Ann Arbor Historic District Commission Staff Report

Application Information

Address: 311 Second St.

Application Number: HDC26-0030.

District: Old West Side Historic District.

Status: Contributing.

Report Date: May 14, 2026.

Report Prepared By: Mariana Melin-Corcoran, City Planner.

Review Committee Date: May 11, 2026.

Owner: Desert Klein-Kassab.

Owner Address: 311 Second St, Ann Arbor, MI, 48103.

Owner Phone: (734) 678-9769.

Applicant: Brad Moore, J Bradley Moore & Associates.

Applicant Address: 2232 S Main St, Unit 406, Ann Arbor, MI, 48103.

Applicant Phone: (734) 930-1500.

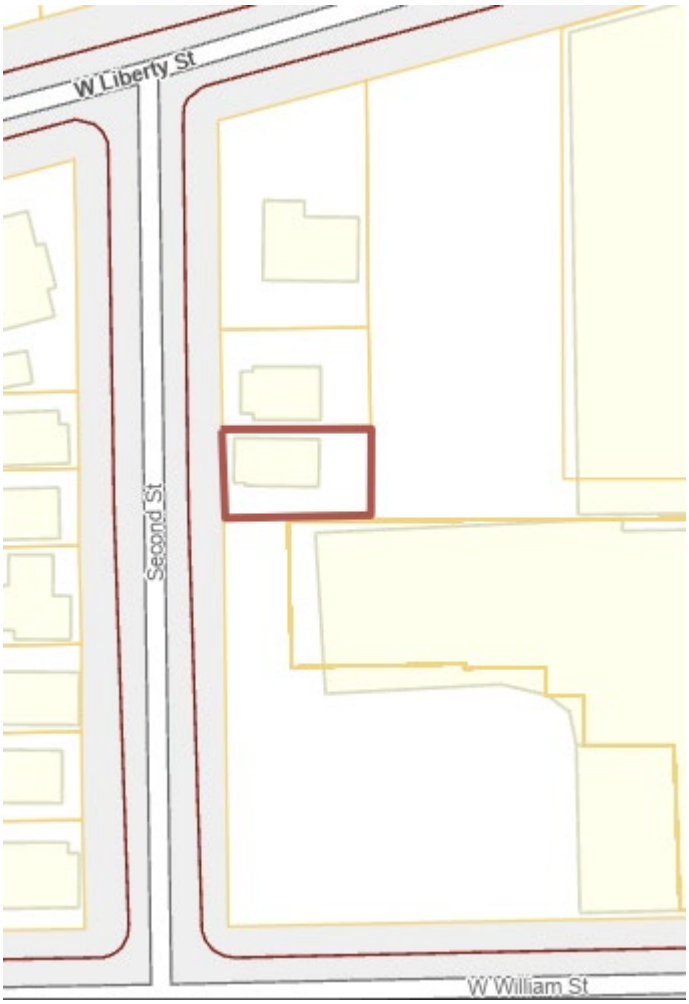
Background

Site History: This two-story vernacular house first appears in city directories in 1910, when it was the residence of W H Barrows, a cooper. It is shown on the 1916 Sanborn Fire Insurance Map as a rectangular dwelling with a full-width front porch. It has a gable roof with a central brick chimney. At some point the house was wrapped in aluminum siding, and the porch was altered with the addition of a concrete base and stairs and the replacement of railings and posts.

In 2009, the Commission denied an application to demolish 311 Second Street and the adjacent house (307 Second Street), which is extremely similar in design, detailing and fenestration pattern.

Location: The site is located on the east side of Second Street, between William and Liberty streets.

Figure 1: Location map showing 311 Second Street outlined in red.



Application: The applicant seeks HDC approval to remove and replace five existing windows and to install two new windows in previously infilled openings. The applicant also proposes removing the chimney.

Applicable Regulations

From the Secretary of the Interior's Standards for Rehabilitation (other SOI Standards may also apply):

(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.

(2) The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

(9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

(10) New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property will be unimpaired.

From the Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings (other SOI Guidelines may also apply):

Building Site:

- Recommended: Identifying, retaining, and preserving buildings and their features as well as features of the site that are important in defining its overall historic character.

- Not Recommended: Removing or radically changing buildings and their features or site features which are important in defining the overall historic character of the building site so that, as a result, the character is diminished.

Roofs – Identify, Retain, Preserve:

- Recommended*:* Identifying, retaining, and preserving roofs—and their functional and decorative features—that are important in defining the overall historic character of the building. This includes the roof-shape, such as cupolas, cresting, chimneys, and weathervanes; and roofing material such as slate, wood, clay tile, and metal, as well as its size, color, and patterning.

- Not Recommended: Radically changing, damaging, or destroying roofs which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Roofs – Alterations, Additions:

- Recommended: Designing additions to roofs such as residential, office, or storage spaces; elevator housing; decks and terraces; or dormers or skylights when required by the new use so that they are inconspicuous from the public right-of-way and do not damage or obscure character-defining features.

Windows:

- Recommended: Designing and installing additional windows on rear or other non-character-defining elevations if required by the new use. New window openings may also be cut into exposed party walls. Such design should be compatible with the overall design of the building, but not duplicate the fenestration pattern and detailing of a character-defining elevation.

- Recommended: Protecting and maintaining the wood and architectural metal which comprise the window frame, sash, muntins, and surrounds through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and reapplication of protective coating system.

- Not Recommended: Introducing a new design that is incompatible with the historic character of the building.

From the Ann Arbor Historic District Design Guidelines (other Guidelines may also apply):

Roofs:

- Not Appropriate: Removing or altering historic roof features such as chimneys, dormers, cupolas, lightning rods, built-in or decorative gutters.

Windows:

- Appropriate: Retaining and maintaining windows in good condition. Normal maintenance will include cleaning, sash cord replacement, limited paint removal, re-caulking where necessary, and new paint to make windows fully operable.

- Not Appropriate: Changing the number, location, and size or glazing pattern of windows by cutting new openings, blocking-in, or installing replacement sash which does not fit the historic opening.

Residential Doors:

- Appropriate*:* Replacing a missing original or non-original door with a design that matches original doors remaining on the house, or with a compatible new design and material that fits the style and period of the house and the existing opening.

