



The Columbia Historic Zoning Commission will meet on Wednesday, May 21, 2025 at 4:00 PM in Council Chambers on the basement level of City Hall, 700 N. Garden Street, to consider the following:

I. Roll Call

II. Approval of Minutes

III. Old Business

IV. New Business

1. Request from Ed Binkley for Site and Settings approval of a proposed Food Truck Court at [421-427 West Seventh Street](#), being Tax Map 100D Group E Parcel 1, *West 7th Historic District*.
THE APPLICANT IS REQUESTING A DEFERRAL
2. Request from Window Depot USA for window replacement approval at [108 W 7th Street](#), being Tax Map 99A Group J Parcel 72, *Downtown Commercial Historic District*.
3. Request from B. Kathryn Hannen for demolition approval of an accessory structure at [800 Barrow Court](#), being Tax Map 100D Group F Parcel 2, *Barrow Court Historic District*.
4. Request from Doug Johns for approval of an addition to an accessory structure at [715 Academy Heights](#), being Tax Map 89N Group G Parcel 16, *West 7th Historic District*.

V. Other Business

1. Administrative CoA's

VI. Adjourn

Anyone requesting accommodations due to disabilities should contact the City's ADA Coordinator at 931-560-1570 prior to the meeting.

The 2025 meeting schedule and Historic District Design Guidelines can be found on the City of Columbia Historic Zoning Commission webpage.

An interactive map showing the boundaries of the historic districts can be found accessed from the City's website.

For other questions, please contact the Department of Development Services at 931-560-1560.

**CITY OF COLUMBIA TENNESSEE
HISTORIC ZONING COMMISSION
STAFF REPORT**

CONTACT INFORMATION

Robert Archibald, Principal Planner, rarchibald@columbiatn.gov, 931-560-1536

DOCKET/CASE/APPLICATION NUMBER

CA 25-0089

APPLICANT/PROPERTY OWNER

Ed Binkley/Chaz Molder, Dan McEwen

HEARING DATE

April 16th, 2025

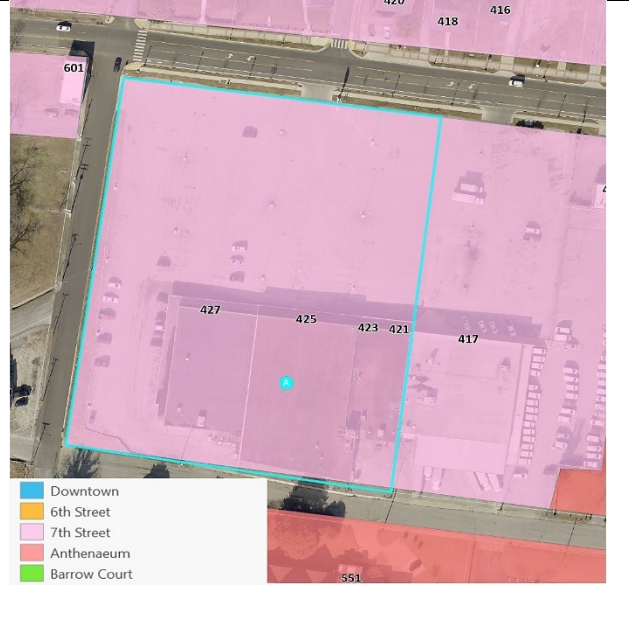
PROPERTY ADDRESS/LOCATION

421-427 W 7th Street

PROJECT DESCRIPTION: The Certificate of Appropriateness Request is for exterior modifications to a portion of the parking area by adding associated site elements for Food Truck Court Use.

The applicant requests a Certificate of Appropriateness Request to add site elements to a portion of the parking area for Food Truck Court Use.

Specifically, the applicant is proposing to incorporate a portion of Columbia Plaza parking into a Food Truck Court to accommodate up to five vendors; to include, a surrounding fence with central public access, dining tables, lounge area, and games on architectural turf. Additionally, trash receptacles will be provided along with on-site electricity and access to public restrooms. Vendors would not be allowed to park overnight, but the site elements would stay in place for the hours of operation 7am – 9pm.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	Historic District
CD-4C	PARKING LOT FOR ASSOCIATED COMMERCIAL USES	COMMERCIAL	FOOD TRUCK COURT AND ASSOCIATED SITE ELEMENTS	W 7 th Street

STAFF RECOMMENDATION: No Recommendation

APPROVE

APPROVE WITH CONDITIONS

DENY

Review Status and History:

<i>Submission Status:</i>	First request for Certificate of Appropriateness
<i>Previous Approvals:</i>	N/A
<i>1984 Historic Inventory:</i>	<i>Columbia Plaza Shopping Center, 20th- Century Commercial, c. 1960.</i>

Proposed Alterations

Modification of a portion of the parking lot to add site elements to accommodate a Food Truck Court.

Historic District Design Guidelines Referenced:

Staff reviewed the request for consistency with the *City of Columbia Historic Design Guidelines* for the addition of site elements associated with a Food Truck Court Use. Staff comments follows in the next section.

Objective: Site & Setting, Commercial Guidelines, pg. 7-10

Respect the character of the commercial core as a pedestrian-friendly destination of high-quality design.

7.8 Design New Fences, Gates, and Walls to be compatible with Character of the Streetscape

- e. Fences shall not exceed 4 feet in height along street-facing yards and 6 feet in height in all other yards.

7.14 Engage Design Standards and Practices that Place a Priority on the Pedestrian

- b. Outdoor uses such as al fresco dining are encouraged as important functions that promote the vibrancy of the district. all seating and fixtures shall be easily removed. Permanent fixtures are prohibited.
- d. A strong sidewalk edge shall be maintained through appropriate building placement during new construction and buffering of street-fronting parking areas.
- g. Select sidewalk furniture that facilitates use and promotes the character of the corridor as a place of high-quality design. Finished wood and metal are the most appropriate materials. Plastic, vinyl, and other cheaply-produced materials detract from the quality of the streetscape. Street furniture must be maintained in good condition without rust, damage, dents, peeling paint, or graffiti.

7.15 Employ Sensitive Designs When Delineating New Parking Areas

- a. Locating private and public parking lots in inconspicuous areas such as rear of a building is strongly encouraged.
- b. Visually screening parking areas from the right-of-way by a planting strip or brick wall in line with the block face is encouraged. If screening is used on a corner lot, both streets should be screened.
- d. Clear pedestrian access and crossings should be provided.
- e. Incorporating pedestrian-scaled, shielded lighting to promote a safe environment is encouraged.

7.19 Maintain Compatibility in Scale and Character When Selecting Lighting

- b. Fixtures shall be compatible with the character of individual properties in scale, placement, color, profile, and style.
- d. Fixtures shall be of metal. Fixtures shall have a dark matte finish unless they are of copper or bronze.
- e. Exposed conduit, wiring, and junction boxes are prohibited.

- f. Fluorescent tube lighting and flood lights shall not be placed on a street-facing elevation.

Staff Analysis:

The applicant has requested modifications to a portion of the existing parking lot located at 421-427 W 7th Street, also known as The Columbia Plaza Shopping Center. The site features a large commercial building divided into several suites with various commercial uses. Constructed around 1960, the building showcases 20th Century Commercial architectural style and was developed on the site where the Columbia Institute for Girls (previously the Columbia Female Institute) once stood before it was destroyed by a fire in 1958. Although the buildings have changed ownership multiple times over the years, they have largely retained their integrity, except for the Kroger Grocery Company building (currently the Post Office), which had its storefront and façade altered in 2020.

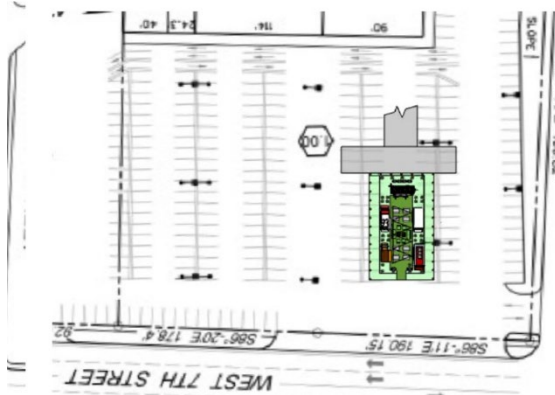
The existing parking lot in front of the building currently serves the existing tenants, including Foodland, Nash Co. Furniture, and the U.S. Post Office. The suite at 421-423 is currently vacant.

The proposed modifications submitted by the applicant involve creating a Food Truck Court, which will increase traffic intensity in the area due to the additional activity generated by this use.

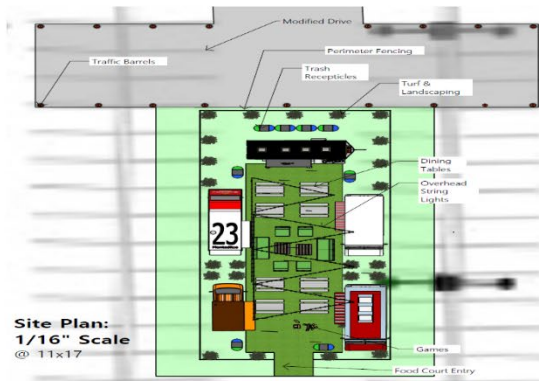
Moreover, the applicant has provided a parking analysis that includes two proposals, illustrated below. The existing parking spaces currently accommodate the needs of the existing businesses. However, the proposed modifications would reduce the number of available parking spaces. Despite this reduction, the current uses do not require the full capacity of parking at all times combined. Thus, the addition of the proposed area should not adversely affect the available parking on site. The new features introduced would provide a beneficial use alongside the existing commercial activities, as long as they meet the Design Criteria outlined in the Historic Guidelines and are maintained to prevent overuse and ensure cleanliness of the area:

Parking Data

Use	Req'd Spaces
Grocery:	13,350/250= 54
Furniture:	21,600/200= 108
Office 1:	3,025/200= 15
Office 2:	5,400/200= 27
Total Spaces:	204
Total Spaces Existing:	218



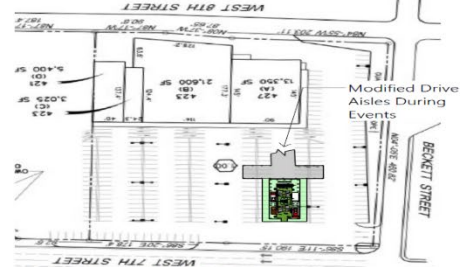
Staff supports the proposal but defers to the Historic Commission to determine if the proposal is compatible with the District. Additionally, the applicant will need to seek Planning Commission approval for Site Plan Design if approval is granted through the Historic Commission.



Site Plan:
 1/16" Scale
 @ 11x17

Concept B: Vertical: 5 Vendors
Columbia Plaza Food Court
 West 7th Street, Columbia, TN

All Site Amenities, i.e. Lighting, furnishing, and Fencing, to meet Columbia HRC Guidelines

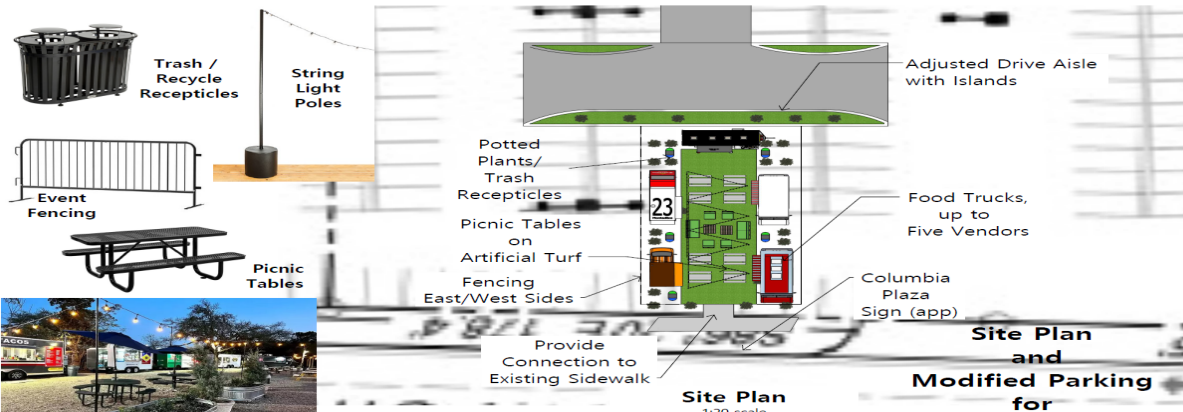


Site Plan @ 1:100 Scale @ 11x17

Design Determinants:

- Vendors must maintain minimum 10ft separation
- Max Number of Vendors: 5 w/o POS
- Provide Designated Point of Entry
- Add Protective Fencing
- Provide Seating and Trash Receptacles
- Provide Traffic Bollards
- Provide Overhead String Lights / Canopies

March 17, 2025



Site Plan
 1:20 scale
 app 3200 sf

Site Plan and Modified Parking for Columbia Food Truck Plaza Food Court
 West 7th Street, Columbia Tn

April 4, 2025

Similar Project
Site Amenities Examples



Recommendation: No Recommendation

MOTIONS

Motion [Approve].

Move to find that the proposed restoration/addition conforms to the Historic District Design Guidelines and approve issuance of a Certificate of Appropriateness.

Motion [Deny].

Move to find that the proposed restoration/addition is not compatible with the Historic Guidelines, and deny issuance of a Certificate of Appropriateness [list reasons for denial].

Alternative Motion [Approve Subject to Conditions]:

Move to approve issuance of a Certificate of Appropriateness and find that the proposed renovation/addition conforms to the Historic District Design Guidelines subject to the following conditions: [list conditions of approval].

Alternative Motion [Defer for Future Consideration].

Move to find that there is insufficient information to make a decision, defer action on the application, and request that the applicant provide: [list additional information] for review at a future meeting.

From: ebinkley1
To: [Robert Archibald](mailto:Robert.Archibald)
Cc: [Melissa Sanders](mailto:Melissa.Sanders); [Sandra Richardson](mailto:Sandra.Richardson)
Subject: [External - USE CAUTION] Re: Food Truck Plaza
Date: Thursday, May 1, 2025 10:51:51 AM

Good Morning...again...the Client would like to defer the May HZC presentation from May until June, the following month, to allow more time to work through some logistics.

If any questions, please reach out...best...ed.

On Tue, Apr 15, 2025 at 8:19 AM ebinkley1 <ebinkley1@gmail.com> wrote:

Good morning, folks...the Client would like to defer the HZC review until May, for a chance to further explore some alternative solutions, and to present them back to the DRC ahead of time.

Please let me know if that is okay and feel free to reach out if needed...best...ed.

ed binkley, aia
108 5th Avenue
Columbia, TN 38401
407-222-1038
ebinkley1@gmail.com

"make everything as simple as possible, but no simpler"...Albert Einstein

"if you can't hide it, paint it red"...Calvin Straub, FAIA

"follow the pen"...ed

--

ed binkley, aia
108 5th Avenue
Columbia, TN 38401
407-222-1038
ebinkley1@gmail.com

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"follow the pen"...ed

From: [Robert Archibald](#)
To: "ebinkley1"
Cc: [Melissa Sanders](#); [Sandra Richardson](#); [Austin Brass](#); [Charles Rush](#); [Jeremy Humphrey](#)
Subject: RE: [External - USE CAUTION] Food Truck Plaza
Date: Tuesday, April 15, 2025 1:00:00 PM
Attachments: [image001.png](#)

Mr. Binkley,

I have received your voicemail and affirmation that your client is requesting deferral until the May agenda. It is not required that you or a representative be present at the meeting. This request will be conveyed to the Historic Commission via staff. Thank you and have a good day.

Robert Archibald, Principal Planner
Development Services/Planning Division
700 N. Garden Street
Columbia, TN 38401
Phone: (931) 560-1536
rarchibald@columbiatn.gov



From: ebinkley1 <ebinkley1@gmail.com>
Sent: Tuesday, April 15, 2025 9:08 AM
To: Robert Archibald <RArchibald@Columbiatn.gov>
Cc: Melissa Sanders <MSanders@Columbiatn.gov>; Sandra Richardson <SRichardson@Columbiatn.gov>
Subject: Re: [External - USE CAUTION] Food Truck Plaza

Yes, would like to move ours to May and be removed from April Agenda...that work?...

Ed Binkley, AIA
108 5th Ave.
Columbia, TN. 38401
407.222.1038

On Tue, Apr 15, 2025 at 8:50 AM Robert Archibald <RArchibald@columbiatn.gov> wrote:

Good morning,

Just to be clear, are you requesting a deferral for tomorrow evening's HZC meeting?

Robert Archibald, Principal Planner

Development Services/Planning Division

[700 N. Garden Street](#)

[Columbia, TN 38401](#)

Phone: (931) 560-1536

rarchibald@columbiatn.gov



CITY OF COLUMBIA
T E N N E S S E E

From: ebinkley1 <ebinkley1@gmail.com>

Sent: Tuesday, April 15, 2025 8:19 AM

To: Robert Archibald <RArchibald@Columbiatn.gov>

Cc: Melissa Sanders <MSanders@Columbiatn.gov>; Sandra Richardson <SRichardson@Columbiatn.gov>

Subject: [External - USE CAUTION] Food Truck Plaza

Good morning, folks...the Client would like to defer the HZC review until May, for a chance to further explore some alternative solutions, and to present them back to the DRC ahead of time.

Please let me know if that is okay and feel free to reach out if needed...best...ed.

ed binkley, aia

108 5th Avenue

Columbia, TN 38401

407-222-1038

ebinkley1@gmail.com

"make everything as simple as possible, but no simpler"...Albert Einstein

"if you can't hide it, paint it red"...Calvin Straub, FAIA

"follow the pen"...ed

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This email has been scanned for viruses and malware, and may have been automatically archived by Mimecast, a leader in email security and cyber resilience. Mimecast integrates email defenses with brand protection, security awareness training, web security, compliance and other essential capabilities. Mimecast helps protect large and small organizations from malicious activity, human error and technology failure; and to lead the movement toward building a more resilient world. To find out more, visit our website.

From: [Michael Parks Lawrence](#)
To: [Robert Archibald](#); [Autumn Potter \(amaree8@gmail.com\)](#)
Cc: [Sandra Richardson](#); [Austin Brass](#); [Melissa Sanders](#); [Charles Rush](#); [Jeremy Humphrey](#)
Subject: Re: [Caution External Email] - Re: meeting
Date: Wednesday, April 9, 2025 10:01:37 AM
Attachments: [image001.png](#)

Robert -

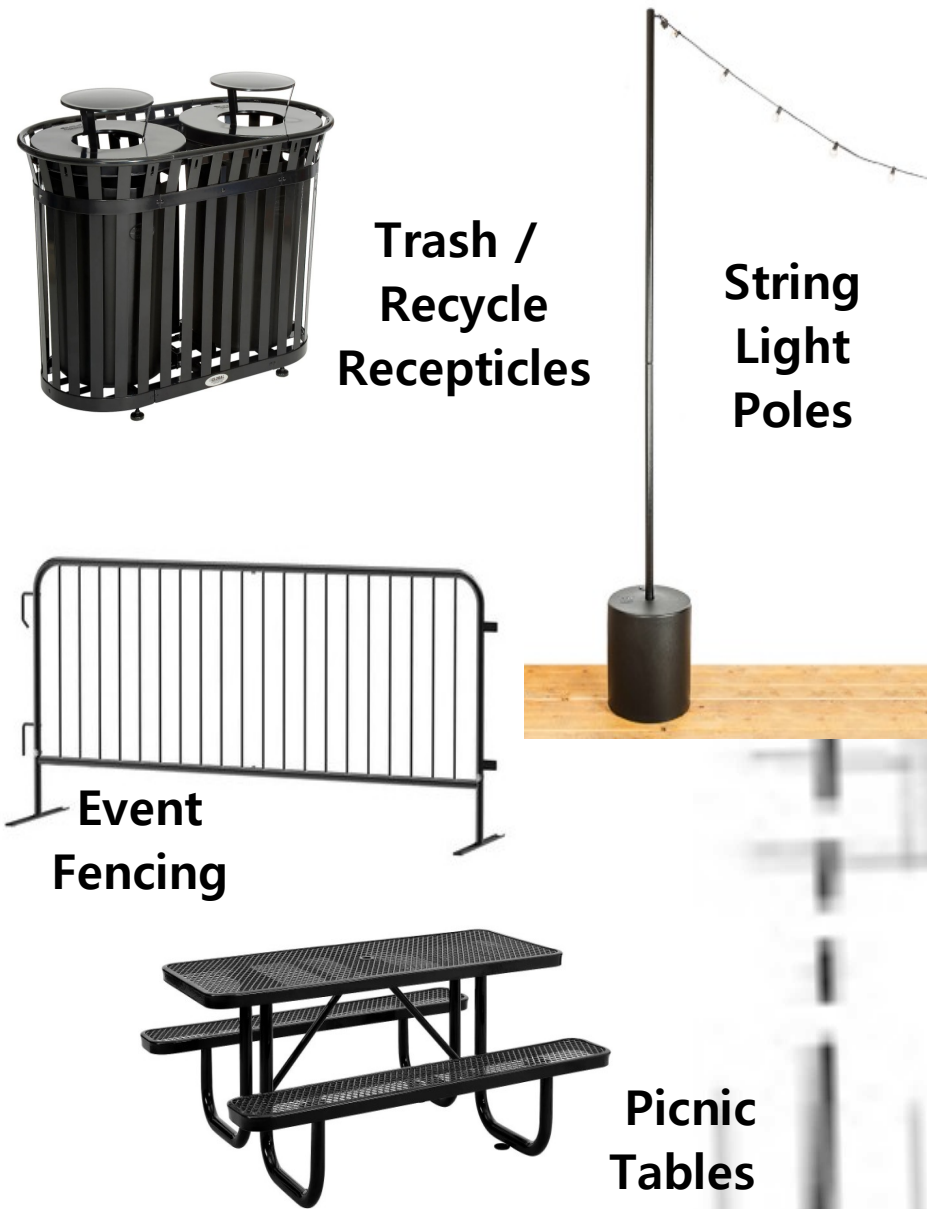
- **Materials & Aesthetics:**
 - What are the proposed materials for fencing, furniture, and other fixtures? For example, event fencing is generally understood to be a temporary solution—will that be the case here? Without seeing physical samples or visualizations, it's difficult to visualize whether the design choices will complement the historic character of West 7th or potentially detract from it.
- **Consistency in Standards:**
 - We recently declined a request from Main Street Maury to install string lights in the breezeway connecting the square to city parking. If we were to approve them for this project, are we prepared to clearly articulate why this situation is different? It's important that we maintain consistency in our decision-making or at least explain why exceptions are being made.
- **Context & Fit:**
 - From a broader perspective, is this project a step forward for the district, or could it be seen as a visual or functional regression? Would a location within the arts district, or a less historically prominent area, be more appropriate for this concept?
- **Historic Zoning Notice:**
 - Has the public been properly informed that this site is under historic zoning review? I haven't seen signage to that effect, though I admit I may have missed it.
- **Public Safety & Use of Space:**
 - One practical concern relates to the square's recent challenges with homelessness. While things have calmed somewhat, a large, open-air space may unintentionally invite new difficulties. If an individual is being disruptive, does the authority to ask them to leave apply only to the food truck area, or the entire lot? It would be helpful to clarify the expectations and jurisdiction.

I believe this is a good idea, I just question if the location is the best place for this.

On Wed, Apr 9, 2025 at 6:46 AM Robert Archibald <RArchibald@columbiatn.gov> wrote:

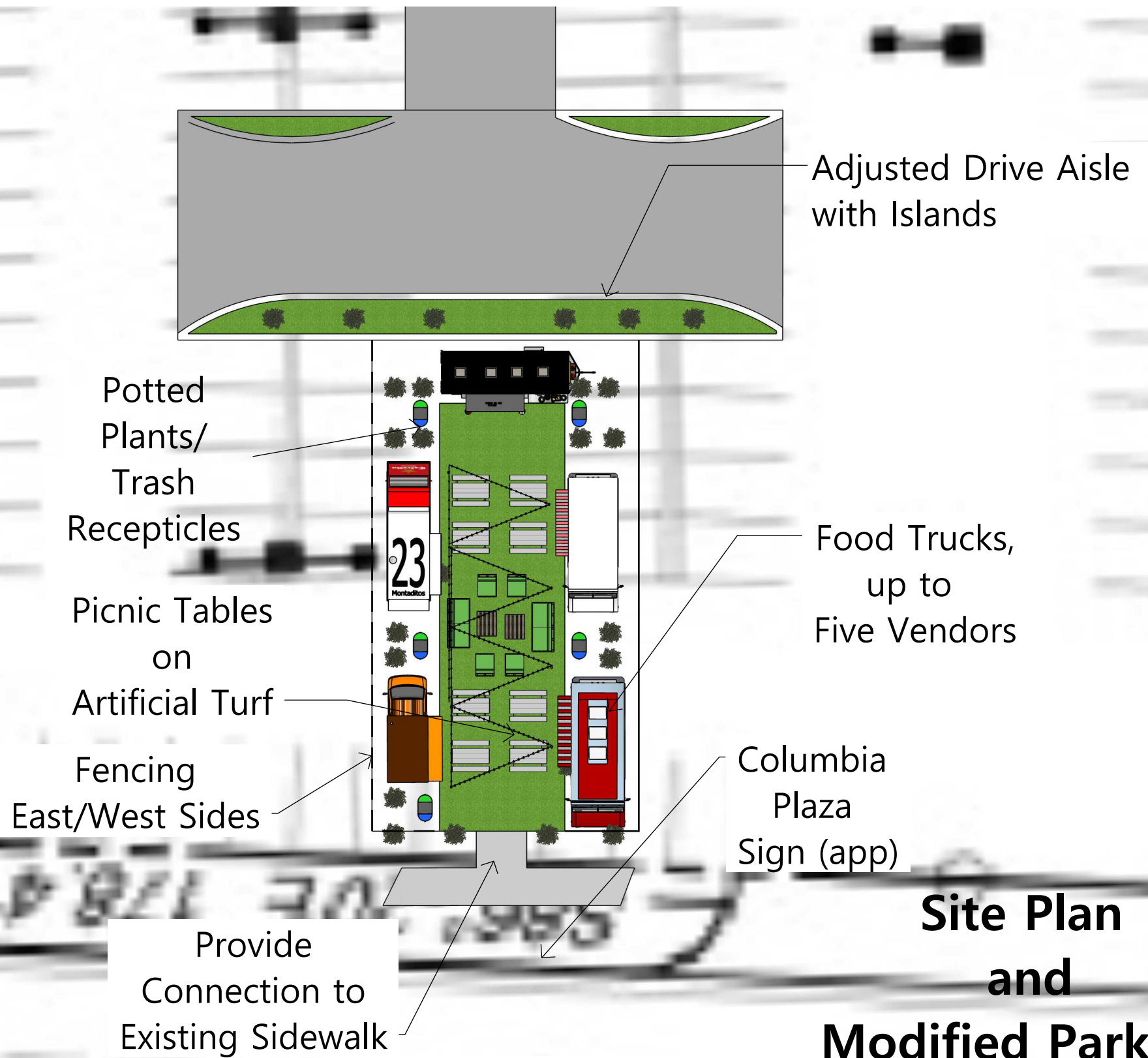
Good morning,

I am sorry you will not be able to make it. I would be glad to discuss your concerns with the Commission in your absence. If you could put these down in writing and send them to me, that would be helpful.



Similar Project

Site Amenities Examples

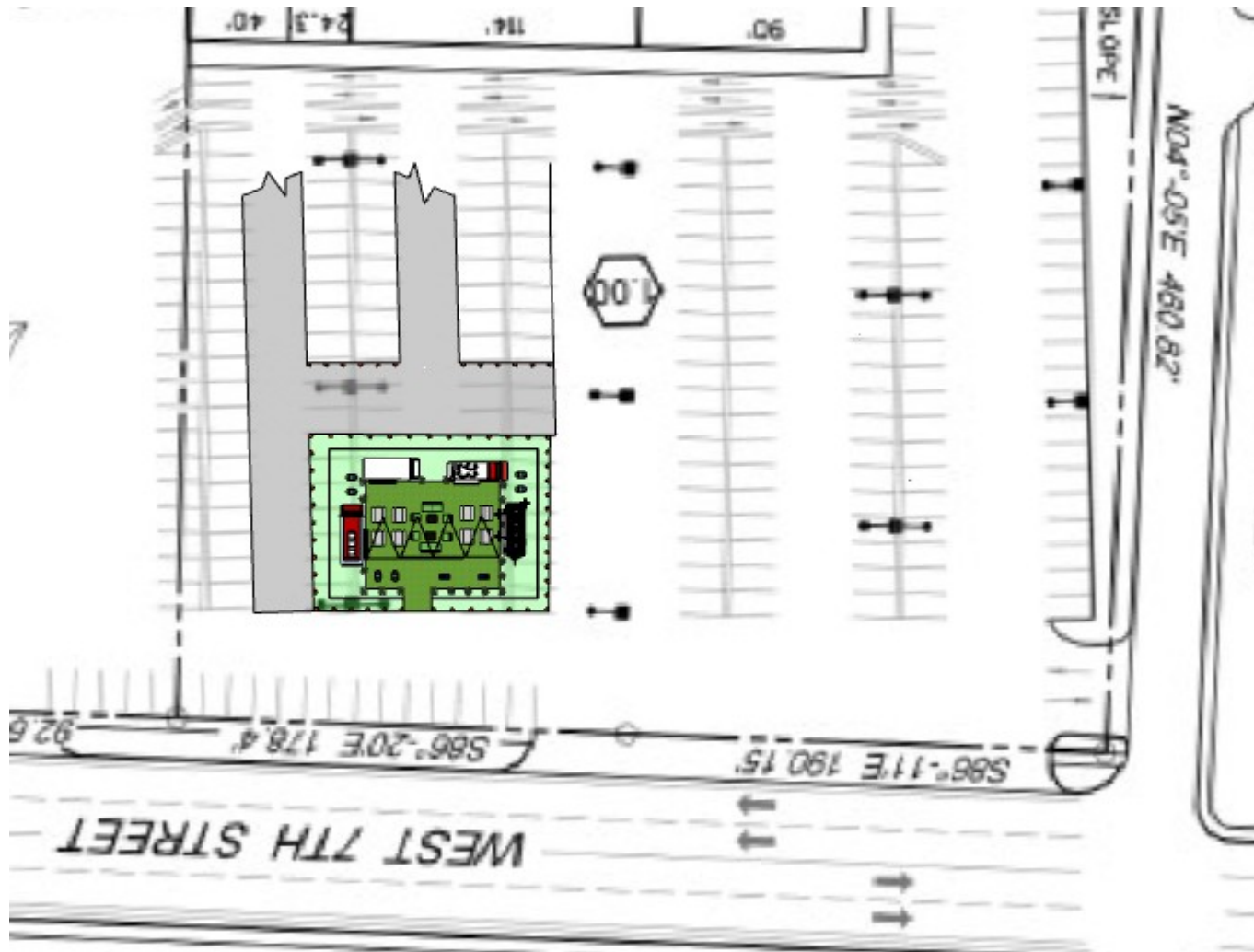


Site Plan

1:20 scale
app 3200 sf

Site Plan and Modified Parking for Columbia Food Truck Plaza Food Court

West 7th Street, Columbia Tn



**Concept A: Horizontal Layout
Adjusted Traffic Pattern**



**Concept B: Vertical Layout
Adjusted Traffic Pattern**

Parking Data

Use	Req'd Spaces
Grocery:	13,350/250= 54
Furniture:	21,600/200= 108
Office 1:	3,025/200= 15
Office 2:	5,400/200= 27
Total Spaces:	204
Total Spaces Existing:	218

Concept A:

Spaces Lost: 40
 % of Existing: 18%

Concept B:

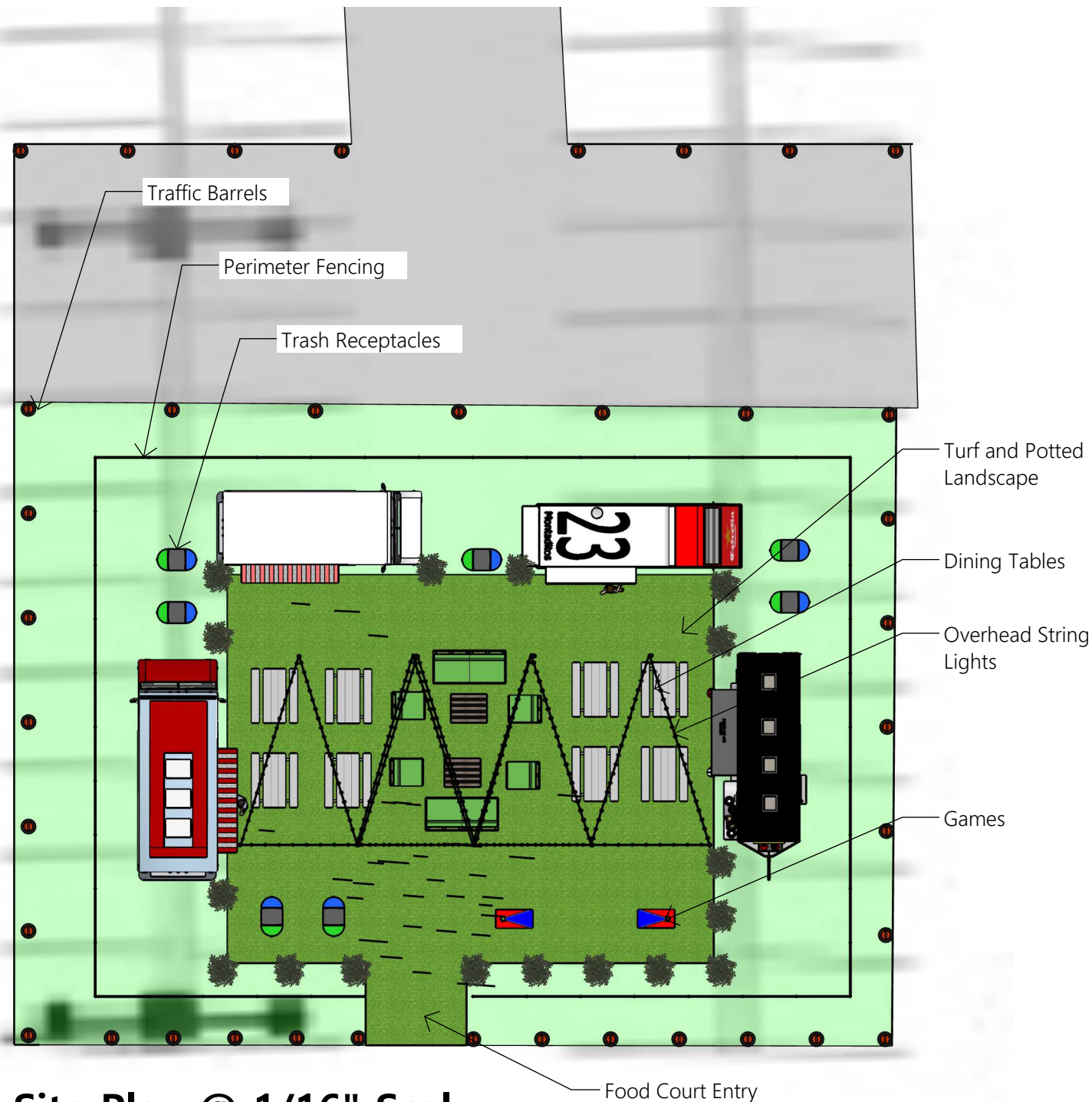
Spaces Lost: 24
 % of Existing: 11%

**Parking Data
for**

**Columbia Plaza
Food Court**

West 7th Street, Columbia Tn

All Site Amenities, i.e. Lighting, furnishing, and Fencing, to meet Columbia HRC Guidelines

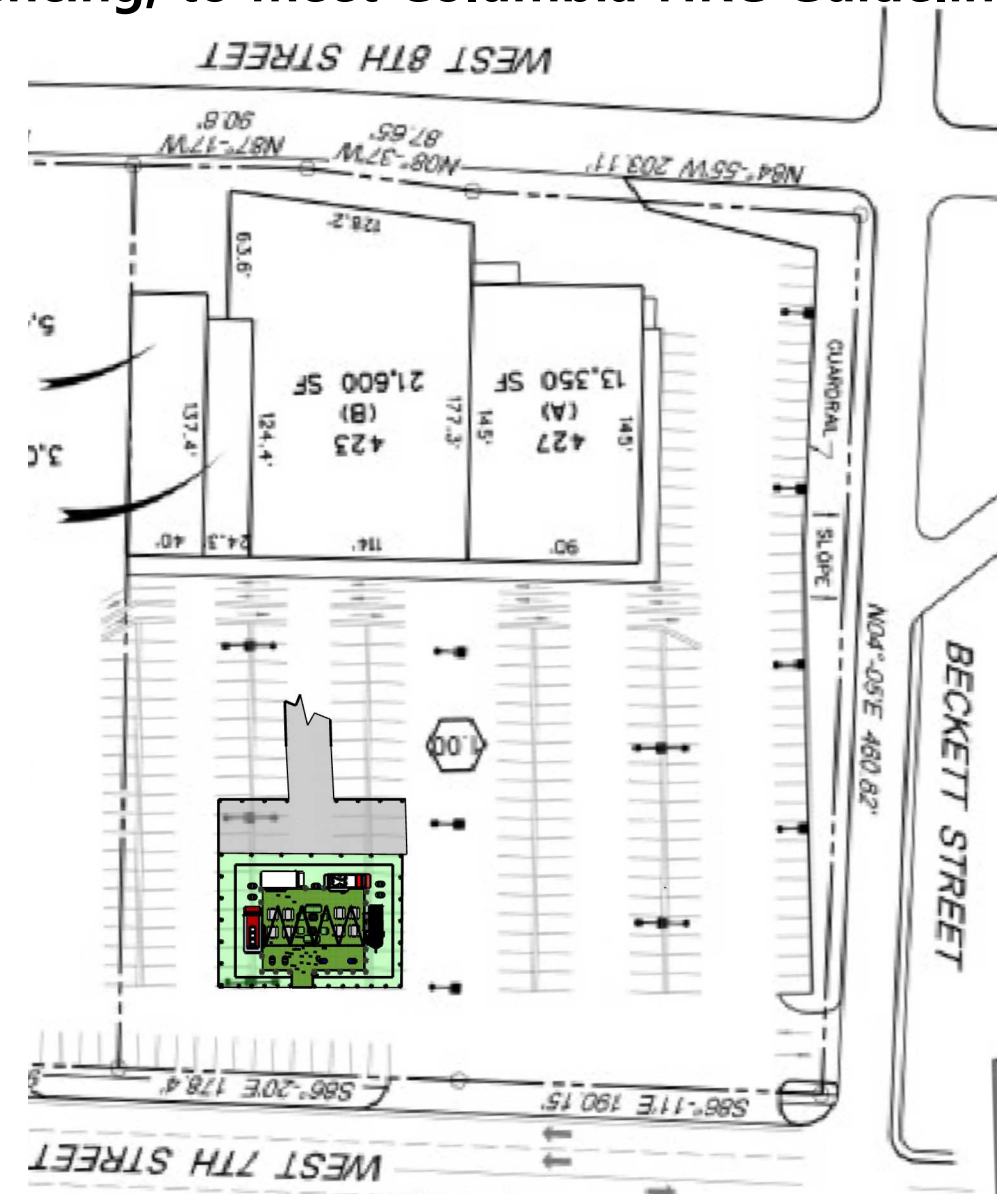


Site Plan @ 1/16" Scale
@ 11x17

Concept A: Horizontal: 4 Vendors

Columbia Plaza Food Court

West 7th Street, Columbia, TN



Site Plan @ 1:100 Scale @ 11x17

Design Determinants:

- Vendors must maintain minimum 10ft separation
- Max Number of Vendors: 5 w/o POS
- Provide Designated Point of Entry
- Add Protective Fencing
- Provide Seating and Trash Receptacles
- Provide Traffic Bollards
- Provide Overhead String Lights / Canopies



Aerial View



Cross View



Entry View

Columbia Plaza Food Court

West 7th Street, Columbia, TN

Concept B: Vertical: 5 Vendors

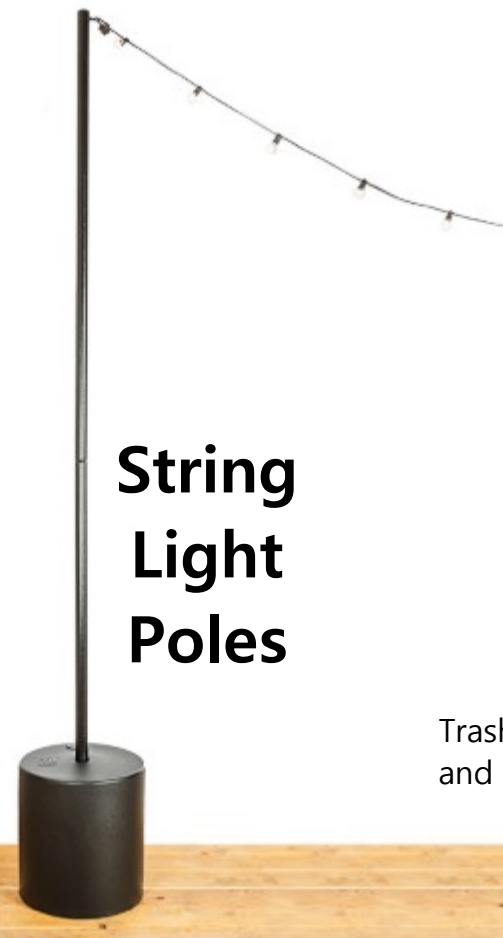
March 17, 2025



Metal Picnic Tables



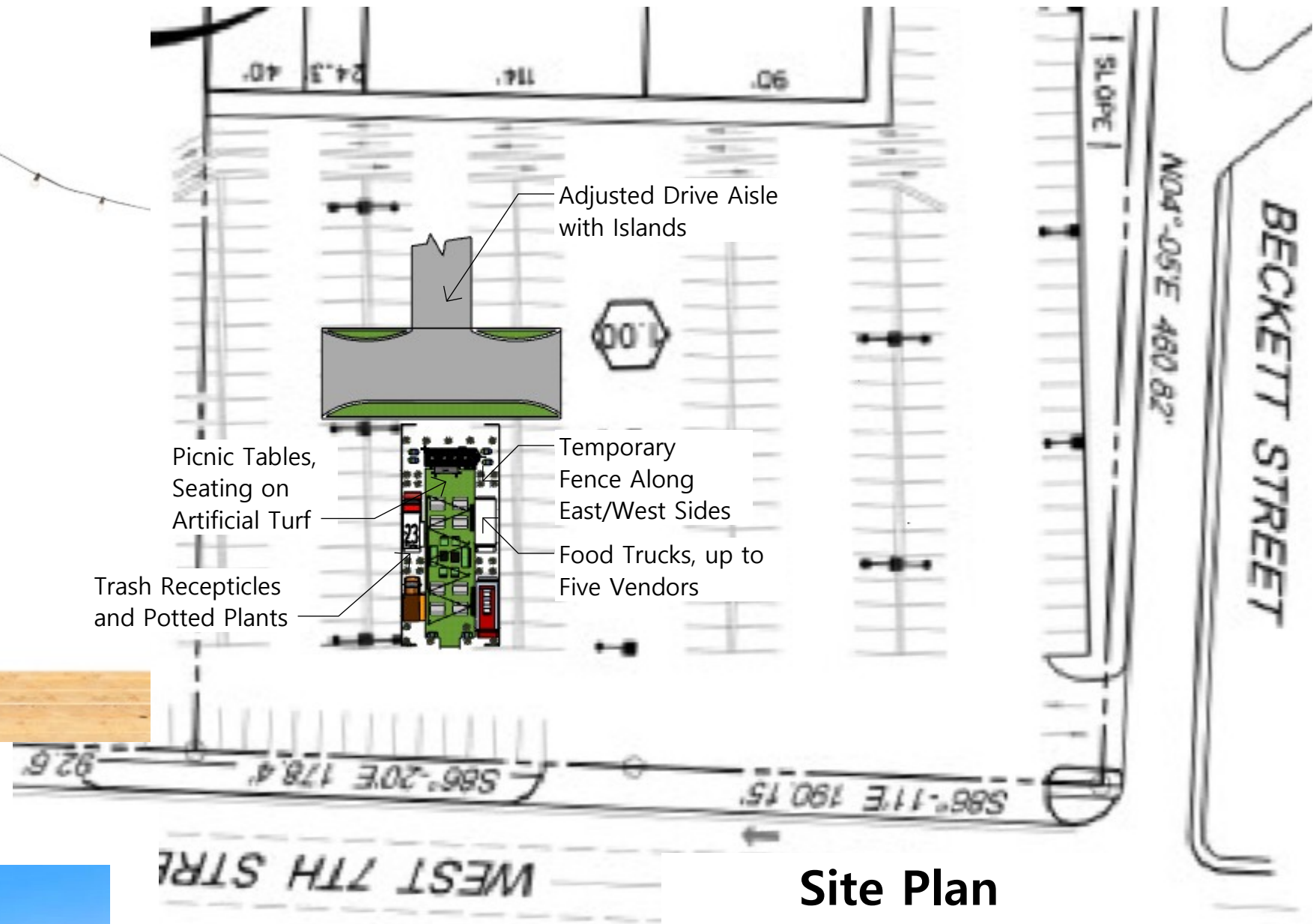
**Trash /
Recycle
Receptacles**



**String
Light
Poles**



Similar Project

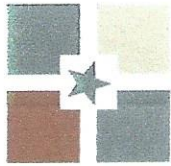


Modified Parking for Columbia Plaza Food Court

West 7th Street, Columbia Tn

Site Amenities





HISTORIC ZONING COMMISSION
CERTIFICATE OF APPROPRIATENESS APPLICATION AND CHECKLIST

*Please submit the Application online at [City of Columbia | Permitting \(onlama.com\)](http://City of Columbia | Permitting (onlama.com))
If there is not access to a computer, please submit all pertinent information on a flash drive as well as provide one hard copy*

APPLICATION REVIEW GUIDELINES (PRE-APPLICATION MEETING REQUIRED PRIOR TO SUBMITTAL)

Application Requirements: All applications must be complete and include the required supporting materials listed on this form and must be submitted to the Development Services Department for review by the published deadline. Incomplete applications will not be forwarded to the HZC for consideration.

