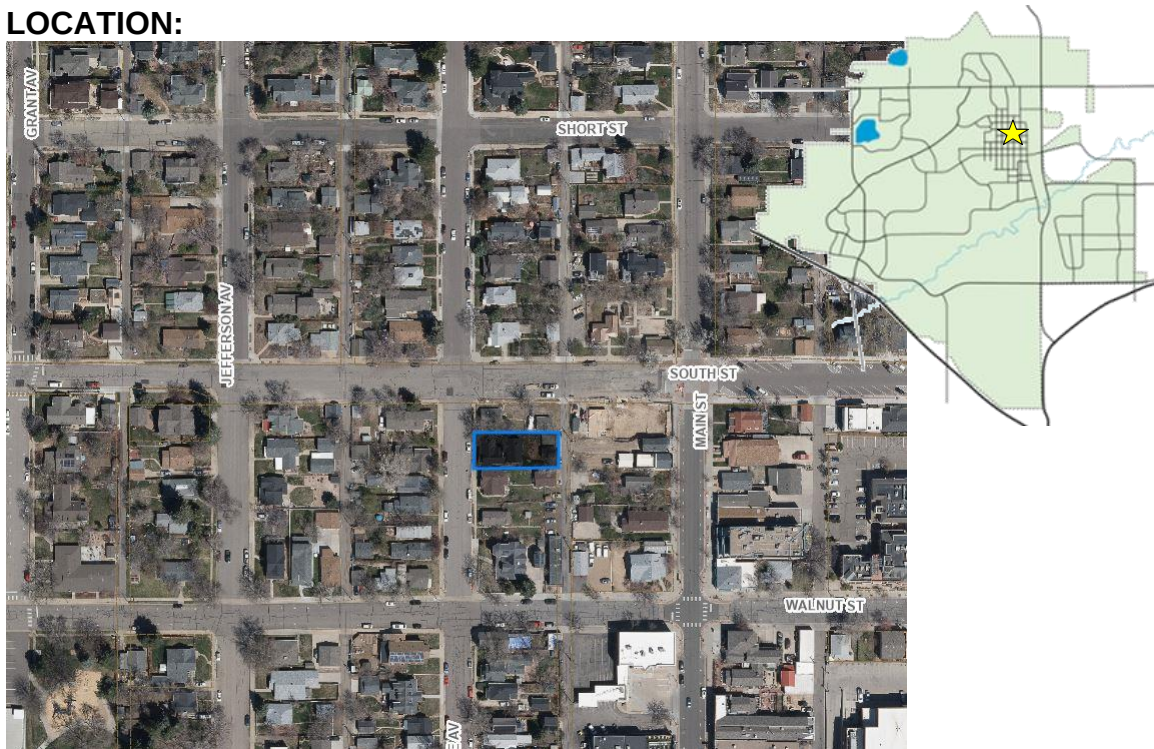


SUBJECT: RESOLUTION NO. 26, SERIES 2023 – A RESOLUTION
APPROVING A PRESERVATION AND RESTORATION GRANT
FOR THE A & L PORTA HOUSE AT 928 LA FARGE AVENUE

DATE: MAY 21, 2024

PRESENTED BY: AMELIA BRACKETT HOGSTAD, SENIOR PLANNER
COMMUNITY DEVELOPMENT

LOCATION:



SUMMARY

This property was landmarked in 2022 as the A & L Porta House. A subcommittee of the Historic Preservation Commission (HPC) reviewed and approved the work proposed in this Preservation and Restoration Grant via an Alteration Certificate after the applicant requested that the Alteration Certificate be reviewed prior to this grant request.

The applicant is requesting a Preservation and Restoration grant in the amount of **\$17,819.90**. Staff recommends approval of the request.

The applicant is requesting approval of a Preservation and Restoration Grant for rehabilitation and restoration work. The total grant request is \$17,819.90, which is below the maximum grant allowance of \$40,000. This grant would be in addition to the \$5,000 signing bonus for landmarking the structure and the \$4,000 grant for the Historic Structure Assessment previously approved for the property.

SUBJECT: RESOLUTION NO. 26, SERIES 2023

DATE: MAY 21, 2024

PAGE 2 OF 3

Under [Resolution No. 17, Series 2019](#), owners of landmarked properties are eligible to apply for Preservation and Restoration Grants. Approved work must fall under the categories of preservation, rehabilitation, and/or restoration.

Resolution 17 includes a requirement that grant requests be received within 36 months of the date a property is declared a landmark, per Section 12.a on page 8. City Council landmarked 928 La Farge on February 15, 2022, making the deadline for grant requests February 15, 2025. Resolution 17 also includes an allowance for properties to request reimbursement for work already completed under Section 12.h.

Table 1. Summary of staff analysis of qualification of Preservation Grant requests under Reso. 17, Series 2019.		
Request	Preservation, Restoration, or Rehabilitation?	In Historic Structure Assessment?
Demolish vinyl siding, wrap house and re-side with lap siding	\$15,639.81	Yes
Porch restoration (inc. new door, decking rehabilitation, and porch posts and brackets)	\$20,000	Yes
Total Project Cost	\$35,639.81	
Total Requested	\$17,819.90 (half of the total project request)	
Total Recommended	\$17,819.90	

FISCAL IMPACT:

Approval of the grant request allows for a total grant of up to \$17,819.90. The unencumbered Historic Preservation Fund balance is estimated at over \$2M, thus, staff finds there are adequate funds to support either grant amount.

HISTORIC PRESERVATION COMMISSION ACTION:

The Historic Preservation Commission (HPC) held a public hearing on the application on April 15, 2024. The HPC voted to recommend approval of the request described in this report. The HPC determined the preservation work did not affect the architectural integrity and qualified for matching grant funds. At that hearing, the applicant also requested funds to replace windows from the 1970s-1990s. The HPC requested that the applicant provide more information on that request and approved a resolution with the lesser amount recommended by staff.

PUBLIC COMMENT:

Staff has not received any public comments regarding the request.

PROGRAM/SUB-PROGRAM IMPACT:

The application meets the Community Design program goals and sub-program objectives by providing incentives to preserve the historic character of Old Town and to encourage the promotion and preservation of Louisville's history and cultural heritage.

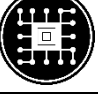
RECOMMENDATION:

Staff recommends approval of a grant request of \$17,819.90.

ATTACHMENTS:

1. Resolution No. 26, Series 2024 (grant)
2. Historic Preservation Commission Resolution 1, Series 2024 (grant approval)
3. Historic Preservation Commission Alteration Certificate
4. Application Materials
5. Historic Structure Assessment
6. Presentation

STRATEGIC PLAN IMPACT:

☐	 Financial Stewardship & Asset Management	☐	 Reliable Core Services
☐	 Vibrant Economic Climate	☒	 Quality Programs & Amenities
☒	 Engaged Community	☐	 Healthy Workforce
☐	 Supportive Technology	☐	 Collaborative Regional Partner

**RESOLUTION NO. 26
SERIES 2024**

**A RESOLUTION APPROVING A PRESERVATION AND RESTORATION GRANT
FOR THE A & L PORTA HOUSE AT 928 LA FARGE AVENUE**

WHEREAS, there has been submitted to the Louisville Historic Preservation Commission (HPC) an application requesting a Preservation and Restoration Grant for the historical residential property located at 928 La Farge Avenue, on property legally described as Lots 8-9, Block 3, Jefferson Place, City of Louisville, State of Colorado;

WHEREAS, City staff and the HPC have reviewed the application and found it to be in compliance with Chapter 15.36.120 of the Louisville Municipal Code; and

WHEREAS, the HPC held a properly noticed public hearing on the proposed grant application and has forwarded to the City Council a recommendation of approval; and

WHEREAS, the City Council has duly considered the proposed grant application and the Commission's recommendation and report, and has held a properly noticed public hearing on the application; and

WHEREAS, the City Council finds that the proposed improvements will assist in the preservation of the A & L Porta House, a local historic landmark.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY
OF LOUISVILLE, COLORADO:**

Section 1. The City Council hereby approves the Preservation and Restoration Grant for work at the A & L Porta House, subject to the following:

1. There is approved a total grant amount of **\$17,819.90** for the work described in the attached Exhibit A.

PASSED AND ADOPTED this 21st day of May, 2024.

By: _____
Chris Leh, Mayor

Attest: _____
Meredyth Muth, City Clerk

Exhibit A		
Project Line Item	Total Line Item Cost	Approved Maximum
Demolish vinyl siding, wrap house and re-side with lap siding	\$15,639.81	\$7,819.9
Porch restoration (inc. new door, decking rehabilitation, and porch posts and brackets)	\$20,000	\$10,000
Total Project Cost	\$50,639.81	
Total Approved Amount	\$17,819.90	

**RESOLUTION NO. 1
SERIES 2024**

**A RESOLUTION MAKING FINDINGS AND RECOMMENDATIONS REGARDING A
PRESERVATION AND RESTORATION GRANT FOR A & L PORTA HOUSE LOCATED
AT 928 LA FARGE AVENUE**

WHEREAS, there has been submitted to the Louisville Historic Preservation Commission (HPC) an application requesting a preservation and restoration grant for the A & L Porta House, a historic residential structure located at 928 La Farge Avenue, on property legally described as Lots 8-9, Block 3, Jefferson Place, Town of Louisville, City of Louisville, State of Colorado; and

WHEREAS, City Staff and the HPC have reviewed the application and found it to be in compliance with Section 3.20.605.D and Section 15.36.120 of the Louisville Municipal Code; and

WHEREAS, the HPC has held a properly noticed public hearing on the preservation and restoration grant; and

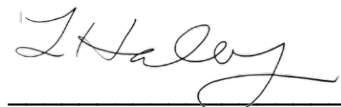
WHEREAS, the preservation and restoration work being requested includes making repairs to the existing structure; and

WHEREAS, the Historic Preservation Commission finds these proposed improvements will assist in the preservation of the A & L Porta House, which is to be landmarked by the City;

NOW, THEREFORE, BE IT RESOLVED BY THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF LOUISVILLE, COLORADO:

1. The Historic Preservation Commission recommends the City Council approve the proposed Preservation and Restoration Grant application for the A & L Porta House, in the amount of **\$17,819.90** for work as described in the attached Exhibit A.

PASSED AND ADOPTED this 15th day of April, 2024.



Lynda Haley, Chairperson

3/19/2024

JoAnna Alidu
928 La Farge
Louisville, CO 80027

Re: Alteration Certificate – 928 La Farge Ave

Dear JoAnna:

A subcommittee of the Historic Preservation Commission (HPC) reviewed the materials you submitted for your completed restoration project and your upcoming restoration and alteration project. After deliberation and a review of the criteria found in Louisville Municipal Code (LMC) Section 15.36.120, the HPC subcommittee voted unanimously to approve your alteration certificate. The reasons for the release are as follows:

- The window replacement is not replacing historic windows and is maintaining the location and sizing of the original windows. The proposed window design is also compatible by replicating the design seen in historic documentation.
- The restoration work on the siding that was already completed restored the siding to a historic design. Note that this siding may already have been approved through a separate process but no record was found in the processing of this application and so it was included in this request even though the work was already complete.
- The alterations to the non-historic windows on the side and rear facades do not have a negative impact on the historic resources of the structure.

Note that this approval covers restoring the porch post brackets as shown; restoring the porch posts as shown in the historic photographs (must match historic photos); replacing the windows in the historic openings like-for-like in design, location, and sizing; and altering non-historic windows as identified. It does not cover any other or different changes.

Therefore, the HPC subcommittee approved the Alteration Certificate, shown in the attached Exhibit A. Please note that any building permits for the project will be reviewed against the Exhibit A and must be in substantial conformance with the plans shown therein.

Please contact me at 303.335.4594 or abrackett@louisvilleco.gov if you have any questions.

Sincerely,

ABH

Amelia Brackett Hogstad
Senior Planner
City of Louisville



Historic Preservation Program

Alteration Certificate Application (Landmarks Only)

APPLICATION MATERIALS REQUIRED

- ☐ Application form
- ☐ Site plan, drawings, spec sheets, and/or photos showing existing conditions AND identifying location of all proposed changes, AND identifying all proposed replacement materials or addition(s)
- ☐ Optional: Cover letter describing the proposal, including what would be demolished and what would be added

GENERAL INFORMATION

Site Address: 928 La Farge Avenue, Louisville CO 80027

Owner Name: JoAnna Alidu

Owner Phone: 561 401 5220

Owner Email: jalidu23@gmail.com

Owner Representative Name: _____

Owner Rep. Phone: _____

Owner Rep. Email: _____

PROPOSED CHANGES INCLUDE

- ☐ Addition
- ☒ Changes to siding, windows, or doors
- ☐ Detached accessory structure
- ☐ Roof-mounted solar panels
- ☐ Fence
- ☐ Other: _____

Note that landscaping and painting do not require Alteration Certificates (except for the alteration of historic painted signs and advertisements).

Please see page 2 to complete the application.

FOR CHANGES TO SIDING, WINDOWS, AND DOORS

Will the changes remove or alter any original architectural details, such as original windows?

- ☐ Yes
☒ No
☐ Don't know

Are you proposing to use historic replacement styles based on historic photographs, existing materials, or other historic references?

- ☒ Yes
☐ No
☐ Don't know

Certify that your site plan clearly identifies the windows, doors, and siding to be changed: _____

FOR ADDITIONS

Does the proposed addition alter any aspects of the existing structure (such as removal of walls, roof, etc.)?

- ☐ Yes
☐ No
☐ Don't know

If yes, certify that your site plan and/or site photographs clearly identify the areas to be removed: _____

Certify that you have reviewed the Alteration Certificate Design Handout or met with staff: _____

Certify that your application includes zoning compliance information: _____

SIGNATURES AND DATES

 10/27/2023

Owner Signature Date

Owner Representative Signature Date

CITY USE ONLY – INTAKE VERIFICATION

Application includes:

- ☐ Sufficient information to evaluate zoning for additions
☐ Materials to be demolished are identified
☐ Materials and/or addition(s) to be added are identified

Comments for incomplete applications:

October 29, 2021

Kim Bauer, Historic Preservation Planner
Planning & Building Safety
City of Louisville
749 Main Street
Louisville, CO 80027

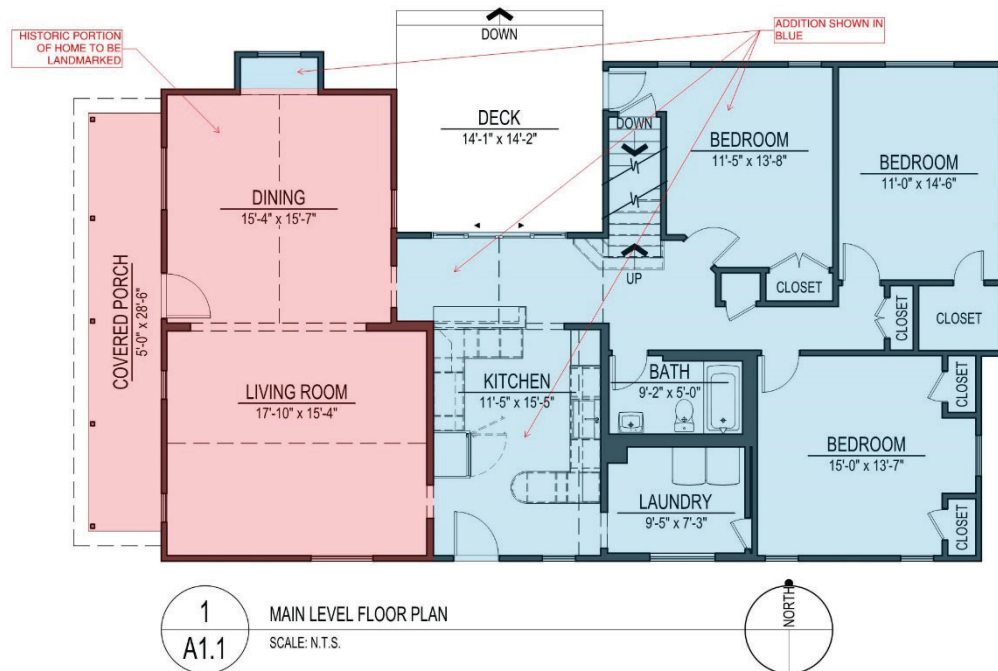
RE: 928 LAFARGE LANDMARK DESIGNATION REQUEST & SIDING REPLACEMENT

Dear Ms. Bauer,

Attached is a Historic Preservation application requesting a Landmark designation for 928 Lafarge Ave. The landmark preservation request is for the front historic portion of the structure only. Please see the marked up floor plan below:



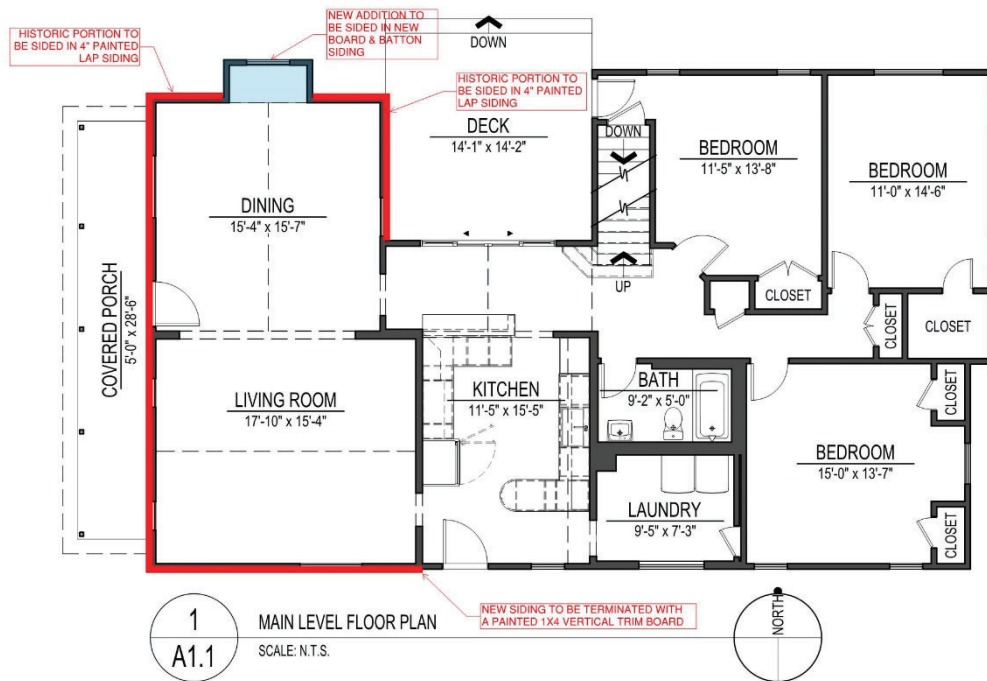
922A MAIN STREET
LOUISVILLE, CO 80027
T (303) 527-1100
INFO@DAJDESIGN.COM
WWW.DAJDESIGN.COM



The owner wishes to replace the vinyl siding on the historic portion of the house and her contractor has already removed the siding from the front portion of the house. It was discovered during that process that the historic siding was removed and will need to be replaced per the historic photos from from the HSA. The replacement siding will be a painted lap siding with a 4" reveal and the trim will be a 3-1/2" painted trim surrounding the windows, doors and the corners of the historic portion of the building. See the extend of the siding replacement below.



922A MAIN STREET
LOUISVILLE, CO 80027
T (303) 527-1100
INFO@DAJDESIGN.COM
WWW.DAJDESIGN.COM

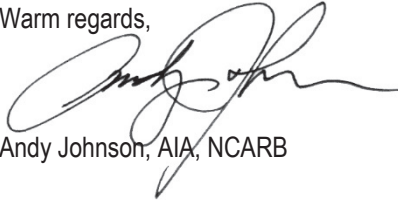


1950'S PHOTO

The 1950's photo shows the historic lap siding that has since been removed. Lap siding was the common siding for this era house and in particular for this portion of Lafarge Ave.

Please contact me if there any questions. Thank you.

Warm regards,



Andy Johnson, AIA, NCARB



922A MAIN STREET
LOUISVILLE, CO 80027
T (303) 527-1100
INFO@DAJDESIGN.COM
WWW.DAJDESIGN.COM

928 La Farge Avenue

Restoration of siding on the historic part of the house, built in 1890.



928 La Farge Avenue

South side of non-historic part of the house - not part of the grant request.

Change to existing window:

Remove half-circle window. Replace with 2 taller double hung windows.





half-circle window to be replaced with a transom window.

Row of windows to change to have 3 windows across, not 5.

928 La Farge Avenue

North side with bay window. The bay window was added on to the historic part of the house with the half-circular window above. It was decided with DAJ Design to side this section with board and batten siding to distinguish it from the historic part of the house.



928 La Farge Avenue

East side of non-historic part of the house - not part of the grant request.

Change to existing window:

Remove small window. Replace with taller double hung window, same size as other windows in the photo that are on the first floor.



1-866-995-6001

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Your Cart (1 Item)

Item	Price	Quantity	Total
 Permalife VBO2 12x11x.1-10 pack	\$164.99	< 1 >	\$164.99 ×

Subtotal: \$164.99**Shipping:** [Add Info](#)**Coupon Code:** [Add Coupon](#)**Grand total:** \$164.99

PRESERVATION & RESTORATION GRANT APPLICATION

APPLICATION MATERIALS REQUIRED (submit final docs to abrackett@louisvilleco.gov)

- ☐ Application form (3 pages)
- ☐ Separate list with detailed descriptions of proposed work
- ☐ Alteration Certificate Application, if relevant (for work that alters the exterior of a property)
- ☐ Optional: Cover letter describing the proposal
- ☐ Optional: Invoices, estimates, and other cost-related materials to support request

GENERAL INFORMATION

Site Address: 928 La Farge Avenue

Owner Name: JoAnna Alidu

Owner Phone: 5614015220

Owner Email: jalidu23@gmail.com

Owner Representative Name: Stephen Long

Owner Rep. Phone: 720 545 6072

Owner Rep. Email: mountainwestbuild@gmail.com

FILLING OUT THE GRANT TABLE ON PAGE 2

Column 1: Give a title to each line item. Include the same title in your list of descriptions of the work so that it is clear which description corresponds to which estimate.

Column 2: Provide the total cost of the line item.

Column 3: Check if relevant. Work completed within the past 5 years prior to landmarking is eligible for grants.

Total Project Cost: Fill in the total cost of all of the line items.

Half of Total: Divide the total project cost in half. This becomes your Total Grant Request. Preservation & Restoration Grants are 50/50 matching grants.

Grant requests greater than maximum allowed: If the Total Grant Request is greater than the maximum allowed, you must submit a letter describing your request. Applications for grants above the maximum must begin with a specific meeting with staff to discuss the request above maximum.

GRANT TABLE

1	2	3
Title of Line Item	Total Cost of Line Item	Check box if work will be completed prior to hearing.
Replace windows in historic part of house	\$12,561.54 \$15,000	☐
Demolish vinyl siding, wrap house and re-side with LP lap siding with 4 inch reveal	\$15,639.81	☒
Porch restoration, including brackets and door replacement	\$20,000	☐
		☐
		☐
		☐
		☐
		☐
		☐
		☐
		☐
Total Project Cost:	\$50,639.81	
Half of total:	\$25,319.90	← Total Grant Request
If Total Grant Request is greater than the maximum allowed, you must first meet with staff as part of the application process.		

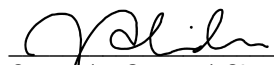
The Property Owner (or Grantee) hereby agrees and acknowledges that:

- A. Funds received as a result of this application will be expended as reimbursements of up to half of actual expenses and must be completed within established timelines.
- B. Awards from the Historic Preservation Fund may differ in type and amount from those requested on an application.
- C. Recipients must submit their project for any required design review by the Historic Preservation Commission and acquire any required building permits before work has started.
- D. All projects are subject to zoning and building code review and approval of a grant does not constitute building permit approval.
- E. All work approved for grant funding must be completed even if only partially funded through this incentives program.
- F. Unless the conditions of approval provide otherwise, disbursement of grant or rebate funds will occur after completion of the project and shall be accompanied by proof of payment. Reimbursements are processed as payments to the Property Owner or Grantee.
- G. The incentive funds may be considered taxable income and Applicant should consult a tax professional if they have questions.
- H. The grant application will be reviewed in accordance with all relevant City policy, including but not limited to the categories of eligible expenses described below.

Eligible expenses fall into one or more of the categories below. Interior improvements for protection, stabilization, or code-required work are eligible for grants. Other interior improvements are not.

- **Preservation** applies methods to sustain existing form, integrity, and materials. Approved work focuses on repairing exterior historic materials and features rather than extensive replacement and new construction.
- **Rehabilitation** facilitates new uses and standards for a building through repair, alterations, and additions that preserve those portions or features that convey its historical, cultural, or architectural significance. Rehabilitation acknowledges the need to alter or add to a historic property while retaining the property's historic character. Upgrading mechanical, electrical, and plumbing systems and other code-related work may be considered rehabilitation.
- **Restoration** accurately depicts the form, features, and character of a property as it appeared at a particular period of time. Approved work focuses on exterior work and includes the removal of features from other periods in its history and reconstruction of missing features from the restoration period.

SIGNATURES AND DATES

 3/4/2024
Owner (or Grantee) Signature Date

If Grantee is not Property Owner, describe relationship to property:

CITY USE ONLY – INTAKE VERIFICATION

- ☐ Table is filled out completely
- ☐ List of Line Item Descriptions is attached
- ☐ Title of Line Items matches Line Item Description Addendum
- ☐ Accompanied by Alteration Certificate, if needed
- ☐ Line items correspond to one of the 3 eligible categories (preservation, restoration, rehabilitation)
- ☐ Applicant has met with staff if grant request is above maximum allowed

BILL TO:

SHIP TO:

Phone
Email

Phone
Fax

QUOTE #	PO #	QUOTE NAME	PROJECT	JOB NAME	CUSTOMER PO #
1754837		928 LAFARGE, LOUISVILLE	MOUNTAIN WEST		

LINE #	LINE TYPE	DESCRIPTION	QTY	U/M	NET PRICE	EXTENDED
100-1	WindowAndDoor	PK- 360	1	EA	\$2,171.88	\$2,171.88

MARCH 2ND, 2023 PRICEBOOK

Westchester Windows Double Hung Operating / Operating 53 x 64.5

Custom: Frame Width = 26.5, Frame Height = 64.5, Sash Split = 50/50, Screen Width = 25, Screen Height = 63.3125

Complete Unit, CoreGuard Plus

Frame = Black 023, Clad Finish = AAMA 2605, Natural, Pine Interior, Visible Interior Vinyl Profile:Beige

Sash = Black 023, Sash-Panel Clad Finish = AAMA 2605, Natural, Sash-Panel Weatherstrip Color = Black

Low-E 366 W/i89, Traditional Sash Profile, Capt Tube, No Argon Gas, Black Warm Edge Spacer, 3/4"

Full Screen Shipped Separately, FlexScreen, View Clear Mesh

Applied Hdwe, Hdwe = Matte Black, Concealed Jambliner, Coil Balance, Bronze Jambliner,

1-Lock, Finger Lift Handles = 1-Finger Lift Shipped Separately, Matte Black, Non-Tilt Adapter = No

Vertical Factory Tight Mull

Casing Applied

Jamb = 6-9/16", Match Interior Wood = Yes, Pine Jamb, Natural, Applied, Interior Mull Casing Applied, Jamb Entire Set

Integral Rigid Aluminum Nailing Fin, Aluminum Drip Cap No/Leg Shipped Separately

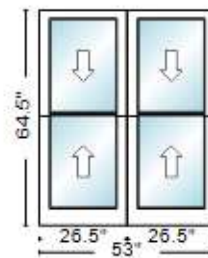
IPG = PG50, Ind. CCL = 436-H-689.08, Ind. FL = FL32089, Ind. TDI =

U-Factor = 0.27, SHGC = 0.19, CR = 43, VT = 0.45, AI = <0.30/<1.5, CPD =

SIE-N-157-00979-00001, Energy Star Region = ,SC,S, GapFill1 = AIR, Can ER = 16, W m 2k = 1.53

Unit 1,2: Glass Width = 20.25, Glass Height = 28.28125,Lower Glass Sash Width = 23.3125,

Lower Glass Sash Height = 32.125, Upper Glass Sash Width = 23.3125, Upper Glass Sash Height = 30.8125



Rough Opening: 53.5" X 65"

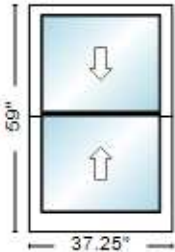
Overall Unit Size: 53" X 64.5"

Room Location: DINING

QUOTE #	PO #	QUOTE NAME	PROJECT	JOB NAME	CUSTOMER PO #
1754837		928 LAFARGE, LOUISVILLE	MOUNTAIN WEST		

LINE #	LINE TYPE	DESCRIPTION	QTY	U/M	NET PRICE	EXTENDED
200-1	WindowAndDoor	PK- 360	1	EA	\$1,206.41	\$1,206.41

MARCH 2ND, 2023 PRICEBOOK
 Westchester Windows Double Hung Operating 37.25 x 59
 Custom: Frame Width = 37.25, Frame Height = 59, Sash Split = 50/50, Screen Width = 35.75, Screen Height = 57.8125
 Complete Unit, CoreGuard Plus
 Frame = Black 023, Clad Finish = AAMA 2605, Natural, Pine Interior, Visible Interior Vinyl Profile:Beige
 Sash = Black 023, Sash-Panel Clad Finish = AAMA 2605, Natural, Sash-Panel Weatherstrip Color = Black
 Low-E 366 W/i89, Traditional Sash Profile, Capt Tube, No Argon Gas, Black Warm Edge Spacer, 3/4"
 Full Screen Shipped Separately, FlexScreen, View Clear Mesh
 Applied Hdwe, Hdwe = Matte Black, Concealed Jambliner, Coil Balance, Bronze Jambliner, 2-Locks, Finger Lift Handles = 1-Finger Lift Shipped Separately, Matte Black, Non-Tilt Adapter = No
 Casing Applied
 Jamb = 6-9/16", Match Interior Wood = Yes, Pine Jamb, Natural, Applied, Jamb Entire Set
 Integral Rigid Aluminum Nailing Fin, Aluminum Drip Cap No/Leg Shipped Separately
 IPG = PG50, Ind. CCL = 436-H-689.04, Ind. FL = FL32089, Ind. TDI = 0
 U-Factor = 0.27, SHGC = 0.19, CR = 43, VT = 0.45, AI = <0.30/<1.5, CPD =
 SIE-N-157-00979-00001, Energy Star Region = ,SC,S, GapFill1 = AIR, Can ER = 16, W m 2k = 1.53
 Unit 1: Glass Width = 31, Glass Height = 25.53125,Lower Glass Sash Width = 34.0625, Lower Glass Sash Height = 29.375, Upper Glass Sash Width = 34.0625, Upper Glass Sash Height = 28.0625



Rough Opening: 37.75" X 59.5"
Overall Unit Size: 37.25" X 59"
Room Location: DINING

QUOTE #	PO #	QUOTE NAME	PROJECT	JOB NAME	CUSTOMER PO #
1754837		928 LAFARGE, LOUISVILLE	MOUNTAIN WEST		

LINE #	LINE TYPE	DESCRIPTION	QTY	U/M	NET PRICE	EXTENDED
300-1	WindowAndDoor	PK- 360	1	EA	\$1,516.27	\$1,516.27

MARCH 2ND, 2023 PRICEBOOK

Westchester Windows Double Hung Operating 34 x 76

Custom: Frame Width = 34, Frame Height = 76, Sash Split = 50/50, Screen Width = 32.5, Screen Height = 74.8125

Complete Unit, CoreGuard Plus

Frame = Black 023, Clad Finish = AAMA 2605, Natural, Pine Interior, Visible Interior Vinyl Profile:Beige

Sash = Black 023, Sash-Panel Clad Finish = AAMA 2605, Natural, Sash-Panel Weatherstrip Color = Black

Low-E 366 W/i89, Traditional Sash Profile, Tempered Both Lites, Capt Tube, No Argon Gas, Black Warm Edge Spacer, 3/4"

Full Screen Shipped Separately, FlexScreen, View Clear Mesh

Applied Hdwe, Hdwe = Matte Black, Concealed Jambliner, Coil Balance, Bronze Jambliner, 2-Locks, Finger Lift Handles = 1-Finger Lift Shipped Separately, Matte Black, Non-Tilt Adapter = No

Casing Applied

Jamb = 6-9/16", Match Interior Wood = Yes, Pine Jamb, Natural, Applied, Jamb Entire Set

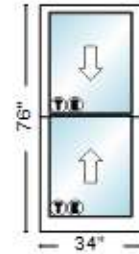
Integral Rigid Aluminum Nailing Fin, Aluminum Drip Cap No/Leg Shipped Separately

