



# SAN FRANCISCO PLANNING DEPARTMENT

---

## Certificate of Appropriateness Case Report Consent Calendar

HEARING DATE: MARCH 7, 2012

*Filing Date:* January 17, 2012  
*Case No.:* **2012.0044A**  
*Project Address:* **814-816 Scott Street**  
*Historic District:* Alamo Square  
*Zoning:* RH-3 (Residential, House, Three-Family)  
40-X Height and Bulk District  
*Block/Lot:* 0777 / 017  
*Applicant:* Reza Khoshnevisan, SIA Consulting  
1256 Howard Street  
San Francisco, CA 94103  
*Staff Contact* Shelley Caltagirone - (415) 558-6625  
shelley.caltagirone@sfgov.org  
*Reviewed By* Tim Frye - (415) 558-6325  
tim.frye@sfgov.org

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

### PROPERTY DESCRIPTION

**814-816 SCOTT STREET**, east side between McAllister and Fulton Streets. Assessor's Block 0777, Lot 017. The two-story, two-unit residence was built in 1888 by an unknown builder/architect for Jane A. Sutherland. The Stick-style building is largely intact with the basement-level garage the most significant alteration. It is located in a RH-3 (Residential, House, Three-Family) Zoning District and a 40-X Height and Bulk District.

### PROJECT DESCRIPTION

The proposal is to replace eight (8) windows at the first floor level and nine (9) windows at the second floor level of the subject building at the front (west) and side (south) facades. The existing aluminum-framed windows would be replaced with wood-framed, double-hung, dual-paned windows with an ogee lug detail at the upper sash.

### OTHER ACTIONS REQUIRED

None.

### COMPLIANCE WITH THE PLANNING CODE PROVISIONS

The proposed project is in compliance with all other provisions of the Planning Code.

## APPLICABLE PRESERVATION STANDARDS

### ARTICLE 10

A Certificate of Appropriateness is required for any construction, alteration, removal, or demolition of a designated Landmark for which a City permit is required. In appraising a proposal for a Certificate of Appropriateness, the Historic Preservation Commission should consider the factors of architectural style, design, arrangement, texture, materials, color, and other pertinent factors. Section 1006.7 of the Planning Code provides in relevant part as follows:

- a. The proposed work shall be appropriate for and consistent with the effectuation of the purposes of Article 10.
- b. The proposed work shall be compatible with the historic structure in terms of design, materials, form, scale, and location. The proposed project will not detract from the site's architectural character as described in the designating ordinance. For all of the exterior and interior work proposed, reasonable efforts have been made to preserve, enhance or restore, and not to damage or destroy, the exterior architectural features of the subject property which contribute to its significance.

A Certificate of Appropriateness hearing is required because the proposed window replacement at the primary facade exceeds the 20% threshold required for an Administrative Certificate of Appropriateness as described in Historic Preservation Commission Motion No. 0122, adopted May 18, 2011.

### THE SECRETARY OF THE INTERIOR'S STANDARDS

Rehabilitation is the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values. The Rehabilitation Standards provide, in relevant part(s):

**Standard 1:** A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

*The proposed project would maintain the building's historic use as a two-family residence.*

**Standard 2:** The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

*The proposed project would not impact the historic character of the subject property. The project does not involve the removal of historic materials or alterations of features and spaces that characterize the subject property. The proposed project maintains the Stick architectural style of the subject property and would improve the historic integrity of the building by installing compatible replacement windows.*

**Standard 3:** Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

*The proposed project would not include the addition of conjectural features or architectural elements that create a false sense of development.*

**Standard 4:** Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

*The proposed project would not alter or impact changes to the subject property that have acquired historic significance in their own right. The aluminum-framed windows to be removed are later alterations to the subject property and are not historically significant.*

**Standard 5:** Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

*The proposed project would not alter or impact distinctive features, finishes, or construction and craftsmanship that characterize the subject property.*

**Standard 6:** Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

*The proposed project would not impact distinctive features of the subject property. The proposed scope of work does not include the repair or replacement of any historic features. The windows to be replaced are not historic and do not match the material and details of the original windows.*

**Standard 7:** Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

*The proposed project would not involve chemical or physical treatments, such as sandblasting, that would cause damage to historic materials.*

**Standard 8:** Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

*The proposed project does not include significant excavation work.*

**Standard 9:** New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new

work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

*The new windows would be designed in a manner that matches the design, scale, and material of the missing historic windows so that they are compatible with the subject building.*

**Standard 10:** New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

*Should any of the proposed work be removed and replaced in the future, the essential form and integrity of the building and historic district would be unimpaired.*

**Summary:** The Department finds that the overall project is consistent with the *Secretary of the Interior Standards for Rehabilitation*.

## PUBLIC/NEIGHBORHOOD INPUT

The Department has received no public input on the project at the date of this report.

## ISSUES & OTHER CONSIDERATIONS

The Project Sponsor previously installed aluminum-framed windows without the benefit of a building permit. The current application proposes to remove those windows and replace them with windows that are appropriate to the age and design of the historic building. Photographs of the front façade showing the original wood-framed windows and the current aluminum-framed windows are attached.

## STAFF ANALYSIS

Based on the requirements of Article 10 and the Secretary of Interior's Standards, staff has determined that the proposed work is compatible with the character-defining features of the subject building and with the Alamo Square Historic District.

Staff finds that the historic character of the property will be retained and preserved by removing non-historic windows that are not compatible with the character of the building with new windows that will match the original windows in terms of size, material, configuration, and details. The proposed wood-framed, double-hung sash windows with ogee lug details at the upper sash closely match those shown in historic photographs of the building.

## ENVIRONMENTAL REVIEW STATUS

The Planning Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15301 (Class One-Minor Alteration of Existing facility) because the project is a minor alteration of an existing structure and meets the *Secretary of the Interior's Standards*.

## PLANNING DEPARTMENT RECOMMENDATION

Planning Department staff recommends APPROVAL of the proposed project as it appears to meet the Secretary of the Interior Standards for Rehabilitation.