Application Deadlines: Applications and support materials must be submitted according to the published Deadline Schedule.

Application Representation: The applicant or an authorized representative of the applicant **must attend the HZC meeting to support the application.** At the meeting, staff will present a recommendation for the item. The applicant will be asked to discuss the proposed scope of work and answer any commission questions.

Building Permit Requirements: In addition to an application, most proposals will require additional permitting from the City of Columbia. Building or demolition permits cannot not be issued without an approved COA for structures within a Historic District.

All work specifications must be completed as presented and approved: The HZC must review and approve any modifications or amendments to approved plans prior to any work taking place.

*Please contact City Staff with any questions or to discuss any concerns during the HZC review & submittal process:
Columbia Development Services Department (931) 560-1560.*

HISTORIC DISTRICT DESIGN GUIDELINES

The *Historic District Design Guidelines* provide guidance for most commonly proposed changes. The HZC consults the design criteria when reviewing applications for Certificates of Appropriateness. *Please refer to the guidelines prior to submitting an application.* The guidelines, along with other useful links, are available on the City of Columbia website at www.columbiatn.com

REQUIRED APPLICATION SUPPORTING MATERIALS

Please consult the list below for the necessary supporting materials to include within application packets. Please submit the application and upload supporting documents at [City of Columbia | Permitting \(onlama.com\)](http://City of Columbia | Permitting (onlama.com)). If there is not access to a computer, a flash drive with all pertinent documentation as well as one hard copy are required for HZC review:

NEW CONSTRUCTION, NEW ADDITIONS	EXTERIOR ALTERATIONS	DEMOLITION, RELOCATION
<ul style="list-style-type: none"> ○ Description of project and proposed materials ○ Site plan ○ Lot survey ○ Architectural elevations or drawings ○ Photographs of project site location ○ Photographs of existing building. 	<ul style="list-style-type: none"> ○ Description of project and proposed materials ○ Photographs of project site location ○ Architectural elevations or drawings ○ Specification information for any proposed materials/architectural features ○ Documentation of earlier historic appearance (restoration only) ○ Photographs of existing building. 	<ul style="list-style-type: none"> ○ Please consult the <i>Historic District Design Guidelines</i>. Pre-application meeting with the City Staff is required for proposed principal structure demolitions and relocations.

Note: The applicant shall provide any additional information requested by the Development Services Department that will be necessary to obtain a full and complete review of the request by City Staff and/or by the Historic Zoning Commission.

The Columbia Historic Zoning Commission follows the *Secretary of the Interiors Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*. Further guidance may be found online: <http://www.nps.gov/tps/standards/rehabilitation.htm>

CERTIFICATE OF APPROPRIATENESS APPLICATION
HISTORIC ZONING COMMISSION

APPLICANT

NAME	ED BINKLEY	PHONE	407. 222. 1038
ADDRESS	108 5TH AVE, COLUMBIA	EMAIL	ebinkley13@gmail.com

PROPERTY OWNER

NAME	MAYBE HOLDINGS, LLC	PHONE	931. 440. 4476
ADDRESS		EMAIL	chaz.molder@gmail.com
CHAZ MOLDER & DAN McEWEEN			
DATE OF PRE-APPLICATION MEETING	MAR 19, 2025		

PROJECT INFORMATION: WORK SPECIFIC

<input type="checkbox"/> NEW CONSTRUCTION (<i>select type</i>) <ul style="list-style-type: none"> <input type="checkbox"/> Principle Structure <input type="checkbox"/> Accessory Structure 	<input type="checkbox"/> NEW ADDITION (<i>select type</i>) <ul style="list-style-type: none"> <input type="checkbox"/> Principle Structure <input type="checkbox"/> Accessory Structure
<input type="checkbox"/> DEMOLITION (<i>select type</i>) <ul style="list-style-type: none"> <input type="checkbox"/> Principle Structure <input type="checkbox"/> Accessory Structure <input type="checkbox"/> Site Features <p><input type="checkbox"/> <i>Loss of architectural and historical integrity and its removal will not adversely affect the district's historic character</i></p> <p><input type="checkbox"/> <i>Denial of demolition will result in unreasonable economic hardship of the applicant</i></p> <p><input type="checkbox"/> <i>Public safety and welfare requires the removal of the structure(s)</i></p> <p><input type="checkbox"/> <i>Structural instability or deterioration of structure(s) as demonstrated through report by structural engineer or architect. Report clearly details physical condition of structure(s), reasons why rehabilitation is not feasible, and cost estimates for rehabilitation versus demolition. Additional report details proposed future action on site.</i></p>	<input type="checkbox"/> SIGNAGE (<i>select type</i>) <ul style="list-style-type: none"> <input type="checkbox"/> Wall <input type="checkbox"/> Freestanding <input type="checkbox"/> Window <input type="checkbox"/> Temporary <input type="checkbox"/> Other <input type="checkbox"/> EXTERIOR ALTERATIONS (<i>select type</i>) <ul style="list-style-type: none"> <input type="checkbox"/> Roofing/Roof Structure (Dormers, Chimneys) <input type="checkbox"/> Exterior Door Replacement/Alterations <input type="checkbox"/> Exterior Window Replacement/Alterations <input type="checkbox"/> Foundation Alterations <input type="checkbox"/> Exterior Siding/Finishes/Masonry <input type="checkbox"/> Porch/Deck Alterations <input checked="" type="checkbox"/> Other (explain): FOOD TRUCKS

PROJECT INFORMATION	
ADDRESS:	COLUMBIA PLAZA 421-427 W. 7TH STREET, COLUMBIA, TN. 38401
SQUARE FOOTAGE OF PROPOSED ADDITIONS/NEW CONSTRUCTION :	EXISTING: _____ ft ² PROPOSED: _____ ft ²
HEIGHT OF STRUCTURE FOR ADDITIONS/NEW CONSTRUCTION :	EXISTING: _____ ft PROPOSED: _____ ft
SQUARE FOOTAGE OF PROPOSED SIGNAGE:	

PROJECT INFORMATION: DESCRIPTION & SCOPE OF PROJECT
DESCRIBE PROPOSED PROJECT(S) AND LIST ALL PROPOSED MATERIALS. ATTACH ADDITIONAL SHEETS IF NECESSARY: INCORPORATE A PORTION OF COLUMBIA PLAZA PARKING INTO A FOOD TRUCK VENUE WITH UP TO FIVE VENDORS. INCLUDE A SURROUNDING FENCE WITH CENTRAL PUBLIC ACCESS, DINING TABLES, LOUNGE AREA, GAMES ON AN ARTIFICIAL TURF. TRASH RECEPTACLES WILL BE PROVIDED ALONG WITH ON-SITE ELECTRICITY AND ACCESS TO PUBLIC RESTROOMS. VENDORS NOT ALLOWED TO PARK/SETUP OVERNIGHT BUT SITE AMENITIES WOULD STAY IN PLACE. HOURS OF OPERATION 7AM-9PM.

In filling out this application, I attest that (1) I am familiar with the rules, regulations, and procedures of the City of Columbia.

ED BINKLEY
 APPLICANT NAME

[Signature]
 APPLICANT SIGNATURE

MAR 19, 2025
 DATE

 PROPERTY OWNER NAME

 PROPERTY OWNER SIGNATURE

 DATE

PROJECT INFORMATION	
ADDRESS:	COLUMBIA PLAZA 421-427 W. 7 TH STREET, COLUMBIA, TN. 38401
SQUARE FOOTAGE OF PROPOSED ADDITIONS/NEW CONSTRUCTION :	EXISTING: _____ ft ² PROPOSED: _____ ft ²
HEIGHT OF STRUCTURE FOR ADDITIONS/NEW CONSTRUCTION :	EXISTING: _____ ft PROPOSED: _____ ft
SQUARE FOOTAGE OF PROPOSED SIGNAGE:	

PROJECT INFORMATION: DESCRIPTION & SCOPE OF PROJECT
<p>DESCRIBE PROPOSED PROJECT(S) AND LIST ALL PROPOSED MATERIALS. ATTACH ADDITIONAL SHEETS IF NECESSARY:</p> <p>INCORPORATE A PORTION OF COLUMBIA PLAZA PARKING INTO A FOOD TRUCK VENUE WITH UP TO FIVE VENDORS. INCLUDE A SURROUNDING FENCE WITH CENTRAL PUBLIC ACCESS, DINING TABLES, LOUNGE AREA, GAMES ON AN ARTIFICIAL TURF. TRASH RECEPTACLES WILL BE PROVIDED ALONG WITH ON-SITE ELECTRICITY AND ACCESS TO PUBLIC RESTROOMS, VENDORS NOT ALLOWED TO PARK/SETUP OVERNIGHT BUT SITE AMENITIES WOULD STAY IN PLACE. HOURS OF OPERATION 7AM-9PM.</p>

In filling out this application, I attest that (1) I am familiar with the rules, regulations, and procedures of the City of Columbia.

ED BINKLEY
 APPLICANT NAME

CHAZ MORASO
 PROPERTY OWNER NAME

[Signature]
 APPLICANT SIGNATURE

[Signature]
 PROPERTY OWNER SIGNATURE

MAR 19, 2025
 DATE

3/21/25
 DATE

**CITY OF COLUMBIA TENNESSEE
HISTORIC ZONING COMMISSION
STAFF REPORT**

CONTACT INFORMATION

Robert Archibald, Principal Planner, rarchibald@columbiatn.gov, 931-560-1536

DOCKET/CASE/APPLICATION NUMBER

CA 25-0108

APPLICANT/PROPERTY OWNER

Clay Harrington/Ryan Fitzpatrick

HEARING DATE

May 21st, 2025

PROPERTY ADDRESS/LOCATION

108 W 7th Street

PROJECT DESCRIPTION: The Certificate of Appropriateness Request is for replacement of existing windows with approved materials by the Historic District Guidelines.

The applicant requests a Certificate of Appropriateness to replace the existing windows due to deterioration.

Specifically, the applicant is proposing to replace thirty existing windows located on the front façade of the structure.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	Historic District
CD-5	COMMERCIAL	COMMERCIAL	WINDOW REPLACEMENT	COMMERCIAL DOWNTOWN

STAFF RECOMMENDATION:

APPROVE

APPROVE WITH CONDITIONS

DENY

Review Status and History:

<i>Submission Status:</i>	First request for Certificate of Appropriateness
<i>Previous Approvals:</i>	N/A
<i>2024 Historic Inventory:</i>	<i>20th Century Commercial/Sullinvesque architecture, circa 1913, C. Maury Dry Goods Company; J.C. Penny Company Department Store; current Bleu 32 Vintage Marketplace</i>

Proposed Alterations

Replacement of thirty existing windows on front façade of structure.

Historic District Design Guidelines Referenced:

Staff reviewed the request for consistency with the *City of Columbia Historic Design Guidelines* for the replacement of existing windows on front façade. Staff comments follows below:

Secondary Windows and Doors, pg. 5-14

Objective - Maintain historic secondary windows (including upper-story openings) and doors as features that provide a human scale and visual depth to commercial buildings.

5.18 Retain and Preserve Historic Windows on the Façade and Prominent Secondary Elevations

- d. Windows shall be maintained as transparent features as distinguished from street level. Minimal tinting is allowable for privacy but blacking out of upper-story windows is prohibited.

5.20 Maintain Compatibility when Replacing Windows on the Façade and Prominent Secondary Elevations

- a. Historic window sashes shall only be replaced when they are deteriorated beyond repair.
- c. Replacement windows shall match the original in size, proportions, configurate (i.e., number of panes), and operation (e.g., double-hung).
- d. Wood windows on the facade shall be replaced with wood windows. Alternative materials will be reviewed by the HZC on a case-by-case basis. Anodized aluminum-clad wood may be considered on visible secondary elevations in lieu of wood.
- f. New windows shall be properly recessed within the original opening to protect the window and maintain historic profiles.
- g. Deteriorated sashes on the facade and prominent secondary elevations shall be replaced with true divided light sashes or simulated divided light sashes or simulated divided light sashes with dimensional muntin permanently affixed to the exterior of the glass. Snap-in grids and removable internal grilles do not appropriately replicate historic profiles and shall be prohibited.
- h. Historic hoods and exposed lintels and sills shall be retained when installing replacement windows.
- i. Windows incompatible with the style and age of the building are prohibited.

5.21 Embrace Sympathetic Changes to Windows and Doors on Secondary and Rear Elevations

- a. Retaining and maintaining historic windows and doors on minimally visible secondary and rear elevations is encouraged.
- b. Using in-kind and compatible substitute materials such as anodized aluminum and aluminum-clad wood is encouraged. Fiberglass may also be used for doors.
- d. Replacement doors and windows shall be compatible with the character and style of the building as well as traditional precedents in the district. adding elaborate decorative details where there is no historical precedent is prohibited.



Staff Analysis:

The applicant is requesting to replace the thirty windows that cover the upper-story elevation of the structure located at 108 West 7th Street. Constructed circa 1913 and listed on the National Registry as a contributing source to the Commercial Downtown Historic District. This building has retained the architectural styling of 20th Century Commercial/Sullinvenesque. Sullivan-esque buildings typically feature a distinct base, a mid-section with vertical piers and bands of windows.



Figure 1_circa 1934

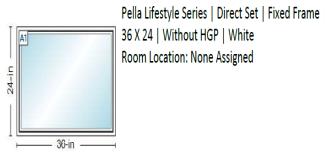


Figure 2_recent photo



CITY OF COLUMBIA TENNESSEE HISTORIC ZONING COMMISSION STAFF REPORT

The applicant is proposing to replace all windows on the upper-story with similar design as shown in the illustration above. The replacements windows are wood clad and adhere to the Historic Design Guidelines for replacement. In the attached insets below the particular details for each window can be reviewed. Staff supports the replacement window design as submitted by the applicant.



Product Warranty

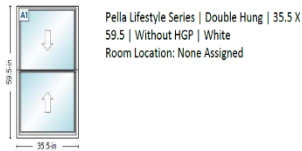


A1: Non-Standard Size/Non-Standard Size Fixed Frame Direct Set. Frame Size: 36 X 24. Pella Lifestyle Series Series. No Program. No Package Without Hinged Glass Panel Interior Glazed North Central Climate: Zone 4

Standard Clad Pine 5" 3 11/16" Standard Enduraclad White. Prefinished White Paint Interior. Glass: Insulated Dual Low-E. SunDefense™ Low-E Insulating Glass Argon Non High Altitude. Combination U-Factor 0.23 U-Factor 0.23 SHGC 0.24 VLT 0.56 CPD PEL-N-18-04424-00001 Satisfied Energy Star Zones North Central Yes Performance Class AW PG 55 Calculated Positive DP Rating 55 Calculated Negative DP Rating 55 FPA FL10354 STC 27 OITC 22.

Remark: No In-Store Pick-up EA 04/11/2025 False True 877-473-5527 . 28 Days. 943063 WTS Pella LS Window. 33070. Grille: No Grille Wrapping Information: No Attachment Method Branch Supplied 4 9/16" 5 7/8" Standard Four Sided Jamb Extension Factory Applied Manufacturer Recommended Clearance Perimeter Length = 192".

Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
200-1	Pella Lifestyle Series Direct Set Fixed Frame 36 X 24 Without HGP White	28 days		\$745.63	\$633.79	10	(\$1,118.40)	\$6,337.90



Product Warranty



A1: Unit: 35 1/2" | Frame: 35 1/2" in | HO: 36 1/4" | Ambient: 59 1/2" | Frame: 59 1/2" in | HO: 60 1/4" in Double Hung Equal. Frame Size: 35 1/2" X 59 1/2". Pella Lifestyle Series Series. No Program. No Package Without Hinged Glass Panel Interior Glazed North Central Climate: Zone 4

Clad Pine 3 11/16" Jambs/Color: Gray. Standard Enduraclad White. Prefinished White Paint Interior. Glass: Insulated Low-E. MultiGuard™ Low-E Insulating Glass Argon Non High Altitude. Cam-Action Lock 2 Locks White No Limited Opening Hardware Order Sash Lift 2 Lifts Integrated Sensor. Full Screen White InView™. Combination U-Factor 0.26 U-Factor 0.26 SHGC 0.51 VLT 0.65 CPD PEL-N-35-00496-00001 Satisfied Energy Star Zones Northern Yes Performance Class LC PG 35 Calculated Positive 190 Rating 45 Calculated Negative DP Rating 35 FPA FL12952 STC 27 OITC 23 Clear Opening Width 32.312 Clear Opening Height 62.2 Clear Opening Area 5.946306 Igres. Meets minimum clear opening and 5.7 sq.ft. requirements for non-grade floor (E) (United States Only). Yes. --- Line 100-2 ---

Remark: No In-Store Pick-up EA 04/11/2025 False True 877-473-5527 . 28 Days. 943064 WTS Pella LS Window. 33070. Grille: No Grille Wrapping Information: No Attachment Method Branch Supplied 4 9/16" 5 7/8" Standard Four Sided Jamb Extension Factory Applied Manufacturer Recommended Clearance Perimeter Length = 190".

Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
100-1	Pella Lifestyle Series Double Hung 35.5 X 59.5 Without HGP White	28 days		\$1,083.72	\$921.16	10	(\$1,625.60)	\$9,211.60

Valid thru: 04/30/2025

Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
100-2	Screen Full Screen White InView	28 days		\$83.88	\$71.30	10	(\$125.80)	\$713.00

Valid thru: 04/30/2025

Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
100-3	Hardware Options White Sash Lift (0F370000)	28 days		\$11.23	\$9.55	10	(\$16.80)	\$95.50

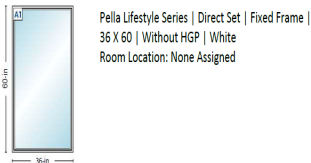
Valid thru: 04/30/2025

Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
100-4	Hardware Options White Sash Lift (0F370000)	28 days		\$11.23	\$9.55	10	(\$16.80)	\$95.50

Screen Full Screen White InView

Hardware Options White Sash Lift (0F370000)

Hardware Options White Sash Lift (0F370000)



Product Warranty



A1: Non-Standard Size/Non-Standard Size Fixed Frame Direct Set. Frame Size: 36 X 60. Pella Lifestyle Series Series. No Program. No Package Without Hinged Glass Panel Interior Glazed North Central Climate: Zone 4

Standard Clad Pine 5" 3 11/16" Standard Enduraclad White. Prefinished White Paint Interior. Glass: Insulated Dual Low-E. SunDefense™ Low-E Insulating Glass Argon Non High Altitude. Combination U-Factor 0.23 U-Factor 0.23 SHGC 0.24 VLT 0.56 CPD PEL-N-18-04424-00001 Satisfied Energy Star Zones North Central Yes Performance Class AW PG 55 Calculated Positive DP Rating 55 Calculated Negative DP Rating 55 FPA FL10354 STC 27 OITC 22.

Remark: No In-Store Pick-up EA 04/11/2025 False True 877-473-5527 . 28 Days. 943063 WTS Pella LS Window. 33070. Grille: No Grille Wrapping Information: No Attachment Method Branch Supplied 4 9/16" 5 7/8" Standard Four Sided Jamb Extension Factory Applied Manufacturer Recommended Clearance Perimeter Length = 192".

Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
100-1	Pella Lifestyle Series Direct Set Fixed Frame 36 X 60 Without HGP White	28 days		\$1,053.55	\$895.52	10	(\$1,580.30)	\$8,955.20



Recommendation:

MOTIONS

Motion [Approve].

Move to find that the proposed restoration/addition conforms to the Historic District Design Guidelines and approve issuance of a Certificate of Appropriateness.

Motion [Deny].

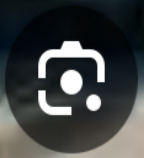
Move to find that the proposed restoration/addition is not compatible with the Historic Guidelines, and deny issuance of a Certificate of Appropriateness [list reasons for denial].

Alternative Motion [Approve Subject to Conditions]:

Move to approve issuance of a Certificate of Appropriateness and find that the proposed renovation/addition conforms to the Historic District Design Guidelines subject to the following conditions: [list conditions of approval].

Alternative Motion [Defer for Future Consideration].

Move to find that there is insufficient information to make a decision, defer action on the application, and request that the applicant provide: [list additional information] for review at a future meeting.





J. C. PENNEY COMPANY
INCORPORATED

CLOTHING A. BAUM

CLOTHING SHOES A. BAUM
COLUMBIA Satisfactor

S. W. W. EVANS & CO. HATS

W7th Co Vintage Photo Gallery



Product Selection Guide

Size and Performance Data..... W-HG-2

Features and Options..... W-HG-3

Combination Assemblies W-HG-4

Glazing Performance W-HG-6

Grille Types

Grille Profiles W-HG-10

Grille Patterns W-HG-11

Size Tables for Double- and Single-Hung W-HG-12

Cottage Sash Units W-HG-14

Replacement Units..... W-HG-15

Design Data

Miscellaneous Formulas W-HG-19

Double- and Single-Hung W-HG-20

Replacement Units..... W-HG-25

Detailed Product Descriptions..... W-HG-30

Unit Sections

Wood Collection W-HG-32

Double-, and Single-Hung Clad W-HG-33

Single- and Double-Hung Wood W-HG-39

Supporting documents for this product:

(Link path included for easy copy/paste sharing, click on links to open document or access by visiting Pella.com)

Test Reports:

https://media.pella.com/professional/adm/CertificationReports/Test_Reports_AS-Clad.pdf?utm_source=pdfdoc

CSI Specs

(readable using Microsoft Word or other text editing application):

https://media.pella.com/professional/adm/Wood-CSI_Specs/08552-R.rtf?utm_source=pdfdoc

AIA Masterspec

(readable using Microsoft Word or other text editing application):

https://media.pella.com/professional/adm/Wood-CSI_Specs/Masterspec/085200_fl.doc?utm_source=pdfdoc

Detailed Product Description

(readable using Microsoft Word or other text editing application):

Clad: https://media.pella.com/professional/adm/Clad-Wood/PR-DoubleHung-C.rtf?utm_source=pdfdoc

Wood: https://media.pella.com/professional/adm/Clad-Wood/PR-DoubleHung-W.rtf?utm_source=pdfdoc

Size Tables

(requires appropriate CAD software to read and use):

https://media.pella.com/professional/adm/Clad-Wood/ASCDHEV_D.dwg?utm_source=pdfdoc

CAD cross sections

(requires appropriate CAD software to read and use):

Clad: https://media.pella.com/professional/adm/Clad-Wood/ASRM5DH3_D.dwg?utm_source=pdfdoc

Wood: https://media.pella.com/professional/adm/Clad-Wood/ASWM4DHRPT3b.dwg?utm_source=pdfdoc

3D & BIM

(requires appropriate software to read and use):

https://media.pella.com/professional/adm/RevitFiles/PR-Revit/Window-Double_Hung-Pella-Reserve-Traditional.zip?utm_source=pdfdoc

Sketchup

(requires appropriate software to read and use):

https://media.pella.com/professional/adm/Clad-Wood/PellaSKP_PellaReserve_Traditional_Double-Hung.zip?utm_source=pdfdoc

Combination Recommendations:

https://media.pella.com/professional/adm/Clad-Wood/D_Combinations.pdf?utm_source=pdfdoc

Installation Details:

https://media.pella.com/professional/adm/Clad-Wood/F_InstallationDetails.pdf?utm_source=pdfdoc

Impact-Resistant Double-Hung, Complete Product Information:

https://media.pella.com/professional/adm/Clad-Wood/Pella-ImpactResistant_DoubleHung.pdf?utm_source=pdfdoc

Bay/Bow Details:

https://media.pella.com/professional/adm/Clad-Wood/Pella-Wood_BayBowWindows.pdf?utm_source=pdfdoc

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The information published in this document is believed to be accurate at the time of publication. However, because we are constantly working to improve our products, specifications are subject to change without notice. Consult your local Pella representative for up-to-date product information.



Pella® Reserve™ Traditional Hung Window

Size and Performance Data

Air/Water/Structural Performance ₁	
Meets or Exceeds AAMA/WDMA Ratings	H-CW30 - CW50 Hallmark Certified
Air Infiltration (cfm/ft ² of frame @ 1.57 psf wind pressure) ₂	0.11
Water Resistance	4.6 – 7.5 psf
Design Pressure	30 – 50 psf

Other Performance Criteria	
Forced Entry Resistance Level (Minimum Security Grade) ₃	10
Operating Force (lb) Initiate Motion / Maintain Motion (of Hallmark tested size and glazing) ₄	40/45

Sound Transmission Class / Outdoor-Indoor Transmission Class

Product	Frame Size Tested ₅	Glazing System				STC Rating	OITC Rating
		Overall Glazing Thickness	Exterior Glass Thickness	Interior Glass Thickness	Third Pane Thickness		
Clad Double-Hung Window	WITHOUT GRILLES						
	45" x 65"	11/16"	2.5mm	2.5mm	—	28	24
	47" x 59"	11/16"	5mm	3mm	—	31	27
	45" x 65"	11/16"	3mm	6mm PVB	—	33	28
Wood Double-Hung Window	WITHOUT GRILLES						
	45" x 65"	11/16"	2.5mm	2.5mm	—	26	22
	45" x 65"	11/16"	3mm	3mm	—	29	24

(—) = Not Available

(1) Maximum performance for single unit when glazed with the appropriate glass thickness. See Design Data pages in this section for specific product performance class and grade values.

(2) Published performance data for air infiltration is determined by testing a minimum of four (4) products of NFRC model size. Testing is conducted in accordance with ASTM E283. Air infiltration ratings for products will differ by size. The performance data does not apply to combination assemblies unless noted. Actual product performance may vary for a number of reasons including installation and product care.

(3) The higher the level, the greater the product's ability to resist forced entry.

(4) Glazing configurations may result in higher operational forces

(5) ASTM E 1425 defines standard sizes for acoustical testing. Ratings achieved at that size are representative of all sizes of the same configuration.



Pella® Reserve™ Traditional Hung Window

Features and Options

Standard	Options / Upgrades
Glazing	
Glazing Type	
Dual-Pane Insulating Glass	—
Insulated Glass Options/Low-E Types	
Advanced Low-E	SunDefense™ Low-E
	SunDefense+ Low-E
	AdvancedComfort Low-E
	NaturalSun Low-E
	NaturalSun+ Low-E
	Clear (no Low-E coating)
Additional Glass Options	
Annealed Glass	Tempered Glass
	Obscure Glass ₁
	Low-E Tinted Glass (Bronze, Gray and Green)
	Non-Impact Laminated Dual-Pane Insulating Glass
Gas Fill/High Altitude	
Argon	High altitude
Exterior	
Exterior Sash Profile	
Ogee	Putty Glaze
Exterior Finish	
EnduraClad® aluminum-clad exterior	EnduraClad Plus protective finish, Factory Primed Pine wood exterior, Unfinished Mahogany wood exterior
Cladding Colors	
Standard colors ₁	Feature Colors, Custom Colors ₁
Interior	
Unfinished wood	Factory primed
	Factory prefinished paint ₁
	Factory prefinished stain ₁
Wood Types	
Pine	Mahogany, Douglas Fir
Hardware	
Hardware Types	
Sash lifts, Cam-action lock	Simulated lock
	Air conditioner lock
	Historical spoon-style lock (surface mounted)
Hardware Finishes	
Champagne, White, Brown or Matte Black	Satin Brass, Satin Nickel, Oil-Rubbed Bronze, Distressed Bronze, Distressed Nickel ₄
Tilt-Wash Cleaning	
Tilt to interior on both sashes	—
Grilles	
Integral Light Technology® Grilles	
—	Traditional, Prairie, Top Row, Cross, New England, Victorian, Diamond, Custom
Grilles-Between-the-Glass	
—	Traditional, Prairie, Top Row ₁ , Cross, Custom-Equally Divided
Screens	
—	Integrated Rolscreen® - retractable screen, InView™ screens, in standard roll-form or premium extruded aluminum frame

(—) = Not Available

(1) Contact your local Pella sales representative for current designs and color options.

(2) Only available for Pella Reserve products with triple glazing. Not available with high altitude glazing.

(3) Available with Low-E argon-insulated glass only.

(4) Antique Brass, Distressed Nickel, Distressed Bronze finishes available for Historical spoon-style lock only.

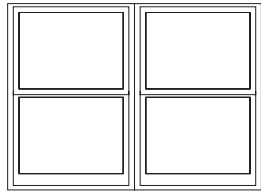


Combination Assemblies - Rectangular Units

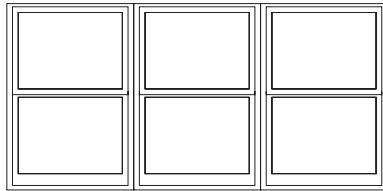
Combinations are a great way to create visual interest in any project. A combination is an assembly formed by two or more separate windows or doors whose frames are mullioned together by a combination or reinforcing mullion.

Pella window combinations are available in an endless variety of arrangements. Below are some examples of factory-assembled combinations. See the Combinations Recommendations document for typical mullions, requirements and limitations.

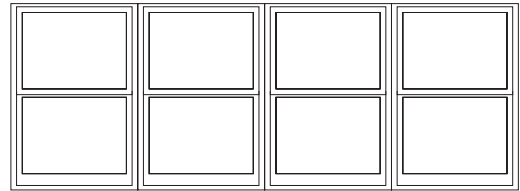
Contact your local Pella sales representative for more information.



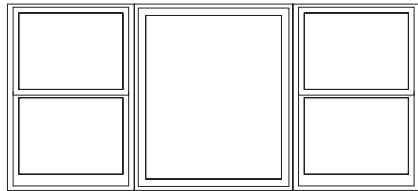
Two-Wide



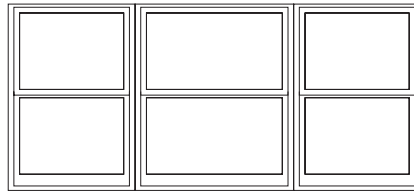
Three-Wide Equal



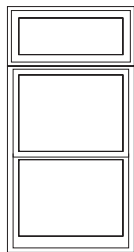
Four-Wide Equal



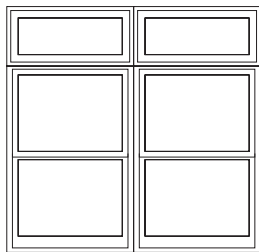
Center Fixed with Flankers



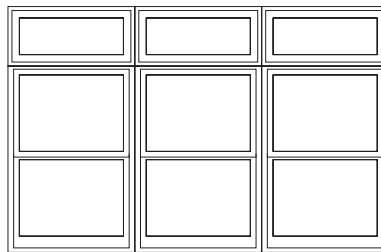
Three-Wide Unequal



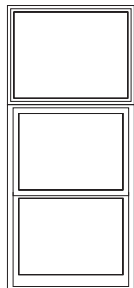
Transom over Single



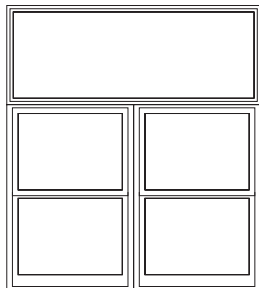
Two-Wide Transoms over Two-Wide



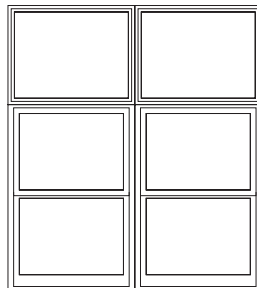
Three-Wide Transoms over Three-Wide



Clad Frame over Single



Single Clad Frame over Two-Wide



Two Wide Clad Frame over Two-Wide

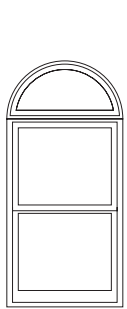


Combination Assemblies - Arch Top Units

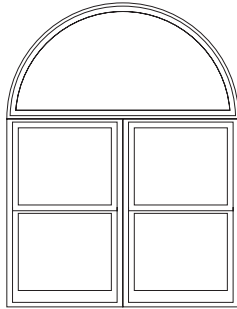
Combinations are a great way to create visual interest in any project. A combination is an assembly formed by two or more separate windows or doors whose frames are mullioned together by a combination or reinforcing mullion.

Pella window combinations are available in an endless variety of arrangements, below are some examples. See the Combinations Recommendations document for typical mullions, requirements and limitations.

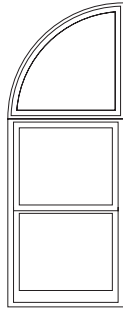
Contact your local Pella sales representative for more information.



Half Circle over Single



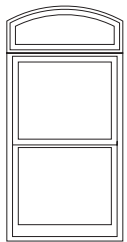
Half Circle over Two-Wide



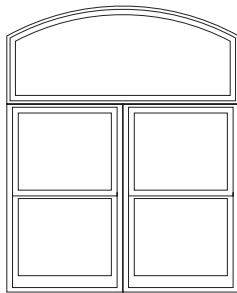
Left Quarter Circle over Single



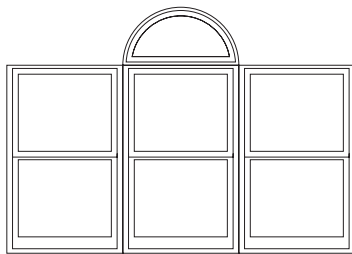
Right Quarter Circle over Single



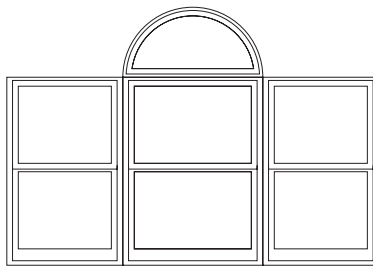
Arch Head over Single



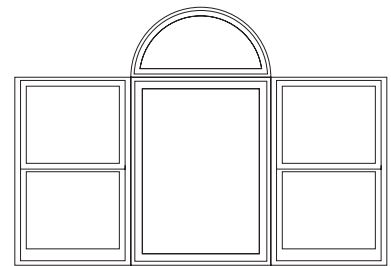
Arch Head over Two-Wide



Half Circle centered on Three-Wide Equal



Half Circle over Three-Wide Unequal



Half Circle over Center Fixed with Flankers



Pella® Reserve™ Traditional Hung Window

Glazing Performance - Total Unit

Glazing Thickness	Type of Glazing	NFRC Certified Product #	Glass (mm)		Gap Fill	Performance Values ¹				Shaded Areas Meet ENERGY STAR® Performance Criteria in Zones Shown						
			Ext.	Int.		U-Factor	SHGC	VLT	CR	U. S.				Canada ²		
										Zone				ER	Zone	
Vent Dual-Pane Glazing - Aluminum-Clad Exterior										N	NC	SC	S			CA
11/16"	Clear IG	PEL-N-232-01105-00001	2.5	2.5	air	0.46	0.60	0.62	44							
	with grilles-between-the-glass	PEL-N-232-01106-00001				0.46	0.53	0.55	44							
	with integral grilles	PEL-N-232-01107-00001				0.46	0.53	0.55	44							
11/16"	Clear IG	PEL-N-232-01109-00001	3	3	air	0.46	0.58	0.61	44							
	with grilles-between-the-glass	PEL-N-232-01110-00001				0.46	0.52	0.55	44							
	with integral grilles	PEL-N-232-01111-00001				0.46	0.52	0.55	44							
11/16"	Advanced Low-E IG	PEL-N-232-01141-00001	2.5	2.5	argon	0.29	0.28	0.53	60							
	with grilles-between-the-glass	PEL-N-232-01142-00001				0.29	0.25	0.47	60							
	with integral grilles	PEL-N-232-01143-00001				0.29	0.25	0.47	60							
11/16"	Advanced Low-E IG	PEL-N-232-01145-00001	3	3	argon	0.29	0.28	0.52	59							
	with grilles-between-the-glass	PEL-N-232-01146-00001				0.29	0.25	0.46	59							
	with integral grilles	PEL-N-232-01147-00001				0.29	0.25	0.46	59							
11/16"	SunDefense™ Low-E IG	PEL-N-232-01189-00001	2.5	2.5	argon	0.28	0.21	0.49	60			SC	S			
	with grilles-between-the-glass	PEL-N-232-01190-00001				0.28	0.19	0.43	60			SC	S			
	with integral grilles	PEL-N-232-01191-00001				0.29	0.19	0.43	60				S			
11/16"	SunDefense™ Low-E IG	PEL-N-232-01193-00001	3	3	argon	0.28	0.21	0.48	59			SC	S			
	with grilles-between-the-glass	PEL-N-232-01194-00001				0.28	0.19	0.43	59			SC	S			
	with integral grilles	PEL-N-232-01195-00001				0.29	0.19	0.43	59				S			
11/16"	SunDefense+ Low-E IG	PEL-N-232-01813-00001	2.5	2.5	argon	0.25	0.20	0.48	49		NC	SC	S			
	with grilles-between-the-glass	PEL-N-232-01814-00001				0.25	0.18	0.42	49		NC	SC	S			
	with integral grilles	PEL-N-232-01815-00001				0.25	0.18	0.42	49		NC	SC	S			
11/16"	SunDefense+ Low-E IG	PEL-N-232-01821-00001	3	3	argon	0.25	0.20	0.47	48		NC	SC	S			
	with grilles-between-the-glass	PEL-N-232-01822-00001				0.25	0.18	0.42	48		NC	SC	S			
	with integral grilles	PEL-N-232-01823-00001				0.26	0.18	0.42	48			SC	S			
11/16"	AdvancedComfort Low-E IG	PEL-N-232-01165-00001	2.5	2.5	argon	0.25	0.28	0.52	48		NC					
	with grilles-between-the-glass	PEL-N-232-01166-00001				0.25	0.25	0.46	48		NC					
	with integral grilles	PEL-N-232-01167-00001				0.26	0.25	0.46	48							
11/16"	AdvancedComfort Low-E IG	PEL-N-232-01169-00001	3	3	argon	0.25	0.27	0.51	47		NC					
	with grilles-between-the-glass	PEL-N-232-01170-00001				0.25	0.25	0.45	47		NC					
	with integral grilles	PEL-N-232-01171-00001				0.26	0.25	0.45	47							
11/16"	NaturalSun Low-E IG	PEL-N-232-01117-00001	2.5	2.5	argon	0.30	0.52	0.60	59							
	with grilles-between-the-glass	PEL-N-232-01118-00001				0.30	0.47	0.53	59							
	with integral grilles	PEL-N-232-01119-00001				0.30	0.47	0.53	59							
11/16"	NaturalSun Low-E IG	PEL-N-232-01121-00001	3	3	argon	0.30	0.52	0.59	58							
	with grilles-between-the-glass	PEL-N-232-01122-00001				0.30	0.46	0.53	58							
	with integral grilles	PEL-N-232-01123-00001				0.30	0.46	0.53	58							
11/16"	NaturalSun+ Low-E IG	PEL-N-232-01781-00001	2.5	2.5	argon	0.26	0.48	0.58	47	N					35	CA
	with grilles-between-the-glass	PEL-N-232-01782-00001				0.26	0.43	0.52	47	N						
	with integral grilles	PEL-N-232-01783-00001				0.27	0.43	0.52	47							
11/16"	NaturalSun+ Low-E IG	PEL-N-232-01789-00001	3	3	argon	0.26	0.47	0.58	46	N					34	CA
	with grilles-between-the-glass	PEL-N-232-01790-00001				0.26	0.42	0.51	46	N						
	with integral grilles	PEL-N-232-01791-00001				0.26	0.42	0.51	46	N						

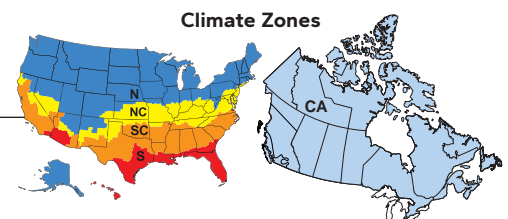
R-Value = 1/U-Factor
 SHGC = Solar Heat Gain Coefficient
 VLT % = Visible Light Transmission
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(1) Glazing performance values are calculated for Pine using NFRC 100, NFRC 200 and NFRC 500. Thermal performance of other wood species may vary. ENERGY STAR® values are updated to 2023 (Version 7) criteria.