IPG = PG50, Ind. CCL = 436-H-689.08, Ind. FL = FL32089, Ind. TDI = 0

U-Factor = 0.27, SHGC = 0.19, CR = 43, VT = 0.45, AI = <0.30/<1.5, CPD =

SIE-N-157-00979-00001, Energy Star Region = ,SC,S, GapFill1 = AIR, Can ER = 16, W m 2k = 1.53

Unit 1: Glass Width = 27.75, Glass Height = 34.03125, Lower Glass Sash Width = 30.8125, Lower Glass Sash Height = 37.875, Upper Glass Sash Width = 30.8125, Upper Glass Sash Height = 36.5625



Rough Opening: 34.5" X 76.5"

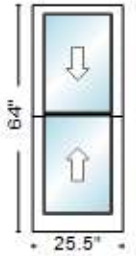
Overall Unit Size: 34" X 76"

Room Location: DINING

QUOTE #	PO #	QUOTE NAME	PROJECT	JOB NAME	CUSTOMER PO #
1754837		928 LAFARGE, LOUISVILLE	MOUNTAIN WEST		

LINE #	LINE TYPE	DESCRIPTION	QTY	U/M	NET PRICE	EXTENDED
400-1	WindowAndDoor	PK- 360	2	EA	\$1,003.25	\$2,006.51

MARCH 2ND, 2023 PRICEBOOK
 Westchester Windows Double Hung Operating 25.5 x 64
 Custom: Frame Width = 25.5, Frame Height = 64, Sash Split = 50/50, Screen Width = 24, Screen Height = 62.8125
 Complete Unit, CoreGuard Plus
 Frame = Black 023, Clad Finish = AAMA 2605, Natural, Pine Interior, Visible Interior Vinyl Profile:Beige
 Sash = Black 023, Sash-Panel Clad Finish = AAMA 2605, Natural, Sash-Panel Weatherstrip Color = Black
 Low-E 366 W/i89, Traditional Sash Profile, Capt Tube, No Argon Gas, Black Warm Edge Spacer, 3/4"
 Full Screen Shipped Separately, FlexScreen, View Clear Mesh
 Applied Hdwe, Hdwe = Matte Black, Concealed Jambliner, Coil Balance, Bronze Jambliner, 1-Lock, Finger Lift Handles = 1-Finger Lift Shipped Separately, Matte Black, Non-Tilt Adapter = No
 Casing Applied
 Jamb = 6-9/16", Match Interior Wood = Yes, Pine Jamb, Natural, Applied, Jamb Entire Set
 Integral Rigid Aluminum Nailing Fin, Aluminum Drip Cap No/Leg Shipped Separately
 IPG = PG50, Ind. CCL = 436-H-689.08, Ind. FL = FL32089, Ind. TDI = 0
 U-Factor = 0.27, SHGC = 0.19, CR = 43, VT = 0.45, AI = <0.30/<1.5, CPD =
 SIE-N-157-00979-00001, Energy Star Region = ,SC,S, GapFill1 = AIR, Can ER = 16, W m 2k = 1.53
 Unit 1: Glass Width = 19.25, Glass Height = 28.03125,Lower Glass Sash Width = 22.3125, Lower Glass Sash Height = 31.875, Upper Glass Sash Width = 22.3125, Upper Glass Sash Height = 30.5625



Rough Opening: 26" X 64.5"
Overall Unit Size: 25.5" X 64"
Room Location: FAMILY ROOM

QUOTE #	PO #	QUOTE NAME	PROJECT	JOB NAME	CUSTOMER PO #
1754837		928 LAFARGE, LOUISVILLE	MOUNTAIN WEST		

LINE #	LINE TYPE	DESCRIPTION	QTY	U/M	NET PRICE	EXTENDED
500-1	WindowAndDoor	PK- 360	1	EA	\$2,160.27	\$2,160.27

MARCH 2ND, 2023 PRICEBOOK

Westchester Windows Double Hung Operating / Operating 53 x 64

Custom: Frame Width = 26.5, Frame Height = 64, Sash Split = 50/50, Screen Width = 25, Screen Height = 62.8125

Complete Unit, CoreGuard Plus

Frame = Black 023, Clad Finish = AAMA 2605, Natural, Pine Interior, Visible Interior Vinyl Profile:Beige

Sash = Black 023, Sash-Panel Clad Finish = AAMA 2605, Natural, Sash-Panel Weatherstrip Color = Black

Low-E 366 W/i89, Traditional Sash Profile, Capt Tube, No Argon Gas, Black Warm Edge Spacer, 3/4"

Full Screen Shipped Separately, FlexScreen, View Clear Mesh

Applied Hdwe, Hdwe = Matte Black, Concealed Jambliner, Coil Balance, Bronze Jambliner,

1-Lock, Finger Lift Handles = 1-Finger Lift Shipped Separately, Matte Black, Non-Tilt Adapter = No

Vertical Factory Tight Mull

Casing Applied

Jamb = 6-9/16", Match Interior Wood = Yes, Pine Jamb, Natural, Applied, Interior Mull Casing Applied, Jamb Entire Set

Integral Rigid Aluminum Nailing Fin, Aluminum Drip Cap No/Leg Shipped Separately

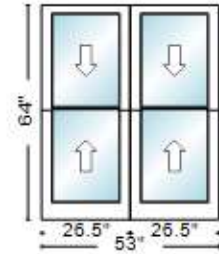
IPG = PG50, Ind. CCL = 436-H-689.08, Ind. FL = FL32089, Ind. TDI =

U-Factor = 0.27, SHGC = 0.19, CR = 43, VT = 0.45, AI = <0.30/<1.5, CPD =

SIE-N-157-00979-00001, Energy Star Region = ,SC,S, GapFill1 = AIR, Can ER = 16, W m 2k = 1.53

Unit 1,2: Glass Width = 20.25, Glass Height = 28.03125,Lower Glass Sash Width = 23.3125,

Lower Glass Sash Height = 31.875, Upper Glass Sash Width = 23.3125, Upper Glass Sash Height = 30.5625



Rough Opening: 53.5" X 64.5"

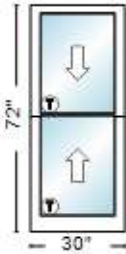
Overall Unit Size: 53" X 64"

Room Location: FAMILY ROOM

QUOTE #	PO #	QUOTE NAME	PROJECT	JOB NAME	CUSTOMER PO #
1754837		928 LAFARGE, LOUISVILLE	MOUNTAIN WEST		

LINE #	LINE TYPE	DESCRIPTION	QTY	U/M	NET PRICE	EXTENDED
600-1	WindowAndDoor	PK- 360	1	EA	\$1,375.69	\$1,375.69

MARCH 2ND, 2023 PRICEBOOK
 Westchester Windows Double Hung Operating 30 x 72
 Custom: Frame Width = 30, Frame Height = 72, Sash Split = 50/50, Screen Width = 28.5, Screen Height = 70.8125
 Complete Unit, CoreGuard Plus
 Frame = Black 023, Clad Finish = AAMA 2605, Natural, Pine Interior, Visible Interior Vinyl Profile:Beige
 Sash = Black 023, Sash-Panel Clad Finish = AAMA 2605, Natural, Sash-Panel Weatherstrip Color = Black
 Low-E 366 W/i89, Traditional Sash Profile, Tempered Both Lites, Capt Tube, No Argon Gas, Black Warm Edge Spacer, 3/4"
 Full Screen Shipped Separately, FlexScreen, View Clear Mesh
 Applied Hdwe, Hdwe = Matte Black, Concealed Jambliner, Coil Balance, Bronze Jambliner, 2-Locks, Finger Lift Handles = 1-Finger Lift Shipped Separately, Matte Black, Non-Tilt Adapter = No
 Casing Applied
 Jamb = 6-9/16", Match Interior Wood = Yes, Pine Jamb, Natural, Applied, Jamb Entire Set
 Integral Rigid Aluminum Nailing Fin, Aluminum Drip Cap No/Leg Shipped Separately
 IPG = PG50, Ind. CCL = 436-H-689.08, Ind. FL = FL32089, Ind. TDI = 0
 U-Factor = 0.27, SHGC = 0.19, CR = 43, VT = 0.45, AI = <0.30/<1.5, CPD =
 SIE-N-157-00979-00001, Energy Star Region = ,SC,S, GapFill1 = AIR, Can ER = 16, W m 2k = 1.53
 Unit 1: Glass Width = 23.75, Glass Height = 32.03125,Lower Glass Sash Width = 26.8125, Lower Glass Sash Height = 35.875, Upper Glass Sash Width = 26.8125, Upper Glass Sash Height = 34.5625

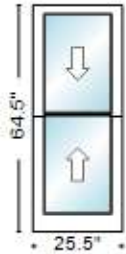


Rough Opening: 30.5" X 72.5"
Overall Unit Size: 30" X 72"
Room Location: KITCHEN

QUOTE #	PO #	QUOTE NAME	PROJECT	JOB NAME	CUSTOMER PO #
1754837		928 LAFARGE, LOUISVILLE	MOUNTAIN WEST		

LINE #	LINE TYPE	DESCRIPTION	QTY	U/M	NET PRICE	EXTENDED
700-1	WindowAndDoor	PK- 360	2	EA	\$1,008.73	\$2,017.47

MARCH 2ND, 2023 PRICEBOOK
Westchester Windows Double Hung Operating 25.5 x 64.5
Custom: Frame Width = 25.5, Frame Height = 64.5, Sash Split = 50/50, Screen Width = 24, Screen Height = 63.3125
Complete Unit, CoreGuard Plus
Frame = Black 023, Clad Finish = AAMA 2605, Natural, Pine Interior, Visible Interior Vinyl Profile:Beige
Sash = Black 023, Sash-Panel Clad Finish = AAMA 2605, Natural, Sash-Panel Weatherstrip Color = Black
Low-E 366 W/i89, Traditional Sash Profile, Capt Tube, No Argon Gas, Black Warm Edge Spacer, 3/4"
Full Screen Shipped Separately, FlexScreen, View Clear Mesh
Applied Hdwe, Hdwe = Matte Black, Concealed Jambliner, Coil Balance, Bronze Jambliner, 1-Lock, Finger Lift Handles = 1-Finger Lift Shipped Separately, Matte Black, Non-Tilt Adapter = No
Casing Applied
Jamb = 6-9/16", Match Interior Wood = Yes, Pine Jamb, Natural, Applied, Jamb Entire Set
Integral Rigid Aluminum Nailing Fin, Aluminum Drip Cap No/Leg Shipped Separately
IPG = PG50, Ind. CCL = 436-H-689.08, Ind. FL = FL32089, Ind. TDI = 0
U-Factor = 0.27, SHGC = 0.19, CR = 43, VT = 0.45, AI = <0.30/<1.5, CPD =
SIE-N-157-00979-00001, Energy Star Region = ,SC,S, GapFill1 = AIR, Can ER = 16, W m 2k = 1.53
Unit 1: Glass Width = 19.25, Glass Height = 28.28125,Lower Glass Sash Width = 22.3125, Lower Glass Sash Height = 32.125, Upper Glass Sash Width = 22.3125, Upper Glass Sash Height = 30.8125



Rough Opening: 26" X 65"
Overall Unit Size: 25.5" X 64.5"
Room Location: LAUNDRY

QUOTE #	PO #	QUOTE NAME	PROJECT	JOB NAME	CUSTOMER PO #
1754837		928 LAFARGE, LOUISVILLE	MOUNTAIN WEST		

LINE #	LINE TYPE	DESCRIPTION	QTY	U/M	NET PRICE	EXTENDED
800-1	WindowAndDoor	PK- 360	1	EA	\$6,910.48	\$6,910.48

No certification or DP rating available for this unit.
 Handle Set includes a corrosion resistant coating.
 MARCH 2ND, 2023 PRICEBOOK
 Aluminum Clad Wood Sliding Patio Door Stile And Rail Door Inactive / Active / Fixed 113.9375 x 81.8125
 Custom: Door Panel Width = 37.375, Door Panel Height = 79, Frame Width = 37.40625, Frame Height = 81.8125
 Custom: Door Panel Width = 37.375, Door Panel Height = 79, Frame Width = 36.98438, Frame Height = 81.8125
 Custom: Door Panel Width = 37.375, Door Panel Height = 79, Frame Width = 39.54688, Frame Height = 81.8125
 Complete Unit, CoreGuard Plus
 Frame = Black 023, Clad Finish = AAMA 2605, Natural, Pine Interior
 Sash = Black 023, Sash-Panel Clad Finish = AAMA 2605, Natural, Model = Fullview, 2 7/8" Stile, 2 7/8" Bottom Rail, 2 7/8" Top Rail
 Low-E 366 W/i89, Contemporary Bead, Tempered Both Lites, Argon Gas, Black Warm Edge Spacer
 Unit 1: AAMA 2605
 Unit 2: Sliding Screen Shipped Separately, Black 023, AAMA 2605, Outside Screen Width = 36.875, Outside Screen Height = 80.125, View Clear Mesh
 Unit 1: 2 pt Lock
 Unit 2: 2 pt Lock, Standard Handle, Hdwe = Satin Nickel, With Footbolt, Satin Nickel
 Mulls 1: Vertical Factory 0" thick
 Mulls 2: Vertical Factory 0" thick
 Jamb = 6-9/16", Match Interior Wood = Yes, Pine Jamb, Natural, Not Applied, Jamb Entire Set
 Structural Patio Nail Fin, No Drip Cap
 U-Factor = 0.26, SHGC = 0.21, CR = 47, VT = 0.48, AI = <0.30/<1.5, CPD =
 SIE-N-104-01866-00001, Energy Star Region = N,NC,S,SC, GapFill1 = ARG, Can ER = 19, W m 2k = 1.48
 Review/No Rating, CCL = Unanswered
 Rough Opening Width = 114.4375, Rough Opening Height = 82.3125
 Set Up = KD
 Unit 1,2,3: Glass Width = 32.75, Glass Height = 74.5,

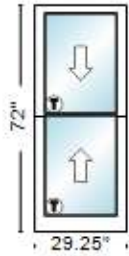
Rough Opening: 114.4375" X 82.3125"
Overall Unit Size: 113.9375" X 81.8125"
Room Location: HALL DOOR



QUOTE #	PO #	QUOTE NAME	PROJECT	JOB NAME	CUSTOMER PO #
1754837		928 LAFARGE, LOUISVILLE	MOUNTAIN WEST		

LINE #	LINE TYPE	DESCRIPTION	QTY	U/M	NET PRICE	EXTENDED
900-1	WindowAndDoor	PK- 360	3	EA	\$1,360.27	\$4,080.82

MARCH 2ND, 2023 PRICEBOOK
 Westchester Windows Double Hung Operating 29.25 x 72
 Custom: Frame Width = 29.25, Frame Height = 72, Sash Split = 50/50, Screen Width = 27.75, Screen Height = 70.8125
 Complete Unit, CoreGuard Plus
 Frame = Black 023, Clad Finish = AAMA 2605, Natural, Pine Interior, Visible Interior Vinyl Profile:Beige
 Sash = Black 023, Sash-Panel Clad Finish = AAMA 2605, Natural, Sash-Panel Weatherstrip Color = Black
 Low-E 366 W/i89, Traditional Sash Profile, Tempered Both Lites, Capt Tube, No Argon Gas, Black Warm Edge Spacer, 3/4"
 Full Screen Shipped Separately, FlexScreen, View Clear Mesh
 Applied Hdwe, Hdwe = Matte Black, Concealed Jambliner, Coil Balance, Bronze Jambliner, 2-Locks, Finger Lift Handles = 1-Finger Lift Shipped Separately, Matte Black, Non-Tilt Adapter = No
 Casing Applied
 Jamb = 6-9/16", Match Interior Wood = Yes, Pine Jamb, Natural, Applied, Jamb Entire Set
 Integral Rigid Aluminum Nailing Fin, Aluminum Drip Cap No/Leg Shipped Separately
 IPG = PG50, Ind. CCL = 436-H-689.08, Ind. FL = FL32089, Ind. TDI = 0
 U-Factor = 0.27, SHGC = 0.19, CR = 43, VT = 0.45, AI = <0.30/<1.5, CPD =
 SIE-N-157-00979-00001, Energy Star Region = ,SC,S, GapFill1 = AIR, Can ER = 16, W m 2k = 1.53
 Unit 1: Glass Width = 23, Glass Height = 32.03125,Lower Glass Sash Width = 26.0625, Lower Glass Sash Height = 35.875, Upper Glass Sash Width = 26.0625, Upper Glass Sash Height = 34.5625

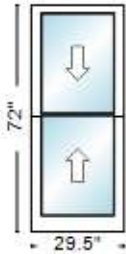


Rough Opening: 29.75" X 72.5"
Overall Unit Size: 29.25" X 72"
Room Location: BED 1

QUOTE #	PO #	QUOTE NAME	PROJECT	JOB NAME	CUSTOMER PO #
1754837		928 LAFARGE, LOUISVILLE	MOUNTAIN WEST		

LINE #	LINE TYPE	DESCRIPTION	QTY	U/M	NET PRICE	EXTENDED
1000-1	WindowAndDoor	PK- 360	2	EA	\$1,164.21	\$2,328.43

MARCH 2ND, 2023 PRICEBOOK
Westchester Windows Double Hung Operating 29.5 x 72
Custom: Frame Width = 29.5, Frame Height = 72, Sash Split = 50/50, Screen Width = 28, Screen Height = 70.8125
Complete Unit, CoreGuard Plus
Frame = Black 023, Clad Finish = AAMA 2605, Natural, Pine Interior, Visible Interior Vinyl Profile:Beige
Sash = Black 023, Sash-Panel Clad Finish = AAMA 2605, Natural, Sash-Panel Weatherstrip Color = Black
Low-E 366 W/i89, Traditional Sash Profile, Capt Tube, No Argon Gas, Black Warm Edge Spacer, 3/4"
Full Screen Shipped Separately, FlexScreen, View Clear Mesh
Applied Hdwe, Hdwe = Matte Black, Concealed Jambliner, Coil Balance, Bronze Jambliner, 2-Locks, Finger Lift Handles = 1-Finger Lift Shipped Separately, Matte Black, Non-Tilt Adapter = No
Casing Applied
Jamb = 6-9/16", Match Interior Wood = Yes, Pine Jamb, Natural, Applied, Jamb Entire Set
Integral Rigid Aluminum Nailing Fin, Aluminum Drip Cap No/Leg Shipped Separately
IPG = PG50, Ind. CCL = 436-H-689.08, Ind. FL = FL32089, Ind. TDI = 0
U-Factor = 0.27, SHGC = 0.19, CR = 43, VT = 0.45, AI = <0.30/<1.5, CPD =
SIE-N-157-00979-00001, Energy Star Region = ,SC,S, GapFill1 = AIR, Can ER = 16, W m 2k = 1.53
Unit 1: Glass Width = 23.25, Glass Height = 32.03125,Lower Glass Sash Width = 26.3125, Lower Glass Sash Height = 35.875, Upper Glass Sash Width = 26.3125, Upper Glass Sash Height = 34.5625



Rough Opening: 30" X 72.5"
Overall Unit Size: 29.5" X 72"
Room Location: BED 2

QUOTE #	PO #	QUOTE NAME	PROJECT	JOB NAME	CUSTOMER PO #
1754837		928 LAFARGE, LOUISVILLE	MOUNTAIN WEST		

LINE #	LINE TYPE	DESCRIPTION	QTY	U/M	NET PRICE	EXTENDED
1100-1	WindowAndDoor	PK- 360	1	EA	\$2,298.40	\$2,298.40

MARCH 2ND, 2023 PRICEBOOK

Westchester Windows Double Hung Operating / Operating 59 x 72

Custom: Frame Width = 29.5, Frame Height = 72, Sash Split = 50/50, Screen Width = 28, Screen Height = 70.8125

Complete Unit, CoreGuard Plus

Frame = Black 023, Clad Finish = AAMA 2605, Natural, Pine Interior, Visible Interior Vinyl Profile:Beige

Sash = Black 023, Sash-Panel Clad Finish = AAMA 2605, Natural, Sash-Panel Weatherstrip Color = Black

Low-E 366 W/i89, Traditional Sash Profile, Capt Tube, No Argon Gas, Black Warm Edge Spacer, 3/4"

Full Screen Shipped Separately, FlexScreen, View Clear Mesh

Applied Hdwe, Hdwe = Matte Black, Concealed Jambliner, Coil Balance, Bronze Jambliner, 2-Locks, Finger Lift Handles = 1-Finger Lift Shipped Separately, Matte Black, Non-Tilt Adapter = No

Vertical Factory Tight Mull

Casing Applied

Jamb = 6-9/16", Match Interior Wood = Yes, Pine Jamb, Natural, Applied, Interior Mull Casing Applied, Jamb Entire Set

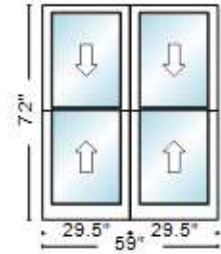
Integral Rigid Aluminum Nailing Fin, Aluminum Drip Cap No/Leg Shipped Separately

IPG = PG50, Ind. CCL = 436-H-689.08, Ind. FL = FL32089, Ind. TDI =

U-Factor = 0.27, SHGC = 0.19, CR = 43, VT = 0.45, AI = <0.30/<1.5, CPD =

SIE-N-157-00979-00001, Energy Star Region = ,SC,S, GapFill1 = AIR, Can ER = 16, W m 2k = 1.53

Unit 1,2: Glass Width = 23.25, Glass Height = 32.03125,Lower Glass Sash Width = 26.3125, Lower Glass Sash Height = 35.875, Upper Glass Sash Width = 26.3125, Upper Glass Sash Height = 34.5625



Rough Opening: 59.5" X 72.5"

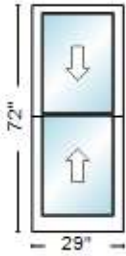
Overall Unit Size: 59" X 72"

Room Location: BED 2

QUOTE #	PO #	QUOTE NAME	PROJECT	JOB NAME	CUSTOMER PO #
1754837		928 LAFARGE, LOUISVILLE	MOUNTAIN WEST		

LINE #	LINE TYPE	DESCRIPTION	QTY	U/M	NET PRICE	EXTENDED
1200-1	WindowAndDoor	PK- 360	2	EA	\$1,242.18	\$2,484.35

MARCH 2ND, 2023 PRICEBOOK
 Westchester Windows Double Hung Operating 29 x 72
 Custom: Frame Width = 29, Frame Height = 72, Sash Split = 50/50, Screen Width = 27.5, Screen Height = 70.8125
 Complete Unit, CoreGuard Plus
 Frame = Black 023, Clad Finish = AAMA 2605, Natural, Pine Interior, Visible Interior Vinyl Profile:Beige
 Sash = Black 023, Sash-Panel Clad Finish = AAMA 2605, Natural, Sash-Panel Weatherstrip Color = Black
 Low-E 366 W/i89, Traditional Sash Profile, Capt Tube, No Argon Gas, Black Warm Edge Spacer, 3/4"
 Full Screen Shipped Separately, FlexScreen, View Clear Mesh
 Applied Hdwe, Hdwe = Matte Black, Concealed Jambliner, Coil Balance, Bronze Jambliner, 2-Locks, Finger Lift Handles = 1-Finger Lift Shipped Separately, Matte Black, Non-Tilt Adapter = No
 Casing Applied
 Jamb = 6-9/16", Match Interior Wood = Yes, Pine Jamb, Natural, Applied, Jamb Entire Set
 Integral Rigid Aluminum Nailing Fin, Aluminum Drip Cap No/Leg Shipped Separately
 IPG = PG50, Ind. CCL = 436-H-689.08, Ind. FL = FL32089, Ind. TDI = 0
 U-Factor = 0.27, SHGC = 0.19, CR = 43, VT = 0.45, AI = <0.30/<1.5, CPD =
 SIE-N-157-00979-00001, Energy Star Region = ,SC,S, GapFill1 = AIR, Can ER = 16, W m 2k = 1.53
 Unit 1: Glass Width = 22.75, Glass Height = 32.03125,Lower Glass Sash Width = 25.8125, Lower Glass Sash Height = 35.875, Upper Glass Sash Width = 25.8125, Upper Glass Sash Height = 34.5625



Rough Opening: 29.5" X 72.5"
Overall Unit Size: 29" X 72"
Room Location: BED 3

QUOTE #	PO #	QUOTE NAME	PROJECT	JOB NAME	CUSTOMER PO #
1754837		928 LAFARGE, LOUISVILLE	MOUNTAIN WEST		

LINE #	LINE TYPE	DESCRIPTION	QTY	U/M	NET PRICE	EXTENDED
1300-1	WindowAndDoor	PK- 360	1	EA	\$5,234.99	\$5,234.99

MARCH 2ND, 2023 PRICEBOOK

Westchester Windows Double Hung Operating / Operating / Operating / Operating 112 x 77.25

Custom: Frame Width = 28, Frame Height = 77.25, Sash Split = 50/50, Screen Width = 26.5,

Screen Height = 76.0625

Complete Unit, CoreGuard Plus

Frame = Black 023, Clad Finish = AAMA 2605, Natural, Pine Interior, Visible Interior Vinyl

Profile:Beige

Sash = Black 023, Sash-Panel Clad Finish = AAMA 2605, Natural, Sash-Panel Weatherstrip

Color = Black

Low-E 366 W/i89, Traditional Sash Profile, Capt Tube, No Argon Gas, Black Warm Edge Spacer,
3/4"

Full Screen Shipped Separately, FlexScreen, View Clear Mesh

Applied Hdwe, Hdwe = Matte Black, Concealed Jambliner, Coil Balance, Bronze Jambliner,

2-Locks, Finger Lift Handles = 1-Finger Lift Shipped Separately, Matte Black, Non-Tilt Adapter
= No

Mulls 1: Vertical Factory Tight Mull

Mulls 2: Vertical Factory Tight Mull

Mulls 3: Vertical Factory Tight Mull

Casing Applied

Jamb = 6-9/16", Match Interior Wood = Yes, Pine Jamb, Natural, Applied, Interior Mull Casing

Applied, Jamb Entire Set

Integral Rigid Aluminum Nailing Fin, Aluminum Drip Cap No/Leg Shipped Separately

IPG = PG50, Ind. CCL = 436-H-689.08, Ind. FL = FL32089, Ind. TDI =

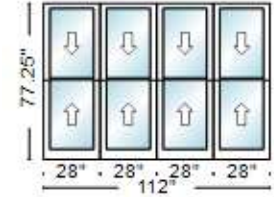
U-Factor = 0.27, SHGC = 0.19, CR = 43, VT = 0.45, AI = <0.30/<1.5, CPD =

SIE-N-157-00979-00001, Energy Star Region = ,SC,S, GapFill1 = AIR, Can ER = 16, W m 2k =
1.53

Unit 1,2,3,4: Glass Width = 21.75, Glass Height = 34.65625,Lower Glass Sash Width = 24.8125,

Lower Glass Sash Height = 38.5, Upper Glass Sash Width = 24.8125, Upper Glass Sash Height =

37.1875



Rough Opening: 112.5" X 77.75"

Overall Unit Size: 112" X 77.25"

Room Location: UPSTAIRS (4 OF 5)

QUOTE #	PO #	QUOTE NAME	PROJECT	JOB NAME	CUSTOMER PO #
1754837		928 LAFARGE, LOUISVILLE	MOUNTAIN WEST		

LINE #	LINE TYPE	DESCRIPTION	QTY	U/M	NET PRICE	EXTENDED
1400-1	WindowAndDoor	PK- 360	1	EA	\$1,289.59	\$1,289.59

MARCH 2ND, 2023 PRICEBOOK

Westchester Windows Double Hung Operating 28 x 77.25

Custom: Frame Width = 28, Frame Height = 77.25, Sash Split = 50/50, Screen Width = 26.5,

Screen Height = 76.0625

Complete Unit, CoreGuard Plus

Frame = Black 023, Clad Finish = AAMA 2605, Natural, Pine Interior, Visible Interior Vinyl

Profile:Beige

Sash = Black 023, Sash-Panel Clad Finish = AAMA 2605, Natural, Sash-Panel Weatherstrip

Color = Black

Low-E 366 W/i89, Traditional Sash Profile, Capt Tube, No Argon Gas, Black Warm Edge Spacer,
3/4"

Full Screen Shipped Separately, FlexScreen, View Clear Mesh

Applied Hdwe, Hdwe = Matte Black, Concealed Jambliner, Coil Balance, Bronze Jambliner,

2-Locks, Finger Lift Handles = 1-Finger Lift Shipped Separately, Matte Black, Non-Tilt Adapter
= No

Casing Applied

Jamb = 6-9/16", Match Interior Wood = Yes, Pine Jamb, Natural, Applied, Jamb Entire Set

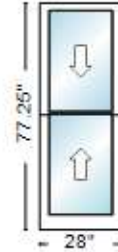
Integral Rigid Aluminum Nailing Fin, Aluminum Drip Cap No/Leg Shipped Separately

IPG = PG50, Ind. CCL = 436-H-689.08, Ind. FL = FL32089, Ind. TDI = 0

U-Factor = 0.27, SHGC = 0.19, CR = 43, VT = 0.45, AI = <0.30/<1.5, CPD =

SIE-N-157-00979-00001, Energy Star Region = ,SC,S, GapFill1 = AIR, Can ER = 16, W m 2k =
1.53

Unit 1: Glass Width = 21.75, Glass Height = 34.65625, Lower Glass Sash Width = 24.8125, Lower
Glass Sash Height = 38.5, Upper Glass Sash Width = 24.8125, Upper Glass Sash Height =
37.1875



Rough Opening: 28.5" X 77.75"

Overall Unit Size: 28" X 77.25"

Room Location: UPSTAIRS (1 OF 5)

LINE #	LINE TYPE	DESCRIPTION	QTY	U/M	NET PRICE	EXTENDED
1500-1	ManualLineType	PK- 1	1		\$238.09	\$238.09

FIELD MULL LINE 1400 TO SIDE OF LINE 1300

Rough Opening:

Overall Unit Size:

Room Location: UPSTAIRS MULL

QUOTE #	PO #	QUOTE NAME	PROJECT	JOB NAME	CUSTOMER PO #
1754837		928 LAFARGE, LOUISVILLE	MOUNTAIN WEST		

LINE #	LINE TYPE	DESCRIPTION	QTY	U/M	NET PRICE	EXTENDED
1600-1	WindowAndDoor	PK- 360	1	EA	\$3,411.04	\$3,411.04

MARCH 2ND, 2023 PRICEBOOK

Westchester Windows Double Hung Operating / Operating / Operating 88.125 x 71.5

Custom: Frame Width = 29.375, Frame Height = 71.5, Sash Split = 50/50, Screen Width =

27.875, Screen Height = 70.3125

Complete Unit, CoreGuard Plus

Frame = Black 023, Clad Finish = AAMA 2605, Natural, Pine Interior, Visible Interior Vinyl

Profile:Beige

Sash = Black 023, Sash-Panel Clad Finish = AAMA 2605, Natural, Sash-Panel Weatherstrip

Color = Black

Low-E 366 W/i89, Traditional Sash Profile, Capt Tube, No Argon Gas, Black Warm Edge Spacer,
3/4"

Full Screen Shipped Separately, FlexScreen, View Clear Mesh

Applied Hdwe, Hdwe = Matte Black, Concealed Jambliner, Coil Balance, Bronze Jambliner,

2-Locks, Finger Lift Handles = 1-Finger Lift Shipped Separately, Matte Black, Non-Tilt Adapter
= No

Mulls 1: Vertical Factory Tight Mull

Mulls 2: Vertical Factory Tight Mull

Casing Applied

Jamb = 6-9/16", Match Interior Wood = Yes, Pine Jamb, Natural, Applied, Interior Mull Casing

Applied, Jamb Entire Set

Integral Rigid Aluminum Nailing Fin, Aluminum Drip Cap No/Leg Shipped Separately

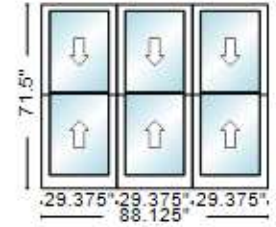
IPG = PG50, Ind. CCL = 436-H-689.08, Ind. FL = FL32089, Ind. TDI =

U-Factor = 0.27, SHGC = 0.19, CR = 43, VT = 0.45, AI = <0.30/<1.5, CPD =

SIE-N-157-00979-00001, Energy Star Region = ,SC,S, GapFill1 = AIR, Can ER = 16, W m 2k =
1.53

Unit 1,2,3: Glass Width = 23.125, Glass Height = 31.78125,Lower Glass Sash Width = 26.1875,

Lower Glass Sash Height = 35.625, Upper Glass Sash Width = 26.1875, Upper Glass Sash Height
= 34.3125



Rough Opening: 88.625" X 72"

Overall Unit Size: 88.125" X 71.5"

