-Filtering:

White

Maize

Silver

Room-Darkening:

Cotton

Bamboo

Ash

Window Hardware

Essential Collection

Our most popular design with finishes to suit every style.

Fold-Away Crank

Cam-Action Lock

Finishes:

Champagne

White

Brown

Matte Black

Oil-Rubbed Bronze

Satin Nickel

Patio Door Hardware

Essential Collection

Elevate your style and transform your home with elegant selections.

Hinged Patio Door Handle

Sliding Patio Door Handle

Finishes:

Champagne

White

Brown

Matte Black

Oil-Rubbed Bronze

Satin Nickel

*Available on triple-pane products only.

Let's Go Shopping

Whether you are in a showroom or at home, Pella has the tools and expertise you need to make the right decision – and make it with greater ease.



Your Pella Representative

Free In-Home Consultation

Get inspired from the comfort of your own home. Schedule a free in-home consultation and a Pella Design Expert will come to you. They'll help you find the right product for your home and budget and provide measurements and a free quote.



Discover Pella Experience Centers

Want to see products in person? Visit a Pella Experience Center to work with a dedicated window and door expert. They will curate products to perfectly complement your life and project. Touch products in person and see the latest innovations.



Visit Pella.com

Start from the comfort of your own home. Explore the possibilities online to match your home and personal style, and improve your home's curb appeal. Discover the innovations, features and options that make Pella® windows and doors an exceptional addition to your home.



The confidence of a strong warranty.

Pella® Lifestyle Series products are backed by the best limited lifetime warranty for wood windows and patio doors.* See written limited warranty for details, including exceptions and limitations, at pella.com/warranty.

Want to learn more? Call us at 833-44-PELLA or visit pella.com

*Based on comparing written limited warranties of leading national wood window and wood patio door brands.
See written limited warranty for details, including exceptions and limitations, at pella.com/warranty.



Connect with Pella:



Pella® Lifestyle Series



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

Aluminum-Clad Wood Windows & Patio Doors



Pella® Lifestyle Series

Black fixed casement windows with grilles-between-the-glass allow in an abundance of natural light.



Why You Can Trust Pella.

At Pella, we don't just create windows and doors. We innovate with purpose, design with passion, build with integrity and deliver with pride.

Rated #1 by homeowners for innovation²

We are continually striving to improve what we do and how we do it. That drive has earned us 150 patents and counting for amazing innovations. In 1925 we opened our doors with the patented Rolscreen® retractable screen, a time-tested innovation that is still one of our most desired features today.

Rated #1 by homeowners for highest quality²

We make products specifically for you and your comfort with meticulous care and attention. Our wood craftsmen have been honing their skills, on average, for over 14 years – that's longer than it takes most to earn their PhD. And it doesn't stop there. Our product designs are tested to extremes, so you can trust them to perform. Doors are opened and closed 100,000 times, and double-hung and casement windows are tested at least 6,000 times.

#1 Limited Lifetime Warranty for wood windows and patio doors³

You can feel confident in your investment. We pride ourselves on providing exceptional quality, exceeding expectations and going beyond requirements. That's why we stand behind all of our products with a limited lifetime warranty.⁴

¹ 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.