## ATTACHMENTS

Draft Motion  
Assessor's Block Map  
Sanborn Map  
Photographs  
Plans  
Specifications

*SC: G:\DOCUMENTS\Cases\COFA\Case Reports\814 Scott\_Case Report\_3.7.12.doc*



# SAN FRANCISCO PLANNING DEPARTMENT

---

## Historic Preservation Commission Draft Motion

HEARING DATE: MARCH 7, 2012

*Filing Date:* January 17, 2012  
*Case No.:* **2012.0044A**  
*Project Address:* **814-816 Scott Street**  
*Historic District:* Alamo Square  
*Zoning:* RH-3 (Residential, House, Three-Family)  
40-X Height and Bulk District  
*Block/Lot:* 0777 / 017  
*Applicant:* Reza Khoshnevisan, SIA Consulting  
1256 Howard Street  
San Francisco, CA 94103  
*Staff Contact* Shelley Caltagirone - (415) 558-6625  
shelley.caltagirone@sfgov.org  
*Reviewed By* Tim Frye – (415) 558-6325  
tim.frye@sfgov.org

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

**ADOPTING FINDINGS FOR A CERTIFICATE OF APPROPRIATENESS FOR PROPOSED WORK DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 10, TO MEET THE STANDARDS OF ARTICLE 10 AND TO MEET THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION, FOR THE PROPERTY LOCATED ON LOT 017 IN ASSESSOR'S BLOCK 0777, WITHIN AN RH-3 (RESIDENTIAL, HOUSE, THREE-FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.**

### PREAMBLE

WHEREAS, on January 17, 2012, Reza Khoshnevisan, SIA Consulting, (Project Sponsor) filed an application with the San Francisco Planning Department (hereinafter "Department") for a Certificate of Appropriateness to replace eight (8) windows at the first floor level and nine (9) windows at the second floor level of the subject building at the front (west) and side (south) facades. The existing aluminum-framed windows would be replaced with wood-framed, double-hung, dual-paned windows with an ogee lug detail at the upper sash.

WHEREAS, the Project was determined by the Department to be categorically exempt from environmental review. The Historic Preservation Commission (hereinafter "Commission") has reviewed and concurs with said determination.

WHEREAS, on March 7, 2012, the Commission conducted a duly noticed public hearing on the current project, Case No. 2012.0044A ("Project") for its appropriateness.

WHEREAS, in reviewing the Application, the Commission has had available for its review and consideration case reports, plans, and other materials pertaining to the Project contained in the Department's case files, has reviewed and heard testimony and received materials from interested parties during the public hearing on the Project.

MOVED, that the Commission hereby grants the Certificate of Appropriateness, in conformance with the architectural plans labeled Exhibit A on file in the docket for Case No. 2012.0044A based on the following findings:

## FINDINGS

Having reviewed all the materials identified in the recitals above and having heard oral testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and also constitute findings of the Commission.
2. Findings pursuant to Article 10:

The Historical Preservation Commission has determined that the proposed work is compatible with the character of the landmark district as described in the designation report.

- The historic character of the property will be retained and preserved by removing non-historic windows that are not compatible with the character of the building with new windows that will match the original windows in terms of size, material, configuration, and details. The proposed wood-framed, double-hung sash windows with ogee lug details at the upper sash closely match those shown in historic photographs of the building.
- The proposed project meets the requirements of Article 10.
- The proposed project meets the following *Secretary of the Interior's Standards for Rehabilitation*:

### **Standard 1.**

*A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

### **Standard 2.**

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

### **Standard 3.**

*Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

**Standard 4.**

*Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

**Standard 5.**

*Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*

**Standard 6.**

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

**Standard 7.**

*Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

**Standard 8.**

*Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*

**Standard 9.**

*New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

**Standard 10.**

*New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

3. **General Plan Compliance.** The proposed Certificate of Appropriateness is, on balance, consistent with the following Objectives and Policies of the General Plan:

I. URBAN DESIGN ELEMENT

THE URBAN DESIGN ELEMENT CONCERNS THE PHYSICAL CHARACTER AND ORDER OF THE CITY, AND THE RELATIONSHIP BETWEEN PEOPLE AND THEIR ENVIRONMENT.

GOALS

*The Urban Design Element is concerned both with development and with preservation. It is a concerted effort to recognize the positive attributes of the city, to enhance and conserve those attributes, and to*



*improve the living environment where it is less than satisfactory. The Plan is a definition of quality, a definition based upon human needs.*

**OBJECTIVE 1**

**EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.**

**POLICY 1.3**

*Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.*

**OBJECTIVE 2**

**CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.**

**POLICY 2.4**

*Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.*

**POLICY 2.5**

*Use care in remodeling of older buildings, in order to enhance rather than weaken the original character of such buildings.*

**POLICY 2.7**

*Recognize and protect outstanding and unique areas that contribute in an extraordinary degree to San Francisco's visual form and character.*

*The goal of a Certificate of Appropriateness is to provide additional oversight for buildings and districts that are architecturally or culturally significant to the City in order to protect the qualities that are associated with that significance.*

*The proposed project qualifies for a Certificate of Appropriateness and therefore furthers these policies and objectives by maintaining and preserving the character-defining features of the landmark for the future enjoyment and education of San Francisco residents and visitors.*

4. The proposed project is generally consistent with the eight General Plan priority policies set forth in Section 101.1 in that:
  - A) The existing neighborhood-serving retail uses will be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses will be enhanced:

*The proposed project is for the rehabilitation of a residential property and will not have any impact on neighborhood serving retail uses.*

- B) The existing housing and neighborhood character will be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods:

*The proposed project will strengthen neighborhood character by respecting the character-defining features of the building in conformance with the Secretary of the Interior's Standards.*

- C) The City's supply of affordable housing will be preserved and enhanced:

*The project will not reduce the affordable housing supply as the existing unit will be retained.*

- D) The commuter traffic will not impede MUNI transit service or overburden our streets or neighborhood parking:

*The proposed project will not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.*

- E) A diverse economic base will be maintained by protecting our industrial and service sectors from displacement due to commercial office development. And future opportunities for resident employment and ownership in these sectors will be enhanced:

*The proposed will not have any impact on industrial and service sector jobs.*

- F) The City will achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

*Preparedness against injury and loss of life in an earthquake is improved by the proposed work. The work will be executed in compliance with all applicable construction and safety measures.*

- G) That landmark and historic buildings will be preserved:

*The proposed project is in conformance with Article 10 of the Planning Code and the Secretary of the Interior's Standards.*

- H) Parks and open space and their access to sunlight and vistas will be protected from development:

*The proposed project will not impact the access to sunlight or vistas for the parks and open space.*

5. For these reasons, the proposal overall, is appropriate for and consistent with the purposes of Article 10, meets the standards of Article 10, and the Secretary of Interior's Standards for Rehabilitation, General Plan and Prop M findings of the Planning Code.

**DECISION**

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **GRANTS a Certificate of Appropriateness** for the property located at Lot 017 in Assessor's Block 0777 for proposed work in conformance with the renderings and architectural plans labeled Exhibit A on file in the docket for Case No. 2012.0044A.

**APPEAL AND EFFECTIVE DATE OF MOTION:** The Commission's decision on a Certificate of Appropriateness shall be final unless appealed within thirty (30) days. Any appeal shall be made to the Board of Appeals, unless the proposed project requires Board of Supervisors approval or is appealed to the Board of Supervisors as a conditional use, in which case any appeal shall be made to the Board of Supervisors (see Charter Section 4.135).