Staff Findings

1. The applicant proposes to remove and replace five windows. On the south elevation, one second-story window and a trio of first-story windows will be removed and replaced within the same opening. The existing second-story window is non-original. It will be replaced with a fixed window of the same size. The trio (two casements on either side of a fixed window) of first-story windows are wood, though parts of the wood sash are missing and appear to be deteriorating. These windows are assumed to be non-original because of their configuration in relation to the interior floor plan; they were likely installed in an early kitchen remodel. They will be replaced with windows of the same size in the same configuration (two casements and a fixed window).

The fifth window proposed to be removed and replaced is a first-floor window on the rear (east) elevation. The existing window is fixed and appears to be wood. The new window will be in the same location, but the opening will be enlarged to fit a double-hung window.

Additionally, the applicant is proposing to create two new window openings on the rear (east) elevation – one on the first story and one on the second story. The patched siding in these two areas indicates that previously existing window openings had been infilled. The new window openings will be generally in the same area as the former openings but not exactly matching the area of the infill siding. The first-story window will be an awning window, and the second-story window will be a fixed window.

New windows throughout will be clad wood with 2x3 in trim. Trim material is not specified, but wood or composite would be appropriate.

2. The proposal also includes removing and replacing a non-original door on the south elevation. A new half-lite paneled fiberglass door will be installed in the same opening.

3. The applicant proposes to remove the brick chimney, which is located near the center of the roof and penetrates the south side. The opening will be infilled with asphalt shingles to match the existing.

4. There are no proposed changes to the north elevation. There are no proposed changes to the west elevation as part of this application. The applicant is pursuing a separate application for staff approval for proposed work on the porch.

5. Staff believes replacement of the windows, the installation of new windows in former openings, and the replacement of the door are appropriate and meet The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

   The removal or alteration of historic chimneys is not appropriate. The brick chimney is very visible and a distinct element of the gable roof, extending 2ft 4in above the peak of the roof. At the longest, the chimney is 5ft 6in in height, and it matches the brick chimney of the adjacent house at 307 Second Street. The removal would not be reversible and would diminish the historic character of the roof. If desired, the owner could remove the chimney at the interior while keeping the exterior chimney stack intact, retaining the historic integrity of the roof. A separate suggested motion for the chimney is included below.

Possible Motions

(Note that the motions support staff findings and are only a suggestion. The Review Committee, consisting of staff and at least two Commissioners, will meet with the applicant on site and then make a recommendation at the meeting.)

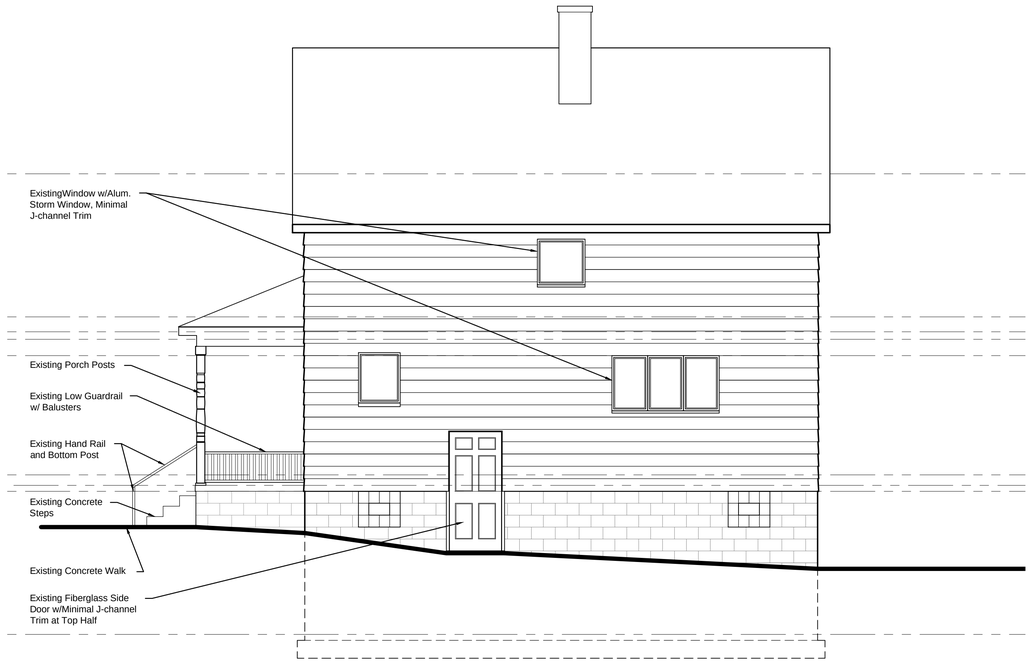
For the windows and door:

I move that the Commission issue a certificate of appropriateness for the application at 311 Second Street, a contributing property in the Old West Side Historic District, to replace five windows and a door and to install two new windows on the rear elevation. As proposed, the work is compatible in exterior design, arrangement, texture, material and relationship to the rest of the building and the surrounding area and meets *The Secretary of the Interior's Standards for Rehabilitation* and *Guidelines for Rehabilitating Historic Buildings,* in particular standards 1, 2, 9 and 10 and the guidelines for building site and windows, as well as the *Ann Arbor Historic District Design Guidelines* for windows and residential doors.

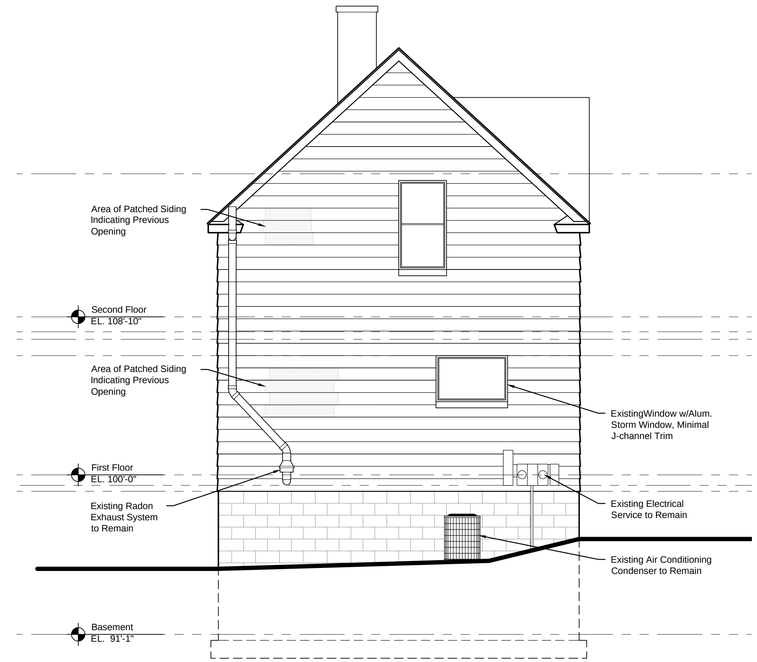
For the chimney:
I move that the Commission issue a certificate of appropriateness for the application at 311 Second Street, a contributing property in the Old West Side Historic District, to remove the chimney. As proposed, the work is compatible in exterior design, arrangement, texture, material and relationship to the rest of the building and the surrounding area and meets *The Secretary of the Interior's Standards for Rehabilitation* and *Guidelines for Rehabilitating Historic Buildings,* in particular standards 1, 2, 9 and 10 and the guidelines for roofs, as well as the *Ann Arbor Historic District Design Guidelines* for roofs.

