

HISTORIC AND DESIGN REVIEW COMMISSION

August 21, 2019

HDRC CASE NO: 2019-470
ADDRESS: 323 LEIGH ST
LEGAL DESCRIPTION: NCB 721 BLK 3 LOT S 80.04 FT OF 6
ZONING: RM-4,H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: Desiree Williams
OWNER: Patrick Baccelieri
TYPE OF WORK: Window replacement
APPLICATION RECEIVED: August 01, 2019
60-DAY REVIEW: September 30, 2019
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace thirteen (13) one over one wood windows with new aluminum clad wood windows.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)

- i. *Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.
- ii. *Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
- iii. *Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
- iv. *Screens and shutters*—Preserve historic window screens and shutters.
- v. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
- ii. *New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
- iii. *Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
- iv. *Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
- v. *Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.
- vi. *Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.
- vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.
- viii. *Security bars*—Install security bars only on the interior of windows and doors.
- ix. *Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when

the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.

x. *Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

FINDINGS:

- a. The primary structure located 323 Leigh St is a 1-story single family home constructed circa 1920 in the Craftsman style. The home features a side gable configuration with asymmetrical recessed front porch, one over one ganged windows, woodlap siding, and a standing seam metal roof with exposed rafter tails. The structure is contributing to the Lavaca Historic District. The applicant is requesting approval to replace approximately 13 existing one over one wood windows with new one over one aluminum clad wood windows.
- b. EXISTING WINDOWS: CONDITION – The applicant provided several photographs of the existing windows taken from outside the structure. Based on the photographic evidence provided, staff finds that the windows are in good condition and are fully repairable. Additionally, this property received Historic Tax Verification in 2016 and is currently within the 10-year incentive period. Staff finds that substantial deterioration of these windows has not occurred since participation in this tax incentive program was granted.
- c. EXISTING WINDOWS: FUNCTIONALITY, EFFICIENCY, AND SUSTAINABILITY – Regarding efficiency, in most cases, windows only account for a fraction of heat gain/loss in a house. Improving the energy efficiency of historic windows should be considered only after other options have been explored such as improving attic, foundation, and wall insulation. The original windows feature single-pane glass which is subject to radiant heat transfer. Products are available to reduce heat transfer such as window films, interior storm windows, and thermal shades. Additionally, air infiltration can be mitigated through weatherstripping or readjusting the window assembly within the frame, as assemblies can settle or shift over time. Missing or cut pulley cords or weights is a common issue that can be repaired, and windows that have been painted shut over time can be cut and freed for functionality. Additionally, the life cycle cost of replacement windows offers one of the lowest returns on investment. Studies have shown that payout for window replacements in historic houses located in hot-humid climates like San Antonio is generally between 15-20 years, with minimal energy costs saved per year comparatively. Replacement products have limited warranties averaging 10 years, so by the time payout is realized (or before), the product has failed and replacement is again required. This creates a continuous cycle of window replacement, which contributes to landfill waste, greenhouse gas emissions, and extraction of raw materials and depletion of natural resources. A wood window that is maintained over time can last for decades and can be spot repaired. Replacement window products have a much shorter lifespan and cannot be repaired once they fail. In general, staff encourages the repair of historic wood windows.
- d. WINDOW REPLACEMENT – According to the Guidelines for Exterior Maintenance and Alterations 6.A.iii., and 6.B.iv., in kind replacement of windows is only appropriate when the original windows are beyond repair. Based on the information provided, staff does not find the windows to be unrepairable. Replacement of any kind is not consistent with the Guidelines.

RECOMMENDATION:

Staff does not recommend approval of the window replacement based on findings a through d. Staff recommends that the applicant repair the existing wood windows in place. If there are assemblies that are deteriorated beyond repair, the applicant must submit evidence to that effect to staff in the form of an updated window schedule and photographs.

If an assembly is deemed deteriorated beyond repair by the HDRC, staff recommends that new windows meet the following stipulation:

- i. That the applicant installs one-over-one fully wood windows to match the existing configuration as closely as possible. The proposed aluminum clad replacement product is not appropriate. Meeting rails must be no taller than 1.25” and stiles no wider than 2.25”. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. The final specification should be submitted to staff for review prior to the issuance of a Certificate of Appropriateness..