**Duration of this Certificate of Appropriateness:** This Certificate of Appropriateness is issued pursuant to Article 10 of the Planning Code and is valid for a period of three (3) years from the effective date of approval by the Historic Preservation Commission. The authorization and right vested by virtue of this action shall be deemed void and canceled if, within 3 years of the date of this Motion, a site permit or building permit for the Project has not been secured by Project Sponsor.

**THIS IS NOT A PERMIT TO COMMENCE ANY WORK OR CHANGE OF OCCUPANCY UNLESS NO BUILDING PERMIT IS REQUIRED. PERMITS FROM THE DEPARTMENT OF BUILDING INSPECTION (and any other appropriate agencies) MUST BE SECURED BEFORE WORK IS STARTED OR OCCUPANCY IS CHANGED.**

I hereby certify that the Historical Preservation Commission ADOPTED the foregoing Motion on March 7, 2012.

Linda D. Avery  
Commission Secretary

AYES:

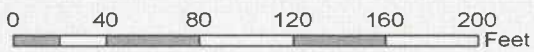
NAYS:

ABSENT:

ADOPTED:

# BLOCK 0777

Printed: 30 January, 2012



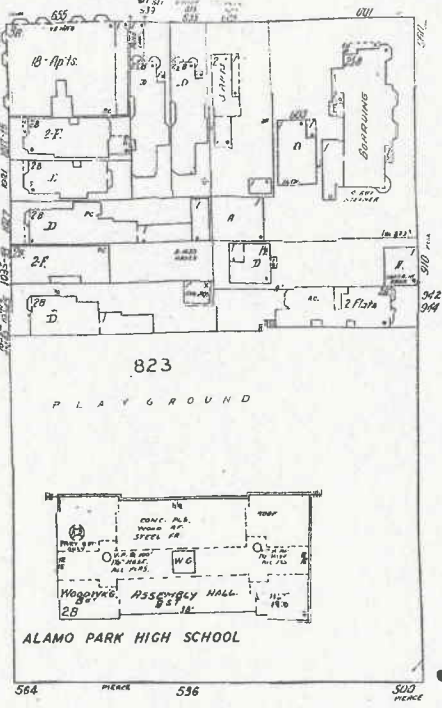
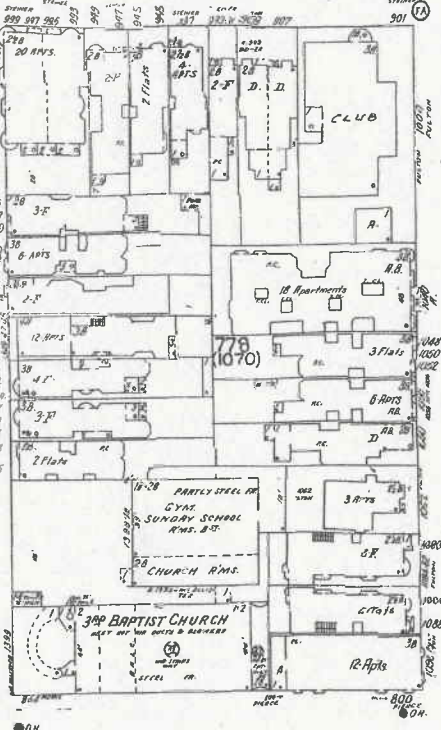
348

349

358

STEINER

STEINER



357

PIERCE 68'9" wide

PIERCE 68'9" wide

359

799 802  
S S U U A A R R E E  
0 0

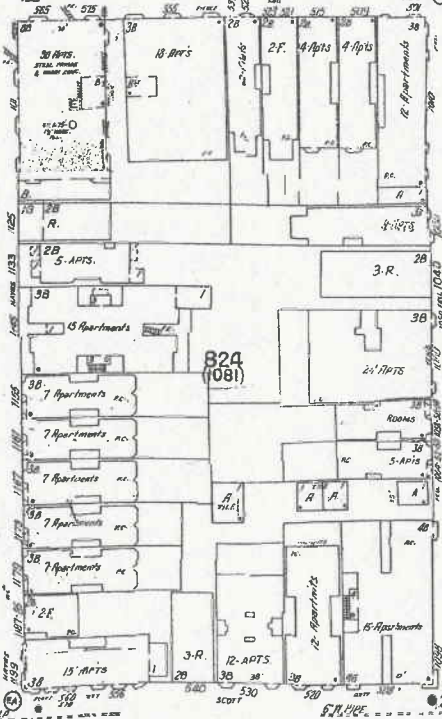
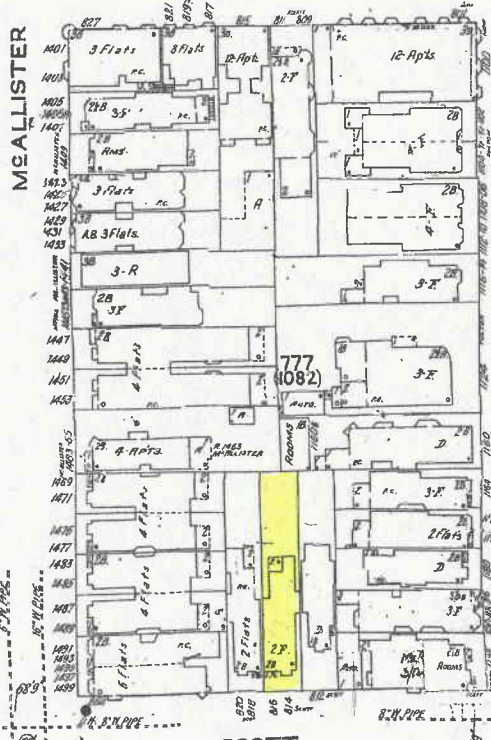