ATTACHMENTS: application, drawings, specifications

Image 1: 311 Second Street (2007 staff photo)



4 A2.1a South Elevation - Existing
SCALE: 1/4" = 1'-0"



3 A2.1a East Elevation - Existing
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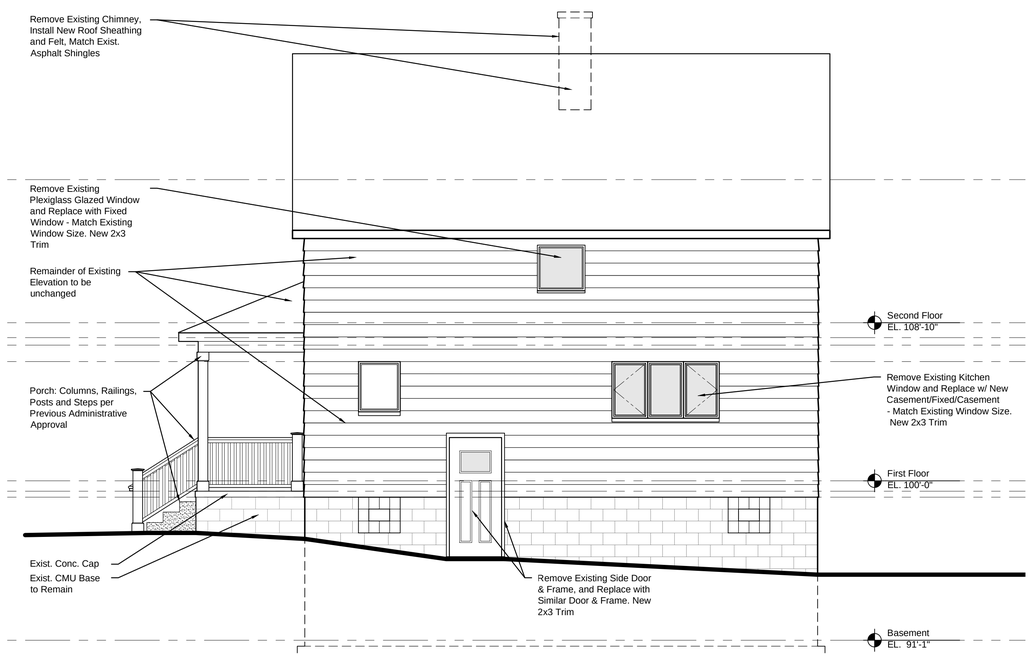

2 A2.1a South Elevation - Remodel
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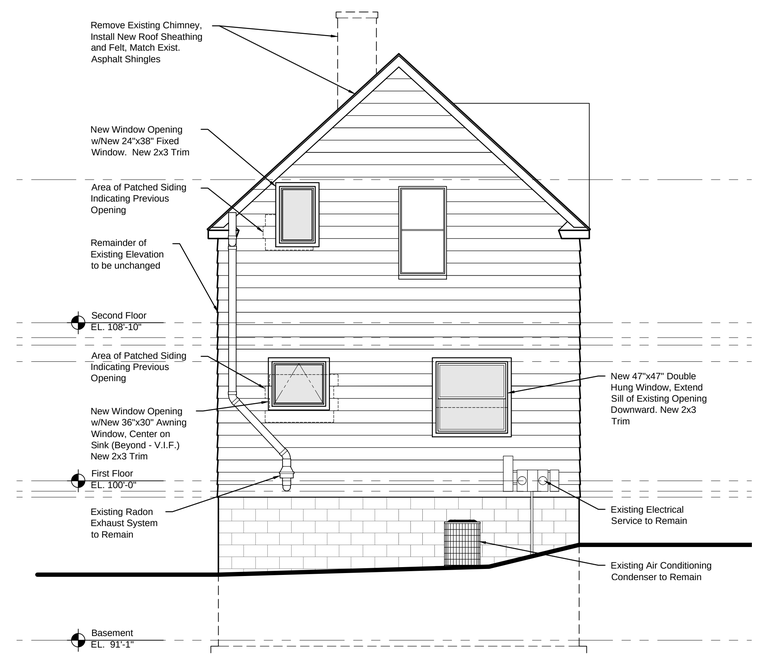

1 A2.1a East Elevation - Remodel
SCALE: 1/4" = 1'-0"

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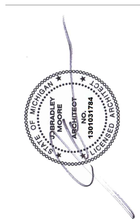
311 2nd Street
Ann Arbor, MI