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Pella® Reserve™ Traditional Hung Window

Glazing Performance - Total Unit

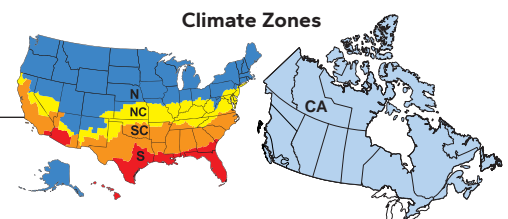
Glazing Thickness	Type of Glazing	NFRC Certified Product #	Glass (mm)		Gap Fill	Performance Values ¹				Shaded Areas Meet ENERGY STAR® Performance Criteria in Zones Shown							
			Ext.	Int.		U-Factor	SHGC	VLT	CR	U. S.				Canada ²			
										Zone				ER	Zone		
										N	NC	SC	S			CA	
Tinted Glazing																	
11/16"	Bronze Advanced Low-E IG	PEL-N-232-01225-00002	5	3	argon	0.29	0.25	0.34	58								
	with grilles-between-the-glass	PEL-N-232-01226-00002				0.31	0.23	0.30	58					S			
	with integral grilles	PEL-N-232-01227-00002				0.30	0.23	0.30	58					S			
11/16"	Gray Advanced Low-E IG	PEL-N-232-01225-00003	5	3	argon	0.29	0.23	0.29	58					S			
	with grilles-between-the-glass	PEL-N-232-01226-00003				0.31	0.21	0.26	58					S			
	with integral grilles	PEL-N-232-01227-00003				0.30	0.21	0.26	58					S			
11/16"	Green Advanced Low-E IG	PEL-N-232-01225-00004	5	3	argon	0.29	0.28	0.46	58								
	with grilles-between-the-glass	PEL-N-232-01226-00004				0.31	0.25	0.41	58								
	with integral grilles	PEL-N-232-01227-00004				0.30	0.25	0.41	58								
Vent Dual-Pane High Altitude Glazing - Aluminum-Clad Exterior																	
11/16"	Advanced Low-E IG	PEL-N-232-01153-00001	2.5	2.5	air	0.32	0.28	0.53	56								
	with grilles-between-the-glass	PEL-N-232-01154-00001				0.32	0.25	0.47	56								
	with integral grilles	PEL-N-232-01155-00001				0.33	0.25	0.47	56								
11/16"	Advanced Low-E IG	PEL-N-232-01157-00001	3	3	air	0.32	0.28	0.52	55								
	with grilles-between-the-glass	PEL-N-232-01158-00001				0.32	0.25	0.46	55								
	with integral grilles	PEL-N-232-01159-00001				0.33	0.25	0.46	55								
11/16"	SunDefense™ Low-E IG	PEL-N-232-01201-00001	2.5	2.5	air	0.32	0.21	0.49	56					S			
	with grilles-between-the-glass	PEL-N-232-01202-00001				0.32	0.19	0.43	56					S			
	with integral grilles	PEL-N-232-01203-00001				0.33	0.19	0.43	56					S			
11/16"	SunDefense™ Low-E IG	PEL-N-232-01205-00001	3	3	air	0.32	0.21	0.48	55					S			
	with grilles-between-the-glass	PEL-N-232-01206-00001				0.32	0.19	0.43	55					S			
	with integral grilles	PEL-N-232-01207-00001				0.33	0.19	0.43	55					S			
11/16"	SunDefense+ Low-E IG	PEL-N-232-01809-00001	2.5	2.5	air	0.27	0.21	0.48	44			SC		S			
	with grilles-between-the-glass	PEL-N-232-01810-00001				0.27	0.19	0.42	44			SC		S			
	with integral grilles	PEL-N-232-01811-00001				0.28	0.19	0.42	44			SC		S			
11/16"	SunDefense+ Low-E IG	PEL-N-232-01817-00001	3	3	air	0.27	0.21	0.47	44			SC		S			
	with grilles-between-the-glass	PEL-N-232-01818-00001				0.27	0.19	0.42	44			SC		S			
	with integral grilles	PEL-N-232-01819-00001				0.28	0.19	0.42	43			SC		S			
11/16"	AdvancedComfort Low-E IG	PEL-N-232-01177-00001	2.5	2.5	air	0.27	0.28	0.52	44								
	with grilles-between-the-glass	PEL-N-232-01178-00001				0.27	0.25	0.46	44								
	with integral grilles	PEL-N-232-01179-00001				0.28	0.25	0.46	44								
11/16"	AdvancedComfort Low-E IG	PEL-N-232-01181-00001	3	3	air	0.28	0.27	0.51	43								
	with grilles-between-the-glass	PEL-N-232-01182-00001				0.28	0.25	0.45	43								
	with integral grilles	PEL-N-232-01183-00001				0.28	0.25	0.45	43								
11/16"	NaturalSun Low-E IG	PEL-N-232-01129-00001	2.5	2.5	air	0.33	0.52	0.60	56								
	with grilles-between-the-glass	PEL-N-232-01130-00001				0.33	0.47	0.53	56								
	with integral grilles	PEL-N-232-01131-00001				0.34	0.47	0.53	55								
11/16"	NaturalSun Low-E IG	PEL-N-232-01133-00001	3	3	air	0.33	0.51	0.59	55								
	with grilles-between-the-glass	PEL-N-232-01134-00001				0.33	0.46	0.52	55								
	with integral grilles	PEL-N-232-01135-00001				0.34	0.46	0.52	55								
11/16"	NaturalSun+ Low-E IG	PEL-N-232-01777-00001	2.5	2.5	air	0.28	0.48	0.58	43								
	with grilles-between-the-glass	PEL-N-232-01778-00001				0.28	0.43	0.52	43								
	with integral grilles	PEL-N-232-01779-00001				0.29	0.43	0.52	43								
11/16"	NaturalSun+ Low-E IG	PEL-N-232-01785-00001	3	3	air	0.28	0.47	0.58	43								
	with grilles-between-the-glass	PEL-N-232-01786-00001				0.28	0.42	0.51	43								
	with integral grilles	PEL-N-232-01787-00001				0.29	0.42	0.51	42								

R-Value = 1/U-Factor
 SHGC = Solar Heat Gain Coefficient
 VLT % = Visible Light Transmission
 CR = Condensation Resistance
 ER = Canadian Energy Rating

(1) Glazing performance values are calculated for Pine using NFRC 100, NFRC 200 and NFRC 500. Thermal performance of other wood species may vary. ENERGY STAR® values are updated to 2023 (Version 7) criteria.

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Pella® Reserve™ Traditional Hung Window

Glazing Performance - Total Unit

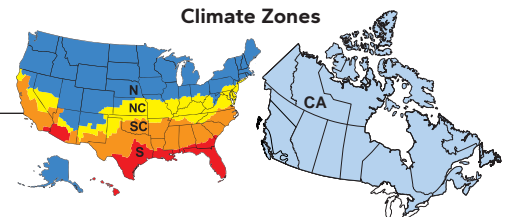
Glazing Thickness	Type of Glazing	NFRC Certified Product #	Glass (mm)		Gap Fill	Performance Values ¹				Shaded Areas Meet ENERGY STAR® Performance Criteria in Zones Shown					
			Ext.	Int.		U-Factor	SHGC	VLT	CR	U. S.				Canada ²	
										Zone				ER	Zone
Vent Dual-Pane Glazing - Wood Exterior										N	NC	SC	S		CA
11/16"	Clear IG	PEL-N-234-01105-00001	2.5	2.5	air	0.45	0.60	0.62	44						
	with grilles-between-the-glass	PEL-N-234-01106-00001				0.45	0.54	0.56	44						
	with integral grilles	PEL-N-234-01107-00001				0.45	0.54	0.56	44						
11/16"	Clear IG	PEL-N-234-01109-00001	3	3	air	0.45	0.59	0.62	43						
	with grilles-between-the-glass	PEL-N-234-01110-00001				0.45	0.53	0.55	43						
	with integral grilles	PEL-N-234-01111-00001				0.46	0.53	0.55	43						
11/16"	Advanced Low-E IG	PEL-N-234-01141-00001	2.5	2.5	argon	0.28	0.28	0.53	59						
	with grilles-between-the-glass	PEL-N-234-01142-00001				0.28	0.25	0.47	59						
	with integral grilles	PEL-N-234-01143-00001				0.29	0.25	0.47	59						
11/16"	Advanced Low-E IG	PEL-N-234-01145-00001	3	3	argon	0.28	0.28	0.52	58						
	with grilles-between-the-glass	PEL-N-234-01146-00001				0.28	0.25	0.47	58						
	with integral grilles	PEL-N-234-01147-00001				0.29	0.25	0.47	58						
11/16"	SunDefense™ Low-E IG	PEL-N-234-01189-00001	2.5	2.5	argon	0.28	0.21	0.49	60			SC	S		
	with grilles-between-the-glass	PEL-N-234-01190-00001				0.28	0.19	0.44	60			SC	S		
	with integral grilles	PEL-N-234-01191-00001				0.28	0.19	0.44	60			SC	S		
11/16"	SunDefense™ Low-E IG	PEL-N-234-01193-00001	3	3	argon	0.28	0.21	0.49	59			SC	S		
	with grilles-between-the-glass	PEL-N-234-01194-00001				0.28	0.19	0.43	59			SC	S		
	with integral grilles	PEL-N-234-01195-00001				0.28	0.19	0.43	59			SC	S		
11/16"	SunDefense+ Low-E IG	PEL-N-234-01813-00001	2.5	2.5	argon	0.24	0.21	0.48	49		NC	SC	S		
	with grilles-between-the-glass	PEL-N-234-01814-00001				0.24	0.19	0.43	49		NC	SC	S		
	with integral grilles	PEL-N-234-01815-00001				0.25	0.19	0.43	49		NC	SC	S		
11/16"	SunDefense+ Low-E IG	PEL-N-234-01821-00001	3	3	argon	0.24	0.21	0.47	47		NC	SC	S		
	with grilles-between-the-glass	PEL-N-234-01822-00001				0.24	0.19	0.42	47		NC	SC	S		
	with integral grilles	PEL-N-234-01823-00001				0.25	0.19	0.42	47		NC	SC	S		
11/16"	AdvancedComfort Low-E IG	PEL-N-234-01165-00001	2.5	2.5	argon	0.24	0.28	0.52	48		NC				
	with grilles-between-the-glass	PEL-N-234-01166-00001				0.24	0.25	0.46	48		NC				
	with integral grilles	PEL-N-234-01167-00001				0.25	0.25	0.46	48		NC				
11/16"	AdvancedComfort Low-E IG	PEL-N-234-01169-00001	3	3	argon	0.24	0.28	0.51	47		NC				
	with grilles-between-the-glass	PEL-N-234-01170-00001				0.24	0.25	0.46	47		NC				
	with integral grilles	PEL-N-234-01171-00001				0.25	0.25	0.46	47		NC				
11/16"	NaturalSun Low-E IG	PEL-N-234-01117-00001	2.5	2.5	argon	0.29	0.53	0.60	59					34	CA
	with grilles-between-the-glass	PEL-N-234-01118-00001				0.29	0.47	0.53	59						
	with integral grilles	PEL-N-234-01119-00001				0.30	0.47	0.53	59						
11/16"	NaturalSun Low-E IG	PEL-N-234-01121-00001	3	3	argon	0.29	0.52	0.59	58						
	with grilles-between-the-glass	PEL-N-234-01122-00001				0.29	0.46	0.53	58						
	with integral grilles	PEL-N-234-01123-00001				0.30	0.46	0.53	58						
11/16"	NaturalSun+ Low-E IG	PEL-N-234-01781-00001	2.5	2.5	argon	0.25	0.48	0.59	47	N				36	CA
	with grilles-between-the-glass	PEL-N-234-01782-00001				0.25	0.43	0.52	47	N					
	with integral grilles	PEL-N-234-01783-00001				0.26	0.43	0.52	47	N					
11/16"	NaturalSun+ Low-E IG	PEL-N-234-01789-00001	3	3	argon	0.25	0.47	0.58	46	N				35	CA
	with grilles-between-the-glass	PEL-N-234-01790-00001				0.25	0.42	0.52	46	N					
	with integral grilles	PEL-N-234-01791-00001				0.26	0.42	0.52	46	N					

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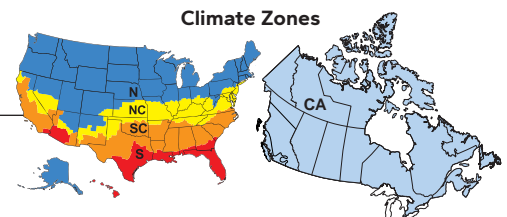
Pella® Reserve™ Traditional Hung Window

Glazing Performance - Total Unit

Glazing Thickness	Type of Glazing	NFRC Certified Product #	Glass (mm)		Gap Fill	Performance Values ¹				Shaded Areas Meet ENERGY STAR® Performance Criteria in Zones Shown							
			Ext.	Int.		U-Factor	SHGC	VLT	CR	U. S.				Canada ²			
										Zone				ER	Zone		
										N	NC	SC	S			CA	
Tinted Glazing																	
11/16"	Bronze Advanced Low-E IG	PEL-N-234-01225-00002	5	3	argon	0.29	0.25	0.34	57								
	with grilles-between-the-glass	PEL-N-234-01226-00002				0.30	0.23	0.30	57					S			
	with integral grilles	PEL-N-234-01227-00002				0.30	0.23	0.30	57					S			
11/16"	Gray Advanced Low-E IG	PEL-N-234-01225-00003	5	3	argon	0.29	0.23	0.29	57					S			
	with grilles-between-the-glass	PEL-N-234-01226-00003				0.30	0.21	0.26	57					S			
	with integral grilles	PEL-N-234-01227-00003				0.30	0.21	0.26	57					S			
11/16"	Green Advanced Low-E IG	PEL-N-234-01225-00004	5	3	argon	0.29	0.28	0.46	57								
	with grilles-between-the-glass	PEL-N-234-01226-00004				0.30	0.25	0.41	57								
	with integral grilles	PEL-N-234-01227-00004				0.30	0.25	0.41	57								
Vent Dual-Pane High Altitude Glazing - Wood Exterior																	
11/16"	Advanced Low-E IG	PEL-N-234-01153-00001	2.5	2.5	air	0.31	0.28	0.53	56								
	with grilles-between-the-glass	PEL-N-234-01154-00001				0.31	0.26	0.47	56								
	with integral grilles	PEL-N-234-01155-00001				0.32	0.26	0.47	56								
11/16"	Advanced Low-E IG	PEL-N-234-01157-00001	3	3	air	0.32	0.28	0.52	55								
	with grilles-between-the-glass	PEL-N-234-01158-00001				0.32	0.26	0.47	55								
	with integral grilles	PEL-N-234-01159-00001				0.33	0.26	0.47	55								
11/16"	SunDefense™ Low-E IG	PEL-N-234-01201-00001	2.5	2.5	air	0.31	0.21	0.49	56					S			
	with grilles-between-the-glass	PEL-N-234-01202-00001				0.31	0.19	0.44	56					S			
	with integral grilles	PEL-N-234-01203-00001				0.32	0.19	0.44	56					S			
11/16"	SunDefense™ Low-E IG	PEL-N-234-01205-00001	3	3	air	0.31	0.21	0.49	55					S			
	with grilles-between-the-glass	PEL-N-234-01206-00001				0.31	0.19	0.43	55					S			
	with integral grilles	PEL-N-234-01207-00001				0.32	0.19	0.43	55					S			
11/16"	SunDefense+ Low-E IG	PEL-N-234-01809-00001	2.5	2.5	air	0.26	0.21	0.48	45			SC		S			
	with grilles-between-the-glass	PEL-N-234-01810-00001				0.26	0.19	0.43	45			SC		S			
	with integral grilles	PEL-N-234-01811-00001				0.27	0.19	0.43	45			SC		S			
11/16"	SunDefense+ Low-E IG	PEL-N-234-01817-00001	3	3	air	0.27	0.21	0.47	43			SC		S			
	with grilles-between-the-glass	PEL-N-234-01818-00001				0.27	0.19	0.42	43			SC		S			
	with integral grilles	PEL-N-234-01819-00001				0.28	0.19	0.42	43			SC		S			
11/16"	AdvancedComfort Low-E IG	PEL-N-234-01177-00001	2.5	2.5	air	0.27	0.28	0.52	44								
	with grilles-between-the-glass	PEL-N-234-01178-00001				0.27	0.25	0.46	44								
	with integral grilles	PEL-N-234-01179-00001				0.27	0.25	0.46	44								
11/16"	AdvancedComfort Low-E IG	PEL-N-234-01181-00001	3	3	air	0.27	0.28	0.51	43								
	with grilles-between-the-glass	PEL-N-234-01182-00001				0.27	0.25	0.46	43								
	with integral grilles	PEL-N-234-01183-00001				0.28	0.25	0.46	43								
11/16"	NaturalSun Low-E IG	PEL-N-234-01129-00001	2.5	2.5	air	0.32	0.53	0.60	55								
	with grilles-between-the-glass	PEL-N-234-01130-00001				0.32	0.47	0.53	55								
	with integral grilles	PEL-N-234-01131-00001				0.33	0.47	0.53	55								
11/16"	NaturalSun Low-E IG	PEL-N-234-01133-00001	3	3	air	0.33	0.52	0.59	54								
	with grilles-between-the-glass	PEL-N-234-01134-00001				0.33	0.46	0.53	54								
	with integral grilles	PEL-N-234-01135-00001				0.33	0.46	0.53	54								
11/16"	NaturalSun+ Low-E IG	PEL-N-234-01777-00001	2.5	2.5	air	0.27	0.48	0.59	44								
	with grilles-between-the-glass	PEL-N-234-01778-00001				0.27	0.43	0.52	44								
	with integral grilles	PEL-N-234-01779-00001				0.28	0.43	0.52	43								
11/16"	NaturalSun+ Low-E IG	PEL-N-234-01785-00001	3	3	air	0.28	0.47	0.58	42								
	with grilles-between-the-glass	PEL-N-234-01786-00001				0.28	0.42	0.52	42								
	with integral grilles	PEL-N-234-01787-00001				0.28	0.42	0.52	42								

R-Value = 1/U-Factor
 SHGC = Solar Heat Gain Coefficient
 VLT % = Visible Light Transmission
 CR = Condensation Resistance
 ER = Canadian Energy Rating

Climate Zones



(1) Glazing performance values are calculated for Pine using NFRC 100, NFRC 200 and NFRC 500. Thermal performance of other wood species may vary. ENERGY STAR® values are updated to 2023 (Version 7) criteria.

(2) The values shown are based on Canada's updated ENERGY STAR® 2020 initiative.

Visit www.energystar.gov for Energy Star guidelines.

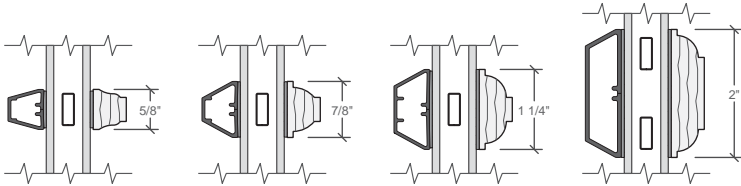
Non Rectangular Unit thermal values will vary slightly.



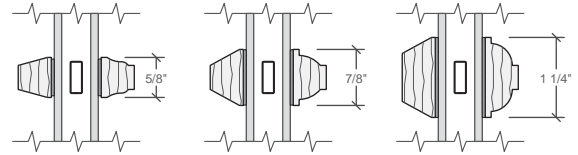
Grille Profiles

Traditional Style Collection - Integral Light Technology®

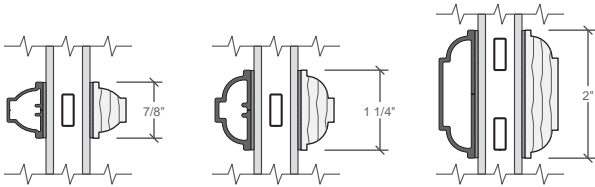
Putty Glaze and Ogee Grilles
Clad Exterior - Wood Interior



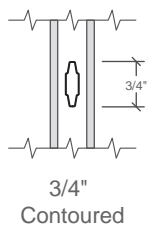
Putty Glaze and Ogee Grilles
Wood Exterior - Wood Interior



Ogee Grilles
Clad Exterior - Wood Interior



Grilles-Between-the-Glass



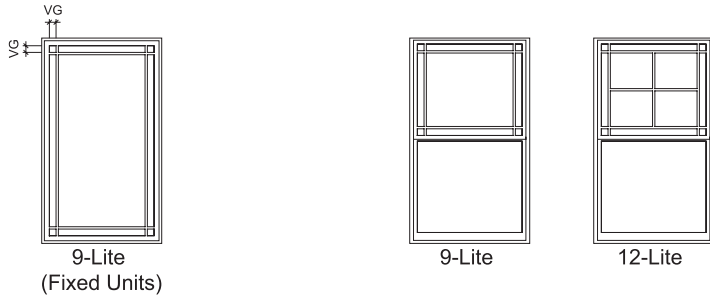
Interior wood ILT grilles available in Pine, Mahogany or Douglas Fir to match complete unit.
Exterior wood ILT grilles available in Pine or Mahogany to match complete unit.



Grille Patterns

Integral light technology® Grilles

Prairie Lite Patterns

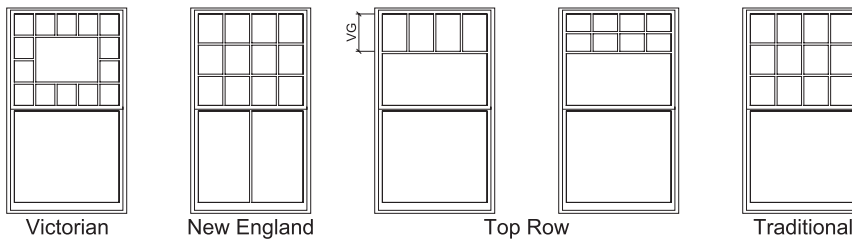


Standard corner lite dimension for Prairie patterns = 2-1/2" VG.

Available in transoms ≥ 1'3" height and width.

Available in all standard and special sizes.

Other Available Patterns

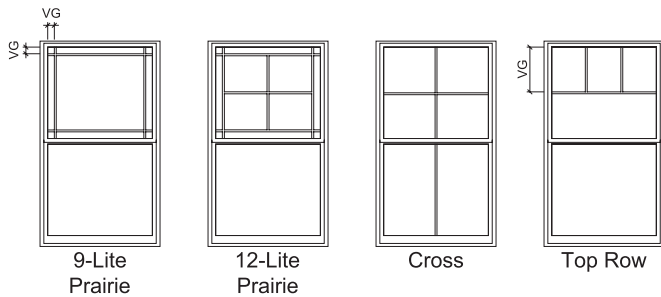


VG = Visible Glass

Lite dimensions noted can vary.

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

Grilles-Between-the-Glass



Prairie

- Standard corner lite dimension for Prairie patterns = 2-1/2" VG.

- Available in transoms ≥ 1'3" height and width.

Cross

- Minimum DH frame height 35".

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

Top Row

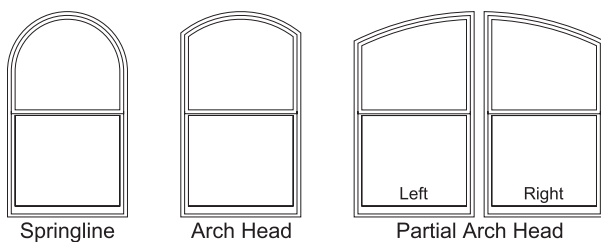
- Minimum DH frame height 35".

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

For traditional patterns, see size tables.

Custom shapes

Pella Reserve single-hung windows are available in custom shapes shown below, and additional shapes per drawing. For specifications, size limitations, and details on these units, contact your local Pella sales representative.

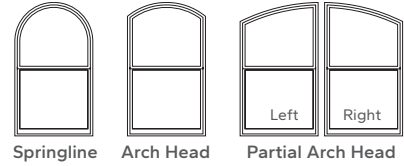




Pella® Reserve™ Traditional Hung Window

Size Tables - Equal Sash

Fixed Transoms									
		(552)	(654)	(756)	(857)	(959)	(1 060)	(1 162)	(1 238)
		(533)	(635)	(737)	(838)	(940)	(1 041)	(1 143)	(1 219)
Opening	Frame	1' 9 3/4"	2' 1"	2' 5"	2' 9"	3' 1"	3' 5"	3' 9"	4' 0"
1' 2"	1' 2 3/4"	2114	2514	2914	3314	3714	4114	4514	4814
1' 5"	1' 5 3/4"	2117	2517	2917	3317	3717	4117	4517	4817
2' 1"	2' 1 3/4"	2125	2525	2925	3325	3725	4125	4525	4825
Vent Units									
2' 11"	2' 11 3/4"	2135	2535	2935	3335	3735	4135	4535	4835
3' 5"	3' 5 3/4"	2141	2541	2941	3341	3741	4141	4541	4841
3' 11"	3' 11 3/4"	2147	2547	2947	3347	3747	4147	4547	4847
4' 5"	4' 5 3/4"	2153	2553	2953	3353	3753	4153	4553	4853
4' 9"	4' 9 3/4"	2157	2557	2957	3357	3757	4157	4557	4857
4' 11"	4' 11 3/4"	2159	2559	2959	3359	3759	4159	4559	4859
5' 5"	5' 5 3/4"	2165	2565	2965	3365	3765	4165	4565	4865
5' 11"	5' 11 3/4"	2171	2571	2971	3371	3771	4171	4571	4871
6' 5"	6' 5 3/4"	2177	2577	2977	3377	3777	4177	4577	4877
7' 0"	7' 0 3/4"	2184	2584	2984	3384	3784	4184	4584	4884



Pella Reserve single-hung windows are available in shapes shown above, and additional custom shapes per drawing. For specifications, size limitations, and details on these units, contact your local Pella sales representative.

Opening Dimensions

Clad Exterior Units:
Dimensions shown in standard size tables are rough opening dimensions.

Wood Exterior Units:
Use frame dimension plus dimensions below. This dimension includes the use of standard 1-1/8" wood subsill.

Frame	Rough		Masonry	
	Width	Height	Width	Height
Brickmould				
STD	+ 3/4"	+1-7/8"	+ 3-1/8"	+ 3-1/8"
3-1/2"	+ 3/4"	+1-7/8"	+ 6-3/8"	+ 4-3/4"

For clad and wood units with impact-resistant glass, see the product installation instructions or refer to local building code requirements.

Egress Notes:

Check all applicable local codes for emergency egress requirements.

E = Window meets minimum clear opening of 24" height, 20" width, and 5.7 ft².

E1 = Window meets minimum clear opening of 24" height, 20" width, and 5.0 ft².

See Design Data pages in this section for clear opening dimensions.

Clear opening (egress) information does not take into consideration the addition of a Rolscreen (or any other accessory) to the product. Consult your local building code to ensure products with Rolcreens meet egress requirements.

Not to scale.

Traditional grille patterns shown. Refer to Grille Types section for additional patterns and profiles.



Pella® Reserve™ Traditional Hung Window

Size Tables - Fixed

Fixed Units

	(1 060) (1 041)	(1 213) (1 194)	(1 365) (1 346)	(1 518) (1 499)
Opening	3' 5 ³ / ₄ "	3' 11 ³ / ₄ "	4' 5 ³ / ₄ "	4' 11 ³ / ₄ "
Frame	3' 5"	3' 11"	4' 5"	4' 11"
(908) (889)				
(1 060) (1 041)				
(1 213) (1 194)				
(1 365) (1 346)				
(1 467) (1 448)				
(1 518) (1 499)				
(1 670) (1 651)				
(1 822) (1 803)				

Opening Dimensions

Clad Exterior Units:

Dimensions shown in standard size tables are rough opening dimensions.

Wood Exterior Units:

Use frame dimension plus dimensions below. This dimension includes the use of standard 1-1/8" wood subsill.

Frame	Rough		Masonry	
	Width	Height	Width	Height
STD	+ 3/4"	+1-7/8"	+ 3-1/8"	+ 3-1/8"
3-1/2"	+ 3/4"	+1-7/8"	+ 6-3/8"	+ 4-3/4"

For clad and wood units with impact-resistant glass, see the product installation instructions or refer to local building code requirements.

Not to scale.

Traditional grille patterns shown. Refer to Grille Types section for additional patterns and profiles.

Grille patterns will align with companion hung window with equal sash split.

5-lite high grille patterns may be ordered in 5'5" fixed units to match cottage sash vent units.

Grilles are equally-divided on fixed units with odd-number lites high.



Pella® Reserve™ Traditional Hung Window

Size Tables - Cottage Sash

VENT UNITS

	(552) (533)	(654) (635)	(756) (737)	(857) (838)	(959) (940)	(1 060) (1 041)	(1 162) (1 143)	(1 238) (1 219)
Opening	1' 9 3/4"	2' 1 3/4"	2' 5 3/4"	2' 9 3/4"	3' 1 3/4"	3' 5 3/4"	3' 9 3/4"	4' 0 3/4"
Frame	1' 9"	2' 1"	2' 5"	2' 9"	3' 1"	3' 5"	3' 9"	4' 0"
(1 060) (1 041)								
(1 213) (1 194)								
(1 365) (1 346)								
(1 467) (1 448)								
(1 518) (1 499)								
(1 670) (1 651)								
(1 822) (1 803)								
(1 822) (1 803)								

Egress Notes:
 Check all applicable local codes for emergency egress requirements.

E = Window meets minimum clear opening of 24" height, 20" width, and 5.7 ft².

E1 = Window meets minimum clear opening of 24" height, 20" width, and 5.0 ft².

See Design Data pages in this section for clear opening dimensions.

Clear opening (egress) information does not take into consideration the addition of a Rolscreen (or any other accessory) to the product. Consult your local building code to ensure products with Rolscreens meet egress requirements.

Opening Dimensions

Clad Exterior Units:
 Dimensions shown in standard size tables are rough opening dimensions.

Wood Exterior Units:
 Use frame dimension plus dimensions below. This dimension includes the use of standard 1-1/8" wood subsill.

Frame	Rough		Masonry	
	Width	Height	Width	Height
STD	+ 3/4"	+1-7/8"	+ 3-1/8"	+ 3-1/8"
3-1/2"	+ 3/4"	+1-7/8"	+ 6-3/8"	+ 4-3/4"

For clad and wood units with impact-resistant glass, see the product installation instructions or refer to local building code requirements.

Not to scale.
 Traditional grille patterns shown. Refer to Grille Types section for additional patterns and profiles.
 Cottage units have unequal sash split. Sash glass ratio is 40% upper sash to 60% Lower sash.
 Vent variable units have unequal sash split. Sash glass ratio is determined by checkrail heights. See unit sections for dimension requirements.



Pella® Reserve™ Traditional Hung Window

Size Tables - Replacement Equal Sash Sizes

Transoms

	(616) (597)	(718) (699)	(762) (749)	(819) (800)	(921) (902)	(1 022) (1 003)	(1 073) (1 054)
Opening	2' 0 1/4"	2' 4 1/4"	2' 6 1/4"	2' 8 1/4"	3' 0 1/4"	3' 4 1/4"	3' 6 1/4"
Frame	1' 11 1/2"	2' 3 1/2"	2' 5 1/2"	2' 7 1/2"	2' 11 1/2"	3' 3 1/2"	3' 5 1/2"
(375) (356)	1' 2 3/4"	1' 2 3/4"	1' 2 3/4"	1' 2 3/4"	1' 2 3/4"	1' 2 3/4"	1' 2 3/4"
(451) (432)	1' 5 3/4"	1' 5 3/4"	1' 5 3/4"	1' 5 3/4"	1' 5 3/4"	1' 5 3/4"	1' 5 3/4"
(654) (635)	2' 1 3/4"	2' 1 3/4"	2' 1 3/4"	2' 1 3/4"	2' 1 3/4"	2' 1 3/4"	2' 1 3/4"
	23.5 x 14	27.5 x 14	29.5 x 14	31.5 x 14	35.5 x 14	39.5 x 14	41.5 x 14
	23.5 x 17	27.5 x 17	29.5 x 17	31.5 x 17	35.5 x 17	39.5 x 17	41.5 x 17
	23.5 x 25	27.5 x 25	29.5 x 25	31.5 x 25	35.5 x 25	39.5 x 25	41.5 x 25

Vent Units

(921) (902)	3' 0 1/4"	3' 0 1/4"	3' 0 1/4"	3' 0 1/4"	3' 0 1/4"	3' 0 1/4"	3' 0 1/4"
(972) (953)	3' 2 1/4"	3' 2 1/4"	3' 2 1/4"	3' 2 1/4"	3' 2 1/4"	3' 2 1/4"	3' 2 1/4"
(1 073) (1 054)	3' 6 1/4"	3' 6 1/4"	3' 6 1/4"	3' 6 1/4"	3' 6 1/4"	3' 6 1/4"	3' 6 1/4"
(1 175) (1 156)	3' 10 1/4"	3' 10 1/4"	3' 10 1/4"	3' 10 1/4"	3' 10 1/4"	3' 10 1/4"	3' 10 1/4"
(1 226) (1 206)	4' 0 1/4"	4' 0 1/4"	4' 0 1/4"	4' 0 1/4"	4' 0 1/4"	4' 0 1/4"	4' 0 1/4"
(1 327) (1 308)	4' 4 1/4"	4' 4 1/4"	4' 4 1/4"	4' 4 1/4"	4' 4 1/4"	4' 4 1/4"	4' 4 1/4"
(1 378) (1 359)	4' 6 1/4"	4' 6 1/4"	4' 6 1/4"	4' 6 1/4"	4' 6 1/4"	4' 6 1/4"	4' 6 1/4"
(1 473) (1 461)	4' 10 1/4"	4' 10 1/4"	4' 10 1/4"	4' 10 1/4"	4' 10 1/4"	4' 10 1/4"	4' 10 1/4"
	23.5 x 35.5	27.5 x 35.5	29.5 x 35.5	31.5 x 35.5	35.5 x 35.5	39.5 x 35.5	41.5 x 35.5
	23.5 x 37.5	27.5 x 37.5	29.5 x 37.5	31.5 x 37.5	35.5 x 37.5	39.5 x 37.5	41.5 x 37.5
	23.5 x 41.5	27.5 x 41.5	29.5 x 41.5	31.5 x 41.5	35.5 x 41.5	39.5 x 41.5	41.5 x 41.5
	23.5 x 45.5	27.5 x 45.5	29.5 x 45.5	31.5 x 45.5	35.5 x 45.5	39.5 x 45.5	41.5 x 45.5
	23.5 x 47.5	27.5 x 47.5	29.5 x 47.5	31.5 x 47.5	35.5 x 47.5	39.5 x 47.5	41.5 x 47.5
	23.5 x 51.5	27.5 x 51.5	29.5 x 51.5	31.5 x 51.5	35.5 x 51.5	39.5 x 51.5	41.5 x 51.5
	23.5 x 53.5	27.5 x 53.5	29.5 x 53.5	31.5 x 53.5	35.5 x 53.5	39.5 x 53.5	41.5 x 53.5
	23.5 x 57.5	27.5 x 57.5	29.5 x 57.5	31.5 x 57.5	35.5 x 57.5	39.5 x 57.5	41.5 x 57.5

Egress Notes:

Check all applicable local codes for emergency egress requirements.

E = Window meets minimum clear opening of 24" height, 20" width, and 5.7 ft².

E1 = Window meets minimum clear opening of 24" height, 20" width, and 5.0 ft².

See Design Data pages in this section for clear opening dimensions.

Clear opening (egress) information does not take into consideration the addition of a Rolscreen (or any other accessory) to the product. Consult your local building code to ensure products with Rolscreens meet egress requirements.

Not to scale.

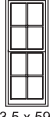
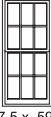












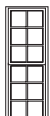
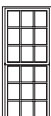





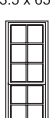
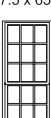
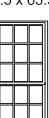




Traditional grille patterns shown. Refer to Grille Types section for additional patterns and profiles.



Pella® Reserve™ Traditional Hung Window

Size Tables - Replacement Sizes

Vent Units

	(616) (597)	(718) (699)	(762) (749)	(819) (800)	(921) (902)	(1 022) (1 003)	(1 073) (1 054)
Opening	2' 0 1/4"	2' 4 1/4"	2' 6"	2' 8 1/4"	3' 0 1/4"	3' 4 1/4"	3' 6 1/4"
Frame	1' 11 1/2"	2' 3 1/2"	2' 5 1/2"	2' 7 1/2"	2' 11 1/2"	3' 3 1/2"	3' 5 1/2"
(1 530) (1 511)							
	23.5 x 59.5	27.5 x 59.5	29.5 x 59.5	31.5 x 59.5	35.5 x 59.5 E ₁	39.5 x 59.5 E	41.5 x 59.5 E
(1 581) (1 562)							
	23.5 x 61.5	27.5 x 61.5	29.5 x 61.5	31.5 x 61.5 E ₁	35.5 x 61.5 E	39.5 x 61.5 E	41.5 x 61.5 E
(1 683) (1 664)							
	23.5 x 65.5	27.5 x 65.5	29.5 x 65.5	31.5 x 65.5 E ₁	35.5 x 65.5 E	39.5 x 65.5 E	41.5 x 65.5 E
(1 835) (1 816)							
	23.5 x 71.5	27.5 x 71.5 E ₁	29.5 x 71.5 E ₁	31.5 x 71.5 E	35.5 x 71.5 E	39.5 x 71.5 E	41.5 x 71.5 E

Egress Notes:

Check all applicable local codes for emergency egress requirements.

E = Window meets minimum clear opening of 24" height, 20" width, and 5.7 ft².

E₁ = Window meets minimum clear opening of 24" height, 20" width, and 5.0 ft².

See Design Data pages in this section for clear opening dimensions.

Clear opening (egress) information does not take into consideration the addition of a Rolscreen (or any other accessory) to the product. Consult your local building code to ensure products with Rolcreens meet egress requirements.

Not to scale.



















































Traditional grille patterns shown. Refer to Grille Types section for additional patterns and profiles.



Pella® Reserve™ Traditional Hung Window

Size Tables - Replacement Cottage Sash Sizes

Cottage Vent Units

	(616) (597)	(718) (699)	(762) (749)	(819) (800)	(921) (902)	(1 022) (1 003)	(1 073) (1 054)
Opening	2' 0 1/4"	2' 4 1/4"	2' 6 1/4"	2' 8 1/4"	3' 0 1/4"	3' 4 1/4"	3' 6 1/4"
Frame	1' 11 1/2"	2' 3 1/2"	2' 5 1/2"	2' 7 1/2"	2' 11 1/2"	3' 3 1/2"	3' 5 1/2"
(1 073) (1 054)	3' 6 1/4"	3' 5 1/2"					
	23.5 x 41.5	27.5 x 41.5	29.5 x 41.5	31.5 x 41.5	35.5 x 41.5	39.5 x 41.5	41.5 x 41.5
(1 175) (1 156)	3' 10 1/4"	3' 9 1/2"					
	23.5 x 45.5	27.5 x 45.5	29.5 x 45.5	31.5 x 45.5	35.5 x 45.5	39.5 x 45.5	41.5 x 45.5
(1 226) (1 206)	4' 0 1/4"	3' 11 1/2"					
	23.5 x 47.5	27.5 x 47.5	29.5 x 47.5	31.5 x 47.5	35.5 x 47.5	39.5 x 47.5	41.5 x 47.5
(1 327) (1 308)	4' 4 1/4"	4' 3 1/2"					
	23.5 x 51.5	27.5 x 51.5	29.5 x 51.5	31.5 x 51.5	35.5 x 51.5	39.5 x 51.5	41.5 x 51.5
(1 378) (1 359)	4' 6 1/4"	4' 5 1/2"					
	23.5 x 53.5	27.5 x 53.5	29.5 x 53.5	31.5 x 53.5	35.5 x 53.5	39.5 x 53.5	41.5 x 53.5
(1 473) (1 461)	4' 10 1/4"	4' 9 1/2"					
	23.5 x 57.5	27.5 x 57.5	29.5 x 57.5	31.5 x 57.5	35.5 x 57.5	39.5 x 57.5	41.5 x 57.5
(1 530) (1 511)	5' 0 1/4"	4' 11 1/2"					
	23.5 x 59.5	27.5 x 59.5	29.5 x 59.5	31.5 x 59.5	35.5 x 59.5	39.5 x 59.5	41.5 x 59.5
(1 581) (1 561.5)	5' 2 1/4"	5' 1 1/2"					
	23.5 x 61.5	27.5 x 61.5	29.5 x 61.5	31.5 x 61.5	35.5 x 61.5	39.5 x 61.5	41.5 x 61.5
(1 683) (1 664)	5' 6 1/4"	5' 5 1/2"					
	23.5 x 65.5	27.5 x 65.5	29.5 x 65.5	31.5 x 65.5	35.5 x 65.5	39.5 x 65.5	41.5 x 65.5
(1 835) (1 816)	6' 0 1/4"	5' 11 1/2"					
	23.5 x 71.5	27.5 x 71.5	29.5 x 71.5	31.5 x 71.5	35.5 x 71.5	39.5 x 71.5	41.5 x 71.5

Egress Notes:

Check all applicable local codes for emergency egress requirements.