MEALLISTER

FULTON

HAYES

FELL

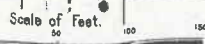


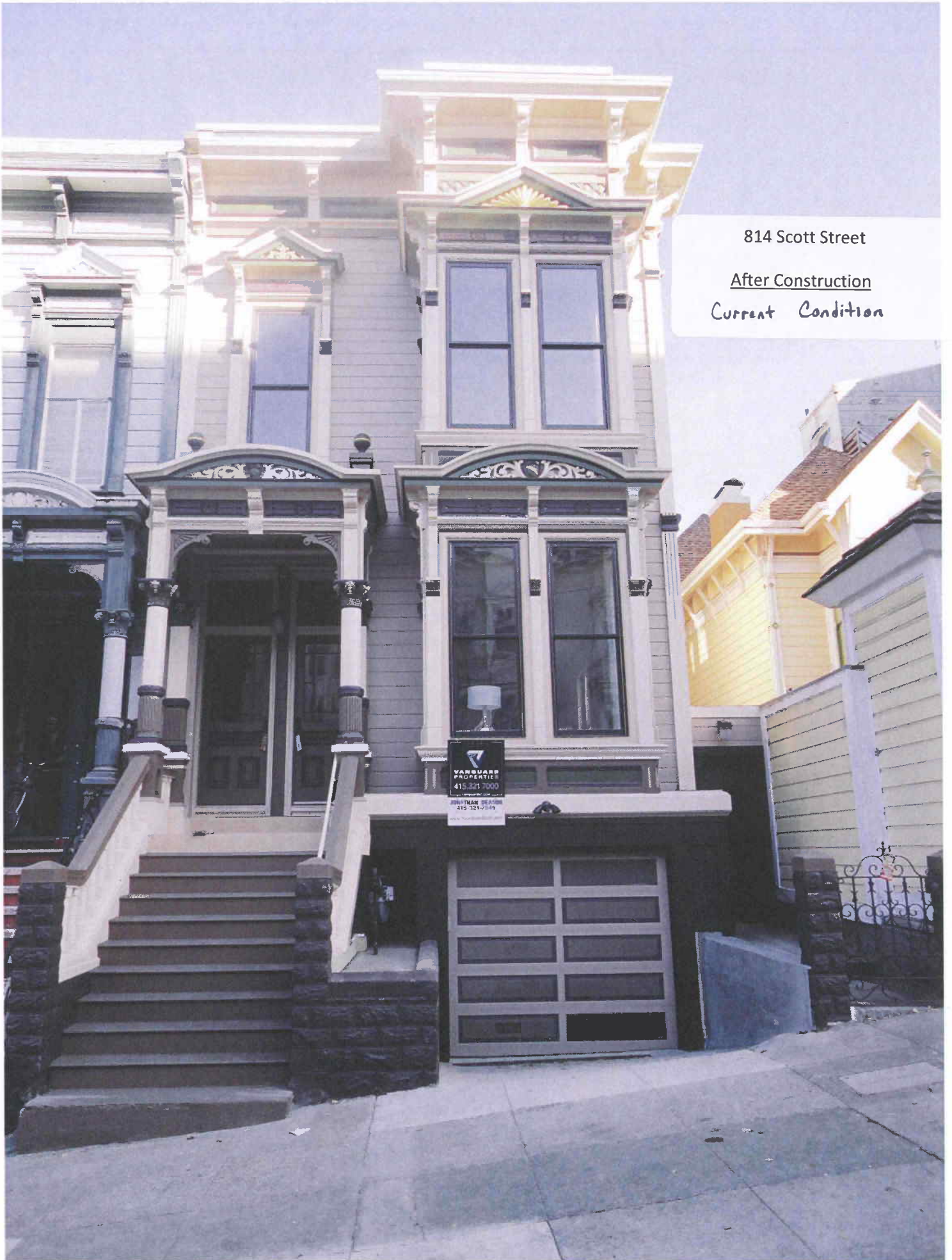
SCOTT

SCOTT

370

371





814 Scott Street

After Construction  
*Current Condition*

814 Scott Street  
Before Construction