Existing & Proposed Elevations



HDC Appvroval	04.24.26

Existing & Proposed Elevations

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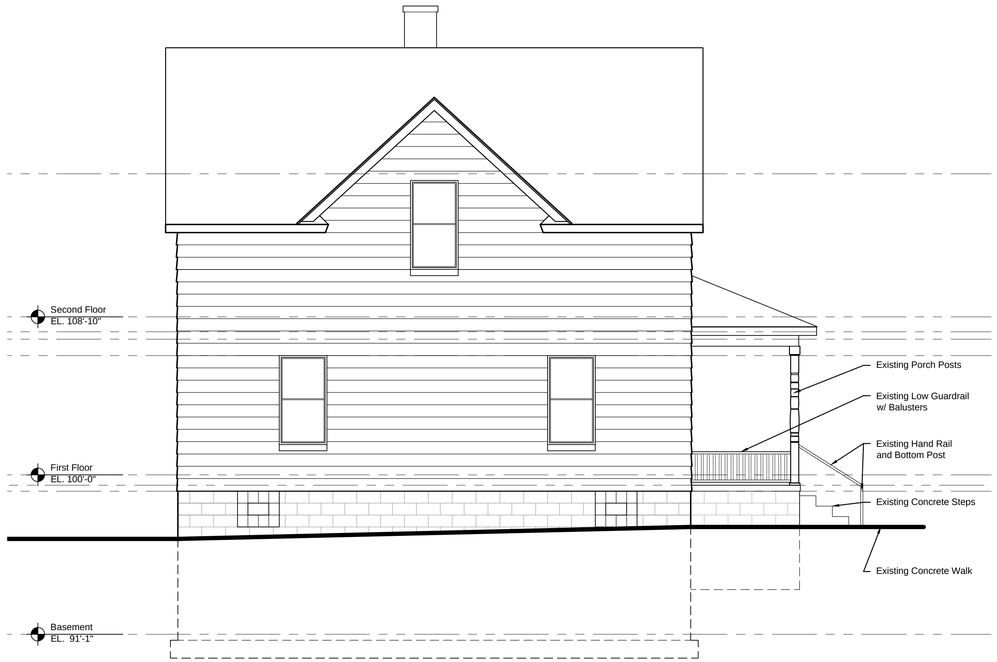
A2.1h-a



4 A2.1b **North Elevation - Existing**
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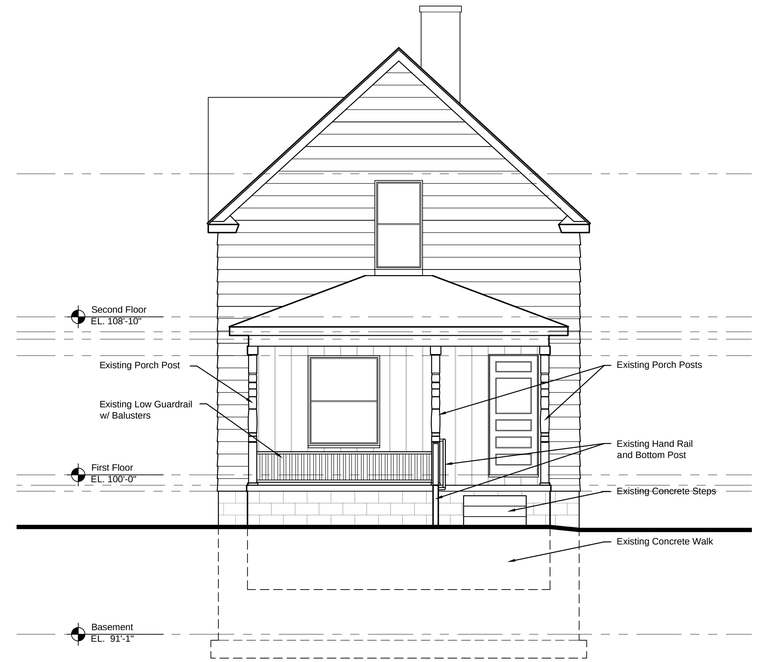
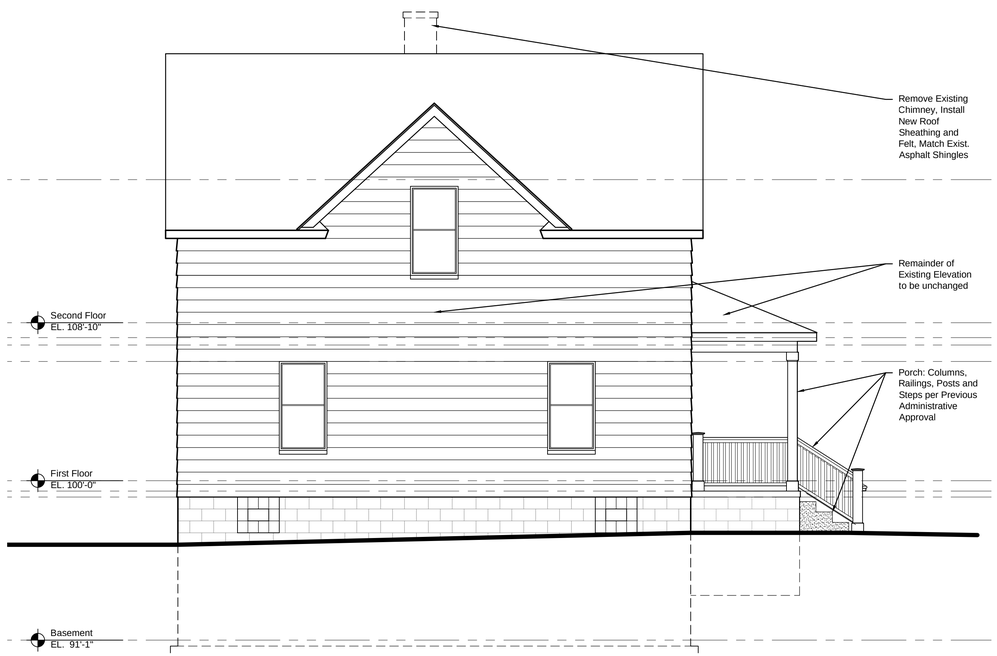


3 A2.1b **West Elevation - Existing**
SCALE: 1/4" = 1'-0"



2 A2.1b **North Elevation - Remodel**
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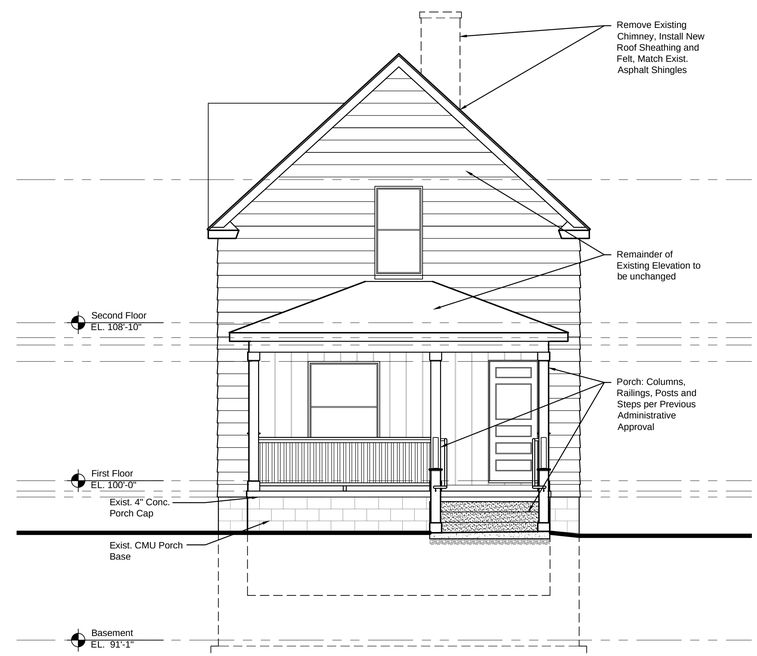