Room Location: UPSTAIRS

QUOTE #	PO #	QUOTE NAME	PROJECT	JOB NAME	CUSTOMER PO #
1754837		928 LAFARGE, LOUISVILLE	MOUNTAIN WEST		

LINE #	LINE TYPE	DESCRIPTION	QTY	U/M	NET PRICE	EXTENDED
1700-1	WindowAndDoor	PK- 360	2	EA	\$711.03	\$1,422.06

MARCH 2ND, 2023 PRICEBOOK

Aluminum Clad Wood Windows Casement Left 23.5 x 23.5

Custom: Frame Width = 23.5, Frame Height = 23.5, Screen Width = 19.75, Screen Height = 18.6875

Complete Unit, CoreGuard Plus

Frame = Black 023, Clad Finish = AAMA 2605, Natural, Pine Interior, Standard Frame

Sash = Black 023, Sash-Panel Clad Finish = AAMA 2605, Natural, Wstrp Bronze

Low-E 366 W/i89, Contemporary Bead, Capt Tube, No Argon Gas, Black Warm Edge Spacer

Full Screen Shipped Separately, Matte Black, View Clear Mesh

With Unit, Hdwe = Matte Black, 14" Hinge

Jamb = 6-9/16", Match Interior Wood = Yes, Pine Jamb, Natural, Applied, Jamb Entire Set

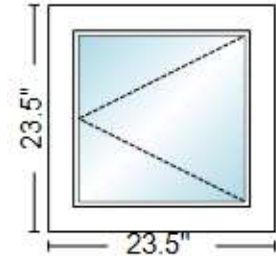
Aluminum Structural Nail Fin, Structural Drip Cap Applied

IPG = PG50, Ind. CCL = 436-H-105.53, Ind. FL = FL24496, Ind. TDI = WIN-2380

U-Factor = 0.28, SHGC = 0.19, CR = 44, VT = 0.41, AI = <0.30/<1.5, CPD =

SIE-N-96-02237-00001, Energy Star Region = ,SC,S, GapFill1 = AIR, Can ER = 16, W m 2k = 1.59

Unit 1: Glass Width = 18.3125, Glass Height = 18.3125, Sash Width = 21.90625, Sash Height = 21.90625



Rough Opening: 24.25" X 24"

Overall Unit Size: 23.5" X 23.5"

Room Location: UPSTAIRS

LINE #	LINE TYPE	DESCRIPTION	QTY	U/M	NET PRICE	EXTENDED
1800-1	WindowAndDoor	PK- 360	5	EA	\$1,233.13	\$6,165.65

MARCH 2ND, 2023 PRICEBOOK

Westchester Windows Double Hung Operating 29 x 71.25

Custom: Frame Width = 29, Frame Height = 71.25, Sash Split = 50/50, Screen Width = 27.5, Screen Height = 70.0625

Complete Unit, CoreGuard Plus

Frame = Black 023, Clad Finish = AAMA 2605, Natural, Pine Interior, Visible Interior Vinyl Profile:Beige

Sash = Black 023, Sash-Panel Clad Finish = AAMA 2605, Natural, Sash-Panel Weatherstrip

Color = Black

Low-E 366 W/i89, Traditional Sash Profile, Capt Tube, No Argon Gas, Black Warm Edge Spacer, 3/4"

Full Screen Shipped Separately, FlexScreen, View Clear Mesh

Applied Hdwe, Hdwe = Matte Black, Concealed Jambliner, Coil Balance, Bronze Jambliner,

2-Locks, Finger Lift Handles = 1-Finger Lift Shipped Separately, Matte Black, Non-Tilt Adapter = No

Casing Applied

Jamb = 6-9/16", Match Interior Wood = Yes, Pine Jamb, Natural, Applied, Jamb Entire Set

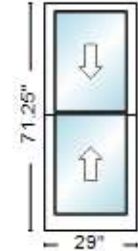
Integral Rigid Aluminum Nailing Fin, Aluminum Drip Cap No/Leg Shipped Separately

IPG = PG50, Ind. CCL = 436-H-689.08, Ind. FL = FL32089, Ind. TDI = 0

U-Factor = 0.27, SHGC = 0.19, CR = 43, VT = 0.45, AI = <0.30/<1.5, CPD =

SIE-N-157-00979-00001, Energy Star Region = ,SC,S, GapFill1 = AIR, Can ER = 16, W m 2k = 1.53

Unit 1: Glass Width = 22.75, Glass Height = 31.65625, Lower Glass Sash Width = 25.8125, Lower Glass Sash Height = 35.5, Upper Glass Sash Width = 25.8125, Upper Glass Sash Height = 34.1875



Rough Opening: 29.5" X 71.75"

Overall Unit Size: 29" X 71.25"

Room Location: UPSTAIRS

QUOTE #	PO #	QUOTE NAME	PROJECT	JOB NAME	CUSTOMER PO #
1754837		928 LAFARGE, LOUISVILLE	MOUNTAIN WEST		

LINE #	LINE TYPE	DESCRIPTION	QTY	U/M	NET PRICE	EXTENDED
1900-1	WindowAndDoor	PK- 360	3	EA	\$803.07	\$2,409.22

MARCH 2ND, 2023 PRICEBOOK
 Aluminum Clad Wood Windows Direct Set Fixed 59.5 x 11.5
 Custom: Frame Width = 59.5, Frame Height = 11.5
 Complete Unit, CoreGuard Plus
 Frame = Black 023, Clad Finish = AAMA 2605, Natural, Pine Interior
 Low-E 366 W/i89, Contemporary Bead, Tempered Both Lites, Capt Tube, No Argon Gas, Black
 Warm Edge Spacer
 Jamb = 6-9/16", Match Interior Wood = Yes, Pine Jamb, Natural, Applied, Jamb Entire Set
 Aluminum Structural Nail Fin, Structural Drip Cap Applied
 IPG = PG50, Ind. CCL = 436-H-523.30, Ind. FL = FL19724, Ind. TDI = WIN-2385
 U-Factor = 0.25, SHGC = 0.21, CR = 42, VT = 0.49, AI = <0.30/<1.5, CPD =
 SIE-N-98-03554-00001, Energy Star Region = ,NC,SC,S, GapFill1 = AIR, Can ER = 20.61534,
 W m 2k = 1.42
 Unit 1: Glass Width = 57.6875, Glass Height = 9.6875,



Rough Opening: 60.25" X 12"
Overall Unit Size: 59.5" X 11.5"
Room Location: UPSTAIRS

QUOTE #	PO #	QUOTE NAME	PROJECT	JOB NAME	CUSTOMER PO #
1754837		928 LAFARGE, LOUISVILLE	MOUNTAIN WEST		

PRINTED BY	BID BY	SALESPERSON
jschuetz		266

SUB-TOTAL:	\$50,727.62
LABOR:	\$700.00
FREIGHT:	\$350.00
SALES TAX:	\$1,471.10
TOTAL:	\$53,248.72

Comments:

COMPANY

Unless otherwise noted on the line item, this product is covered under a Sierra Pacific Windows limited warranty. Please see your dealer, the Website WWW.SIERRAPACIFICWINDOWS.COM or our marketing literature for a copy of the applicable limited warranty for specific language, limitations and exclusions.

All prices quoted are typically valid for 30 days. The quoted pricing is not final and is subject to revised price book releases and changes until the order has been submitted. Other exceptions may apply. Shop drawing charges are not included.

COLOR VARIATION

Sierra Pacific offers a variety of wood species produced in combinations of solid and veneer-wrapped wood parts that have varying grain patterns. Wood characteristics also vary due to the species of the wood. The combination of these items could result in color variations of the finished stained products. Outswing Doors will have a complementary species of wood threshold.

RATINGS

Oversized units and certain mulled/stacked configurations have not been tested and therefore have no performance grade(PG) rating. P.E. approved job-specific comparative analysis may be available for these non-rated units. Please contact your Inside Sales group to determine available options for non-rated product. A complete list of rated products is available at WWW.SIERRAPACIFICWINDOWS.COM

Units denoted with an 'E' on the line item image meet egress based off criteria from the International Residential Code manual. Each has at least 20" clear opening width, 24" clear opening height and a total clear opening square footage of at least 5.7. The window sill height is not taken into consideration and needs to be reviewed for compliance in your local jurisdiction.

The Vinyl replacement products do not have a PG rating.

ALUMINUM CLAD UNITS ONLY: **SPW recommends through frame installation for units with factory applied brickmould.**

If units are being installed in an area requiring specific PG ratings the unit must be installed in the exact manner tested as shown in our certified installation details. These details can be found on the Florida Building Code website at www.floridabuilding.org or can be obtained by contacting Sierra Pacific's Architectural Services Department at 800-433-4873 ext. 1734.

Recent building code changes require the addition of limiting devices on any operating unit installed where the finished clear opening of the unit is within 24" of the floor and is more than 72" above the finished grade or other surface below the window. Please check with your local building department to determine if this code is a requirement in your jurisdiction and order units accordingly.

THERMAL PERFORMANCE

This quote may contain glazing options that include coating 'i89'. These glazing options may have an increased risk of room side glass condensation in areas where the winter outdoor temperatures are below freezing (32°F/0°C).

We Appreciate Your Business!

BILL TO:

SHIP TO:

Phone

Phone

Email

Fax

QUOTE #	PO #	QUOTE NAME	PROJECT	JOB NAME	CUSTOMER PO #
1754837		928 LAFARGE, LOUISVILLE	MOUNTAIN WEST		

LINE #	LINE TYPE	DESCRIPTION	QTY	U/M	NET PRICE	EXTENDED
100-1	WindowAndDoor	PK- 360	1	EA	\$2,171.88	\$2,171.88

MARCH 2ND, 2023 PRICEBOOK

Westchester Windows Double Hung Operating / Operating 53 x 64.5

Custom: Frame Width = 26.5, Frame Height = 64.5, Sash Split = 50/50, Screen Width = 25, Screen Height = 63.3125

Complete Unit, CoreGuard Plus

Frame = Black 023, Clad Finish = AAMA 2605, Natural, Pine Interior, Visible Interior Vinyl Profile:Beige

Sash = Black 023, Sash-Panel Clad Finish = AAMA 2605, Natural, Sash-Panel Weatherstrip Color = Black

Low-E 366 W/i89, Traditional Sash Profile, Capt Tube, No Argon Gas, Black Warm Edge Spacer, 3/4"

Full Screen Shipped Separately, FlexScreen, View Clear Mesh

Applied Hdwe, Hdwe = Matte Black, Concealed Jambliner, Coil Balance, Bronze Jambliner,

1-Lock, Finger Lift Handles = 1-Finger Lift Shipped Separately, Matte Black, Non-Tilt Adapter = No

Vertical Factory Tight Mull

Casing Applied

Jamb = 6-9/16", Match Interior Wood = Yes, Pine Jamb, Natural, Applied, Interior Mull Casing Applied, Jamb Entire Set

Integral Rigid Aluminum Nailing Fin, Aluminum Drip Cap No/Leg Shipped Separately

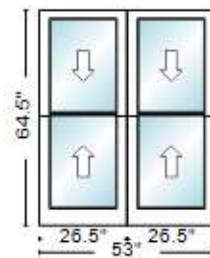
IPG = PG50, Ind. CCL = 436-H-689.08, Ind. FL = FL32089, Ind. TDI =

U-Factor = 0.27, SHGC = 0.19, CR = 43, VT = 0.45, AI = <0.30/<1.5, CPD =

SIE-N-157-00979-00001, Energy Star Region = ,SC,S, GapFill1 = AIR, Can ER = 16, W m 2k = 1.53

Unit 1,2: Glass Width = 20.25, Glass Height = 28.28125,Lower Glass Sash Width = 23.3125,

Lower Glass Sash Height = 32.125, Upper Glass Sash Width = 23.3125, Upper Glass Sash Height = 30.8125



Rough Opening: 53.5" X 65"

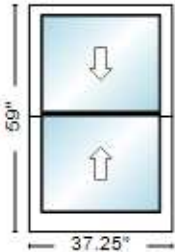
Overall Unit Size: 53" X 64.5"

Room Location: DINING

QUOTE #	PO #	QUOTE NAME	PROJECT	JOB NAME	CUSTOMER PO #
1754837		928 LAFARGE, LOUISVILLE	MOUNTAIN WEST		

LINE #	LINE TYPE	DESCRIPTION	QTY	U/M	NET PRICE	EXTENDED
200-1	WindowAndDoor	PK- 360	1	EA	\$1,206.41	\$1,206.41

MARCH 2ND, 2023 PRICEBOOK
 Westchester Windows Double Hung Operating 37.25 x 59
 Custom: Frame Width = 37.25, Frame Height = 59, Sash Split = 50/50, Screen Width = 35.75, Screen Height = 57.8125
 Complete Unit, CoreGuard Plus
 Frame = Black 023, Clad Finish = AAMA 2605, Natural, Pine Interior, Visible Interior Vinyl Profile:Beige
 Sash = Black 023, Sash-Panel Clad Finish = AAMA 2605, Natural, Sash-Panel Weatherstrip Color = Black
 Low-E 366 W/i89, Traditional Sash Profile, Capt Tube, No Argon Gas, Black Warm Edge Spacer, 3/4"
 Full Screen Shipped Separately, FlexScreen, View Clear Mesh
 Applied Hdwe, Hdwe = Matte Black, Concealed Jambliner, Coil Balance, Bronze Jambliner, 2-Locks, Finger Lift Handles = 1-Finger Lift Shipped Separately, Matte Black, Non-Tilt Adapter = No
 Casing Applied
 Jamb = 6-9/16", Match Interior Wood = Yes, Pine Jamb, Natural, Applied, Jamb Entire Set
 Integral Rigid Aluminum Nailing Fin, Aluminum Drip Cap No/Leg Shipped Separately
 IPG = PG50, Ind. CCL = 436-H-689.04, Ind. FL = FL32089, Ind. TDI = 0
 U-Factor = 0.27, SHGC = 0.19, CR = 43, VT = 0.45, AI = <0.30/<1.5, CPD =
 SIE-N-157-00979-00001, Energy Star Region = ,SC,S, GapFill1 = AIR, Can ER = 16, W m 2k = 1.53
 Unit 1: Glass Width = 31, Glass Height = 25.53125,Lower Glass Sash Width = 34.0625, Lower Glass Sash Height = 29.375, Upper Glass Sash Width = 34.0625, Upper Glass Sash Height = 28.0625



Rough Opening: 37.75" X 59.5"
 Overall Unit Size: 37.25" X 59"
 Room Location: DINING

QUOTE #	PO #	QUOTE NAME	PROJECT	JOB NAME	CUSTOMER PO #
1754837		928 LAFARGE, LOUISVILLE	MOUNTAIN WEST		

LINE #	LINE TYPE	DESCRIPTION	QTY	U/M	NET PRICE	EXTENDED
300-1	WindowAndDoor	PK- 360	1	EA	\$1,516.27	\$1,516.27

MARCH 2ND, 2023 PRICEBOOK

Westchester Windows Double Hung Operating 34 x 76

Custom: Frame Width = 34, Frame Height = 76, Sash Split = 50/50, Screen Width = 32.5, Screen Height = 74.8125

Complete Unit, CoreGuard Plus

Frame = Black 023, Clad Finish = AAMA 2605, Natural, Pine Interior, Visible Interior Vinyl Profile:Beige

Sash = Black 023, Sash-Panel Clad Finish = AAMA 2605, Natural, Sash-Panel Weatherstrip Color = Black

Low-E 366 W/i89, Traditional Sash Profile, Tempered Both Lites, Capt Tube, No Argon Gas, Black Warm Edge Spacer, 3/4"

Full Screen Shipped Separately, FlexScreen, View Clear Mesh

Applied Hdwe, Hdwe = Matte Black, Concealed Jambliner, Coil Balance, Bronze Jambliner, 2-Locks, Finger Lift Handles = 1-Finger Lift Shipped Separately, Matte Black, Non-Tilt Adapter = No

Casing Applied

Jamb = 6-9/16", Match Interior Wood = Yes, Pine Jamb, Natural, Applied, Jamb Entire Set

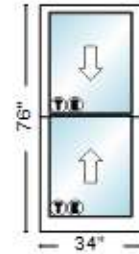
Integral Rigid Aluminum Nailing Fin, Aluminum Drip Cap No/Leg Shipped Separately

IPG = PG50, Ind. CCL = 436-H-689.08, Ind. FL = FL32089, Ind. TDI = 0

U-Factor = 0.27, SHGC = 0.19, CR = 43, VT = 0.45, AI = <0.30/<1.5, CPD =

SIE-N-157-00979-00001, Energy Star Region = ,SC,S, GapFill1 = AIR, Can ER = 16, W m 2k = 1.53

Unit 1: Glass Width = 27.75, Glass Height = 34.03125, Lower Glass Sash Width = 30.8125, Lower Glass Sash Height = 37.875, Upper Glass Sash Width = 30.8125, Upper Glass Sash Height = 36.5625

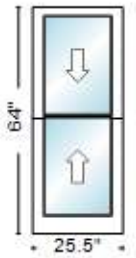


Rough Opening: 34.5" X 76.5"
Overall Unit Size: 34" X 76"
Room Location: DINING

QUOTE #	PO #	QUOTE NAME	PROJECT	JOB NAME	CUSTOMER PO #
1754837		928 LAFARGE, LOUISVILLE	MOUNTAIN WEST		

LINE #	LINE TYPE	DESCRIPTION	QTY	U/M	NET PRICE	EXTENDED
400-1	WindowAndDoor	PK- 360	2	EA	\$1,003.25	\$2,006.51

MARCH 2ND, 2023 PRICEBOOK
 Westchester Windows Double Hung Operating 25.5 x 64
 Custom: Frame Width = 25.5, Frame Height = 64, Sash Split = 50/50, Screen Width = 24, Screen Height = 62.8125
 Complete Unit, CoreGuard Plus
 Frame = Black 023, Clad Finish = AAMA 2605, Natural, Pine Interior, Visible Interior Vinyl Profile:Beige
 Sash = Black 023, Sash-Panel Clad Finish = AAMA 2605, Natural, Sash-Panel Weatherstrip Color = Black
 Low-E 366 W/i89, Traditional Sash Profile, Capt Tube, No Argon Gas, Black Warm Edge Spacer, 3/4"
 Full Screen Shipped Separately, FlexScreen, View Clear Mesh
 Applied Hdwe, Hdwe = Matte Black, Concealed Jambliner, Coil Balance, Bronze Jambliner, 1-Lock, Finger Lift Handles = 1-Finger Lift Shipped Separately, Matte Black, Non-Tilt Adapter = No
 Casing Applied
 Jamb = 6-9/16", Match Interior Wood = Yes, Pine Jamb, Natural, Applied, Jamb Entire Set
 Integral Rigid Aluminum Nailing Fin, Aluminum Drip Cap No/Leg Shipped Separately
 IPG = PG50, Ind. CCL = 436-H-689.08, Ind. FL = FL32089, Ind. TDI = 0
 U-Factor = 0.27, SHGC = 0.19, CR = 43, VT = 0.45, AI = <0.30/<1.5, CPD =
 SIE-N-157-00979-00001, Energy Star Region = ,SC,S, GapFill1 = AIR, Can ER = 16, W m 2k = 1.53
 Unit 1: Glass Width = 19.25, Glass Height = 28.03125,Lower Glass Sash Width = 22.3125, Lower Glass Sash Height = 31.875, Upper Glass Sash Width = 22.3125, Upper Glass Sash Height = 30.5625



Rough Opening: 26" X 64.5"
 Overall Unit Size: 25.5" X 64"
 Room Location: FAMILY ROOM

QUOTE #	PO #	QUOTE NAME	PROJECT	JOB NAME	CUSTOMER PO #
1754837		928 LAFARGE, LOUISVILLE	MOUNTAIN WEST		

LINE #	LINE TYPE	DESCRIPTION	QTY	U/M	NET PRICE	EXTENDED
500-1	WindowAndDoor	PK- 360	1	EA	\$2,160.27	\$2,160.27

MARCH 2ND, 2023 PRICEBOOK

Westchester Windows Double Hung Operating / Operating 53 x 64

Custom: Frame Width = 26.5, Frame Height = 64, Sash Split = 50/50, Screen Width = 25, Screen Height = 62.8125

Complete Unit, CoreGuard Plus

Frame = Black 023, Clad Finish = AAMA 2605, Natural, Pine Interior, Visible Interior Vinyl Profile:Beige

Sash = Black 023, Sash-Panel Clad Finish = AAMA 2605, Natural, Sash-Panel Weatherstrip Color = Black

Low-E 366 W/i89, Traditional Sash Profile, Capt Tube, No Argon Gas, Black Warm Edge Spacer, 3/4"

Full Screen Shipped Separately, FlexScreen, View Clear Mesh

Applied Hdwe, Hdwe = Matte Black, Concealed Jambliner, Coil Balance, Bronze Jambliner,

1-Lock, Finger Lift Handles = 1-Finger Lift Shipped Separately, Matte Black, Non-Tilt Adapter = No

Vertical Factory Tight Mull

Casing Applied

Jamb = 6-9/16", Match Interior Wood = Yes, Pine Jamb, Natural, Applied, Interior Mull Casing Applied, Jamb Entire Set

Integral Rigid Aluminum Nailing Fin, Aluminum Drip Cap No/Leg Shipped Separately

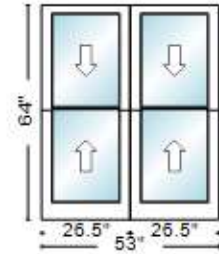
IPG = PG50, Ind. CCL = 436-H-689.08, Ind. FL = FL32089, Ind. TDI =

U-Factor = 0.27, SHGC = 0.19, CR = 43, VT = 0.45, AI = <0.30/<1.5, CPD =

SIE-N-157-00979-00001, Energy Star Region = ,SC,S, GapFill1 = AIR, Can ER = 16, W m 2k = 1.53

Unit 1,2: Glass Width = 20.25, Glass Height = 28.03125,Lower Glass Sash Width = 23.3125,

Lower Glass Sash Height = 31.875, Upper Glass Sash Width = 23.3125, Upper Glass Sash Height = 30.5625

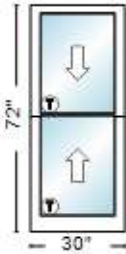


Rough Opening: 53.5" X 64.5"
Overall Unit Size: 53" X 64"
Room Location: FAMILY ROOM

QUOTE #	PO #	QUOTE NAME	PROJECT	JOB NAME	CUSTOMER PO #
1754837		928 LAFARGE, LOUISVILLE	MOUNTAIN WEST		

LINE #	LINE TYPE	DESCRIPTION	QTY	U/M	NET PRICE	EXTENDED
600-1	WindowAndDoor	PK- 360	1	EA	\$1,375.69	\$1,375.69

MARCH 2ND, 2023 PRICEBOOK
 Westchester Windows Double Hung Operating 30 x 72
 Custom: Frame Width = 30, Frame Height = 72, Sash Split = 50/50, Screen Width = 28.5, Screen Height = 70.8125
 Complete Unit, CoreGuard Plus
 Frame = Black 023, Clad Finish = AAMA 2605, Natural, Pine Interior, Visible Interior Vinyl Profile:Beige
 Sash = Black 023, Sash-Panel Clad Finish = AAMA 2605, Natural, Sash-Panel Weatherstrip Color = Black
 Low-E 366 W/i89, Traditional Sash Profile, Tempered Both Lites, Capt Tube, No Argon Gas, Black Warm Edge Spacer, 3/4"
 Full Screen Shipped Separately, FlexScreen, View Clear Mesh
 Applied Hdwe, Hdwe = Matte Black, Concealed Jambliner, Coil Balance, Bronze Jambliner, 2-Locks, Finger Lift Handles = 1-Finger Lift Shipped Separately, Matte Black, Non-Tilt Adapter = No
 Casing Applied
 Jamb = 6-9/16", Match Interior Wood = Yes, Pine Jamb, Natural, Applied, Jamb Entire Set
 Integral Rigid Aluminum Nailing Fin, Aluminum Drip Cap No/Leg Shipped Separately
 IPG = PG50, Ind. CCL = 436-H-689.08, Ind. FL = FL32089, Ind. TDI = 0
 U-Factor = 0.27, SHGC = 0.19, CR = 43, VT = 0.45, AI = <0.30/<1.5, CPD =
 SIE-N-157-00979-00001, Energy Star Region = ,SC,S, GapFill1 = AIR, Can ER = 16, W m 2k = 1.53
 Unit 1: Glass Width = 23.75, Glass Height = 32.03125,Lower Glass Sash Width = 26.8125, Lower Glass Sash Height = 35.875, Upper Glass Sash Width = 26.8125, Upper Glass Sash Height = 34.5625

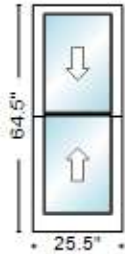


Rough Opening: 30.5" X 72.5"
 Overall Unit Size: 30" X 72"
 Room Location: KITCHEN

QUOTE #	PO #	QUOTE NAME	PROJECT	JOB NAME	CUSTOMER PO #
1754837		928 LAFARGE, LOUISVILLE	MOUNTAIN WEST		

LINE #	LINE TYPE	DESCRIPTION	QTY	U/M	NET PRICE	EXTENDED
700-1	WindowAndDoor	PK- 360	2	EA	\$1,008.73	\$2,017.47

MARCH 2ND, 2023 PRICEBOOK
 Westchester Windows Double Hung Operating 25.5 x 64.5
 Custom: Frame Width = 25.5, Frame Height = 64.5, Sash Split = 50/50, Screen Width = 24, Screen Height = 63.3125
 Complete Unit, CoreGuard Plus
 Frame = Black 023, Clad Finish = AAMA 2605, Natural, Pine Interior, Visible Interior Vinyl Profile:Beige
 Sash = Black 023, Sash-Panel Clad Finish = AAMA 2605, Natural, Sash-Panel Weatherstrip Color = Black
 Low-E 366 W/i89, Traditional Sash Profile, Capt Tube, No Argon Gas, Black Warm Edge Spacer, 3/4"
 Full Screen Shipped Separately, FlexScreen, View Clear Mesh
 Applied Hdwe, Hdwe = Matte Black, Concealed Jambliner, Coil Balance, Bronze Jambliner, 1-Lock, Finger Lift Handles = 1-Finger Lift Shipped Separately, Matte Black, Non-Tilt Adapter = No
 Casing Applied
 Jamb = 6-9/16", Match Interior Wood = Yes, Pine Jamb, Natural, Applied, Jamb Entire Set
 Integral Rigid Aluminum Nailing Fin, Aluminum Drip Cap No/Leg Shipped Separately
 IPG = PG50, Ind. CCL = 436-H-689.08, Ind. FL = FL32089, Ind. TDI = 0
 U-Factor = 0.27, SHGC = 0.19, CR = 43, VT = 0.45, AI = <0.30/<1.5, CPD =
 SIE-N-157-00979-00001, Energy Star Region = ,SC,S, GapFill1 = AIR, Can ER = 16, W m 2k = 1.53
 Unit 1: Glass Width = 19.25, Glass Height = 28.28125,Lower Glass Sash Width = 22.3125, Lower Glass Sash Height = 32.125, Upper Glass Sash Width = 22.3125, Upper Glass Sash Height = 30.8125



Rough Opening: 26" X 65"
 Overall Unit Size: 25.5" X 64.5"
 Room Location: LAUNDRY

QUOTE #	PO #	QUOTE NAME	PROJECT	JOB NAME	CUSTOMER PO #
1754837		928 LAFARGE, LOUISVILLE	MOUNTAIN WEST		

LINE #	LINE TYPE	DESCRIPTION	QTY	U/M	NET PRICE	EXTENDED
800-1	WindowAndDoor	PK- 360	1	EA	\$6,910.48	\$6,910.48

No certification or DP rating available for this unit.
 Handle Set includes a corrosion resistant coating.
 MARCH 2ND, 2023 PRICEBOOK
 Aluminum Clad Wood Sliding Patio Door Stile And Rail Door Inactive / Active / Fixed 113.9375 x 81.8125
 Custom: Door Panel Width = 37.375, Door Panel Height = 79, Frame Width = 37.40625, Frame Height = 81.8125
 Custom: Door Panel Width = 37.375, Door Panel Height = 79, Frame Width = 36.98438, Frame Height = 81.8125
 Custom: Door Panel Width = 37.375, Door Panel Height = 79, Frame Width = 39.54688, Frame Height = 81.8125
 Complete Unit, CoreGuard Plus
 Frame = Black 023, Clad Finish = AAMA 2605, Natural, Pine Interior
 Sash = Black 023, Sash-Panel Clad Finish = AAMA 2605, Natural, Model = Fullview, 2 7/8" Stile, 2 7/8" Bottom Rail, 2 7/8" Top Rail
 Low-E 366 W/i89, Contemporary Bead, Tempered Both Lites, Argon Gas, Black Warm Edge Spacer
 Unit 1: AAMA 2605
 Unit 2: Sliding Screen Shipped Separately, Black 023, AAMA 2605, Outside Screen Width = 36.875, Outside Screen Height = 80.125, View Clear Mesh
 Unit 1: 2 pt Lock
 Unit 2: 2 pt Lock, Standard Handle, Hdwe = Satin Nickel, With Footbolt, Satin Nickel
 Mulls 1: Vertical Factory 0" thick
 Mulls 2: Vertical Factory 0" thick
 Jamb = 6-9/16", Match Interior Wood = Yes, Pine Jamb, Natural, Not Applied, Jamb Entire Set
 Structural Patio Nail Fin, No Drip Cap
 U-Factor = 0.26, SHGC = 0.21, CR = 47, VT = 0.48, AI = <0.30/<1.5, CPD =
 SIE-N-104-01866-00001, Energy Star Region = N,NC,S,SC, GapFill1 = ARG, Can ER = 19, W m 2k = 1.48
 Review/No Rating, CCL = Unanswered
 Rough Opening Width = 114.4375, Rough Opening Height = 82.3125
 Set Up = KD
 Unit 1,2,3: Glass Width = 32.75, Glass Height = 74.5,

 Rough Opening: 114.4375" X 82.3125"
 Overall Unit Size: 113.9375" X 81.8125"
 Room Location: HALL DOOR



QUOTE #	PO #	QUOTE NAME	PROJECT	JOB NAME	CUSTOMER PO #
1754837		928 LAFARGE, LOUISVILLE	MOUNTAIN WEST		

LINE #	LINE TYPE	DESCRIPTION	QTY	U/M	NET PRICE	EXTENDED
900-1	WindowAndDoor	PK- 360	3	EA	\$1,360.27	\$4,080.82

MARCH 2ND, 2023 PRICEBOOK

Westchester Windows Double Hung Operating 29.25 x 72

Custom: Frame Width = 29.25, Frame Height = 72, Sash Split = 50/50, Screen Width = 27.75,

Screen Height = 70.8125

Complete Unit, CoreGuard Plus

Frame = Black 023, Clad Finish = AAMA 2605, Natural, Pine Interior, Visible Interior Vinyl Profile:Beige

Sash = Black 023, Sash-Panel Clad Finish = AAMA 2605, Natural, Sash-Panel Weatherstrip Color = Black

Low-E 366 W/i89, Traditional Sash Profile, Tempered Both Lites, Capt Tube, No Argon Gas, Black Warm Edge Spacer, 3/4"

Full Screen Shipped Separately, FlexScreen, View Clear Mesh

Applied Hdwe, Hdwe = Matte Black, Concealed Jambliner, Coil Balance, Bronze Jambliner, 2-Locks, Finger Lift Handles = 1-Finger Lift Shipped Separately, Matte Black, Non-Tilt Adapter = No

Casing Applied

Jamb = 6-9/16", Match Interior Wood = Yes, Pine Jamb, Natural, Applied, Jamb Entire Set

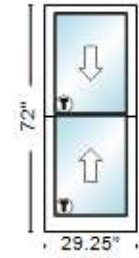
Integral Rigid Aluminum Nailing Fin, Aluminum Drip Cap No/Leg Shipped Separately

IPG = PG50, Ind. CCL = 436-H-689.08, Ind. FL = FL32089, Ind. TDI = 0

U-Factor = 0.27, SHGC = 0.19, CR = 43, VT = 0.45, AI = <0.30/<1.5, CPD =

SIE-N-157-00979-00001, Energy Star Region = ,SC,S, GapFill1 = AIR, Can ER = 16, W m 2k = 1.53

Unit 1: Glass Width = 23, Glass Height = 32.03125, Lower Glass Sash Width = 26.0625, Lower Glass Sash Height = 35.875, Upper Glass Sash Width = 26.0625, Upper Glass Sash Height = 34.5625

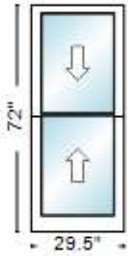


Rough Opening: 29.75" X 72.5"
Overall Unit Size: 29.25" X 72"
Room Location: BED 1