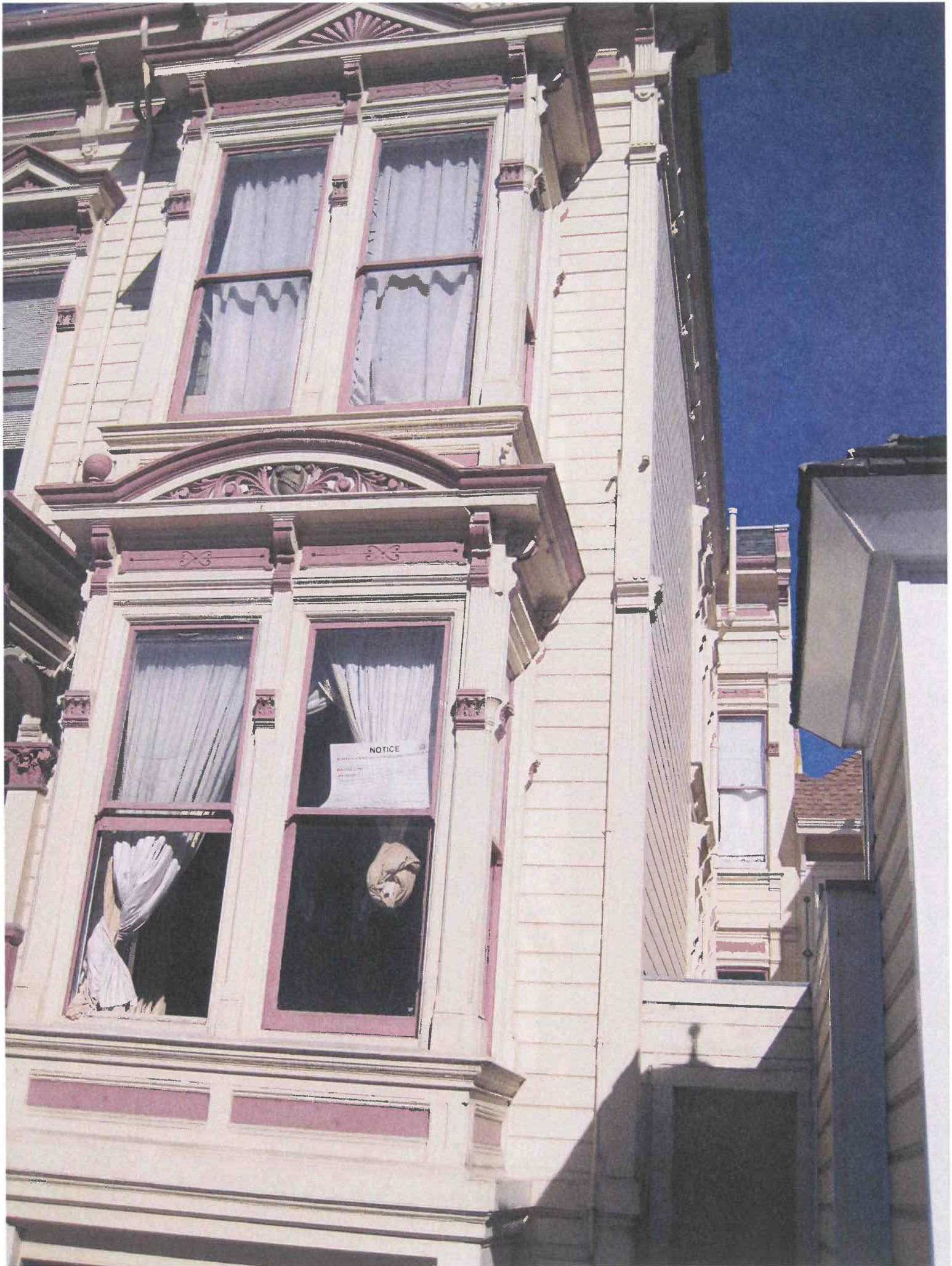




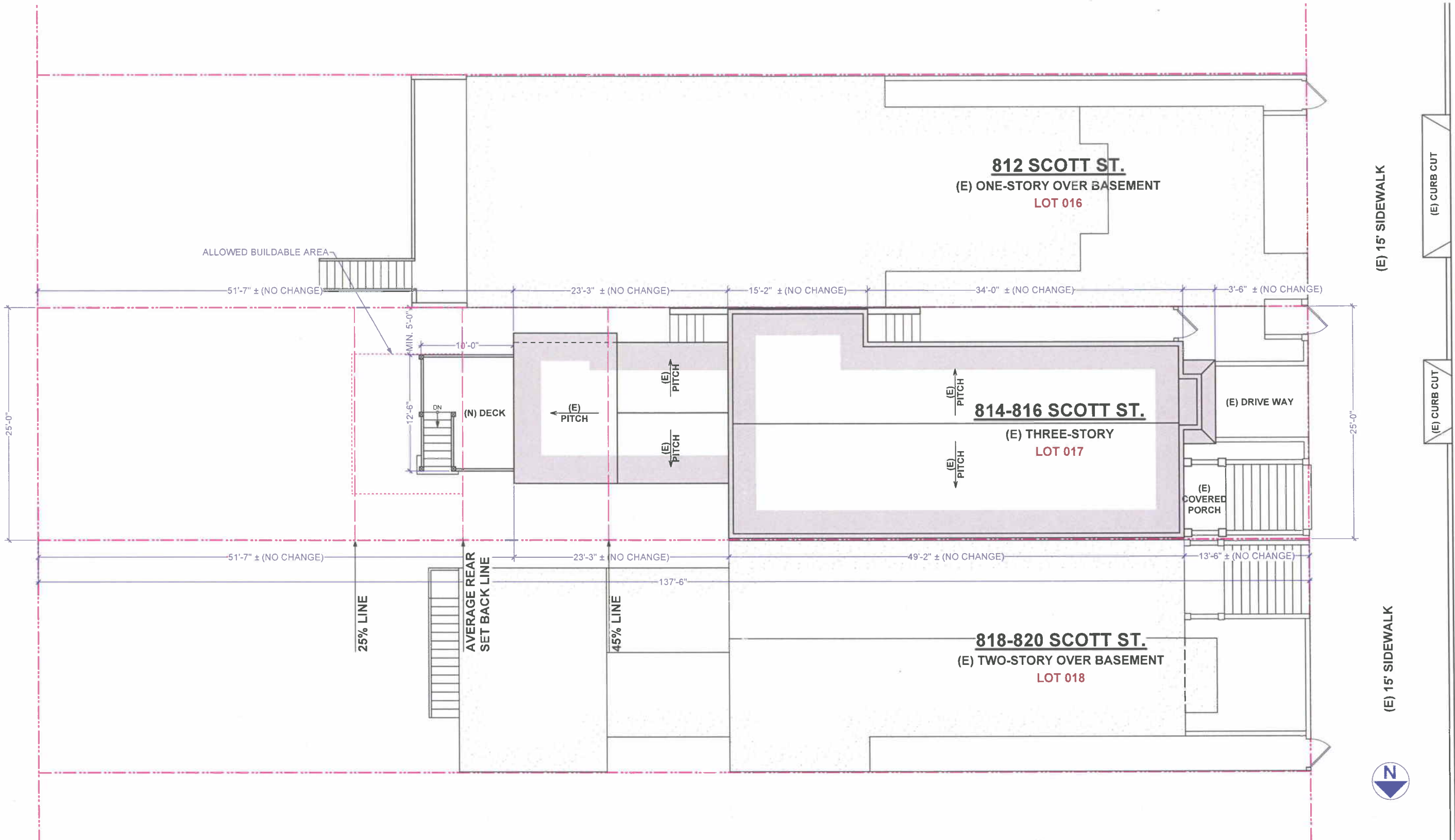
814 Scott Street  
Before Construction

WARNING  
DO NOT REEF  
MILK HOUSE





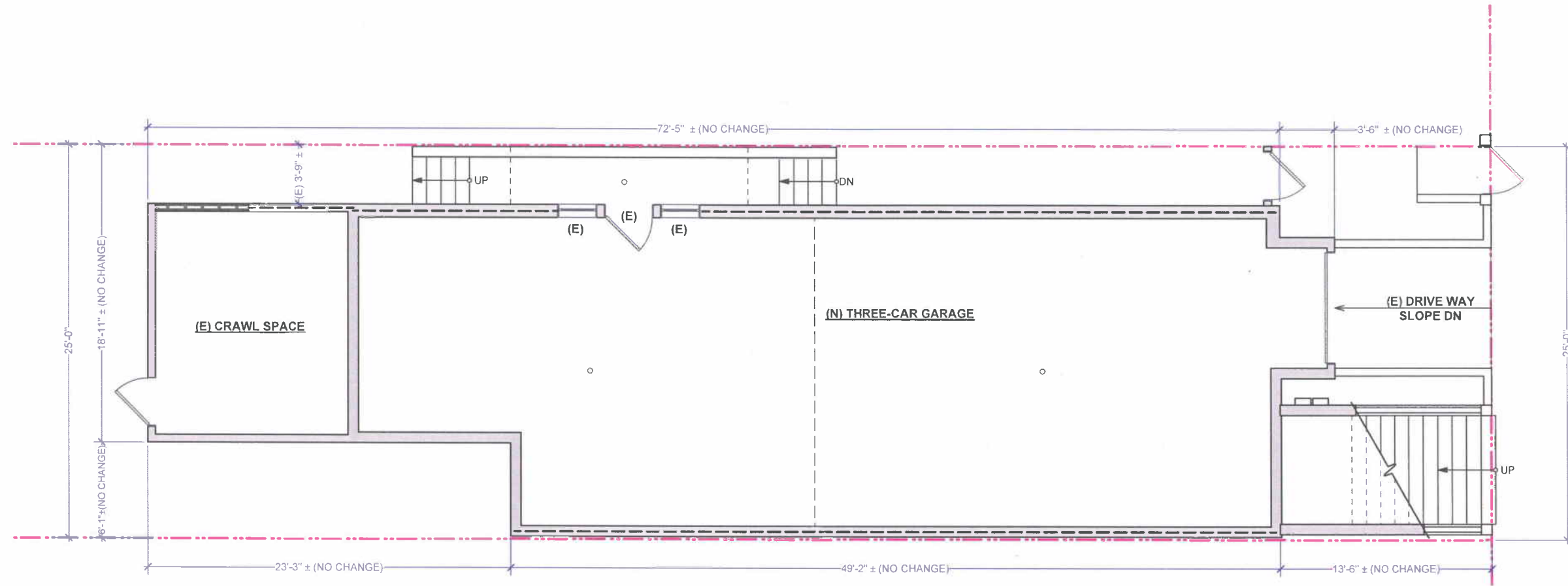
NOTICE



**SITE PLAN**  
3/32" = 1'-0"

814 SCOTT ST.  
SAN FRANCISCO, CA