E = Window meets minimum clear opening of 24" height, 20" width, and 5.7 ft².

E1 = Window meets minimum clear opening of 24" height, 20" width, and 5.0 ft².

See Design Data pages in this section for clear opening dimensions.

Clear opening (egress) information does not take into consideration the addition of a Rolscreen (or any other accessory) to the product. Consult your local building code to ensure products with Rolscreens meet egress requirements.

Not to scale.

Traditional grille patterns shown. Refer to Grille Types section for additional patterns and profiles.



Pella® Reserve™ Traditional Hung Window

Size Tables - Replacement Fixed Sizes

Fixed Units	(1 060) (1 041)	(1 213) (1 194)	(1 365) (1 346)	(1 518) (1 499)	(1 060) (1 041)	(1 213) (1 194)	(1 365) (1 346)	(1 518) (1 499)	
Opening	3' 5 ³ / ₄ "	3' 11 ³ / ₄ "	4' 5 ³ / ₄ "	4' 11 ³ / ₄ "	3' 5 ³ / ₄ "	3' 11 ³ / ₄ "	4' 5 ³ / ₄ "	4' 11 ³ / ₄ "	
Frame	3' 5"	3' 11"	4' 5"	4' 11"	3' 5"	3' 11"	4' 5"	4' 11"	
(921) (902)	3' 0 ¹ / ₄ "	2' 11 ¹ / ₂ "	41 x 35.5	47 x 35.5	53 x 35.5	59 x 35.5	(1 530) (1 511)	5' 0 ¹ / ₄ "	4' 11 ¹ / ₂ "
(972) (953)	3' 2 ¹ / ₄ "	3' 1 ¹ / ₂ "	41 x 37.5	47 x 37.5	53 x 37.5	59 x 37.5	(1 581) (1 562)	5' 2 ¹ / ₄ "	5' 1 ¹ / ₂ "
(1 073) (1 054)	3' 6 ¹ / ₄ "	3' 5 ¹ / ₂ "	41 x 41.5	47 x 41.5	53 x 41.5	59 x 41.5	(1 683) (1 664)	5' 6 ¹ / ₄ "	5' 5 ¹ / ₂ "
(1 175) (1 156)	3' 10 ¹ / ₄ "	3' 9 ¹ / ₂ "	41 x 45.5	47 x 45.5	53 x 45.5	59 x 45.5	(1 835) (1 816)	6' 0 ¹ / ₄ "	5' 11 ¹ / ₂ "
(1 226) (1 206)	4' 0 ¹ / ₄ "	3' 11 ¹ / ₂ "	41 x 47.5	47 x 47.5	53 x 47.5	59 x 47.5			
(1 327) (1 308)	4' 4 ¹ / ₄ "	4' 3 ¹ / ₂ "	41 x 51.5	47 x 51.5	53 x 51.5	59 x 51.5			
(1 378) (1 359)	4' 6 ¹ / ₄ "	4' 5 ¹ / ₂ "	41 x 53.5	47 x 53.5	53 x 53.5	59 x 53.5			
(1 473) (1 461)	4' 10 ¹ / ₄ "	4' 9 ¹ / ₂ "	41 x 57.5	47 x 57.5	53 x 57.5	59 x 57.5			

Not to scale.

Traditional grille patterns shown. Refer to Grille Types section for additional patterns and profiles.



Special Size Frame Dimensions*

Sash configuration	Vent-Equal	Cottage	Fixed
Sash Glass Ratio Top % : Bottom %	50 : 50	40 : 60	NA
Shortest Unit Frame Size	24-3/8" (619)	40-1/4" (1022)	17" (432)
Tallest Unit Frame Size	96" (2438)	81" (2057)	71" (1803)
Unit Frame Width Range	14" to 48" (356 to 1219)	14" to 48" (356 to 1219)	17" to 59" (432 to 1499)

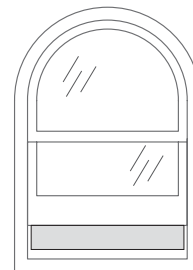
Opening Dimensions

Clad Exterior Units:
Dimensions shown in standard size tables are rough opening dimensions.

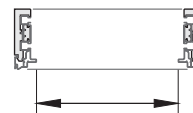
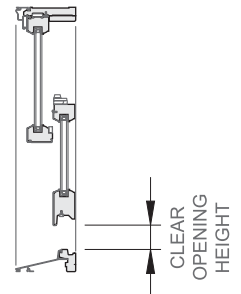
Wood Exterior Units:
Use frame dimension plus dimensions below. This dimension includes the use of standard 1-1/8" wood subsill.

Frame	Rough		Masonry	
	Width	Height	Width	Height
STD	+ 3/4"	+1-7/8"	+ 3-1/8"	+ 3-1/8"
3-1/2"	+ 3/4"	+1-7/8"	+ 6-3/8"	+ 4-3/4"

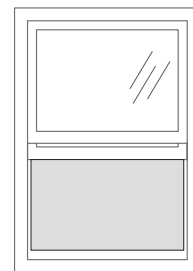
For clad and wood units with impact-resistant glass, see the product installation instructions or refer to local building code requirements.



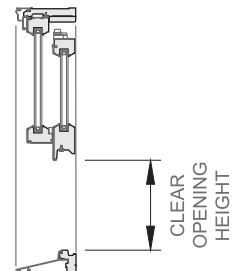
Shaded portion shows vent area.



CLEAR OPENING WIDTH



Shaded portion shows vent area.



Equal Sash Rectangular Only

	Vent Units	Fixed and Transom Units
	Visible Glass	Width = Frame - 5.647" Height = (Frame - 8.681") ÷ 2
Actual Glass	Width = Frame - 4.375" Height = (Frame - 5.983") ÷ 2	Width = Frame - 4.375" Height = Frame - 4.375"
Clear Opening*	COW = Frame Width - 3.4375" COH = (Frame Height ÷ 2) - 4.4375"	— —
Vent Area Ft²	(COW x COH) ÷ 144	—

Traditional grille patterns shown. Refer to Grille Types section for additional patterns and profiles.

* Some units with custom glazing may have limited travel. Integrated Rolscreen® is only available on sizes greater than or equal to 34" tall and 21" wide and less than or equal to 84" tall and 48" wide.

See your local Pella sales representative for specific size information.



Design Data

Vent Equal Sash for Single- and Double-Hung									
Unit	Egress	Clear Opening (Inches)		Vent Area Ft ²	Visible Glass Ft ²	Standard Glass Thickness (mm)		Performance Class & Grade ¹	
		Width (Inches)	Height (Inches)			Annealed	Tempered	Clad	Wood
2135		17-5/16	13-1/16	1.6	2.8	2.5	3	CW50	CW45
2141		17-5/16	16-1/16	1.9	3.4	2.5	3	CW50	CW45
2147		17-5/16	19-1/16	2.3	4.1	2.5	3	CW50	CW45
2153		17-5/16	22-1/16	2.7	4.7	2.5	3	CW50	CW45
2157		17-5/16	24-1/16	2.9	5.2	2.5	3	CW50	CW45
2159		17-5/16	25-1/16	3.0	5.4	2.5	3	CW50	CW45
2165		17-5/16	28-1/16	3.4	6.0	2.5	3	CW50	CW45
2171		17-5/16	31-1/16	3.7	6.6	2.5	3	CW50	CW45
2177		17-5/16	34-1/16	4.1	7.3	2.5	3	CW50	CW45
2184		17-5/16	37-9/16	4.5	8.0	2.5	3	CW40	CW40
2535		21-5/16	13-1/16	1.9	3.5	2.5	3	CW50	CW45
2541		21-5/16	16-1/16	2.4	4.3	2.5	3	CW50	CW45
2547		21-5/16	19-1/16	2.8	5.1	2.5	3	CW50	CW45
2553		21-5/16	22-1/16	3.3	6.0	2.5	3	CW50	CW45
2557		21-5/16	24-1/16	3.6	6.5	2.5	3	CW50	CW45
2559		21-5/16	25-1/16	3.7	6.8	2.5	3	CW50	CW45
2565		21-5/16	28-1/16	4.2	7.6	2.5	3	CW50	CW45
2571		21-5/16	31-1/16	4.6	8.4	2.5	3	CW50	CW45
2577	E1	21-5/16	34-1/16	5.0	9.2	2.5	3	CW50	CW45
2584	E1	21-5/16	37-9/16	5.6	10.1	2.5	3	CW40	CW40
2935		25-5/16	13-1/16	2.3	4.3	2.5	3	CW50	CW45
2941		25-5/16	16-1/16	2.8	5.2	2.5	3	CW50	CW45
2947		25-5/16	19-1/16	3.4	6.2	2.5	3	CW50	CW45
2953		25-5/16	22-1/16	3.9	7.2	2.5	3	CW50	CW45
2957		25-5/16	24-1/16	4.2	7.8	2.5	3	CW50	CW45
2959		25-5/16	25-1/16	4.4	8.2	2.5	3	CW50	CW45
2965		25-5/16	28-1/16	4.9	9.1	2.5	3	CW50	CW45
2971	E1	25-5/16	31-1/16	5.5	10.1	2.5	3	CW50	CW45
2977	E	25-5/16	34-1/16	6.0	11.1	2.5	3	CW50	CW45
2984	E	25-5/16	37-9/16	6.6	12.2	2.5	3	CW40	CW40
3335		29-5/16	13-1/16	2.7	5.0	2.5	3	CW50	CW45
3341		29-5/16	16-1/16	3.3	6.1	2.5	3	CW50	CW45
3347		29-5/16	19-1/16	3.9	7.3	2.5	3	CW50	CW45
3353		29-5/16	22-1/16	4.5	8.4	2.5	3	CW50	CW45
3357		29-5/16	24-1/16	4.9	9.2	2.5	3	CW50	CW45
3359	E1	29-5/16	25-1/16	5.1	9.6	2.5	3	CW50	CW45
3365	E	29-5/16	28-1/16	5.7	10.7	2.5	3	CW50	CW45
3371	E	29-5/16	31-1/16	6.3	11.8	2.5	3	CW50	CW45
3377	E	29-5/16	34-1/16	6.9	13.0	2.5	3	CW50	CW45
3384	E	29-5/16	37-9/16	7.7	14.3	2.5	3	CW40	CW40

Continued on next page

Egress Notes:

Check all applicable local codes for emergency egress requirements.

E = Window meets minimum clear opening of 24" height, 20" width, and 5.7 ft².

E1 = Window meets minimum clear opening of 24" height, 20" width, and 5.0 ft².

(1) Maximum design pressure when glazed with appropriate glass thickness.

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



Design Data

Vent Equal Sash for Single- and Double-Hung									
Unit	Egress	Clear Opening (Inches)		Vent Area Ft ²	Visible Glass Ft ²	Standard Glass Thickness (mm)		Performance Class & Grade ⁽¹⁾	
		Width (Inches)	Height (Inches)			Annealed	Tempered	Clad	Wood
3735		33-5/16	13-1/16	3.0	5.7	2.5	3	CW50	CW45
3741		33-5/16	16-1/16	3.7	7.0	2.5	3	CW50	CW45
3747		33-5/16	19-1/16	4.4	8.3	2.5	3	CW50	CW45
3753		33-5/16	22-1/16	5.1	9.6	2.5	3	CW50	CW45
3757	E1	33-5/16	24-1/16	5.6	10.5	2.5	3	CW50	CW45
3759	E	33-5/16	25-1/16	5.8	11.0	2.5	3	CW50	CW45
3765	E	33-5/16	28-1/16	6.5	12.3	2.5	3	CW50	CW45
3771	E	33-5/16	31-1/16	7.2	13.6	2.5	3	CW50	CW45
3777	E	33-5/16	34-1/16	7.9	14.9	2.5	3	CW50	CW45
3784	E	33-5/16	37-9/16	8.7	16.4	2.5	3	CW40	CW40
4135		37-5/16	13-1/16	3.4	6.5	2.5	3	CW50	CW45
4141		37-5/16	16-1/16	4.2	7.9	2.5	3	CW50	CW45
4147		37-5/16	19-1/16	4.9	9.4	2.5	3	CW50	CW45
4153		37-5/16	22-1/16	5.7	10.9	2.5	3	CW50	CW45
4157	E	37-5/16	24-1/16	6.2	11.9	2.5	3	CW50	CW45
4159	E	37-5/16	25-1/16	6.5	12.4	2.5	3	CW50	CW45
4165	E	37-5/16	28-1/16	7.3	13.8	2.5	3	CW50	CW45
4171	E	37-5/16	31-1/16	8.1	15.3	2.5	3	CW50	CW45
4177	E	37-5/16	34-1/16	8.8	16.8	2.5	3	CW45	CW45
4184	E	37-5/16	37-9/16	9.7	18.5	2.5	3	CW40	CW40
4535		41-5/16	13-1/16	3.7	7.2	2.5	3	CW50	CW45
4541		41-5/16	16-1/16	4.6	8.8	2.5	3	CW50	CW45
4547		41-5/16	19-1/16	5.5	10.5	2.5	3	CW50	CW45
4553		41-5/16	22-1/16	6.3	12.1	2.5	3	CW50	CW45
4557	E	41-5/16	24-1/16	6.9	13.2	2.5	3	CW50	CW45
4559	E	41-5/16	25-1/16	7.2	13.7	2.5	3	CW50	CW45
4565	E	41-5/16	28-1/16	8.1	15.4	2.5	3	CW50	CW45
4571	E	41-5/16	31-1/16	8.9	17.0	2.5	3	CW45	CW45
4577	E	41-5/16	34-1/16	9.8	18.7	2.5	3	CW45	CW45
4584	E	41-5/16	37-9/16	10.8	20.6	3	3	CW40	CW40
4835		44-5/16	13-1/16	4.0	7.7	2.5	3	CW50	CW45
4841		44-5/16	16-1/16	4.9	9.5	2.5	3	CW50	CW45
4847		44-5/16	19-1/16	5.9	11.3	2.5	3	CW50	CW45
4853		44-5/16	22-1/16	6.8	13.0	2.5	3	CW50	CW45
4857	E	44-5/16	24-1/16	7.4	14.2	2.5	3	CW50	CW45
4859	E	44-5/16	25-1/16	7.7	14.8	2.5	3	CW50	CW45
4865	E	44-5/16	28-1/16	8.6	16.6	2.5	3	CW45	CW45
4871	E	44-5/16	31-1/16	9.6	18.3	2.5	3	CW45	CW45
4877	E	44-5/16	34-1/16	10.5	20.1	3	3	CW45	CW45
4884	E	44-5/16	37-9/16	11.6	22.2	3	3	CW40	CW40

Egress Notes:

Check all applicable local codes for emergency egress requirements.

E = Window meets minimum clear opening of 24" height, 20" width, and 5.7 ft².

E1 = Window meets minimum clear opening of 24" height, 20" width, and 5.0 ft².

(1) Maximum performance when glazed with the appropriate glass thickness.

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



Pella® Reserve™ Traditional Hung Window

Design Data

Fixed				
Unit	Visible Glass Ft ²	Standard Glass Thickness (mm)		Performance Class & Grade ¹
		Annealed	Tempered	
4135	7.2	2.5	3	CW50
4141	8.6	2.5	3	CW50
4147	10.1	3	3	CW50
4153	11.6	3	3	CW50
4157	12.5	3	3	CW50
4165	14.5	3	3	CW50
4171	16.0	3	3	CW45/CW50
4735	8.4	2.5	3	CW50
4741	10.1	3	3	CW50
4747	11.8	3	3	CW50
4753	13.5	3	3	CW50
4757	14.7	3	3	CW50
4759	15.3	3	3	CW50
4765	17.0	3	3	CW45/CW50
4771	18.7	4	4	CW50
5335	9.6	2.5	3	CW45/CW50
5341	11.6	3	3	CW50
5347	13.5	3	3	CW50
5353	15.5	3	4	CW45/CW50
5357	16.8	3	4	CW45/CW50
5359	17.5	3	4	CW40/CW50
5365	19.4	4	4	CW50
5371	21.4	4	4	CW50
5935	10.8	3	3	CW50
5941	13.0	3	3	CW50
5953	17.5	3	4	CW40/CW50
5957	19.0	4	4	CW50
5959	19.7	4	4	CW50
5965	21.9	4	4	CW50
5971	24.1	4	4	CW45/CW50

Transoms				
Unit	Visible Glass Ft ²	Standard Glass Thickness (mm)		Performance Class & Grade ¹
		Annealed	Tempered	
2114	0.9	2.5	3	CW50
2514	1.1	2.5	3	CW50
2914	1.3	2.5	3	CW50
3314	1.6	2.5	3	CW50
3714	1.8	2.5	3	CW50
4114	2.0	2.5	3	CW50
4514	2.2	2.5	3	CW50
4814	2.4	2.5	3	CW50
2117	1.2	2.5	3	CW50
2517	1.5	2.5	3	CW50
2917	1.8	2.5	3	CW50
3317	2.1	2.5	3	CW50
3717	2.4	2.5	3	CW50
4117	2.8	2.5	3	CW50
4517	3.1	2.5	3	CW50
4817	3.3	2.5	3	CW50
2125	2.0	2.5	3	CW50
2525	2.6	2.5	3	CW50
2925	3.1	2.5	3	CW50
3325	3.6	2.5	3	CW50
3725	4.2	2.5	3	CW50
4125	4.7	2.5	3	CW50
4525	5.2	2.5	3	CW50
4825	5.6	2.5	3	CW50

(1) Maximum design pressure when glazed with the appropriate glass thickness. Second number, where shown, requires tempered glass.



Pella® Reserve™ Traditional Hung Window

Design Data

Cottage Sash for Single- and Double-Hung									
Unit	Egress	Clear Opening (Inches)		Vent Area Ft ²	Visible Glass Ft ²	Standard Glass Thickness (mm)		Performance Class & Grade ¹	
		Width	Height			Annealed	Tempered	Clad	Wood
VG2141		17-5/16	12-11/16	1.5	3.4	2.5	3	CW50	CW45
VG2147		17-5/16	15-1/16	1.8	4.1	2.5	3	CW50	CW45
VG2153		17-5/16	17-7/16	2.1	4.7	2.5	3	CW50	CW45
VG2157		17-5/16	19-1/16	2.3	5.2	2.5	3	CW50	CW45
VG2159		17-5/16	19-7/8	2.4	5.4	2.5	3	CW50	CW45
VG2165		17-5/16	22-1/4	2.7	6.0	2.5	3	CW50	CW45
VG2171		17-5/16	24-11/16	3.0	6.6	2.5	3	CW30	CW30
VG2541		21-5/16	12-11/16	1.9	4.3	2.5	3	CW50	CW45
VG2547		21-5/16	15-1/16	2.2	5.1	2.5	3	CW50	CW45
VG2553		21-5/16	17-7/16	2.6	6.0	2.5	3	CW50	CW45
VG2557		21-5/16	19-1/16	2.8	6.5	2.5	3	CW50	CW45
VG2559		21-5/16	19-7/8	2.9	6.8	2.5	3	CW50	CW45
VG2565		21-5/16	22-1/4	3.3	7.6	2.5	3	CW50	CW45
VG2571		21-5/16	24-11/16	3.7	8.4	2.5	3	CW30	CW30
VG2941		25-5/16	12-11/16	2.2	5.2	2.5	3	CW50	CW45
VG2947		25-5/16	15-1/16	2.7	6.2	2.5	3	CW50	CW45
VG2953		25-5/16	17-7/16	3.1	7.2	2.5	3	CW50	CW45
VG2957		25-5/16	19-1/16	3.4	7.8	2.5	3	CW50	CW45
VG2959		25-5/16	19-7/8	3.5	8.2	2.5	3	CW50	CW45
VG2965		25-5/16	22-1/4	3.9	9.1	2.5	3	CW50	CW45
VG2971		25-5/16	24-11/16	4.3	10.1	2.5	3	CW30	CW30
VG3341		29-5/16	12-11/16	2.6	6.1	2.5	3	CW50	CW45
VG3347		29-5/16	15-1/16	3.1	7.3	2.5	3	CW50	CW45
VG3353		29-5/16	17-7/16	3.6	8.4	2.5	3	CW50	CW45
VG3357		29-5/16	19-1/16	3.9	9.2	2.5	3	CW50	CW45
VG3359		29-5/16	19-7/8	4.1	9.6	2.5	3	CW50	CW45
VG3365		29-5/16	22-1/4	4.5	10.7	2.5	3	CW50	CW45
VG3371	E1	29-5/16	24-11/16	5.0	11.8	2.5	3	CW30	CW30

Continued on next page

Egress Notes:

Check all applicable local codes for emergency egress requirements.

E1 = Window meets minimum clear opening of 24" height, 20" width, and 5.0 ft².

(1) Maximum performance when glazed with the appropriate glass thickness.

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



Design Data

Cottage Sash for Single- and Double-Hung									
Unit	Egress	Clear Opening (Inches)		Vent Area Ft ²	Visible Glass Ft ²	Standard Glass Thickness (mm)		Performance Class & Grade ¹	
		Width	Height			Annealed	Tempered	Clad	Wood
VG3741		33-5/16	12-11/16	2.9	7.0	2.5	3	CW50	CW45
VG3747		33-5/16	15-1/16	3.5	8.3	2.5	3	CW50	CW45
VG3753		33-5/16	17-7/16	4.0	9.6	2.5	3	CW50	CW45
VG3757		33-5/16	19-1/16	4.4	10.5	2.5	3	CW50	CW45
VG3759		33-5/16	19-7/8	4.6	11.0	2.5	3	CW50	CW45
VG3765		33-5/16	22-1/4	5.2	12.3	2.5	3	CW50	CW45
VG3771	E	33-5/16	24-11/16	5.7	13.6	2.5	3	CW30	CW30
VG4141		37-5/16	12-11/16	3.3	7.9	2.5	3	CW50	CW45
VG4147		37-5/16	15-1/16	3.9	9.4	2.5	3	CW50	CW45
VG4153		37-5/16	17-7/16	4.5	10.9	2.5	3	CW50	CW45
VG4157		37-5/16	19-1/16	4.9	11.9	2.5	3	CW50	CW45
VG4159		37-5/16	19-7/8	5.2	12.4	2.5	3	CW50	CW45
VG4165		37-5/16	22-1/4	5.8	13.8	2.5	3	CW45	CW45
VG4171	E	37-5/16	24-11/16	6.4	15.3	2.5	3	CW30	CW30
VG4541		41-5/16	12-11/16	3.6	8.8	2.5	3	CW50	CW45
VG4547		41-5/16	15-1/16	4.3	10.5	2.5	3	CW50	CW45
VG4553		41-5/16	17-7/16	5.0	12.1	2.5	3	CW50	CW45
VG4557		41-5/16	19-1/16	5.5	13.2	2.5	3	CW45	CW45
VG4559		41-5/16	19-7/8	5.7	13.8	2.5	3	CW45	CW45
VG4565		41-5/16	22-1/4	6.4	15.4	2.5	3	CW45	CW45
VG4571	E	41-5/16	24-11/16	7.1	17.0	3	3	CW30	CW30
VG4841		44-5/16	12-11/16	3.9	9.5	2.5	3	CW50	CW45
VG4847		44-5/16	15-1/16	4.6	11.3	2.5	3	CW50	CW45
VG4853		44-5/16	17-7/16	5.4	13.0	2.5	3	CW45	CW45
VG4857		44-5/16	19-1/16	5.9	14.2	2.5	3	CW45	CW45
VG4859		44-5/16	19-7/8	6.1	14.8	2.5	3	CW45	CW45
VG4865		44-5/16	22-1/4	6.9	16.6	3	3	CW45	CW45
VG4871	E	44-5/16	24-11/16	7.6	18.3	3	3	CW30	CW30

Egress Notes:

Check all applicable local codes for emergency egress requirements.

E = Window meets minimum clear opening of 24" height, 20" width, and 5.7 ft².

(1) Maximum performance when glazed with the appropriate glass thickness.

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



Pella® Reserve™ Traditional Hung Window

Design Data - Replacement Sizes

Replacement Equal Sash for Single- and Double-Hung									
Unit	Egress	Clear Opening		Vent Area Ft ²	Visible Glass Ft ²	Standard Glass Thickness (mm)		Performance Class & Grade ¹	
		Width (Inches)	Height (Inches)			Annealed	Tempered	Clad	Wood
23.5 x 35.5		19-13/16	13-5/16	1.8	3.3	2.5	3	CW50	CW45
23.5 x 37.5		19-13/16	14-5/16	2.0	3.6	2.5	3	CW50	CW45
23.5 x 41.5		19-13/16	16-5/16	2.2	4.1	2.5	3	CW50	CW45
23.5 x 45.5		19-13/16	18-5/16	2.5	4.6	2.5	3	CW50	CW45
23.5 x 47.5		19-13/16	19-5/16	2.7	4.8	2.5	3	CW50	CW45
23.5 x 51.5		19-13/16	21-5/16	2.9	5.3	2.5	3	CW50	CW45
23.5 x 53.5		19-13/16	22-5/16	3.1	5.6	2.5	3	CW50	CW45
23.5 x 57.5		19-13/16	24-5/16	3.3	6.1	2.5	3	CW50	CW45
23.5 x 59.5		19-13/16	25-5/16	3.5	6.3	2.5	3	CW50	CW45
23.5 x 61.5		19-13/16	26-5/16	3.6	6.5	2.5	3	CW50	CW45
23.5 x 65.5		19-13/16	28-5/16	3.9	7.0	2.5	3	CW50	CW45
23.5 x 71.5		19-13/16	31-5/16	4.3	7.8	2.5	3	CW50	CW45
27.5 x 35.5		23-13/16	13-5/16	2.2	4.1	2.5	3	CW50	CW45
27.5 x 37.5		23-13/16	14-5/16	2.4	4.4	2.5	3	CW50	CW45
27.5 x 41.5		23-13/16	16-5/16	2.7	5.0	2.5	3	CW50	CW45
27.5 x 45.5		23-13/16	18-5/16	3.0	5.6	2.5	3	CW50	CW45
27.5 x 47.5		23-13/16	19-5/16	3.2	5.9	2.5	3	CW50	CW45
27.5 x 51.5		23-13/16	21-5/16	3.5	6.5	2.5	3	CW50	CW45
27.5 x 53.5		23-13/16	22-5/16	3.7	6.8	2.5	3	CW50	CW45
27.5 x 57.5		23-13/16	24-5/16	4.0	7.4	2.5	3	CW50	CW45
27.5 x 59.5		23-13/16	25-5/16	4.2	7.7	2.5	3	CW50	CW45
27.5 x 61.5		23-13/16	26-5/16	4.4	8.0	2.5	3	CW50	CW45
27.5 x 65.5		23-13/16	28-5/16	4.7	8.6	2.5	3	CW50	CW45
27.5 x 71.5	E1	23-13/16	31-5/16	5.2	9.5	2.5	3	CW50	CW45
29.5 x 35.5		25-13/16	13-5/16	2.4	4.4	2.5	3	CW50	CW45
29.5 x 37.5		25-13/16	14-5/16	2.6	4.8	2.5	3	CW50	CW45
29.5 x 41.5		25-13/16	16-5/16	2.9	5.4	2.5	3	CW50	CW45
29.5 x 45.5		25-13/16	18-5/16	3.3	6.1	2.5	3	CW50	CW45
29.5 x 47.5		25-13/16	19-5/16	3.5	6.4	2.5	3	CW50	CW45
29.5 x 51.5		25-13/16	21-5/16	3.8	7.1	2.5	3	CW50	CW45
29.5 x 53.5		25-13/16	22-5/16	4.0	7.4	2.5	3	CW50	CW45
29.5 x 57.5		25-13/16	24-5/16	4.4	8.1	2.5	3	CW50	CW45
29.5 x 59.5		25-13/16	25-5/16	4.5	8.4	2.5	3	CW50	CW45
29.5 x 61.5		25-13/16	26-5/16	4.7	8.7	2.5	3	CW50	CW45
29.5 x 65.5	E1	25-13/16	28-5/16	5.1	9.4	2.5	3	CW50	CW45
29.5 x 71.5	E1	25-13/16	31-5/16	5.6	10.4	2.5	3	CW50	CW45

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Egress Notes:

Check all applicable local codes for emergency egress requirements.

E1 = Window meets minimum clear opening of 24" height, 20" width, and 5.0 ft².

(1) Maximum performance when glazed with the appropriate glass thickness.

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



Pella® Reserve™ Traditional Hung Window

Design Data - Replacement Sizes

Replacement Equal Sash for Single- and Double-Hung									
Unit	Egress	Clear Opening		Vent Area Ft ²	Visible Glass Ft ²	Standard Glass Thickness (mm)		Performance Class & Grade ¹	
		Width (Inches)	Height (Inches)			Annealed	Tempered	Clad	Wood
31.5x35.5		27-13/16	13-5/16	2.6	4.8	2.5	3	CW50	CW45
31.5x37.5		27-13/16	14-5/16	2.8	5.2	2.5	3	CW50	CW45
31.5x41.5		27-13/16	16-5/16	3.2	5.9	2.5	3	CW50	CW45
31.5x45.5		27-13/16	18-5/16	3.5	6.6	2.5	3	CW50	CW45
31.5x47.5		27-13/16	19-5/16	3.7	7.0	2.5	3	CW50	CW45
31.5x51.5		27-13/16	21-5/16	4.1	7.7	2.5	3	CW50	CW45
31.5x53.5		27-13/16	22-5/16	4.3	8.0	2.5	3	CW50	CW45
31.5x57.5		27-13/16	24-5/16	4.7	8.8	2.5	3	CW50	CW45
31.5x59.5		27-13/16	25-5/16	4.9	9.1	2.5	3	CW50	CW45
31.5x61.5	E ₁	27-13/16	26-5/16	5.1	9.5	2.5	3	CW50	CW45
31.5x65.5	E ₁	27-13/16	28-5/16	5.5	10.2	2.5	3	CW50	CW45
31.5x71.5	E	27-13/16	31-5/16	6.0	11.3	2.5	3	CW50	CW45
35.5x35.5		31-13/16	13-5/16	2.9	5.6	2.5	3	CW50	CW45
35.5x37.5		31-13/16	14-5/16	3.2	6.0	2.5	3	CW50	CW45
35.5x41.5		31-13/16	16-5/16	3.6	6.8	2.5	3	CW50	CW45
35.5x45.5		31-13/16	18-5/16	4.0	7.6	2.5	3	CW50	CW45
35.5x47.5		31-13/16	19-5/16	4.3	8.0	2.5	3	CW50	CW45
35.5x51.5		31-13/16	21-5/16	4.7	8.9	2.5	3	CW50	CW45
35.5x53.5		31-13/16	22-5/16	4.9	9.3	2.5	3	CW50	CW45
35.5x57.5	E ₁	31-13/16	24-5/16	5.4	10.1	2.5	3	CW50	CW45
35.5x59.5	E ₁	31-13/16	25-5/16	5.6	10.5	2.5	3	CW50	CW45
35.5x61.5	E	31-13/16	26-5/16	5.8	10.9	2.5	3	CW50	CW45
35.5x65.5	E	31-13/16	28-5/16	6.3	11.8	2.5	3	CW50	CW45
35.5x71.5	E	31-13/16	31-5/16	6.9	13.0	2.5	3	CW50	CW45
39.5x35.5		35-13/16	13-5/16	3.3	6.3	2.5	3	CW50	CW45
39.5x37.5		35-13/16	14-5/16	3.6	6.8	2.5	3	CW50	CW45
39.5x41.5		35-13/16	16-5/16	4.1	7.7	2.5	3	CW50	CW45
39.5x45.5		35-13/16	18-5/16	4.6	8.7	2.5	3	CW50	CW45
39.5x47.5		35-13/16	19-5/16	4.8	9.1	2.5	3	CW50	CW45
39.5x51.5		35-13/16	21-5/16	5.3	10.1	2.5	3	CW50	CW45
39.5x53.5		35-13/16	22-5/16	5.5	10.5	2.5	3	CW50	CW45
39.5x57.5	E	35-13/16	24-5/16	6.0	11.5	2.5	3	CW50	CW45
39.5x59.5	E	35-13/16	25-5/16	6.3	11.9	2.5	3	CW50	CW45
39.5x61.5	E	35-13/16	26-5/16	6.5	12.4	2.5	3	CW50	CW45
39.5x65.5	E	35-13/16	28-5/16	7.0	13.4	2.5	3	CW50	CW45
39.5x71.5	E	35-13/16	31-5/16	7.8	14.8	2.5	3	CW45	CW45
41.5x35.5		37-13/16	13-5/16	3.5	6.7	2.5	3	CW50	CW45
41.5x37.5		37-13/16	14-5/16	3.8	7.2	2.5	3	CW50	CW45
41.5x41.5		37-13/16	16-5/16	4.3	8.2	2.5	3	CW50	CW45
41.5x45.5		37-13/16	18-5/16	4.8	9.2	2.5	3	CW50	CW45
41.5x47.5		37-13/16	19-5/16	5.1	9.7	2.5	3	CW50	CW45
41.5x51.5		37-13/16	21-5/16	5.6	10.7	2.5	3	CW50	CW45
41.5x53.5		37-13/16	22-5/16	5.9	11.2	2.5	3	CW50	CW45
41.5x57.5	E	37-13/16	24-5/16	6.4	12.2	2.5	3	CW50	CW45
41.5x59.5	E	37-13/16	25-5/16	6.6	12.7	2.5	3	CW50	CW45
41.5x61.5	E	37-13/16	26-5/16	6.9	13.1	2.5	3	CW50	CW45
41.5x65.5	E	37-13/16	28-5/16	7.4	14.1	2.5	3	CW45	CW45
41.5x71.5	E	37-13/16	31-5/16	8.2	15.6	2.5	3	CW45	CW45

Egress Notes:
 Check all applicable local codes for emergency egress requirements.

E = Window meets minimum clear opening of 24" height, 20" width, and 5.7 ft².

E₁ = Window meets minimum clear opening of 24" height, 20" width, and 5.0 ft².

(1) Maximum performance when glazed with the appropriate glass thickness.

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



Pella® Reserve™ Traditional Hung Window

Design Data - Replacement Sizes

Replacement Fixed				
Unit	Visible Glass Ft ²	Standard Glass Thickness (mm)		Performance Class & Grade ¹
		Annealed	Tempered	
41x35.5	7.3	2.5	3	CW50
41x37.5	7.8	2.5	3	CW50
41x41.5	8.8	2.5	3	CW50
41x45.5	9.7	2.5	3	CW45/CW50
41x47.5	10.2	3.0	3	CW50
41x51.5	11.2	3.0	3	CW50
41x53.5	11.7	3.0	3	CW50
41x57.5	12.7	3.0	3	CW50
41x59.5	13.2	3.0	3	CW50
41x61.5	13.6	3.0	3	CW50
41x65.5	14.6	3.0	3	CW50
41x71.5	16.1	3.0	3	CW45/CW50
47x35.5	8.5	2.5	3	CW50
47x37.5	9.1	2.5	3	CW50
47x41.5	10.2	3.0	3	CW50
47x45.5	11.4	3.0	3	CW50
47x47.5	12.0	3.0	3	CW50
47x51.5	13.1	3.0	3	CW50
47x53.5	13.7	3.0	3	CW50
47x57.5	14.8	3.0	3	CW50
47x59.5	15.4	3.0	3	CW45/CW50
47x61.5	16.0	3.0	3	CW45/CW50
47x65.5	17.1	3.0	3	CW45/CW50
47x71.5	18.8	4.0	4	CW50
53x35.5	9.8	2.5	3	CW45/CW50
53x37.5	10.4	3.0	3	CW50
53x41.5	11.7	3.0	3	CW50
53x45.5	13.0	3.0	3	CW50
53x47.5	13.7	3.0	3	CW50
53x51.5	15.0	3.0	4	CW50
53x53.5	15.7	3.0	4	CW45/CW50
53x57.5	17.0	3.0	4	CW45/CW50
53x59.5	17.6	4.0	4	CW50
53x61.5	18.3	4.0	4	CW50
53x65.5	19.6	4.0	4	CW50
53x71.5	21.6	4.0	4	CW50
59x35.5	11.0	3.0	3	CW50
59x37.5	11.7	3.0	3	CW50
59x41.5	13.2	3.0	3	CW50
59x45.5	14.7	3.0	3	CW50
59x47.5	15.4	3.0	3	CW45/CW50
59x51.5	16.9	3.0	4	CW45/CW50
59x53.5	17.7	4.0	4	CW50
59x57.5	19.1	4.0	4	CW50
59x59.5	19.9	4.0	4	CW50
59x61.5	20.6	4.0	4	CW50
59x65.5	22.1	4.0	4	CW50
59x71.5	24.3	4.0	4	CW45/CW50

Replacement Transoms				
Unit	Visible Glass Ft ²	Standard Glass Thickness (mm)		Performance Class & Grade ¹
		Annealed	Tempered	
23.5x14	1.0	2.5	3	CW50
23.5x17	1.4	2.5	3	CW50
23.5x25	2.4	2.5	3	CW50
27.5x14	1.2	2.5	3	CW50
27.5x17	1.7	2.5	3	CW50
27.5x25	2.9	2.5	3	CW50
29.5x14	1.4	2.5	3	CW50
29.5x17	1.9	2.5	3	CW50
29.5x25	3.2	2.5	3	CW50
31.5x14	1.5	2.5	3	CW50
31.5x17	2.0	2.5	3	CW50
31.5x25	3.4	2.5	3	CW50
35.5x14	1.7	2.5	3	CW50
35.5x17	2.3	2.5	3	CW50
35.5x25	4.0	2.5	3	CW50
39.5x14	1.9	2.5	3	CW50
39.5x17	2.6	2.5	3	CW50
39.5x25	4.5	2.5	3	CW50
41.5x14	2.0	2.5	3	CW50
41.5x17	2.8	2.5	3	CW50
41.5x25	4.8	2.5	3	CW50

(1) Maximum performance when glazed with the appropriate glass thickness. Second number, where shown, requires tempered glass.



Pella® Reserve™ Traditional Hung Window

Design Data

Replacement Cottage Sash for Single- and Double-Hung									
Unit	Egress	Clear Opening		Vent Area Ft ²	Visible Glass Ft ²	Standard Glass Thickness (mm)		Performance Class & Grade ¹	
		Width (Inches)	Height (Inches)			Annealed	Tempered	Clad	Wood
VG23.5 x 41.5		19-13/16	12-7/8	1.8	4.1	2.5	3	CW50	CW45
VG23.5 x 45.5		19-13/16	14-1/2	2.0	4.6	2.5	3	CW50	CW45
VG23.5 x 47.5		19-13/16	15-1/4	2.1	4.8	2.5	3	CW50	CW45
VG23.5 x 51.5		19-13/16	16-7/8	2.3	5.3	2.5	3	CW50	CW45
VG23.5 x 53.5		19-13/16	17-11/16	2.4	5.6	2.5	3	CW50	CW45
VG23.5 x 57.5		19-13/16	19-1/4	2.7	6.1	2.5	3	CW50	CW45
VG23.5 x 59.5		19-13/16	19-15/16	2.8	6.3	2.5	3	CW50	CW45
VG23.5 x 61.5		19-13/16	20-7/8	2.9	6.5	2.5	3	CW50	CW45
VG23.5 x 65.5		19-13/16	22-1/2	3.1	7.0	2.5	3	CW40	CW40
VG23.5 x 71.5		19-13/16	24-7/8	3.4	7.8	2.5	3	CW30	CW30
VG27.5 x 41.5		23-13/16	12-7/8	2.1	5.0	2.5	3	CW50	CW45
VG27.5 x 45.5		23-13/16	14-1/2	2.4	5.6	2.5	3	CW50	CW45
VG27.5 x 47.5		23-13/16	15-1/4	2.5	5.9	2.5	3	CW50	CW45
VG27.5 x 51.5		23-13/16	16-7/8	2.8	6.5	2.5	3	CW50	CW45
VG27.5 x 53.5		23-13/16	17-11/16	2.9	6.8	2.5	3	CW50	CW45
VG27.5 x 57.5		23-13/16	19-1/4	3.2	7.4	2.5	3	CW50	CW45
VG27.5 x 59.5		23-13/16	19-15/16	3.3	7.7	2.5	3	CW50	CW45
VG27.5 x 61.5		23-13/16	20-7/8	3.5	8.0	2.5	3	CW50	CW45
VG27.5 x 65.5		23-13/16	22-1/2	3.7	8.6	2.5	3	CW40	CW40
VG27.5 x 71.5		23-13/16	24-7/8	4.1	9.5	2.5	3	CW30	CW30
VG29.5 x 41.5		25-13/16	12-7/8	2.3	5.4	2.5	3	CW50	CW45
VG29.5 x 45.5		25-13/16	14-1/2	2.6	6.1	2.5	3	CW50	CW45
VG29.5 x 47.5		25-13/16	15-1/4	2.7	6.4	2.5	3	CW50	CW45
VG29.5 x 51.5		25-13/16	16-7/8	3.0	7.1	2.5	3	CW50	CW45
VG29.5 x 53.5		25-13/16	17-11/16	3.2	7.4	2.5	3	CW50	CW45
VG29.5 x 57.5		25-13/16	19-1/4	3.5	8.1	2.5	3	CW50	CW45
VG29.5 x 59.5		25-13/16	19-15/16	3.6	8.4	2.5	3	CW50	CW45
VG29.5 x 61.5		25-13/16	20-7/8	3.7	8.7	2.5	3	CW50	CW45
VG29.5 x 65.5		25-13/16	22-1/2	4.0	9.4	2.5	3	CW40	CW40
VG29.5 x 71.5		25-13/16	24-7/8	4.5	10.4	2.5	3	CW30	CW30
VG31.5 x 41.5		27-13/16	12-7/8	2.5	5.9	2.5	3	CW50	CW45
VG31.5 x 45.5		27-13/16	14-1/2	2.8	6.6	2.5	3	CW50	CW45
VG31.5 x 47.5		27-13/16	15-1/4	3.0	7.0	2.5	3	CW50	CW45
VG31.5 x 51.5		27-13/16	16-7/8	3.3	7.7	2.5	3	CW50	CW45
VG31.5 x 53.5		27-13/16	17-11/16	3.4	8.0	2.5	3	CW50	CW45
VG31.5 x 57.5		27-13/16	19-1/4	3.7	8.8	2.5	3	CW50	CW45
VG31.5 x 59.5		27-13/16	19-15/16	3.9	9.1	2.5	3	CW50	CW45
VG31.5 x 61.5		27-13/16	20-7/8	4.0	9.5	2.5	3	CW50	CW45
VG31.5 x 65.5		27-13/16	22-1/2	4.3	10.2	2.5	3	CW40	CW40
VG31.5 x 71.5		27-13/16	24-7/8	4.8	11.3	2.5	3	CW30	CW30

Continued on next page

(1) Maximum performance when glazed with the appropriate glass thickness.

