



MEMORANDUM

TO: Historic District Commission
City of Saugatuck

FROM: Grayson Moore David M. Jirousek, AICP
Director of Planning/Zoning Consulting Planner

MEETING DATE: January 9, 2026

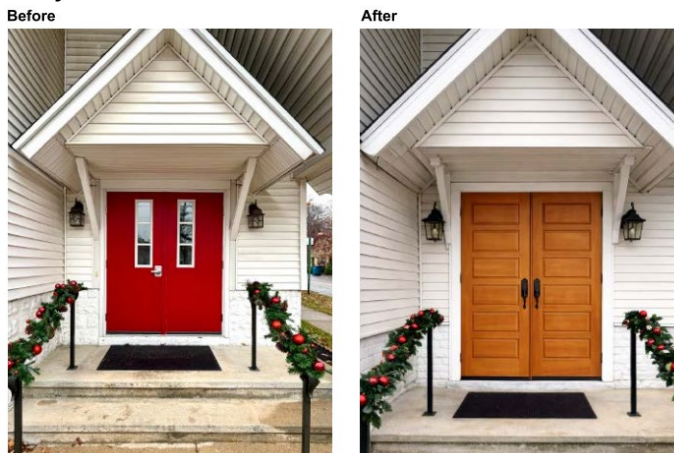
RE: Historic District Permit Application, Kendra Scheerhorn: 250 Mason

REQUEST:

The applicant is requesting approval for a series of exterior changes in support of the adaptive reuse of the former United Methodist Church, a contributing resource to the Historic District, as an owner-occupied bed & breakfast establishment. The applicant proposes exterior changes to take place over two phases with no expansion of the existing building footprint or building height. Phase I will include the build-out of five guest suites on the main level, along with exterior changes outlined below. Phase II proposes the addition of four guest suites within the upper levels of the existing structure. The applicant has recognized that any exterior modifications associated with Phase II will require additional review at a later date.

Phase I includes the following changes to the South Façade:

1. **Main Entry Doorway:** Replace existing main fiberglass door with a fir wood door stained in a honey teak tone as shown below.



2. **Entry Lighting:** Replace existing entryway lighting with a “liberty wall sconce” in a heritage bronze finish.



3. **Porch Post:** Minor repairs to repair peeling paint. No proposed changes to material, color, or configuration.

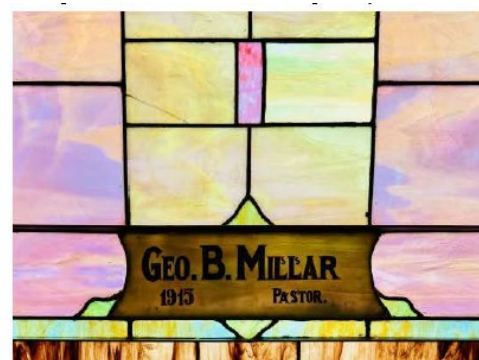
Before



After



4. **Stained Glass Windows:** Preserve and clean the fifteen stained glass windows on south, west, and east facades of structure. Window sash repair and repaint to match existing color where needed. Install an acrylic vented protective glazing replacing in-kind.
5. **Attached Signage:** Mimic existing interior treatment on existing stained-glass windows with hand-applied black lettering on the east, south, and west façades. Each sign will be .45 sqft.



6. **Sign Removal:** Removal of existing non-historic sign in south yard.



7. **Permeable Landscaped Walkway:** Add permeable landscaped walkway to provide pedestrian circulation from the main entry to the owner/ADA entry and west patio. Material will consist of loose, natural pea stone with rounded earth-toned river gravel in mixed tan, buff and muted gray hues.
8. **Electrical Relocation:** Remove existing surface-mounted electrical components on the south façade. Reroute underground and relocate electrical service to rear yard.
9. **Owner/ADA Entry Doorway:** Remove the existing fiberglass doorway and replace with a fir wood single door with a honey teak tone stain.

Before



After



Phase I includes the following changes to the West Façade:

1. **West Patio & ADA Accessible Walkway:** Install an ADA accessible walkway connecting the west patio to the Mason St. sidewalk. The patio & walkway will be brick pavers in a muted tone.

2. **Fan Vents & Window Trim Repair:** Replace broken bathroom fan vent covers and repair existing lower-level window trims with no change in material, color or configuration.
3. **Private Entry/Deck & Door:** Install a new deck within the same footprint of the existing deck. Stairs are proposed to move to the north side facing the off-street parking area in the rear yard. The railing will be cathedral picket panel skirting with horizontal cedar skirting. The existing fiberglass entryway door will be replaced with a fir wood door stained in a honey teak tone.

Before



After



Before



After



4. **Deck Stairs & Private Entry Lighting:** Lighting along the deck stairs is proposed to be a Hinkley lighting taper LED deck light. Private entry lighting, similar to existing, will be a Boto solid brass wall light finished in bronze.
5. **Arch:** Removal of the existing lattice screening arch and replace with a similar scale cedar arch.

Before



After



Phase I includes the following changes to the North & East Façades:

1. **Window Modifications:** Two windows to be replaced within the existing frame where no change to window size, location, or opening is proposed. Additionally, two stained glass windows are proposed to be replaced with casement windows for egress in a bedroom maintain existing proportions.

The stained glass windows proposed for replacement are not original to the structure and differ in design and character from the other fifteen stained glass windows. The stained glass removed during this replacement is intended to be reused or incorporated into interior architectural or interpretive features within the building where feasible.

Before



After



Interior View of Stained Glass Windows



2. **HVAC & Refuse Container Screening:** Proposed screening includes horizontal cedar boards installed with minimal spacing on a cedar frame stained in a honey teak tone. The screening enclosure includes a slatted wood access door on the west side of the screening to allow for servicing of the HVAC units and access to refuse containers.
3. **Off Street Parking:** A new curb cut is proposed in the rear yard to provide access to eight off-street parking spaces. The off-street parking area will be surfaced with compacted washed limestone gravel over a stabilized base. The applicant has also noted that they are working with Consumers Energy to relocate the existing utility pole approximately five feet to the north with all on-site utility lines servicing the property to be routed underground.
4. **East Façade Windows:** Existing stained-glass windows to be cleaned, window sashes repaired as needed, and installation of a new acrylic vented protective glazing. The applicant has noted that existing aluminum window components of the west and east façades of the structure may be selectively replaced only as required to meet egress requirements, with no change to the size, location, or appearance of the opening.

BACKGROUND:

The property at 250 Mason St. was built in 1872 and was originally located at St. Joseph and Main Streets until 1914 when it was moved to the corner of Mason and Griffith Streets.

It is a contributing resource to the Historic District and is known for its revival services in the 1880s. The structure originally took on a tall “Country Gothic” style and adopted a more stylish Arts & Crafts façade when it was moved to its new location according to the Saugatuck-Douglas History Center.

APPLICABILITY: A permit shall be obtained before any work affecting the exterior appearance of a resource is performed within the Historic District (§ 152.03).

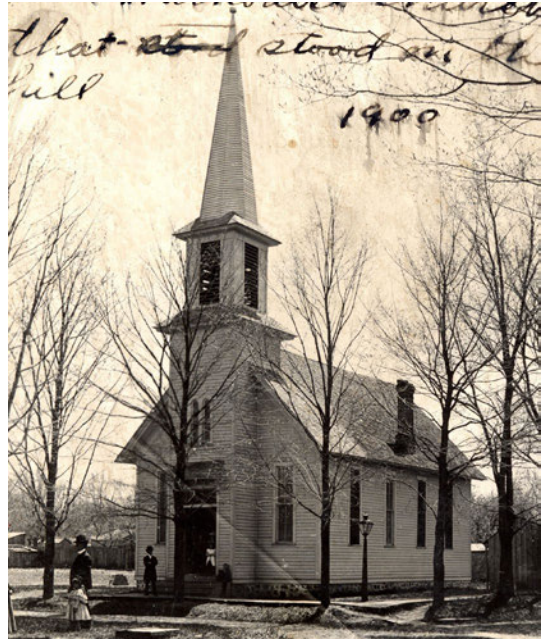


Figure 1: 1900

COMPLETENESS REVIEW: All applications to construct, alter, repair, move, or demolish any structure or install or alter any signage or fence structure in a historic district shall include the supporting plans and documents as specified by § 152.07 B. The applicant has provided a comprehensive overview of the proposed improvements.

§ 152.07 D. GUIDELINES:

1. In reviewing applications and plans submitted under this chapter, the Commission shall follow U.S. Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Structures as set forth in 36 C.F.R. part 67, as amended. Additional guidelines may be developed and followed if they are equivalent in guidance to the Secretary's standards and guidelines and are approved by the Center. Any additional guidelines must be adopted by the Commission and approved by the City Council. In reviewing applications and plans, the Commission shall also give consideration to:
 - a. *The historical or architectural significance of the resource and its relationship to the historic value of the surrounding area.*
 - b. *The compatibility of the exterior of the structure and the space around it with the visual or historical context of the surrounding area.*
 - c. *The impact of the exterior of the structure and the space around it on the village/rural character and contextual aesthetic of the city.*
 - d. *Other factors which the Commission considers to be pertinent.*

2. In exercising its authority to approve or deny an application under this chapter, the Commission shall exercise its educated judgment on a case-by-case basis in interpreting these guidelines and the following the applicable standards.

II. PRIMARY STRUCTURES

A. Materials, Maintenance, and Substitutes

- 1. Original Materials.** On contributing resources, original materials shall be used for repairs and additions wherever feasible. (Note: Existing substitute siding or trim may be repaired with the same substitute materials without review, if less than 25% of the material needs to be replaced.)