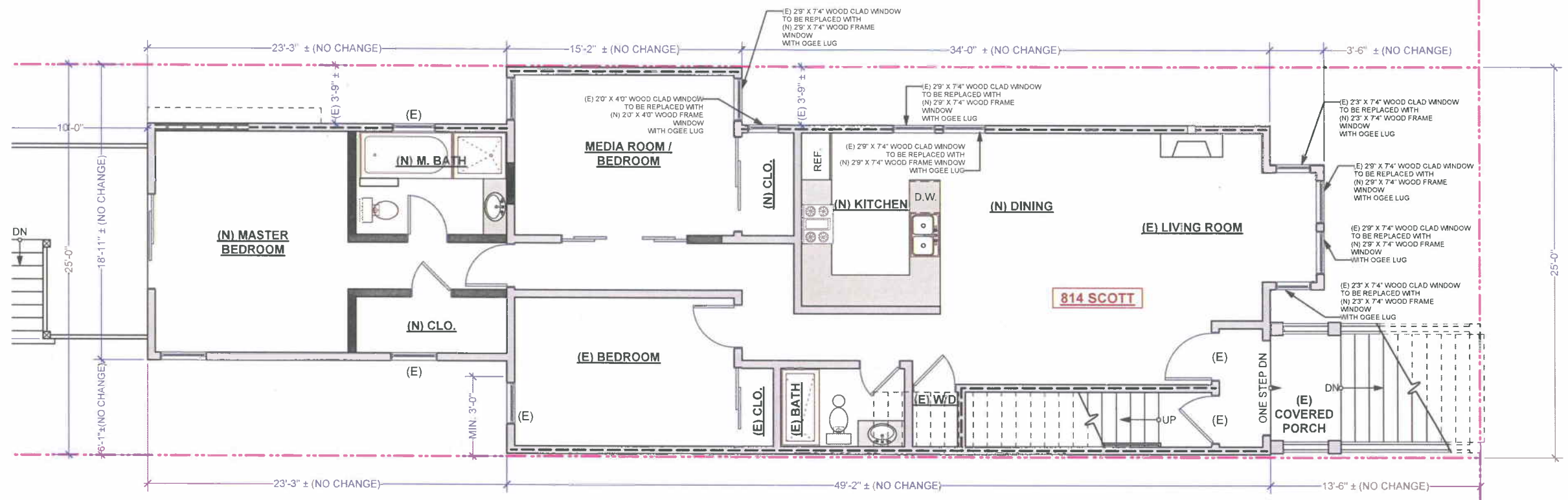




**FIRST FLOOR PLAN**  
 1/8" = 1'-0"

814 SCOTT ST.  
 SAN FRANCISCO, CA



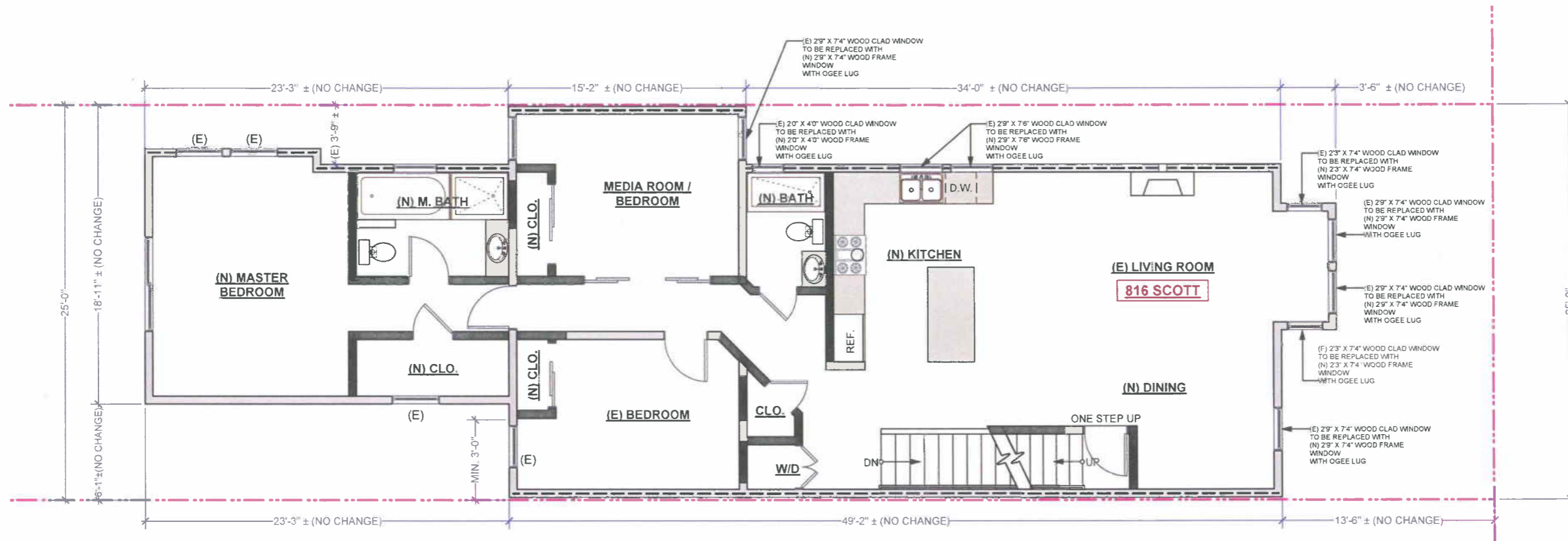


# SECOND FLOOR PLAN

1/8" = 1'-0"

814 SCOTT ST.  
SAN FRANCISCO, CA





# THIRD FLOOR PLAN

1/8" = 1'-0"