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



Design Data

Replacement Cottage Sash for Single- and Double-Hung

Unit	Egress	Clear Opening		Vent Area Ft²	Visible Glass Ft²	Standard Glass Thickness (mm)		Performance Class & Grade ¹	
		Width (Inches)	Height (Inches)			Annealed	Tempered	Clad	Wood
VG35.5 x 41.5		31-13/16	12-7/8	2.8	6.8	2.5	3	CW50	CW45
VG35.5 x 45.5		31-13/16	14-1/2	3.2	7.6	2.5	3	CW50	CW45
VG35.5 x 47.5		31-13/16	15-1/4	3.4	8.0	2.5	3	CW50	CW45
VG35.5 x 51.5		31-13/16	16-7/8	3.7	8.9	2.5	3	CW50	CW45
VG35.5 x 53.5		31-13/16	17-11/16	3.9	9.3	2.5	3	CW50	CW45
VG35.5 x 57.5		31-13/16	19-1/4	4.3	10.1	2.5	3	CW50	CW45
VG35.5 x 59.5		31-13/16	19-15/16	4.4	10.5	2.5	3	CW50	CW45
VG35.5 x 61.5		31-13/16	20-7/8	4.6	11.0	2.5	3	CW50	CW45
VG35.5 x 65.5		31-13/16	22-1/2	5.0	11.8	2.5	3	CW40	CW40
VG35.5 x 71.5	E ₁	31-13/16	24-7/8	5.5	13.0	2.5	3	CW30	CW30
VG39.5 x 41.5		35-13/16	12-7/8	3.2	7.7	2.5	3	CW50	CW45
VG39.5 x 45.5		35-13/16	14-1/2	3.6	8.7	2.5	3	CW50	CW45
VG39.5 x 47.5		35-13/16	15-1/4	3.8	9.1	2.5	3	CW50	CW45
VG39.5 x 51.5		35-13/16	16-7/8	4.2	10.1	2.5	3	CW50	CW45
VG39.5 x 53.5		35-13/16	17-11/16	4.4	10.5	2.5	3	CW50	CW45
VG39.5 x 57.5		35-13/16	19-1/4	4.8	11.5	2.5	3	CW50	CW45
VG39.5 x 59.5		35-13/16	19-15/16	5.0	11.9	2.5	3	CW50	CW45
VG39.5 x 61.5		35-13/16	20-7/8	5.2	12.4	2.5	3	CW45	CW45
VG39.5 x 65.5		35-13/16	22-1/2	5.6	13.4	2.5	3	CW40	CW40
VG39.5 x 71.5	E	35-13/16	24-7/8	6.2	14.8	2.5	3	CW30	CW30
VG41.5 x 41.5		37-13/16	12-7/8	3.4	8.2	2.5	3	CW50	CW45
VG41.5 x 45.5		37-13/16	14-1/2	3.8	9.2	2.5	3	CW50	CW45
VG41.5 x 47.5		37-13/16	15-1/4	4.0	9.7	2.5	3	CW50	CW45
VG41.5 x 51.5		37-13/16	16-7/8	4.4	10.7	2.5	3	CW50	CW45
VG41.5 x 53.5		37-13/16	17-11/16	4.6	11.2	2.5	3	CW50	CW45
VG41.5 x 57.5		37-13/16	19-1/4	5.1	12.2	2.5	3	CW45	CW45
VG41.5 x 59.5		37-13/16	19-15/16	5.3	12.7	2.5	3	CW45	CW45
VG41.5 x 61.5		37-13/16	20-7/8	5.5	13.2	2.5	3	CW45	CW45
VG41.5 x 65.5		37-13/16	22-1/2	5.9	14.1	2.5	3	CW40	CW40
VG41.5 x 71.5	E	37-13/16	24-7/8	6.5	15.6	2.5	3	CW30	CW30

Egress Notes:

Check all applicable local codes for emergency egress requirements.

E = Window meets minimum clear opening of 24" height, 20" width, and 5.7 ft².

E1 = Window meets minimum clear opening of 24" height, 20" width, and 5.0 ft².

(1) Maximum performance when glazed with the appropriate glass thickness.

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



Detailed Product Description - Aluminum-Clad Exterior

Frame

- Select softwood, immersion treated with Pella's EnduraGuard® wood protection formula in accordance with WDMA I.S.-4. The EnduraGuard formula includes three active ingredients for protection against the effects of moisture, decay, stains from mold and mildew. Plus, an additional ingredient adds protection against termite damage.
- Interior exposed surfaces are [clear pine] [mahogany] [douglas fir].
- Exterior surfaces are clad with aluminum.
- Components are assembled with screws, staples and concealed corner locks.
- Overall frame depth is 5" (127mm) for a wall depth of 3-11/16" (94mm).
- Optional factory applied jamb extensions available between 3-13/16" (97mm) and 9-3/16" (233mm).
- Vinyl jamb liner with wood / clad inserts.
- Optional factory installed fold-out installation fins with flexible fin corners.
- Optional factory-applied EnduraClad® exterior trim.
- Optional factory-installed Pella Steady Set Installation System.

Sash

- Select softwood, immersion treated with Pella's EnduraGuard® wood protection formula in accordance with WDMA I.S.-4. The EnduraGuard formula includes three active ingredients for protection against the effects of moisture, decay, stains from mold and mildew. Plus, an additional ingredient adds protection against termite damage.
- Interior exposed surfaces are [clear pine] [mahogany] [douglas fir]. Any curved member may have visible finger-jointed surfaces.
- Exterior surfaces are clad with extruded aluminum butt-jointed at all corners of the sash with through-stile construction and sealed.
- Corners mortised and tenoned, glued and secured with metal fasteners.
- Sash thickness is 1-7/8" (47mm).
- Double-Hung: Upper sash has surface-mounted wash locks for easy tilt-in cleaning] [Single-Hung: Fixed upper sash has surface-mounted wash locks] [Arch Head units have no wash locks].
- Lower sash has concealed wash locks in lower check rail allowing sash to tilt in for easy cleaning.
- Simulated-Hung units have non-operable upper and lower sashes.
- Sash exterior profile is [ogee] [putty glaze], interior profile is ogee.

Weatherstripping

- Water-stop santoprene-wrapped foam at head and sill.
- Thermoplastic elastomer bulb with slip-coating set into lower sash for tight contact at check rail.
- Kerf mounted bristle weatherstrip at sill.
- Vinyl-wrapped foam inserted into jamb liner to seal against sides of sash.

Glazing System

- Quality float glass complying with ASTM C 1036.
- Custom and high altitude glazing available.
- Silicone-glazed dual-pane 11/16" dual-seal insulating glass [[annealed] [tempered]], [[clear] [[Advanced] [SunDefense™] [SunDefense+] [NaturalSun] [NaturalSun+] [AdvancedComfort] Low-E [with argon]] [[bronze] [gray] [green] Advanced Low-E [with Argon]]] [obscure] [Reflective Bronze].
- Silicone-glazed dual-pane 13/16" dual-seal [[annealed] [tempered]] non-impact laminated glass [[clear] [[Advanced] [SunDefense] Low-E [with Argon]] [[bronze] [gray] [green] Advanced Low-E [with argon]].

Exterior

- Aluminum-clad exteriors shall be finished with EnduraClad® protective finish, in a multi-step, baked-on finish.
 - Color is [standard] [feature] [custom]₁.
- Aluminum-clad exteriors shall be finished with EnduraClad Plus protective finish with 70% fluoropolymer resin in a multi-step, baked-on finish.
 - Color is [standard] [feature] [custom]₁.

Interior

- [Unfinished, ready for site finishing] [factory primed with one coat acrylic latex] [pine: factory prefinished [paint] [stain]₁].

Hardware

- Galvanized block-and-tackle balances are connected to self-locking balance shoes which are connected to the sashes using zinc die cast terminals and concealed within the frame.
- Sash lock is [standard (cam-action)] [historic spoon-style] [air-conditioner lock] [simulated lock (Single-piece lock ties upper and lower sash together. When removed lower sash becomes operable)]. Two sash locks on units with frame width 37" and greater.
- Optional sash lift furnished for field installation. Two lifts on units with frame width 37" and greater.
- Hardware finish is [baked enamel [Champagne] [White] [Brown] [Matte Black]] [Satin Brass] [Satin Nickel] [Oil-rubbed Bronze] [Distressed Bronze] [Distressed Nickel].

Optional Products

Sash

- Exterior sash lugs
 - Optional factory applied accessory. Exterior finish is [Standard]₁] [Custom]₁.

Grilles

- Integral Light Technology® grilles
 - Interior grilles are [5/8"] [7/8"] [1-1/4"] [2"] ogee profile that are solid [pine] [mahogany] [douglas fir]. Interior surfaces are [unfinished, ready for site finishing] [factory primed] [pine: factory prefinished [paint] [stain]₁].
 - Exterior grilles are [5/8" putty glaze profile] [7/8" [putty glaze] [ogee] profile] [1-1/4" [putty glaze] [ogee] profile] [2" ogee profile] that are extruded aluminum.
 - Patterns are [Traditional] [Prairie] [Top Row] [New England] [Victorian].
 - Insulating glass contains non-glare spacer between the panes of glass.
 - Grilles are adhered to both sides of the insulating glass with VHB acrylic adhesive tape and aligned with the non-glare spacer.

• Grilles-Between-the-Glass₂

- Insulating glass contains 3/4" contoured aluminum grilles permanently installed between two panes of glass.
- Patterns are [Traditional] [9-Lite Prairie] [Cross] [Top Row]
- Interior color is [White] [Tan₃] [Brown₃] [Putty₃] [Black] [Ivory] [Harvest] [Cordovan] [Brickstone].
- Exterior color₄ is [standard]₁.

Screens

- Integrated Rolscreen® (for rectangular units only)₆
 - Retractable screen integrated into [lower sash] [both upper and lower sash]. Screen rollers are fixed and concealed within the frame, screen is held to the sash by magnets which release when the bottom sash is tilted for cleaning, and when the upper sash is opened past 18".
 - InView Screen cloth, black vinyl-coated 18/18 mesh fiberglass screen cloth complying with ASTM D 3656 and the performance requirements of SMA 1201.
- InView™ screens
 - [Half-Size] [Full-Size₄] black vinyl-coated 18/18 mesh fiberglass screen cloth complying with the performance requirements of SMA 1201, set in a [standard roll-form] [premium extruded] aluminum frame fitted to outside of window, supplied complete with all necessary hardware.
 - Full screen spreader bar placed on units > 37" width or > 65" height.
 - Screen frame finish is [standard screen: baked enamel] [premium extruded: baked enamel], color to match window cladding.

Hardware

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

Sensors

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

(1) Contact your local Pella sales representative for current designs and color options.

(2) Available in clear or Low-E insulating glass only.

(3) Tan, Brown and Putty Interior GBG colors are available in single-tone (Brown/Brown, Tan/Tan or Putty/Putty). Other interior colors are also available with Tan or Brown exterior.

(4) Appearance of exterior grille color will vary depending on Low-E coating on glass.

(5) Full screens are available on units ≤ 96" height.

(6) Integrated Rolscreen only available on sizes ≥ 34" tall and 21" wide, and ≤ 84" tall and 48" wide.



Detailed Product Description - Wood Exterior

Frame

- Select softwood, immersion treated with Pella's EnduraGuard® wood protection formula in accordance with WDMA I.S.-4. The EnduraGuard formula includes three active ingredients for protection against the effects of moisture, decay, stains from mold and mildew. Plus, an additional ingredient adds protection against termite damage.
- Interior exposed surfaces are [clear pine] [mahogany] (standard rectangular windows only). Any curved member may have visible finger-jointed surfaces.
- Exterior surfaces are [pine] [mahogany].
- Overall frame depth is 4-3/8" (111mm) for a wall depth of 4-3/16" (106mm).
- Vinyl Jamb liner includes wood / clad inserts.
- Optional factory applied jamb extensions available between 4-5/16" (110mm) and 9-3/16" (233mm).

Sash

- Select softwood, immersion treated with Pella's EnduraGuard® wood protection formula in accordance with WDMA I.S.-4. The EnduraGuard formula includes three active ingredients for protection against the effects of moisture, decay, stains from mold and mildew. Plus, an additional ingredient adds protection against termite damage.
- Interior exposed surfaces are [clear pine] [mahogany (standard rectangular windows only)]. Any curved member may have visible finger-jointed surfaces.
- Exterior surfaces are [pine] [mahogany].
- Sash exterior profile is putty glaze, interior profile is ogee.
- Corners [mortised and tenoned on rectangular units] [mitered on arch head units], glued and secured with metal fasteners.
- Sash thickness is 1-7/8" (47mm).
- [Double-Hung: Upper sash has surface-mounted wash locks] [Single-Hung: Fixed upper sash has surface-mounted wash locks] [Arch Head units have no wash locks].
- Lower sash has concealed wash locks in lower check rail.
- Sashes tilt in for easy cleaning.
- Simulated-Hung units have non-operable upper and lower sashes.

Weatherstripping

- Water-stop santoprene-wrapped foam at head and sill. Thermoplastic elastomer bulb with slip-coating set into lower sash for tight contact at check rail.
- Kerf mounted bristle weatherstrip at sill.
- Vinyl-wrapped foam inserted into jamb liner to seal against sides of sash.

Glazing System

- Quality float glass complying with ASTM C 1036.
- Custom and high altitude glazing available.
- Silicone-glazed 11/16" dual-seal insulating glass [[annealed] [tempered]] [[clear] [[Advanced] [SunDefense™] [SunDefense+] [AdvancedComfort] [NaturalSun] [NaturalSun+] Low-E [with argon]] [bronze] [gray] [green] Advanced Low-E with argon].

Exterior

- [Pine: factory primed with one coat acrylic latex] [Mahogany: [factory primed with one coat acrylic latex] [Unfinished, ready for site finishing]].

Interior

- [Unfinished, ready for site finishing] [factory primed with one coat acrylic latex] [pine: factory prefinished [paint] [stain]₁].

Hardware

- Galvanized block-and-tackle balances are connected to self-locking balance shoes which are connected to the sashes using zinc die cast terminals and concealed within the frame.
- Sash lock is [standard (cam-action)] [historic spoon-style] [air-conditioner lock] [simulated lock (Single-piece lock ties upper and lower sash together. When removed lower sash becomes operable)]. Two sash locks on units with frame width 37" and greater.
- Optional sash lift furnished for field installation. Two lifts on units with frame width 37" and greater.
- Hardware finish is [baked enamel [Champagne] [White] [Brown] [Matte Black]] [satin brass] [satin nickel] [oil-rubbed bronze] [distressed bronze] [distressed nickel].

Optional Products

Grilles

- Integral Light Technology® grilles
 - Interior grilles are solid [5/8"] [7/8"] [1-1/4"] ogee profile that are solid [pine] [mahogany]. Interior surfaces are [unfinished, ready for site finishing] [factory primed] [pine: factory prefinished [paint] [stain]₁].
 - Exterior grilles are solid [5/8"] [7/8"] [1-1/4"] putty glaze profile] that are [pine] [mahogany]. Exterior surfaces are water repellent, preservative-treated in accordance with WDMA I.S.-4, and are [unfinished, ready for site finishing] [factory primed].
 - Patterns are [Traditional] [Prairie] [Top Row] [New England] [Victorian].
 - Insulating glass contains non-glare spacer between the panes of glass.
 - Grilles are adhered to both sides of the insulating glass with VHB acrylic adhesive tape and aligned with the non-glare spacer
- or -
- Grilles-Between-the-Glass₂
 - Insulating glass contains 3/4" contoured aluminum grilles permanently installed between two panes of glass.
 - Patterns are [Traditional] [9-Lite Prairie] [Cross] [Top Row]
 - Interior color is [White] [Tan₃] [Brown₃] [Putty₃] [Black] [Ivory] [Harvest] [Cordovan] [Brickstone].
 - Exterior color₅ is [standard]₁.

Screens

- InView™ Screens
 - [Half-Size] [Full-Size₄] black vinyl-coated 18/18 mesh fiberglass screen cloth complying with the performance requirements of SMA 1201, set in a [standard roll-form aluminum frame with 3/4" wide rails and stiles] [premium extruded aluminum frame with 1" wide rails and stiles] fitted to outside of window, supplied complete with all necessary hardware.
 - Full screen spreader bar placed on units > 37" width or > 65" height.
 - Insect screen frame finish is baked enamel.

Hardware

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

Sensors

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

(1) Contact your local Pella sales representative for current designs and color options.

(2) Available in clear or Low-E insulating glass with argon, and obscure insulated glass.

(3) Tan, Brown and Putty Interior GBG colors are available in single-tone (Brown/Brown, Tan/Tan or Putty/Putty). Other interior colors are also available with Tan or Brown exterior.

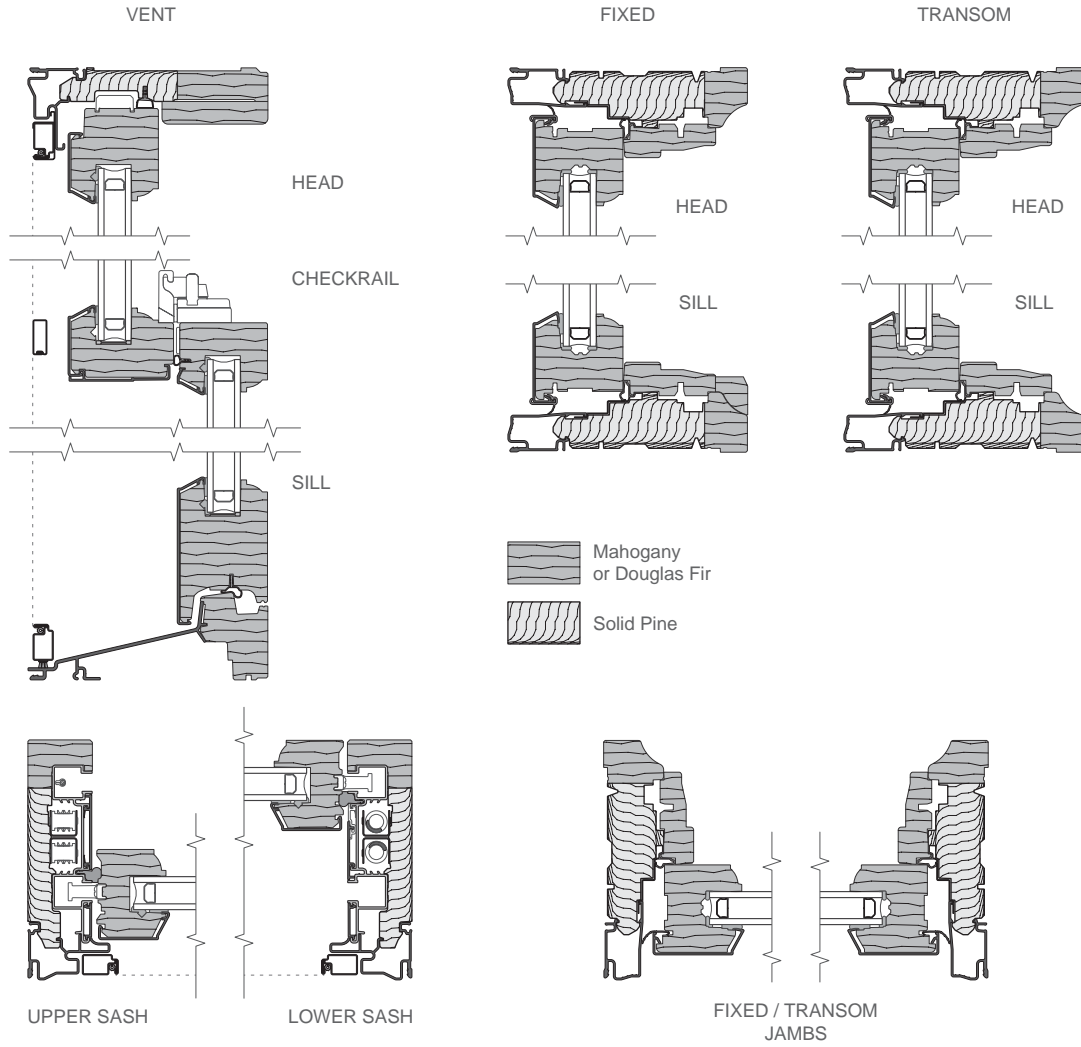
(4) Full screens are available on units ≤ 96" height.

(5) Appearance of exterior grille color will vary depending on Low-E coating on glass.



Pella® Reserve™ Traditional Hung Window

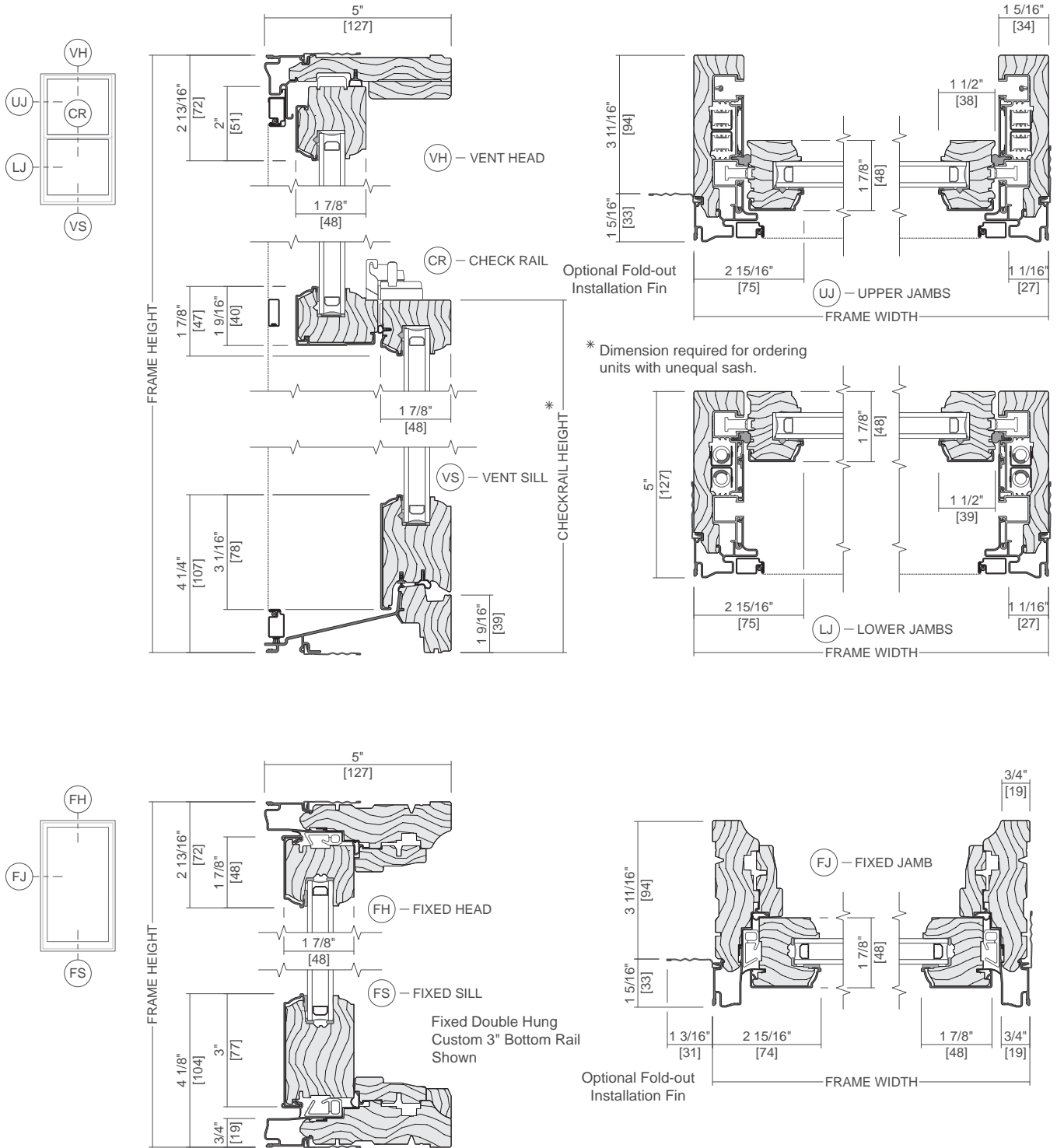
Unit Sections – Wood Collection





Pella® Reserve™ Traditional Hung Window

Unit Sections - Aluminum-Clad Ogee Exterior Glazing Profile

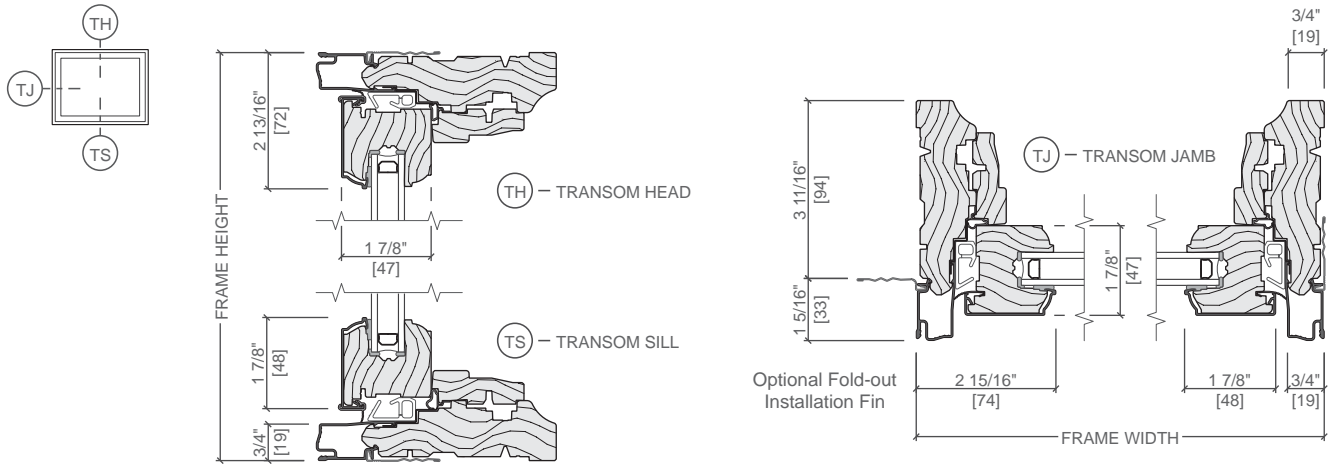


Scale 3" = 1' 0"
All dimensions are approximate.

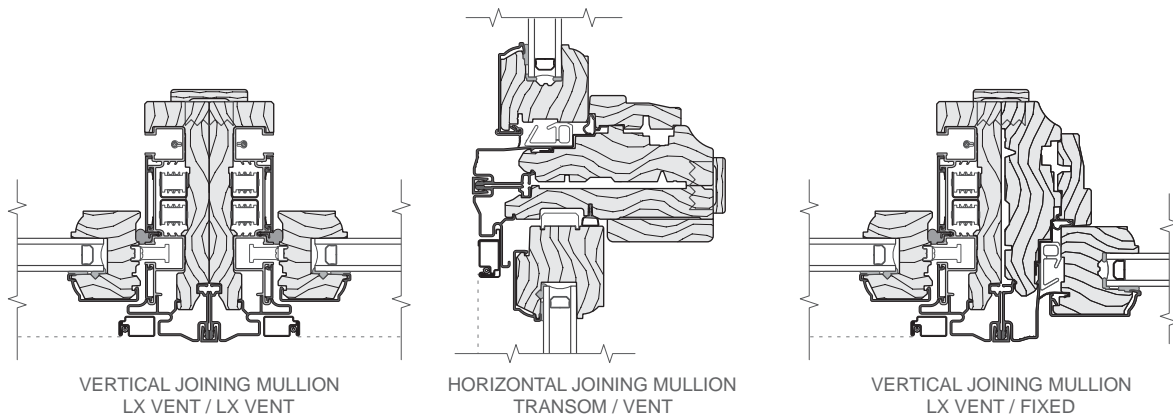


Pella® Reserve™ Traditional Hung Window

Unit Sections - Aluminum-Clad Ogee Exterior Glazing Profile



Typical Joining Mullions



Scale 3" = 1' 0"

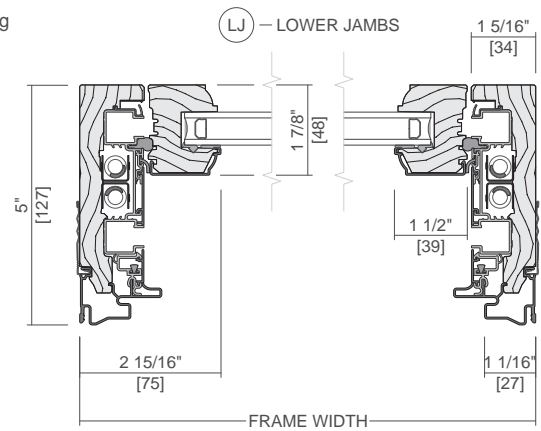
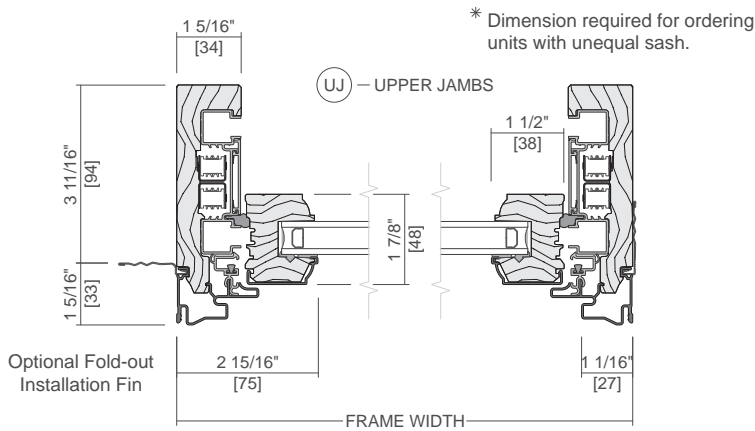
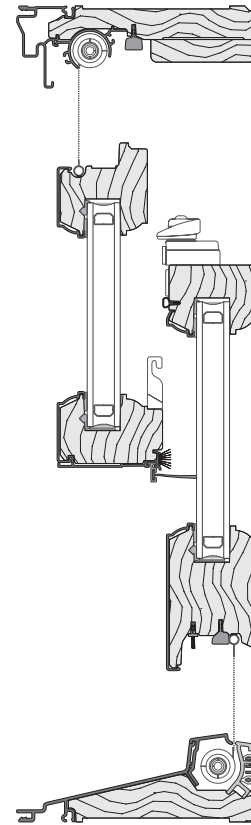
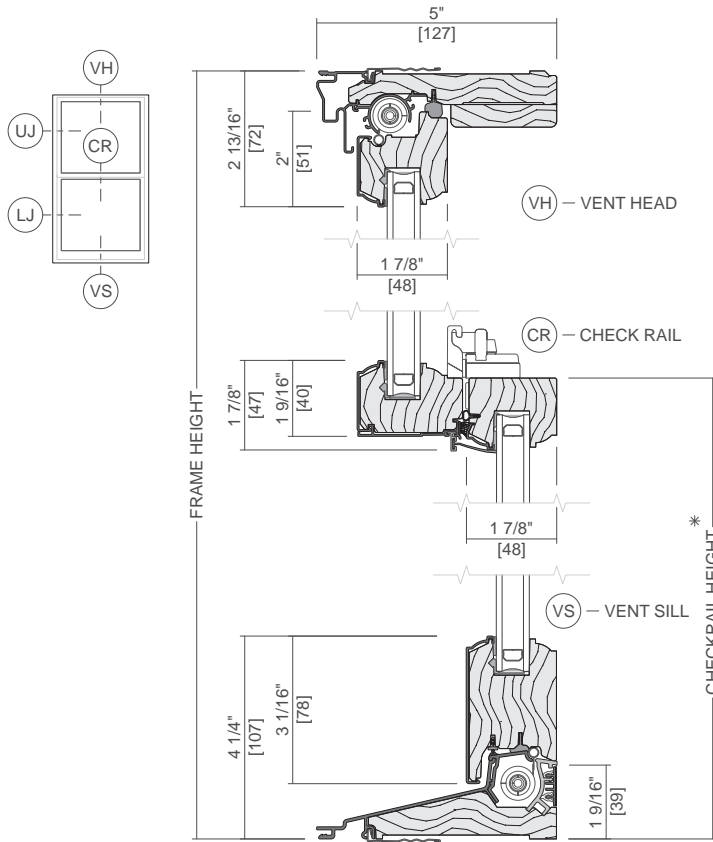
All dimensions are approximate.

See supporting document Combination Recommendations, for mullion limitations and reinforcing requirements.



Pella® Reserve™ Traditional Hung Window

Unit Sections - Aluminum-Clad Ogee Exterior Glazing Profile with Integrated Rolscreen®

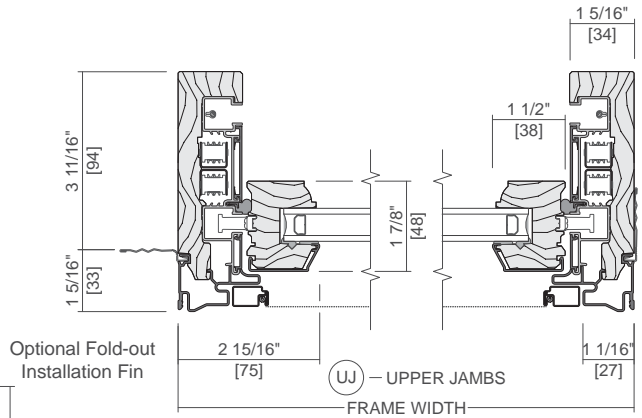
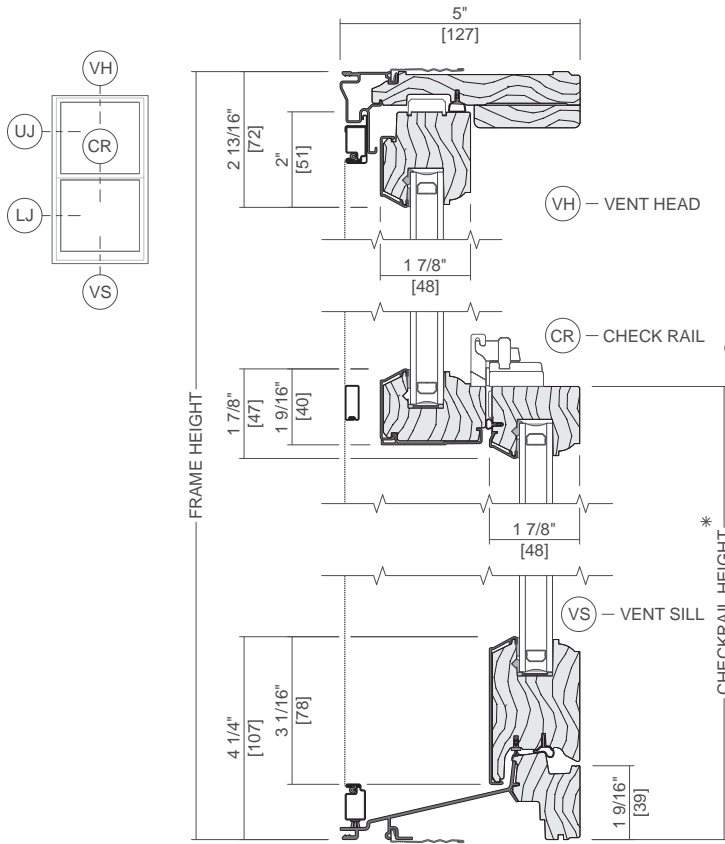


Scale 3" = 1' 0"
All dimensions are approximate.

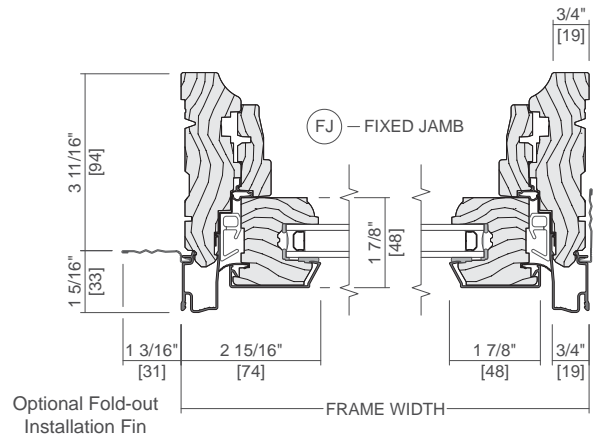
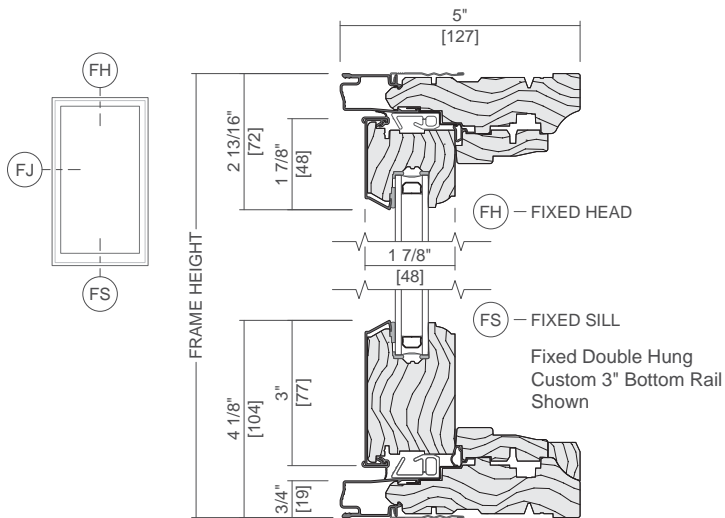
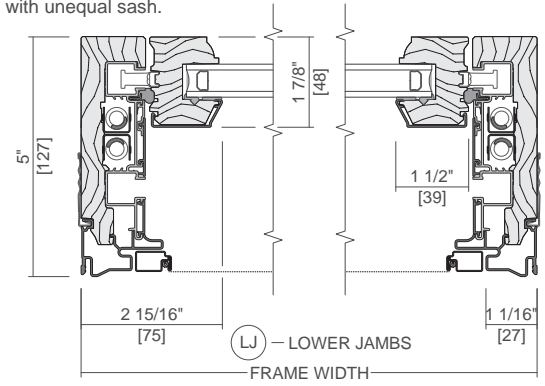


Pella® Reserve™ Traditional Hung Window

Unit Sections - Aluminum-Clad Putty Glaze Exterior Profile



* Dimension required for ordering units with unequal sash.



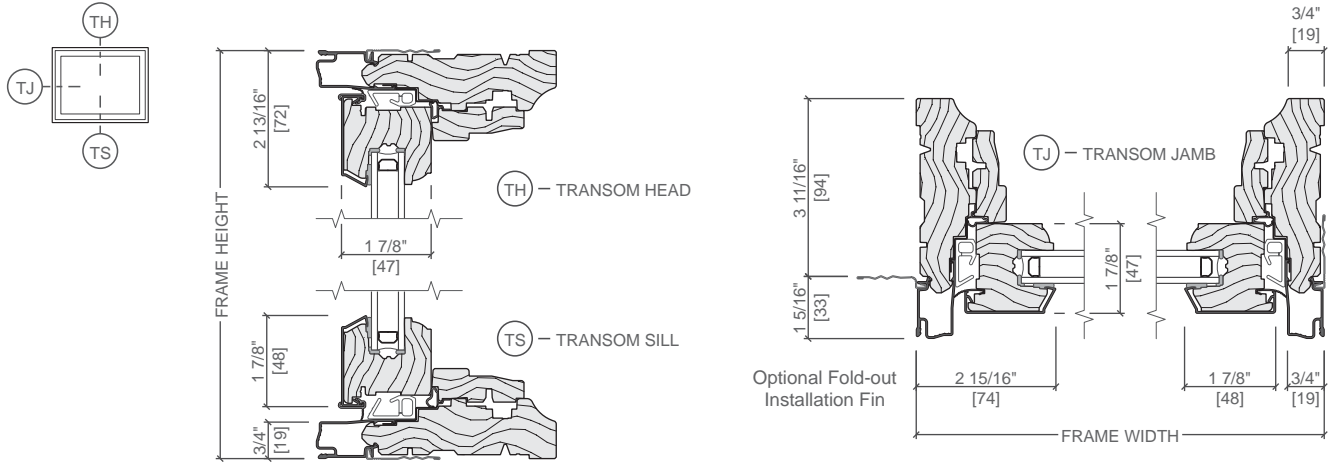
Scale 3" = 1' 0"

All dimensions are approximate.