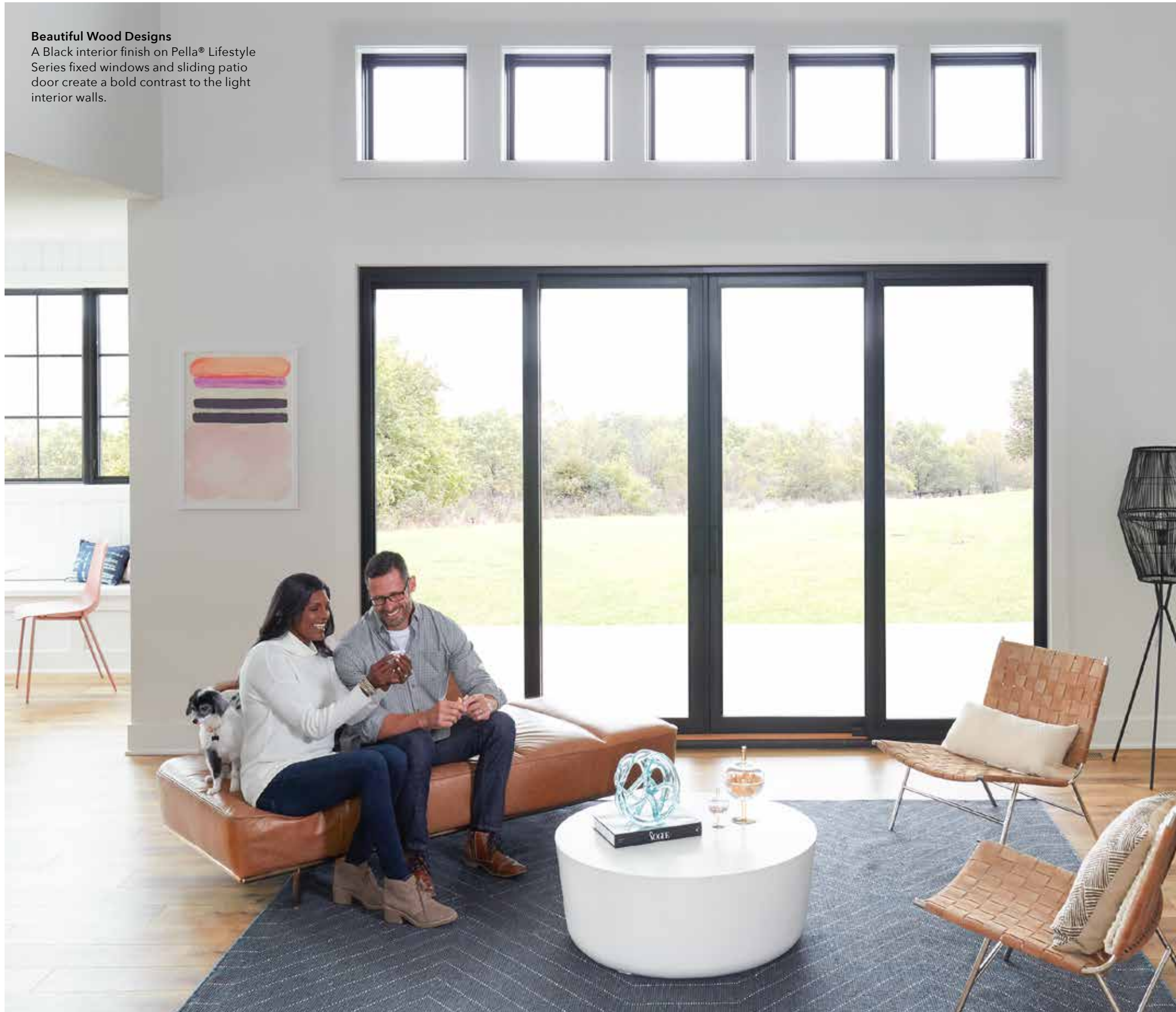
² Study of homeowner perceptions of leading national brands. Study commissioned by Pella, 2019.

³ Based on comparing written limited warranties of leading national wood window and wood patio door brands. See written limited warranties for complete details, including exceptions and limitations, at pella.com/warranty, or contact Pella Customer Service.

⁴ See written warranties for complete details, including exceptions and limitations, at pella.com/warranty, or contact Pella Customer Service.

Beautiful Wood Designs

A Black interior finish on Pella® Lifestyle Series fixed windows and sliding patio door create a bold contrast to the light interior walls.



Why Choose Wood?

Get the beauty and warmth of natural wood, our most customizable designs and exceptional energy efficiency. All Pella wood products are made with high-quality wood, metal and manufacturing processes, regardless of the product line.

Exclusive Wood Protection.

Pella's exclusive EnduraGuard® wood protection is applied after the pieces have been cut and milled, but prior to final assembly, providing advanced protection against the elements.

Designed for Long-Lasting Durability.

Intentional jamb-on-sill design helps seal the end grain of the wood and elevates it off the rough opening, reducing the potential to absorb moisture. For added strength and durability, our three-way corner joints are made up of mortise-and-tenon, metal fasteners and commercial adhesive.

Quality Exterior and Interior Finishes.

Aluminum-clad exteriors feature through-stile construction for exceptional durability and EnduraClad® finishes that resist chalking and fading. Interiors can be factory prefinished to save time. Finish is applied prior to final assembly and kiln-cured for a quality finish.

Solutions for Real Life

- Four optional performance packages
- Integrated blinds and shades for added privacy
- Backed by the #1 limited lifetime warranty for wood windows and patio doors¹

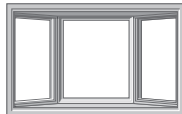


Available in these window & patio door styles:

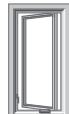
Special shapes also available.



Awning Window



Bay and Bow Windows



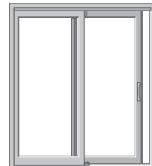
Casement Window



Double-Hung Window



Fixed Window



Sliding Patio Door



Hinged Patio Door

Why Choose Pella[®] Lifestyle Series?

Pella Lifestyle Series products are the #1 performing wood window and patio door for the combination of energy, sound and value.²

Style Flexibility.

No matter the style of your home, these beautiful wood windows and patio doors offer the most desired features and options. With your choice of three interior paint colors or seven interior stains, you have the flexibility to match other finishes throughout your home.

Redefining Performance.

Make your home more comfortable and help keep outside noises out and inside noises in. To make things easier, we've created performance packages to highlight what's most important to you. Upgrade from a dual- to a triple-pane glass design with the available packages to meet the unique needs of each room in your home.³

Room-by-Room Solutions.