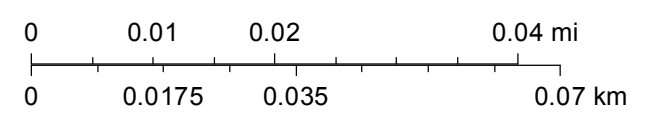
City of San Antonio One Stop



August 15, 2019

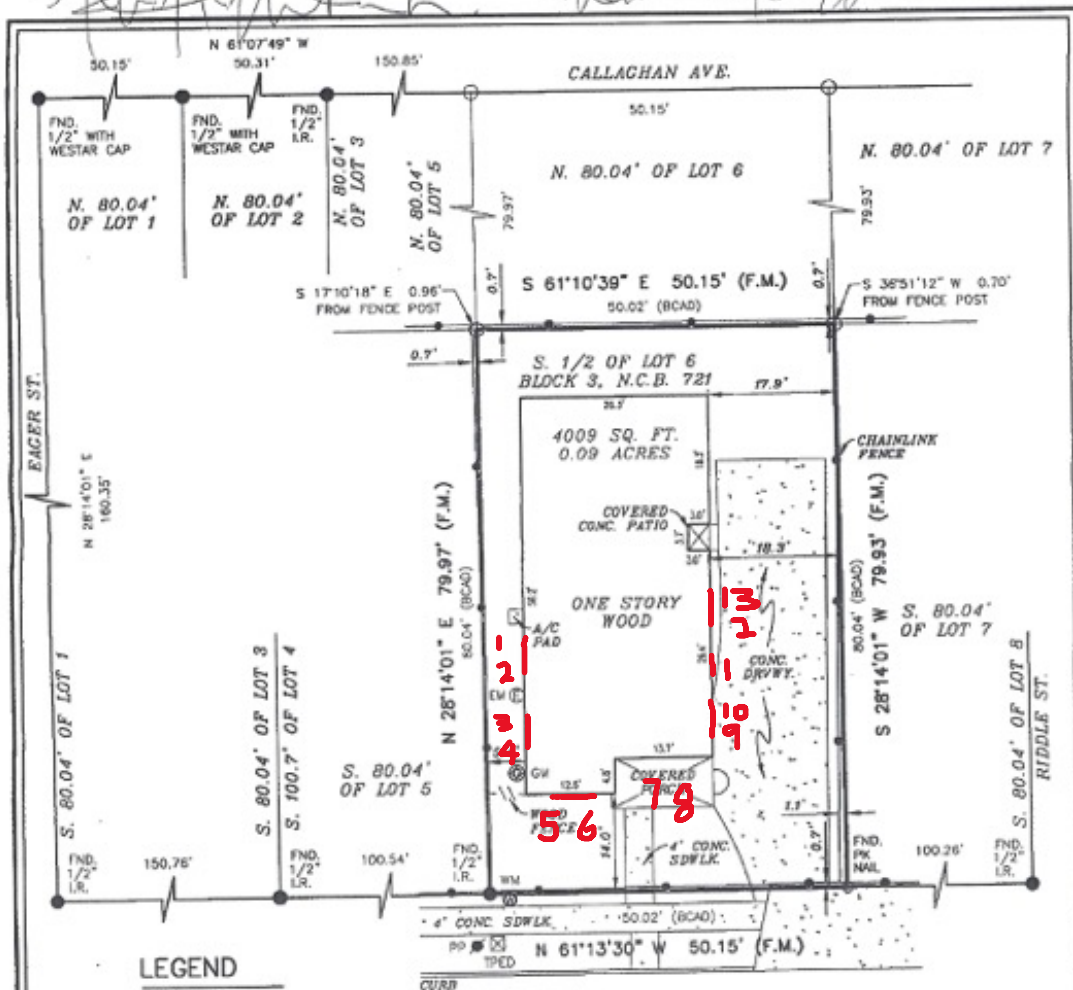
— User drawn lines

1:1,000



CoSA





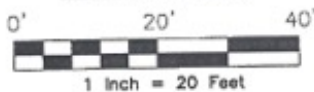
LEGEND

These standard symbols will be found in the drawing.