814 SCOTT ST.  
SAN FRANCISCO, CA

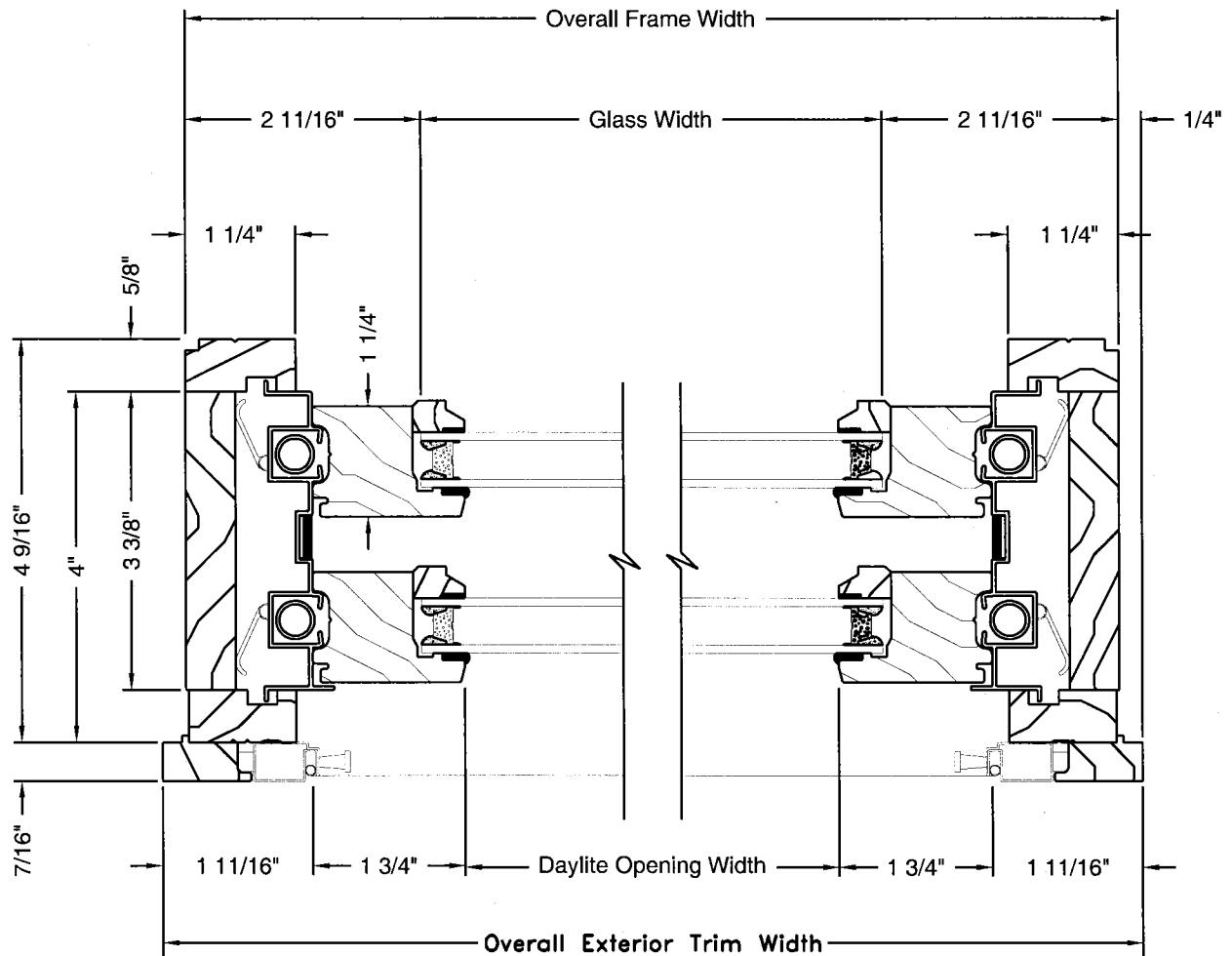


# Architectural Detail Manual

## Primed Tradition Plus Double Hung Windows

### Section Details

## DOUBLE HUNG POCKET WINDOW



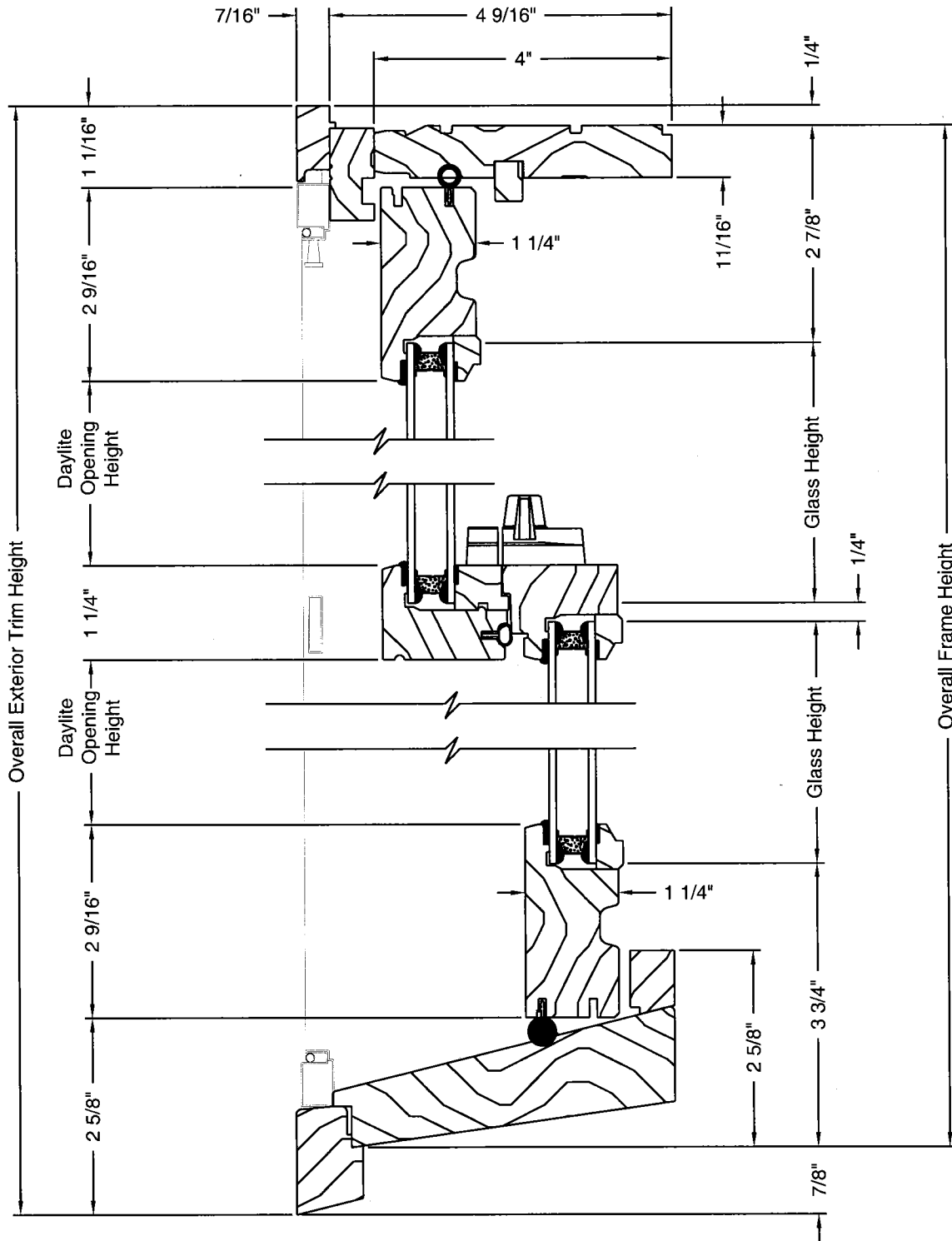
### HORIZONTAL SECTION

# Architectural Detail Manual

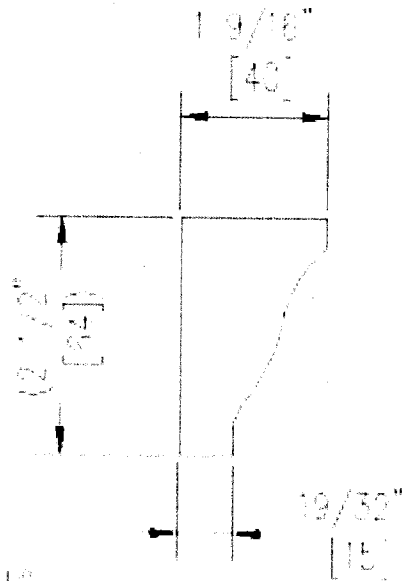
## Primed Tradition Plus Double Hung Windows

### Section Details

### DOUBLE HUNG POCKET WINDOW



**VERTICAL SECTION**




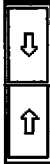

SLIDE-ON DOOR LID  
 AVAILABLE WITH DOUBLE HUNG  
 AND SINGLE HUNG. TILT FEATURE  
 IS NOT AVAILABLE


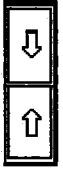
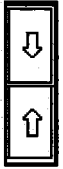
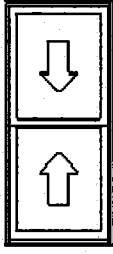


**QUOTE BY:** dcazzo  
**SOLD TO:** San Francisco Developers

**QUOTE #:** JDAV00003  
**SHIP TO:**

**PO#:** **PROJECT NAME:** 814-816 Scott St  
**REFERENCE:**

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	UNIT PRICE	QTY	EXTENDED PRICE
Line- 1	814/816 Living Room Pocket Opening: 28 1/8 X 89 5/8	 <p>Frame Size : 27 5/8 X 89 3/8            Tradition Plus Wood Double Hung, Premium Pocket Top Sash Only,            Pocket Size = 28 1/8 X 89 5/8            Primed Sash, Compression Jambliner &amp; No Tilt Latches,            Pine Primed Interior,            No Finger Plows,            White Hardware,            Insulated Preserve Film, Argon Filled,            Low-E Annealed Glass Top,            PEV 2011.4.0.429/PDV 5.460 (11/16/11) CW</p>		4	\$838.64
			\$209.66		
Line- 2	814/816 Living Room Pocket Opening: 28 1/8 X 89 5/8	 <p>Frame Size : 27 5/8 X 89 3/8            Tradition Plus Wood Double Hung, Premium Pocket Bottom Sash Only,            Pocket Size = 28 1/8 X 89 5/8            Primed Sash, Compression Jambliner &amp; No Tilt Latches,            Pine Primed Interior,            No Finger Plows,            White Hardware,            Insulated Preserve Film, Argon Filled,            Low-E Annealed Glass Btm,            PEV 2011.4.0.429/PDV 5.460 (11/16/11) CW</p>		4	\$838.64
			\$209.66		