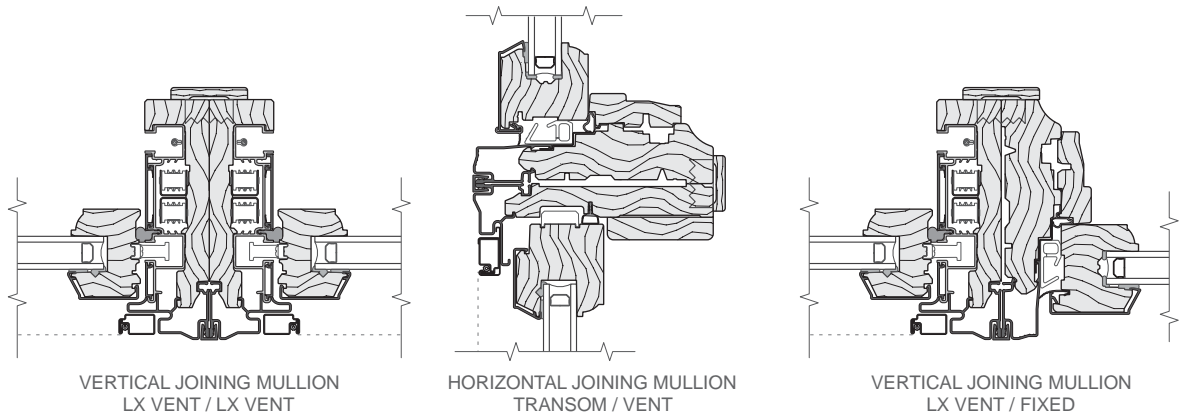


Pella® Reserve™ Traditional Hung Window

Unit Sections - Aluminum-Clad Putty Glaze Exterior Profile



Typical Joining Mullions



Scale 3" = 1' 0"

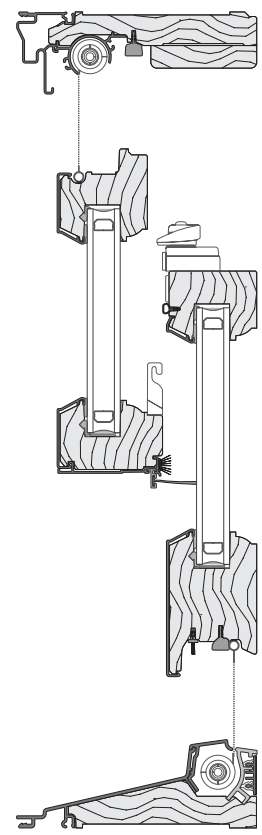
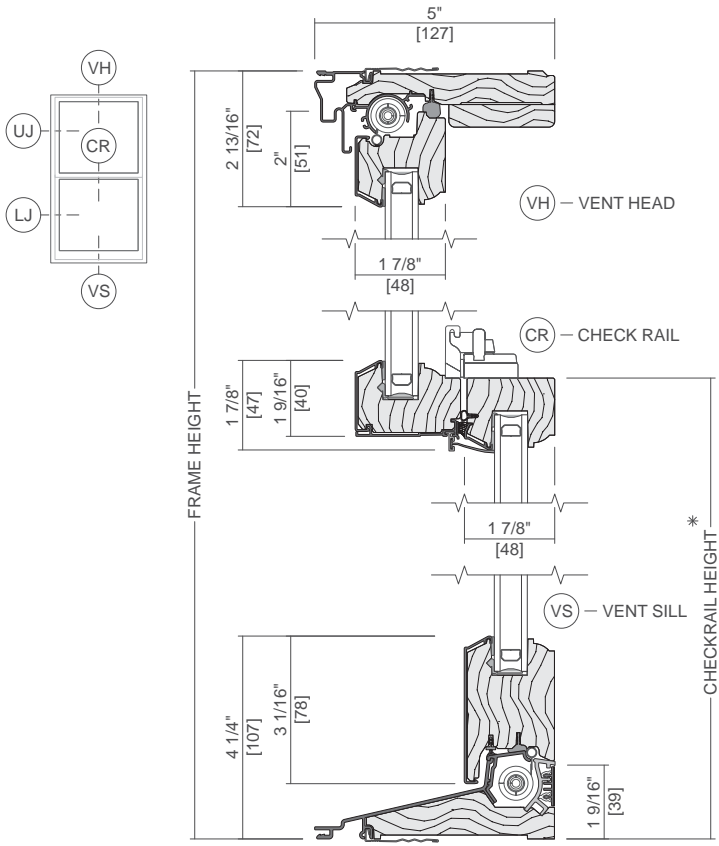
All dimensions are approximate.

See supporting document Combination Recommendations, for mullion limitations and reinforcing requirements.

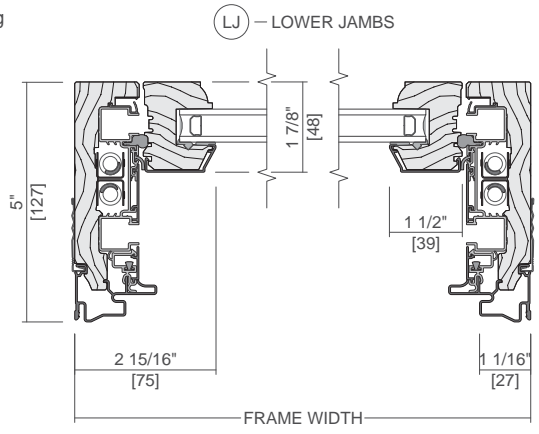
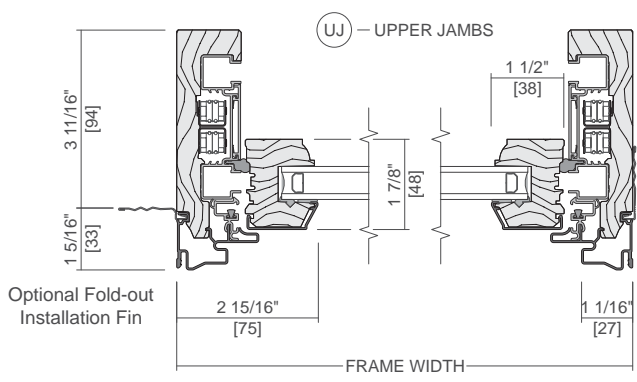


Pella® Reserve™ Traditional Hung Window

Unit Sections - Aluminum-Clad Putty Glaze Exterior Profile with Integrated Roloscreen®



* Dimension required for ordering units with unequal sash.



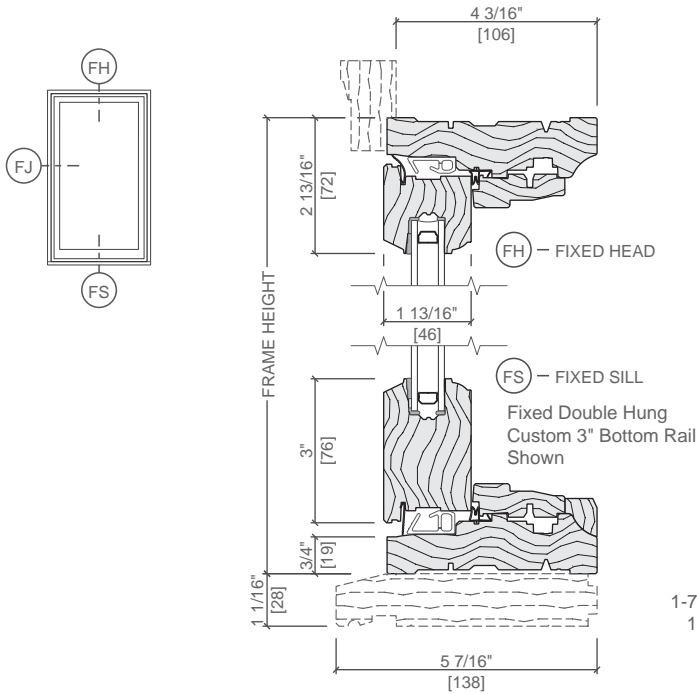
Scale 3" = 1' 0"

All dimensions are approximate.

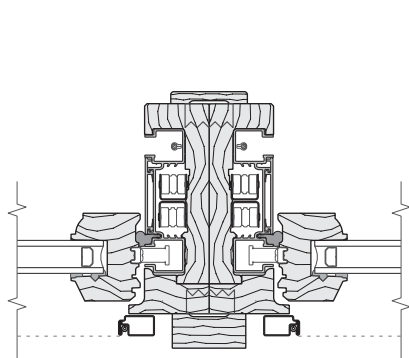
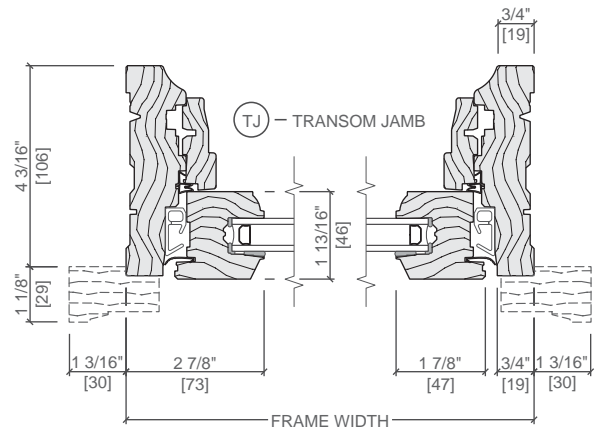
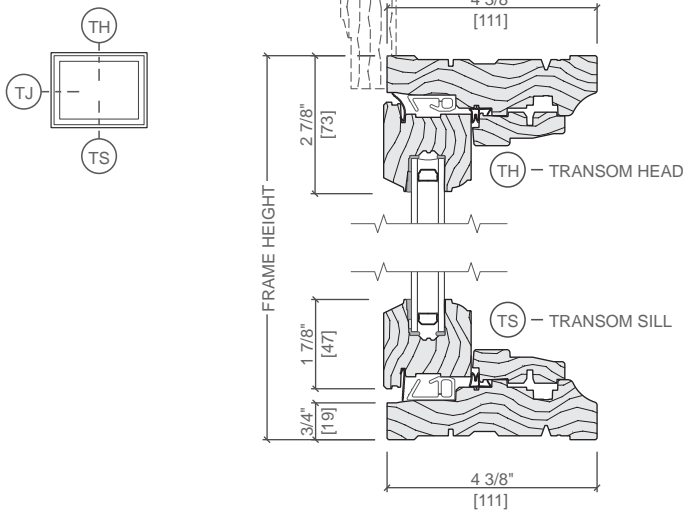
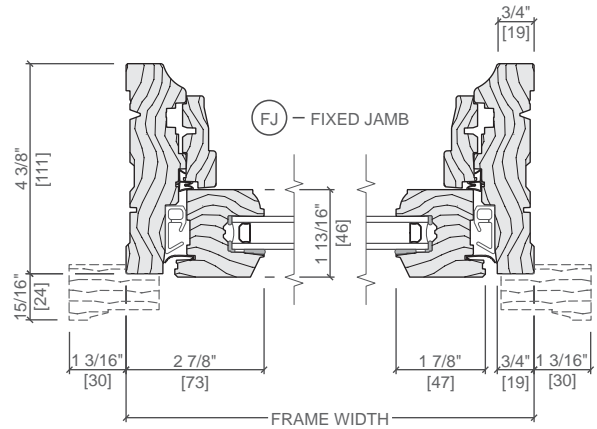


Pella® Reserve™ Traditional Hung Window

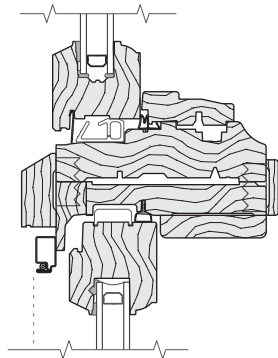
Unit Sections - Wood Exterior Putty Glaze Exterior Profile



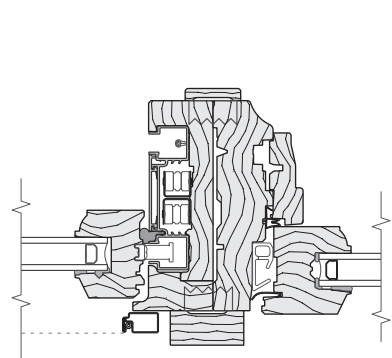
1-78" Brickmould #3443
1-1/8" Subsill #3544
Shown



VERTICAL JOINING MULLION
LX VENT / LX VENT



HORIZONTAL JOINING MULLION
TRANSOM / VENT



VERTICAL JOINING MULLION
LX VENT / FIXED

Scale 3" = 1' 0"

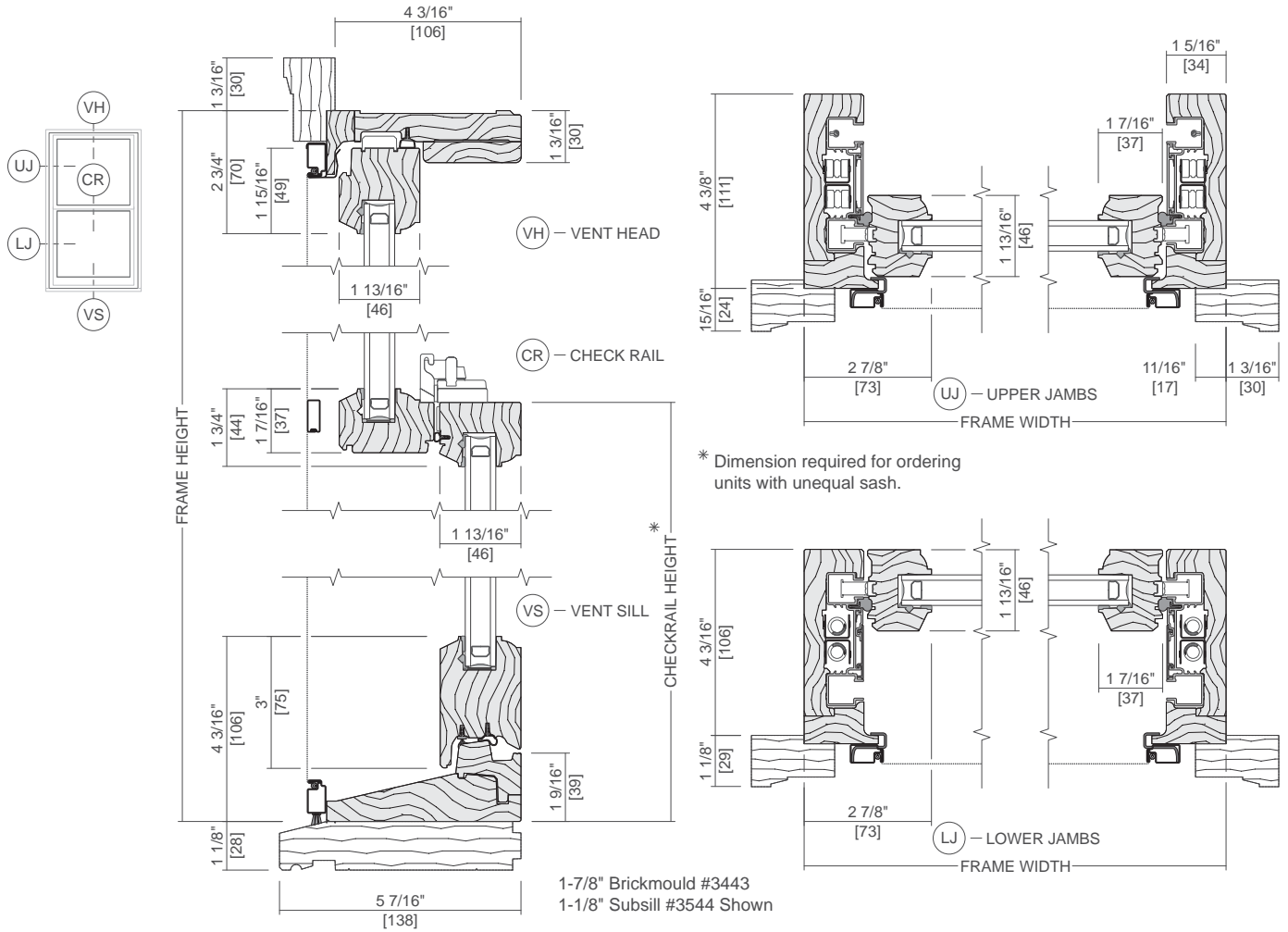
All dimensions are approximate.

See supporting document Combination Recommendations, for mullion limitations and reinforcing requirements.

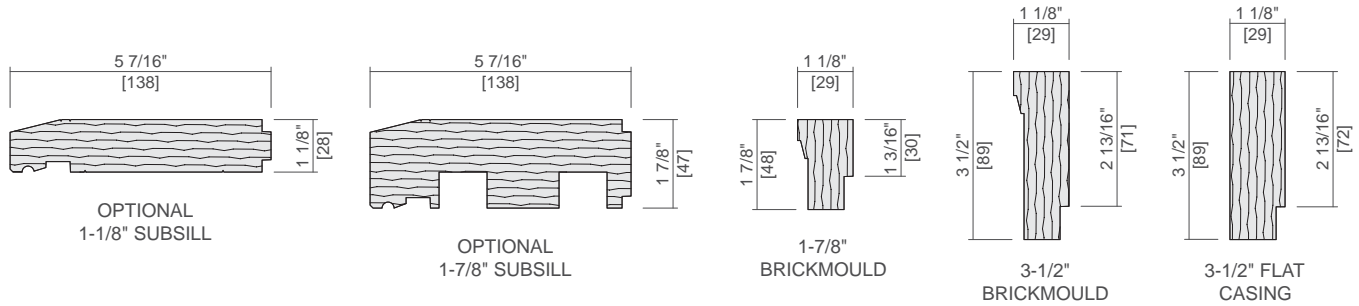


Pella® Reserve™ Traditional Hung Window

Unit Sections - Wood Exterior Putty Glaze Exterior Profile



* Dimension required for ordering units with unequal sash.



Scale 3" = 1' 0"

All dimensions are approximate.



Lowe's Custom Order Quote

Quote # 218506650
 Quote Name: PELLA WINDOWS
 Date Printed: 5/12/2025

Customer: CLAY HARRINGTON

Email: clayharrington24@icloud.com

Address: 7929 DAUGHTERY CAPELY RD
 PRIMM SPRINGS, TN 38476

Phone: (615) 714-1434

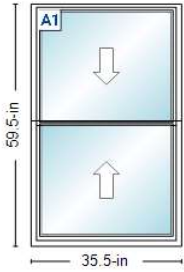
Store: (1675) LOWE'S OF DICKSON, TN

Associate: TRENTON RIGSBY (4835107)

Address: 116 JACKSON BROTHERS BLVD.
 DICKSON, TN 37055-2648

Phone: (615) 441-5460

Item Total: 60
PreSavings Total: \$29,892.40
Freight Total: \$0.00
Labor Total: \$0.00
Pre-Tax Total: \$25,408.70
Savings Total: (\$4,483.70)



Pella Lifestyle Series | Double Hung | 35.5 X 59.5 | Without HGP | White
 Room Location: None Assigned

Product Warranty



Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
100-1	Pella Lifestyle Series Double Hung 35.5 X 59.5 Without HGP White	28 days		\$1,083.72	\$921.16	10	(\$1,625.60)	\$9,211.60

Valid thru: 04/30/2025

Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
100-2	Screen Full Screen White InView	28 days		\$83.88	\$71.30	10	(\$125.80)	\$713.00

Valid thru: 04/30/2025

Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
100-3	Hardware Options White Sash Lift (OF370000)	28 days		\$11.23	\$9.55	10	(\$16.80)	\$95.50

Valid thru: 04/30/2025

Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
100-4	Hardware Options White Sash Lift (OF370000)	28 days		\$11.23	\$9.55	10	(\$16.80)	\$95.50

Valid thru: 04/30/2025

Begin Line 100 Descriptions

---- Line 100-1 ----

A1: Unit: 35 1/2 | | Frame: 35 1/2-in | | RO: 36
 1/4-inUnit: 59 1/2 | | Frame: 59 1/2-in | | RO:
 60 1/4-in Double Hung
 Equal. Frame Size: 35 1/2 X 59 1/2. Pella
 Lifestyle Series Series. No Program. No
 Package
 Without Hinged Glass Panel
 North Central
 Climate Zone 4

Clad
 Pine
 5"
 3 11/16"
 Jambliner Color: Gray. Standard Enduraclad
 White. Prefinished White Paint Interior. Glass:
 Insulated Low-E NaturalSun+ Low-E Insulating
 Glass Argon Non High Altitude. Cam-Action
 Lock
 2 Locks
 White
 No Limited Opening Hardware
 Order Sash Lift
 2 Lifts
 Integrated Sensor. Full Screen
 White
 InView™. Combination U-Factor 0.26
 U-Factor 0.26
 Combination SHGC 0.51
 SHGC 0.51
 VLT 0.63
 CPD PEL-N-35-00496-00001
 Satisfied Energy Star Zones Northern
 Yes
 Performance Class LC
 PG 35
 Calculated Positive DP Rating 35
 Calculated Negative DP Rating 35
 FPA FL12952
 STC 27
 OITC 23
 Clear Opening Width 32.312
 Clear Opening Height 26.5
 Clear Opening Area 5.946306
 Egress Meets minimum clear opening and 5.7
 sq.ft. requirements for non-grade floor (E)
 (United States Only). Yes,

Remake: No
 In-Store Pick-up
 EA
 04/11/2025
 False
 True
 877-473-5527
 . 28 Days. 943063
 WTS Pella LS Window. 33070.
 Grille: No Grille
 Wrapping Information: No Attachment Method
 Branch Supplied
 4 9/16"
 5 7/8"
 Standard Four Sided Jamb Extension
 Factory Applied
 Manufacturer Recommended Clearance
 Perimeter Length = 190".

---- Line 100-2 ----

Screen Full Screen White InView

---- Line 100-3 ----

Hardware Options White Sash Lift (OF370000)

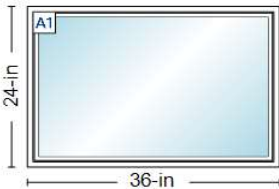
---- Line 100-4 ----

Hardware Options White Sash Lift (OF370000)

End Line 100 Descriptions

Pella Lifestyle Series | Direct Set | Fixed Frame |
 36 X 24 | Without HGP | White
 Room Location: None Assigned

Product Warranty



Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
200-1	Pella Lifestyle Series Direct Set Fixed Frame 36 X 24 Without HGP White		28 days	\$745.63	\$633.79	10	(\$1,118.40)	\$6,337.90

Valid thru: 04/30/2025

Begin Line 200 Description

---- Line 200-1 ----

A1: Non-Standard Size Non-Standard Size Fixed Frame Direct Set. Frame Size: 36 X 24. Pella Lifestyle Series Series. No Program. No Package Without Hinged Glass Panel Interior Glazed North Central Climate Zone 4

Standard Clad Pine 5" 3 11/16". Standard Enduraclad White. Prefinished White Paint Interior. Glass: Insulated Dual Low-E SunDefense™+ Low-E Insulating Glass Argon Non High Altitude. Combination U-Factor 0.23 U-Factor 0.23 Combination SHGC 0.24 SHGC 0.24 VLT 0.56 CPD PEL-N-18-04424-00001 Satisfied Energy Star Zones North Central Yes Performance Class AW PG 90 Calculated Positive DP Rating 90 Calculated Negative DP Rating 90 FPA FL10354 STC 27 OITC 22.

Remake: No In-Store Pick-up EA 04/11/2025 False True 877-473-5527 . 28 Days. 943063 WTS Pella LS Window. 33070. Grille: No Grille Wrapping Information: No Attachment Method Branch Supplied 4 9/16" 5 7/8" Standard Four Sided Jamb Extension Factory Applied Manufacturer Recommended Clearance Perimeter Length = 120".

End Line 200 Description



Pella Lifestyle Series | Direct Set | Fixed Frame | 36 X 60 | Without HGP | White
Room Location: None Assigned

Product Warranty



Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
300-1	Pella Lifestyle Series Direct Set Fixed Frame 36 X 60 Without HGP White		28 days	\$1,053.55	\$895.52	10	(\$1,580.30)	\$8,955.20

Valid thru: 04/30/2025

Begin Line 300 Description

---- Line 300-1 ----

A1: Non-Standard Size Non-Standard Size Fixed Frame Direct Set. Frame Size: 36 X 60. Pella Lifestyle Series Series. No Program. No Package Without Hinged Glass Panel Interior Glazed North Central Climate Zone 4

Standard Clad Pine 5" 3 11/16". Standard Enduraclad White. Prefinished White Paint Interior. Glass: Insulated Dual Low-E SunDefense™+ Low-E Insulating Glass Argon Non High Altitude. Combination U-Factor 0.23 U-Factor 0.23 Combination SHGC 0.24 SHGC 0.24 VLT 0.56 CPD PEL-N-18-04424-00001 Satisfied Energy Star Zones North Central Yes Performance Class AW PG 55 Calculated Positive DP Rating 55 Calculated Negative DP Rating 55 FPA FL10354 STC 27 OITC 22.

Remake: No In-Store Pick-up EA 04/11/2025 False True 877-473-5527 . 28 Days. 943063 WTS Pella LS Window. 33070. Grille: No Grille Wrapping Information: No Attachment Method Branch Supplied 4 9/16" 5 7/8" Standard Four Sided Jamb Extension Factory Applied Manufacturer Recommended Clearance Perimeter Length = 192".

End Line 300 Description

Accepted by: _____

Date: 5/12/2025

Pre-Tax Total	\$25,408.70
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This quote is an estimate only and valid for 30 days on all regularly priced items. For promotional items please refer to the dates listed above. This estimate does not include tax or delivery charges. Estimated arrival will be determined at the time of purchase. All of the above quantities, dimensions, specifications and accessories have been verified and accepted by the customer.

**** Special order configured products returned or canceled after 72 hours from purchase are subject to a 20% restocking fee. ****



NOTICE:
City of Columbia
Historic Zoning Commission
Public Hearing
DATE: 08/11/2023
TIME: 6:00 PM - 8:00 PM

Note: The applicant shall provide any additional information requested by the Development Services Department that will be necessary to obtain a full and complete review of the request by City Staff and/or by the Historic Zoning Commission
 The Columbia Historic Zoning Commission follows the *Secretary of the Interiors Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*. Further guidance may be found online: <http://www.nps.gov/tps/standards/rehabilitation.htm>

CERTIFICATE OF APPROPRIATENESS APPLICATION
HISTORIC ZONING COMMISSION

APPLICANT

NAME	Window Depot USA	PHONE	615-714-1434
ADDRESS	2201 Murfreesboro Pike, Nashville	EMAIL	Clay.windowdepot@gmail.com

PROPERTY OWNER

NAME	Columbia Downtown LLC	PHONE	303-345-8343
ADDRESS	108 W 7 th St Columbia	EMAIL	ryan@bndnarcgroup.com

DATE OF PRE-APPLICATION MEETING	
---------------------------------	--

PROJECT INFORMATION: WORK SPECIFIC

<input type="checkbox"/> NEW CONSTRUCTION (<i>select type</i>) <input type="checkbox"/> Principle Structure <input type="checkbox"/> Accessory Structure	<input type="checkbox"/> NEW ADDITION (<i>select type</i>) <input type="checkbox"/> Principle Structure <input type="checkbox"/> Accessory Structure
<input type="checkbox"/> DEMOLITION (<i>select type</i>) <input type="checkbox"/> Principle Structure <input type="checkbox"/> Accessory Structure <input type="checkbox"/> Site Features <input type="checkbox"/> <i>Loss of architectural and historical integrity and its removal will not adversely affect the district's historic character</i> <input type="checkbox"/> <i>Denial of demolition will result in unreasonable economic hardship of the applicant</i> <input type="checkbox"/> <i>Public safety and welfare requires the removal of the structure(s)</i> <input type="checkbox"/> <i>Structural instability or deterioration of structure(s) as demonstrated through report by structural engineer or architect. Report clearly details physical condition of structure(s), reasons why rehabilitation is not feasible, and cost estimates for rehabilitation versus demolition. Additional report details proposed future action on site.</i>	<input type="checkbox"/> SIGNAGE (<i>select type</i>) <input type="checkbox"/> Wall <input type="checkbox"/> Freestanding <input type="checkbox"/> Window <input type="checkbox"/> Temporary <input type="checkbox"/> Other <input type="checkbox"/> EXTERIOR ALTERATIONS (<i>select type</i>) <input type="checkbox"/> Roofing/Roof Structure (Dormers, Chimneys) <input type="checkbox"/> Exterior Door Replacement/Alterations <input checked="" type="checkbox"/> Exterior Window Replacement/Alterations <input type="checkbox"/> Foundation Alterations <input type="checkbox"/> Exterior Siding/Finishes/Masonry <input type="checkbox"/> Porch/Deck Alterations <input type="checkbox"/> Other (explain):

PROJECT INFORMATION	
ADDRESS:	108 W 7 th St Columbia, TN 38401
SQUARE FOOTAGE OF PROPOSED ADDITIONS/NEW CONSTRUCTION:	EXISTING: _____ ft ² PROPOSED: _____ ft ²
HEIGHT OF STRUCTURE FOR ADDITIONS/NEW CONSTRUCTION:	EXISTING: _____ ft PROPOSED: _____ ft
SQUARE FOOTAGE OF PROPOSED SIGNAGE:	

PROJECT INFORMATION: DESCRIPTION & SCOPE OF PROJECT
DESCRIBE PROPOSED PROJECT(S) AND LIST ALL PROPOSED MATERIALS. ATTACH ADDITIONAL SHEETS IF NECESSARY:
Replace existing windows with approved material set by historic district guidelines. Existing windows are in dire need of replacement. Existing wood windows will not allow for repair. Replacement needed.

In filling out this application, I attest that (1) I am familiar with the rules, regulations, and procedures of the City of Columbia.

Clay Harrington

 APPPLICANT NAME

Clay

 APPPLICANT SIGNATURE

4-17-25
 DATE

Ryan Fitzpatrick

 PROPERTY OWNER NAME

Ryan Fitzpatrick

 PROPERTY OWNER SIGNATURE

4-21-2025
 DATE

**CITY OF COLUMBIA TENNESSEE
HISTORIC ZONING COMMISSION
STAFF REPORT**

CONTACT INFORMATION

Robert Archibald, Principal Planner, rarchibald@columbiatn.gov, 931-560-1536

DOCKET/CASE/APPLICATION NUMBER

CA 25-0129

APPLICANT/PROPERTY OWNER

B. Kathryn Hannen

HEARING DATE

May 21st, 2025

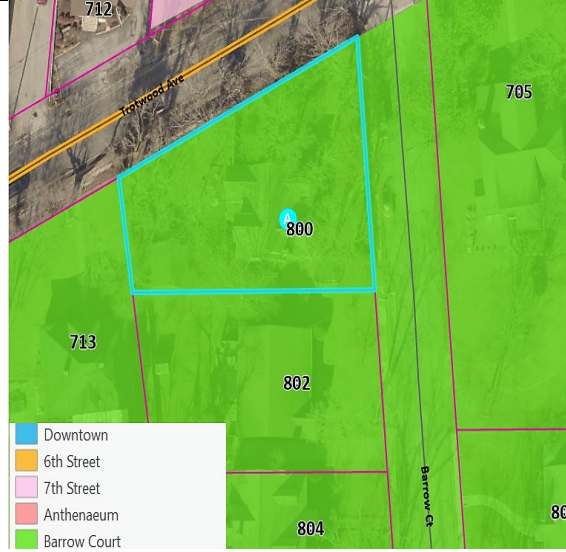
PROPERTY ADDRESS/LOCATION

800 Barrow Ct

PROJECT DESCRIPTION: Demolition of Accessory Structure

The applicant requests a Certificate of Appropriateness to demolish an accessory structure.

Specifically, the applicant is requesting the Historic Commission’s approval to demolish a detached accessory structure located at the rear of the property. The structure has fallen into disrepair and the owner has received a notice of violation from City Staff due to the dilapidation and possible structural safety of the building.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	Historic District
CD-3	SINGLE-FAMILY RESIDENTIAL	SINGLE-FAMILY RESIDENTIAL	DEMOLITION OF ACCESSORY STRUCTURE	BARROW COURT

STAFF RECOMMENDATION:

APPROVE	APPROVE WITH CONDITIONS	DENY
---------	--------------------------------	------

Review Status and History:

<i>Submission Status:</i>	Second request for Certificate of Appropriateness
<i>Previous Approvals:</i>	21-0284-request to construct a 6’ along Trotwood, approved with condition of maintaining a hedgerow parallel to Trotwood.
<i>2024 Historic Inventory:</i>	<i>Charlie Walker House, c. 1925; Tudor Revival Architectural styling with swooping front gable, stone arched entrance, and batten door</i>

Proposed Alterations

Demolition of Accessory Structure

Historic District Design Guidelines Referenced:

Staff reviewed the request for consistency with the *City of Columbia Historic Design Guidelines* for the demolition of an accessory structure. Staff comments follows below:

Demolition, pg. 9.2

Objective – Minimize the potential for demolition in Columbia’s Historic Districts (non-contributing resources: These guidelines are intended primarily for contributing resources in the city’s historic districts. Non-contributing buildings generally have more lenient thresholds for approval of demolition at the discretion of the HZC).

9.1 Carefully Consider the Effects of Demolition Prior to Pursuing Approval

- a. Historic properties shall be maintained and preserved. Demolition of contributing resources shall generally be prohibited.
- b. Evaluating alternatives to demolition and working with Development Services and the HZD prior to seeking approval for demolition is strongly encouraged. Such alternatives may include pursuing adaptive reuse strategies, selling the property to another party, or mothballing (neutral use buildout) of the building until a new use can be identified.
- c. Efforts to identify alternatives to demolition shall be documented such as professional structural reports, and staff review which shall be submitted as part of the request for demolition to the HZC.

9.2 Where Demolition is Approved, Carry Out the Action with Respect to the Building, Site, and District

- a. Salvaging intact and significant architectural materials and features such as windows, doors, hardware, and siding that could be used on other buildings is strongly encouraged.
- b. Replacement windows shall match the original in size, proportions, configurate (i.e., number of panes), and operation (e.g., double-hung).
- c. Protect significant site features such as mature trees and masonry walls from inadvertent damage. Promptly clear the site of all debris following demolition. Property owners shall ensure there is no damage to neighboring properties.
- e. A permanent record of the property shall be created prior to demolition. This generally includes photographs but also may include documents such as drawings that illustrate the building’s character. The HZC will determine on a case-by-

CONSIDERATIONS FOR APPROVAL

The HZC will critically evaluate all proposed demolitions. The following may be considered prior to making a determination regarding a proposed demolition:

- The architectural and historical significance and uniqueness of the building, individually and as a part of the district in which it is located.
- The presence or lack of architectural integrity.
- Potential negative impacts of the demolition on adjacent properties or the character of the district.
- The structural instability or deterioration of a property, including the circumstances under which a property has been allowed to fall into a state of disrepair. If structural deficiencies are cited as the reason for demolition, property owners are required to provide a report prepared by a structural engineer or registered architect detailing a property’s physical condition, reasons why rehabilitation is not feasible, and cost estimates for rehabilitation versus demolition.
- Public safety and welfare needs.
- Any applicable claims of economic hardship that have been submitted to the HZC. (Reference B)
- Efforts to evaluate alternative solutions such as adaptive reuse, selling of the property to another party willing to use the building, and relocation.
- Efforts to salvage intact materials for use elsewhere by the applicant or other property owners.
- Proposed plans for the vacated site, including their compatibility with surrounding properties and the broader landscape of the historic district.

case basis the level of documentation required in consideration of the character and significance of the building being demolished.

Staff Analysis:

The applicant received a Notice of Violation from City Staff on March 25th, which required the repair of the accessory structure located at the rear of the property. This action was necessary due to insufficient maintenance and concerns about the structural integrity of the building. On April 7th, the owner applied for a demolition permit. During the initial review, staff informed the owner about the historic requirements that apply to this demolition.

Staff visited the site and observed significant structural issues. The primary building is recognized as a contributing structure to the Historic District due to its retention of character-defining features of the Tudor Revival architectural style, which gives it historical significance within the Barrow Ct Historic District. Based on staff observations, the accessory structure that is the focus of this request is not original to the home. The materials used for its construction are typical of the late 1960s to early 1970s.



Due to the significant structural failures noted by staff, along with concerns regarding the condition of the existing materials and potential safety risks to neighboring properties, staff endorses the applicant's request to demolish the accessory structure. Furthermore, staff recommends that the demolition be carried out using techniques that minimize intrusiveness to the site, ensuring the safety of adjacent properties.



Recommendation:

MOTIONS

Motion [Approve].

Move to find that the proposed restoration/addition conforms to the Historic District Design Guidelines and approve issuance of a Certificate of Appropriateness.

Motion [Deny].

Move to find that the proposed restoration/addition is not compatible with the Historic Guidelines, and deny issuance of a Certificate of Appropriateness [list reasons for denial].

Alternative Motion [Approve Subject to Conditions]:

Move to approve issuance of a Certificate of Appropriateness and find that the proposed renovation/addition conforms to the Historic District Design Guidelines subject to the following conditions: [list conditions of approval].

- Adjoining properties be protected by using demolition techniques less intrusive to the site.

Alternative Motion [Defer for Future Consideration].

Move to find that there is insufficient information to make a decision, defer action on the application, and request that the applicant provide: [list additional information] for review at a future meeting.















DEVELOPMENT SERVICES
700 NORTH GARDEN STREET
COLUMBIA, TN 38401
PHONE: (931) 560-1560
FAX: (931) 560-1541

November 19 2024

Thomas J Etux B Kathryn Hannen
800 Barrow Ct
Columbia, TN 38401

RE: Inspection: 800 Barrow Ct
Violation: #24-2864-PRP

Dear Property Owner:

It has come to my attention that the property listed above, which is owned/controlled by you, is in violation of the City of Columbia code as follows:

Code Section	Description and Method of Correction	Comply By
IPMC 302.7 Accessory Structures	All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.	03/25/2025

The above-mentioned violation must be corrected by the compliance date written upon this notice. Be advised, the City of Columbia is a government entity, and as such, is granted certain rights afforded by law to take action against property owners who fail to comply with a notice of violation. Those actions include but not limited to: property abatement by the City for removal of items stated as a violation and/or a City Court summons. Additionally, a fine up to \$500.00 can be assessed against individual properties for continued non-compliance.

You may appeal the violation by contacting this office at 931-560-1560 within ten (10) days of the receipt of this notice. Abatement cost will be assessed for the above violation(s) by the incurred cost to the community to remedy the violation plus any administrative fees. An estimated cost of abatement can be requested within ten (10) days of said notice.

Please call our office with any questions or concerns you have regarding the contents of this letter. We appreciate your understanding and willingness to address this situation.
Sincerely,

Marc Jett
Code Enforcement Officer

PS The attached photo was taken on 11/18/2024



CITY OF
COLUMBIA
TENNESSEE

DEVELOPMENT SERVICES

700 NORTH GARDEN STREET

COLUMBIA, TN 38401

PHONE: (931) 560-1560

FAX: (931) 560-1541

Site Location: 800 Barrow Ct

Something Good Around Every Corner

City Hall 700 North Garden Street Columbia, Tennessee 38401 Phone 931.560.1560



CITY OF
COLUMBIA
TENNESSEE

DEVELOPMENT SERVICES

700 NORTH GARDEN STREET

COLUMBIA, TN 38401

PHONE: (931) 560-1560

FAX: (931) 560-1541



11/18/2024: 8:31:09 AM

Something Good Around Every Corner

City Hall 700 North Garden Street Columbia, Tennessee 38401 Phone 931.560.1560



CITY OF
COLUMBIA
TENNESSEE

DEVELOPMENT SERVICES

700 NORTH GARDEN STREET

COLUMBIA, TN 38401

PHONE: (931) 560-1560

FAX: (931) 560-1541



11/18/2024: 8:30:49 AM

Something Good Around Every Corner

City Hall 700 North Garden Street Columbia, Tennessee 38401 Phone 931.560.1560







NOTICE
THIS IS A
NEIGHBORHOOD
WATCH AREA
WE CAN'T THE
POLICE

NOTICE:
City of Columbia
Historic Landmark Commission
Public Hearing
DATE: 08/20/2024
TIME: 10:00 AM
LOCATION: 1000 BROADWAY



HISTORIC ZONING COMMISSION
CERTIFICATE OF APPROPRIATENESS APPLICATION AND CHECKLIST

*Please submit scanned copy of the Application online at [City of Columbia | Permitting \(onloma.com\)](http://City of Columbia | Permitting (onloma.com))
If there is not access to a computer, please submit all pertinent information on a flash drive as well as provide one hard copy. Additional fee may apply.*

APPLICATION REVIEW GUIDELINES (PRE-APPLICATION MEETING REQUIRED PRIOR TO SUBMITTAL)

Application Requirements: All applications must be complete and include the required supporting materials listed on this form and must be submitted to the Development Services Department for review by the published deadline. Incomplete applications will not be forwarded to the HZC for consideration.

Application Deadlines: Applications and support materials must be submitted according to the published Deadline Schedule.

Application Representation: The applicant or an authorized representative of the applicant must attend the HZC meeting to support the application. At the meeting, staff will present a recommendation for the item. The applicant will be asked to discuss the proposed scope of work and answer any commission questions.

Building Permit Requirements: In addition to an application, most proposals will require additional permitting from the City of Columbia. Building or demolition permits cannot not be issued without an approved COA for structures within a Historic District.

All work specifications must be completed as presented and approved: The HZC must review and approve any modifications or amendments to approved plans prior to any work taking place.

*Please contact City Staff with any questions or to discuss any concerns during the HZC review & submittal process:
Columbia Development Services Department (931) 560-1560.*

HISTORIC DISTRICT DESIGN GUIDELINES

The *Historic District Design Guidelines* provide guidance for most commonly proposed changes. The HZC consults the design criteria when reviewing applications for Certificates of Appropriateness. Please refer to the guidelines prior to submitting an application. The guidelines, along with other useful links, are available on the City of Columbia website at www.columbiatn.com

REQUIRED APPLICATION SUPPORTING MATERIALS

Please consult the list below for the necessary supporting materials to include within application packets. Please submit the application and upload supporting documents at [City of Columbia | Permitting \(onloma.com\)](http://City of Columbia | Permitting (onloma.com)). If there is not access to a computer, a flash drive with all pertinent documentation as well as one hard copy are required for HZC review:

NEW CONSTRUCTION, NEW ADDITIONS	EXTERIOR ALTERATIONS	DEMOLITION, RELOCATION
<ul style="list-style-type: none"> o Description of project and proposed materials o Site plan o Lot survey o Architectural elevations or drawings o Photographs of project site location o Photographs of existing building. 	<ul style="list-style-type: none"> o Description of project and proposed materials o Photographs of project site location o Architectural elevations or drawings o Specification information for any proposed materials/architectural features o Documentation of earlier historic appearance (restoration only) o Photographs of existing building. 	<ul style="list-style-type: none"> o Please consult the <i>Historic District Design Guidelines</i>. Pre-application meeting with the City Staff is required for proposed principal structure demolitions and relocations.

Note: The applicant shall provide any additional information requested by the Development Services Department that will be necessary to obtain a full and complete review of the request by City Staff and/or by the Historic Zoning Commission.