- — — — — BOUNDARY LINE
- — — — — WOOD FENCE
- — — — — CHAINLINK FENCE
- CALCULATED POINT
- FOUND IRON ROD
- ⊕ FOUND PK NAIL
- ⊙ WATER METER
- ⊙ ELECTRIC METER
- ⊙ GAS METER
- ⊙ POWER POLE
- ⊙ TELEPHONE PEDESTAL
- (BCAD) BEXAR COUNTY
- (F.M.) APPRAISAL DISTRICT
- (F.M.) FIELD MEASURED

LEIGH ST.
(PUBLIC R.O.W.)

GRAPHIC SCALE



SURVEYOR'S NOTE
BASIS OF BEARING, TEXAS
SOUTH CENTRAL NAD 83.

The survey is hereby accepted with the discrepancies, omissions, or shortages in area or boundary lines, encroachments, projections, or overlapping of improvements shown.

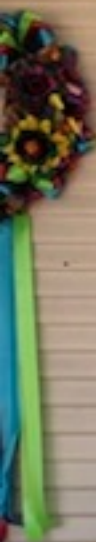
At date of this survey, the property is in FEMA designated ZONE 2, as verified by FEMA map Panel No. 45022C, dated 9/29/09, effective date of SEPTEMBER 29, 2010. Exact designations can only be determined by a Elevation Certificate. This information is subject to change as a result of future FEMA map revisions and/or amendments.

I, **ROY JOHN RONNFELDT**, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to **FIRST AMERICAN TITLE COMPANY**

and that the above map is true and correct according to an actual field survey, made by me on the ground or under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no visible encroachments, no visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, and no visible physical evidence of easements or rights-of-way discrepancies or conflicts in the boundary lines. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Land Surveying (Section 663.18).

FINAL "AS-BUILT" SURVEY

JOB NO.: 1601034147	NO.	REVISION	DATE
DATE: 08/13/14	01	UPDATES IMPROVEMENT	01/22/16
DRAWN BY: MN/SV			
APPROVED BY: RJR		(REFER JOB NO. 1405022701)	



































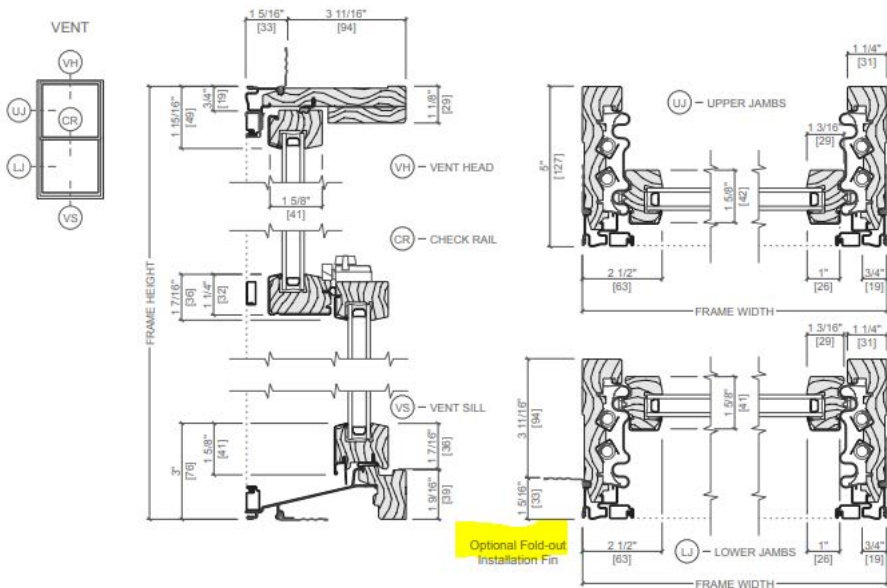






Lifestyle Series Double-Hung

Unit Sections





Proposal - Detailed

ProSource Wholesale #0823
12919 Flagship
San Antonio, TX 78247
Phone: (210) 829-8290 Fax:

Sales Rep Name: Williams, Desiree
Sales Rep Phone: 210-610-9861
Sales Rep E-Mail: dwilliams@prosourcetexas.com
Sales Rep Fax:

7-1 final

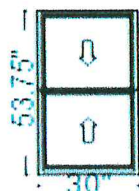
Customer Information	Project/Delivery Address	Order Information
ProSource of San Antonio - 0823 ProSource Dallas Market Center Attn: Scott Eschenbach HALTOM CITY, TX 76117-5905 Primary Phone: (210) 8298290 Mobile Phone: Fax Number: (0) 0000000 E-Mail: Contact Name: Great Plains #: 8100823 Customer Number: 1008963033 Customer Account: 8100823	Claudia EPJ zbar 0823 - PROSOURCE OF SAN ANTONI 12919 FLAGSHIP Lot # SAN ANTONIO, TX 78247 County: BEXAR Owner Name: ProSource of San Antonio - 0823 Owner Phone: (210) 8298290	Quote Name: Claudia EPJ zbar Order Number: S81 Quote Number: 11498864 Order Type: Non-Installed Sales Wall Depth: Payment Terms: Tax Code: Cust Delivery Date: 7/10/2019 Quoted Date: 6/19/2019 Contracted Date: Booked Date: Customer PO #:

Line #	Location:	Attributes
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10 None Assigned

Lifestyle, Double Hung, 30 X 53.75, Putty

Item Price	Qty	Ext'd Price
\$405.16	2	\$810.32



PK #
2039

Viewed From Exterior

Rough Opening: 30 - 3/4" X 54 - 1/2"

1: Non-Standard Size Non-Standard Size Double Hung, Equal

Frame Size: 30 X 53 3/4

General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16"

Exterior Color / Finish: Standard Enduraclad, Putty

Interior Color / Finish: Unfinished Interior

Glass: Insulated Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude

Hardware Options: Cam-Action Lock, Brown, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor

Screen: Full Screen, Putty, InView™

Performance Information: U-Factor 0.30, SHGC 0.22, VLT 0.52, CPD PEL-N-35-00386-00001, Performance Class LC, PG 40, Calculated Positive DP Rating 40, Calculated Negative DP Rating 40, TDI WIN-694, Year Rated 08|11, Egress Does not meet typical United States egress, but may comply with local code requirements

Grille: No Grille,

Wrapping Information: No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 168".

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at www.pella.com

Line #	Location:	Attributes																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
15	None Assigned	<div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div>62.25"</div><div>30"</div><div>Viewed From Exterior</div><div>Rough Opening: 30 - 3/4" X 63"</div></div> <div>Lifestyle, Double Hung, 30 X 62.25, Putty</div> <div><div>Item Price</div><div>Qty</div><div>Ext'd Price</div></div> <tr><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td><td></td><td></td></tr> 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Thank You For Your Interest In Pella® Products

PELLA WARRANTY:

Pella products are covered by Pella's limited warranties in effect at the time of sale. All applicable product warranties are incorporated into and become a part of this contract. Please see the warranties for complete details, taking special note of the two important notice sections regarding installation of Pella products and proper management of moisture within the wall system. Neither Pella Corporation nor the Seller will be bound by any other warranty unless specifically set out in this contract. However, Pella Corporation will not be liable for branch warranties which create obligations in addition to or obligations which are inconsistent with Pella written warranties.

Clear opening (egress) information does not take into consideration the addition of a Rolscreen [or any other accessory] to the product. You should consult your local building code to ensure your Pella products meet local egress requirements.

Per the manufacturer's limited warranty, unfinished mahogany exterior windows and doors must be finished upon receipt prior to installing and refinished annually, thereafter. Variations in wood grain, color, texture or natural characteristics are not covered under the limited warranty.

INSYNCTIVE PRODUCTS: In addition, Pella Insynctive Products are covered by the Pella Insynctive Products Software License Agreement and Pella Insynctive Products Privacy Policy in effect at the time of sale, which can be found at Insynctive.pella.com. By installing or using Your Insynctive Products you are acknowledging the Insynctive Software Agreement and Privacy Policy are part of the terms of sale.

ARBITRATION AND CLASS ACTION WAIVER ("ARBITRATION AGREEMENT")