1 A2.1b **West Elevation - Remodel**
SCALE: 1/4" = 1'-0"

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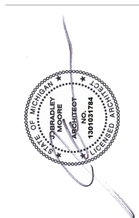
311 2nd Street
Ann Arbor, MI

Existing & Proposed Elevations



HDC Appvroval	04.24.26

Existing & Proposed Elevations

JBMA Project No.
225430

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A2.1h-b

8 A2.1p North Elevation
SCALE: n/a

7 A2.1p Stair Upper South Window
SCALE: n/a

6 A2.1p South Elevation
SCALE: n/a

5 A2.1p South Side Entry Door
SCALE: n/a

4 A2.1p Kitchen South Window
SCALE: n/a

3 A2.1p West Elevation
SCALE: n/a

2 A2.1p Dining Room East Window
SCALE: n/a

1 A2.1p East Elevation
SCALE: n/a

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Existing Exterior Photographs

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Existing Exterior Photographs

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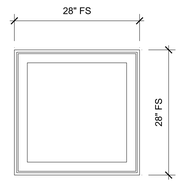
A2.1p



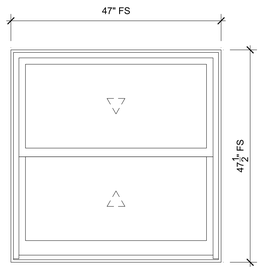
UPPER STAIRCASE

SCALE: 3/4" = 1'-0"

1/1 Head
2/1 Jamb
3/1 Sill

SPECIFICATIONS

Line #: 1
Qty: 1
Mark Unit: Upper Staircase
Product Line: Ultimate
Unit Description: Casement
Rough Opening: 29" X 28 1/2"
Frame Size: 28" X 28"
Exterior Finish: White
Net Clear Opening: - X - -
Species: Pine
Interior Finish: Painted Interior Finish - Designer Black
Unit Type: Casement, Stationary
Call Number: None
Glass Information: IG - 3/4", Tempered Low E2 w/Argon, Black
Divider Type: None
Hardware Type: None
Screen Type: None
Hardware Color: None
Screen Surround Color: None
Screen Mesh Type: None
Jamb Depth: 4 9/16"
Interior Trim: None
Exterior Casing: Casing Type : None
Subsill: Subsill Type : None



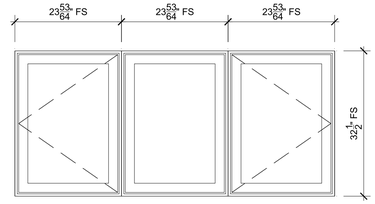
DINING ROOM

SCALE: 3/4" = 1'-0"

1/1 Head
2/1 Jamb
4/1 Sill
5/1 Checkrail

SPECIFICATIONS

Line #: 2
Qty: 1
Mark Unit: Dining Room
Product Line: Ultimate
Unit Description: Double Hung G2
Rough Opening: 48" X 48"
Frame Size: 47" X 47 1/2"
Exterior Finish: White
Net Clear Opening: 43 13/32" X 18 11/16" 5.63 SqFt
Species: Pine
Interior Finish: Painted Interior Finish - Designer Black
Unit Type: Double Hung G2
Call Number: None
Glass Information: IG, Low E2 w/Argon, Black
Divider Type: None
Hardware Type: Sash Lock, Lift Type : None, No Finger Pull, Top Sash Limiter : None,
Bottom Sash Limiter : None
Screen Type: Aluminum Half Screen
Hardware Color: Matte Black
Screen Surround Color: Ebony
Screen Mesh Type: Bright View Mesh
Jamb Depth: 4 9/16"
Interior Trim: None
Exterior Casing: Casing Type : None
Subsill: Subsill Type : None



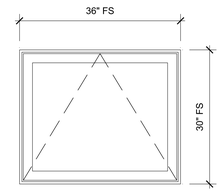
KITCHEN

SCALE: 3/4" = 1'-0"

4/1 Head
1/1 Head
3/1 Jamb
16/1 Vertical Mullion
11/1 Sill
3/1 Sill

SPECIFICATIONS

Line #: 3
Qty: 1
Mark Unit: Kitchen
Product Line: Ultimate
Unit Description: Marvin Assembly
Rough Opening: 72 1/2" X 33"
Frame Size: 71 1/2" X 32 1/2"
Exterior Finish: White
Net Clear Opening: [A1/A3] 16 23/32" X 27 25/64" 3.18 SqFt, [A2] - X - -
Species: Pine
Interior Finish: Painted Interior Finish - Designer Black
Unit Type: [A1] Casement, Left Hand,
[A2] Casement, Stationary,
[A3] Casement, Right Hand
Call Number: None
Glass Information: IG - 3/4", Low E2 w/Argon, Black
Divider Type: None
Hardware Type: [A1/A3] Folding Handle, No Sash Travel Limiter,
[A2] None
Screen Type: [A1/A3] Aluminum Screen, [A2] None
Hardware Color: [A1/A3] Matte Black,
[A2] None
Screen Surround Color: [A1/A3] Ebony, [A2] None
Screen Mesh Type: [A1/A3] Bright View Mesh, [A2] None
Jamb Depth: 4 9/16"
Interior Trim: None
Exterior Casing: Casing Type : None
Subsill: Subsill Type : None



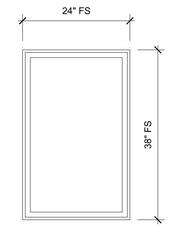
KITCHEN SINK

SCALE: 3/4" = 1'-0"