QUOTE #	PO #	QUOTE NAME	PROJECT	JOB NAME	CUSTOMER PO #
1754837		928 LAFARGE, LOUISVILLE	MOUNTAIN WEST		

LINE #	LINE TYPE	DESCRIPTION	QTY	U/M	NET PRICE	EXTENDED
1000-1	WindowAndDoor	PK- 360	2	EA	\$1,164.21	\$2,328.43

MARCH 2ND, 2023 PRICEBOOK
Westchester Windows Double Hung Operating 29.5 x 72
Custom: Frame Width = 29.5, Frame Height = 72, Sash Split = 50/50, Screen Width = 28, Screen Height = 70.8125
Complete Unit, CoreGuard Plus
Frame = Black 023, Clad Finish = AAMA 2605, Natural, Pine Interior, Visible Interior Vinyl Profile:Beige
Sash = Black 023, Sash-Panel Clad Finish = AAMA 2605, Natural, Sash-Panel Weatherstrip Color = Black
Low-E 366 W/i89, Traditional Sash Profile, Capt Tube, No Argon Gas, Black Warm Edge Spacer, 3/4"
Full Screen Shipped Separately, FlexScreen, View Clear Mesh
Applied Hdwe, Hdwe = Matte Black, Concealed Jambliner, Coil Balance, Bronze Jambliner, 2-Locks, Finger Lift Handles = 1-Finger Lift Shipped Separately, Matte Black, Non-Tilt Adapter = No
Casing Applied
Jamb = 6-9/16", Match Interior Wood = Yes, Pine Jamb, Natural, Applied, Jamb Entire Set
Integral Rigid Aluminum Nailing Fin, Aluminum Drip Cap No/Leg Shipped Separately
IPG = PG50, Ind. CCL = 436-H-689.08, Ind. FL = FL32089, Ind. TDI = 0
U-Factor = 0.27, SHGC = 0.19, CR = 43, VT = 0.45, AI = <0.30/<1.5, CPD =
SIE-N-157-00979-00001, Energy Star Region = ,SC,S, GapFill1 = AIR, Can ER = 16, W m 2k = 1.53
Unit 1: Glass Width = 23.25, Glass Height = 32.03125,Lower Glass Sash Width = 26.3125, Lower Glass Sash Height = 35.875, Upper Glass Sash Width = 26.3125, Upper Glass Sash Height = 34.5625



Rough Opening: 30" X 72.5"
Overall Unit Size: 29.5" X 72"
Room Location: BED 2

QUOTE #	PO #	QUOTE NAME	PROJECT	JOB NAME	CUSTOMER PO #
1754837		928 LAFARGE, LOUISVILLE	MOUNTAIN WEST		

LINE #	LINE TYPE	DESCRIPTION	QTY	U/M	NET PRICE	EXTENDED
1100-1	WindowAndDoor	PK- 360	1	EA	\$2,298.40	\$2,298.40

MARCH 2ND, 2023 PRICEBOOK

Westchester Windows Double Hung Operating / Operating 59 x 72

Custom: Frame Width = 29.5, Frame Height = 72, Sash Split = 50/50, Screen Width = 28, Screen Height = 70.8125

Complete Unit, CoreGuard Plus

Frame = Black 023, Clad Finish = AAMA 2605, Natural, Pine Interior, Visible Interior Vinyl Profile:Beige

Sash = Black 023, Sash-Panel Clad Finish = AAMA 2605, Natural, Sash-Panel Weatherstrip Color = Black

Low-E 366 W/i89, Traditional Sash Profile, Capt Tube, No Argon Gas, Black Warm Edge Spacer, 3/4"

Full Screen Shipped Separately, FlexScreen, View Clear Mesh

Applied Hdwe, Hdwe = Matte Black, Concealed Jambliner, Coil Balance, Bronze Jambliner, 2-Locks, Finger Lift Handles = 1-Finger Lift Shipped Separately, Matte Black, Non-Tilt Adapter = No

Vertical Factory Tight Mull

Casing Applied

Jamb = 6-9/16", Match Interior Wood = Yes, Pine Jamb, Natural, Applied, Interior Mull Casing Applied, Jamb Entire Set

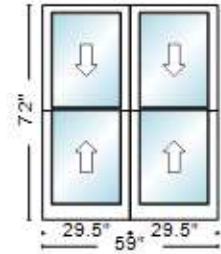
Integral Rigid Aluminum Nailing Fin, Aluminum Drip Cap No/Leg Shipped Separately

IPG = PG50, Ind. CCL = 436-H-689.08, Ind. FL = FL32089, Ind. TDI =

U-Factor = 0.27, SHGC = 0.19, CR = 43, VT = 0.45, AI = <0.30/<1.5, CPD =

SIE-N-157-00979-00001, Energy Star Region = ,SC,S, GapFill1 = AIR, Can ER = 16, W m 2k = 1.53

Unit 1,2: Glass Width = 23.25, Glass Height = 32.03125,Lower Glass Sash Width = 26.3125, Lower Glass Sash Height = 35.875, Upper Glass Sash Width = 26.3125, Upper Glass Sash Height = 34.5625

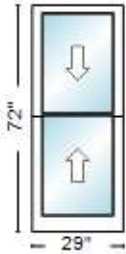


Rough Opening: 59.5" X 72.5"
Overall Unit Size: 59" X 72"
Room Location: BED 2

QUOTE #	PO #	QUOTE NAME	PROJECT	JOB NAME	CUSTOMER PO #
1754837		928 LAFARGE, LOUISVILLE	MOUNTAIN WEST		

LINE #	LINE TYPE	DESCRIPTION	QTY	U/M	NET PRICE	EXTENDED
1200-1	WindowAndDoor	PK- 360	2	EA	\$1,242.18	\$2,484.35

MARCH 2ND, 2023 PRICEBOOK
 Westchester Windows Double Hung Operating 29 x 72
 Custom: Frame Width = 29, Frame Height = 72, Sash Split = 50/50, Screen Width = 27.5, Screen Height = 70.8125
 Complete Unit, CoreGuard Plus
 Frame = Black 023, Clad Finish = AAMA 2605, Natural, Pine Interior, Visible Interior Vinyl Profile:Beige
 Sash = Black 023, Sash-Panel Clad Finish = AAMA 2605, Natural, Sash-Panel Weatherstrip Color = Black
 Low-E 366 W/i89, Traditional Sash Profile, Capt Tube, No Argon Gas, Black Warm Edge Spacer, 3/4"
 Full Screen Shipped Separately, FlexScreen, View Clear Mesh
 Applied Hdwe, Hdwe = Matte Black, Concealed Jambliner, Coil Balance, Bronze Jambliner, 2-Locks, Finger Lift Handles = 1-Finger Lift Shipped Separately, Matte Black, Non-Tilt Adapter = No
 Casing Applied
 Jamb = 6-9/16", Match Interior Wood = Yes, Pine Jamb, Natural, Applied, Jamb Entire Set
 Integral Rigid Aluminum Nailing Fin, Aluminum Drip Cap No/Leg Shipped Separately
 IPG = PG50, Ind. CCL = 436-H-689.08, Ind. FL = FL32089, Ind. TDI = 0
 U-Factor = 0.27, SHGC = 0.19, CR = 43, VT = 0.45, AI = <0.30/<1.5, CPD =
 SIE-N-157-00979-00001, Energy Star Region = ,SC,S, GapFill1 = AIR, Can ER = 16, W m 2k = 1.53
 Unit 1: Glass Width = 22.75, Glass Height = 32.03125,Lower Glass Sash Width = 25.8125, Lower Glass Sash Height = 35.875, Upper Glass Sash Width = 25.8125, Upper Glass Sash Height = 34.5625



Rough Opening: 29.5" X 72.5"
 Overall Unit Size: 29" X 72"
 Room Location: BED 3

QUOTE #	PO #	QUOTE NAME	PROJECT	JOB NAME	CUSTOMER PO #
1754837		928 LAFARGE, LOUISVILLE	MOUNTAIN WEST		

LINE #	LINE TYPE	DESCRIPTION	QTY	U/M	NET PRICE	EXTENDED
1300-1	WindowAndDoor	PK- 360	1	EA	\$5,234.99	\$5,234.99

MARCH 2ND, 2023 PRICEBOOK

Westchester Windows Double Hung Operating / Operating / Operating / Operating 112 x 77.25

Custom: Frame Width = 28, Frame Height = 77.25, Sash Split = 50/50, Screen Width = 26.5,

Screen Height = 76.0625

Complete Unit, CoreGuard Plus

Frame = Black 023, Clad Finish = AAMA 2605, Natural, Pine Interior, Visible Interior Vinyl

Profile:Beige

Sash = Black 023, Sash-Panel Clad Finish = AAMA 2605, Natural, Sash-Panel Weatherstrip

Color = Black

Low-E 366 W/i89, Traditional Sash Profile, Capt Tube, No Argon Gas, Black Warm Edge Spacer,
3/4"

Full Screen Shipped Separately, FlexScreen, View Clear Mesh

Applied Hdwe, Hdwe = Matte Black, Concealed Jambliner, Coil Balance, Bronze Jambliner,

2-Locks, Finger Lift Handles = 1-Finger Lift Shipped Separately, Matte Black, Non-Tilt Adapter
= No

Mulls 1: Vertical Factory Tight Mull

Mulls 2: Vertical Factory Tight Mull

Mulls 3: Vertical Factory Tight Mull

Casing Applied

Jamb = 6-9/16", Match Interior Wood = Yes, Pine Jamb, Natural, Applied, Interior Mull Casing

Applied, Jamb Entire Set

Integral Rigid Aluminum Nailing Fin, Aluminum Drip Cap No/Leg Shipped Separately

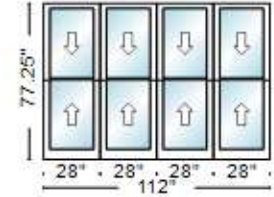
IPG = PG50, Ind. CCL = 436-H-689.08, Ind. FL = FL32089, Ind. TDI =

U-Factor = 0.27, SHGC = 0.19, CR = 43, VT = 0.45, AI = <0.30/<1.5, CPD =

SIE-N-157-00979-00001, Energy Star Region = ,SC,S, GapFill1 = AIR, Can ER = 16, W m 2k =
1.53

Unit 1,2,3,4: Glass Width = 21.75, Glass Height = 34.65625, Lower Glass Sash Width = 24.8125,

Lower Glass Sash Height = 38.5, Upper Glass Sash Width = 24.8125, Upper Glass Sash Height =
37.1875



Rough Opening: 112.5" X 77.75"

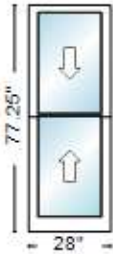
Overall Unit Size: 112" X 77.25"

Room Location: UPSTAIRS (4 OF 5)

QUOTE #	PO #	QUOTE NAME	PROJECT	JOB NAME	CUSTOMER PO #
1754837		928 LAFARGE, LOUISVILLE	MOUNTAIN WEST		

LINE #	LINE TYPE	DESCRIPTION	QTY	U/M	NET PRICE	EXTENDED
1400-1	WindowAndDoor	PK- 360	1	EA	\$1,289.59	\$1,289.59

MARCH 2ND, 2023 PRICEBOOK
Westchester Windows Double Hung Operating 28 x 77.25
Custom: Frame Width = 28, Frame Height = 77.25, Sash Split = 50/50, Screen Width = 26.5, Screen Height = 76.0625
Complete Unit, CoreGuard Plus
Frame = Black 023, Clad Finish = AAMA 2605, Natural, Pine Interior, Visible Interior Vinyl Profile:Beige
Sash = Black 023, Sash-Panel Clad Finish = AAMA 2605, Natural, Sash-Panel Weatherstrip Color = Black
Low-E 366 W/i89, Traditional Sash Profile, Capt Tube, No Argon Gas, Black Warm Edge Spacer, 3/4"
Full Screen Shipped Separately, FlexScreen, View Clear Mesh
Applied Hdwe, Hdwe = Matte Black, Concealed Jambliner, Coil Balance, Bronze Jambliner, 2-Locks, Finger Lift Handles = 1-Finger Lift Shipped Separately, Matte Black, Non-Tilt Adapter = No
Casing Applied
Jamb = 6-9/16", Match Interior Wood = Yes, Pine Jamb, Natural, Applied, Jamb Entire Set
Integral Rigid Aluminum Nailing Fin, Aluminum Drip Cap No/Leg Shipped Separately
IPG = PG50, Ind. CCL = 436-H-689.08, Ind. FL = FL32089, Ind. TDI = 0
U-Factor = 0.27, SHGC = 0.19, CR = 43, VT = 0.45, AI = <0.30/<1.5, CPD =
SIE-N-157-00979-00001, Energy Star Region = ,SC,S, GapFill1 = AIR, Can ER = 16, W m 2k = 1.53
Unit 1: Glass Width = 21.75, Glass Height = 34.65625,Lower Glass Sash Width = 24.8125, Lower Glass Sash Height = 38.5, Upper Glass Sash Width = 24.8125, Upper Glass Sash Height = 37.1875



Rough Opening: 28.5" X 77.75"
Overall Unit Size: 28" X 77.25"
Room Location: UPSTAIRS (1 OF 5)

LINE #	LINE TYPE	DESCRIPTION	QTY	U/M	NET PRICE	EXTENDED
1500-1	ManualLineType	PK- 1	1		\$238.09	\$238.09

FIELD MULL LINE 1400 TO SIDE OF LINE 1300

Rough Opening:
Overall Unit Size:
Room Location: UPSTAIRS MULL

QUOTE #	PO #	QUOTE NAME	PROJECT	JOB NAME	CUSTOMER PO #
1754837		928 LAFARGE, LOUISVILLE	MOUNTAIN WEST		

LINE #	LINE TYPE	DESCRIPTION	QTY	U/M	NET PRICE	EXTENDED
1600-1	WindowAndDoor	PK- 360	1	EA	\$3,411.04	\$3,411.04

MARCH 2ND, 2023 PRICEBOOK

Westchester Windows Double Hung Operating / Operating / Operating 88.125 x 71.5

Custom: Frame Width = 29.375, Frame Height = 71.5, Sash Split = 50/50, Screen Width =

27.875, Screen Height = 70.3125

Complete Unit, CoreGuard Plus

Frame = Black 023, Clad Finish = AAMA 2605, Natural, Pine Interior, Visible Interior Vinyl

Profile:Beige

Sash = Black 023, Sash-Panel Clad Finish = AAMA 2605, Natural, Sash-Panel Weatherstrip

Color = Black

Low-E 366 W/i89, Traditional Sash Profile, Capt Tube, No Argon Gas, Black Warm Edge Spacer,
3/4"

Full Screen Shipped Separately, FlexScreen, View Clear Mesh

Applied Hdwe, Hdwe = Matte Black, Concealed Jambliner, Coil Balance, Bronze Jambliner,

2-Locks, Finger Lift Handles = 1-Finger Lift Shipped Separately, Matte Black, Non-Tilt Adapter
= No

Mulls 1: Vertical Factory Tight Mull

Mulls 2: Vertical Factory Tight Mull

Casing Applied

Jamb = 6-9/16", Match Interior Wood = Yes, Pine Jamb, Natural, Applied, Interior Mull Casing

Applied, Jamb Entire Set

Integral Rigid Aluminum Nailing Fin, Aluminum Drip Cap No/Leg Shipped Separately

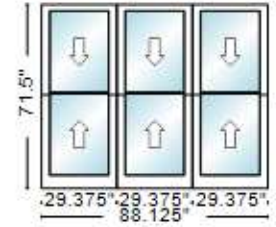
IPG = PG50, Ind. CCL = 436-H-689.08, Ind. FL = FL32089, Ind. TDI =

U-Factor = 0.27, SHGC = 0.19, CR = 43, VT = 0.45, AI = <0.30/<1.5, CPD =

SIE-N-157-00979-00001, Energy Star Region = ,SC,S, GapFill1 = AIR, Can ER = 16, W m 2k =
1.53

Unit 1,2,3: Glass Width = 23.125, Glass Height = 31.78125,Lower Glass Sash Width = 26.1875,

Lower Glass Sash Height = 35.625, Upper Glass Sash Width = 26.1875, Upper Glass Sash Height
= 34.3125



Rough Opening: 88.625" X 72"

Overall Unit Size: 88.125" X 71.5"

Room Location: UPSTAIRS

QUOTE #	PO #	QUOTE NAME	PROJECT	JOB NAME	CUSTOMER PO #
1754837		928 LAFARGE, LOUISVILLE	MOUNTAIN WEST		

LINE #	LINE TYPE	DESCRIPTION	QTY	U/M	NET PRICE	EXTENDED
1700-1	WindowAndDoor	PK- 360	2	EA	\$711.03	\$1,422.06

MARCH 2ND, 2023 PRICEBOOK

Aluminum Clad Wood Windows Casement Left 23.5 x 23.5

Custom: Frame Width = 23.5, Frame Height = 23.5, Screen Width = 19.75, Screen Height = 18.6875

Complete Unit, CoreGuard Plus

Frame = Black 023, Clad Finish = AAMA 2605, Natural, Pine Interior, Standard Frame

Sash = Black 023, Sash-Panel Clad Finish = AAMA 2605, Natural, Wstrp Bronze

Low-E 366 W/i89, Contemporary Bead, Capt Tube, No Argon Gas, Black Warm Edge Spacer

Full Screen Shipped Separately, Matte Black, View Clear Mesh

With Unit, Hdwe = Matte Black, 14" Hinge

Jamb = 6-9/16", Match Interior Wood = Yes, Pine Jamb, Natural, Applied, Jamb Entire Set

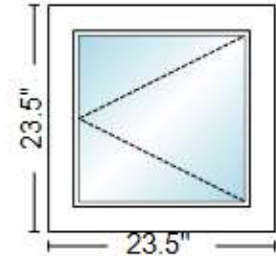
Aluminum Structural Nail Fin, Structural Drip Cap Applied

IPG = PG50, Ind. CCL = 436-H-105.53, Ind. FL = FL24496, Ind. TDI = WIN-2380

U-Factor = 0.28, SHGC = 0.19, CR = 44, VT = 0.41, AI = <0.30/<1.5, CPD =

SIE-N-96-02237-00001, Energy Star Region = ,SC,S, GapFill1 = AIR, Can ER = 16, W m 2k = 1.59

Unit 1: Glass Width = 18.3125, Glass Height = 18.3125, Sash Width = 21.90625, Sash Height = 21.90625



Rough Opening: 24.25" X 24"
Overall Unit Size: 23.5" X 23.5"
Room Location: UPSTAIRS

LINE #	LINE TYPE	DESCRIPTION	QTY	U/M	NET PRICE	EXTENDED
1800-1	WindowAndDoor	PK- 360	5	EA	\$1,233.13	\$6,165.65

MARCH 2ND, 2023 PRICEBOOK

Westchester Windows Double Hung Operating 29 x 71.25

Custom: Frame Width = 29, Frame Height = 71.25, Sash Split = 50/50, Screen Width = 27.5, Screen Height = 70.0625

Complete Unit, CoreGuard Plus

Frame = Black 023, Clad Finish = AAMA 2605, Natural, Pine Interior, Visible Interior Vinyl Profile:Beige

Sash = Black 023, Sash-Panel Clad Finish = AAMA 2605, Natural, Sash-Panel Weatherstrip Color = Black

Low-E 366 W/i89, Traditional Sash Profile, Capt Tube, No Argon Gas, Black Warm Edge Spacer, 3/4"

Full Screen Shipped Separately, FlexScreen, View Clear Mesh

Applied Hdwe, Hdwe = Matte Black, Concealed Jambliner, Coil Balance, Bronze Jambliner,

2-Locks, Finger Lift Handles = 1-Finger Lift Shipped Separately, Matte Black, Non-Tilt Adapter = No

Casing Applied

Jamb = 6-9/16", Match Interior Wood = Yes, Pine Jamb, Natural, Applied, Jamb Entire Set

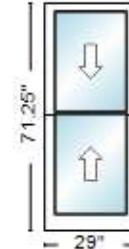
Integral Rigid Aluminum Nailing Fin, Aluminum Drip Cap No/Leg Shipped Separately

IPG = PG50, Ind. CCL = 436-H-689.08, Ind. FL = FL32089, Ind. TDI = 0

U-Factor = 0.27, SHGC = 0.19, CR = 43, VT = 0.45, AI = <0.30/<1.5, CPD =

SIE-N-157-00979-00001, Energy Star Region = ,SC,S, GapFill1 = AIR, Can ER = 16, W m 2k = 1.53

Unit 1: Glass Width = 22.75, Glass Height = 31.65625, Lower Glass Sash Width = 25.8125, Lower Glass Sash Height = 35.5, Upper Glass Sash Width = 25.8125, Upper Glass Sash Height = 34.1875



Rough Opening: 29.5" X 71.75"
Overall Unit Size: 29" X 71.25"
Room Location: UPSTAIRS

QUOTE #	PO #	QUOTE NAME	PROJECT	JOB NAME	CUSTOMER PO #
1754837		928 LAFARGE, LOUISVILLE	MOUNTAIN WEST		

LINE #	LINE TYPE	DESCRIPTION	QTY	U/M	NET PRICE	EXTENDED
1900-1	WindowAndDoor	PK- 360	3	EA	\$803.07	\$2,409.22

MARCH 2ND, 2023 PRICEBOOK
 Aluminum Clad Wood Windows Direct Set Fixed 59.5 x 11.5
 Custom: Frame Width = 59.5, Frame Height = 11.5
 Complete Unit, CoreGuard Plus
 Frame = Black 023, Clad Finish = AAMA 2605, Natural, Pine Interior
 Low-E 366 W/i89, Contemporary Bead, Tempered Both Lites, Capt Tube, No Argon Gas, Black
 Warm Edge Spacer
 Jamb = 6-9/16", Match Interior Wood = Yes, Pine Jamb, Natural, Applied, Jamb Entire Set
 Aluminum Structural Nail Fin, Structural Drip Cap Applied
 IPG = PG50, Ind. CCL = 436-H-523.30, Ind. FL = FL19724, Ind. TDI = WIN-2385
 U-Factor = 0.25, SHGC = 0.21, CR = 42, VT = 0.49, AI = <0.30/<1.5, CPD =
 SIE-N-98-03554-00001, Energy Star Region = ,NC,SC,S, GapFill1 = AIR, Can ER = 20.61534,
 W m 2k = 1.42
 Unit 1: Glass Width = 57.6875, Glass Height = 9.6875,



Rough Opening: 60.25" X 12"
 Overall Unit Size: 59.5" X 11.5"
 Room Location: UPSTAIRS

QUOTE #	PO #	QUOTE NAME	PROJECT	JOB NAME	CUSTOMER PO #
1754837		928 LAFARGE, LOUISVILLE	MOUNTAIN WEST		

PRINTED BY	BID BY	SALESPERSON
jschuetz		266

SUB-TOTAL:	\$50,727.62
LABOR:	\$700.00
FREIGHT:	\$350.00
SALES TAX:	\$1,471.10
TOTAL:	\$53,248.72

Comments:

COMPANY

Unless otherwise noted on the line item, this product is covered under a Sierra Pacific Windows limited warranty. Please see your dealer, the Website WWW.SIERRAPACIFICWINDOWS.COM or our marketing literature for a copy of the applicable limited warranty for specific language, limitations and exclusions.

All prices quoted are typically valid for 30 days. The quoted pricing is not final and is subject to revised price book releases and changes until the order has been submitted. Other exceptions may apply. Shop drawing charges are not included.

COLOR VARIATION

Sierra Pacific offers a variety of wood species produced in combinations of solid and veneer-wrapped wood parts that have varying grain patterns. Wood characteristics also vary due to the species of the wood. The combination of these items could result in color variations of the finished stained products. Outswing Doors will have a complementary species of wood threshold.

RATINGS

Oversized units and certain mulled/stacked configurations have not been tested and therefore have no performance grade(PG) rating. P.E. approved job-specific comparative analysis may be available for these non-rated units. Please contact your Inside Sales group to determine available options for non-rated product. A complete list of rated products is available at WWW.SIERRAPACIFICWINDOWS.COM

Units denoted with an 'E' on the line item image meet egress based off criteria from the International Residential Code manual. Each has at least 20" clear opening width, 24" clear opening height and a total clear opening square footage of at least 5.7. The window sill height is not taken into consideration and needs to be reviewed for compliance in your local jurisdiction.

The Vinyl replacement products do not have a PG rating.

ALUMINUM CLAD UNITS ONLY: **SPW recommends through frame installation for units with factory applied brickmould.**

If units are being installed in an area requiring specific PG ratings the unit must be installed in the exact manner tested as shown in our certified installation details. These details can be found on the Florida Building Code website at www.floridabuilding.org or can be obtained by contacting Sierra Pacific's Architectural Services Department at 800-433-4873 ext. 1734.

Recent building code changes require the addition of limiting devices on any operating unit installed where the finished clear opening of the unit is within 24" of the floor and is more than 72" above the finished grade or other surface below the window. Please check with your local building department to determine if this code is a requirement in your jurisdiction and order units accordingly.

THERMAL PERFORMANCE

This quote may contain glazing options that include coating 'i89'. These glazing options may have an increased risk of room side glass condensation in areas where the winter outdoor temperatures are below freezing (32°F/0°C).

We Appreciate Your Business!

BILL TO:

SHIP TO:

Phone

Phone

Email

Fax

QUOTE #	PO #	QUOTE NAME	PROJECT	JOB NAME	CUSTOMER PO #
1754837		928 LAFARGE, LOUISVILLE	MOUNTAIN WEST		

LINE #	LINE TYPE	DESCRIPTION	QTY	U/M	NET PRICE	EXTENDED
100-1	WindowAndDoor	PK- 360	1	EA	\$2,171.88	\$2,171.88

MARCH 2ND, 2023 PRICEBOOK

Westchester Windows Double Hung Operating / Operating 53 x 64.5

Custom: Frame Width = 26.5, Frame Height = 64.5, Sash Split = 50/50, Screen Width = 25, Screen Height = 63.3125

Complete Unit, CoreGuard Plus

Frame = Black 023, Clad Finish = AAMA 2605, Natural, Pine Interior, Visible Interior Vinyl Profile:Beige

Sash = Black 023, Sash-Panel Clad Finish = AAMA 2605, Natural, Sash-Panel Weatherstrip Color = Black

Low-E 366 W/i89, Traditional Sash Profile, Capt Tube, No Argon Gas, Black Warm Edge Spacer, 3/4"

Full Screen Shipped Separately, FlexScreen, View Clear Mesh

Applied Hdwe, Hdwe = Matte Black, Concealed Jambliner, Coil Balance, Bronze Jambliner,

1-Lock, Finger Lift Handles = 1-Finger Lift Shipped Separately, Matte Black, Non-Tilt Adapter = No

Vertical Factory Tight Mull

Casing Applied

Jamb = 6-9/16", Match Interior Wood = Yes, Pine Jamb, Natural, Applied, Interior Mull Casing Applied, Jamb Entire Set

Integral Rigid Aluminum Nailing Fin, Aluminum Drip Cap No/Leg Shipped Separately

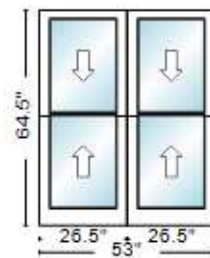
IPG = PG50, Ind. CCL = 436-H-689.08, Ind. FL = FL32089, Ind. TDI =

U-Factor = 0.27, SHGC = 0.19, CR = 43, VT = 0.45, AI = <0.30/<1.5, CPD =

SIE-N-157-00979-00001, Energy Star Region = ,SC,S, GapFill1 = AIR, Can ER = 16, W m 2k = 1.53

Unit 1,2: Glass Width = 20.25, Glass Height = 28.28125,Lower Glass Sash Width = 23.3125,

Lower Glass Sash Height = 32.125, Upper Glass Sash Width = 23.3125, Upper Glass Sash Height = 30.8125



Rough Opening: 53.5" X 65"

Overall Unit Size: 53" X 64.5"

Room Location: DINING

QUOTE #	PO #	QUOTE NAME	PROJECT	JOB NAME	CUSTOMER PO #
1754837		928 LAFARGE, LOUISVILLE	MOUNTAIN WEST		

LINE #	LINE TYPE	DESCRIPTION	QTY	U/M	NET PRICE	EXTENDED
200-1	WindowAndDoor	PK- 360	1	EA	\$1,206.41	\$1,206.41

MARCH 2ND, 2023 PRICEBOOK

Westchester Windows Double Hung Operating 37.25 x 59

Custom: Frame Width = 37.25, Frame Height = 59, Sash Split = 50/50, Screen Width = 35.75,

Screen Height = 57.8125

Complete Unit, CoreGuard Plus

Frame = Black 023, Clad Finish = AAMA 2605, Natural, Pine Interior, Visible Interior Vinyl

Profile:Beige

Sash = Black 023, Sash-Panel Clad Finish = AAMA 2605, Natural, Sash-Panel Weatherstrip

Color = Black

Low-E 366 W/i89, Traditional Sash Profile, Capt Tube, No Argon Gas, Black Warm Edge Spacer,
3/4"

Full Screen Shipped Separately, FlexScreen, View Clear Mesh

Applied Hdwe, Hdwe = Matte Black, Concealed Jambliner, Coil Balance, Bronze Jambliner,

2-Locks, Finger Lift Handles = 1-Finger Lift Shipped Separately, Matte Black, Non-Tilt Adapter
= No

Casing Applied

Jamb = 6-9/16", Match Interior Wood = Yes, Pine Jamb, Natural, Applied, Jamb Entire Set

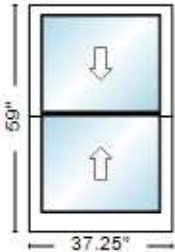
Integral Rigid Aluminum Nailing Fin, Aluminum Drip Cap No/Leg Shipped Separately

IPG = PG50, Ind. CCL = 436-H-689.04, Ind. FL = FL32089, Ind. TDI = 0

U-Factor = 0.27, SHGC = 0.19, CR = 43, VT = 0.45, AI = <0.30/<1.5, CPD =

SIE-N-157-00979-00001, Energy Star Region = ,SC,S, GapFill1 = AIR, Can ER = 16, W m 2k =
1.53

Unit 1: Glass Width = 31, Glass Height = 25.53125,Lower Glass Sash Width = 34.0625, Lower
Glass Sash Height = 29.375, Upper Glass Sash Width = 34.0625, Upper Glass Sash Height =
28.0625



Rough Opening: 37.75" X 59.5"

Overall Unit Size: 37.25" X 59"

Room Location: DINING

QUOTE #	PO #	QUOTE NAME	PROJECT	JOB NAME	CUSTOMER PO #
1754837		928 LAFARGE, LOUISVILLE	MOUNTAIN WEST		

LINE #	LINE TYPE	DESCRIPTION	QTY	U/M	NET PRICE	EXTENDED
300-1	WindowAndDoor	PK- 360	1	EA	\$1,516.27	\$1,516.27

MARCH 2ND, 2023 PRICEBOOK

Westchester Windows Double Hung Operating 34 x 76

Custom: Frame Width = 34, Frame Height = 76, Sash Split = 50/50, Screen Width = 32.5, Screen Height = 74.8125

Complete Unit, CoreGuard Plus

Frame = Black 023, Clad Finish = AAMA 2605, Natural, Pine Interior, Visible Interior Vinyl Profile:Beige

Sash = Black 023, Sash-Panel Clad Finish = AAMA 2605, Natural, Sash-Panel Weatherstrip Color = Black

Low-E 366 W/i89, Traditional Sash Profile, Tempered Both Lites, Capt Tube, No Argon Gas, Black Warm Edge Spacer, 3/4"

Full Screen Shipped Separately, FlexScreen, View Clear Mesh

Applied Hdwe, Hdwe = Matte Black, Concealed Jambliner, Coil Balance, Bronze Jambliner, 2-Locks, Finger Lift Handles = 1-Finger Lift Shipped Separately, Matte Black, Non-Tilt Adapter = No

Casing Applied

Jamb = 6-9/16", Match Interior Wood = Yes, Pine Jamb, Natural, Applied, Jamb Entire Set

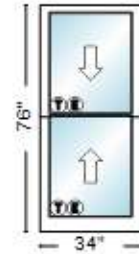
Integral Rigid Aluminum Nailing Fin, Aluminum Drip Cap No/Leg Shipped Separately

IPG = PG50, Ind. CCL = 436-H-689.08, Ind. FL = FL32089, Ind. TDI = 0

U-Factor = 0.27, SHGC = 0.19, CR = 43, VT = 0.45, AI = <0.30/<1.5, CPD =

SIE-N-157-00979-00001, Energy Star Region = ,SC,S, GapFill1 = AIR, Can ER = 16, W m 2k = 1.53

Unit 1: Glass Width = 27.75, Glass Height = 34.03125, Lower Glass Sash Width = 30.8125, Lower Glass Sash Height = 37.875, Upper Glass Sash Width = 30.8125, Upper Glass Sash Height = 36.5625