YOU and Pella and its subsidiaries and the Pella Branded Distributor AGREE TO ARBITRATE DISPUTES ARISING OUT OF OR RELATING TO YOUR PELLA PRODUCTS (INCLUDES PELLA GOODS AND PELLA SERVICES) AND WAIVE THE RIGHT TO HAVE A COURT OR JURY DECIDE DISPUTES. YOU WAIVE ALL RIGHTS TO PROCEED AS A MEMBER OR REPRESENTATIVE OF A CLASS ACTION, INCLUDING CLASS ARBITRATION, REGARDING DISPUTES ARISING OUT OF OR RELATING TO YOUR PELLA PRODUCTS. You may opt out of this Arbitration Agreement by providing notice to Pella no later than ninety (90) calendar days from the date You purchased or otherwise took ownership of Your Pella Goods. To opt out, You must send notice by e-mail to pellawebsupport@pella.com, with the subject line: "Arbitration Opt Out" or by calling (877) 473-5527. Opting out of the Arbitration Agreement will not affect the coverage provided by any applicable limited warranty pertaining to Your Pella Products. For complete information, including the full terms and conditions of this Arbitration Agreement, which are incorporated herein by reference, please visit www.pella.com/arbitration or e-mail to pellawebsupport@pella.com, with the subject line: "Arbitration Details" or call (877) 473-5527. D'ARBITRAGE ET RENONCIATION AU RECOURS COLLECTIF ("convention d'arbitrage") EN FRANÇAIS SEE PELLA.COM/ARBITRATION. DE ARBITRAJE Y RENUNCIA COLECTIVA ("acuerdo de arbitraje") EN ESPAÑOL VER PELLA.COM/ARBITRATION.

Product Performance Information:

U-Factor, Solar Heat Gain Coefficient (SHGC), and Visible Light Transmittance (VLT) are certified by the National Fenestration Rating Council (NFRC). Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions and a specific product size. NFRC does not recommend any products and does not warrant the suitability of any product for any specific use.

Design Pressure (DP), Performance Class, and Performance Grade (PG) are certified by a third party organization, in many cases the Window and Door Manufacturers Association (WDMA). The certification requires the performance of at least one product of the product line to be tested in accordance with the applicable performance standards and verified by an independent party. The certification indicates that the product(s) of the product line passed the applicable tests. The certification does not apply to mulled and/or product combinations unless noted. Actual product results will vary and change over the products life.

For more performance information along with information on Florida Product Approval System (FPAS) Number and Texas Dept. of Insurance (TDI) number go to www.pella.com/performance.

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at www.pella.com

WOOD

Pella® Lifestyle Series

Dual- and Triple-Pane Products

\$\$-\$\$\$



Unbeatable performance options.¹



79% more energy efficient
for a more comfortable home²



52% reduction in outside noises
like traffic and lawnmowers³

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

Style and durability.



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

Packed with innovation.

37
TIME-TESTED
INNOVATIONS

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



Pella Lifestyle Series
triple-pane
casement window

WINDOW STYLES

Special sizes and configurations are also available.



AWNING



BAY OR BOW



CASEMENT



DOUBLE-HUNG⁵

PATIO DOOR STYLES



SLIDING



HINGED

^{1,2,3,4,5} See inside front cover for disclosures.



Colors & Finishes

PELLA® LIFESTYLE SERIES

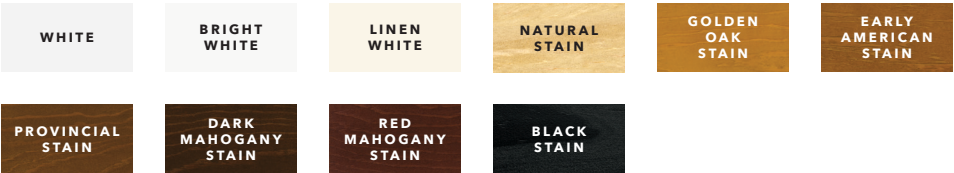
WOOD TYPE

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



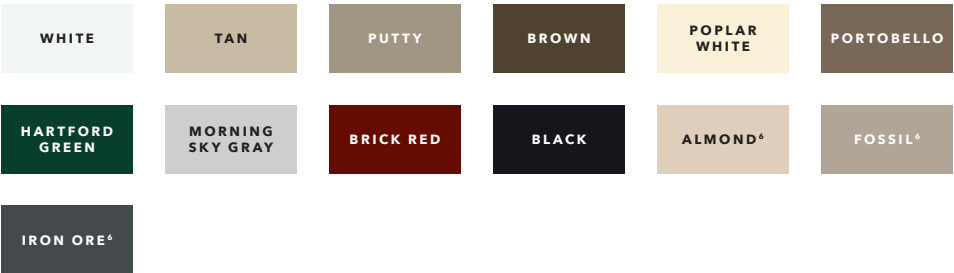
PREFINISHED PINE INTERIOR COLORS

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



ALUMINUM-CLAD EXTERIOR COLORS

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



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

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 comparing Pella Lifestyle Series windows with Advanced Comfort Low-E triple-pane glass with argon and mixed glass thickness to a single pane wood or vinyl window. Double-hung windows are not available with triple-pane glass. The energy efficiency and actual savings will vary by location. The average window energy efficiency is based on a national average of 94 modeled cities across the country and weighting based on population. For more details see pella.com/methodology.