4/1 Head
1/1 Jamb
11/1 Sill

SPECIFICATIONS

Line #: 4
Qty: 1
Mark Unit: Kitchen Sink
Product Line: Ultimate
Unit Description: Awning
Rough Opening: 37" X 30 1/2"
Frame Size: 36" X 30"
Exterior Finish: White
Net Clear Opening: - X - -
Species: Pine
Interior Finish: Painted Interior Finish - Designer Black
Unit Type: Awning, Roto Operating
Call Number: None
Glass Information: IG - 3/4", Low E2 w/Argon, Black
Divider Type: None
Hardware Type: Folding Handle, No Sash Travel Limiter
Screen Type: Aluminum Screen
Hardware Color: Matte Black
Screen Surround Color: Ebony
Screen Mesh Type: Bright View Mesh
Jamb Depth: 4 9/16"
Interior Trim: None
Exterior Casing: Casing Type : None
Subsill: Subsill Type : None



SHOWER

SCALE: 3/4" = 1'-0"

12/1 Head
1/1 Jamb
2/1 Sill

SPECIFICATIONS

Line #: 5
Qty: 1
Mark Unit: Shower
Product Line: Essential
Unit Description: Direct Glaze Rectangle
Rough Opening: 24 1/2" X 38 1/2"
Frame Size: 24" X 38"
Exterior Finish: Ebony
Net Clear Opening: - X - -
Species: None
Interior Finish: White
Unit Type: Direct Glaze Rectangle
Call Number: None
Glass Information: IG, Tempered Low E2 w/Argon
Divider Type: None
Hardware Type: None
Screen Type: None
Hardware Color: None
Screen Surround Color: None
Screen Mesh Type: None
Jamb Depth: 2" Base Frame
Interior Trim: None
Exterior Casing: Casing Type : None
Subsill: None

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REVISION:

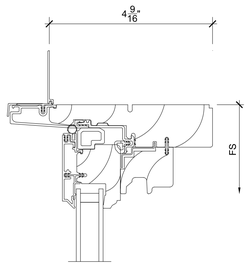
CREATED: 04/15/2026

PK VERSION: 0004.20.00

[redacted]

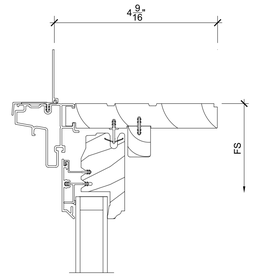
DRAWN: GORDON BROWN

QUOTE#: XYNNZGU



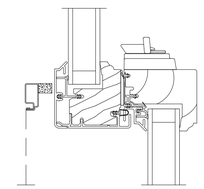
1/2 Head

SCALE: 6" = 1'-0"



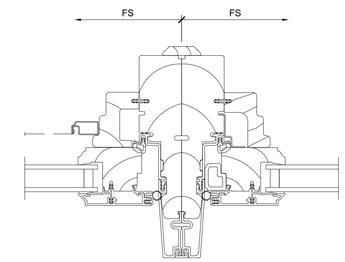
4/2 Head

SCALE: 6" = 1'-0"



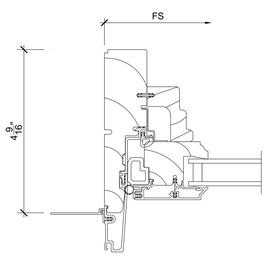
7/2 Checkrail

SCALE: 6" = 1'-0"



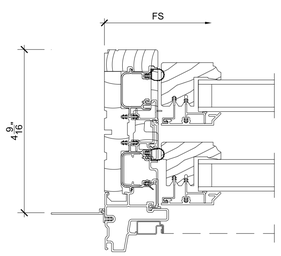
10/2 Vertical Mullion

SCALE: 6" = 1'-0"



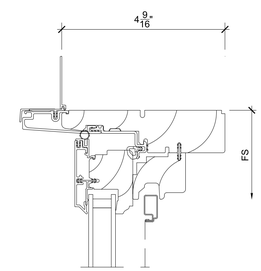
2/2 Jamb

SCALE: 6" = 1'-0"



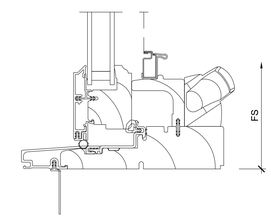
5/2 Jamb

SCALE: 6" = 1'-0"



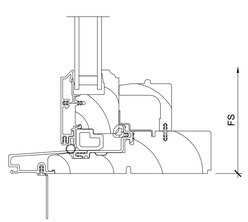
8/2 Head

SCALE: 6" = 1'-0"



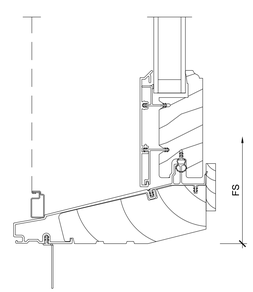
11/2 Sill

SCALE: 6" = 1'-0"



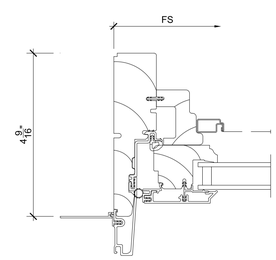
3/2 Sill

SCALE: 6" = 1'-0"



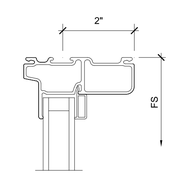
6/2 Sill

SCALE: 6" = 1'-0"



9/2 Jamb

SCALE: 6" = 1'-0"



12/2 Head

SCALE: 6" = 1'-0"

MARVIN®

ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS: Before ordering the Marvin Window and Door products illustrated within these shop drawings, a copy of these drawings accompanied by an approved signature of the purchaser must be returned to the Architectural Division at Marvin Windows & Doors, P.O. Box 100, Warroad, Minnesota 56763. If the Marvin products included herein are ordered without reference to the approved shop drawings, Marvin Windows and Doors assumes no responsibility in guaranteeing product coordination with the drawings.