Packed with 37 time-tested innovations, you can create solutions for your home, room-by-room. Choose optional integrated security sensors that come factory-installed to preserve the beauty and warranty of your windows and patio doors. Personalize with motorized integrated blinds and shades for added privacy and convenience.



#1 Limited Lifetime Warranty for Wood Windows and Patio Doors¹

You can be confident in your investment. At Pella, we are committed to designing and building wood products with exceptional quality and durability. This is supported by:

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 Exceptionally durable aluminum cladding with EnduraClad exterior finish helps protect windows and patio doors for years.	Insulating Glass Seal A long-lasting insulating seal provides a clear view and exceptional energy efficiency.
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¹Based 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 or contact Pella Customer Service at 877-473-5527.

²Performance 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.

³Double-hung window available only with dual-pane glass.

Designed for Real Life.

The best limited lifetime warranty.¹

Pella wood products are covered by the best limited lifetime warranty for wood windows and patio doors.

Patented triple-pane design.

Pella's patented triple-pane glass design gets you products that provide excellent energy efficiency and sound reduction.

Superior energy efficiency.

Our patented triple-pane design helps make your home more comfortable. Available performance options deliver 79% more energy efficiency than standard single-pane windows.²



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² 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. 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.

³ 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.

⁴ Available on triple-pane products only.

⁵ The Quiet Mark Certification applies to select products only. For a complete list, visit <https://www.quietmark.com/products/search/pella-lifestyle-series-windows>

Noise reducing windows for a healthier home.

Varying glass thicknesses disrupt sound waves and help give you exceptional sound control. With available performance options, they cancel 52% more indoor and outdoor noise than standard single-pane windows.³

Increased privacy and security.

Integrated blinds and shades were intentionally designed to be accessible.⁴ They are tucked between panes of insulating glass and protected from dust, pets and little hands. Available manual or motorized with Pella Insynctive® technology.

Trusted innovations.

Pella® Lifestyle Series windows and patio doors with integrated blinds and shades have been recognized by Parents for Window Blind Safety and have been certified as Best for Kids. Certain triple-pane products with the Sound Package have been awarded the Quiet Mark Certification in recognition of outstanding acoustic performance – Pella is the first U.S. window manufacturer to be awarded this seal.⁵



Bright Natural Light

Double-hung windows and a hinged patio door in White allow natural light to stream into the home.



Colors & Finishes

Wood Type	Wood species for complementing your home’s interior. Pine
Prefinished Pine Interior Colors	We can prefinish in your choice of three paint colors or seven stains. Unfinished or primed and ready-to-paint are also available. White Bright White Linen White Natural Stain Golden Oak Stain Early American Stain Provincial Stain Dark Mahogany Stain Red Mahogany Stain Black Stain
Aluminum-Clad Exterior Colors	Our low-maintenance EnduraClad® exterior finish resists fading and helps protect your windows and patio doors for years. Dual- or triple-pane: White Tan Putty Brown Poplar White Portobello Hartford Green Morning Sky Gray Brick Red Black Triple-pane only: Almond Fossil Iron Ore
Glass ¹	
InsulShield® Low-E Glass	Advanced Low-E insulating dual- and triple-pane glass with argon ² AdvancedComfort Low-E insulating dual- and triple-pane glass with argon ² NaturalSun Low-E insulating dual- and triple-pane glass with argon ² SunDefense™ Low-E insulating dual- and triple-pane glass with argon
Additional Glass Options	Tempered glass available on dual- and triple-pane products Obscure and frosted obscure glass available on dual- and triple-pane products

¹Double-hung window available with dual-pane glass only.
²Optional high-altitude Low-E insulating glass does not contain argon in most products. Please see your local Pella sales representative for more information.

Performance Packages

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. ¹ 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.
Performance Improved energy efficiency and sound performance.	71% More Energy Efficient² + 34% Noise Reduction³
Sound Control Exceptional noise control for a quieter home.	52% Noise Reduction³
Energy Efficiency Superior energy efficiency for a more comfortable home.	83% More Energy Efficient²
Ultimate Performance The best combination of energy efficiency and noise control.	79% More Energy Efficient² + 52% Noise Reduction³
	Scan the QR code with your smartphone camera to learn more about how each performance package can benefit your home.

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Grilles

Grille Types

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"¹

Aluminum Grilles-Between-the-Glass 3/4"¹

Triple-Pane:

Simulated-Divided-Light with Aluminum Contoured Grilles-Between-the-Glass 3/4"¹

Aluminum Grilles-Between-The-Glass 3/4"¹

Grille Patterns

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

Traditional

9-Lite Prairie

Top Row

Cross

Custom

Screens²

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. Vivid View® screens offer the sharpest view and are optional.

Added Peace of Mind

Integrated Security Sensors

Optional integrated security sensors with time-tested wireless technology are built-in and tucked away, out of sight, to preserve the beauty of your Pella windows and doors. Monitor windows and doors while at home or away with the Pella Insynctive App or with most existing security systems.³ Learn more at pella.com/insynctive.