- 2. Maintenance.**

- a) Exterior materials should be maintained, cleaned and repaired using methods and products which will not endanger the integrity of the materials.
- b) Clean wood using gentle methods such as low-pressure washing with detergents and natural bristle brushes. Blasting with particulates, power washing at high pressures, and propane or butane torches are not appropriate.
- c) Only types of paint which “breathe” (allow moisture to pass through the surface) should be used on wood surfaces.

B. Coatings and Colors

- 1. Colors.** Colors that are historically associated with the period of the resources shall not be considered for existing structures; however, the commission may recommend a broad palette of colors as being compatible with the overall character of the district.

- 2. Repair Before Painting.** Necessary masonry repairs (i.e. tuckpointing, stucco patching, crack repairs, etc.) should be satisfactorily completed prior to cleaning the masonry surface. This will help guard against possible damage that could be caused by cleaning tools or materials penetrating into cracks and holes. A masonry surface must be in a state of good repair before cleaning is attempted.

F. Doors and Windows

- 1. Retaining Windows and Doors.** Windows and doors that contribute to the overall historic character of a building should be retained and repaired as needed, including their functional and decorative features, such as frames, sash, muntins, sills, heads, moldings, surrounds, hardware, shutters, glazing, panels, sidelights, fanlights, and thresholds.

2. Replacing Windows and Doors.

- a) If replacement of a deteriorated window or door feature or detail is necessary replace only the deteriorated feature in kind rather than the entire unit. Match the original in material, design, dimension, proportion, reflective qualities, profile, sash rails, stiles, muntins, panels, and operation. If replacement of an entire unit is necessary, replace the unit in kind, matching the design, dimension, panels, pane configuration, architectural trim, detail, muntins and materials. It is not appropriate to use snap-in muntins to create a false divided-light appearance.
 - b) Replacement windows and doors should maintain and fit existing openings and be consistent in glass size and with existing trim and other features of the structure.
 - c) Changing the number, location, and size or glazing pattern of windows and doors through cutting new openings, blocking-in, and installing replacement sash which does not fit the historic opening are not recommended.
- 3. Doors.** Original doors should not be substituted with stock doors that do not fit the opening properly or do not fit with the style of the house. Transom windows and sidelights should be preserved.
- 4. Windows.** If a replacement window has an insulating glass pane which is not actually divided by muntins, the appropriate muntin pattern should be permanently applied with muntins no wider than 7/8 inch, as well as with spacer bars internal to the insulated glass. There should be no flat muntin grids, nor removable muntin grids, applied to the inside or outside panes.

E. Porches, Steps, and Entries

- 1. Porch Details.** If replacement of a deteriorated detail or element is necessary, replace only the deteriorated detail or element in kind rather than the entire feature. Match the original in design, dimension, and material. If the original is not known, use a design commonly used at the time the original building was constructed.
- 2. Complete Replacement.** Replacing in-kind an entire porch that is too deteriorated to repair using physical evidence to guide the new work. Design a new entrance or porch if the historic entrance or porch is completely missing using historic evidence.
- 3. Rails and Skirting.** The style of porch railings and skirting should match the original or be consistent with those commonly used at the time the original building was constructed.
- 4. Porch Flooring.** Tongue and groove 3" wide cedar or pine extended 1" past fascia/trim is the preferred porch flooring. The boards should be laid in the traditional manner, directly on the joists (to allow drying from the underside) and with a slight slope away from the building (to allow drainage—at least 1 ½ inches in 8 feet). Decking is not an appropriate flooring material (but see also IV.C regarding decks).
- 5. Pressure Treated Wood.** is not recommended other than where the structural wood will be in contact with the ground and hidden from view by finish material.

6. **Risers.** All steps should have enclosed/solid risers.
7. **Porch Foundations.** Repair of masonry porch foundations should match existing or original materials. When replacing missing masonry foundations they should match the foundation of the main building. If such a match is technically or economically unfeasible an unobtrusive material may be used.
8. **Painting.** All exposed wood elements should be finished or painted. Only types of paint which “breathe” (allow moisture to pass through the surface) should be used on wood surfaces.

H. Lighting Fixtures and Light Sources

1. **Compatible Lighting.** Exterior lighting, including lighting of signs, should be consistent with the historical period of the structure. The quality and color of light on or near a building should be comfortable and flattering to the people entering the businesses. Awnings should not be lit with interior bulbs or up-lights.
2. **Retaining Fixtures.** When possible a historic light fixture should be repaired rather than replaced. If fixtures are missing or beyond repair, antique or reproduction lighting fixtures are readily available. Contemporary fixtures that are inconspicuous or that complement the style and the character of the building may be selected for historic buildings.

G. Building – Mounted Signs

1. **Architectural Compatibility.** A sign should be consistent in size, type, materials, color, and type of supporting device with the architectural characteristics of the building upon which it is placed or within which it is placed for the purpose of being viewed from the exterior.
2. **Protecting the Building.** A sign should not in any way obstruct or destroy unique architectural features of the building upon which it is placed nor of surrounding buildings. An affixed sign should be installed to avoid damaging the structure. For example, those affixed to a brick wall should be attached into the mortar joints and not through the brick.
3. **Sign Locations.** The preferred location for the main business sign is flush mounted below the cornice-line of a single-story building, or the area between the store-front windows and the second-story windows on a two or more story building. If there is a separate cornice above the store-front, the sign should be on or below that cornice-line. Another acceptable location for a business sign is on the storefront glass, where painted or stenciled letters may be placed.
5. **Substitute Materials.** Sign materials which were not used when the structure was built may be permitted contingent upon the durability, permanency, appearance, and appropriateness in relation to the building and District.

9. Sign Lighting. Lighting of signs should be done through external means. Internally illuminated signs are generally considered inappropriate.

Comment:

The subject property at 250 Mason Street is a contributing resource within the Historic District and is historically significant for its 1872 construction and subsequent relocation in 1914. The structure maintains some architectural integrity and continues to reflect its historic evolution from a Country Gothic church to an Arts & Crafts–influenced façade.

While the building has undergone alterations over time, many character-defining features, including stained glass windows, massing, roof form, and primary façade orientation, remain intact and contribute to the historic character of the district.

The applicant proposes a series of exterior modifications associated with the adaptive reuse of the structure as an owner-occupied bed and breakfast. The proposal is structured in two phases, with Phase I limited to exterior improvements necessary to support initial occupancy and Phase II reserved for future interior build-out of upper-level guest suites. No expansion of the building footprint or increase in building height is proposed, and any future exterior modifications associated with Phase II are appropriately deferred for additional Historic District Commission review.

The Phase I exterior improvements emphasize repair, preservation, and selective replacement of non-historic materials. Proposed work to repair porch posts, window sash, trim, and stained glass windows prioritizes retention of existing materials and aligns with adopted guidelines requiring repair rather than replacement where feasible. The proposed cleaning and protective glazing of stained glass windows represents a preservation-minded approach, provided installation is reversible and does not damage original materials.

The proposed wood doors to replace the existing fiberglass doors maintain the existing openings and proportions and appear to be consistent with guidelines addressing doors and primary entries.

Window modifications are limited in scope and are driven by safety and egress requirements. Two non-original stained glass windows are proposed for replacement with casement windows that maintain existing proportions, size, and location. Available documentation indicates these windows are not original and differ in character from the remaining stained glass windows. The applicant’s intent to reuse removed stained glass as interior or interpretive features helps mitigate the loss and supports the educational and preservation goals of the project.

Proposed porch, deck, and entry modifications on the west façade—including reconstruction of the existing deck within its current footprint, relocation of stairs to the rear

yard, and installation of new railings and lighting—are secondary in scale and reduce visual impacts on primary public-facing façades.

Exterior lighting fixtures appear to be appropriately scaled and styled to complement the historic character of the building. The proposed fixtures appear to be consistent with guideline recommendations for compatible lighting, subject to final verification that light color temperature and intensity remain appropriate for a historic context.

The proposed signage approach—hand-applied lettering on stained glass windows—aligns with adopted guidelines that identify painted or stenciled lettering on storefront or window glass as a preferred signage method. The small scale of the proposed signage and removal of the existing non-historic yard sign reduces visual clutter and avoids physical impacts to historic masonry or trim.

Mechanical and utility improvements, including relocation of surface-mounted electrical components from the south façade to the rear yard and screening of HVAC equipment and refuse containers, represent a clear visual improvement. The proposed cedar screening appears to be compatible in material and finish and is appropriately located to minimize visibility from public rights-of-way.

The proposed off-street parking in the rear yard, surfaced with compacted washed limestone gravel, is functionally necessary for the proposed use and visually subordinate to the historic structure. The applicant’s coordination with Consumers Energy to relocate the utility pole and route service lines underground further reduces site impacts and supports preservation objectives.

While the structure has experienced changes over time, those alterations do not establish precedent for future modifications that are inconsistent with adopted guidelines. Each element of the proposal has been evaluated independently against current Historic District standards and the Secretary of the Interior’s Standards for Rehabilitation. Overall, it is staff opinion that the Phase I proposal demonstrates a thoughtful balance between preservation and adaptive reuse and is generally consistent with applicable guidelines and long-term preservation goals of the Historic District.

SUGGESTED MOTIONS:

If the HDC determines that the improvements are appropriate and the applicable standards of the Historic Preservation Review Guidelines are met, the following motion may be used:

1. *Motion to **approve** the applicant’s request for Phase I exterior improvements at 250 Mason Street, as proposed in the application dated January 5, 2026, finding the work to be consistent with the Historic District Ordinance and the Secretary of the Interior’s*

Standards for Rehabilitation, based on the materials submitted and the discussion at the January 9, 2026 Historic District Commission meeting.