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

⁴ 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.

⁵ Available in dual-pane only.

⁶ Available on triple-pane products only.

Integrated Blinds & Shades PELLA® LIFESTYLE SERIES

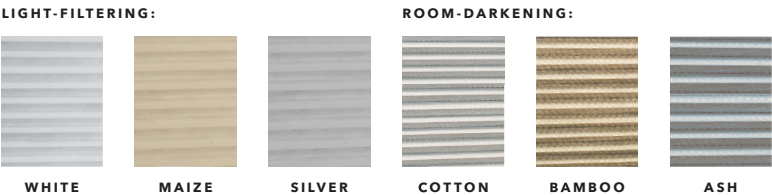
INTEGRATED BLINDS¹

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.



INTEGRATED SHADES¹

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.



Added Security

INSYNCTIVE TECHNOLOGY

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.² Learn more at pella.com/insynctive.



¹ Available on triple-pane products only.

² Requires the Pella Insynctive App on a smart device, an Insynctive Bridge and a wireless home internet router with internet connection.

Performance Packages PELLA® LIFESTYLE SERIES

PACKAGES

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

Performance solutions offer an unbeatable combination of energy efficiency, sound control and value.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.



Pella Lifestyle Series offers products awarded ENERGY STAR® Most Efficient for 2019.²



Performance

Improved energy efficiency and sound performance.

71%
MORE ENERGY
EFFICIENT³

+

34%
NOISE
REDUCTION⁴



Sound Control

Exceptional noise control for a quieter home.

52%
NOISE
REDUCTION⁴



Energy Efficiency

Superior energy efficiency for a more comfortable home.

83%
MORE ENERGY
EFFICIENT³



Ultimate Performance

The best combination of energy efficiency and noise control.

79%
MORE ENERGY
EFFICIENT³

+

52%
NOISE
REDUCTION⁴

Glass⁵

INSULSHIELD® LOW-E GLASS

Advanced Low-E insulating dual- and triple-pane glass with argon⁶

AdvancedComfort Low-E insulating dual- and triple-pane glass with argon⁶

NaturalSun Low-E insulating dual- and triple-pane glass with argon⁶

SunDefense™ Low-E insulating dual- and triple-pane glass with argon⁶

ADDITIONAL GLASS OPTIONS

Tempered glass available on dual- and triple-pane products

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

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 Pella products may not meet ENERGY STAR® guidelines in Canada. For more information, contact your local Pella sales representative or go to energystar.gov.

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

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⁵ Double-hung window available with dual-pane glass only.

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

Grilles PELLA® LIFESTYLE SERIES

GRILLES

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

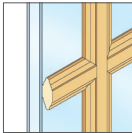
DUAL-PANE:



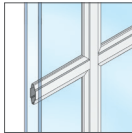
SIMULATED-DIVIDED-LIGHT WITH SPACER 7/8"



SIMULATED-DIVIDED-LIGHT WITHOUT SPACER 7/8"



ROOMSIDE REMOVABLE GRILLES 3/4"



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

TRIPLE-PANE:



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



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

GRILLE PATTERNS

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



TRADITIONAL



9-LITE PRAIRIE



TOP ROW



CROSS



CUSTOM

Screens^{*}

ROLSCREEN®

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

FLAT

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

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

Window Hardware PELLA® LIFESTYLE SERIES

ESSENTIAL COLLECTION Our most popular design with finishes to suit every style.



**FOLD-AWAY
CRANK**



**CAM-ACTION
LOCK**

CHAMPAGNE

WHITE

BROWN

MATTE
BLACK

OIL-RUBBED
BRONZE

SATIN
NICKEL

Patio Door Hardware¹

ESSENTIAL COLLECTION Elevate your style and transform your home with elegant selections.



**HINGED PATIO
DOOR HANDLE**



**SLIDING PATIO
DOOR HANDLE**

CHAMPAGNE

WHITE

BROWN

MATTE
BLACK

OIL-RUBBED
BRONZE

SATIN
NICKEL

¹ On hinged patio doors, Endura Hardware Collection offers a 10-year warranty. See written warranty for complete details at pella.com/warranty.