¹Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.
²Warning: Screen will not stop child or pet from falling out of window or door. Keep child or pet away from open window or door.
³Requires the Pella Insynctive App on a smart device, an Insynctive Bridge and a wireless home internet router with internet connection.

14

Integrated Blinds & Shades

Integrated Blinds*

Raise blinds up for an unobstructed view or tilt to let in just the right amount of light. Our best integrated and accessible blinds are available manual or motorized with Pella Insynctive® technology.

White

Poplar White

Bisque

Golden

Mocha

Storm

Black

Integrated Shades*

Our best integrated fabric shades feature a white exterior fabric for a uniform look from the street. Integrated and accessible shades are available manual or motorized with Pella Insynctive technology.

Light-Filtering:

White

Maize

Silver

Room-Darkening:

Cotton

Bamboo

Ash

Window Hardware

Essential Collection

Our most popular design with finishes to suit every style.

Fold-Away Crank

Cam-Action Lock

Finishes:

Champagne

White

Brown

Matte Black

Oil-Rubbed Bronze

Satin Nickel

Patio Door Hardware

Essential Collection

Elevate your style and transform your home with elegant selections.

Hinged Patio Door Handle

Sliding Patio Door Handle

Finishes:

Champagne

White

Brown

Matte Black

Oil-Rubbed Bronze

Satin Nickel

*Available on triple-pane products only.

15

Let's Go Shopping

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Free In-Home Consultation

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Want to see products in person? Visit a Pella Experience Center to work with a dedicated window and door expert. They will curate products to perfectly complement your life and project. Touch products in person and see the latest innovations.



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Start from the comfort of your own home. Explore the possibilities online to match your home and personal style, and improve your home's curb appeal. Discover the innovations, features and options that make Pella® windows and doors an exceptional addition to your home.



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Want to learn more? Call us at 833-44-PELLA or visit pella.com

*Based on comparing written limited warranties of leading national wood window and wood patio door brands.
See written limited warranty for details, including exceptions and limitations, at pella.com/warranty.



Connect with Pella:





Grand Junction Planning Commission

Regular Session

Item #

Meeting Date: March 2, 2021

Presented By:

Department: Community Development

Submitted By:

Information

SUBJECT:

Presentation by Potential Developer of R-5 School

RECOMMENDATION:

EXECUTIVE SUMMARY:

The potential developer of the former R-5 School will provide an overview of proposed work on the structure and site. See attached presentation.

BACKGROUND OR DETAILED INFORMATION:

SUGGESTED MOTION:

Attachments

1. Lowell School_REgeneration 2021 Workplan_HPBB_2021.03.02

Lowell School: 2021 Workplan for Historic Preservation & Open Space Activation Projects

City of Grand Junction
Historic Preservation
Board (HPB)

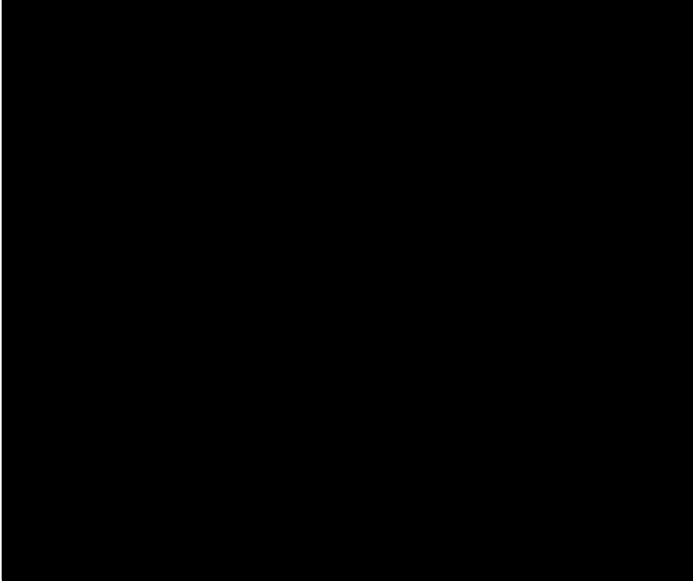
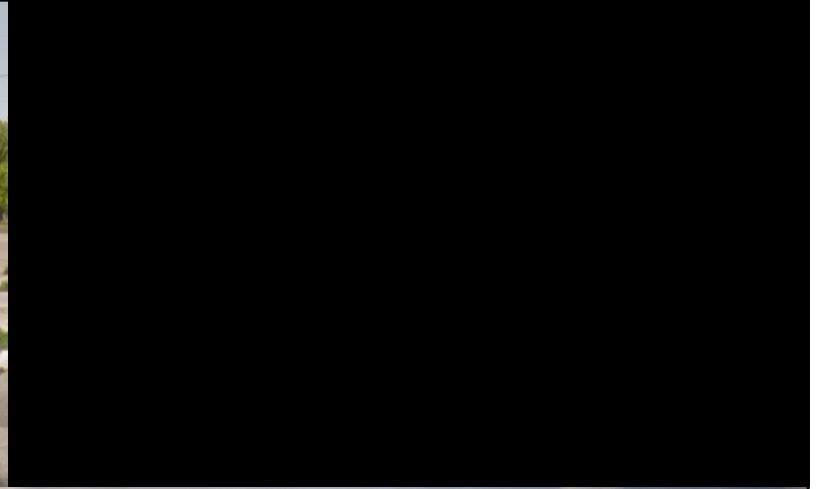
3/2/21