[redacted]

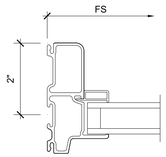
DRAWN: GORDON BROWN

QUOTE#: XYNNZGU

PK VERSION: 0004.20.00

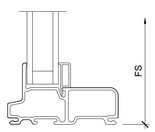
CREATED: 04/15/2026

REVISION:



1/3 Jamb

SCALE: 6" = 1'-0"



2/3 Sill

SCALE: 6" = 1'-0"

3/3 NOT USED

SCALE: 6" = 1'-0"

4/3 NOT USED

SCALE: 6" = 1'-0"

5/3 NOT USED

SCALE: 6" = 1'-0"

6/3 NOT USED

SCALE: 6" = 1'-0"

7/3 NOT USED

SCALE: 6" = 1'-0"

8/3 NOT USED

SCALE: 6" = 1'-0"

9/3 NOT USED

SCALE: 6" = 1'-0"

10/3 NOT USED

SCALE: 6" = 1'-0"

11/3 NOT USED

SCALE: 6" = 1'-0"

12/3 NOT USED

SCALE: 6" = 1'-0"

MARVIN®

ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS: Before ordering the Marvin Window and Door products illustrated within these shop drawings, a copy of these drawings accompanied by an approved signature of the purchaser must be returned to the Architectural Division at Marvin Windows & Doors, P.O. Box 100, Warroad, Minnesota 56763. If the Marvin products included herein are ordered without reference to the approved shop drawings, Marvin Windows and Doors assumes no responsibility in guaranteeing product coordination with the drawings.

[redacted]

DRAWN: GORDON BROWN

QUOTE#: XYNNZGU

PK VERSION: 0004.20.00

CREATED: 04/15/2026

REVISION:

SHEET

3

OF 3

UNIT SUMMARY

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes.

Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

NUMBER OF LINES: 5 TOTAL UNIT QTY: 5

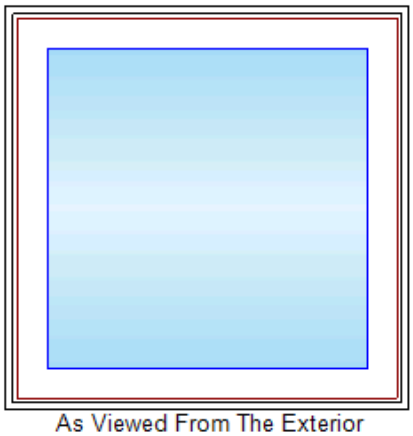
LINE	MARK UNIT	PRODUCT LINE	ITEM		QTY	
1	Upper Staircase	Ultimate	Casement		1	
2	Dining Room	Ultimate	Double Hung G2		1	
3	Kitchen	Ultimate	Marvin Assembly		1	
4	Kitchen Sink	Ultimate	Awning		1	
5	Shower	Essential	Direct Glaze Rectangle		1	

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1 Qty: 1	Mark Unit: Upper Staircase			

MARVIN



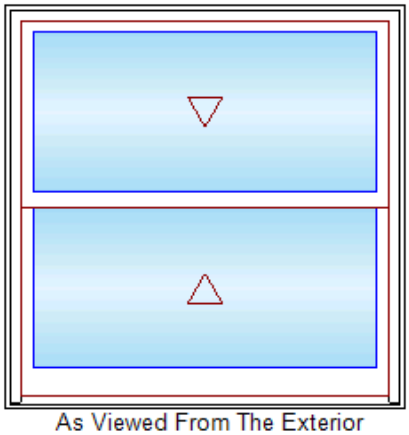
As Viewed From The Exterior

FS 28" X 28"
Egress Information
No Egress Information available.
Performance Information
U-Factor: 0.3
Solar Heat Gain Coefficient: 0.29
Visible Light Transmittance: 0.49
Condensation Resistance: 57
CPD Number: MAR-N-342-60626-00001
Paint Specification
Clad Exterior Color: AAMA 2605

Ebony Clad Exterior
Painted Interior Finish - Designer Black - Pine Interior
Ultimate Casement - Stationary
Frame Size 28" X 28"
Standard CN Width 28
Rough Opening 29" X 28 1/2"
Ebony Clad Sash Exterior
Painted Interior Finish - Designer Black - Pine Sash Interior
IG - 3/4" - 1 Lite
Tempered Low E2 w/Argon
Black Stainless Steel Perimeter Bar
Putty Exterior Glazing Profile
Ogee Interior Glazing Profile
Standard Bottom Rail
Black Weather Strip
Solid Wood Covers
4 9/16" Jambs
Nailing Fin
*****Note: Unit Availability and Price is Subject to Change**

Line #2 Qty: 1	Mark Unit: Dining Room			

MARVIN



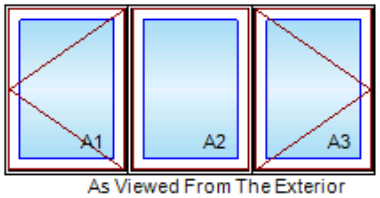
As Viewed From The Exterior

FS 47" X 47 1/2"
Egress Information
Width: 43 13/32" Height: 18 11/16"
Net Clear Opening: 5.63 SqFt
Performance Information
U-Factor: 0.3
Solar Heat Gain Coefficient: 0.3
Visible Light Transmittance: 0.52
Condensation Resistance: 55
CPD Number: MAR-N-425-23422-00001
Paint Specification
Clad Exterior Color: AAMA 2605

White Clad Exterior
Painted Interior Finish - Designer Black - Pine Interior
Ultimate Double Hung G2
Rough Opening 48" X 48"
Standard CN Height 20
Top Sash
Ebony Clad Sash Exterior
Painted Interior Finish - Designer Black - Pine Sash Interior
IG - 1 Lite
Low E2 w/Argon
Black Stainless Steel Perimeter Bar
Ogee Interior Glazing Profile
Bottom Sash
Ebony Clad Sash Exterior
Painted Interior Finish - Designer Black - Pine Sash Interior
IG - 1 Lite
Low E2 w/Argon
Black Stainless Steel Perimeter Bar
Ogee Interior Glazing Profile
Black Interior Weather Strip Package
Black Exterior Weather Strip Package
Matte Black Sash Lock
Matte Black Top Sash Strike Plate Assembly Color
Aluminum Half Screen
Ebony Surround
Bright View Mesh
***Screen/Combo Ship Loose
4 9/16" Jambs
Nailing Fin
*****Note: Unit Availability and Price is Subject to Change**

Line #3 Qty: 1	Mark Unit: Kitchen			

MARVIN



As Viewed From The Exterior

FS 71 1/2" X 32 1/2"
Egress Information A1, A3
Width: 16 23/32" Height: 27 25/64"
Net Clear Opening: 3.18 SqFt
Egress Information A2
No Egress Information available.
Performance Information A1, A2, A3
U-Factor: 0.3
Solar Heat Gain Coefficient: 0.29
Visible Light Transmittance: 0.49
Condensation Resistance: 57
CPD Number: MAR-N-342-60626-00001
Performance Information OA
Paint Specification
Clad Exterior Color: AAMA 2605