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



The confidence of added protection.

Pella® Lifestyle Series products are backed by the best limited lifetime warranty for wood windows and patio doors.² See written limited warranty for details, including exceptions and limitations, at pella.com/warranty.

² 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:



WOOD

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Dual- and Triple-Pane Products

\$\$-\$\$\$



Unbeatable performance options.¹



79% more energy efficient
for a more comfortable home²



52% reduction in outside noises
like traffic and lawnmowers³

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

Packed with innovation.

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



Pella Lifestyle Series
triple-pane
casement window

WINDOW STYLES

Special sizes and configurations are also available.



AWNING



BAY OR BOW



CASEMENT



DOUBLE-HUNG⁵

PATIO DOOR STYLES



SLIDING



HINGED

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Colors & Finishes

PELLA® LIFESTYLE SERIES

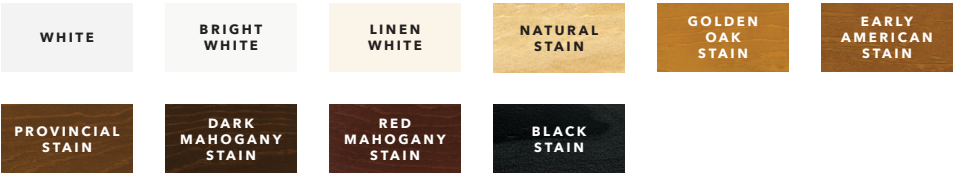
WOOD TYPE

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



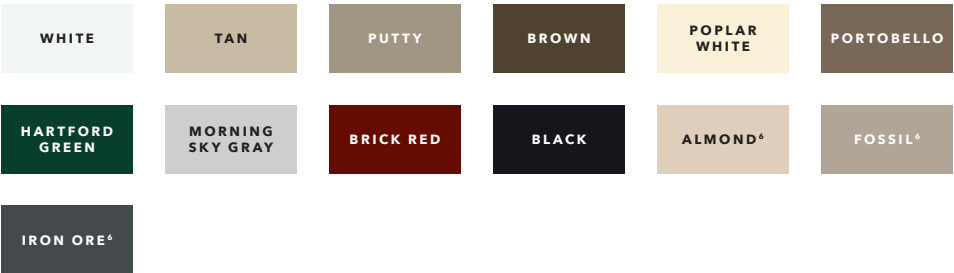
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Integrated Blinds & Shades PELLA® LIFESTYLE SERIES

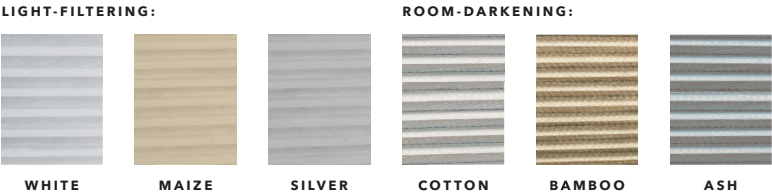
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Performance Packages

PELLA® LIFESTYLE SERIES

PACKAGES

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Performance

Improved energy efficiency and sound performance.

Values are averages compared with single-pane windows.

77%
MORE ENERGY
EFFICIENT²

34%
NOISE
REDUCTION³



Sound Control

Exceptional noise control for a quieter home.

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52%
NOISE
REDUCTION³



Energy Efficiency

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The best combination of energy efficiency and noise control.

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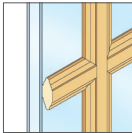
DUAL-PANE:



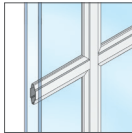
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SIMULATED-DIVIDED-LIGHT WITHOUT SPACER 7/8"



ROOMSIDE REMOVABLE GRILLES 3/4"



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

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

GRILLE PATTERNS

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TRADITIONAL



9-LITE PRAIRIE



TOP ROW



CROSS



CUSTOM

Screens^{*}

ROLSCREEN®

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**FOLD-AWAY
CRANK**



**CAM-ACTION
LOCK**

CHAMPAGNE

WHITE

BROWN

MATTE
BLACK

OIL-RUBBED
BRONZE

SATIN
NICKEL

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DOOR HANDLE**



**SLIDING PATIO
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