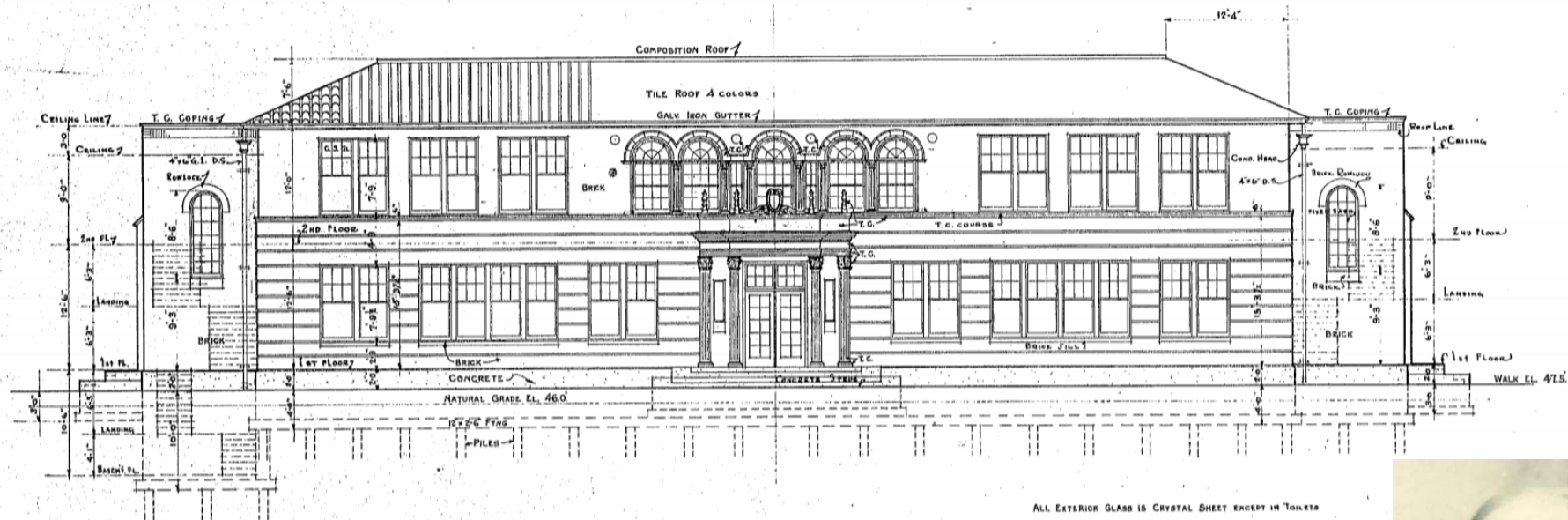
Jeremy Nelson
*Downtown
Grand Junction
REgeneration*

Jamie Shapiro
Ashlar Historic









FRONT (WEST) ELEVATION
SCALE $\frac{1}{8}'' = 1'-0''$









10/1996

LOWELL BUILDING
310 N. 7TH STREET
GRAND JUNCTION, CO 81501
HISTORIC STRUCTURE ASSESSMENT



SHF GRANT #2019-HA-002

FINAL REPORT - NOVEMBER 2019



Critical Deficiencies: This category includes deficiencies that should be corrected as soon as possible. If repairs are not made immediately, serious additional damage to the building, or potential injury to the building's occupants or passers-by, is likely to occur. Work which would be classified as critical deficiencies include repairs to masonry components which have deteriorated to the point where pieces could fall and injure the building's occupants and/or passers-by, serious deficiencies that can lead to further deterioration, and the like. Critical building code and related life safety deficiencies are also included in this category.

Serious Deficiencies: This category includes deficiencies that should be corrected as soon as possible after all critical deficiencies have been corrected. This category includes work in areas where continuing damage to the building is likely unless the problems are repaired. Serious deficiencies could become critical deficiencies if not corrected in 2 to 4 years. Work which would be classified as serious deficiencies includes painting, conditions likely to result in roof leaks, repair work which will prevent significant and rapid additional deterioration of building components and systems, etc.

Minor Deficiencies: This category includes deficiencies that should be corrected but not before all deficiencies in the critical and serious categories has been completed. Minor deficiencies have the potential of becoming serious if not corrected and resolved within the next 5 to 10 years.

Routine Repair and Maintenance Work: This category includes repair work that should be done on a routine and continuous basis. If routine repair and maintenance is not completed, building components and systems can deteriorate into critical or serious deficiencies. This category includes repair and maintenance work such as painting, mechanical system maintenance, etc., hardware maintenance, roofing and flashing inspections, etc.

