Approval shall be subject to the following conditions (if applicable):

a) _____

b) _____

If the HDC determines that the improvements are not appropriate or the application requires revisions based on the applicable standards of the Historic Preservation Review Guidelines are met, one of the following motions may be used:

2. Motion to **deny** the applicant's request for approval of Phase I exterior improvements at 250 Mason Street, as proposed in the application dated January 5, 2026 on the basis that the proposed work does not meet the applicable standards of the Historic Preservation Review Guidelines including:

a) _____

b) _____



Historic District Permit Application

LOCATION INFORMATION

APPLICATION NUMBER _____ - _____

Address 250 Mason Street

Parcel Number 0357-300-152-00

APPLICANTS INFORMATION

Name 250 Mason Street LLC Address / PO Box _____

City _____ State _____ Zip _____ Phone _____

Interest In Project Owner E-Mail _____

Signature Kendria Scheerhorn Date 1/3/2026

OWNERS INFORMATION (IF DIFFERENT FROM APPLICANTS)

Name _____ Address / PO Box _____

City _____ State _____ Zip _____ Phone _____

E-Mail _____

I hereby authorize that the applicant as listed above is authorized to make this application for proposed work as my agent and we agree to conform to all applicable laws and regulations of the City of Saugatuck. I additionally grant City of Saugatuck staff or authorized representatives thereof access to the property to inspect conditions, before, during, and after the proposed work is completed.

Signature _____ Date _____

CONTRACTORS/ DEVELOPERS INFORMATION (UNLESS PROPOSED WORK IS TO BE DONE BY THE PROPERTY OWNER)

Name Scheerhorn Builders LLC Contact Name _____

Address / PO Box _____ City _____

State _____ Zip _____ Phone _____ Fax _____

E-Mail _____

License Number 2102214354 Expiration Date 5/31/2026

PROPERTY INFORMATION

Depth 132' Width 66' Size 8,712 sq. ft. Zoning District R4 Current Use _____

Check all that apply: Waterfront _____ Dunes _____ Vacant _____

PROJECT DESCRIPTION (ATTACH MORE SHEETS IF NECESSARY)

This application proposes a series of limited exterior improvements focused on maintenance, preservation, and site organization in support of the adaptive reuse of the former United Methodist Church as an owner-occupied single-family residence as a bed-and-breakfast. The proposed exterior changes outlined herein correspond to Phase I of the project, which includes the build-out of five guest suites on the main level, along with with minor modifications necessary for the owner's suite in the lower level. Phase II of the project anticipates the addition of four guest suites within the upper levels of the existing structure. Any exterior modifications associated with Phase II will be proposed under a separate application at a later date.



HISTORIC DISTRICT REQUIREMENTS (SECTION 152.07)

Pursuant to Section 152.07, please attach the following supporting documents when applying for historic district approval if applicable:

Y N NA

- | | | | |
|-------------------------------------|--------------------------|-------------------------------------|---|
| ☒ | ☐ | ☐ | Photographs of the structure and its relationship to adjacent structures. |
| ☒ | ☐ | ☐ | A plot plan with the placement of the proposed addition, or location of fencing to be constructed. |
| ☒ | ☐ | ☐ | Elevation drawings of the exterior of the structure or improvements. |
| ☒ | ☐ | ☐ | Samples of all proposed exterior finishes and materials. |
| ☒ | ☐ | ☐ | Photographs showing, in detail, the problem areas to be addressed during the proposed repair or alteration. |
| ☒ | ☐ | ☐ | A scale drawing of all proposed signage, including design, lettering style, type of illumination (if any), placement or location on the lot or building, and the type of support(s) for the sign(s). |
| ☐ | ☐ | ☒ | If an application for signage is made by tenants of a building located within a historic district, the tenants must obtain written permission from the building owner to install or alter the proposed sign(s). |
| ☒ | ☐ | ☐ | Plot plan showing the following: |
| ☒ | ☐ | ☐ | Current location, shape, area and dimension of the lot. |
| ☒ | ☐ | ☐ | Current site improvements (including structures, sidewalks, decks, streets, fences, etc). |
| ☒ | ☐ | ☐ | Proposed improvements and distances from other improvements or property lines. |
| ☒ | ☐ | ☐ | Proposed and/or current yard, open space and parking space dimensions and calculations. |
| ☒ | ☐ | ☐ | Location of any flood plains, watersheds, wetlands, easements, critical dunes, or other applicable features. |
| ☒ | ☐ | ☐ | Description of proposed use and of the building (dwelling, structure, barn, garage and the like) or improvements. |
| ☒ | ☐ | ☐ | Detailed written description of the activities related to the proposed use and/or improvements. |

OFFICE USE ONLY:

Application Complete _____ Fee Paid _____ Date Paid _____

Notes: _____



250 MASON STREET PROPOSED SITE IMPROVEMENTS

250 Mason Street, Saugatuck, Michigan

SCOPE SUMMARY

This application proposes a series of limited exterior improvements focused on maintenance, preservation, and site organization in support of the adaptive reuse of the former United Methodist Church as an owner-occupied single-family residence as a bed-and-breakfast.

The proposed exterior changes outlined herein correspond to Phase I of the project, which includes the build-out of five guest suites on the main level, along with minor modifications necessary for the owner's suite in the lower level.

Phase II of the project anticipates the addition of four guest suites within the upper levels of the existing structure.

Any exterior modifications associated with Phase II will be proposed under a separate application at a later date.

NOTES

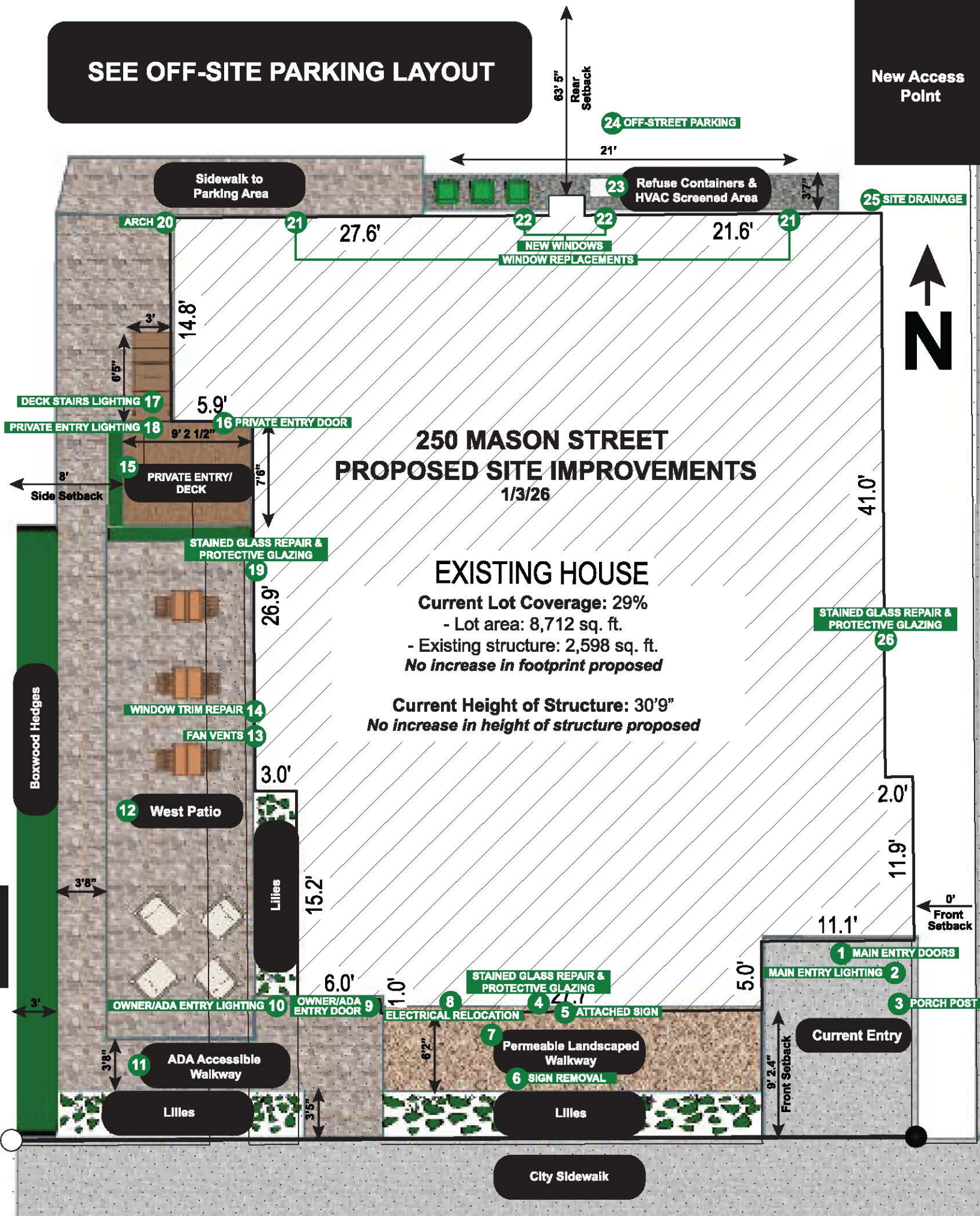
All proposed finishes and fixtures are representative and subject to final selection. Diagrammatic elements are shown for reference only. No expansion of the building footprint is proposed.