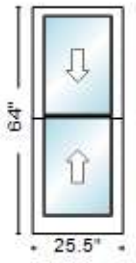


Rough Opening: 34.5" X 76.5"
Overall Unit Size: 34" X 76"
Room Location: DINING

QUOTE #	PO #	QUOTE NAME	PROJECT	JOB NAME	CUSTOMER PO #
1754837		928 LAFARGE, LOUISVILLE	MOUNTAIN WEST		

LINE #	LINE TYPE	DESCRIPTION	QTY	U/M	NET PRICE	EXTENDED
400-1	WindowAndDoor	PK- 360	2	EA	\$1,003.25	\$2,006.51

MARCH 2ND, 2023 PRICEBOOK
 Westchester Windows Double Hung Operating 25.5 x 64
 Custom: Frame Width = 25.5, Frame Height = 64, Sash Split = 50/50, Screen Width = 24, Screen Height = 62.8125
 Complete Unit, CoreGuard Plus
 Frame = Black 023, Clad Finish = AAMA 2605, Natural, Pine Interior, Visible Interior Vinyl Profile:Beige
 Sash = Black 023, Sash-Panel Clad Finish = AAMA 2605, Natural, Sash-Panel Weatherstrip Color = Black
 Low-E 366 W/i89, Traditional Sash Profile, Capt Tube, No Argon Gas, Black Warm Edge Spacer, 3/4"
 Full Screen Shipped Separately, FlexScreen, View Clear Mesh
 Applied Hdwe, Hdwe = Matte Black, Concealed Jambliner, Coil Balance, Bronze Jambliner, 1-Lock, Finger Lift Handles = 1-Finger Lift Shipped Separately, Matte Black, Non-Tilt Adapter = No
 Casing Applied
 Jamb = 6-9/16", Match Interior Wood = Yes, Pine Jamb, Natural, Applied, Jamb Entire Set
 Integral Rigid Aluminum Nailing Fin, Aluminum Drip Cap No/Leg Shipped Separately
 IPG = PG50, Ind. CCL = 436-H-689.08, Ind. FL = FL32089, Ind. TDI = 0
 U-Factor = 0.27, SHGC = 0.19, CR = 43, VT = 0.45, AI = <0.30/<1.5, CPD =
 SIE-N-157-00979-00001, Energy Star Region = ,SC,S, GapFill1 = AIR, Can ER = 16, W m 2k = 1.53
 Unit 1: Glass Width = 19.25, Glass Height = 28.03125,Lower Glass Sash Width = 22.3125, Lower Glass Sash Height = 31.875, Upper Glass Sash Width = 22.3125, Upper Glass Sash Height = 30.5625



Rough Opening: 26" X 64.5"
 Overall Unit Size: 25.5" X 64"
 Room Location: FAMILY ROOM

QUOTE #	PO #	QUOTE NAME	PROJECT	JOB NAME	CUSTOMER PO #
1754837		928 LAFARGE, LOUISVILLE	MOUNTAIN WEST		

LINE #	LINE TYPE	DESCRIPTION	QTY	U/M	NET PRICE	EXTENDED
500-1	WindowAndDoor	PK- 360	1	EA	\$2,160.27	\$2,160.27

MARCH 2ND, 2023 PRICEBOOK

Westchester Windows Double Hung Operating / Operating 53 x 64

Custom: Frame Width = 26.5, Frame Height = 64, Sash Split = 50/50, Screen Width = 25, Screen Height = 62.8125

Complete Unit, CoreGuard Plus

Frame = Black 023, Clad Finish = AAMA 2605, Natural, Pine Interior, Visible Interior Vinyl Profile:Beige

Sash = Black 023, Sash-Panel Clad Finish = AAMA 2605, Natural, Sash-Panel Weatherstrip Color = Black

Low-E 366 W/i89, Traditional Sash Profile, Capt Tube, No Argon Gas, Black Warm Edge Spacer, 3/4"

Full Screen Shipped Separately, FlexScreen, View Clear Mesh

Applied Hdwe, Hdwe = Matte Black, Concealed Jambliner, Coil Balance, Bronze Jambliner,

1-Lock, Finger Lift Handles = 1-Finger Lift Shipped Separately, Matte Black, Non-Tilt Adapter = No

Vertical Factory Tight Mull

Casing Applied

Jamb = 6-9/16", Match Interior Wood = Yes, Pine Jamb, Natural, Applied, Interior Mull Casing Applied, Jamb Entire Set

Integral Rigid Aluminum Nailing Fin, Aluminum Drip Cap No/Leg Shipped Separately

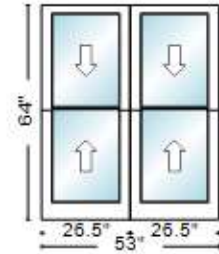
IPG = PG50, Ind. CCL = 436-H-689.08, Ind. FL = FL32089, Ind. TDI =

U-Factor = 0.27, SHGC = 0.19, CR = 43, VT = 0.45, AI = <0.30/<1.5, CPD =

SIE-N-157-00979-00001, Energy Star Region = ,SC,S, GapFill1 = AIR, Can ER = 16, W m 2k = 1.53

Unit 1,2: Glass Width = 20.25, Glass Height = 28.03125,Lower Glass Sash Width = 23.3125,

Lower Glass Sash Height = 31.875, Upper Glass Sash Width = 23.3125, Upper Glass Sash Height = 30.5625



Rough Opening: 53.5" X 64.5"

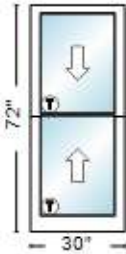
Overall Unit Size: 53" X 64"

Room Location: FAMILY ROOM

QUOTE #	PO #	QUOTE NAME	PROJECT	JOB NAME	CUSTOMER PO #
1754837		928 LAFARGE, LOUISVILLE	MOUNTAIN WEST		

LINE #	LINE TYPE	DESCRIPTION	QTY	U/M	NET PRICE	EXTENDED
600-1	WindowAndDoor	PK- 360	1	EA	\$1,375.69	\$1,375.69

MARCH 2ND, 2023 PRICEBOOK
Westchester Windows Double Hung Operating 30 x 72
Custom: Frame Width = 30, Frame Height = 72, Sash Split = 50/50, Screen Width = 28.5, Screen Height = 70.8125
Complete Unit, CoreGuard Plus
Frame = Black 023, Clad Finish = AAMA 2605, Natural, Pine Interior, Visible Interior Vinyl Profile:Beige
Sash = Black 023, Sash-Panel Clad Finish = AAMA 2605, Natural, Sash-Panel Weatherstrip Color = Black
Low-E 366 W/i89, Traditional Sash Profile, Tempered Both Lites, Capt Tube, No Argon Gas, Black Warm Edge Spacer, 3/4"
Full Screen Shipped Separately, FlexScreen, View Clear Mesh
Applied Hdwe, Hdwe = Matte Black, Concealed Jambliner, Coil Balance, Bronze Jambliner, 2-Locks, Finger Lift Handles = 1-Finger Lift Shipped Separately, Matte Black, Non-Tilt Adapter = No
Casing Applied
Jamb = 6-9/16", Match Interior Wood = Yes, Pine Jamb, Natural, Applied, Jamb Entire Set
Integral Rigid Aluminum Nailing Fin, Aluminum Drip Cap No/Leg Shipped Separately
IPG = PG50, Ind. CCL = 436-H-689.08, Ind. FL = FL32089, Ind. TDI = 0
U-Factor = 0.27, SHGC = 0.19, CR = 43, VT = 0.45, AI = <0.30/<1.5, CPD =
SIE-N-157-00979-00001, Energy Star Region = ,SC,S, GapFill1 = AIR, Can ER = 16, W m 2k = 1.53
Unit 1: Glass Width = 23.75, Glass Height = 32.03125,Lower Glass Sash Width = 26.8125, Lower Glass Sash Height = 35.875, Upper Glass Sash Width = 26.8125, Upper Glass Sash Height = 34.5625

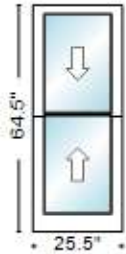


Rough Opening: 30.5" X 72.5"
Overall Unit Size: 30" X 72"
Room Location: KITCHEN

QUOTE #	PO #	QUOTE NAME	PROJECT	JOB NAME	CUSTOMER PO #
1754837		928 LAFARGE, LOUISVILLE	MOUNTAIN WEST		

LINE #	LINE TYPE	DESCRIPTION	QTY	U/M	NET PRICE	EXTENDED
700-1	WindowAndDoor	PK- 360	2	EA	\$1,008.73	\$2,017.47

MARCH 2ND, 2023 PRICEBOOK
 Westchester Windows Double Hung Operating 25.5 x 64.5
 Custom: Frame Width = 25.5, Frame Height = 64.5, Sash Split = 50/50, Screen Width = 24, Screen Height = 63.3125
 Complete Unit, CoreGuard Plus
 Frame = Black 023, Clad Finish = AAMA 2605, Natural, Pine Interior, Visible Interior Vinyl Profile:Beige
 Sash = Black 023, Sash-Panel Clad Finish = AAMA 2605, Natural, Sash-Panel Weatherstrip Color = Black
 Low-E 366 W/i89, Traditional Sash Profile, Capt Tube, No Argon Gas, Black Warm Edge Spacer, 3/4"
 Full Screen Shipped Separately, FlexScreen, View Clear Mesh
 Applied Hdwe, Hdwe = Matte Black, Concealed Jambliner, Coil Balance, Bronze Jambliner, 1-Lock, Finger Lift Handles = 1-Finger Lift Shipped Separately, Matte Black, Non-Tilt Adapter = No
 Casing Applied
 Jamb = 6-9/16", Match Interior Wood = Yes, Pine Jamb, Natural, Applied, Jamb Entire Set
 Integral Rigid Aluminum Nailing Fin, Aluminum Drip Cap No/Leg Shipped Separately
 IPG = PG50, Ind. CCL = 436-H-689.08, Ind. FL = FL32089, Ind. TDI = 0
 U-Factor = 0.27, SHGC = 0.19, CR = 43, VT = 0.45, AI = <0.30/<1.5, CPD =
 SIE-N-157-00979-00001, Energy Star Region = ,SC,S, GapFill1 = AIR, Can ER = 16, W m 2k = 1.53
 Unit 1: Glass Width = 19.25, Glass Height = 28.28125,Lower Glass Sash Width = 22.3125, Lower Glass Sash Height = 32.125, Upper Glass Sash Width = 22.3125, Upper Glass Sash Height = 30.8125



Rough Opening: 26" X 65"
 Overall Unit Size: 25.5" X 64.5"
 Room Location: LAUNDRY

QUOTE #	PO #	QUOTE NAME	PROJECT	JOB NAME	CUSTOMER PO #
1754837		928 LAFARGE, LOUISVILLE	MOUNTAIN WEST		

LINE #	LINE TYPE	DESCRIPTION	QTY	U/M	NET PRICE	EXTENDED
800-1	WindowAndDoor	PK- 360	1	EA	\$6,910.48	\$6,910.48

No certification or DP rating available for this unit.

Handle Set includes a corrosion resistant coating.

MARCH 2ND, 2023 PRICEBOOK

Aluminum Clad Wood Sliding Patio Door Stile And Rail Door Inactive / Active / Fixed 113.9375 x 81.8125

Custom: Door Panel Width = 37.375, Door Panel Height = 79, Frame Width = 37.40625, Frame Height = 81.8125

Custom: Door Panel Width = 37.375, Door Panel Height = 79, Frame Width = 36.98438, Frame Height = 81.8125

Custom: Door Panel Width = 37.375, Door Panel Height = 79, Frame Width = 39.54688, Frame Height = 81.8125

Complete Unit, CoreGuard Plus

Frame = Black 023, Clad Finish = AAMA 2605, Natural, Pine Interior

Sash = Black 023, Sash-Panel Clad Finish = AAMA 2605, Natural, Model = Fullview, 2 7/8"

Stile, 2 7/8" Bottom Rail, 2 7/8" Top Rail

Low-E 366 W/i89, Contemporary Bead, Tempered Both Lites, Argon Gas, Black Warm Edge Spacer

Unit 1: AAMA 2605

Unit 2: Sliding Screen Shipped Separately, Black 023, AAMA 2605, Outside Screen Width = 36.875, Outside Screen Height = 80.125, View Clear Mesh

Unit 1: 2 pt Lock

Unit 2: 2 pt Lock, Standard Handle, Hdwe = Satin Nickel, With Footbolt, Satin Nickel

Mulls 1: Vertical Factory 0" thick

Mulls 2: Vertical Factory 0" thick

Jamb = 6-9/16", Match Interior Wood = Yes, Pine Jamb, Natural, Not Applied, Jamb Entire Set

Structural Patio Nail Fin, No Drip Cap

U-Factor = 0.26, SHGC = 0.21, CR = 47, VT = 0.48, AI = <0.30/<1.5, CPD =

SIE-N-104-01866-00001, Energy Star Region = N,NC,S,SC, GapFill1 = ARG, Can ER = 19, W m 2k = 1.48

Review/No Rating, CCL = Unanswered

Rough Opening Width = 114.4375, Rough Opening Height = 82.3125

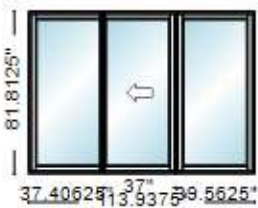
Set Up = KD

Unit 1,2,3: Glass Width = 32.75, Glass Height = 74.5,

Rough Opening: 114.4375" X 82.3125"

Overall Unit Size: 113.9375" X 81.8125"

Room Location: HALL DOOR



QUOTE #	PO #	QUOTE NAME	PROJECT	JOB NAME	CUSTOMER PO #
1754837		928 LAFARGE, LOUISVILLE	MOUNTAIN WEST		

LINE #	LINE TYPE	DESCRIPTION	QTY	U/M	NET PRICE	EXTENDED
900-1	WindowAndDoor	PK- 360	3	EA	\$1,360.27	\$4,080.82

MARCH 2ND, 2023 PRICEBOOK

Westchester Windows Double Hung Operating 29.25 x 72

Custom: Frame Width = 29.25, Frame Height = 72, Sash Split = 50/50, Screen Width = 27.75,

Screen Height = 70.8125

Complete Unit, CoreGuard Plus

Frame = Black 023, Clad Finish = AAMA 2605, Natural, Pine Interior, Visible Interior Vinyl Profile:Beige

Sash = Black 023, Sash-Panel Clad Finish = AAMA 2605, Natural, Sash-Panel Weatherstrip Color = Black

Low-E 366 W/i89, Traditional Sash Profile, Tempered Both Lites, Capt Tube, No Argon Gas, Black Warm Edge Spacer, 3/4"

Full Screen Shipped Separately, FlexScreen, View Clear Mesh

Applied Hdwe, Hdwe = Matte Black, Concealed Jambliner, Coil Balance, Bronze Jambliner, 2-Locks, Finger Lift Handles = 1-Finger Lift Shipped Separately, Matte Black, Non-Tilt Adapter = No

Casing Applied

Jamb = 6-9/16", Match Interior Wood = Yes, Pine Jamb, Natural, Applied, Jamb Entire Set

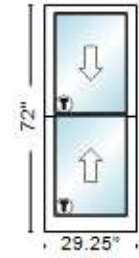
Integral Rigid Aluminum Nailing Fin, Aluminum Drip Cap No/Leg Shipped Separately

IPG = PG50, Ind. CCL = 436-H-689.08, Ind. FL = FL32089, Ind. TDI = 0

U-Factor = 0.27, SHGC = 0.19, CR = 43, VT = 0.45, AI = <0.30/<1.5, CPD =

SIE-N-157-00979-00001, Energy Star Region = ,SC,S, GapFill1 = AIR, Can ER = 16, W m 2k = 1.53

Unit 1: Glass Width = 23, Glass Height = 32.03125, Lower Glass Sash Width = 26.0625, Lower Glass Sash Height = 35.875, Upper Glass Sash Width = 26.0625, Upper Glass Sash Height = 34.5625

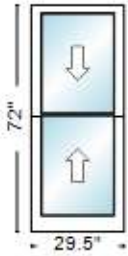


Rough Opening: 29.75" X 72.5"
Overall Unit Size: 29.25" X 72"
Room Location: BED 1

QUOTE #	PO #	QUOTE NAME	PROJECT	JOB NAME	CUSTOMER PO #
1754837		928 LAFARGE, LOUISVILLE	MOUNTAIN WEST		

LINE #	LINE TYPE	DESCRIPTION	QTY	U/M	NET PRICE	EXTENDED
1000-1	WindowAndDoor	PK- 360	2	EA	\$1,164.21	\$2,328.43

MARCH 2ND, 2023 PRICEBOOK
 Westchester Windows Double Hung Operating 29.5 x 72
 Custom: Frame Width = 29.5, Frame Height = 72, Sash Split = 50/50, Screen Width = 28, Screen Height = 70.8125
 Complete Unit, CoreGuard Plus
 Frame = Black 023, Clad Finish = AAMA 2605, Natural, Pine Interior, Visible Interior Vinyl Profile:Beige
 Sash = Black 023, Sash-Panel Clad Finish = AAMA 2605, Natural, Sash-Panel Weatherstrip Color = Black
 Low-E 366 W/i89, Traditional Sash Profile, Capt Tube, No Argon Gas, Black Warm Edge Spacer, 3/4"
 Full Screen Shipped Separately, FlexScreen, View Clear Mesh
 Applied Hdwe, Hdwe = Matte Black, Concealed Jambliner, Coil Balance, Bronze Jambliner, 2-Locks, Finger Lift Handles = 1-Finger Lift Shipped Separately, Matte Black, Non-Tilt Adapter = No
 Casing Applied
 Jamb = 6-9/16", Match Interior Wood = Yes, Pine Jamb, Natural, Applied, Jamb Entire Set
 Integral Rigid Aluminum Nailing Fin, Aluminum Drip Cap No/Leg Shipped Separately
 IPG = PG50, Ind. CCL = 436-H-689.08, Ind. FL = FL32089, Ind. TDI = 0
 U-Factor = 0.27, SHGC = 0.19, CR = 43, VT = 0.45, AI = <0.30/<1.5, CPD =
 SIE-N-157-00979-00001, Energy Star Region = ,SC,S, GapFill1 = AIR, Can ER = 16, W m 2k = 1.53
 Unit 1: Glass Width = 23.25, Glass Height = 32.03125,Lower Glass Sash Width = 26.3125, Lower Glass Sash Height = 35.875, Upper Glass Sash Width = 26.3125, Upper Glass Sash Height = 34.5625



Rough Opening: 30" X 72.5"
 Overall Unit Size: 29.5" X 72"
 Room Location: BED 2

QUOTE #	PO #	QUOTE NAME	PROJECT	JOB NAME	CUSTOMER PO #
1754837		928 LAFARGE, LOUISVILLE	MOUNTAIN WEST		

LINE #	LINE TYPE	DESCRIPTION	QTY	U/M	NET PRICE	EXTENDED
1100-1	WindowAndDoor	PK- 360	1	EA	\$2,298.40	\$2,298.40

MARCH 2ND, 2023 PRICEBOOK

Westchester Windows Double Hung Operating / Operating 59 x 72

Custom: Frame Width = 29.5, Frame Height = 72, Sash Split = 50/50, Screen Width = 28, Screen Height = 70.8125

Complete Unit, CoreGuard Plus

Frame = Black 023, Clad Finish = AAMA 2605, Natural, Pine Interior, Visible Interior Vinyl Profile:Beige

Sash = Black 023, Sash-Panel Clad Finish = AAMA 2605, Natural, Sash-Panel Weatherstrip Color = Black

Low-E 366 W/i89, Traditional Sash Profile, Capt Tube, No Argon Gas, Black Warm Edge Spacer, 3/4"

Full Screen Shipped Separately, FlexScreen, View Clear Mesh

Applied Hdwe, Hdwe = Matte Black, Concealed Jambliner, Coil Balance, Bronze Jambliner, 2-Locks, Finger Lift Handles = 1-Finger Lift Shipped Separately, Matte Black, Non-Tilt Adapter = No

Vertical Factory Tight Mull

Casing Applied

Jamb = 6-9/16", Match Interior Wood = Yes, Pine Jamb, Natural, Applied, Interior Mull Casing Applied, Jamb Entire Set

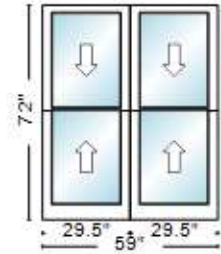
Integral Rigid Aluminum Nailing Fin, Aluminum Drip Cap No/Leg Shipped Separately

IPG = PG50, Ind. CCL = 436-H-689.08, Ind. FL = FL32089, Ind. TDI =

U-Factor = 0.27, SHGC = 0.19, CR = 43, VT = 0.45, AI = <0.30/<1.5, CPD =

SIE-N-157-00979-00001, Energy Star Region = ,SC,S, GapFill1 = AIR, Can ER = 16, W m 2k = 1.53

Unit 1,2: Glass Width = 23.25, Glass Height = 32.03125,Lower Glass Sash Width = 26.3125, Lower Glass Sash Height = 35.875, Upper Glass Sash Width = 26.3125, Upper Glass Sash Height = 34.5625

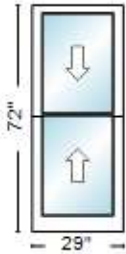


Rough Opening: 59.5" X 72.5"
Overall Unit Size: 59" X 72"
Room Location: BED 2

QUOTE #	PO #	QUOTE NAME	PROJECT	JOB NAME	CUSTOMER PO #
1754837		928 LAFARGE, LOUISVILLE	MOUNTAIN WEST		

LINE #	LINE TYPE	DESCRIPTION	QTY	U/M	NET PRICE	EXTENDED
1200-1	WindowAndDoor	PK- 360	2	EA	\$1,242.18	\$2,484.35

MARCH 2ND, 2023 PRICEBOOK
 Westchester Windows Double Hung Operating 29 x 72
 Custom: Frame Width = 29, Frame Height = 72, Sash Split = 50/50, Screen Width = 27.5, Screen Height = 70.8125
 Complete Unit, CoreGuard Plus
 Frame = Black 023, Clad Finish = AAMA 2605, Natural, Pine Interior, Visible Interior Vinyl Profile:Beige
 Sash = Black 023, Sash-Panel Clad Finish = AAMA 2605, Natural, Sash-Panel Weatherstrip Color = Black
 Low-E 366 W/i89, Traditional Sash Profile, Capt Tube, No Argon Gas, Black Warm Edge Spacer, 3/4"
 Full Screen Shipped Separately, FlexScreen, View Clear Mesh
 Applied Hdwe, Hdwe = Matte Black, Concealed Jambliner, Coil Balance, Bronze Jambliner, 2-Locks, Finger Lift Handles = 1-Finger Lift Shipped Separately, Matte Black, Non-Tilt Adapter = No
 Casing Applied
 Jamb = 6-9/16", Match Interior Wood = Yes, Pine Jamb, Natural, Applied, Jamb Entire Set
 Integral Rigid Aluminum Nailing Fin, Aluminum Drip Cap No/Leg Shipped Separately
 IPG = PG50, Ind. CCL = 436-H-689.08, Ind. FL = FL32089, Ind. TDI = 0
 U-Factor = 0.27, SHGC = 0.19, CR = 43, VT = 0.45, AI = <0.30/<1.5, CPD =
 SIE-N-157-00979-00001, Energy Star Region = ,SC,S, GapFill1 = AIR, Can ER = 16, W m 2k = 1.53
 Unit 1: Glass Width = 22.75, Glass Height = 32.03125,Lower Glass Sash Width = 25.8125, Lower Glass Sash Height = 35.875, Upper Glass Sash Width = 25.8125, Upper Glass Sash Height = 34.5625



Rough Opening: 29.5" X 72.5"
 Overall Unit Size: 29" X 72"
 Room Location: BED 3

QUOTE #	PO #	QUOTE NAME	PROJECT	JOB NAME	CUSTOMER PO #
1754837		928 LAFARGE, LOUISVILLE	MOUNTAIN WEST		

LINE #	LINE TYPE	DESCRIPTION	QTY	U/M	NET PRICE	EXTENDED
1300-1	WindowAndDoor	PK- 360	1	EA	\$5,234.99	\$5,234.99

MARCH 2ND, 2023 PRICEBOOK

Westchester Windows Double Hung Operating / Operating / Operating / Operating 112 x 77.25

Custom: Frame Width = 28, Frame Height = 77.25, Sash Split = 50/50, Screen Width = 26.5,

Screen Height = 76.0625

Complete Unit, CoreGuard Plus

Frame = Black 023, Clad Finish = AAMA 2605, Natural, Pine Interior, Visible Interior Vinyl

Profile:Beige

Sash = Black 023, Sash-Panel Clad Finish = AAMA 2605, Natural, Sash-Panel Weatherstrip

Color = Black

Low-E 366 W/i89, Traditional Sash Profile, Capt Tube, No Argon Gas, Black Warm Edge Spacer,
3/4"

Full Screen Shipped Separately, FlexScreen, View Clear Mesh

Applied Hdwe, Hdwe = Matte Black, Concealed Jambliner, Coil Balance, Bronze Jambliner,

2-Locks, Finger Lift Handles = 1-Finger Lift Shipped Separately, Matte Black, Non-Tilt Adapter
= No

Mulls 1: Vertical Factory Tight Mull

Mulls 2: Vertical Factory Tight Mull

Mulls 3: Vertical Factory Tight Mull

Casing Applied

Jamb = 6-9/16", Match Interior Wood = Yes, Pine Jamb, Natural, Applied, Interior Mull Casing
Applied, Jamb Entire Set

Integral Rigid Aluminum Nailing Fin, Aluminum Drip Cap No/Leg Shipped Separately

IPG = PG50, Ind. CCL = 436-H-689.08, Ind. FL = FL32089, Ind. TDI =

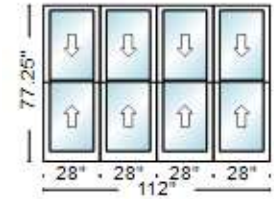
U-Factor = 0.27, SHGC = 0.19, CR = 43, VT = 0.45, AI = <0.30/<1.5, CPD =

SIE-N-157-00979-00001, Energy Star Region = ,SC,S, GapFill1 = AIR, Can ER = 16, W m 2k =
1.53

Unit 1,2,3,4: Glass Width = 21.75, Glass Height = 34.65625,Lower Glass Sash Width = 24.8125,

Lower Glass Sash Height = 38.5, Upper Glass Sash Width = 24.8125, Upper Glass Sash Height =

37.1875



Rough Opening: 112.5" X 77.75"

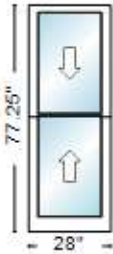
Overall Unit Size: 112" X 77.25"

Room Location: UPSTAIRS (4 OF 5)

QUOTE #	PO #	QUOTE NAME	PROJECT	JOB NAME	CUSTOMER PO #
1754837		928 LAFARGE, LOUISVILLE	MOUNTAIN WEST		

LINE #	LINE TYPE	DESCRIPTION	QTY	U/M	NET PRICE	EXTENDED
1400-1	WindowAndDoor	PK- 360	1	EA	\$1,289.59	\$1,289.59

MARCH 2ND, 2023 PRICEBOOK
 Westchester Windows Double Hung Operating 28 x 77.25
 Custom: Frame Width = 28, Frame Height = 77.25, Sash Split = 50/50, Screen Width = 26.5, Screen Height = 76.0625
 Complete Unit, CoreGuard Plus
 Frame = Black 023, Clad Finish = AAMA 2605, Natural, Pine Interior, Visible Interior Vinyl Profile:Beige
 Sash = Black 023, Sash-Panel Clad Finish = AAMA 2605, Natural, Sash-Panel Weatherstrip Color = Black
 Low-E 366 W/i89, Traditional Sash Profile, Capt Tube, No Argon Gas, Black Warm Edge Spacer, 3/4"
 Full Screen Shipped Separately, FlexScreen, View Clear Mesh
 Applied Hdwe, Hdwe = Matte Black, Concealed Jambliner, Coil Balance, Bronze Jambliner, 2-Locks, Finger Lift Handles = 1-Finger Lift Shipped Separately, Matte Black, Non-Tilt Adapter = No
 Casing Applied
 Jamb = 6-9/16", Match Interior Wood = Yes, Pine Jamb, Natural, Applied, Jamb Entire Set
 Integral Rigid Aluminum Nailing Fin, Aluminum Drip Cap No/Leg Shipped Separately
 IPG = PG50, Ind. CCL = 436-H-689.08, Ind. FL = FL32089, Ind. TDI = 0
 U-Factor = 0.27, SHGC = 0.19, CR = 43, VT = 0.45, AI = <0.30/<1.5, CPD =
 SIE-N-157-00979-00001, Energy Star Region = ,SC,S, GapFill1 = AIR, Can ER = 16, W m 2k = 1.53
 Unit 1: Glass Width = 21.75, Glass Height = 34.65625,Lower Glass Sash Width = 24.8125, Lower Glass Sash Height = 38.5, Upper Glass Sash Width = 24.8125, Upper Glass Sash Height = 37.1875



Rough Opening: 28.5" X 77.75"
 Overall Unit Size: 28" X 77.25"
 Room Location: UPSTAIRS (1 OF 5)

LINE #	LINE TYPE	DESCRIPTION	QTY	U/M	NET PRICE	EXTENDED
1500-1	ManualLineType	PK- 1	1		\$238.09	\$238.09

FIELD MULL LINE 1400 TO SIDE OF LINE 1300

Rough Opening:
 Overall Unit Size:
 Room Location: UPSTAIRS MULL

QUOTE #	PO #	QUOTE NAME	PROJECT	JOB NAME	CUSTOMER PO #
1754837		928 LAFARGE, LOUISVILLE	MOUNTAIN WEST		

LINE #	LINE TYPE	DESCRIPTION	QTY	U/M	NET PRICE	EXTENDED
1600-1	WindowAndDoor	PK- 360	1	EA	\$3,411.04	\$3,411.04

MARCH 2ND, 2023 PRICEBOOK

Westchester Windows Double Hung Operating / Operating / Operating 88.125 x 71.5

Custom: Frame Width = 29.375, Frame Height = 71.5, Sash Split = 50/50, Screen Width =

27.875, Screen Height = 70.3125

Complete Unit, CoreGuard Plus

Frame = Black 023, Clad Finish = AAMA 2605, Natural, Pine Interior, Visible Interior Vinyl

Profile:Beige

Sash = Black 023, Sash-Panel Clad Finish = AAMA 2605, Natural, Sash-Panel Weatherstrip

Color = Black

Low-E 366 W/i89, Traditional Sash Profile, Capt Tube, No Argon Gas, Black Warm Edge Spacer,
3/4"

Full Screen Shipped Separately, FlexScreen, View Clear Mesh

Applied Hdwe, Hdwe = Matte Black, Concealed Jambliner, Coil Balance, Bronze Jambliner,

2-Locks, Finger Lift Handles = 1-Finger Lift Shipped Separately, Matte Black, Non-Tilt Adapter
= No

Mulls 1: Vertical Factory Tight Mull

Mulls 2: Vertical Factory Tight Mull

Casing Applied

Jamb = 6-9/16", Match Interior Wood = Yes, Pine Jamb, Natural, Applied, Interior Mull Casing

Applied, Jamb Entire Set

Integral Rigid Aluminum Nailing Fin, Aluminum Drip Cap No/Leg Shipped Separately

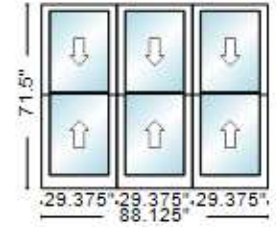
IPG = PG50, Ind. CCL = 436-H-689.08, Ind. FL = FL32089, Ind. TDI =

U-Factor = 0.27, SHGC = 0.19, CR = 43, VT = 0.45, AI = <0.30/<1.5, CPD =

SIE-N-157-00979-00001, Energy Star Region = ,SC,S, GapFill1 = AIR, Can ER = 16, W m 2k =
1.53

Unit 1,2,3: Glass Width = 23.125, Glass Height = 31.78125,Lower Glass Sash Width = 26.1875,

Lower Glass Sash Height = 35.625, Upper Glass Sash Width = 26.1875, Upper Glass Sash Height
= 34.3125



Rough Opening: 88.625" X 72"

Overall Unit Size: 88.125" X 71.5"

Room Location: UPSTAIRS

QUOTE #	PO #	QUOTE NAME	PROJECT	JOB NAME	CUSTOMER PO #
1754837		928 LAFARGE, LOUISVILLE	MOUNTAIN WEST		

LINE #	LINE TYPE	DESCRIPTION	QTY	U/M	NET PRICE	EXTENDED
1700-1	WindowAndDoor	PK- 360	2	EA	\$711.03	\$1,422.06

MARCH 2ND, 2023 PRICEBOOK

Aluminum Clad Wood Windows Casement Left 23.5 x 23.5

Custom: Frame Width = 23.5, Frame Height = 23.5, Screen Width = 19.75, Screen Height = 18.6875

Complete Unit, CoreGuard Plus

Frame = Black 023, Clad Finish = AAMA 2605, Natural, Pine Interior, Standard Frame

Sash = Black 023, Sash-Panel Clad Finish = AAMA 2605, Natural, Wstrp Bronze

Low-E 366 W/i89, Contemporary Bead, Capt Tube, No Argon Gas, Black Warm Edge Spacer