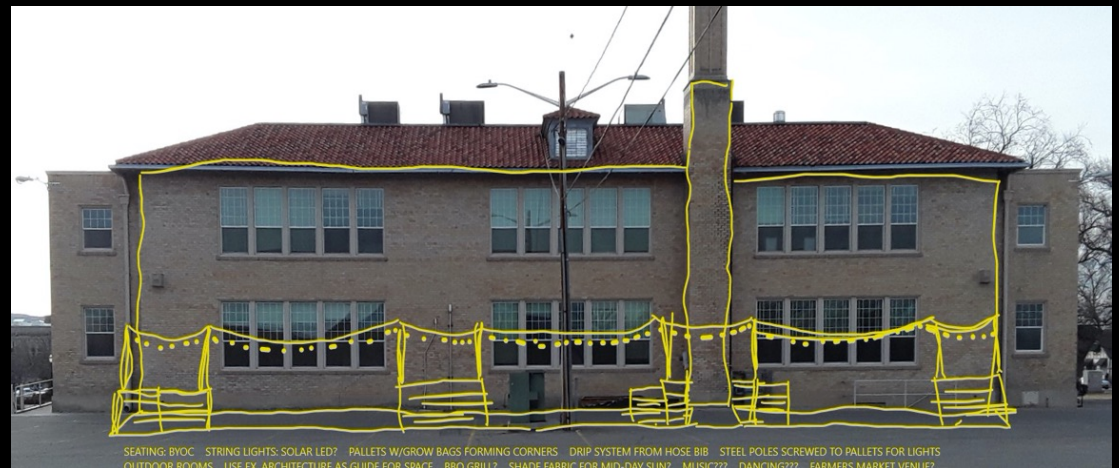
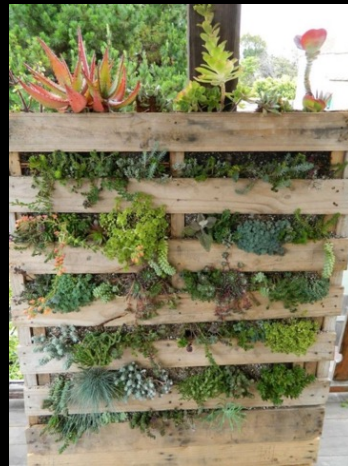


























Grand Junction Planning Commission

Regular Session

Item #

Meeting Date: March 2, 2021

Presented By:

Department: Community Development

Submitted By:

Information

SUBJECT:

2020 Annual Report and 2021 Board Activities

RECOMMENDATION:

EXECUTIVE SUMMARY:

BACKGROUND OR DETAILED INFORMATION:

SUGGESTED MOTION:

Attachments

1. HPB 2020 Annual Report FINAL



CITY OF GRAND JUNCTION

HISTORIC PRESERVATION BOARD

2020 ANNUAL REPORT

INTRODUCTION

INTRODUCTION

The Historic Preservation Board (HPB) was established to enhance the community's local historic resources and promote the public health, safety, prosperity and welfare through the protection and preservation of the City's architectural, historic and cultural heritage. This report provides an overview of activities and highlights of program activities that the Board and staff to the Board have accomplished during 2020.

BOARD MEMBERS

Mikhail Blosser

Greg Gnesios

Priscilla Mangnall

Jody Motz

Ron Parron (Chair)

Troy Reynolds

PRIMARY DUTIES

The Board's primary duties are to:

- 1) Establish a City Register listing designated structures, sites and districts; and
- 2) Provide educational opportunities to increase public appreciation of Grand Junction's unique heritage.

The Board also reviews proposed alterations to designated sites as necessary. It is comprised of five to seven members appointed by City Council and includes one member from the Downtown Development Authority Board or staff.

Community Development staff organizes and helps manage Board activities including the Historic Preservation Board's monthly meetings. In addition, staff addresses historic preservation interests in the community, helps address and provide information to the general public and reviews development projects, as necessary.

2020 PROJECTS AND ACCOMPLISHMENTS

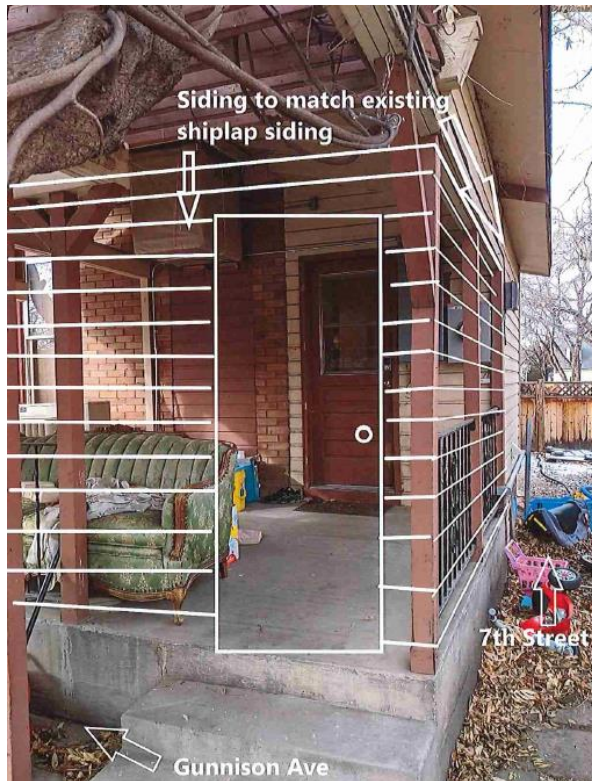
The Historic Preservation Board meets monthly on the first Tuesday of the month to conduct regular business or for special meetings as needed to review development proposals. The discussion below summarizes general projects, activities and accomplishments of the Board as well as highlights some of the larger projects in which the Board has been involved.