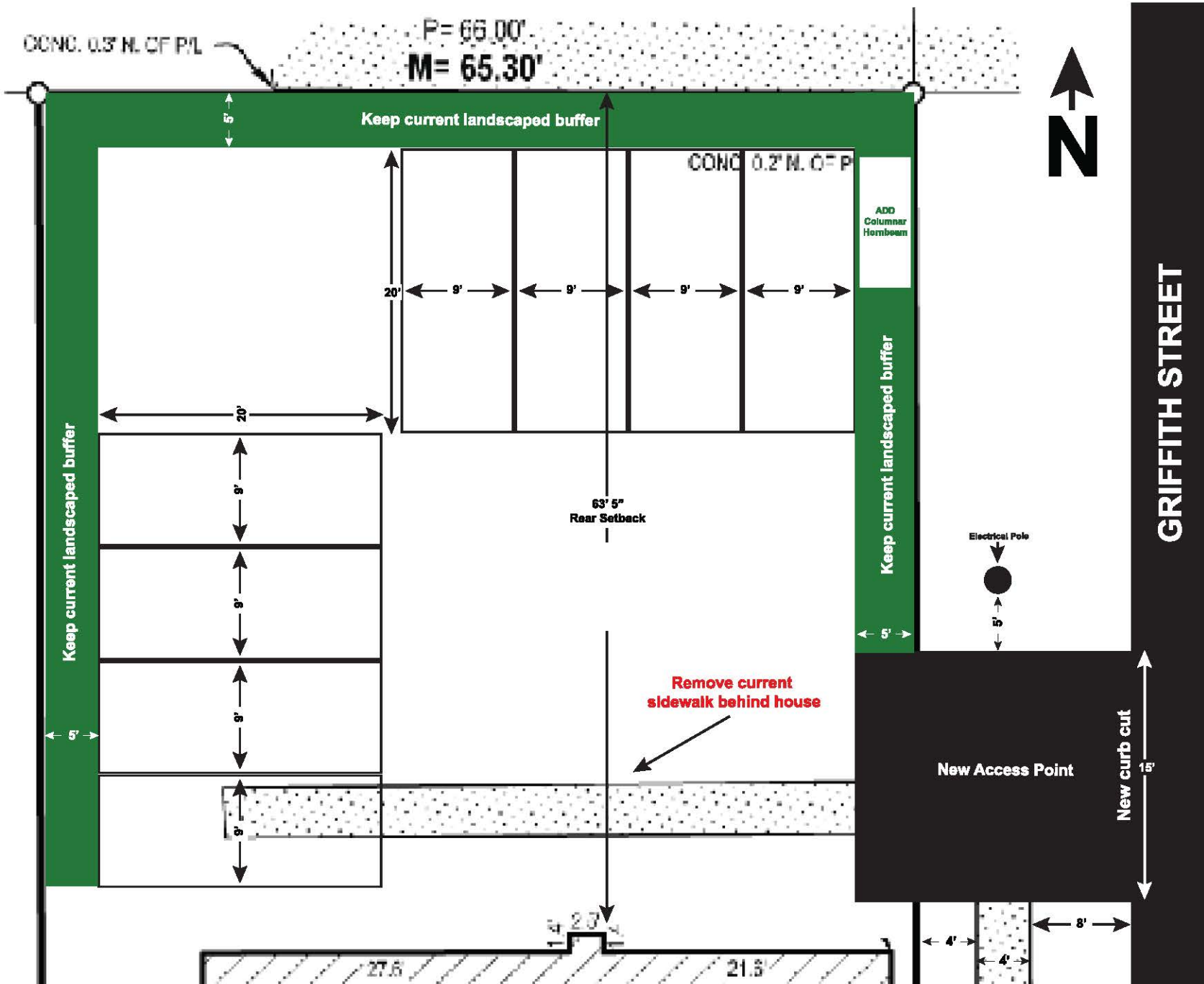
PREPARED FOR
Saugatuck Historic District Commission

PREPARED BY
250 Mason Street LLC | Kendra Scheerhorn, Property Owner
1/5/2026

SEE OFF-SITE PARKING LAYOUT

New Access Point

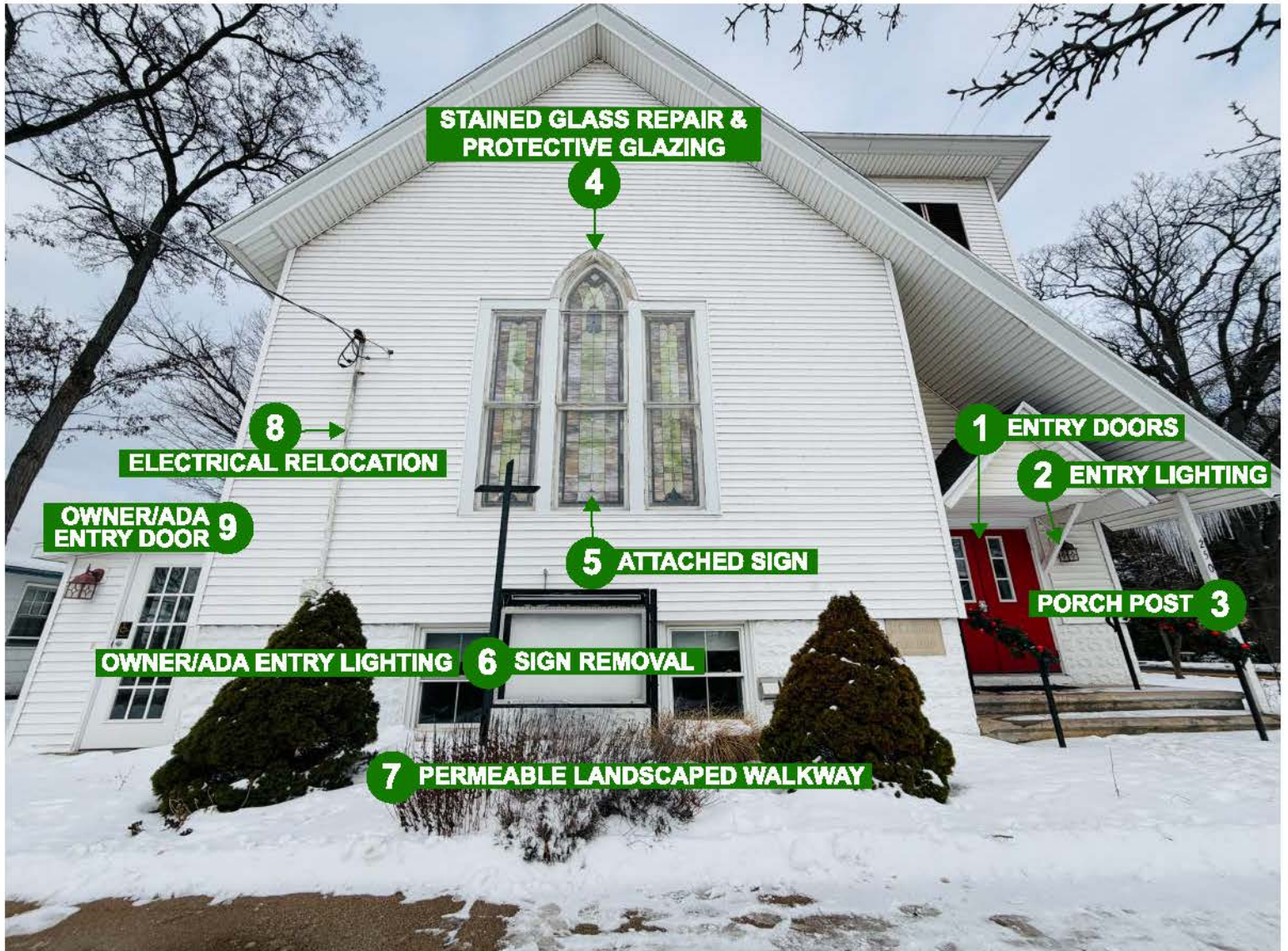




250 MASON STREET OFF-STREET PARKING LAYOUT

SOUTH FACADE

MASON STREET



DOORS

1 Main Entry Doors

Company: Simpson Door Company

Model: 2055 Traditional

Species: Fir

Proposed Stain: Honey Teak Tone

See Appendix A: Main Entry Door Specs

Before



After



6 Owner/ADA Entry Door

Company: Simpson Door Company

Model: 37482 Thermal Sash (SDL)

Species: Fir

Proposed Stain: Honey Teak Tone

See Appendix B: Owner/ADA Entry Door Specs

Before



After



EXTERIOR WOODWORK/TRIM

3 Porch Post

Touch-up repainting of existing post to address peeling paint. No change in materials, color, or configuration.

Before



After



ELECTRICAL

2 Main Entry Lighting

Example shown: Liberty Wall Sconce by Troy Lighting

Finish: Heritage Bronze



10 Owner/ADA Entry Lighting

Example shown: Boto Solid Brass Wall Light By Alcott Hill®

Finish: Bronze



8 Electrical Relocation

Existing surface-mounted electrical components on the south facade will be removed. The electrical service is proposed to be relocated to the rear yard and rerouted underground, eliminating visible equipment on the south facade on Mason Street.

WALKWAY

7 Permeable Landscaped Walkway

A permeable landscaped walkway is proposed to provide pedestrian circulation from the Main Entry to the Owner/ADA Entry and West Patio.

Example composition: The walkway will consist of loose, natural pea stone consisting of rounded, earth-toned river gravel in mixed tan, buff, and muted gray hues.

Temporary, movable seating may be placed within the landscaped area and will not be permanently affixed.



STAINED-GLASS WINDOWS

4 Stained-Glass Repair & Protective Glazing

- Retain and clean the original fifteen stained-glass windows on south, west, and east facades of structure
- Repair existing window sashes as needed and repaint to match the existing color
- Install new acrylic vented protective glazing, replacing in-kind



SIGNAGE

5 Attached Sign

Black lettering will be hand-applied to display The Bell & Lily Inn on existing stained-glass windows.