The Columbia Historic Zoning Commission follows the *Secretary of the Interiors Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*. Further guidance may be found online: <http://www.nps.gov/tps/standards/rehabilitation.htm>

CERTIFICATE OF APPROPRIATENESS APPLICATION
HISTORIC ZONING COMMISSION

APPLICANT

NAME	B. Kathryn Hannen	PHONE	931-797-8845
ADDRESS	800 Barrow Court; Columbia, TN 38401	EMAIL	BKHannen@Hotmail.com

PROPERTY OWNER

NAME	B. Kathryn Hannen	PHONE	931-797-8845
ADDRESS	800 Barrow Court; Columbia, TN 38401	EMAIL	BKHannen@Hotmail.com

DATE OF PRE-APPLICATION MEETING	April 16, 2025
--	----------------

PROJECT INFORMATION: WORK SPECIFIC

<input type="checkbox"/> NEW CONSTRUCTION (<i>select type</i>)		<input type="checkbox"/> NEW ADDITION (<i>select type</i>)	
<input type="checkbox"/> Principle Structure <input type="checkbox"/> Accessory Structure		<input type="checkbox"/> Principle Structure <input type="checkbox"/> Accessory Structure	
<input type="checkbox"/> DEMOLITION (<i>select type</i>)		<input type="checkbox"/> SIGNAGE (<i>select type</i>)	
<input type="checkbox"/> Principle Structure <input checked="" type="checkbox"/> Accessory Structure <input type="checkbox"/> Site Features		<input type="checkbox"/> Wall <input type="checkbox"/> Freestanding <input type="checkbox"/> Window <input type="checkbox"/> Temporary <input type="checkbox"/> Other	
<input checked="" type="checkbox"/> <i>Loss of architectural and historical integrity and its removal will not adversely affect the district's historic character</i>			
<input type="checkbox"/> <i>Denial of demolition will result in unreasonable economic hardship of the applicant</i>			
<input checked="" type="checkbox"/> <i>Public safety and welfare requires the removal of the structure(s)</i>		<input type="checkbox"/> EXTERIOR ALTERATIONS (<i>select type</i>)	
<input type="checkbox"/> <i>Structural instability or deterioration of structure(s) as demonstrated through report by structural engineer or architect. Report clearly details physical condition of structure(s), reasons why rehabilitation is not feasible, and cost estimates for rehabilitation versus demolition. Additional report details proposed future action on site.</i>		<input type="checkbox"/> Roofing/Roof Structure (Dormers, Chimneys) <input type="checkbox"/> Exterior Door Replacement/Alterations <input type="checkbox"/> Exterior Window Replacement/Alterations <input type="checkbox"/> Foundation Alterations <input type="checkbox"/> Exterior Siding/Finishes/Masonry <input type="checkbox"/> Porch/Deck Alterations <input type="checkbox"/> Other (explain):	

PROJECT INFORMATION	
ADDRESS:	
SQUARE FOOTAGE OF PROPOSED ADDITIONS/NEW CONSTRUCTION :	
EXISTING: _____ ft ²	PROPOSED: _____ ft ²
HEIGHT OF STRUCTURE FOR ADDITIONS/NEW CONSTRUCTION :	
EXISTING: _____ ft	PROPOSED: _____ ft
SQUARE FOOTAGE OF PROPOSED SIGNAGE:	

PROJECT INFORMATION: DESCRIPTION & SCOPE OF PROJECT
DESCRIBE PROPOSED PROJECT(S) AND LIST ALL PROPOSED MATERIALS. ATTACH ADDITIONAL SHEETS IF NECESSARY:
<p>I am seeking permission to demolish the unattached garage at the above listed property. The garage was not original to the home and was added at a later date.</p> <p>My husband passed away last year and I am an elderly widow. I received a citation from the City of Columbia ordering its demolition and deemed that it was structurally unsound. I am attaching photos of the garage.</p> <p>In order to comply with the citation and bring the property to code, I have contacted a contractor who has sought to obtain a permit for the work. However, given our location in the historic district, we first must obtain permission from the Commission.</p> <p>The contractor intends to remove the non-compliant structure and remove the demolition's debris.</p>

In filling out this application, I attest that (1) I am familiar with the rules, regulations, and procedures of the City of Columbia.

B. Kathryn Hannen
 APPLICANT NAME

B. Kathryn Hannen
 APPLICANT SIGNATURE

April 16, 2025
 DATE

B. Kathryn Hannen
 PROPERTY OWNER NAME

B. Kathryn Hannen
 PROPERTY OWNER SIGNATURE

April 16, 2025
 DATE



**CITY OF COLUMBIA TENNESSEE
HISTORIC ZONING COMMISSION
STAFF REPORT**

CONTACT INFORMATION

Robert Archibald, Principal Planner, rarchibald@columbiatn.gov, 931-560-1536

DOCKET/CASE/APPLICATION NUMBER

CA 25-0143

APPLICANT/PROPERTY OWNER

C.D. Johns/David Webster

HEARING DATE

May 21st, 2025

PROPERTY ADDRESS/LOCATION

715 Academy Heights

PROJECT DESCRIPTION: New Construction of Accessory Structure and Perimeter Fencing

The applicant requests a Certificate of Appropriateness to construct a Carriage House at the rear of the property and Perimeter Fencing.

Specifically, the applicant is requesting approval from the Historic Commission to construct a 1,541 SF Carriage House at the rear of his property. If approved, the structure will have a 953 Sqft. Garage space on the main level and a 588 Sqft. livable space above. Additionally, the applicant requests approval to install an aluminum perimeter fence around the entirety of the property at 4 feet in height.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	Historic District
CD-3	SINGLE-FAMILY RESIDENTIAL	SINGLE-FAMILY RESIDENTIAL	NEW CONSTRUCTION ACCESSORY STRUCTURE	W 7 th STREET

STAFF RECOMMENDATION:

APPROVE

APPROVE WITH CONDITIONS

DENY

Review Status and History:

Submission Status: First request for Certificate of Appropriateness

Previous Approvals: N/A

2024 Historic Inventory: Stewart Jefferson House, c. 1938. Minimal Traditional/Tudor Revival

Proposed Alterations

New Construction of Accessory Building and Perimeter Fencing

Historic District Design Guidelines Referenced:

Staff reviewed the request for consistency with the *City of Columbia Historic Design Guidelines* for the new construction of an accessory building and installation of perimeter fencing. Staff comments follows below:

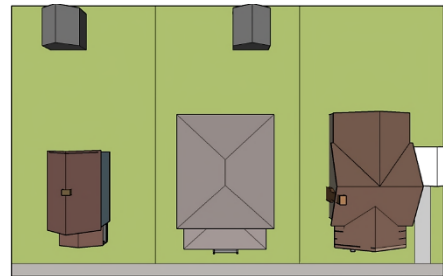
Residential Guidelines, pg. 6-2, 7-2

Objective – Engage context-sensitive solutions that promote compatibility and high-quality design in additions and new construction

Objective – Respect and maintain compatibility with the settings that define Columbia’s residential historic districts

6.11 Location, Garages and Accessory Buildings

- a. Historic relationships among the primary building, open lawn, and landscape features shall be retained when locating a new accessory building.
- b. New secondary buildings shall be located in rear yards or at the terminus of a driveway. Secondary buildings shall not be placed in front or side yards.
- c. Locating garages so that they do not require new curb cuts is recommended.



BUILDING PLACEMENT. Secondary buildings are to be located at the rear of a lot and out of view from the public right-of-way. Placing an outbuilding alongside a property toward the front of a lot such as is shown on the right is not appropriate unless there is historical precedent for such a spatial organization. It should be noted that if a secondary building cannot be seen at all from the right-of-way, a COA is not required.

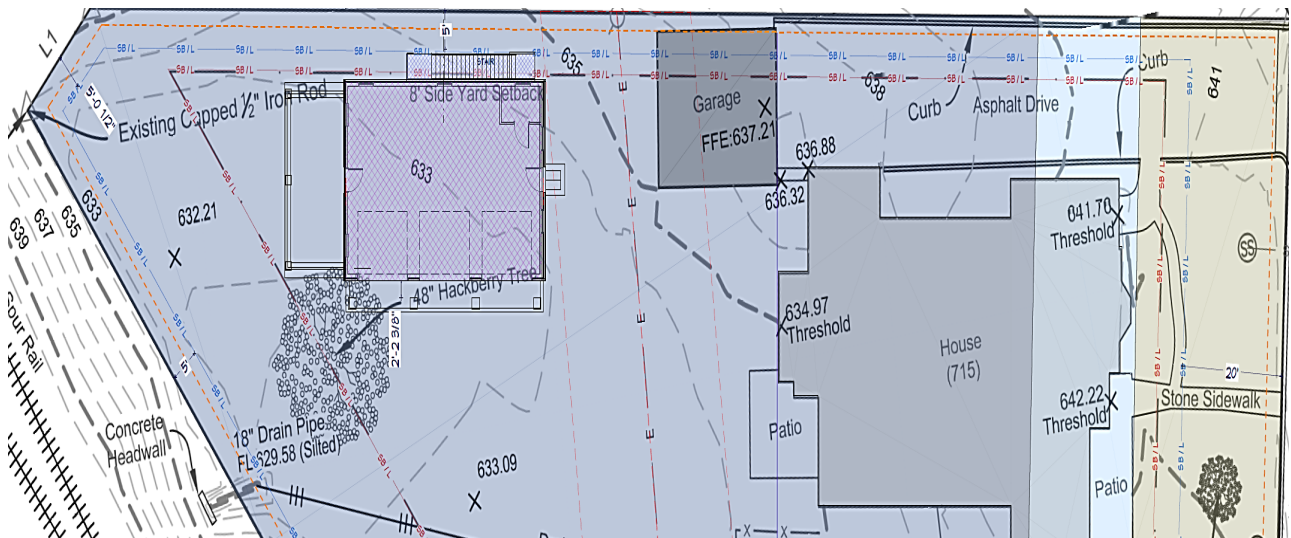


Figure 1 Proposed site location by applicant

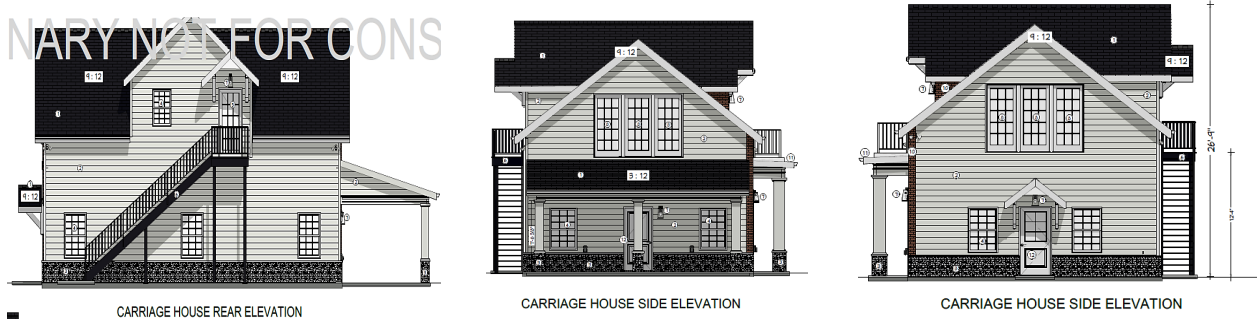
6.12 Character

- a. New secondary buildings shall be compatible with the site and original building in scale, massing, and design.
- b. Simplified designs shall be used. Secondary buildings that visually compete with the primary building are prohibited.
- c. Designs shall utilize a roof shape and pitch consistent with those on secondary buildings historically found in the district.
- d. One-story designs shall be used unless there is historical precedent for a taller building in the district.
- e. Designs shall use traditional or alternative materials compatible with the visual qualities of the district.
- f. Windows and doors shall be proportionally consistent with the size of the building.

PLANNING NEW CONSTRUCTION

The guidelines for new construction are not intended to define a specific style or set of features required for new buildings within historic districts. Rather, the guidelines are intended to promote an understanding of the general characteristics that are important to consider in designing a new building that is broadly compatible with established precedents. The goal is to promote construction of high-quality buildings that enhance the architectural character of the area. The following may be considered by the HZC when reviewing new construction:

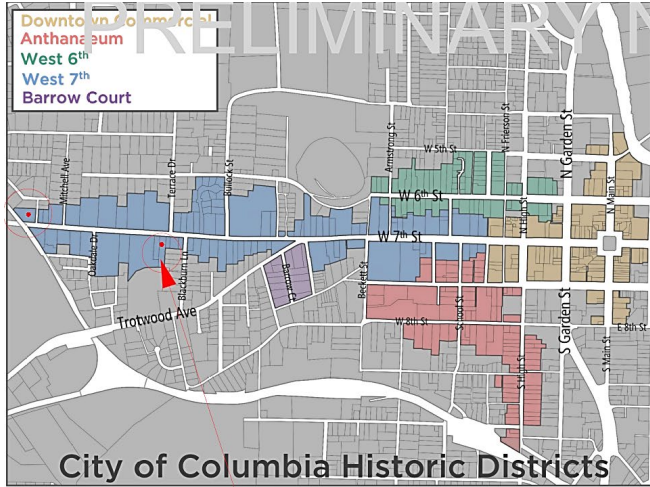
- Does the building appropriately maintain the street wall?
- Do the building and storefront configuration fall within the established rhythm along the street?
- Is the building horizontal or vertical emphasis compatible with existing buildings?
- Is the entrance sufficiently articulated and oriented to the street?
- Does the building's proportions fall within the established range in the district? If a large building, is the façade appropriately broken into various smaller bays to maintain compatibility with historical precedents in the district?
- Does the façade incorporate contemporary interpretations of features like cornices, parapets, and storefronts to promote visual interest?
- Is the ratio of solid wall to openings consistent with that of surrounding buildings?
- Is the complexity of the building appropriate within its context?
- Is the roof shape and pitch consistent with those existing in the district?
- Are features of an appropriate scale and comprised of traditional materials or modern counterparts with proven durability?



715 ACADEMY HEIGHTS - W. 7th HISTORIC DISTRICT

Proposed Secondary Frontage Elevation facing West 7th Street

Similar examples glazing in District provided by applicant



WEST 7TH HISTORIC DISTRICT



905 B 7TH Street - Garage Door on Pool House



VIEW FROM FRONT



905 B 7TH Street - W. 7th HISTORIC DISTRICT



7.8 Design New Fences, Gates, and Walls to be Compatible with the Character of the Streetscape

- a. New fences and walls shall be compatible in scale and materials to those historically present in the area and to the building with which they are associated.
- b. Traditional materials such as brick, stone, cast iron, and wood shall be used for new fences, gates, and walls visible along the street wall in front and side yards to maintain the continuity of the area. Textured block may be appropriate in some areas. Railroad ties, unfinished lumber, and poured concrete are not appropriate and shall be avoided.
- c. Front yard fences shall promote a sense of transparency, allowing view between vertical members.
- d. While new fences may take visual cues from historic counterparts, replicating historic designs is not appropriate as it conveys a false sense of history. Simplified contemporary interpretations of traditional fence designs are encouraged.



Freedom Freedom 5x6 Providence Aluminum

Fence

Staff Analysis:

The applicant is proposing to build a Carriage House at the rear of the property along with a perimeter fence surrounding the entirety of the lot.

The primary structure is noted as the *“Stewart Jefferson House, c. 1938. Minimal Traditional/Tudor Revival”* and is listed as a contributing resource to the District having retained its integrity. Tudor Revival homes have a unique architectural style that has certain identifying features; such as, steeply pitched roofs, inset dormers, glazing in multiple groups with multi-pane glazing, decorative verge boards, and massive chimneys. These features are presently represented on the primary structure



CURRENT ROOF COLOR IS BLACK

¹The William Wilson House/Academy Heights Area began as an estate owned by William Wilson, who built the c. 1853 Greek Revival House. In 1858, the Wilson family sold the property to James H. Wilkes, whose family lived here into the twentieth century. Eight residences are located on the property that once belonged to the 26-acre estate and along Academy Height, Transit Street, and W. 7th Street including 715 Academy Heights.

The applicant has proposed to place the new structure at the rear of the primary residence. Additionally, the design aspects shown are akin to the Tudor Revival style relating specifically to the steep-pitched roof lines and the multi-pane window paneling. The cladding proposed is brick which accentuates the existing brick home on site. Additionally, the limestone cladding the applicant is utilizing for the foundation and column cladding ties in to the existing foundation cladding of stone that is represented on the home. The only design aspect that is atypical to visual character of the district is that of the multi-paneled glass garage doors that would face the secondary frontage of W. 7th Street. However, the applicant has shown one accessory building with a glass multi-paneled façade facing W. 7th Street behind the residence located at the rear of the property at 905 W 7th Street in the form of a pool-house/garage that received approval from this Commission in May of 2022 (22-0092).

The application of glass-paneled garage doors, although commonly used in commercial settings, are atypical to the Tudor Style architecture, carriage house garage doors, and residential settings. The applicant has referenced the new construction as illustrated and discussed above as an example. There are several differences between the example provided and the current application that staff would like to point out. They are as follows:

- As mentioned before, the new construction at 902 W 7th that received approval in May 2022 is that of a garage as identified on the plan set, but also doubles as a recreation room facing an inground pool. Unless viewed from a certain angle, this structure is not clearly visible from the right-of-way. (the proposal of the multi-paned garage doors as shown on the applicant's submittal faces the secondary frontage of W 7th Street and will be clearly visible from the right-of-way).
- This type of garage application was commonly used in commercial settings and not residential.
- The applicant has identified the structure to be a "Carriage House". As such, the traditional and historical application for garage doors would be "carriage-house" style when constructing a garage.

The applicant and designer have taken great consideration in their submission adhering to the majority of the Historic Guidelines. However, the inclusion of the multi-pane garage doors facing the secondary frontage; while contemporary, in staff's opinion, **is not compatible with the visual qualities of the District**. While it is not the intent of the Historic Guidelines to create a false sense of history when considering new construction, the preservation of district character is required and should be considered. The applicant previously submitted a design based on a pre-application with the staff that would be a more typical approach to garage door application; especially considering the clear view of this structure from the secondary frontage.

¹ 2024 Historic Inventory



CARRIAGE HOUSE FRONT ELEVATION

Recommendation: Approve Subject to Conditions

MOTIONS

Motion [Approve].

Move to find that the proposed restoration/addition conforms to the Historic District Design Guidelines and approve issuance of a Certificate of Appropriateness.

Motion [Deny].

Move to find that the proposed restoration/addition is not compatible with the Historic Guidelines, and deny issuance of a Certificate of Appropriateness [list reasons for denial].

Alternative Motion [Approve Subject to Conditions]:

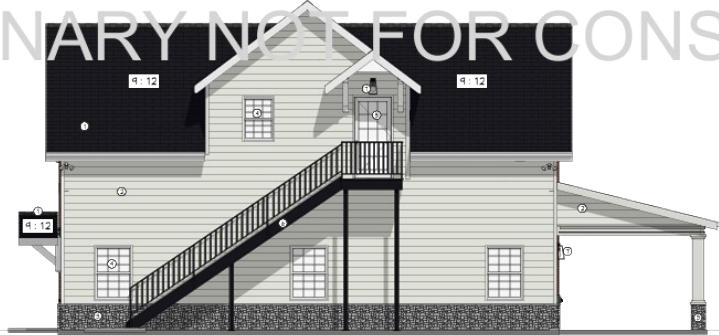
Move to approve issuance of a Certificate of Appropriateness and find that the proposed renovation/addition conforms to the Historic District Design Guidelines subject to the following conditions: [list conditions of approval].

- Removal of multi-paned glass garage doors and replace with a more traditional historical design.

Alternative Motion [Defer for Future Consideration].

Move to find that there is insufficient information to make a decision, defer action on the application, and request that the applicant provide: [list additional information] for review at a future meeting.

PRELIMINARY NOT FOR CONSTRUCTION



CARRIAGE HOUSE REAR ELEVATION

Callout	Description
1	Timber HDX Siding - Green
2	1/2" Hardie (FiberPlat) Lap Slat - Slat & Trim - 1/2" x 1/2"
3	Bluish-Green - Fiberglass - Limestone to resemble existing house - Grand Panels
4	Anderson E Series Aluminum Case Double Hung Windows w/ Simulated Divided Light
5	Anderson E Series Aluminum Case Patio Doors w/ Simulated Divided Light
6	Hardie Board (Draping House - see Head Start on Back)
7	Black Laminated Single Light Outdoor Flood Lighting
8	Anderson E Series Aluminum Case Fixed Panel Patio Doors
9	Anderson E Series Aluminum Case Transom Windows w/ Simulated Divided Light
10	Brick to closely resemble existing house in size, texture & color
11	3/4" x 1/2" x 1/2" Smooth Hued/Red Blumens Mansard Low Slope Roof
12	Thomas 700 Swing Door (Replaces Half Use Heating Door)
13	Black Anodized Storage Doors with Clear Glass

SEE PAGE 6 FOR SPECIFIC MATERIAL AND COLORS



CARRIAGE HOUSE SIDE ELEVATION



CARRIAGE HOUSE SIDE ELEVATION



CARRIAGE HOUSE FRONT ELEVATION



Number	Date	Description

ELEVATIONS

CARRIAGE HOUSE ADDITION
115 ACADEMY HEIGHTS
COLUMBIA, TN 38401

C.D. Johns Architect
606 Riverside Drive
Columbia, TN 38401
601.595.1494 615.443.7362
C.D. Johns

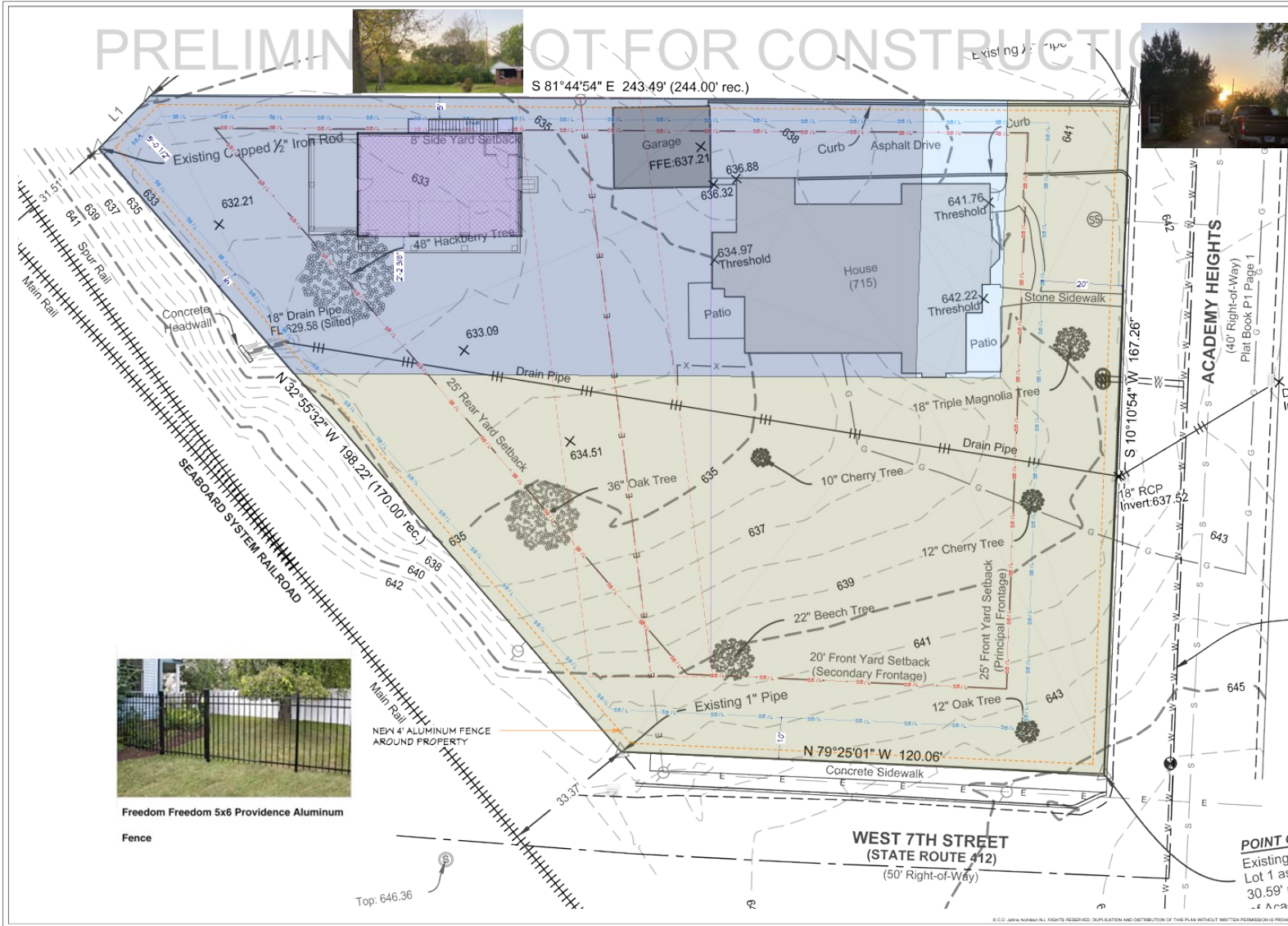
DATE: 4/21/2025

SCALE: 1/4" = 1'0"

SHEET #: 4

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PRELIMINARY LOT FOR CONSTRUCTION



Freedom Freedom 5x6 Providence Aluminum Fence

NEW 4" ALUMINUM FENCE AROUND PROPERTY



REVISIONS	Number	Date	Description

SITE PLAN

CARRIAGE HOUSE ADDITION
 115 ACADEMY HEIGHTS
 COLUMBIA, TN 38401

C.D. Johns Architect
 606 Riverside Drive
 Columbia, TN 38401
 615.945.1444
 615.945.1962

DATE:	4/21/2025
SCALE:	Scale Per View
SHEET #:	2

POINT O
 Existing Lot 1 as 30.59' n of road

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PRELIMINARY NOT FOR CONSTRUCTION



EXISTING NEIGHBORING HOUSES



CURRENT ROOF COLOR IS BLACK

EXISTING HOUSE ON LOT



Number	Date	Description

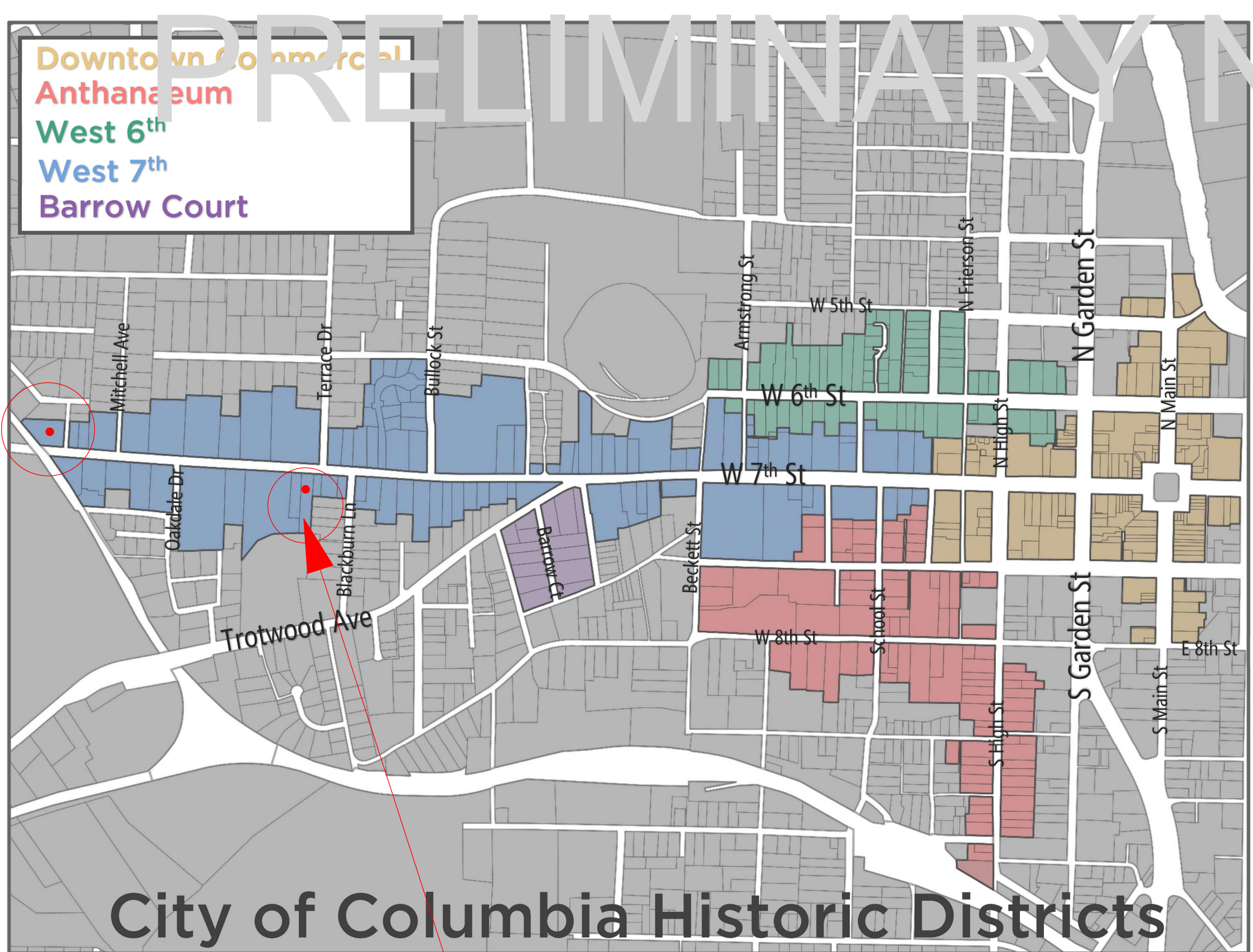
EXISTING HOUSE ON LOT & NEIGHBORING HOMES

CARRIAGE HOUSE ADDITION
THE ACADEMY HEIGHTS
COLUMBIA, TN 38401

C.D. Johns Architect
606 Riverside Drive
Columbia, TN 38401
615 945 1494 615 945 7362

DATE:
4/21/2025
SCALE:
1/4" = 10"
SHEET #:
5

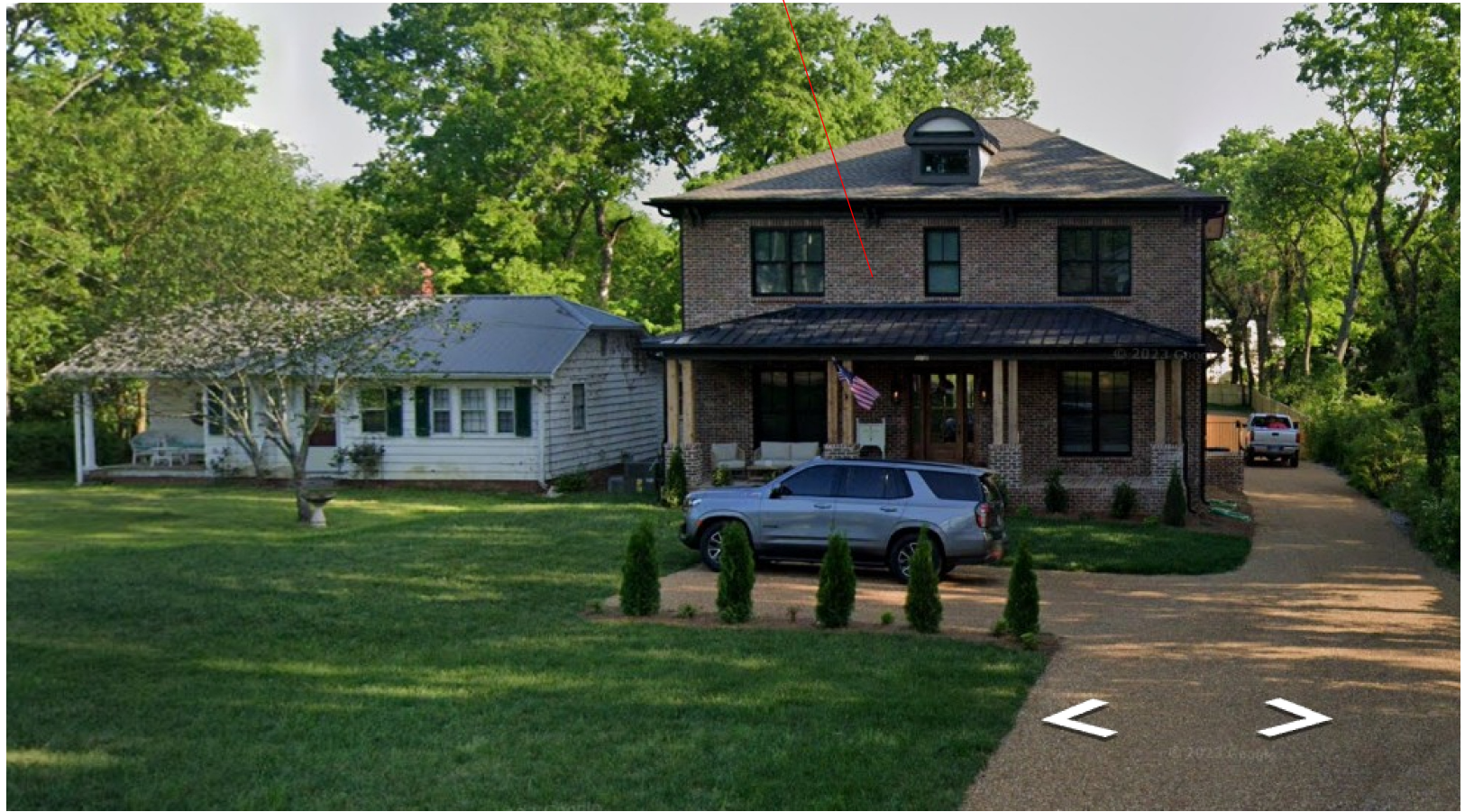
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WEST 7TH HISTORIC DISTRICT



905 B 7TH Street - Garage Door on Pool House



905 B 7TH Street - W. 7th HISTORIC DISTRICT



715 ACADEMY HEIGHTS - W. 7th HISTORIC DISTRICT



VIEW FROM FRONT



PLEASE SEE EXAMPLE OF GARAGE DOOR IN W. 7TH HISTORICAL DISTRICT ON AN ACCESSORY BUILDING



REVISIONS	Number	Date	Description

Garage Door Addendum Documentarion

CARRIAGE HOUSE ADDITION
715 ACADEMY HEIGHTS
COLUMBIA, TN 38401

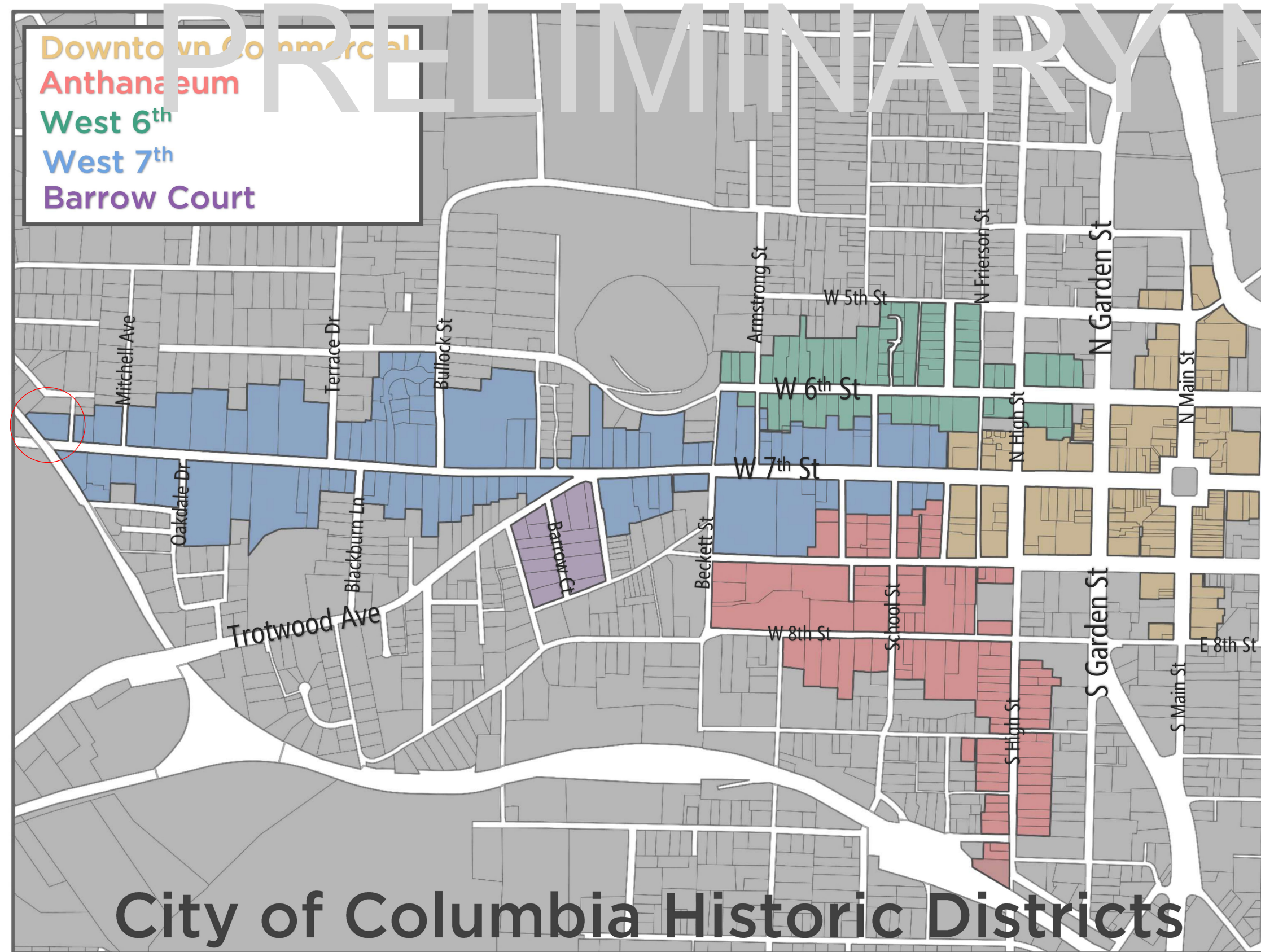
C. D. Johns Architect
606 Riverside Drive
Columbia, TN 38401
931.505.1444 615.443.7562
C.D. Johns

DATE:
4/22/2025

SCALE:

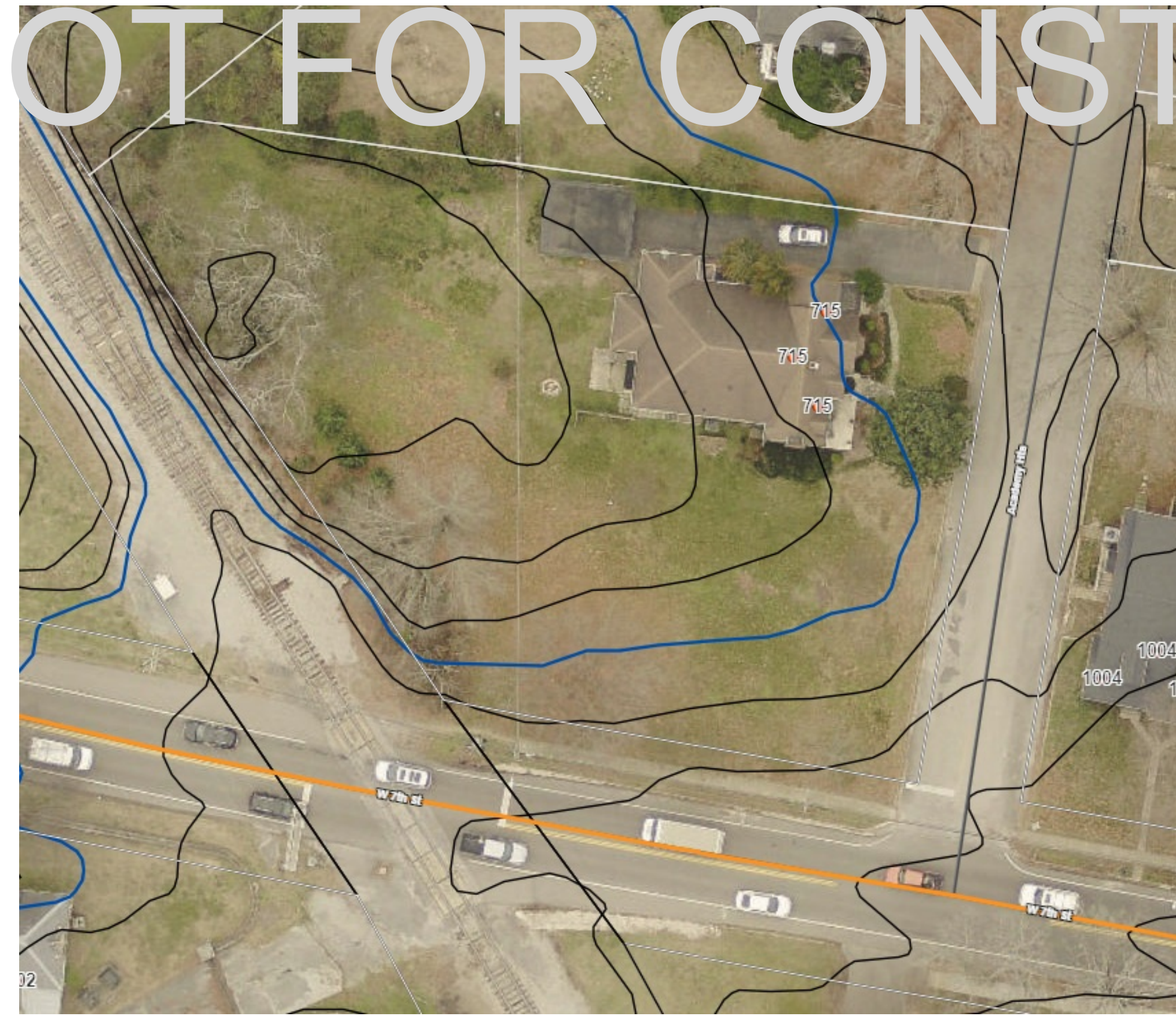
SHEET #:

Add. 1

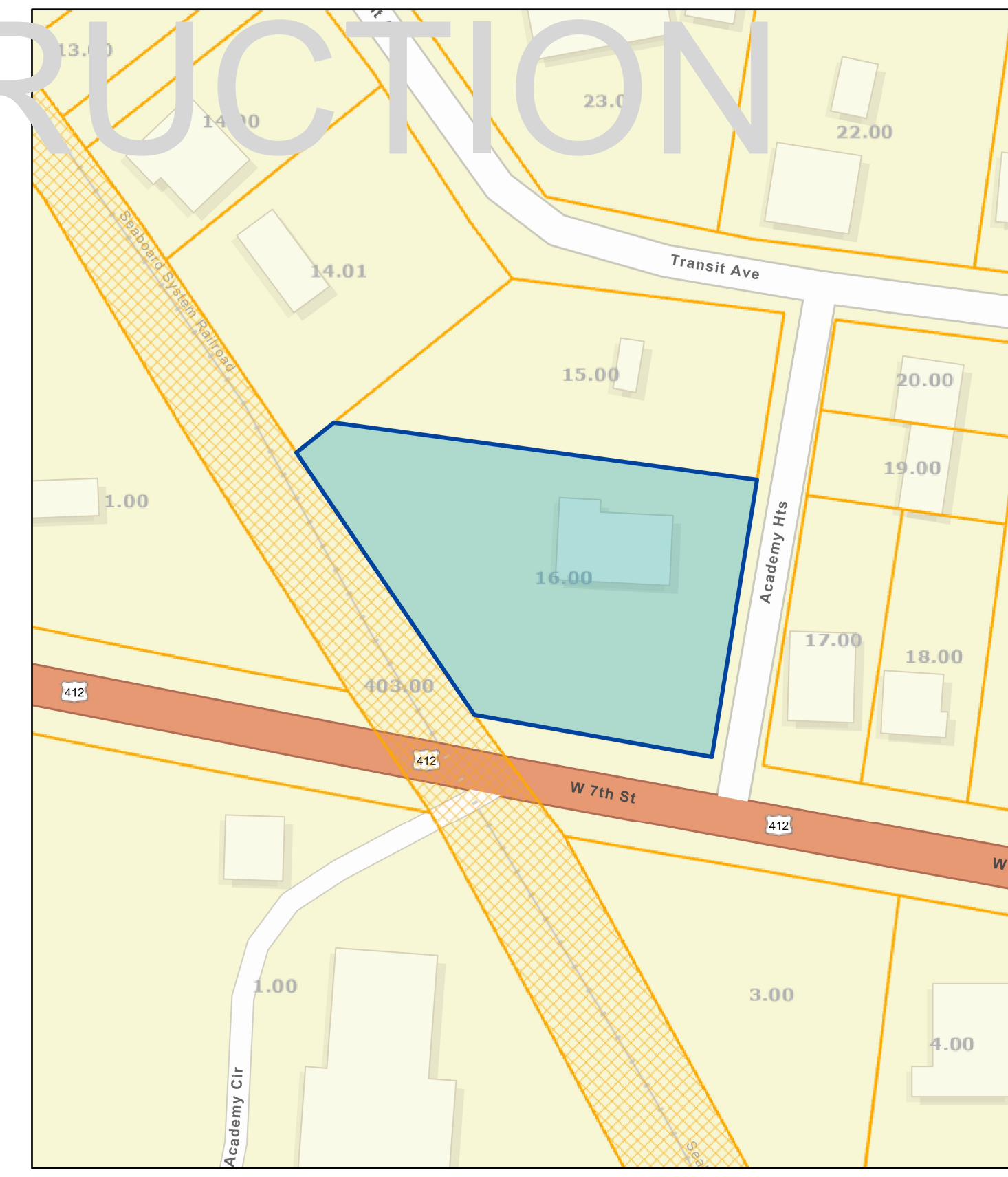


City of Columbia Historic Districts

WEST 7TH HISTORIC DISTRICT



PROPERTY - 715 ACADEMY HEIGHTS



Date: May 14, 2024
 County: Maury
 Owner: WEBSTER DAVID
 Address: ACADEMY HTS 715
 Parcel Number: 089N G 016.00
 Deeded Acreage: 0
 Calculated Acreage: 0
 Date of TDOT Imagery: 2021
 Date of Vexcel Imagery: 2023

Scale: 1:1,128
 0 0.01 0.02 0.03 mi
 0 0.01 0.02 0.04 km



Number	Date	Description

Project Overview

CARRIAGE HOUSE ADDITION
715 ACADEMY HEIGHTS
COLUMBIA, TN 38401

C. D. Johns Architect
 606 Riverside Drive
 Columbia, TN 38401
 931.505.1444 615.443.7562

DATE:
 4/21/2025

SCALE:
 1/4" = 1'0"

SHEET #:
 1

PROJECT DESCRIPTION:

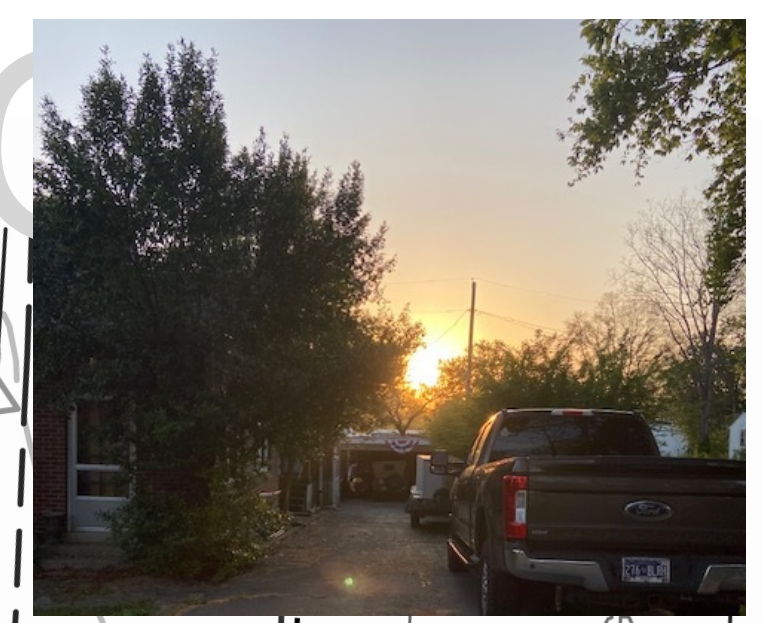
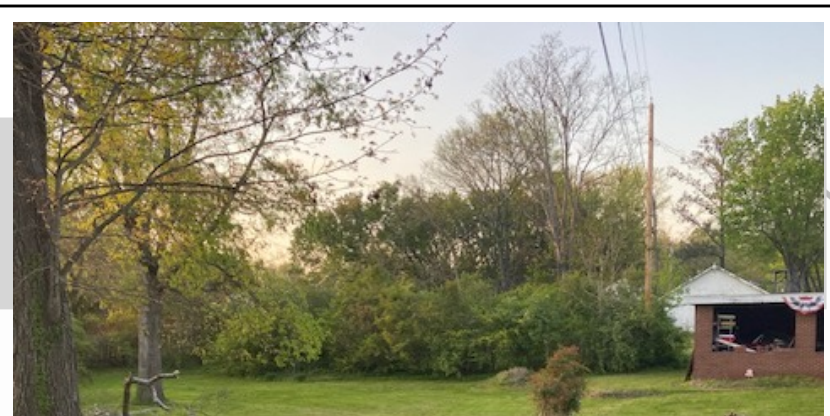
PROJECT ADDS AN ACCESSORY STRUCTURE (CARRIAGE HOUSE) TO THE PROPERTY AT 715 ACADEMY HEIGHTS. THE EXISTING STRUCTURE HAS A BASE SQUARE FOOTAGE OF 2,595 SF. THERE IS A 60% ALLOWABLE FOR AN ACCESSORY BUILDING WITH A 600 SF MAXIMUM ALLOWABLE DWELLING SPACE. THE CARRIAGE HOUSE HAS +/-953 SF GARAGE ON THE MAIN LEVEL AND A +/- 588 SF LIVABLE SPACE ABOVE FOR A TOTAL OF +/- 1,541 SF.

Tennessee Property Assessment Data - Parcel Details Report - <https://assessment.col.tn.gov/>

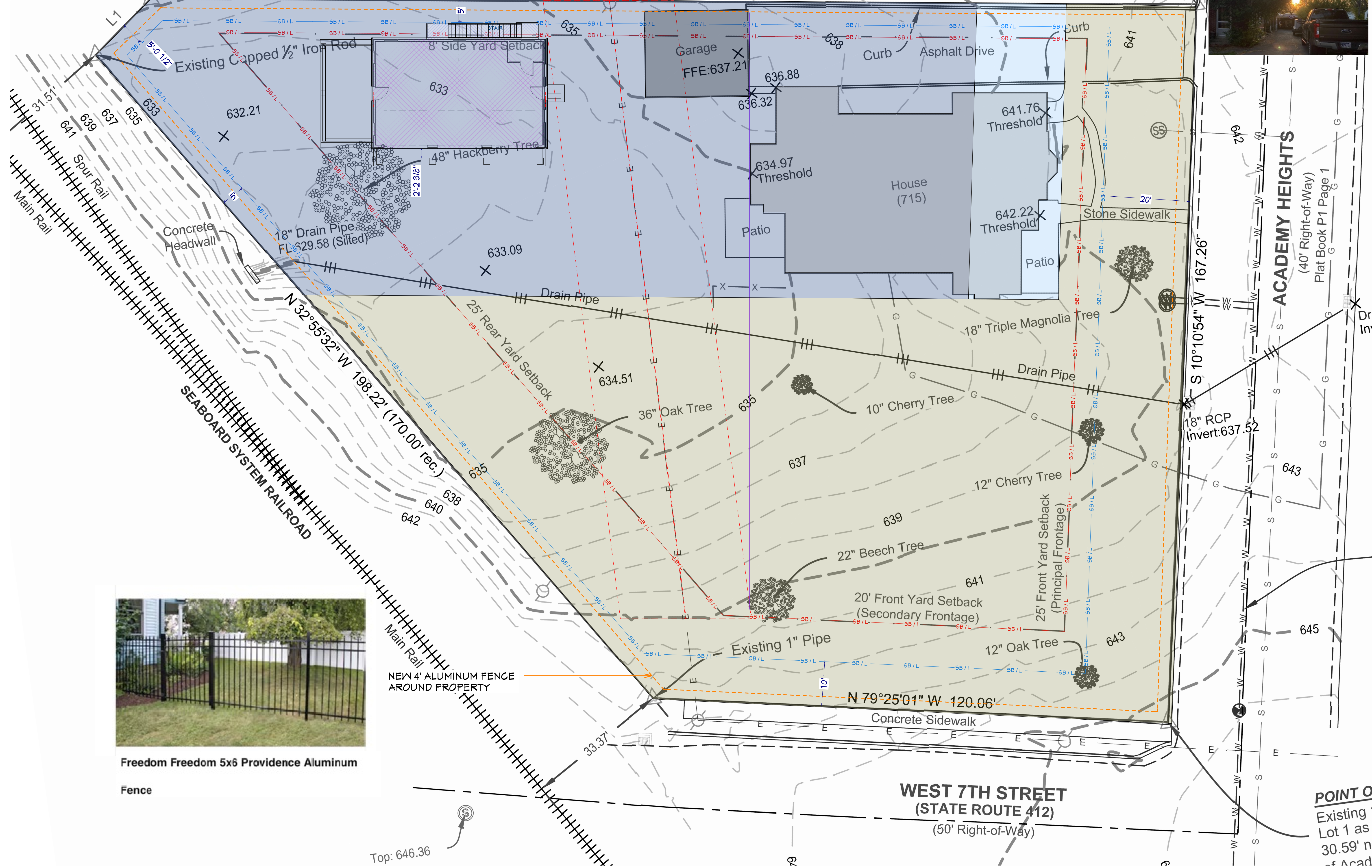
Maury (060) Tax Year 2024 Reappraisal 2022	Jan 1 Owner WEBSTER DAVID 715 ACADEMY HEIGHTS COLUMBIA TN 38401	Current Owner 715 ACADEMY HEIGHTS COLUMBIA TN 38401	ACADEMY HTS 715 Crtl Map: 089N Group: G Parcel: 016.00 Pl: 000
Value Information Land Market Value: \$50,000 Improvement Value: \$353,100 Total Market Appraisal: \$403,100 Assessment Percentage: 40% Assessment: \$161,240	Subdivision Data Subdivision: ACADEMY HGTS Plat Book: 1 Plat Page: 1 Block: D Lot: 1-5	Residential Building #: 1 Improvement Type: 02 - DUPLEX Exterior Wall: 11 - COMMON BRICK Heat and AC: 7 - HEAT AND COOLING SPLIT Quality: 1+ - AVERAGE + Square Feet of Living Area: 2595 Foundation: 02 - CONTINUOUS FOOTING Roof Framing: 02 - GABLE/HIP Cabinet/Millwork: 03 - AVERAGE Interior Finish: 10 - PANEL-PLAST-DRYWALL Bath Tiles: 00 - NONE Shape: 02 - L-SHAPED Building Sketch:	Stories: 1.00 Actual Year Built: 1938 Plumbing Fixtures: 6 Condition: AV - AVERAGE Floor System: 04 - WOOD W/ SUB FLOOR Roof Cover/Deck: 03 - COMPOSITION SHINGLE Floor Finish: 09 - HARDWOOD/PARQUE Paint/Decor: 03 - AVERAGE Electrical: 03 - AVERAGE Structural Frame: 00 - NONE
Additional Information General Information Class: 08 - Commercial City #: 156 Special Service District 1: 000 District: 09 Number of Buildings: 1 Utilities - Water/Sewer: 01 - PUBLIC / PUBLIC Utilities - Gas/Gas Type: 01 - PUBLIC - NATURAL GAS Outbuildings & Yard Items Long OutBuilding & Yard Items list on subsequent pages Sale Information Long Sale Information list on subsequent pages Land Information Deed Acres: 0 Calculated Acres: 0 Total Land Units: 1	Additional Information City: COLUMBIA Special Service District 2: 000 Neighborhood: C09 Number of Mobile Homes: 0 Utilities - Electricity: 01 - PUBLIC Zoning:	Building Areas Areas BAS - BASE 2,595 OPF - OPEN PORCH FINISHED 16 BMU - BASEMENT UNFINISHED 999 OPU - OPEN PORCH UNFINISHED 15	Land Information Deed Acres: 0 Calculated Acres: 0 Total Land Units: 1 Land Code 01 - RES Soil Class Units 1.00

EXISTING PROPERTY - 715 ACADEMY HEIGHTS

PRELIMINARY LOT FOR CONSTRUCTION



S 81°44'54" E 243.49' (244.00' rec.)



Number	Date	Description

SITE PLAN

CARRIAGE HOUSE ADDITION
 715 ACADEMY HEIGHTS
 COLUMBIA, TN 38401

C.D. Johns Architect
 606 Riverside Drive
 Columbia, TN 38401
 931.505.1444 615.443.7562

DATE:	4/21/2025
SCALE:	Scale Per View
SHEET #:	2



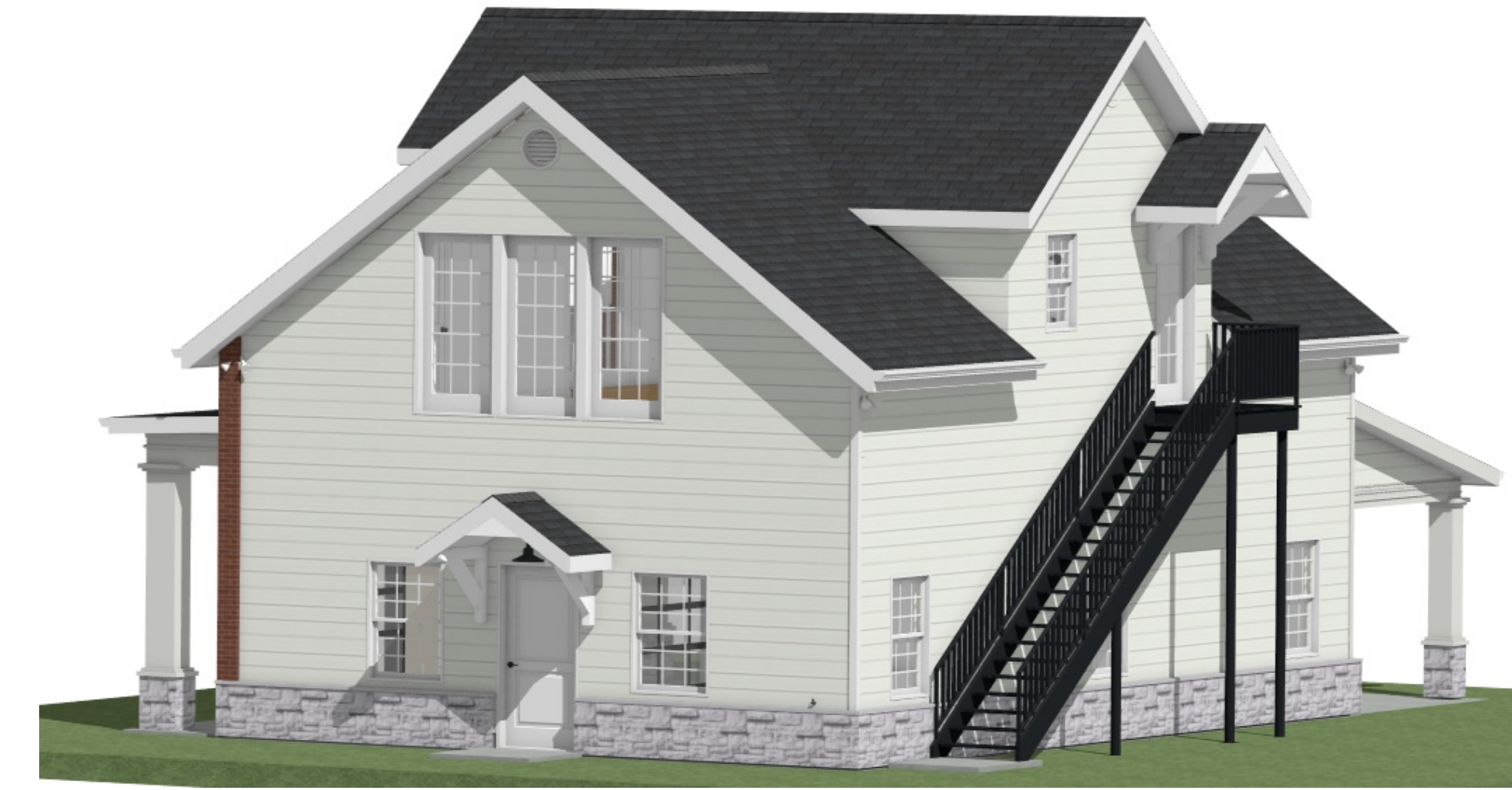
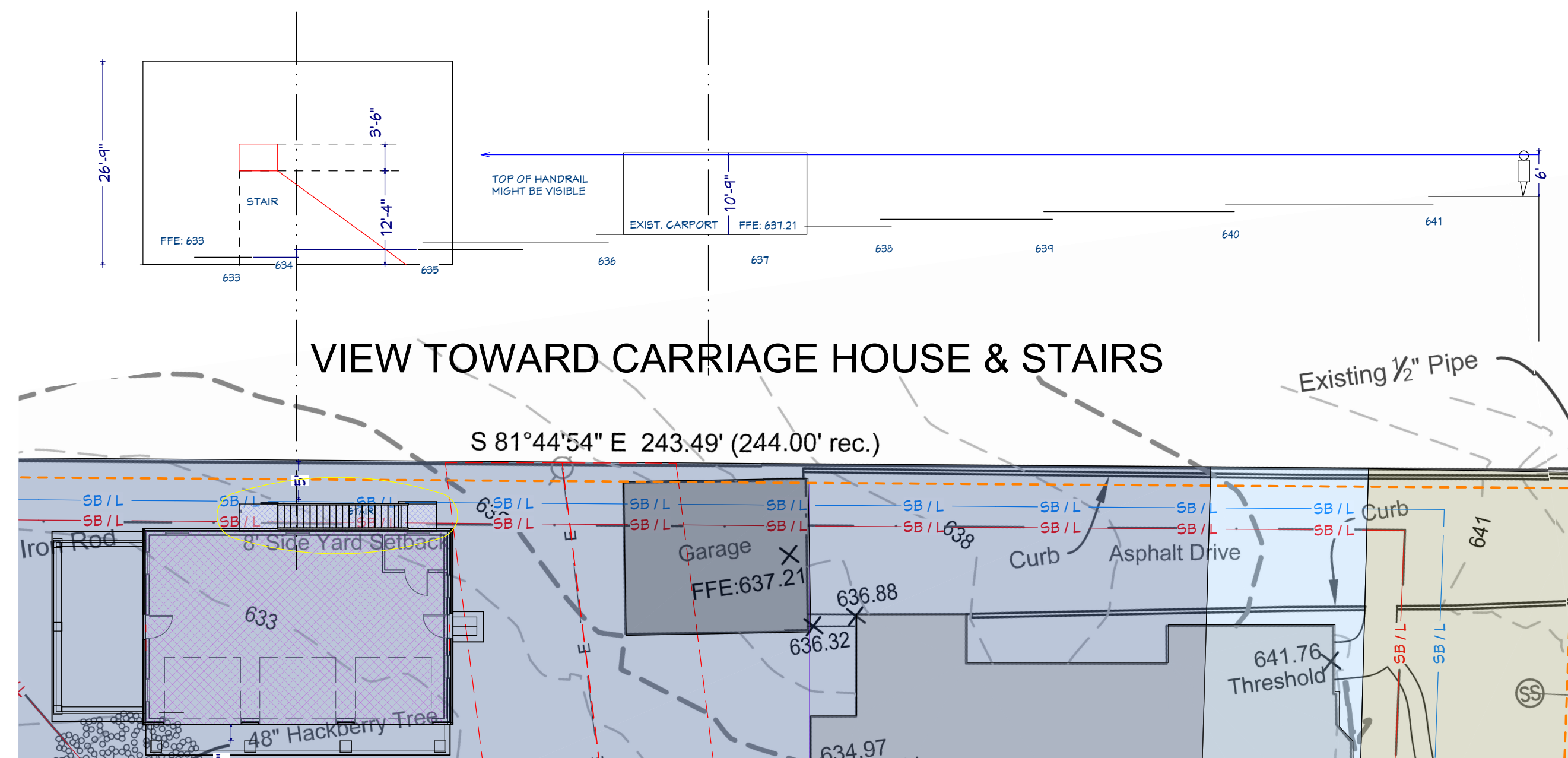
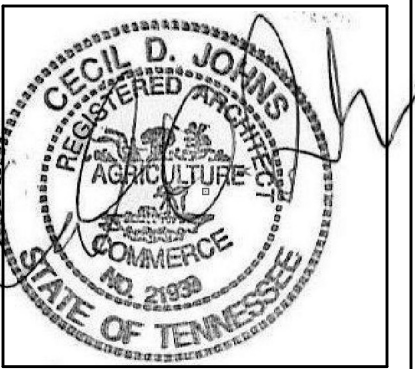
Freedom Freedom 5x6 Providence Aluminum Fence

POINT O
 Existing Lot 1 as 30.59' n of Acad

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PRELIMINARY NOT FOR CONSTRUCTION

3D VIEWS ARE NOT TO SCALE AND MAY NOT REFLECT EXACTLY WHAT IS AVAILABLE FOR THE PROJECT. RENDER VIEWS ARE REPRESENTATIONS OF WHAT THE VIEW COULD LOOK LIKE, NOT WHAT IT WILL LOOK LIKE. 2D VIEWS ALWAYS SUPERCEDE 3D VIEWS



Number	Date	Description

FLOOR PLANS

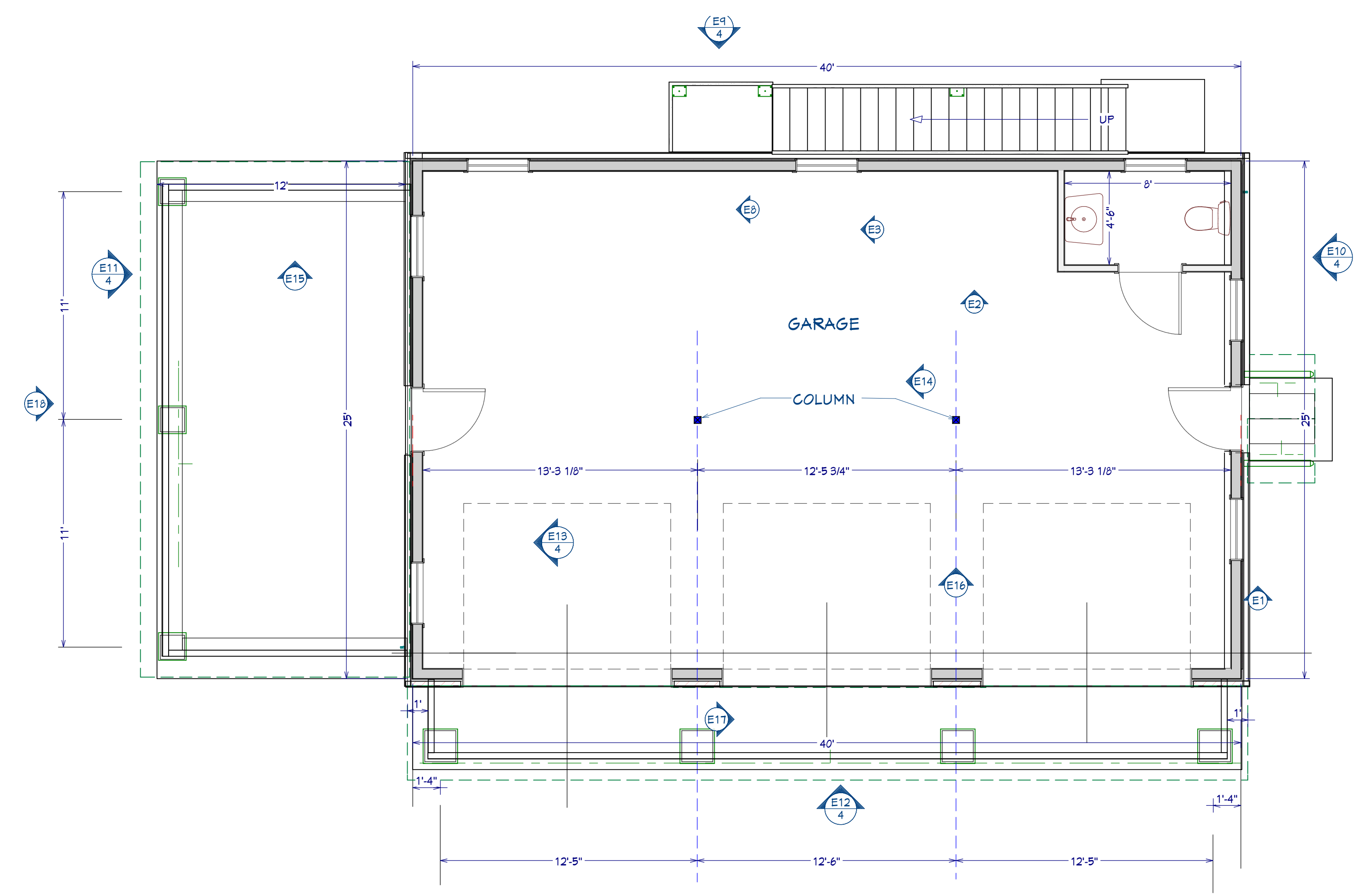
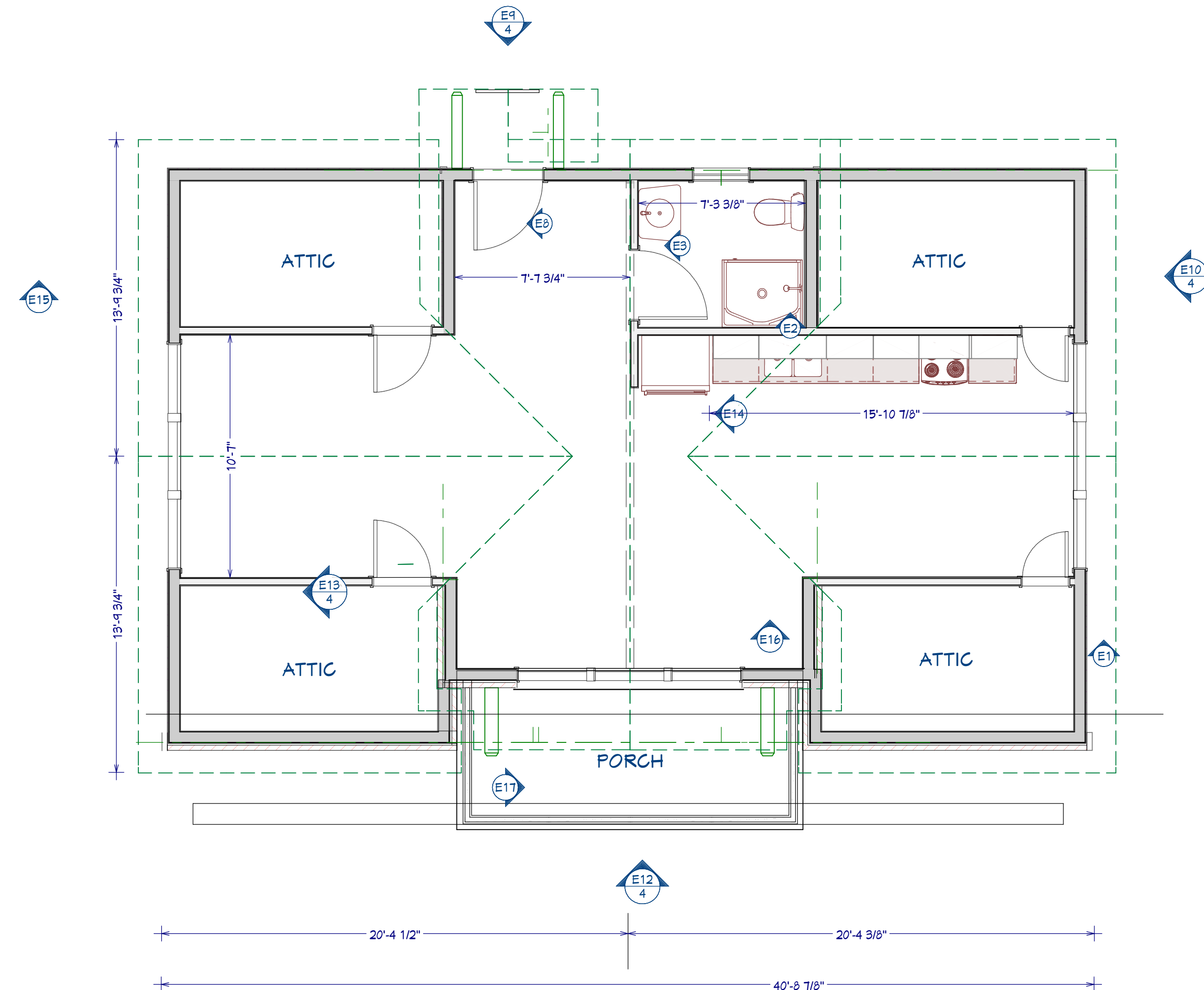
CARRIAGE HOUSE ADDITION
 715 ACADEMY HEIGHTS
 COLUMBIA, TN 38401

C. D. Johns Architect
 606 Riverside Drive
 Columbia, TN 38401
 931.505.1444 615.443.7562

DATE:
 4/21/2025

SCALE:
 3/16 = 1'-0"

SHEET #:
 3



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PRELIMINARY NOT FOR CONSTRUCTION



CARRIAGE HOUSE REAR ELEVATION

Number	Note
1	Timberline HDZ Shingles Charcoal
2	James Hardie HardiePlank Lap Siding, Soffit & Trim - Arctic White
3	Eldorado Stone - Waterstone, Limestone to resemble existing house - Grand Banks
4	Anderson E Series Aluminum Clad Double Hung Windows w/ Simulated Divided Light
5	Anderson E Series Aluminum Clad Patio Doors w/ Simulated Divided Light
6	Metal Stair (Existing House has Metal Stair on Back)
7	Birch Lane Parker Single Light Outdoor Wall Lighting
8	Anderson E Series Aluminum Clad Fixed Panel Patio Doors
9	Anderson E Series Aluminum Clad Transom Window w/ Simulated Divided Lights
10	Brick to closely resemble existing house in size, texture & color
11	GAF Tri-Ply APP Smooth Modified Bitumen Membrane Low Slope Roof
12	Therma-Tru Entry Door Fiberglass Half Lite Insulating Door
13	Black Anodized Garage Doors with Clear Glass

SEE PAGE 6 FOR SPECIFIC MATERIAL AND COLORS



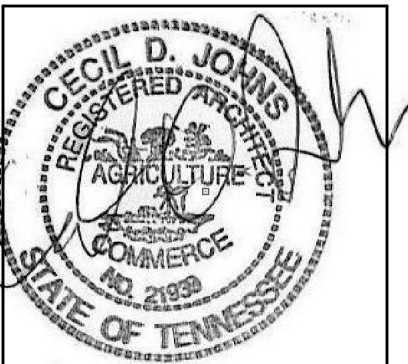
CARRIAGE HOUSE SIDE ELEVATION



CARRIAGE HOUSE SIDE ELEVATION



CARRIAGE HOUSE FRONT ELEVATION



Number	Date	Description

ELEVATIONS

CARRIAGE HOUSE ADDITION
 715 ACADEMY HEIGHTS
 COLUMBIA, TN 38401

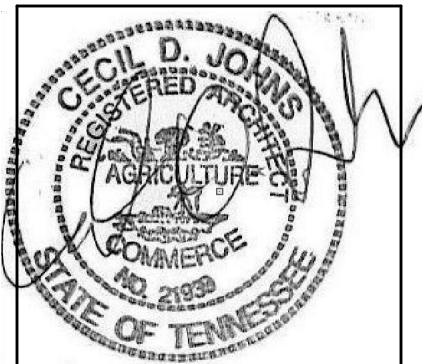
C.D. Johns Architect
 606 Riverside Drive
 Columbia, TN 38401
 431.505.1444 615.443.7562
C.D. Johns

DATE:
 4/21/2025

SCALE:
 1/4" = 1'0"

SHEET #:
 4

PRELIMINARY NOT FOR CONSTRUCTION



Number	Date	Description



EXISTING NEIGHBORING HOUSES

EXISTING HOUSE ON LOT & NEIGHBORING HOMES

CARRIAGE HOUSE ADDITION
715 ACADEMY HEIGHTS
COLUMBIA, TN 38401

C. D. Johns Architect
606 Riverside Drive
Columbia, TN 38401
431.505.1444 615.443.7562

DATE:
4/21/2025

SCALE:
1/4" = 1'0"

SHEET #:
5



CURRENT ROOF COLOR IS BLACK



EXISTING HOUSE ON LOT



NOTICE:
City of Columbia
Historic Zoning Commission
Public Hearing

CONTRACT
CITY OF COLUMBIA
DEVELOPMENT SERVICES
(815) 580-1980

Note: The applicant shall provide any additional information requested by the Development Services Department that will be necessary to obtain a full and complete review of the request by City Staff and/or by the Historic Zoning Commission. The Columbia Historic Zoning Commission follows the *Secretary of the Interiors Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*. Further guidance may be found online: <http://www.nps.gov/tps/standards/rehabilitation.htm>

CERTIFICATE OF APPROPRIATENESS APPLICATION
HISTORIC ZONING COMMISSION

APPLICANT

NAME	DOUG JOHNS C.D. JOHNS ARCHITECT	PHONE	931-560-9617
ADDRESS	6010 RIVERSIDE DRIVE	EMAIL	djohns@cdjmail.com

PROPERTY OWNER

NAME	DAVID WEBSTER SARAH GRAMS	PHONE	480-292-6749
ADDRESS	715 ACADEMY HEIGHTS	EMAIL	batman@gmail.com

DATE OF PRE-APPLICATION MEETING	4/11/25
---------------------------------	---------

PROJECT INFORMATION: WORK SPECIFIC

<input checked="" type="checkbox"/> NEW CONSTRUCTION <i>(select type)</i> <input type="checkbox"/> Principle Structure <input checked="" type="checkbox"/> Accessory Structure		<input type="checkbox"/> NEW ADDITION <i>(select type)</i> <input type="checkbox"/> Principle Structure <input type="checkbox"/> Accessory Structure	
<input type="checkbox"/> DEMOLITION <i>(select type)</i> <input type="checkbox"/> Principle Structure <input type="checkbox"/> Accessory Structure <input type="checkbox"/> Site Features <input type="checkbox"/> <i>Loss of architectural and historical integrity and its removal will not adversely affect the district's historic character</i> <input type="checkbox"/> <i>Denial of demolition will result in unreasonable economic hardship of the applicant</i> <input type="checkbox"/> <i>Public safety and welfare requires the removal of the structure(s)</i> <input type="checkbox"/> <i>Structural instability or deterioration of structure(s) as demonstrated through report by structural engineer or architect. Report clearly details physical condition of structure(s), reasons why rehabilitation is not feasible, and cost estimates for rehabilitation versus demolition. Additional report details proposed future action on site.</i>		<input type="checkbox"/> SIGNAGE <i>(select type)</i> <input type="checkbox"/> Wall <input type="checkbox"/> Freestanding <input type="checkbox"/> Window <input type="checkbox"/> Temporary <input type="checkbox"/> Other	
		<input type="checkbox"/> EXTERIOR ALTERATIONS <i>(select type)</i> <input type="checkbox"/> Roofing/Roof Structure (Dormers, Chimneys) <input type="checkbox"/> Exterior Door Replacement/Alterations <input type="checkbox"/> Exterior Window Replacement/Alterations <input type="checkbox"/> Foundation Alterations <input type="checkbox"/> Exterior Siding/Finishes/Masonry <input type="checkbox"/> Porch/Deck Alterations <input type="checkbox"/> Other (explain):	



Historic Zoning Commission Certificate of Appropriateness

700 NORTH GARDEN STREET, COLUMBIA, TN 38401
PHONE: (931) 560-1560 FAX: (931) 560-1541

PROJECT LOCATION: 807 Athenaeum St

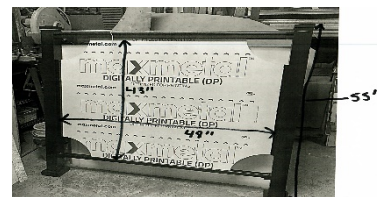
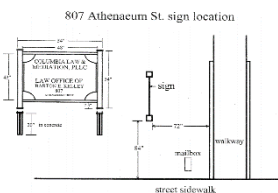
HISTORIC DISTRICT: Athenaeum

	OWNER INFORMATION:	APPLICANT INFORMATION:
NAME	John T Etux Cara E Etal Barton K Kelley Cobb	Cara Lynn
ADDRESS	125 Windstone Dr Greenville, SC 29615	4027 Bigbyville Rd. Columbia, TN 38401
PHONE		(931) 334-0033
EMAIL		CELYNN@GMAIL.COM

NEW CONSTRUCTION:	EXTERIOR ALTERATION:	DEMOLITION:
<input type="checkbox"/> Primary Structure/Addition	<input type="checkbox"/> Facade	<input type="checkbox"/> Primary Structure
<input type="checkbox"/> Accessory Structure	<input type="checkbox"/> Accessory Structure	<input type="checkbox"/> Accessory Structure
<input type="checkbox"/> Garage/Carport	<input type="checkbox"/> Garage/Carport	<input type="checkbox"/> Garage/Carport
<input checked="" type="checkbox"/> New Sign	<input type="checkbox"/> Revision to Existing Sign	<input type="checkbox"/> Sign
<input type="checkbox"/> _____	<input type="checkbox"/> _____	<input type="checkbox"/> _____

CONDITIONS OF APPROVAL: Approved as submitted. Total submitted height of 55" (stand included). Total submitted square footage of sign face is 14.4 sf.

- Wrought iron double post freestanding sign, placed at minimum 2' from a property line or sidewalk, whichever is greater.
- Maximum sign dimensions no more than 20 square feet in sign face and no higher than 5' above grade.
- Site placed perpendicular to the sidewalk.



UNAPPROVED/SPECIFICALLY EXCLUDED WORK:

DATE OF HISTORIC ZONING COMMISSION **APPROVAL**/DENIAL: MAY 2, 2025

Autumn Potter

HISTORIC ZONING COMMISSION CHAIR

Robert Quibald

ZONING ADMINISTRATOR

Per §13-7-409 of the Tennessee Code Annotated: Anyone who may be aggrieved by any final order or judgment of the Historic Zoning Commission may have such order or judgment reviewed by the courts by the procedure of statutory certiorari, as provided in Tennessee Code Annotated Title 27, Chapter 8.



Historic Zoning Commission Administrative Certificate of Appropriateness

700 NORTH GARDEN STREET, COLUMBIA, TN 38401
PHONE: (931) 560-1560 FAX: (931) 560-1541

PROJECT LOCATION: 410 W 6th St

HISTORIC DISTRICT: 6th Street

	OWNER INFORMATION:	APPLICANT INFORMATION:
NAME	Julie C Heffington	Julie C Heffington
ADDRESS	809 S Main St Ste 100 Columbia, TN 38401	809 S Main St Ste 100 Columbia, TN 38401
PHONE		
EMAIL	JULIECHEFFINGTON@GMAIL.COM	JULIECHEFFINGTON@GMAIL.COM

NEW CONSTRUCTION:	EXTERIOR ALTERATION:	DEMOLITION:
<input type="checkbox"/> Primary Structure/Addition	<input type="checkbox"/> Facade	<input type="checkbox"/> Primary Structure
<input type="checkbox"/> Accessory Structure	<input type="checkbox"/> Accessory Structure	<input type="checkbox"/> Accessory Structure
<input type="checkbox"/> Garage/Carport	<input type="checkbox"/> Garage/Carport	<input type="checkbox"/> Garage/Carport
<input type="checkbox"/> New Sign	<input type="checkbox"/> Revision to Existing Sign	<input type="checkbox"/> Sign
<input type="checkbox"/> _____	<input checked="" type="checkbox"/> Fence	<input type="checkbox"/> _____

CONDITIONS OF APPROVAL: Approved as submitted

- 75' Continuation of existing fence at rear of property on northeast boundary
- 6' Western Red Cedar Shadow Box Swoop with treated pine posts, runners, and Western Cedar Boards

UNAPPROVED/SPECIFICALLY EXCLUDED WORK:

DATE OF ADMINISTRATIVE HISTORIC ZONING **APPROVAL**/DENIAL: 4/11/2025

Autumn Potter

HISTORIC ZONING COMMISSION CHAIR

Robert Quibald

ZONING ADMINISTRATOR

Per §13-7-409 of the Tennessee Code Annotated: Anyone who may be aggrieved by any final order or judgment of the Historic Zoning Commission may have such order or judgment reviewed by the courts by the procedure of statutory certiorari, as provided in Tennessee Code Annotated Title 27, Chapter 8.