BOARD AND STAFF GENERAL ACTIVITIES

During 2020, general operations and activities of staff and the Board included:

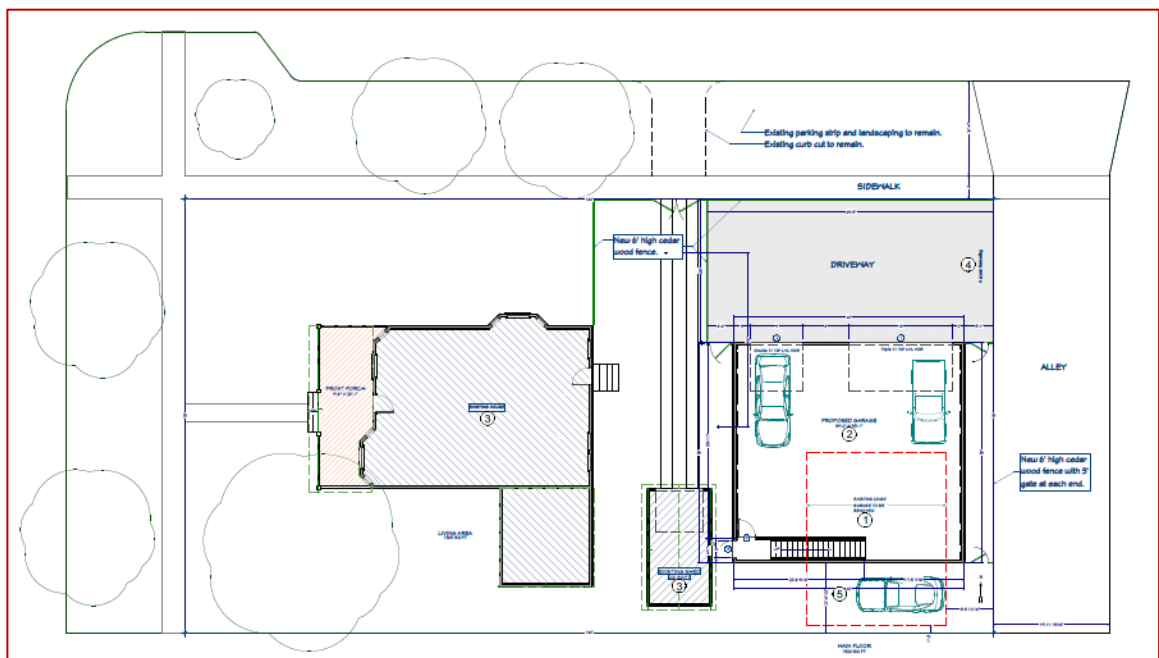
- There were no terms that expired in 2019 thus no new members were appointed but Ron Parron was selected as chair 2020.
- Staff regularly responded to inquiries by the public via phone, email or counter visits regarding Historic Preservation.
- On behalf of the Board and with comment from the Board as needed, staff responded to requests for comment on federal- or state-related capital projects or other projects requiring Section 106 or other environmental review (e.g., communications facilities) for potential impact on historic resources.
- Staff completed historic preservation review as part of the required Environmental Review for all Community Development Block Grant (CDBG) activities funded for the 2020 Program Year as well as ongoing activities from previous program years and CDBG-CV activities funded through the CARES Act.
- Staff completed an annual report to History Colorado/State Historic Preservation Office (SHPO) of the environmental reviews conducted July 1, 2019 - June 30, 2020 per the City and State's Programmatic Agreement established in 2015.
- In addition, the Programmatic Agreement with the SHPO was renewed for another 5 years through 2025.
- Other projects as highlighted on the following pages.

2020 PROJECTS AND ACCOMPLISHMENTS



CERTIFICATE OF APPROPRIATENESS REVIEWS

Staff reviewed and made recommendation to the Board on three applications at three different properties for Certificates of Appropriateness. Applying the North Seventh Street Historic Residential District Guidelines and Standards, the proposals were approved for modifications to the properties including a new garage, a small addition and site modifications.