Application material

- Primer: One Shot 4331010 Gloss Chromatic TiCote Clear Primer/Barrier
- Paint: One Shot Top Coat
 - Color: Lettering Black
 - Product Code: 199L

Locations

- East facade on Griffith Street (1)
- South facade on Mason Street (1)
- West facade facing West Patio (1)

Size:

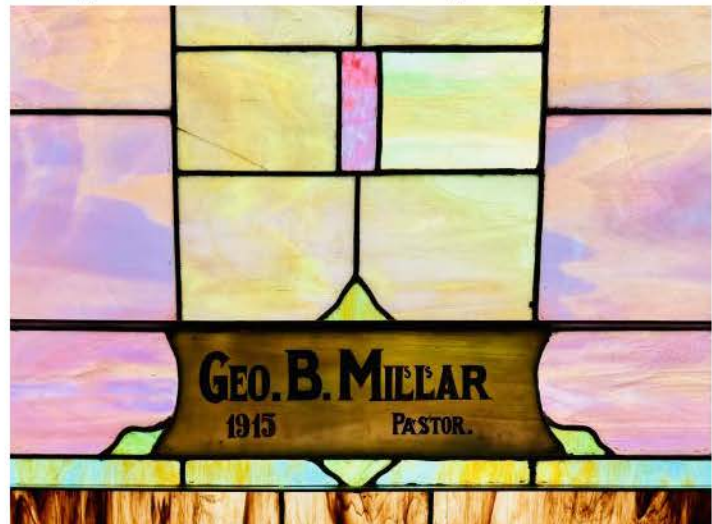
- 13.5" (W) X 4.75" (H) = .45 sq. ft.

See Appendix C: Attached Sign - Application Material Specs

The Bell & Lily Inn On Exterior Stained-Glass Windows



Existing Interior Treatment – Reference / Original Inspiration

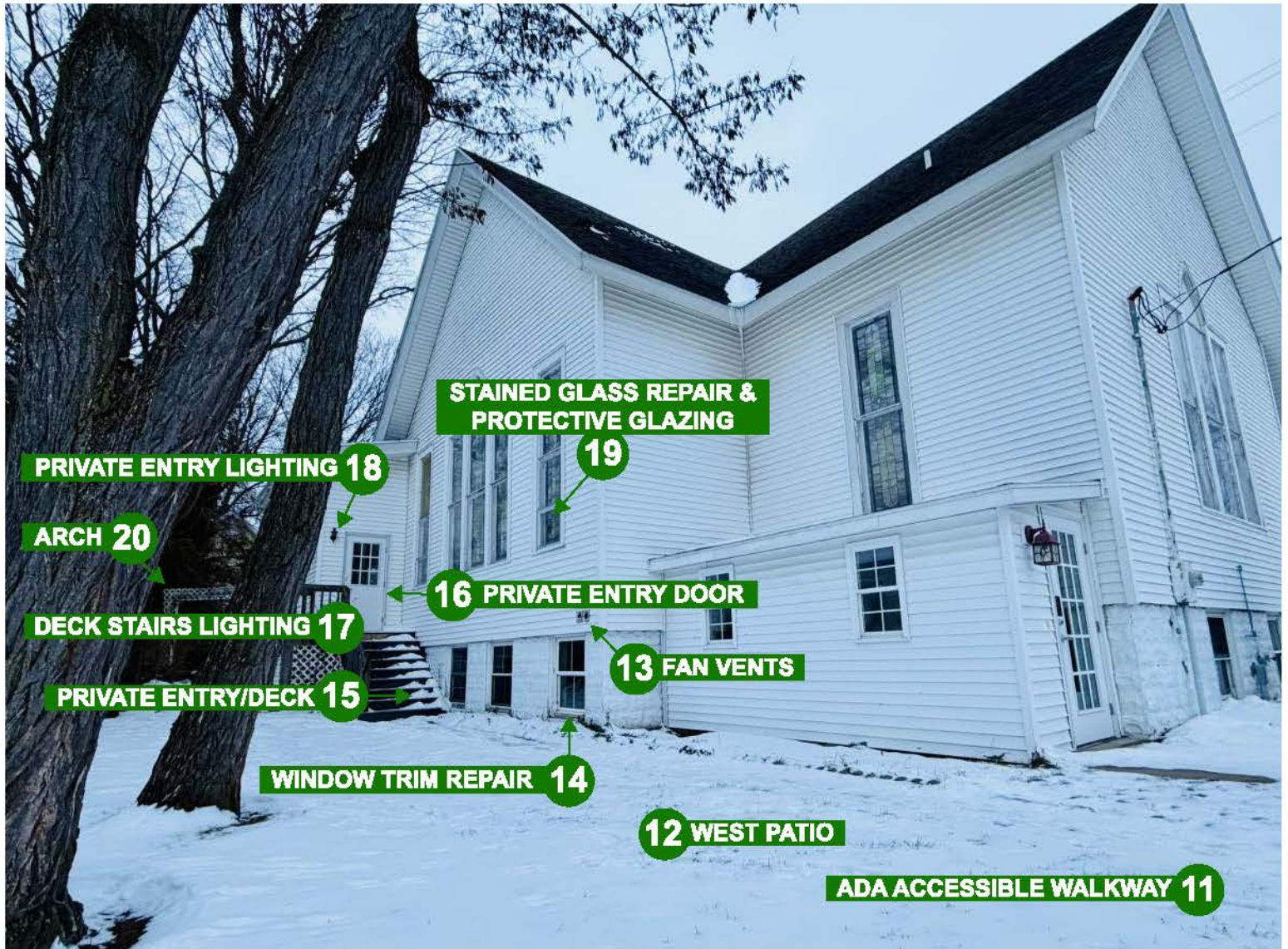


6 Sign Removal

Administrative approval obtained for removal of non-historic sign

WEST FACADE

MASON STREET



WALKWAY & PATIO

11 ADA Accessible Walkway

The new ADA accessible walkway connects the sidewalk on Mason Street to the ADA entry and adjacent to the proposed West Patio utilizing tightly laid pavers on a stabilized base.

Material & Colors: Brick pavers will be selected in a single, muted tone drawn from the West Patio palette to maintain visual continuity across the site.



12 West Patio

The new West Patio provides a modest, low-impact space for enjoyment of the side yard and is connected by a walkway extending from the rear yard off-street parking to Mason Street.

Material & Colors: Brick pavers in a muted blend of buff, gray, and soft red-brown tones with subtle texture and natural variation.

HVAC & VENTILATION

13 Fan Vents

Replace broken bathroom fan vent covers.

Before



After



EXTERIOR WOODWORK/TRIM

14 Window Trim Repair

Touch-up repainting of existing lower level window trims to address peeling paint. No change in materials, color, or configuration.

Before



After



DECK

15 Private Entry/Deck

A new deck will replace the current deck in-kind. Stairs will be moved to the north side facing the off-street parking in the rear yard. No expansion in footprint.

Flooring: Trex Enhance Composite Decking, replace in-kind

Railing: The Cathedral Picket Panel Skirting: Horizontal cedar skirting

See Appendix D: Private Entry/Deck - Flooring Specs

See Appendix E: Private Entry/Deck - Railing Specs

See Appendix F: Private Entry/Deck - Structural Specs

Before



After



DOORS

16 Private Entry Door

Company: Simpson Door Company
Model: 37482 Thermal Sash (SDL) - Dutch Door
Species: Fir
Proposed Stain: Honey Teak Tone

See Appendix G: Private Entry Door Specs

Before



After



ELECTRICAL

17 Deck Stairs Lighting

Example shown:
Hinkley Lighting Taper
12v 2.5w 8" Wide LED Deck Light

Finish: Bronze



18 Private Entry Lighting

Example shown: Boto Solid Brass
Wall Light By Alcott Hill®

Finish: Bronze



STAINED-GLASS WINDOWS

19 Stained Glass Repair & Protective Glazing

- Retain and clean the original 15 stained glass windows on south, west, and east facades of structure
- Repair existing window sashes as needed and repaint to match the existing color
- Install new acrylic vented protective glazing, replacing in-kind
- The existing aluminum window components on the west and east facades of the structure may be selectively replaced only as required to meet egress requirements, with no change to the size, location, or appearance of the opening.



ARCH SURROUND

20 Arch

The existing lattice screening arch will be removed and replaced with a cedar arch surround of similar scale and proportion.

Before



After



NORTH FACADE

REAR YARD



WINDOWS

21 Window Replacements

Replace two existing windows within the existing frame and rough opening. No change to window size, location, or opening.

Window: Andersen CX145, 400 Series Casement, White Exterior Frame, White Exterior Sash/Panel, Pine w/Unfinished Interior Frame

Size: RO = 32" x 53 3/8" Unit = 31 1/2" x 52 13/16"

See Appendix H: Windows - Window Specs

After



Before



After



22 New Windows

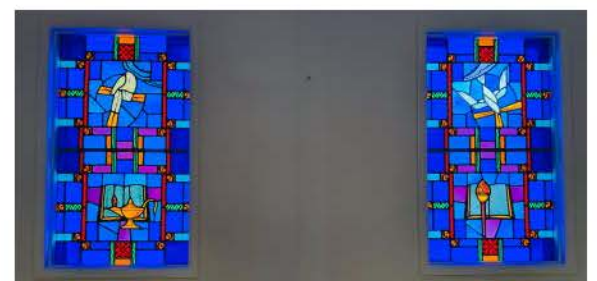
Two stained glass windows located on the north facade will be replaced with casement windows for egress in a bedroom and will maintain the existing opening sizes and proportions. These stained glass windows are not original stained glass windows to the 1915 structure and differ in design and character from the 15 other stained glass windows that will be retained and preserved. Stained glass removed as part of this work will be salvaged and retained, with the intent to reuse or incorporate into interior architectural or interpretive features within the building where feasible.

Window: Andersen CXW145, 400 Series Casement, White Exterior Frame, White Exterior Sash/Panel, Pine w/Unfinished Interior Frame

Size: RO = 36 1/2" x 53 3/8" Unit = 35 15/16" x 52 13/16"

See Appendix H: Windows - Window Specs

Interior View of Stained Glass Windows



SCREENING

23 HVAC & Refuse Container Screening

Horizontal cedar boards (nominal 1"x6") installed with minimal spacing on a cedar frame, stained in a Honey Teak Tone. Structural posts are 4"x4" cedar with horizontal supports at top, middle, and bottom. Horizontal cedar boards on top and three sides. Screening enclosure includes a slatted wood access door on the west side of screening to allow servicing of the HVAC units and access to refuse containers. The door matches the enclosure in material and finish and maintains required airflow and clearances.