Full Screen Shipped Separately, Matte Black, View Clear Mesh

With Unit, Hdwe = Matte Black, 14" Hinge

Jamb = 6-9/16", Match Interior Wood = Yes, Pine Jamb, Natural, Applied, Jamb Entire Set

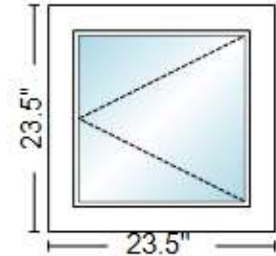
Aluminum Structural Nail Fin, Structural Drip Cap Applied

IPG = PG50, Ind. CCL = 436-H-105.53, Ind. FL = FL24496, Ind. TDI = WIN-2380

U-Factor = 0.28, SHGC = 0.19, CR = 44, VT = 0.41, AI = <0.30/<1.5, CPD =

SIE-N-96-02237-00001, Energy Star Region = ,SC,S, GapFill1 = AIR, Can ER = 16, W m 2k = 1.59

Unit 1: Glass Width = 18.3125, Glass Height = 18.3125, Sash Width = 21.90625, Sash Height = 21.90625



Rough Opening: 24.25" X 24"
Overall Unit Size: 23.5" X 23.5"
Room Location: UPSTAIRS

LINE #	LINE TYPE	DESCRIPTION	QTY	U/M	NET PRICE	EXTENDED
1800-1	WindowAndDoor	PK- 360	5	EA	\$1,233.13	\$6,165.65

MARCH 2ND, 2023 PRICEBOOK

Westchester Windows Double Hung Operating 29 x 71.25

Custom: Frame Width = 29, Frame Height = 71.25, Sash Split = 50/50, Screen Width = 27.5, Screen Height = 70.0625

Complete Unit, CoreGuard Plus

Frame = Black 023, Clad Finish = AAMA 2605, Natural, Pine Interior, Visible Interior Vinyl Profile:Beige

Sash = Black 023, Sash-Panel Clad Finish = AAMA 2605, Natural, Sash-Panel Weatherstrip Color = Black

Low-E 366 W/i89, Traditional Sash Profile, Capt Tube, No Argon Gas, Black Warm Edge Spacer, 3/4"

Full Screen Shipped Separately, FlexScreen, View Clear Mesh

Applied Hdwe, Hdwe = Matte Black, Concealed Jambliner, Coil Balance, Bronze Jambliner,

2-Locks, Finger Lift Handles = 1-Finger Lift Shipped Separately, Matte Black, Non-Tilt Adapter = No

Casing Applied

Jamb = 6-9/16", Match Interior Wood = Yes, Pine Jamb, Natural, Applied, Jamb Entire Set

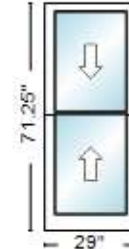
Integral Rigid Aluminum Nailing Fin, Aluminum Drip Cap No/Leg Shipped Separately

IPG = PG50, Ind. CCL = 436-H-689.08, Ind. FL = FL32089, Ind. TDI = 0

U-Factor = 0.27, SHGC = 0.19, CR = 43, VT = 0.45, AI = <0.30/<1.5, CPD =

SIE-N-157-00979-00001, Energy Star Region = ,SC,S, GapFill1 = AIR, Can ER = 16, W m 2k = 1.53

Unit 1: Glass Width = 22.75, Glass Height = 31.65625, Lower Glass Sash Width = 25.8125, Lower Glass Sash Height = 35.5, Upper Glass Sash Width = 25.8125, Upper Glass Sash Height = 34.1875



Rough Opening: 29.5" X 71.75"
Overall Unit Size: 29" X 71.25"
Room Location: UPSTAIRS

QUOTE #	PO #	QUOTE NAME	PROJECT	JOB NAME	CUSTOMER PO #
1754837		928 LAFARGE, LOUISVILLE	MOUNTAIN WEST		

LINE #	LINE TYPE	DESCRIPTION	QTY	U/M	NET PRICE	EXTENDED
1900-1	WindowAndDoor	PK- 360	3	EA	\$803.07	\$2,409.22

MARCH 2ND, 2023 PRICEBOOK
 Aluminum Clad Wood Windows Direct Set Fixed 59.5 x 11.5
 Custom: Frame Width = 59.5, Frame Height = 11.5
 Complete Unit, CoreGuard Plus
 Frame = Black 023, Clad Finish = AAMA 2605, Natural, Pine Interior
 Low-E 366 W/i89, Contemporary Bead, Tempered Both Lites, Capt Tube, No Argon Gas, Black
 Warm Edge Spacer
 Jamb = 6-9/16", Match Interior Wood = Yes, Pine Jamb, Natural, Applied, Jamb Entire Set
 Aluminum Structural Nail Fin, Structural Drip Cap Applied
 IPG = PG50, Ind. CCL = 436-H-523.30, Ind. FL = FL19724, Ind. TDI = WIN-2385
 U-Factor = 0.25, SHGC = 0.21, CR = 42, VT = 0.49, AI = <0.30/<1.5, CPD =
 SIE-N-98-03554-00001, Energy Star Region = ,NC,SC,S, GapFill1 = AIR, Can ER = 20.61534,
 W m 2k = 1.42
 Unit 1: Glass Width = 57.6875, Glass Height = 9.6875,



Rough Opening: 60.25" X 12"
 Overall Unit Size: 59.5" X 11.5"
 Room Location: UPSTAIRS

QUOTE #	PO #	QUOTE NAME	PROJECT	JOB NAME	CUSTOMER PO #
1754837		928 LAFARGE, LOUISVILLE	MOUNTAIN WEST		

PRINTED BY	BID BY	SALESPERSON
jschuetz		266

SUB-TOTAL:	\$50,727.62
LABOR:	\$700.00
FREIGHT:	\$350.00
SALES TAX:	\$1,471.10
TOTAL:	\$53,248.72

Comments:

COMPANY

Unless otherwise noted on the line item, this product is covered under a Sierra Pacific Windows limited warranty. Please see your dealer, the Website WWW.SIERRAPACIFICWINDOWS.COM or our marketing literature for a copy of the applicable limited warranty for specific language, limitations and exclusions.

All prices quoted are typically valid for 30 days. The quoted pricing is not final and is subject to revised price book releases and changes until the order has been submitted. Other exceptions may apply. Shop drawing charges are not included.

COLOR VARIATION

Sierra Pacific offers a variety of wood species produced in combinations of solid and veneer-wrapped wood parts that have varying grain patterns. Wood characteristics also vary due to the species of the wood. The combination of these items could result in color variations of the finished stained products. Outswing Doors will have a complementary species of wood threshold.

RATINGS

Oversized units and certain mulled/stacked configurations have not been tested and therefore have no performance grade(PG) rating. P.E. approved job-specific comparative analysis may be available for these non-rated units. Please contact your Inside Sales group to determine available options for non-rated product. A complete list of rated products is available at WWW.SIERRAPACIFICWINDOWS.COM

Units denoted with an 'E' on the line item image meet egress based off criteria from the International Residential Code manual. Each has at least 20" clear opening width, 24" clear opening height and a total clear opening square footage of at least 5.7. The window sill height is not taken into consideration and needs to be reviewed for compliance in your local jurisdiction.

The Vinyl replacement products do not have a PG rating.

ALUMINUM CLAD UNITS ONLY: **SPW recommends through frame installation for units with factory applied brickmould.**

If units are being installed in an area requiring specific PG ratings the unit must be installed in the exact manner tested as shown in our certified installation details. These details can be found on the Florida Building Code website at www.floridabuilding.org or can be obtained by contacting Sierra Pacific's Architectural Services Department at 800-433-4873 ext. 1734.

Recent building code changes require the addition of limiting devices on any operating unit installed where the finished clear opening of the unit is within 24" of the floor and is more than 72" above the finished grade or other surface below the window. Please check with your local building department to determine if this code is a requirement in your jurisdiction and order units accordingly.

THERMAL PERFORMANCE

This quote may contain glazing options that include coating 'i89'. These glazing options may have an increased risk of room side glass condensation in areas where the winter outdoor temperatures are below freezing (32°F/0°C).

We Appreciate Your Business!

October 29, 2021

Kim Bauer, Historic Preservation Planner
Planning & Building Safety
City of Louisville
749 Main Street
Louisville, CO 80027

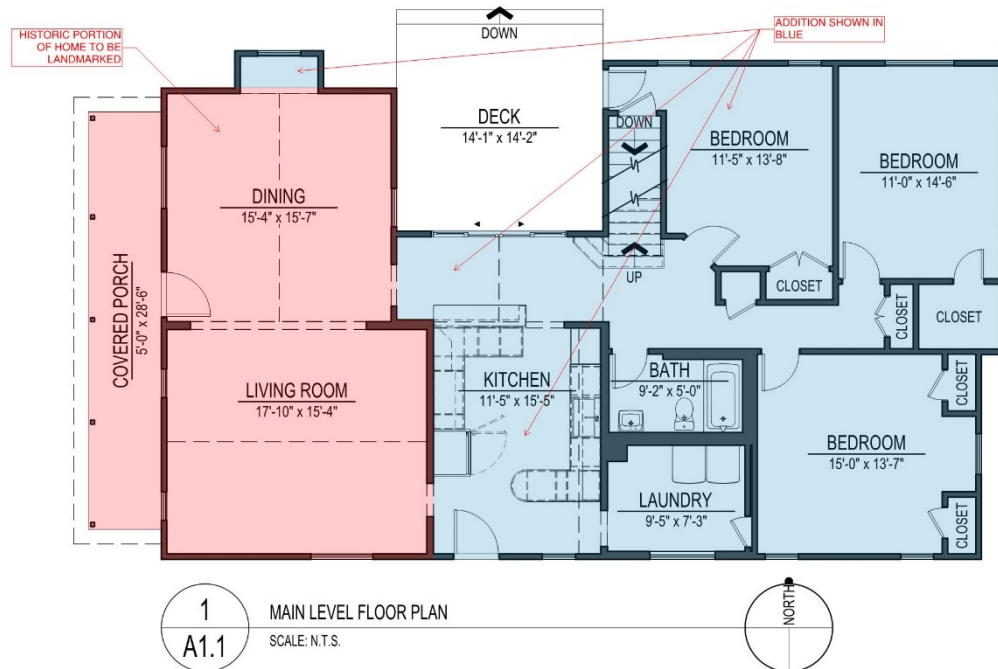
RE: 928 LAFARGE LANDMARK DESIGNATION REQUEST & SIDING REPLACEMENT

Dear Ms. Bauer,

Attached is a Historic Preservation application requesting a Landmark designation for 928 Lafarge Ave. The landmark preservation request is for the front historic portion of the structure only. Please see the marked up floor plan below:



922A MAIN STREET
LOUISVILLE, CO 80027
T (303) 527-1100
INFO@DAJDESIGN.COM
WWW.DAJDESIGN.COM



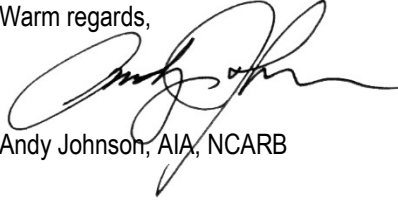
The owner wishes to replace the vinyl siding on the historic portion of the house and her contractor has already removed the siding from the front portion of the house. It was discovered during that process that the historic siding was removed and will need to be replaced per the historic photos from the HSA. The replacement siding will be a painted lap siding with a 4" reveal and the trim will be a 3-1/2" painted trim surrounding the windows, doors and the corners of the historic portion of the building. See the extend of the siding replacement below.



The 1950's photo shows the historic lap siding that has since been removed. Lap siding was the common siding for this era house and in particular for this portion of Lafarge Ave.

Please contact me if there any questions. Thank you.

Warm regards,

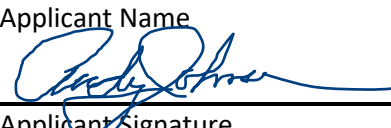


Andy Johnson, AIA, NCARB



922A MAIN STREET
LOUISVILLE, CO 80027
T (303) 527-1100
INFO@DAJDESIGN.COM
WWW.DAJDESIGN.COM

ELECTRONIC HISTORIC PRESERVATION HEARING REQUEST CASE NO: _____

PROPERTY INFORMATION Address: <u>928 LA FARGE AVE</u> Year of Construction: <u>CIRCA 1890</u> Legal Description: <u>LOTS 8-9 BLK 3 JEFFERSON PLACE</u> Landmark Name and Resolution (if applicable): _____	TYPE(S) OF APPLICATION ☐ Probable Cause/Historic Structure Assessment ☒ Landmark Designation ☐ Historic Preservation Fund Grant ☐ Historic Preservation Fund Loan ☐ Landmark Alteration Certificate ☐ Demolition Review ☐ Other: _____
APPLICANT INFORMATION Name: <u>ANDY JOHNSON</u> Company: <u>DAJ DESIGN</u> Address: <u>922A MAIN STREET, LOUISVILLE 80027</u> Telephone: <u>303-527-1100</u> Email: <u>ANDY@DAJDESIGN.COM</u>	I hereby request the public hearing(s) on this application be scheduled to be conducted by Electronic Participation in accordance with the attached Resolution No. 30, Series 2020, as adopted by the City Council on April 7, 2020, if such hearing(s) can be scheduled during a time period when in-person meetings are not being held due to a health epidemic or pandemic. I acknowledge that holding a quasi-judicial hearing by Electronic Participation may present certain legal risks and involves an area of legal uncertainty, and that having this application heard at a meeting held by Electronic Participation is optional and undertaken at my own risk. I also understand that in-person meetings are preferred for quasi-judicial hearings, and that even if electronic hearing(s) are scheduled, this application will be heard at an in-person meeting if in-person meetings have resumed by the scheduled hearing date(s).
OWNER INFORMATION Name: <u>JOANNA ALIDU</u> Company: _____ Address: <u>928 LAFARGE AVE, LOUISVILLE 80027</u> Telephone: <u>561-401-5220</u> Email: <u>JALIDU23@GMAIL.COM</u>	SIGNATURES AND DATES ANDY JOHNSON Applicant Name  10/29/2021 Applicant Signature Date JOANNA ALIDU Owner Name JOANNA ALIDU 10/29/2021 Owner Signature Date

October 29, 2021

Kim Bauer, Historic Preservation Planner
Planning & Building Safety
City of Louisville
749 Main Street
Louisville, CO 80027

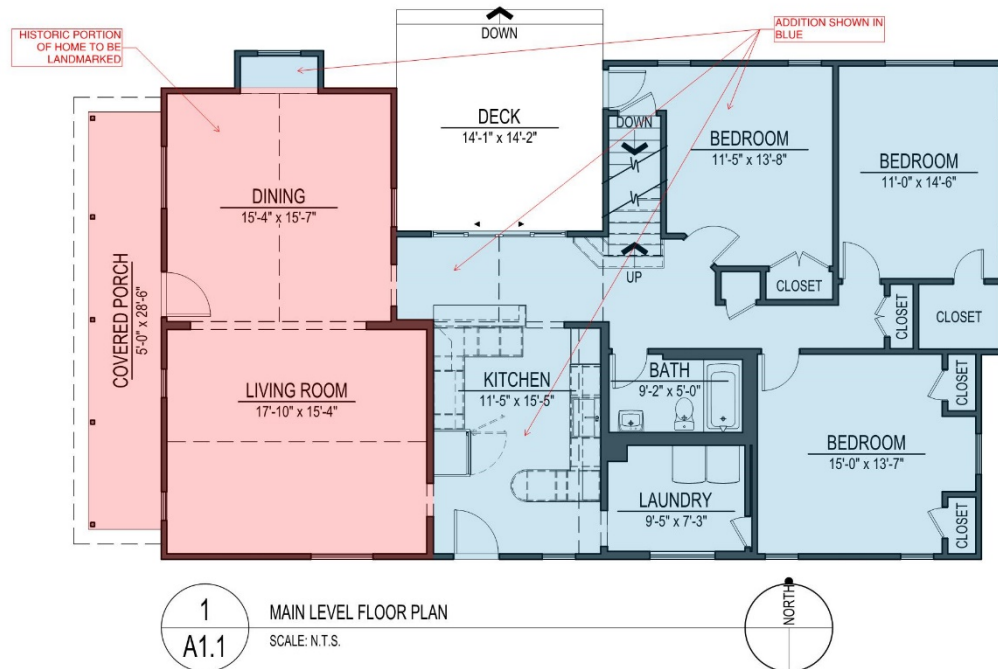
RE: 928 LAFARGE LANDMARK DESIGNATION REQUEST & SIDING REPLACEMENT

Dear Ms. Bauer,

Attached is a Historic Preservation application requesting a Landmark designation for 928 Lafarge Ave. The landmark preservation request is for the front historic portion of the structure only. Please see the marked up floor plan below:



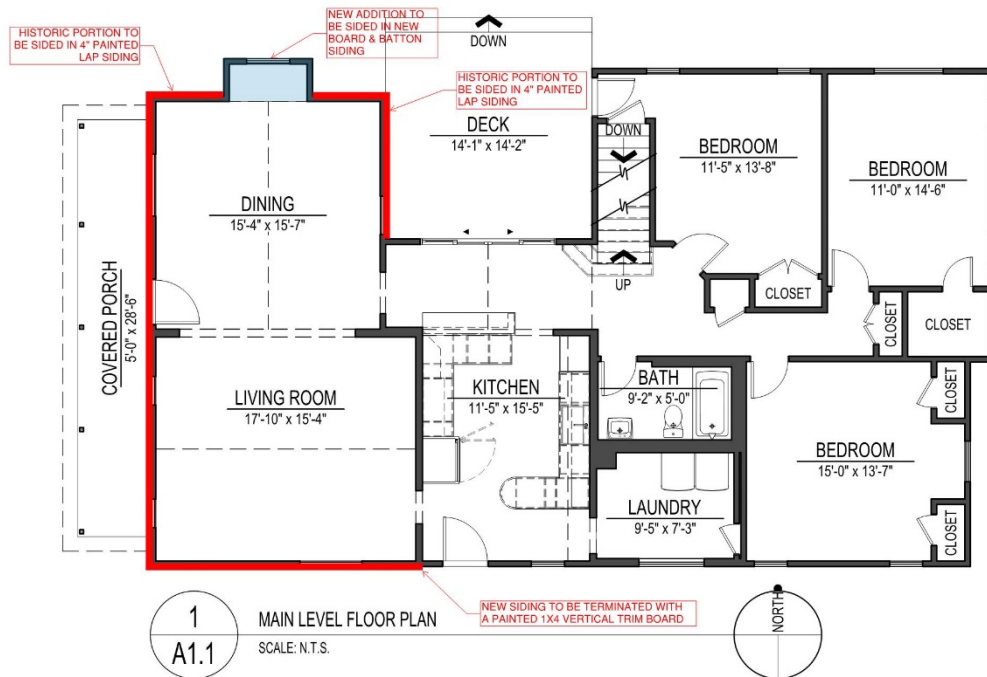
922A MAIN STREET
LOUISVILLE, CO 80027
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WWW.DAJDESIGN.COM



The owner wishes to replace the vinyl siding on the historic portion of the house and her contractor has already removed the siding from the front portion of the house. It was discovered during that process that the historic siding was removed and will need to be replaced per the historic photos from the HSA. The replacement siding will be a painted lap siding with a 4" reveal and the trim will be a 3-1/2" painted trim surrounding the windows, doors and the corners of the historic portion of the building. See the extend of the siding replacement below.



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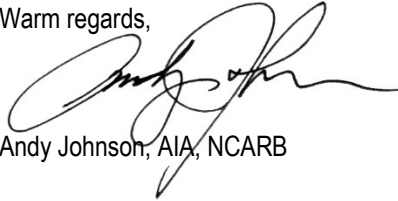


1950'S PHOTO

The 1950's photo shows the historic lap siding that has since been removed. Lap siding was the common siding for this era house and in particular for this portion of Lafarge Ave.

Please contact me if there any questions. Thank you.

Warm regards,

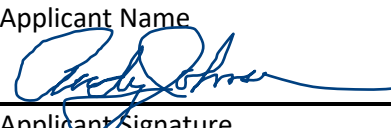


Andy Johnson, AIA, NCARB



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ELECTRONIC HISTORIC PRESERVATION HEARING REQUEST CASE NO: _____

PROPERTY INFORMATION Address: <u>928 LA FARGE AVE</u> Year of Construction: <u>CIRCA 1890</u> Legal Description: <u>LOTS 8-9 BLK 3 JEFFERSON PLACE</u> Landmark Name and Resolution (if applicable): _____	TYPE(S) OF APPLICATION ☐ Probable Cause/Historic Structure Assessment ☒ Landmark Designation ☐ Historic Preservation Fund Grant ☐ Historic Preservation Fund Loan ☐ Landmark Alteration Certificate ☐ Demolition Review ☐ Other:
APPLICANT INFORMATION Name: <u>ANDY JOHNSON</u> Company: <u>DAJ DESIGN</u> Address: <u>922A MAIN STREET, LOUISVILLE 80027</u> Telephone: <u>303-527-1100</u> Email: <u>ANDY@DAJDESIGN.COM</u>	I hereby request the public hearing(s) on this application be scheduled to be conducted by Electronic Participation in accordance with the attached Resolution No. 30, Series 2020, as adopted by the City Council on April 7, 2020, if such hearing(s) can be scheduled during a time period when in-person meetings are not being held due to a health epidemic or pandemic. I acknowledge that holding a quasi-judicial hearing by Electronic Participation may present certain legal risks and involves an area of legal uncertainty, and that having this application heard at a meeting held by Electronic Participation is optional and undertaken at my own risk. I also understand that in-person meetings are preferred for quasi-judicial hearings, and that even if electronic hearing(s) are scheduled, this application will be heard at an in-person meeting if in-person meetings have resumed by the scheduled hearing date(s).
OWNER INFORMATION Name: <u>JOANNA ALIDU</u> Company: _____ Address: <u>928 LAFARGE AVE, LOUISVILLE 80027</u> Telephone: <u>561-401-5220</u> Email: <u>JALIDU23@GMAIL.COM</u>	SIGNATURES AND DATES ANDY JOHNSON Applicant Name  10/29/2021 Applicant Signature Date JOANNA ALIDU Owner Name JOANNA ALIDU 10/29/2021 Owner Signature Date

Mountain West Building Inc

553 peregrine circle

Longmont, CO 80504 US

mountainwestbuild@gmail.com

**BILL TO**

Joanna Alidu

928 Lafarge Avenue

Louisville, CO 80026

INVOICE 1072**DATE** 12/08/2021 **TERMS** Due on receipt**DUE DATE** 12/08/2021

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Sales (2)	Permit			450.00
	Sales (2)	Container service			500.00
	Sales (2)	Demolition of existing siding, house wrap, res.			12,000.00
	Sales (2)	Paint materials			689.81
	Sales (2)	Labor			2,000.00

PAYMENT 15,639.81**TOTAL DUE** **\$0.00**

Mountain West Building Inc
553 peregrine circle
Longmont, CO 80504 US
mountainwestbuild@gmail.com



ADDRESS
Joanna Alidu

Estimate 1050

DATE 02/26/2024

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Sales (2)	Front Porch Demolition , Framing and new decking			15,000.00
	Sales (2)	Back Deck Demolition and new decking	(not part of request)		14,000.00
	Sales (2)	Demolition of existing siding, housewrap and install new siding	(not part of request)		33,000.00
	Sales (2)	Trash removal			1,500.00
	Sales (2)	Replacement labor for original windows			3,000.00

TOTAL \$66,500.00

Accepted By

Accepted Date

1-866-995-6001

WholesaleMillwork

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Your Cart (1 Item)

Item	Price	Quantity	Total
 Permalife VB02 12x11x.1-10 pack	\$164.99	< 1 >	\$164.99 ×

Subtotal: \$164.99

Shipping: [Add Info](#)

Coupon Code: [Add Coupon](#)

Grand total: \$164.99

Accessories

Beams & Mantels

Brackets

Ceiling Accents

Column Wraps

Corbel

Dentil Blocks

Door & Window Trim

Gable Trim

Gable Vents

Staff note:

This is the original application. The numbers have since been updated (see second page of application). This page has information about the applicant's reasoning for making the various requests.

Exhibit A
928 La Farge Avenue, Louisville

Detail of Work/Cost of Work

The grant includes \$40,000 in matching funds for the following work on the existing structure at 928 La Farge Avenue:

Work proposed on historic part of house built in 1890:

- **Windows: \$9,061.54 + \$3,000 labor + \$500 trash removal = \$12,561.54**
 - Remove replacement windows.
 - Install windows matching the original.

See Quote #1754837 from Mountain Window & Door for cost of windows for the historic part of house - pages 1-5.

Notes:

1. As per DAJ Design, "the current windows on the original house are in the original locations and of the original sizes as seen in the 1948 photo."
2. The windows need to be replaced as the seals are compromised and the jamb liners can not be cleaned. (Please see the letter from Slade Glass.)

- **Doors: \$8,000**
 - Remove replacement doors.
 - Install doors matching the original time period of the house.

Notes:

1. I will submit details for the doors soon.
2. As per DAJ Design, "Recommendations: Replace the front door with a stained wood door similar to the original style of the house. There are several examples of front doors throughout the Louisville area that should be used as guidance."

- **Porch: \$15,000 + \$500 trash removal = \$15,500**
 - Reframe front porch.
 - Replace front porch with wood decking.
 - Add decorative brackets to porch columns.

Work **completed** on historic part of house built in 1890:

- **Siding: \$15,639.81 Paid Invoice #1072 (Materials, Labor, Permit)**
 - Demolish existing vinyl siding on historic part of house built in 1890, wrap house and re-side with historically accurate LP lap siding with a 4 inch reveal.
 - Paint exterior of historic part of house built in 1890. (Sherwin Williams #7632)

Notes:

1. As per DAJ Design, the historic part of the house was sided in 4" lap siding. The rest of the house will have board and batten siding to differentiate it from the original, historic part of the home.
2. The siding that has already been completed, was only done on the historic part of the house.
3. The siding on the additions are not part of this grant request.

HISTORIC STRUCTURAL ASSESSMENT

928 LAFARGE AVENUE, LOUISVILLE, COLORADO

AUGUST 23, 2021



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Evaluated by:

Andy Johnson, AIA
DAJ Design
922A Main Street, Louisville, CO 80027
303-527-1100; andy@dajdesign.com

*This Project was paid for by the Louisville Preservation Fund grant.
State Survey Number 5BL.918*

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1.0 INTRODUCTION

1.1 RESEARCH BACKGROUND / PROJECT PARTICIPANTS

DAJ Design conducted an Historic Structural Assessment for the structure located at 928 LaFarge, Louisville, CO to determine its feasibility as a candidate for historic landmark designation as defined under the Historic Preservation program of the City of Louisville. The structure is a residential property. The City of Louisville Historic Preservation Commission found probable cause that the building may be eligible for landmarking under criteria in section 15.36.050 of the Louisville Municipal Code, and therefore the Commission approved the Historic Structural Assessment to be paid for by the Louisville Preservation Fund grant.



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The primary purpose of this HSA is to evaluate the property's current condition and to identify preservation priorities for the best use of rehabilitation funds. DAJ Design inspected 928 LaFarge visually to identify areas of necessary maintenance and repair. It is possible that complications exist that were not visible and therefore it is recommended that the property owner includes contingency funding in any repair budget.

DAJ Design inspected 928 LaFarge on April 1st, 2021, and returned with Glenn Frank Engineering on August 24th, 2021, for a follow-up structural visit. The weather for both visits was warm and sunny. Adequate access to the basement and crawlspace was available, though not all areas were entirely visible. Ceilings throughout the house are vaulted and finished. Therefore, no attics exist nor any means to assess the roof structure. Additionally, there is a 1-car garage on the property that is currently used as a studio. This structure was not inspected beyond taking note of the exterior condition as it was built in 1995 and is not considered to be historic.

LIST OF CONSULTANTS:

STRUCTURAL ENGINEER
JESSE SHOLINSKY, PE
GLENN FRANK ENGINEERING, INC.
PO BOX 20708
BOULDER, CO 80308
303.554.9591

1.2 BUILDING LOCATION

VICINITY MAP



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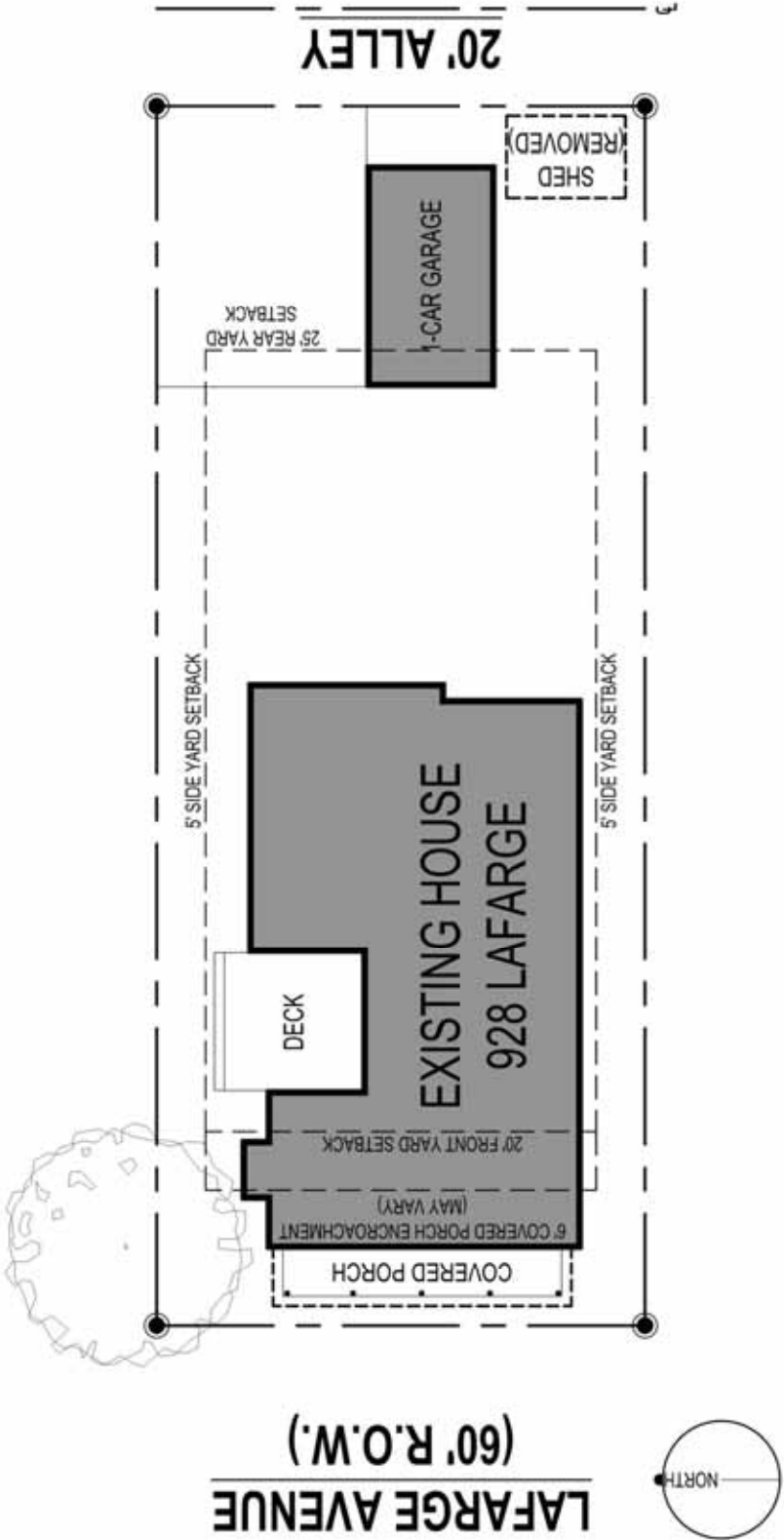
LEGAL DESCRIPTION

Lots 8 & 9, Block 3, Jefferson Place

SITE PLAN



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2.0 HISTORY AND USE

The following social history information was taken from the Architectural Inventory Form for the Colorado Cultural Resource Survey, date September 1998.

Louisville Historical Museum
Department of Library & Museum Services City of Louisville,
Colorado



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Identification

This house has been known by the following other addresses under Louisville's old address system:

- 441 LaFarge (1916 to the 1920s)
- 419 LaFarge (1926)
- 445 LaFarge (1928 through the 1930s)

Under Louisville's current address system, it is believed to have occasionally gone by the address of 924 LaFarge.

Architectural History

Date of construction: 1890 (estimate per Boulder County Assessor)

The original part of the house was built around 1890. Siding was initially replaced in 1975, according to building permits, but it appears to have been replaced twice. The current owners, the Karpels, were told that the current living roof is the oldest part of the house, and that the dining room was added later. They were also told that the house was enlarged at some point by connecting it with a small dwelling that was behind the house. The two-story addition was built in 1995, with interior finished completed by the current owners after 2000. They also repaired the front porch, including the replacement posts. The garage was replaced in 2003.