Line- 3	814/816 Living Room Pocket Opening: 34 1/8 X 89 5/8	 <p>Frame Size : 33 5/8 X 89 3/8            Tradition Plus Wood Double Hung, Premium Pocket Top Sash Only,            Pocket Size = 34 1/8 X 89 5/8            Primed Sash, Compression Jambliner &amp; No Tilt Latches,            Pine Primed Interior,            No Finger Plows,            White Hardware,            Insulated Preserve Film, Argon Filled,            Low-E Annealed Glass Top,            PEV 2011.4.0.429/PDV 5.460 (11/16/11) CW</p>		5	\$1,073.95
			\$214.79		

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	UNIT PRICE	QTY	EXTENDED PRICE
Line- 4	814/816 Living Room Pocket Opening:34 1/8 X 89 5/8	Frame Size : 33 5/8 X 89 3/8 Tradition Plus Wood Double Hung, Premium Pocket Bottom Sash Only, Pocket Size = 34 1/8 X 89 5/8 Primed Sash, Compression Jambliner & No Tilt Latches, Pine Primed Interior, No Finger Plows, White Hardware, Insulated Preserve Film, Argon Filled, Low-E Annealed Glass Btm, PEV 2011.4.0.429/PDV 5.460 (11/16/11) CW		5	\$1,073.95
					
	Viewed from Exterior. Scale: 1/8" = 1'				
Line- 5	814 Living Room 814/816 Bed 2 Pocket Opening:30 1/8 X 89 5/8	Frame Size : 29 5/8 X 89 3/8 Tradition Plus Wood Double Hung, Premium Pocket Top Sash Only, Pocket Size = 30 1/8 X 89 5/8 Primed Sash, Compression Jambliner & No Tilt Latches, Pine Primed Interior, No Finger Plows, White Hardware, Insulated Preserve Film, Argon Filled, Low-E Annealed Glass Top, PEV 2011.4.0.429/PDV 5.460 (11/16/11) CW		4	\$845.48
					
	Viewed from Exterior. Scale: 1/8" = 1'				
Line- 6	814 Living Room 814/816 Bed 2 Pocket Opening:30 1/8 X 89 5/8	Frame Size : 29 5/8 X 89 3/8 Tradition Plus Wood Double Hung, Premium Pocket Bottom Sash Only, Pocket Size = 30 1/8 X 89 5/8 Primed Sash, Compression Jambliner & No Tilt Latches, Pine Primed Interior, No Finger Plows, White Hardware, Insulated Preserve Film, Argon Filled, Low-E Annealed Glass Btm, PEV 2011.4.0.429/PDV 5.460 (11/16/11) CW		4	\$845.48
					
	Viewed from Exterior. Scale: 1/8" = 1'				
Line- 7	816 Kitchen Pocket Opening:30 1/8 X 66	Frame Size : 29 5/8 X 65 3/4 Tradition Plus Wood Double Hung, Premium Pocket Top Sash Only, Pocket Size = 30 1/8 X 66 Primed Sash, Compression Jambliner & No Tilt Latches, Pine Primed Interior, No Finger Plows, White Hardware, Insulated Preserve Film, Argon Filled, Low-E Annealed Glass Top, PEV 2011.4.0.429/PDV 5.460 (11/16/11) CW		2	\$227.42
					
	Viewed from Exterior. Scale: 1/4" = 1'				