REAR YARD

24 Off-Street Parking

Curb cut: A new curb cut is proposed in the rear yard to provide access to eight off-street parking spaces. To maximize the access entry point, relocation of the existing utility pole approximately 5' to the north is proposed, subject to Consumers Energy approval. Utility lines serving the property are proposed to be routed underground within the rear yard.



Parking surface: Rear yard off-street parking will be surfaced with compacted washed limestone gravel over a stabilized base.

Wheel stops: Approx. 7½" X 3½" gauged H4 pine with 1⅝" pine packers, mounted with threaded rod fixings/nits/washers; length of 6'1"

WATER MANAGEMENT

25 Site Drainage

Roof runoff will be managed to direct water away from the building foundation, with grading maintained to support proper drainage at the rear yard.

EAST FACADE

GRIFFITH STREET



STAINED GLASS WINDOWS

26 Stained Glass Repair & Protective Glazing

- Retain and clean the original 15 stained glass windows on south, west, and east facades of structure
- Repair existing window sashes as needed and repaint to match the existing color
- Install new acrylic vented protective glazing, replacing in-kind
- The existing aluminum window components on the west and east facades of the structure may be selectively replaced only as required to meet egress requirements, with no change to the size, location, or appearance of the opening.



FIND A DOOR

DESIGN TOOLS

GALLERY

Simpson®
Door Company

PROJECT CENTER

PROFESSIONALS

WHERE TO BUY



2055 TRADITIONAL

DOOR SPECIFICATIONS (AS SHOWN):

Wood Species: Fir

Profile: Ovolo Sticking

Panel Type: 3/4" DHRP

Rough opening needs to be 2" wider and 2 1/2" taller than your door.

[Use my location to provide accurate pricing.](#)

STANDARD OPTIONS

Quantity

2

Change Quantity

Change Door Shape

 Planning to Stain or Paint?
[view more](#)
☒ Stain ☐ Paint

Wood Species

 Original Slab Width
[view more](#)

Feet	Inches	Fraction
2	9	7/8

 Original Slab Height
[view more](#)

6	9	1/2
---	---	-----

 Thickness
[view more](#)

1 3/4"

Sticking Profile

Panel Type

Groove Type

 Stile Width
[view more](#)

 UltraBlock
[view more](#)

Yes

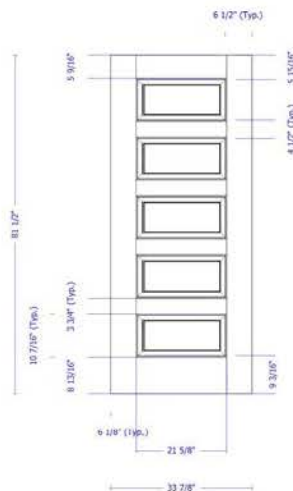
DESIGN AND CONSTRUCTION ALTERATIONS

 Two-Piece Laminated Stiles
 and Rails
[view more](#)
☐ Yes ☒ No

 Engineered Stiles and Rails
 with 1/4" Veneer
[view more](#)
☐ Yes ☒ No

 Mouldings
[view more](#)

FINISHING TOUCHES

 Priming
[view more](#)
☐ Yes ☒ No


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at your door



#SimpsonDoor



37482 THERMAL SASH (SDL)

DOOR SPECIFICATIONS (AS SHOWN):

- Wood Species: Fir
- Glass: Clear
- Profile: Ovolo Sticking
- Panel Type: 3/4" FP

Rough opening needs to be 2" wider and 2 1/2" taller than your door.

Use my location to provide accurate pricing

STANDARD OPTIONS

Quantity 1 Change Quantity

Change Door Shape

Planning to Stain or Paint? ☒ Stain ☐ Paint

Wood Species Fir

Original Slab Width 2' 8" 0"

Original Slab Height 6' 8" 0"

Thickness 1 3/4"

IG Glass, Option 1 Clear

Add Low-E ☐ Yes ☒ No

Sticking Profile Ovolo Sticking

Bar Type 7/8" Ovolo SDL

Panel Type 3/4" FP

Groove Type None

Stile Width 6-1/2"

UltraBlock Yes

WaterBarrier ☐ Yes ☒ No

DESIGN AND CONSTRUCTION ALTERATIONS

Dutch Dutch Cut (square ends)

Modified Mortise & Tenon ☐ Yes ☒ No

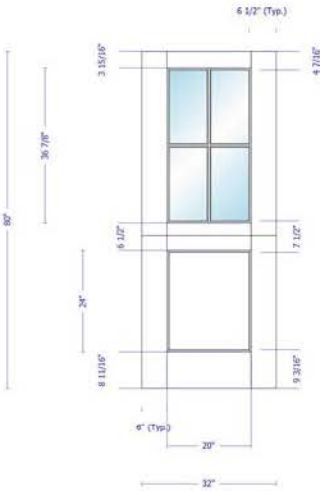
Two-Piece Laminated Stiles and Rails ☐ Yes ☒ No

Engineered Stiles and Rails with 1/4" Veneer ☐ Yes ☒ No

Mouldings None

FINISHING TOUCHES

Priming ☐ Yes ☒ No





Ti-Cote Clear Primer Barrier

1S115

4331010

A waterborne primer intended for use on most flexible synthetic fabrics including untreated banner materials, canvas, leather, leatherette, naugahyde, and many synthetic awning fabrics. Ti-Cote Primer Barrier makes these non-enamel receptive surfaces ready for painting, lettering and striping with 1-Shot Lettering Enamels.



Features & Benefits

- Dries Clear
- Fast Drying

Compatible Surfaces

Synthetic fabrics, untreated banner materials, canvas, leather, leatherette

Directions For Use



Surface Preparation:

Clean the surface with isopropyl alcohol

Application:

Roll, rag, foam brush or any brush not previously used to apply oil or solvent based products



Matthews Paint • Toll Free: 800.323.6593 • Fax: 800.947.0377
www.matthewspaint.com • www.1shot.com
 760 Pittsburgh Drive • Delaware, OH 43015

Product Information Effective 06/22
 Part No. 1S115 06/22
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Directions For Use (Continued)



Drying Times:

Dry to topcoat: 1-2 hours

Equipment Cleaning:

Clean equipment with warm, soapy water

4331010 Technical Data:

VOC	2.43 lbs/gallon
Solids by Weight	33.43
Solids by Volume	30.09
Theoretical Coverage	483

4331010 Technical Data:

VOC Less Water Less Exempts	2.48 lbs./gal (298 g/L)
Solids by Weight	33.4%
Solids by Volume	30.7%
Theoretical Coverage - Ready to Use (package/as is)	492 sq. ft./gal at 1 mil, 100% transfer efficiency

Important Notes / Precautions:

- Prevent from Freezing

Important:

The contents of this package may have to be blended with other components before the product can be used. Before opening the packages, be sure you understand the warning messages on the labels of all components, since the mixture will have the hazards of all its parts. Improper spray technique may result in a hazardous condition. Follow spray equipment manufacturer's instructions to prevent personal injury or fire. Follow directions for respirator use. Wear eye and skin protection. Observe all applicable precautions.

See Material Safety Data Sheet and Labels for additional safety information and handling instructions.

Emergency Medical or Spill Control Information:

US (412) 434-4515; CANADA (514) 645-1320; Mexico 01-800-00-21-400

Materials described are designed for application by professional, trained personnel using proper equipment and are not intended for sale to the general public. Products mentioned may be hazardous and should only be used according to directions, while observing precautions and warning statements listed on label. Statements and methods described are based upon the best information and practices known to Matthews Paint. Procedures for applications mentioned are suggestions only and are not to be construed as representations or warranties as to performance, results, or fitness for any intended use, nor does Matthews Paint warrant freedom from patent infringement in the use of any formula or process set forth herein. If you require technical assistance, please call us toll-free 800/323-6593.



Oil Based, High Gloss Enamels

1S101

Lettering Enamels

Oil based, high gloss enamels for interior or exterior use on metal, glass, wood, enamel receptive banners and vinyl, vehicle lettering, pinstriping and graphics.

Features & Benefits

- Single stroke coverage
- Outstanding hiding, durability, and fade resistance
- Superior flow characteristics assure the virtual absence of brush marks and provide a clean, sharp edge
- Excellent weathering properties
- Vibrant colors can be intermixed
- Can be brushed, rolled, or sprayed
- Intended for sign writing on storefronts, vehicles, or wherever fine lettering is desired.



Compatible Surfaces

- 4331010 Gloss Chromatic TiCote Clear Primer/Barrier

Optional Products

Hardeners: 4007 Hardener (No more than 10%.)

Reducers: ZZ6000 Cromaflo Enhancer, ZZ6001 Low Temperature Reducer, ZZ6002 High Temperature Reducer

Additives: 4329500 Clear Flattening Paste (no more than 50%), Dana Color D406 Smith's Cream Blending Agent (no more than 10%)

Directions For Use



Surface Preparation:

- Apply over clean, dry surfaces which are free from wax, grease, dust, chalk, etc., and have been primed with the appropriate 1 Shot/Chromatic Primer.
- Prime most flexible plastics, synthetics, (including vinyl, many awning materials and non-ERC prepared banner materials) as well as leather and faux leathers with Chromatic Ti-Cote Primer Barrier (4331010 Gloss).



Matthews Paint • Toll Free: 800.323.6593 • Fax: 800.947.0377
www.matthewspaint.com • 760 Pittsburgh Drive • Delaware, OH 43015

Product Information Effective 06/23
Part No. 1S101 06/23
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Directions For Use (Continued)**Mix Ratios:**

- Use only 6000 series reducers (ZZ6000, ZZ6001, ZZ6002).
- For brush applications, use no more than 10% reducer or flow enhancer as needed to maintain desired flow characteristics and brush control.
- For spray and airbrush applications, use no more than 25% ZZ6001 Low Temperature Reducer.
- Do not reduce Lettering Enamels for roller applications.