Historical Associations

This building is part of Jefferson Place, the first residential subdivision in Louisville.

928 LaFarge was the home of the Antonio and Libra Porta family for at least 49 years. Libra Porta was a midwife who delivered many babies in Louisville, particularly those from Italian families. A neighbor and relative of the Porta family has stated that this is a home where Saint Francesca Xavier Cabrini ("Mother Cabrini") stayed when she would come to Louisville.

Antonio Porta acquired this property directly from Jefferson Place developer Charles Welch, with the warranty deed recorded in 1897. It is possible that Porta purchased the property even earlier, as it has been found that documents were not always recorded immediately. Also, the 1893 Sanborn map shows that there was already a house on this site by that time, and the online Boulder County Assessor records give the year of construction as 1890. Libra Porta's 1937 obituary states that the family moved to Louisville in 1890. The Porta family was certainly among the first Italian families to settle in Louisville. Antonio Porta is listed in the 1892 Louisville directory as already being a Louisville resident.

This house appears in the correct location on the 1893, 1900, and 1908 Sanborn maps (although the north side of the house is not shown on any of these three maps), and on the 1909 Drumm's Wall Map. The Boulder

County Assessor card from 1948 give 1905 as the date of construction, but this would have been a date estimated long after the fact, and contradicts the other date from the County of 1890. The house clearly appears to have been on this site by 1893 at the latest. Based on the foregoing evidence, the construction year is likely circa 1890.

Antonio Porta (1852 – 1931) and Libra Porta (1852 – 1937) immigrated to the U.S. in the 1880s. (Information on where they came from in Italy could not be located.) They came first to Marshall, a nearby coal mining community, as did a number of other Italians who settled in Louisville. They had eight children, of whom four survived to adulthood: John G., John L., Joe, and Henry. The oldest of these four was born in Italy in 1880, while the others were born in Colorado after 1890.



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Antonio and Libra's son, Henry, married Edith Zarini, daughter of Joseph and Virginia Zarini of 824 LaFarge (5BL7992) in Jefferson Place. Henry and Edith lived at 917 LaFarge (5BL7998). John L. Porta had a pool room in the 800 block of Main Street in the 1920s and was married to Katie Mossoni of Louisville. Joe Porta served in World War I, married Vivian Leach, was a City Trustee, and lived at 1101 LaFarge (5BL916). Information about John G. Porta could not be located for this report. Relatives of the Porta family tended to live very close by, many of them across the street on the west side of the 900 block of LaFarge. Libra's brother, Peter Giorzelli, also lived nearby at 1000 LaFarge (5BL8471).

Many current area residents of the Louisville area are descended from the Antonio and Libra Porta family.

Antonio Porta was a coal miner, while Libra Giorzelli Porta was a midwife who delivered babies in Louisville. Many members of the community called her "Zia," which is Italian for "Aunt." The following photo shows Antonio and Libra Porta:



Photo Credit: Louisville Times, 8/17/1978

Census records and Louisville directories accurately place the Porta family in this location.

Multiple sources in Louisville have stated that Mother Cabrini (1850 – 1917), who first came to Denver in 1902, would visit Louisville to collect money for her mission in Denver. As she was known to speak very eloquently about the plight of Italian coal miners in Colorado, this is quite believable. This is the home in which Mother Cabrini stayed, according to neighbor and Porta relative Stella Giorzelli, who lived just two doors to the north at 1000 LaFarge (5BL8471). Also, 928 LaFarge is located less than a block from the site of Louisville's original Catholic Church at the southwest corner of LaFarge and Walnut (5BL7994).

A 1985 Historic Building Inventory Record for this building states that it was a boarding house for unmarried miners. This was not confirmed through the research done in 2012. However, the building does have many exterior doors, suggesting that it could have served this purpose at some time.

During the period of 1939 to 1952, this home was owned by Fred Eberharter. He was the son of Louis and Martha Eberharter and grew up on LaFarge in Jefferson Place. He also owned several properties on this block, Block 3, of Jefferson Place, and lived at 801 Walnut (5BL8028, no longer extant) during the 1950s.

Paul Boyce (1906 – 1982) and Martha Boyce (1907 – 1982) owned 928 LaFarge from 1952 until Paul Boyce's death in 1988. (it is believed that they rented 936 LaFarge 5BL8002, then called 934 LaFarge, in the 1940s, according to Louisville directories.) They also resided here at 928 LaFarge while they owned it. The Boyces came to Louisville from Kansas in 1930 or the early 1930s. Paul Boyce was a coal miner who worked at the Centennial Mine, Hi-Way Mine, and Eagle Mine, then became a carpenter after the end of the coal mining era. According to his obituary, he was a member of the United Mine Workers and the Louisville Rod & Gun Club. Paul and Martha's children included Paul Jr., Shirley, and Viola. The current owners found a miner's lunch pail etched with the name of Paul Boyce in the home.

A widowed mother, Mary Zado, and her son are also remembered as having been residents, renting for a time. Supporting this, the 1946 Louisville directory shows her as living at 924 LaFarge (believed to be 928) at the same time that Paul and Martha Boyce lived at 934 LaFarge (believed to be today's 936).

In 2009, this home was one of five historic homes on the Louisville Holiday Home Tour organized by the Louisville Historical Commission and Historical Museum. The current owners, Ian and Yevett Karpel, provided the following information at that time. They stated that the oldest part of the house consists of what is now the living room, with the dining room added later. They have been told that at some point, the house may have been enlarged by being connected with a small dwelling that was behind the house. The large addition was put into the back of the house in 1995. The current owners purchased the property in 2000. Ian notes that "[w]e liked the house because the addition is behind the original miner's cottage, and therefore the house still fits within the original character of Louisville. We also liked the fact that it wasn't completed so that we could put our own mark on it. In the interior, we simply tried to make the new part fit with the old." According to the Karpels, parts of the interior that are original are the pine floor in the dining room and the beadboard in the living room, and kitchen.

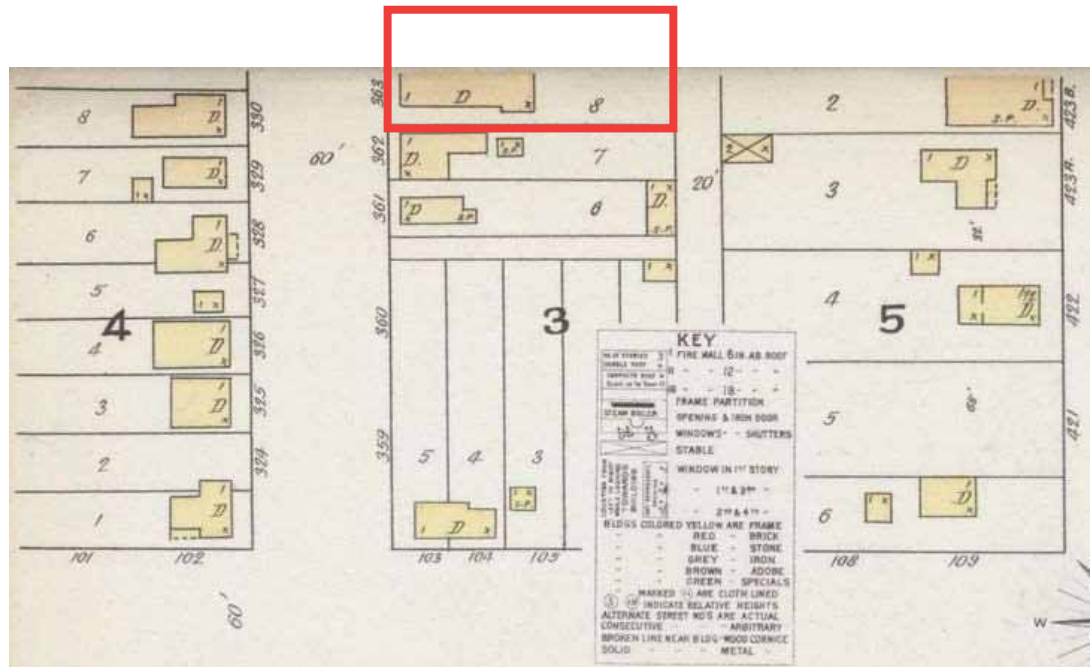
When Ian and Yevett Karpel purchased the house, the interior of the addition was not completed. As Ian Karpel wrote, "We did the trimwork and beadboard; remodeled the bathrooms; repaired the front porch; added a window and window seat in the dining room; added a freestanding stove in the living room; put in a new garage; replaced the old boiler with a high-efficiency model; and finished the basement." A close friend of the owners, Rich Aiello of Aiello-Built Construction in Fort Collins, did the interior remodel, including the window seat, and he built the garage.



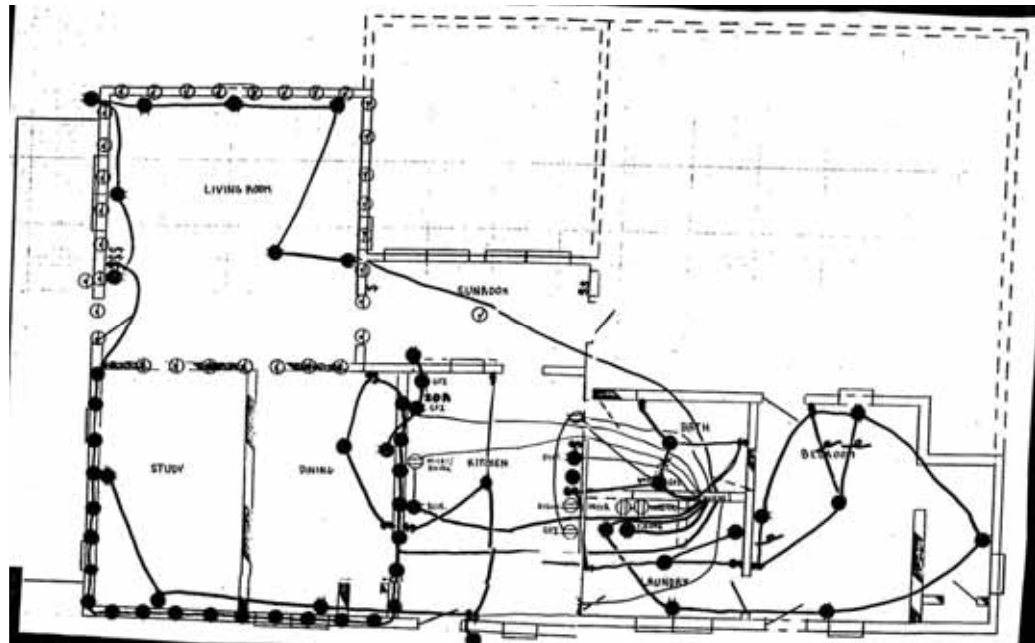
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1893 Sanborn Map



Floor plan prior to 1995 addition



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REAL ESTATE APPRAISAL CARD-URBAN MASTER INDEX #1918B

LEGAL DESCRIPTION: 4-8 9-1 8-16 69
TAXPAYER: JEFFERSON PLACE
LOT: 925
CITY: LOUISVILLE

OWNER'S NAME AND ADDRESS: FRED S. BURKHART, LOUISVILLE

CHARGES IN CHARGE: NAME, ADDRESS, DATE, VALUE, TAX, OTHER

TAXES: SCHOOL, FIRE, SANITARY, OTHER

LOT OR ACREAGE DESCRIPTION

ZONING: RESIDENTIAL, APARTMENT, COMMERCIAL, LIGHT INDUSTRIAL, HEAVY INDUSTRIAL

STREET OR ROAD: IMPROVEMENTS: TOPOGRAPHY

LAND VALUE CALCULATION: LOT VALUE, BONA FIDE OTHER, FRONT FOOT, TOTAL VALUE

SUMMARY

DESCRIPTION	DATE	AMOUNT	YEAR	%	REASON	LAND	IMPROVEMENTS	TOTAL
BUILDING PERMIT		\$	19					
ORIGINAL COST IMPROVEMENTS			19			200	1000	1200
ADDITIONS AND IMPROVEMENTS			19					
OWNER'S ESTIMATE OF VALUE			19					
PRIVATE APPRAISAL			19					
RENTAL			19					
MONTHLY RENTAL			19					
ADVERTISING FOR SALE			19					
UNREPAIRED			19					

REQUIRED BY: DATE: 1923 CLASSIFIED BY: DATE: CHECKED BY: DATE:

1948 Boulder County Assessor Card Front

BUILDING DESCRIPTION AND VALUE CALCULATION

CLASSIFICATION: 2-2

TYPE AND USE: 1. FAMILY DWELLING, 2. FAMILY DWELLING, 3. BUSINESS, 4. APARTMENT BUILDING

UNITS AND ROOMS: BATH, KITCHEN, LIVING, BEDROOM, PORCH, TERRACE

FOUNDATION: CONCRETE, MASONRY, OTHER

EXTERIOR WALLS: WOOD FRAME, BRICK, OTHER

WOOD FRAME: NO WEATH, WEATH, SOLID MASONRY, INSULATION, BRICK, OTHER

ROOFING: PREPARED, SHINGLE, SLATE, METAL, CLAY, TILE, COOPER, INSULATION, HEATING, WARM AIR, PIPED, FORCED CIRCULATION, HOT WATER OR VAPOR, STEAM, GAS STEAM RADIATORS, GAS FLOOR FURNACES, AIR CONDITIONING, AUTOMATIC BURNER OR OTHER, OIL, GAS, COAL, PLUMBING, WATER CLOSET, SINK, BATH, TOILET, TUB, SHOWER, BURNER, SINK, AUTOMATIC WATER HEATER, KITCHEN, LAUNDRY, TUB, OTHER ITEMS, NATURAL FIREPLACE, GAS FIREPLACE, OTHER, STATE OF REPAIRS, EXCELLENT, GOOD, FAIR, POOR

INTERIOR FINISH: TILE WALL, 8-10 FT, TRIM, HARDWOOD, PAPER, PLASTER, WOOD PANELING, OTHER

DATE OF CONSTRUCTION: 1923

MAJOR ALTERATIONS OR ADDITIONS: 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 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2.1 ARCHITECTURAL SIGNIFICANCE & CONSTRUCTION HISTORY

The residential property at 928 LaFarge Avenue was constructed around 1890 with an addition to the north side of the house with a covered front porch added early on but at an unknown date. The site and house have undergone many architectural changes over its lifespan. By 1948, a summer kitchen had been incorporated into part of the house along with other new areas to the east of the original structure. From this time on, the house remained relatively unchanged until a major renovation in 1995. In 1995 a two-story addition was added to the back of the house and the original house was refinished with new siding and a new roof. This major project removed the easternmost part of the house but re-built on top of that location. Other key changes to the house and site occurred in 2003 with the addition of a bay window on the north side of the original structure and the garage was re-built on the existing foundation.



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The wood frame construction style of the original house and early additions is typical of late 19th and early 20th century construction techniques found in Louisville area. The 1995 addition, the existing siding and other finishes were common practices throughout Colorado during this time and were likely added directly over the original materials, preserving the original construction beneath.

The primary façade faces west to LaFarge Avenue and the original form of the house is apparent when viewed from LaFarge Avenue. The overall mass of the house has increased to the east of the lot but being set back from the primary façade, the additions are not easily detected from most sightlines. The covered front porch is original with replacement wood columns.

928 LaFarge Avenue has the potential to be restored to a high degree of architectural integrity when compared to historic photos dating back to 1948. Overall, the home is well maintained but has a few items that require prioritization, as outlined in the analysis of this report. Based on site measurements and observations, it is believed that original materials still exist beneath the current vinyl siding. Further investigative deconstruction has the potential to reveal a larger extent of original materials.

928 LaFarge Avenue is not listed on the National, State, or Local Register.



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Primary Changes Occurring Over Time:

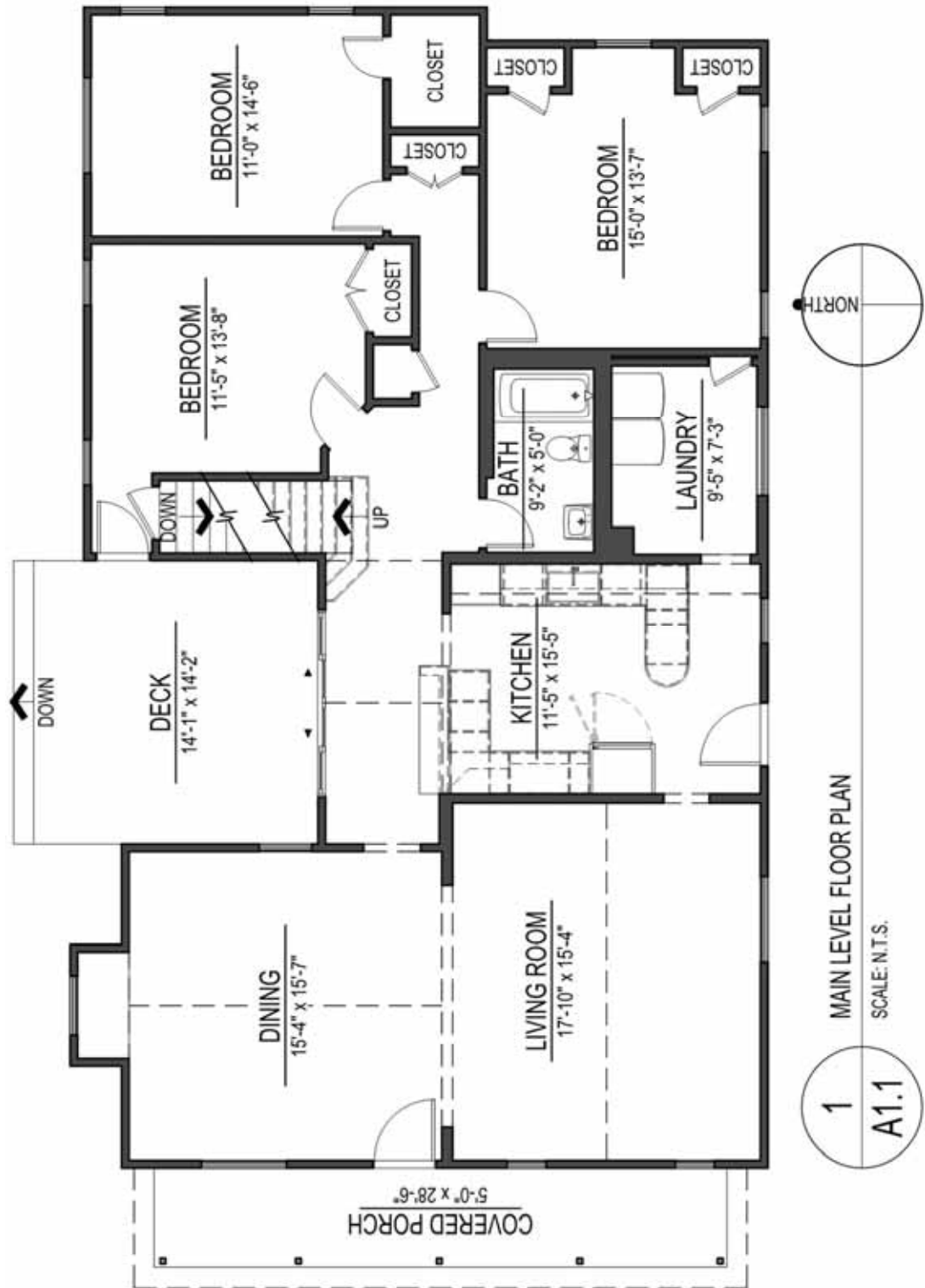
- | | |
|--------------------------------------|------------------------------|
| • Original 1-Story House (RED): | Circa 1890 |
| • 1-Story Addition (ORANGE): | Pre-1948 |
| • Covered Front Porch (YELLOW): | Pre-1948 |
| • Summer Kitchen (GREEN): | Pre-1948 |
| • Connection (BLUE): | Pre-1948 |
| • Removed & Re-built Bedroom (PINK): | Added Pre-1948, Removed 1995 |
| • 2-Story Addition (PURPLE & PINK): | 1995 |
| o East Bedroom Removed | |
| o New Vinyl Siding on Entire House | |
| o New Windows & Trim on Entire House | |
| o New Roof on Entire House | |
| o New North Deck | |
| • Bay Window (GREY): | 2003 |
| • Garage Re-built: | 2003 |



2.2 FLOOR PLAN

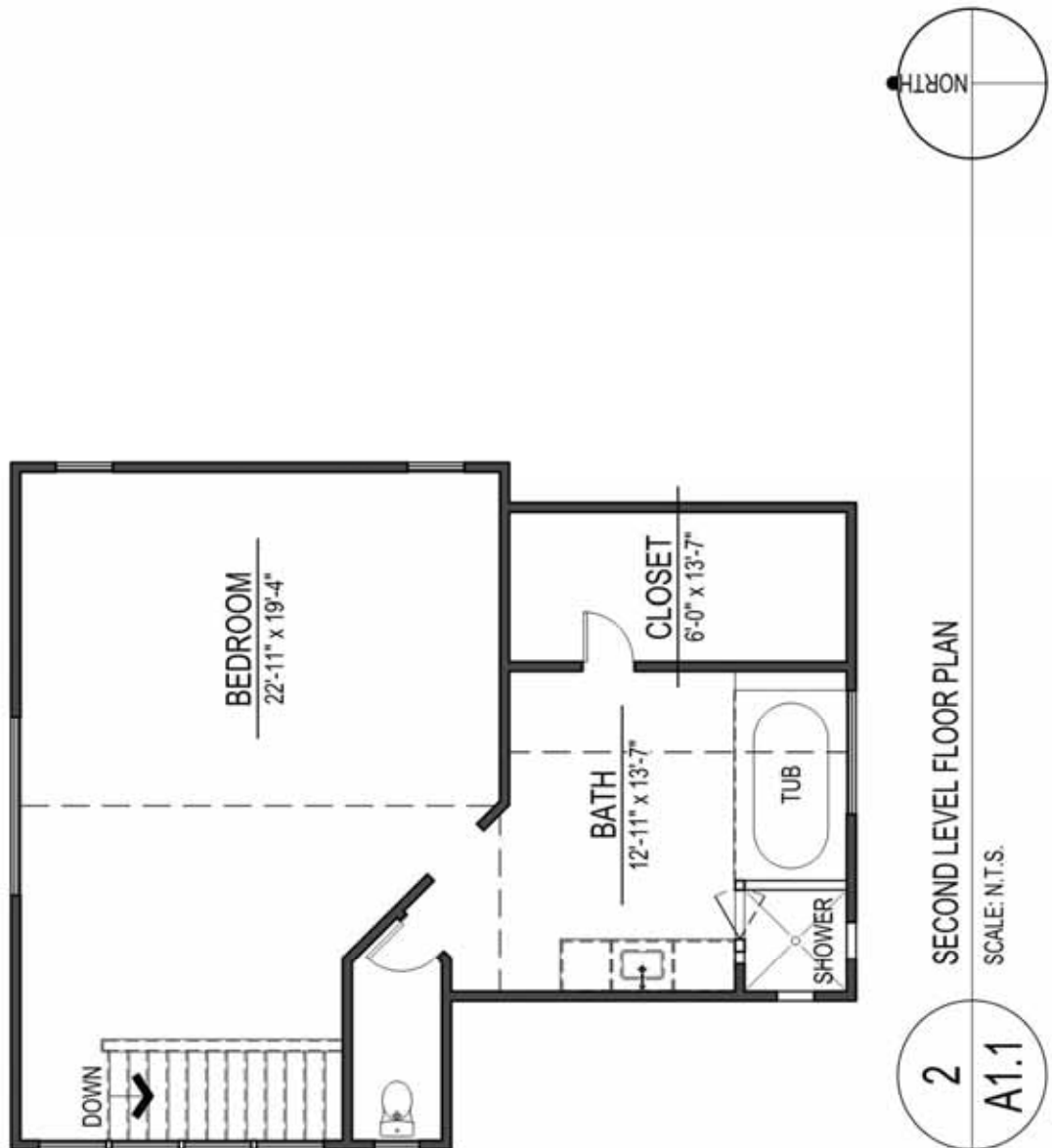


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2.3 PROPOSED USE

There is no proposed change of use at this time.

3.0 STRUCTURE CONDITION ASSESSMENT

3.1 SITE

ASSOCIATED LANDSCAPE FEATURES

Description:

928 LaFarge Avenue is set on a typical downtown Louisville lot approximately 50 feet wide by 125 feet deep, running lengthwise in the east-west direction and totaling approximately 6,300 sf. The property is bordered on the west by LaFarge Avenue, to the north and south by residential properties, and on the east by a typical downtown alley with commercial properties across the alley facing Main Street. The covered porch and entrance facing LaFarge Avenue are set back from the property line and public right-of-way only a few feet. A brick paved path passes along the south side of the house, intersecting a privacy fence and gate at the rear of the house. A six foot wood privacy fence encloses the back yard, with a detached garage breaking up the fence line on the west side. The fence terminates on the north side at the north bay window.

Approximately 1/3 of the lot is covered by the building footprint, located on the western half of the site. The west setback is approximately eight feet, with a five foot front porch encroachment. The north side is set back approximately nine feet, with a projecting deck. The east side is set back approximately 59 feet and the south side is set back six and a half feet.

Also found on the site is a concrete slab for parking in the northeast corner and raised wood garden beds northwest of the garage. Small plants surround the west and south sides of the house with sod and mulch on the east and west sides. No large trees are located on the site, though there are several on the adjacent north property with canopies extending above.

According to building records, the south privacy fence was replaced in 2002 and a small shed in the southeast corner was removed in 1995 in order for the new two-story addition to comply with allowable lot coverage.

Condition Evaluation:

Overall, the landscape features are in good condition. None of the listed features meet historic requirements, nor were any historic features discovered, and therefore assessment was minimal.

Recommendations:

No recommendations at this time.



Looking from the southwest corner of the property



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GRADING

Description:

Overall, the site is relatively flat with a slight eastern slope towards the alley. Drainage around the building footprint, where observed, is minimal to non-existent though no areas of negative drainage appear to be present. The grading around the 1995 two-story addition appears to be positive while the grading around the original structure is negligible. The top of grade is approximately six inches below the top of concrete foundation around the two-story addition. Top of grade relative to the top of the original foundation is minimal, less than an inch in most areas, or in some areas the siding runs down to grade and the top of foundation could not be determined.

Condition Evaluation:

The overall site grading is in fair condition. No signs of damage caused by poor or negative drainage was observed. Ideally, the grading around the entire house should be a minimum of 6 inches below the top of the foundation and slope away from the foundation for at least the first 5 feet. Due to the nature of the lot, it is unrealistic that these requirements may be achieved and with no drainage issues or damage observed during the site visit, the existing drainage appears to be performing adequately.

Recommendations:

Continue to monitor the drainage around the perimeter of the house. The perimeter should be observed after snow and significant rain events to assess for any areas of pooling water. Additionally, it is recommended that all sides of the building be cleared of any stored items and regularly cleared of debris that will obstruct drainage.

PARKING

Description:

A detached, single-car garage was added in 2003 to the east side of the lot facing the rear alley. According to building records, there was an existing garage in the same location that was torn down and the new garage was built on the existing foundation. It is unclear if the old garage that was removed was considered historic. The garage is currently used as a studio and due to the age of the structure, is not considered historic.

In the northeast corner of the lot is a concrete slab accessing the rear alley. This slab allows for one parking space. Overall, there are two parking spaces available on-site.

Condition Evaluation:

The garage was determined to not be a historic structure and therefore was not evaluated. The concrete slab parking in the northeast corner of the lot is also not historic.

Recommendations:

No recommendations at this time.



1-car garage as viewed from the back yard



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3.2 STRUCTURAL SYSTEM

FOUNDATION SYSTEMS

Description:

The portion of the house built prior to 1995 is built over a crawlspace less than two feet deep with a central area dug down approximately four feet or more that provides limited access. This crawlspace area is accessed on the east side from a full-depth basement below the 1995 addition. The crawlspace has a vapor barrier throughout, and the foundation walls are covered with a fiberglass insulation. The insulation was pulled away in a few locations to reveal a shallow concrete foundation with a concrete footing. It appears that this type of foundation wall encompasses the entire portion of the house built prior to 1995. It is unclear if the concrete was poured over an original foundation of either stacked stone or brick or the original foundation may have been replaced by the existing concrete. The foundation under the original house could not be determined from the exterior as siding runs to grade. Due to the insulation covering the foundation walls in this area, it is impossible to determine how the floor joists bear on the foundation and whether or not a sill plate exists.



Crawlspace foundation with insulation pulled back

The foundation of the 1995 addition is built of poured concrete walls, eight inches thick where visible, and eight and a half feet tall. There is a poured concrete wall with a cripple stud wall on top separating the basement from the crawlspace. The wall separating the crawl space and basement was not a full height wall and therefore not braced by the floor system. This wall should have been designed as a retaining wall to retain the earth between crawl space and basement. The existing soil was excavated in the crawl space when the new basement walls were formed. The soil in the crawl space does not appear to be stable and could settle into a state that requires the basement wall to retain the earth, as described. The construction and footing of the retaining wall could not be verified during the observation.

Most of the basement is finished and there is an unfinished storage and mechanical room. There is a poured concrete slab floor in the mechanical room. According to building records, there is a concrete spread footing beneath the concrete foundation wall. However, it is impossible to verify this construction without exploratory deconstruction.

The excavation in the crawl space that likely happened during the 1995 addition undermined multiple isolated footings. The isolated footings were constructed of a mix of stacked stone and pre-cast footings. foundation wall. However, it is impossible to verify this construction without exploratory deconstruction.



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Condition Evaluation:

Our evaluation of the existing foundation walls was limited. The entirety of the foundation beneath the original structure could not be determined and therefore a condition assessment cannot be given. The basement concrete foundation walls show no signs of cracking where visible, but we do not know what type of footing is below the walls, if any, and a large portion of the walls are covered with finish materials.

The undermined isolated footings in the crawl space are in poor condition. These footings were not properly supported and are in need of intervention to limit future damage to the floor system.

The retaining wall between the crawl space and basement could not be assessed and should not be loaded by backfilling the crawl space with soil until it can be addressed by a licensed structural engineer.

Recommendations:

1. The crawlspace walls should be observed by a licensed engineer and repaired as needed. This will require some destructive exploration work to determine the wall construction. If the original foundation was removed and replaced, further documentation would be necessary to determine the capacity of the foundation system.
2. The full height basement walls in the 1995 addition appear to be performing well in their current configuration. The full height basement walls would need to be assessed before any additional loading, as a result of a remodel or addition.
3. Continually monitor the main floor walls for signs of foundation distress such as cracking or improper door operation. If such signs are detected, these areas should be evaluated by a licensed engineer and repaired as needed.
4. The basement wall between the crawl space and mechanical room should have been designed for retaining the crawl space soil. The basement wall footing should be further investigated by a licensed structural engineer and geotechnical engineer prior to any remodel work completed at the house.
5. The excavation completed during the 1995 addition undermined isolated footings in the crawl space. The soil should be evaluated by a geotechnical engineer and repaired as necessary. Repairs should be coordinated with a licensed structural engineer.



Separation between basement & crawlspace in mechanical room. Poured concrete wall with cinder block above on the right



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FLOOR & CEILING SYSTEMS

Description:

The floor framing beneath the oldest part of the house and first addition is constructed of newer 2x8 floor joists at 16 inches on-center, running east to west. The floor joist bays are filled with fiberglass batt insulation and therefore observation was limited. These joists are spliced midspan and are supported by a wood beam that appears to be a multiple ply 2x12 beam, this beam was not accessible due to crawl space depth in this location. The floor joists are also braced against rotation with 1x8 blocking. It could not be determined how the floor joists bear on the original foundation. The subfloor in this area is particle board sheets and supports a flagstone and concrete finished floor with in-floor radiant heating which combined is a considerable amount of weight. The floor framing in this portion of the house is not original and estimated to be completed during the 2003 bay window addition, but building records are not clear on an actual date.



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The floor framing beneath the kitchen and hallway is constructed of rough-sawn 2x8 floor joists at 24 inches on-center, running east to west. The floor joist bays are filled with fiberglass batt insulation and therefore observation was limited. There are also newer 2x8 floor joists intermittently throughout this area of the floor framing that were likely added to help stiffen the floor in 1995. The floor joists in this area are not fully supported by the beam running north-south separating the new floor framing under the original house and the original framing under the kitchen. The floor joist bear on the cripple wall / newer basement wall on the east side and are intermittently supported throughout by various posts and beams at approximately four feet on-center. The posts and beams used consist of 2x of various depths and lengths (mostly bearing flat instead of vertically), logs of various diameters and lengths, and a newer steel wide-flange beam. Several of the posts bear on stacked rocks while some of the newer 4x4 posts bear on precast footings. As described in the foundation section, the supporting soil for a large portion of these stacked rock and pre-cast footings has been undermined and no longer properly supports the footings. The subfloor in this portion of the house is constructed of 1x3 tongue-and-groove planks and a majority of the floor framing appears to be original.