2020 PROJECTS AND ACCOMPLISHMENTS

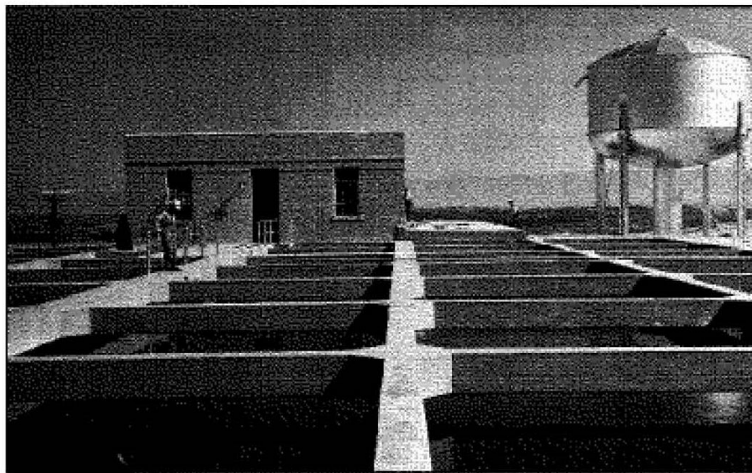
GIS STORY MAP

Staff, the Board, the City GIS Division and an independent study student from the Fall 2019 CMU Public History Class continued to develop text and identify images that are being built into a GIS Story Map regarding local history and historic figures and sites.

The map is expected to be complete in early 2021.



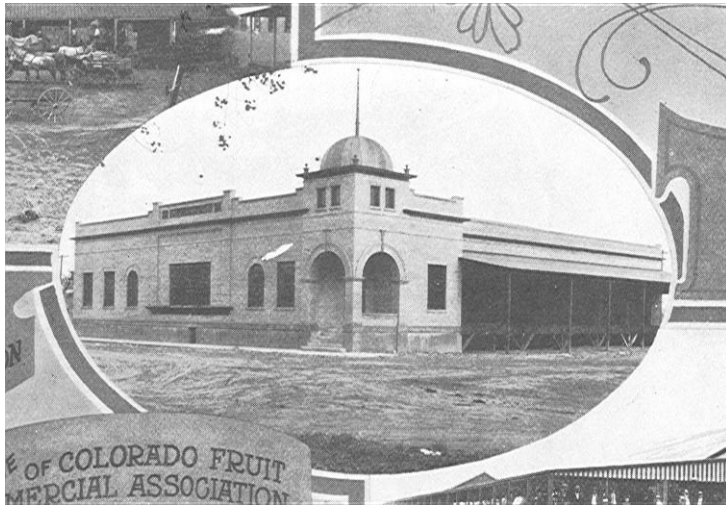
HISTORIC WATER TREATMENT PLANT AND TOWER



1939 water treatment plant (south façade) taken in 1946.

The Board provided a letter of support for the City's application to the State Historical Fund grant to complete the first phase of preservation of the historic Water Treatment Plant and Tower located on Orchard Mesa. While the grant was not successful, it is anticipated that the City may apply for the funds again in the future.

2020 PROJECTS AND ACCOMPLISHMENTS



HISTORIC DESIGNATIONS

Staff and the Board worked with the owner of the Colorado Fruit and Commercial Association Building located at 601 Pitkin Avenue to designate the property in the City Register of Historic Structures, Sites and Districts. Upon recommendation by the Historic Preservation Board, City Council approved historic designation of the property in Fall 2020.

GUIDELINES AND STANDARDS CODE AMENDMENT

Property owners within the Lincoln Park Historic District have expressed the desire to create design guidelines and standards for their newly formed District. The Board and Staff assisted District representatives in this effort. The guidelines and standards are anticipated to be considered by the Planning Commission and City Council in 2021.

In addition, the Board worked with property owners in the North Seventh Street Historic Residential District to clarify the guidelines and standards pertaining to demolition of non-historic accessory structures. A Code amendment addressing these provisions was adopted by City Council in mid-2020.



2020 PROJECTS AND ACCOMPLISHMENTS

HISTORIC SANDERS BEEHIVE

In conjunction with the Mesa County Historical Society, Board members worked to successfully relocate the historic Sanders Beehive store before it was demolished to make way for new development proposed at 2580 Patterson Road. The structure has been moved to the historic Page Ranch property at 298 Mahan Street on Orchard Mesa.



DOWNTOWN HISTORIC SHADE STRUCTURE

The 1962 Operation Foresight / Downtown Shopping Park project included enhancements such as “modern” shade structures. The Board has been working with the property owner where one structure still exists to possibly move it to a downtown location.



Grand Junction Planning Commission

Regular Session

Item #

Meeting Date: March 2, 2021

Presented By:

Department: Community Development

Submitted By:

Information

SUBJECT:

Enforcement of North Seventh Street Historic Residential District Guidelines and Standards

RECOMMENDATION:

EXECUTIVE SUMMARY:

BACKGROUND OR DETAILED INFORMATION:

SUGGESTED MOTION:

Attachments

None