**Application:**

Brush, roller, airbrush or spray

**Drying Times:**

- Dry to touch: 2 to 5 hours
- Dry to handle: 8 to 12 hours
- Dry to recoat: 12 to 16 hours

Drying time is best when temperature is above 65°. Between 50° and 65°, drying time is much slower. Paint will not completely dry below 50°.

Total Film Build:

None required. Color dependent.

Equipment Cleaning:

- Clean equipment with mineral spirits

Technical Data:

VOC Less Water Less Exempts - Ready to Use (package/as is).....	2.87-4.36 lbs./gal (344-523 g/L)
VOC Less Water Less Exempts - w/ 10% hardener.....	2.95-4.31 lbs./gal (353-517 g/L)
VOC Less Water Less Exempts - w/ 10% reduction or flow enhancer.....	3.21-4.57 lbs./gal (385-548 g/L)
VOC Less Water Less Exempts - w/ 25% reduction.....	3.62-4.81 lbs./gal (385-548 g/L)
Solids by Weight - Ready to Use (package/as is)	50.3-74.9 %
Solids by Volume - Ready to Use (package/as is)	38.6-56.9 %
Theoretical Coverage - Ready to Use (package/as is).....	619-913 sq. ft./gal at 1 mil, 100% transfer efficiency

Important:

To prevent the possibility of condensation during the coating application the surface temperature should be a minimum 5° above the dew point. If the surface temperature is too high the solvents will volatilize within the film, causing tiny vapor blisters or pinholes that usually leads to an early coating failure. When the ambient temperature is too high, the coating may cure on the surface and inhibit full cure of the underlying material and this will also lead to the formation of blisters and pinholes. To prevent above problems the temperature range has been established. The additives should be used when their properties are required.

The contents of this package may have to be blended with other components before the product can be used. Before opening the packages, be sure you understand the warning messages on the labels of all components, since the mixture will have the hazards of all its parts. Improper spray technique may result in a hazardous condition. Follow spray equipment manufacturer's instructions to prevent personal injury or fire. Follow directions for respirator use. Wear eye and skin protection. Observe all applicable precautions.

See Material Safety Data Sheet and Labels for additional safety information and handling instructions.

Emergency Medical or Spill Control Information:

US (412) 434-4515; CANADA (514) 645-1320; Mexico 01-800-00-21-400

Materials described are designed for application by professional, trained personnel using proper equipment and are not intended for sale to the general public. Products mentioned may be hazardous and should only be used according to directions, while observing precautions and warning statements listed on label. Statements and methods described are based upon the best information and practices known to Matthews Paint. Procedures for applications mentioned are suggestions only and are not to be construed as representations or warranties as to performance, results, or fitness for any intended use, nor does Matthews Paint warrant freedom from patent infringement in the use of any formula or process set forth herein. If you require technical assistance, please call us toll-free 800/323-6593.

Trex Enhance® Composite Decking

Enhance decking offers an authentic wood-grain appearance with the durability of composite and the affordability of wood.



Trex Enhance® Composite Decking

FEATURES GALLERY PEOPLE INSPIRATION Shop Now

Worry-Free
Enhance decking boards are recycled, making them as lightweight as lumber—without the extra work. The long-lasting decking requires little upkeep and comes in ten colors.

Smarter in the Sun®
Golden Hour, Pebble Grains, Tide Pool and Honey Grove, new colors that offer heat-mitigating technology for budget-minded builders for a worry-free alternative to wood.

Sustainable Style
Enhance decking uses 90% recycled plastic film and reclaimed sawdust, and is backed by our 25-Year Limited Residential Fade & Stain Warranty.

"Trex's Sustainable® decking steps cooler than our original boards, but like all decking, it will get hot in direct sun, especially darker colors. Care should be taken to avoid extended contact between exposed skin and the deck surface, especially with young children and those with special needs."

Enhance®

Nature's

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Color: Honey Grove

Browns, grays and any black shade harmonize into a serene, essential color evoking the beauty of our natural world.

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\$4.00
\$160.00

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Composite

FSC Certified
Sustainable Wood

25-Year
Limited Warranty

Decking Profiles Railing Profiles

T Grooved Edge Board

Our grooved edge boards lock with our Hidden Fastener System beneath the deck surface, leaving a flat deck free of screw holes.

Assembled

.54 in x 5.5 in x 12 ft (14 mm x 140 mm x 3658 mm)

.54 in x 5.5 in x 16 ft (14 mm x 140 mm x 4877 mm)

.54 in x 5.5 in x 20 ft (14 mm x 140 mm x 6096 mm)



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The Cathedral Picket Panel



★★★★★ 29 Reviews [See reviews summary](#)

\$136.50 - \$446.25

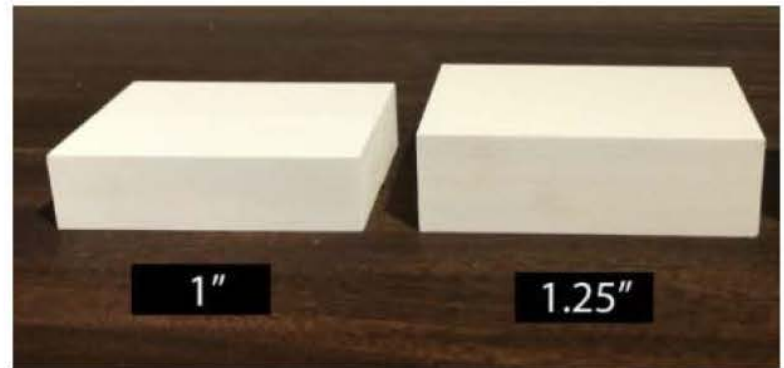
The Cathedral Picket Panel is created by combining our Cathedral Scroll and Picket Panels.

We started with the traditional picket rail design and added interlocking arches to bring a touch of old world charm to your porch.

This custom panel can be installed as a whole panel or cut-to-size to fit your specific deck or porch railing spans. Adjoin cut panel sections seamlessly to avoid waste.

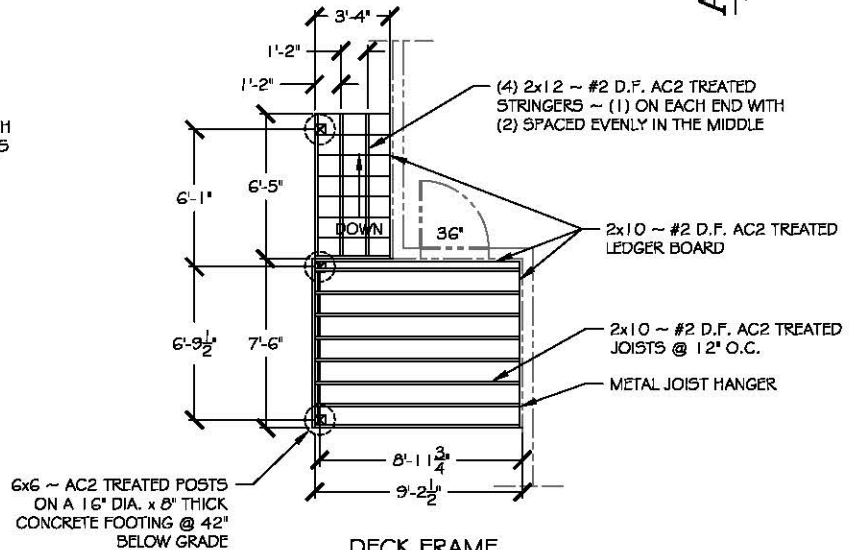
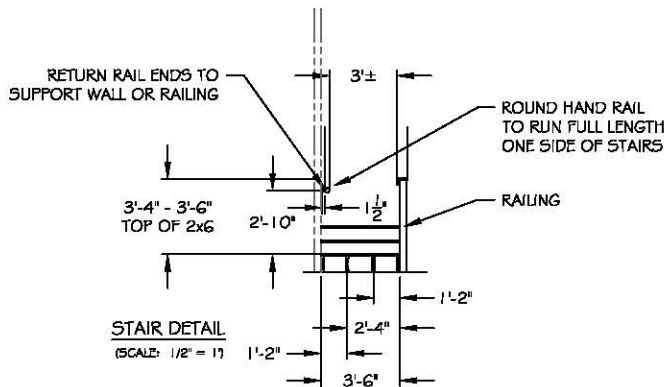
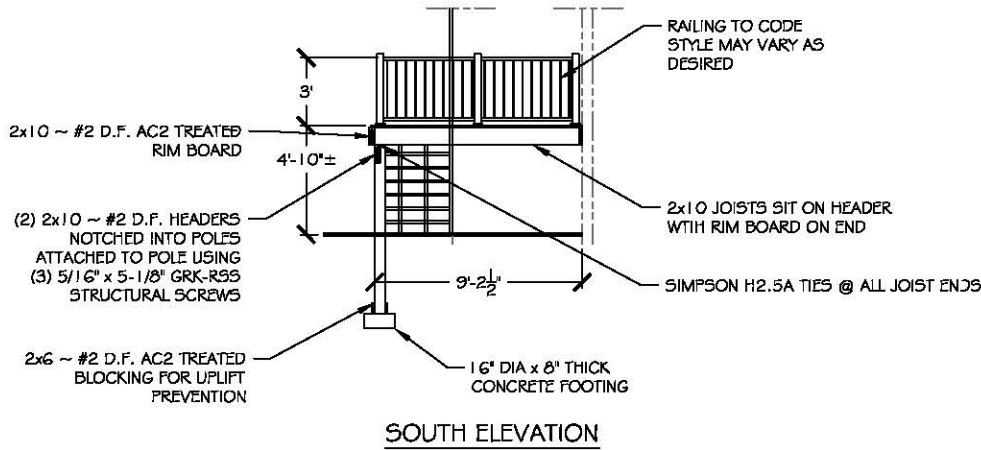
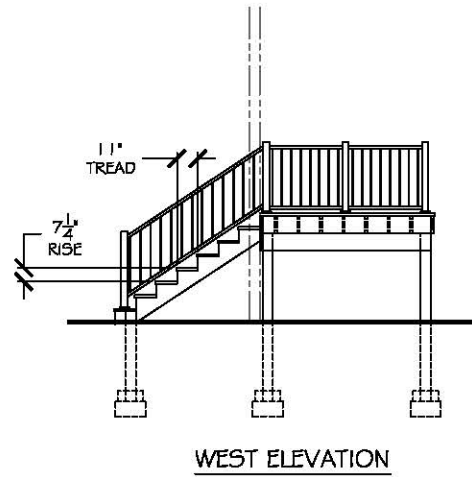
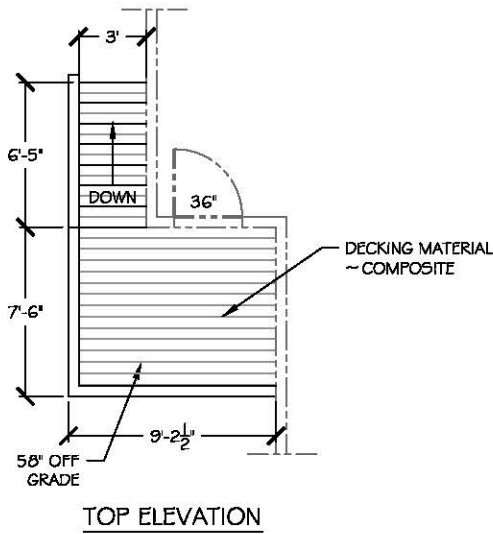
Our panels are designed to be used with a number of different railing systems. Depending on which system you use, plan on adding approximately 7" to the panel height to determine your finished rail height. (Typically between 30" and 42")