Beneath the hall north of the kitchen the floor framing is constructed of rough-sawn 2x8 floor joists at 24 inches on-center, running north to south. This area was a sunroom prior to 1995 and may have been an open deck prior to being enclosed. The floor framing techniques used in this area are similar to those used for the kitchen.

The first-floor framing in the 1995 addition was exposed in the mechanical room and is likely representative of what is found throughout the entire addition. The floor joists are 11 7/8 inch engineered I-joists at 16 inches on-center. The floor joists run east to west, are supported by hangers attached to a rim board bearing on the concrete foundation wall and have mid-span metal bridging straps. Where the joists end at the start of the crawlspace, they are supported by the cripple wall on top of the concrete foundation wall. The subfloor in this area is tongue-and-groove plywood sheets. An adjustable pipe column was observed in the mechanical room supporting the end of a steel wide-flange beam. It appears that this beam supports the midspan of the floor joists in the finished basement as a dropped soffit is present. The second-floor framing was not exposed for review. However, site measurements indicate that the second-floor framing is likely framed with 11 7/8 inch engineered I-joists, likely in a similar fashion to the first-floor framing of this addition.



Floor framing and assortment of supports in crawlspace

Condition Evaluation:

The floor joists, beams, columns, and sheathing beneath the original house and first addition are in fair condition. The floor system is constructed in a manner similar to current code standards and the joists sizing and spacing are adequate for the spans. However, it is unclear how the joists are supported on the west side foundation wall and the weight of the finished floor and radiant floor heating is likely at or above the allowable limit for 2x8 floor joists.

The floor joists, beams, columns, and sheathing beneath the kitchen and the hall north of the kitchen are in poor condition. The flooring in this area was exposed and showed in-floor heating in approximately 1 1/2" of concrete and flagstone overlay. With the in-floor heating and flagstone finish, the floor joists sizing and spacing do not meet minimum IRC code requirements for today's standards. The performance of the floor could not be confirmed due to tile removal that had been completed prior to the site visit. The floor on the main level did not create noticeable damage to the existing flagstone in the hall. The bearing points of columns in this portion has been compromised with the shearing of the native soil and thus eliminating the required angle of repose.

The floor joists, steel beams, steel adjustable pipe column, and plywood sheathing of the 1995 addition are in good condition. As these were all added in 1995, the system is constructed in a similar manner to current code standards.

Recommendations:

1. The floor framing of the original structure and early additions should be observed by a licensed engineer and repaired as needed. Special attention should be given to the connections between the foundation walls, floor joists, beams, and beam supports. The floors are not suitable for additional load resulting from a remodel or addition and should be replaced for new loading.
2. The various beams and floor joists supporting the floor in the kitchen and hall should be further evaluated and repaired. The beams placed lying flat should be removed and replaced with new designed beams. The new beams should be supported by new footings located at a depth as specified by a geotechnical engineer.
3. If floor deflection is inadequate, consult a licensed structural engineer for additional support design options.
4. It is recommended to not add additional flooring material in the original or early addition portion of the house. Any new material added in these locations will likely see distress due to excessive deflection in the floor system.



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Support column in crawlspace



Floor framing in 1995 addition

ROOF FRAMING SYSTEMS

Description:

The entire house has finished vaulted ceilings, where there is not a second floor located above. Decorative beam work is visible in several locations with no access to thoroughly evaluate the roof framing systems. Some assumptions can be made based off of site measurements and the architect's and engineer's knowledge of common building practices for the Louisville area of houses built at a similar time.

The roof framing in the single-story part of the house is likely 2x4 rafters of unknown spacing. The roof sheathing was not exposed and could not be verified. The rafters on the north side of the original structure appear to bear on the exterior walls, as well as the south wall of the original structure. The north facing roof rafters of the oldest part of the house appear to bear on an eight-inch diameter log beam. The roof rafters in the kitchen appear to bear on the south side wall and on a ten-inch diameter log beam. Site measurements indicate that the north-facing gable roof over the hall north of the kitchen is constructed of approximately twelve-inch-deep members. This indicates that this roof was built during the 1995 addition and a different roof existed prior to that remodel.

There are log beams spanning the width of the gable roofs throughout the single-story portions. These beams appear to be only decorative. However, it is possible that these log beams act as collar ties for the roof rafters. The logs are approximately six feet on-center throughout. There are no other collar ties nor are there any ridge beams.

Based on site measurements, the roof framing in the two-story addition is likely engineered scissor trusses of unknown spacing. There are also decorative log beams in this area as well. There did not appear to be any access into the truss location.



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Vaulted ceiling with decorative beam work

Condition Evaluation:

Since the roof framing was not exposed for observation, we were unable to evaluate the condition or determine if there is any structural damage. No signs of interior finish material damage were observed.

It is likely the original and early addition portion of the house is not framed to today's standards. The rafters and ridge connection would need to be exposed for verification.

Recommendations:

The owner and architect are to note that the assumed roof structure is not to current code standards, however it has performed adequately to date and if it is not revised will likely perform in a similar manner to how it has for over 100 years. Since Louisville did not likely have a building code at this time, we are unable to determine if it was built to a code or engineered at the time of construction. We can safely say that it was built to a similar standard of the other buildings we have observed from this time period. It is likely the that the ceiling was removed at some time in the past and this has altered the rafter support system and should be addressed by a licensed structural engineer once exposed.

Without the opportunity to observe the roof structure in the 1995 addition, we do not have any recommendations currently. It is likely these scissor trusses were designed in accordance with the applicable code at the time of construction.

In any future remodel or maintenance work involving the ceiling or roof structure, take the opportunity to have the framing observed by a licensed structural engineer. The owner is to note that the roof structure will need to be evaluated if any remodels or additional load is to be added, including solar panels or alternative roofing. It is likely that the roof framing in the original and early addition portion of the home will need to be repaired during any remodel.



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3.3 ENVELOPE – EXTERIOR WALLS

EXTERIOR WALL CONSTRUCTION

Description:

The exterior wall framing was not exposed for review. Based on site measurements and the construction timeframe of the single-story and two-story structures, the exterior walls are likely 2x4 wall studs on standard spacing. The 1995 addition may have some form of exterior wall sheathing based on construction standards of that time.

Condition Evaluation:

Since the wall structure was not exposed for observation, we were unable to evaluate the condition or determine if there is any structural deficiencies. The wall heights are approximately nine to ten feet tall which is at the upper allowable limit for 2x4 wood framed construction. No signs of interior finish material damage were observed.

Recommendations:

Without the opportunity to observe the exterior wall structure, we do not have any recommendations currently. In any future remodel or maintenance work involving the exterior walls, take the opportunity to observe the bottom of the wall studs and sill plate for rot. Monitor the interior finishes for any cracks or doors sticking. These symptoms may be a sign of wall damage or foundation movement. If the opportunity presents itself, the exterior walls should be assessed by a licensed structural engineer. The owner is to note that the walls will need to be evaluated if any remodels or additional load is to be added. It is likely that additional studs may need to be added for the increased loads above in combination with the wind load on the building.

EXTERIOR FINISHES

Description:

The entirety of the house is clad in painted vinyl siding with a lap profile and with a five-inch reveal. Three of the gable ends, including the main gable facing LaFarge Avenue, are sided with painted vinyl shingles of a fish scale profile. According to building records, the vinyl siding and vinyl shingles were applied in 1995. The house was originally sided in wood siding of either a lap or shiplap profile, as was common for similar houses in the Louisville area constructed around the same time. This wood siding would also have been present in the gable ends. According to building records, steel siding was applied directly over the original wood siding in 1975. This steel siding was removed in 1995 when the vinyl siding was added. It is unclear if the original wood siding remains beneath the vinyl siding, though leaving the original siding on has been found to be common practice in the Louisville area.

Condition Evaluation:

The vinyl siding is in good condition and still within the expected lifespan of such a material.

Recommendations:

Remove the vinyl siding from the entire house, including the fish scale profile in the gable ends. If the original wood lap siding still exists, it should be repaired, refinished, or replaced. If the original wood lap siding has been removed, new painted wood lap siding or shiplap siding should be applied to the entire original, single-story structure, including in the gable ends. The two-story addition should be sided with a modern siding that is visibly different than the wood lap siding to distinguish this part of the house as non-historic. DAJ Design would recommend board-and-batten siding or a revers board-and-batten siding.



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EXTERIOR MASONRY

Description:

There is no exterior masonry nor any signs of exterior masonry existing in the past.

EXTERIOR APPENDAGES

Description:

A covered front porch exists on the western elevation, spanning almost the entire width of the house. This porch is visible in the 1948 Boulder County Assessor card image and is nearly identical to the current appearance. The front porch is five feet deep and 28 ½ feet wide, centered on the west elevation. The porch was likely added or expanded during the first house addition. The porch deck is wood framed on grade with wood decking that sits slightly lower than the finished floor and is raised only a couple of inches above grade. The porch is covered with a hipped roof supported by five turned wood columns, nearly equally spaced. Historical images show three attached columns that no longer exist. According to building records, the front porch was repaired and the columns were replaced in 1995. At some point, likely during the 1995 restoration, column brackets were removed that are visible in historic photographs.



Covered front porch

On the north side of the dining room is a cantilevered bay window with a shed roof. According to building records, this bay was added in 2003. On the north side of the house, between the single-story and the two-story portions, is a wood framed deck, surrounded by the house on three sides and open to the north with steps to grade. This deck was added in 1995 and has access from the kitchen and one of the bedrooms.



North bay window

Condition Evaluation:

The covered front porch is in fair condition. The porch was repaired in 1995 but the porch framing and decking are constructed of wood that is in contact with grade which will accelerate its deterioration. Several of the porch decking boards have already begun to warp.

The north bay window and north deck are in good condition.

Recommendations:

1. Replace the covered front porch framing and decking with rot-resistant materials built to current code standards. The framing members will likely need to be in contact with grade. There are several options for materials to be used and the wood appearance should be preserved.
2. Add brackets to the top of all the turned wood columns as seen in historic images.
3. Add attached columns at front porch as seen in historic images. These locations will likely be revealed when the vinyl siding is removed.
4. Remove the bay window on the north side of the dining room. This bay window is not historic and the single-story building should be returned to an historic appearance.
5. Consider replacing the north deck with rot-resistant materials built to current code standards, in a similar manner as the covered front porch.



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3.4 ENVELOPE – ROOFING & WATERPROOFING

ROOFING SYSTEMS

Description:

The entire house and covered porch roof have an asphalt composite shingle roof that was added in 2018, according to building records. The building records indicate a 9:12 roof pitch with 'Rustic Black' shingles. This roof was likely replaced due to hail damage, as was common in the Louisville area at this time. Building records also indicate a re-roof in 1995 during which time new sheathing was added over the original skip sheathing on the original structure. It is unclear what type of roof systems pre-dated the current roof, likely wood shake shingles at some time.

Soffit vents are present throughout the 1995 addition with hat vents on the east side of the second-story ridge. The original roof is not vented.

Gable end roof vents are present throughout the roof and there are two turbine style ridge vents. The roof venting does not appear to be adequate for the roof area. Additionally, no low roof venting was observed.

Condition Evaluation:

The asphalt composition shingle roof and roof vents are in good condition.

Recommendations:

No recommendations at this time.



Asphalt composite shingle roof added in 2018

SHEET METAL FLASHING

Description:

Metal flashing was not visible during the site visit. However, it is likely that sheet metal flashing exists beneath the vinyl siding at all roof to wall transitions as the vinyl siding was added in 1995 and was likely built to codes similar to today's standards.



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PERIMETER FOUNDATION DRAINAGE

Description:

According to building records, an interior foundation drain was installed around the 1995 addition. However, a perimeter foundation drain was not observed during the inspection. Due to the construction time period and construction methods used, it is unlikely that a perimeter foundation drain exists around the parts of the house that date prior to 1995.

DRAINAGE SYSTEM, GUTTERS & DOWNSPOUTS

Description:

According to building records, new gutters & downspouts of galvanized steel and prefinished white were applied in 1995. These are the existing gutters and downspouts in 2021. The gutters are k-style gutters located at all roof eaves with 2x3 downspouts in the corners. The downspouts appear to be adequate for proper drainage. The majority of the downspouts do not discharge water far enough from the house foundation and lack extensions or the extensions have been removed.

Condition Evaluation:

The gutters are in good condition. The downspouts are in fair condition as they appear to be of an adequate amount and in proper locations. However, the discharge locations are in areas that could cause foundational damage with significant weather events.

Recommendations:

1. Historical images show half-round gutters with round downspouts. The existing gutters and downspouts should be removed and replaced with this historic style.
2. The downspouts should discharge water away from the foundation. Gutter extensions should be added to all gutters or consider direct-burial downspouts where extensions cannot be located or in areas where extensions would present a tripping hazard.

SKYLIGHTS / CUPOLAS

Description:

There are no skylights or cupolas nor is there any historic evidence suggesting that any existed at any point in time.



Typical gutter & downspout without an extension



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3.5 WINDOWS & DOORS

DOORS

Description:

The front door is a stained wood, four-panel door without a storm or screen door. The front door is a replacement door, but it is unclear when it was replaced or what the original door might have been. The front door is in the original location and likely the same size as the original.

There is a painted wood, four-panel door on the interior east side of the current laundry room. This door does not provide access anywhere and has been walled-off on the east side. The presence of this door, in addition to building records and site measurements, indicates that the laundry room was originally a summer kitchen that was later incorporated into the house as was common in the Louisville area.

On the south side of the house there is a stained wood, two-panel door with a half-lite into the kitchen area. This door has an aluminum full-lite screen / storm door. This door was likely added when the summer kitchen was incorporated into the house but there is no historical evidence of this door.

There is a door from one of the bedrooms to the north deck that is a stained wood door with a full-lite. This door has an aluminum full-lite screen / storm door. This door was added in 1995 and is part of the two-story addition.

A nine-foot-wide center-meet sliding door provides access from the hall north of the kitchen to the north deck. This door has center-meet screen doors. This area of the house was originally a sunroom where windows existed instead of the current door. The windows were likely changed to a door, possibly using the existing window openings, in 1995.

Condition Evaluation:

All of the exterior doors are in good condition. The interior door in the laundry room was not tested but its operation and existence is unnecessary.

Recommendations:

Replace the front door with a stained wood door similar to the original style of the house. There are several examples of front doors throughout the Louisville area that should be used as guidance.



Front door



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WINDOWS

Description:

The windows on the original, single-story section of the house are in historic locations and sizes when compared to historic photographs. These windows are all replacement single-hung, white aluminum windows with white framed screens. On the west façade, there are two paired windows north of the front door and two more single windows beneath the west facing gable. A tall narrow fixed window is located in the gable end, just above the top of the covered porch roof, and this window is seen in historic images. An opening inside the house indicates where a historic window was located on the opposite end of this gable, matching the current window dimensions.



Interior location of historic window

There are paired windows on either side of the south façade door, with one pair being centrally located beneath the old summer kitchen gable. There is also a window in the original part of the house facing east, looking towards the north side deck. The bay window on the north side of the original house is not historic and was added in 1995 with a semi-circular transom window above the window bay. Additionally, there is a semi-circular fixed window above the center-meet door facing north to the north side deck.



South side assortment of windows

The windows on the 1995 two-story house addition are wood clad windows. The exterior of these windows are white with white framed screens. The first floor windows in this part of the house are double-hung with two windows on the south side, two windows on the east side with an awning window as well, and three windows on the north side. The second story windows are a mix of fixed and double-hung windows. Facing west there are five fixed windows above the stairs with a tall and narrow fixed window in the gable end. On the south side are paired double-hung windows with a semi-circular fixed transom. There are two double-hung windows facing east and three paired double-hung windows with a semi-circular fixed transom facing north. Additionally, there are narrow block translucent windows in the second floor shower and a small awning window facing west above the toilet.

Condition Evaluation:

All of the windows are in good condition.

Recommendations:

Remove the north side bay window and transom window above the bay. It is possible that there may have been a window on this side of the original structure but there is no photographic evidence, and any structural evidence was likely lost with the addition of the bay. If evidence of a window is found during removal of the bay and siding, a window matching the sizes and styles of the other original windows should be added at this location.



North & west side windows



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3.6 EXTERIOR DETAILS

SOFFIT & FASCIA

Description:

Soffits are painted v-groove vinyl panels and fascia is painted aluminum with a drip edge at all roof overhangs including the covered front porch. The eaves on the original single-story house are all square-cut while the eaves on the 1995 addition are all boxed-out. The soffit and fascia were likely replaced in 1995 since this was the time that new siding and roofing were added as well as when vinyl soffits and aluminum fascia were widely used.

The covered front porch soffit is bead-board panels that was likely replaced when the front porch was repaired in 1995.

Condition Evaluation:

The soffits and fascia are in good condition.

Recommendations:

No recommendations at this time.

TRIM

Description:

Vinyl corner caps with standard j-trim are located at all building corners. These would have all been applied in 1995 with the vinyl siding. Historic corner trim would likely have been painted 1x4 wood corner trim, as was common in the Louisville area, and locations will likely be exposed with the removal of the vinyl siding.

Window trim on the west facing windows is picture-framed painted aluminum panel, similar to the fascia panels used. The remainder of the windows on the house have this same aluminum trim on the sills and jambs with a decorative vinyl head trim. This trim was all applied in 1995 with the new vinyl siding.

Condition Evaluation:

The corner trim and window trim is all in good condition.

Recommendations:

1. Remove vinyl and aluminum window and corner trim with the vinyl siding.
2. Replace the corner trim with new painted 1x4 wood or composite trim.
3. Replace the window trim on the single-story portion of the house with wood or composite window trim. Look to historic examples in the Louisville area for trim profile as the historic images do not clearly show the historic style. There are several examples in the Louisville area.
4. Replace the window trim on the 1995 addition with a painted wood or composite trim. The trim profile selected should not match the historic style. DAJ Design recommends a 1x4 picture-frame or similar.

ORNAMENTATION

Description:

Ornamentation is not present on any aspects of the house, nor was any discovered to have existed historically.



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3.7 MECHANICAL SYSTEMS

HEATING & AIR-CONDITIONING

Description:

Heating is provided to the first and second floor through radiant hydronic floor heating and to the basement through baseboard electric heaters. According to building records, the radiant floor heating was added in 1995 and in 2003 the boiler was replaced with a high efficiency unit. The 1948 Boulder County Assessor card indicates that the house was heated through a coal-fired furnace and a brick chimney can be seen in historic photographs on the south side of the house. Additionally, there is a gas-fired freestanding stove in the living room that was added in 2004.

A swamp cooler is located on the east side of the 1995 addition that was added at the time of the addition. This is the only means of cooling for the entire house.

Condition Evaluation:

The boiler, supply lines, and registers appear to be in good condition but were not tested during the site visit. Similarly, the swamp cooler was not tested during the site visit but also appears to be in good condition.

Recommendations:

No recommendations at this time.



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Swamp cooler at back of house



High efficiency boiler

VENTILATION

Description:

Ventilation is handled through operable windows and appears to be in good condition. No recommendations at this time.

WATER SERVICE, PLUMBING, & SEWER UTILITIES

Description:

The water line to the house comes from LaFarge Avenue and enters the west side of the house in the crawlspace. A standard 40-gallon, gas-fired water heater with a side-arm is located in the basement and is atmospherically vented through the roof. The water delivery system is copper piping, and the waste line are a mix of ABS and PVC plastic. An ejector pit is located in the crawlspace and according to building records, the sewer line runs east to the alley.

Condition Evaluation:

The water heater, supply and waste lines, and the ejector pit appear to be in good condition but were not tested.

Recommendations:

Consider replacing the water heater with a high-efficiency unit with a sealed combustion intake/exhaust system.



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Water heater & side-arm



Copper water supply and plastic waste lines

FIRE SUPPRESSION – SPRINKLERS

Description:

No fire suppression was observed.

3.8 ELECTRICAL SYSTEMS

ELECTRICAL SERVICE & PANELS

Description:

Electrical service to the house is brought in underground from the alley to the south side of the house. The electrical meter and panel are located on the south side, on the west end of the 1995 addition. According to building records, a new 200-amp panel was added in 1995 and an electrical subpanel is located in the mechanical room of the basement. The subpanel was moved to the basement from the laundry room in 2021.

Condition Evaluation:

The electrical service and panel are in good condition.

Recommendations:

No recommendations at this time.

ELECTRICAL DISTRIBUTION SYSTEM

Description:

Electrical distribution throughout the house is Romex, upgraded at an unknown date. The romex wiring in the 1995 addition is original to that part of the structure.

Condition Evaluation:

The electrical distribution is in good condition.

Recommendations:

No recommendations at this time.

LIGHTING

Description:

There is a single wall sconce light on the north side of the front door. It is unclear when this light fixture was added to the house. Additionally, there are two recessed can lights in the covered front porch soffit.

There is also a wall sconce light on the east side of the south door, wall sconces on either side of the sliding door to the north deck from the kitchen, and on the south side of the door to the north deck from the bedroom. Additionally, there are motion sensor flood lights on the garage. None of these light fixtures are likely historic.

Condition Evaluation:

The light fixtures were not tested but appear to be in good condition.

Recommendations:

Consider replacing all exterior light fixtures with full cutoff, high-efficiency units.



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FIRE DETECTION SYSTEM

Description:

According to building records, hard-wired smoke detectors were added to the structure in 1995.

No fire sprinkler system exists, in accordance with code requirements at the time of construction.

Condition Evaluation:

The fire detection system was not observed at the time of inspection.

Recommendations:

No recommendations at this time.

SECURITY SYSTEMS

Description:

No security system was observed at the time of inspection.



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4.0 ANALYSIS AND COMPLIANCE

4.1 HAZARDOUS MATERIALS

Due to the age of the building, the finish coatings may contain lead-based paint and asbestos may be present in the plaster topcoat. A professional evaluation should be conducted to determine the presence of any hazardous materials.

4.2 MATERIALS ANALYSIS

Does not apply.

4.3 ZONING CODE COMPLIANCE

Notes:

- It is recommended that the owner have a survey of the property conducted to verify the *Lot Size*. All *Lot Coverage* and *Floor Area Ratio* percentages are based on the actual property size and are subject to change from what is specified in this report.
- Building area square footages are taken from:
 - o Boulder County Property Records (R)
 - o As-built measurements as measured from the interior face of wall, by DAJ Design (M)
- Some areas are taken from the Boulder County Property Records. These records are found to be inaccurate at times. All areas are subject to change based on actual measurements.
- Only the main and second floors of the house were measured by DAJ Design as this is the only historic structure located on the specified property.
- Some of the deck areas, those that are 30 inches or more above grade, may count towards *Lot Coverage* and are not accounted for in this report.

Legal Description:

Lots 8 and 9, Block 3, Jefferson Place
City of Louisville, County of Boulder, State of Colorado

Year Built (Main House):

Circa 1890

Lot Dimensions:

50' x 125' (Subdivision Plat)

Lot Size:

6,328 sf (Boulder County Property Records)

Zoning:

[RM](#) (one residential unit per 3,500sf)

Minimum lot size is 7,000sf (Legally Nonconforming)

Property is subject to the [Old Town Overlay Zoning District Regs](#)



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Areas of levels in square feet (sf):

First (above ground) finished area:	1,691 sf (M)
Second (above ground) finished area:	743 sf (M)
Basement finished area:	487 sf (R)
Basement unfinished area:	280 sf (R)
Detached garage studio finished area: (may not qualify for floor area per code)	286 sf (R)
Front porch area:	136 sf (R)
Side deck area:	200 sf (R)

Allowable Building Height (from existing grade):

Primary Structure:	27'
Accessory Structure:	20'

Lot Coverage:

Existing:	2,203 sf	34.8%	First floor, front porch, & garage
Allowable:	2,250 sf	35%	47 sf remain
Preservation:	2,531 sf	40%	328 sf remain
Landmark:	2,847 sf	45%	644 sf remain

Floor Area Ratio:

Existing:	2,720 sf	43%	First floor, second floor, & garage/studio areas
Allowable:	2,699 sf	40%	21 sf over
Preservation:	2,847 sf	45%	127 sf remain
Landmark:	3,164 sf	50%	444 sf remain

Setbacks:

Front:	20'	(could be different depending on the front of neighboring house locations)
Front Porch:	14'	(6' encroachment into front yard & street side yard setback)
Rear:	25'	
Side (interior lot line):	5'	(5' with Preservation or Landmark Designation)
Accessory Rear:	3'	
Accessory Side:	3'	

4.4 BUILDING CODE COMPLIANCE

Does not apply.

4.5 ACCESSIBILITY COMPLIANCE

Does not apply.

5.0 PRESERVATION PLAN

5.1 PRIORITIZED WORK

CRITICAL DEFICIENCY



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- Remove the vinyl siding from the entire house, including the fish scale profile in the gable ends. If the original wood lap siding still exists, it should be repaired, refinished, or replaced. If the original wood lap siding has been removed, new painted wood lap siding or shiplap siding should be applied to the entire original, single-story structure, including in the gable ends. The two-story addition should be sided with a modern siding that is visibly different than the wood lap siding to distinguish this part of the house as non-historic. DAJ Design would recommend board-and-batten siding or a revers board-and-batten siding.
- Replace the covered front porch framing and decking with rot-resistant materials built to current code standards. The framing members will likely need to be in contact with grade. There are several options for materials to be used and the wood appearance should be preserved.
- Add brackets to the top of all the turned wood columns as seen in historic images.
- Add attached columns at front porch as seen in historic images. These locations will likely be revealed when the vinyl siding is removed.
- Remove the bay window on the north side of the dining room. This bay window is not historic, and the single-story building should be returned to an historic appearance.
- Remove the north side transom window above the bay. It is possible that there may have been a window on this side of the original structure but there is no photographic evidence, and any structural evidence was likely lost with the addition of the bay. If evidence of a window is found during removal of the bay and siding, a window matching the sizes and styles of the other original windows should be added at this location.
- Historical images show half-round gutters with round downspouts. The existing gutters and downspouts should be removed and replaced with this historic style.
- The downspouts should discharge water away from the foundation. Gutter extensions should be added to all gutters or consider direct-burial downspouts where extensions cannot be located or in areas where extensions would present a tripping hazard.
- Remove vinyl and aluminum window and corner trim with the vinyl siding.
- Replace the corner trim with new painted 1x4 wood or composite trim.
- Replace the window trim on the single-story portion of the house with wood or composite window trim. Look to historic examples in the Louisville area for trim profile as the historic images do not clearly show the historic style. There are several examples in the Louisville area.
- Replace the window trim on the 1995 addition with a painted wood or composite trim. The trim profile selected should not match the historic style. DAJ Design recommends a 1x4 picture-frame or similar.

SERIOUS DEFICIENCY

- The crawlspace walls should be observed by a licensed engineer and repaired as needed. This will require some destructive exploration work to determine the wall construction. The best method would likely be to remove the insulation in areas inside the crawlspace and the insulation can be put back or replaced once evaluation is complete.
- The floor framing of the original structure and early additions should be observed by a licensed engineer and repaired as needed. Special attention should be given to the connections between the foundation walls, floor joists, beams, and beam supports. The floors are not suitable for additional load resulting from a remodel or addition and should be replaced for new loading.
- Replace the front door with a stained wood door similar to the original style of the house. There are several examples of front doors throughout the Louisville area that should be used as guidance.



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MINOR DEFICIENCY

- Continue to monitor the drainage around the perimeter of the house. The perimeter should be observed after snow and significant rain events to assess for any areas of pooling water. Additionally, it is recommended that all sides of the building be cleared of any stored items and regularly cleared of debris that will obstruct drainage.
- Consider replacing all exterior light fixtures with full cutoff, high-efficiency units.
- Consider replacing the north deck with rot-resistant materials built to current code standards, in a similar manner as the covered front porch.

5.2 PHASING PLAN

A phasing plan is not available at this time.

5.3 ESTIMATE OF PROBABLE COST OF CONSTRUCTION

A probable cost of construction is not available at this time.

6.0 PHOTOGRAPHS AND ILLUSTRATIONS



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1948 Boulder County Assessor's Card Image



2021 West Elevation



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Front Porch ca. 1970's



2021 View from the Southwest



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2021 East Elevation

7.0 BIBLIOGRAPHY

"Louisville Historic Preservation Commission Staff Report," March 15, 2021.

Boulder County "Real Estate Appraisal Card – Urban Master," on file at the Carnegie Branch Library for Local History in Boulder, Colorado.

Boulder County Clerk & Recorder's Office and Assessor's Office public records, accessed through <http://recorder.bouldercounty.org>.

Directories of Louisville residents and businesses on file at the Louisville Historical Museum.

Census records and other records accessed through www.ancestry.com.

Drumm's Wall Map of Louisville, Colorado, 1909.

Sanborn Insurance Maps for Louisville, Colorado, 1893, 1900, and 1908.

Green Mountain Cemetery Index to Interment Books, 1904-1925, Boulder Genealogical Society, 2006.

Louisville Times Centennial Edition, August 17, 1978.

Archival materials on file at the Louisville Historical Museum.

Fiore, Edna. "Mother Cabrini's Legacy in North Denver." *Denver Catholic Register*, Nov. 7, 2001.

Interviews conducted by Museum Coordinator Bridget Bacon: June Giorzelli Enrietto, 2007 and Sept. 3, 2009; Diane Marino, 2009; William Buffo, Aug. 20, 2009.

Information provided by owners Ian and Yevett Karpel, by email to Bridget Bacon dated Nov. 13, 2009, and in interviews, Nov. 2009.



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September 3, 2021

Attn: Andy Johnson
DAJ Design
Louisville, CO

Dear Andy,

We visited the residence at 928 LaFarge, Louisville, CO on August 24, 2021 to review the existing building for the purpose of documenting and evaluating the existing structure. It was at this time that we reviewed the building with DAJ Design and coordinated our findings with the report created by DAJ Design.

On September 3, 2021 we reviewed the final report and made any necessary modifications to the structural sections. All findings, evaluations and recommendations are in the report. Below, in this letter, are our structural conclusions and a summary of our scope of work. Please feel free to contact us for any further information.

Structural Conclusions:

A. In our professional opinion, the building's structure is adequate for its continued safe use. The construction does not meet all modern code standards; however, it has performed adequately up to this point. We recommend that a licensed Structural Engineer be retained to further evaluate the structure, provide the repairs recommended in each of the sections of this report and assist in any modifications to the structure proposed by the owner and an architect.

Please see the recommendations sections of the report for any required or recommended structural recommendations, to be completed by a licensed structural engineer and contractor.

It is also important to note that a significant portion of the building's structure was not exposed for our review. There may be damaged structure that we were not able to observe due to finish materials. Also, additional cosmetic imperfections could arise, which is normal for an old structure.

B. An extreme event occurring at the site, such as a tornado, a serious (rare) earthquake or other unforeseen event could significantly damage the structure. But this is also true for most old structures in Louisville (and probably for some modern structures) and is only mentioned for completeness of this report.

C. The drainage around the home should be addressed to allow for water to flow away from the building. Poor drainage could result in water infiltration or excessive movement and damage to the foundation.



Summary and Limitations:

A. Summary:

1. The goal of our site observation and the structural portion of the report is to provide an overview of the building's structure and foundation and identify areas where remedial work in the near future is prudent.
2. The recommended remedial measures are intended to promote the building's continued safe use and are not intended to eliminate all existing and potential future cosmetic defects.

B. Limitations:

1. The information contained in the report is the author's professional opinion based on visual evidence readily available at the site, without the removal of existing finish materials. Of course, this means there could be hidden defects which are not discoverable at this time, without demolition of finish materials. That is true for most buildings, and an inherent limitation for this kind of report. Should additional information become available or additional movement is perceived, we recommend that our firm be contacted for further review.
2. The issuance of the report does not provide the building's current or future owners with a guarantee, certification, or warranty of future performance. Acceptance and use of this report do not transfer financial liability for the building or the property to the author or this engineering firm.
3. The report is also only preliminary to make note of areas that need to be addressed. A licensed Structural Engineer should be retained to provide a more thorough investigation and provide appropriate repair details for all necessary repairs.

Sincerely,

Billy Schoelman, P.E.

Jesse Sholinsky, P.E.





928 La Farge

Grant Request

Public notice met as required.



Grant Criteria

- Requested work identified in HSA
- Relate to preservation, restoration, and/or rehabilitation
- Alterations approved by HPC subcommittee
- Mix of completed and proposed work

Table 1. Summary of staff analysis of qualification of Preservation Grant requests under Reso. 17, Series 2019.		
Request	Preservation, Restoration, or Rehabilitation?	In Historic Structure Assessment?
Demolish vinyl siding, wrap house and re-side with lap siding	\$15,639.81	Yes
Porch restoration (inc. new door, decking rehabilitation, and porch posts and brackets)	\$20,000	Yes
Total Project Cost		\$35,639.81
Total Requested		\$17,819.90
Total Recommended		\$17,819.90



Staff Recommendation

Staff Recommendation

- Approval of Resolution No. 26, Series 2024 approving a grant in the amount of up to \$17,819.90.

HPC Recommendation

- HPC recommended approval of both requests.