The Porch Store custom panels have the body and substance of wood without the character flaws or necessary maintenance. **They are made from 1" or 1.25" thick solid cellular PVC.** The white panels are made from Versatex brand sheet goods.



EXAMPLES





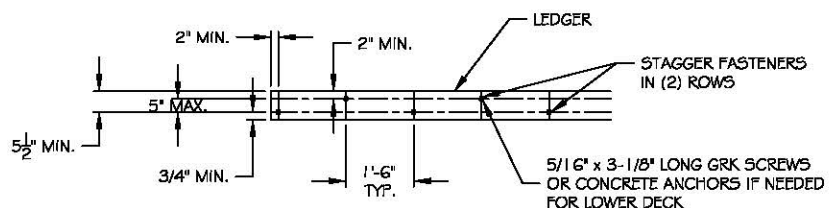
CONSTRUCTION NOTES:

ALL FASTENERS TO BE EXTERIOR SCREWS RATED FOR TREATED LUMBER.
#9 x 3" LG. FOR JOISTS AND FRAMING
#9 x 2-1/2" LG. FOR DECKING (UNLESS OTHERWISE SPECIFIED)

ANY LUMBER DIRECTLY IN CONTACT WITH THE GROUND TO BE "GROUND CONTACT RATED"

DECK BOARDS TO HAVE (2) FASTENERS PER JOIST AND MANUFACTURER SPECIFICATIONS

RAILING DESIGN SHOWN IS FOR DIMENSIONS AND SPECIFICATIONS ONLY. OWNER MAY DESIRE A DIFFERENT STYLE.



SCALE = 2X FOR LEDGER BOARD DETAIL

ARCHITECTURAL PLANS FOR:
250 MASON STREET



37482 THERMAL SASH (SDL)

DOOR SPECIFICATIONS (AS SHOWN):

- Wood Species: Fir
- Glass: Clear
- Profile: Ovolo Sticking
- Panel Type: 3/4" FP

Rough opening needs to be 2" wider and 2 1/2" taller than your door.

Use my location to provide accurate pricing

STANDARD OPTIONS

Quantity 1 Change Quantity

Change Door Shape

Planning to Stain or Paint? ☒ Stain ☐ Paint view more

Wood Species Fir

Original Slab Width 2' 8" 0" view more

Original Slab Height 6' 8" 0" view more

Thickness 1 3/4" view more

IG Glass, Option 1 Clear view more

Add Low-E ☐ Yes ☒ No

Sticking Profile Ovolo Sticking

Bar Type 7/8" Ovolo SDL view more

Panel Type 3/4" FP

Groove Type None

Stile Width 6-1/2" view more

UltraBlock Yes view more

WaterBarrier ☐ Yes ☒ No view more

DESIGN AND CONSTRUCTION ALTERATIONS

Dutch Dutch Cut (square ends)

Modified Mortise & Tenon ☐ Yes ☒ No view more

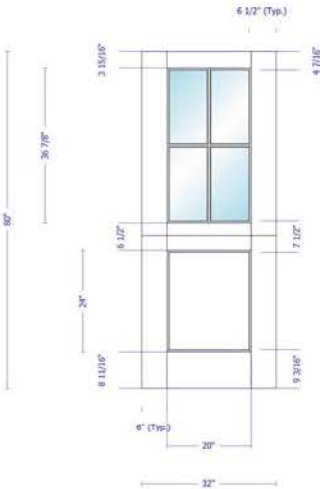
Two-Piece Laminated Stiles and Rails ☐ Yes ☒ No view more

Engineered Stiles and Rails with 1/4" Veneer ☐ Yes ☒ No view more

Mouldings None

FINISHING TOUCHES

Priming ☐ Yes ☒ No view more



**SOLD BY:**

De Leeuw Lumber Company Holland
PO Box 8005
Holland, MI 49422-8005
Fax: 616-392-8835

SOLD TO:

CREATED DATE

1/2/2026

LATEST UPDATE

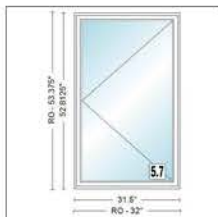
1/2/2026

OWNER

Ryan Brandsen

Abbreviated Quote Report - Customer Pricing

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
SCHEERHORN		8626886		

ORDER NOTES:**DELIVERY NOTES:**

Item	Qty	Operation	Location	Unit Price	Ext. Price
100	1	Left	None Assigned	\$754.06	\$754.06

RO Size = 32" x 53 3/8"

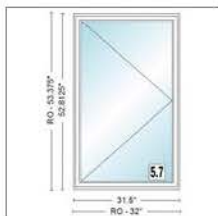
Unit Size = 31 1/2" x 52 13/16"

CX145, Unit, 400 Series Casement, Installation Flange, White Exterior Frame, White Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Left, Hinge for Widest Clear Opening, Dual Pane Low-E4 Standard Series Argon Fill Traditional Trim Stop Profile Stainless Glass / Grille Spacer, Classic Series, White, White, Full Screen, Aluminum

Hardware: PSC Classic Series White PN:1361536

Insect Screen 1: 400 Series Casement, CX145 Full Screen Aluminum White PN:1398413

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.28	0.32	NO	A1	25.6910	47.9610	8.55670



Item	Qty	Operation	Location	Unit Price	Ext. Price
200	1	Right	None Assigned	\$754.06	\$754.06

RO Size = 32" x 53 3/8"

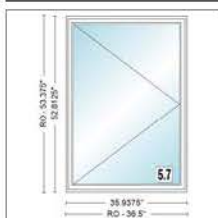
Unit Size = 31 1/2" x 52 13/16"

CX145, Unit, 400 Series Casement, Installation Flange, White Exterior Frame, White Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Right, Hinge for Widest Clear Opening, Dual Pane Low-E4 Standard Series Argon Fill Traditional Trim Stop Profile Stainless Glass / Grille Spacer, Classic Series, White, White, Full Screen, Aluminum

Hardware: PSC Classic Series White PN:1361536

Insect Screen 1: 400 Series Casement, CX145 Full Screen Aluminum White PN:1398413

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.28	0.32	NO	A1	25.6910	47.9610	8.55670



Item	Qty	Operation	Location	Unit Price	Ext. Price
300	1	Right	None Assigned	\$796.90	\$796.90

RO Size = 36 1/2" x 53 3/8"

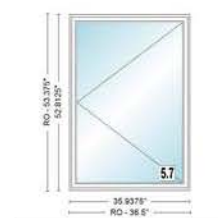
Unit Size = 35 15/16" x 52 13/16"

CXW145, Unit, 400 Series Casement, Installation Flange, White Exterior Frame, White Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Right, Hinge for Widest Clear Opening, Dual Pane Low-E4 Standard Series Argon Fill Traditional Trim Stop Profile Stainless Glass / Grille Spacer, Classic Series, White, White, Full Screen, Aluminum

Hardware: PSC Classic Series White PN:1361536

Insect Screen 1: 400 Series Casement, CXW145 Full Screen Aluminum White PN:1345068

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.29	0.32	NO	A1	30.1290	47.9610	10.0348



Item	Qty	Operation	Location	Unit Price	Ext. Price
400	1	Left	None Assigned	\$796.90	\$796.90

RO Size = 36 1/2" x 53 3/8"

Unit Size = 35 15/16" x 52 13/16"

CXW145, Unit, 400 Series Casement, Installation Flange, White Exterior Frame, White Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Left, Hinge for Widest Clear Opening, Dual Pane Low-E4 Standard Series Argon Fill Traditional Trim Stop Profile Stainless Glass / Grille Spacer, Classic Series, White, White, Full Screen, Aluminum

Hardware: PSC Classic Series White PN:1361536

Insect Screen 1: 400 Series Casement, CXW145 Full Screen Aluminum White PN:1345068

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.29	0.32	NO	A1	30.1290	47.9610	10.0348