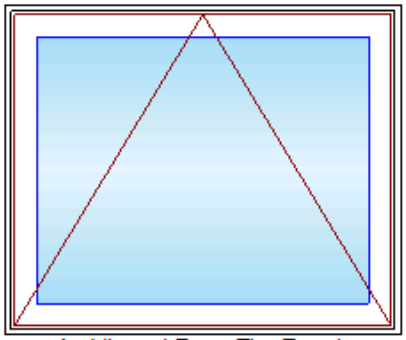
White Clad Exterior
Painted Interior Finish - Designer Black - Pine Interior
3W1H - Rectangle Assembly
Assembly Frame Size
71 1/2" X 32 1/2"
Assembly Rough Opening
72 1/2" X 33"

Unit: A1 A3
Ultimate Casement - Left & Right Hand
Basic Frame 23 53/64" X 32 1/2"
Rough Opening 24 53/64" X 33"
Ebony Clad Sash Exterior
Painted Interior Finish - Designer Black - Pine Sash Interior
IG - 3/4" - 1 Lite
Low E2 w/Argon
Black Stainless Steel Perimeter Bar
Putty Exterior Glazing Profile
Ogee Interior Glazing Profile
Standard Bottom Rail
Black Weather Strip
Matte Black Folding Handle
***Handles/Covers Ship Loose
Matte Black Multi - Point Lock
Aluminum Screen
Ebony Surround
Bright View Mesh
Solid Wood Covers
***Screen/Combo Ship Loose

Unit: A2
Ultimate Casement - Stationary
Basic Frame 23 53/64" X 32 1/2"
Rough Opening 24 53/64" X 33"
Ebony Clad Sash Exterior
Painted Interior Finish - Designer Black - Pine Sash Interior
IG - 3/4" - 1 Lite
Low E2 w/Argon
Black Stainless Steel Perimeter Bar
Putty Exterior Glazing Profile
Ogee Interior Glazing Profile
Standard Bottom Rail
Black Weather Strip
Solid Wood Covers
Standard Mull Charge
4 9/16" Jambs
Nailing Fin
***Note: This configuration meets a minimum structural performance of DP 20 through either physical testing or calculations in accordance with AAMA 450 and building code requirements. Mull certification ratings may vary from individual unit certification ratings. Reference the mulling chapter of the ADM for additional information.
*****Note: Unit Availability and Price is Subject to Change**

Line #4 Qty: 1	Mark Unit: Kitchen Sink			

MARVIN



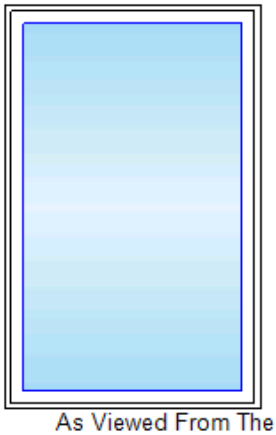
As Viewed From The Exterior

FS 36" X 30"
Egress Information
No Egress Information available.
Performance Information
U-Factor: 0.3
Solar Heat Gain Coefficient: 0.29
Visible Light Transmittance: 0.49
Condensation Resistance: 56
CPD Number: MAR-N-343-34018-00001
Paint Specification
Clad Exterior Color: AAMA 2605

White Clad Exterior
Painted Interior Finish - Designer Black - Pine Interior
Ultimate Awning - Roto Operating
Frame Size 36" X 30"
Standard CN Width 36
Rough Opening 37" X 30 1/2"
Ebony Clad Sash Exterior
Painted Interior Finish - Designer Black - Pine Sash Interior
IG - 3/4" - 1 Lite
Low E2 w/Argon
Black Stainless Steel Perimeter Bar
Putty Exterior Glazing Profile
Ogee Interior Glazing Profile
Standard Bottom Rail
Black Weather Strip
Matte Black Folding Handle
***Handles/Covers Ship Loose
Matte Black Multi - Point Lock
Aluminum Screen
Ebony Surround
Bright View Mesh
Solid Wood Covers
***Screen/Combo Ship Loose
4 9/16" Jambs
Nailing Fin
*****Note: Unit Availability and Price is Subject to Change**

Line #5 Qty: 1	Mark Unit: Shower			

MARVIN



As Viewed From The Exterior

FS 24" X 38"
Egress Information
No Egress Information available.
Performance Information
U-Factor: 0.28
Solar Heat Gain Coefficient: 0.36
Visible Light Transmittance: 0.62
Condensation Resistance: 58
CPD Number: MAR-N-325-01116-00002
Ultrex Fiberglass: AAMA 624-10

White Exterior
Ebony Interior
Window Frame
Essential Direct Glaze Rectangle
Frame Size 24" X 38"
Rough Opening 24 1/2" X 38 1/2"
IG - 1 Lite
Tempered Low E2 w/Argon
Black Stainless Steel Perimeter Bar
Additional Mull Info: Stand Alone
2" Jambs
Thru Jamb Installation
*****Note: Unit Availability and Price is Subject to Change**

Chelsea Lumber Co. Chelsea
Address: 1 Old Barn Circle

CHELSEA, MI 48118
Phone: 7344759126
Fax: 7344757320

PALMER DONAVIN

Quote

Quote Number: 73728 **Date:** 4/16/2026

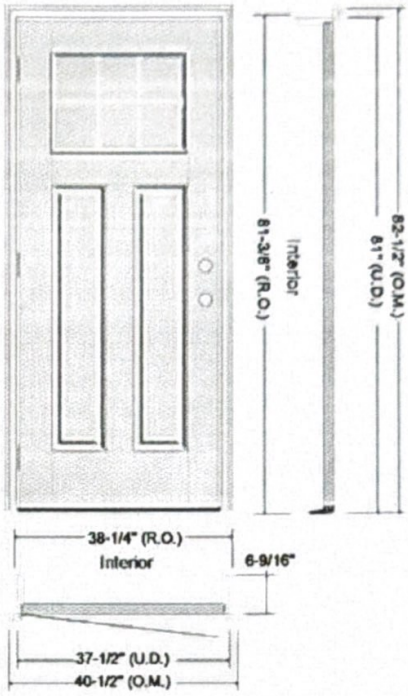


Image is viewed from Exterior!

Customer Information

Name: Wolfkostin, Sierre
Address: Desert - 311 Second ST
Phone 1:
Phone 2:
Fax:
Contact:

Job Name:

Specifications

U.D. = 37-1/2" x 81"; R.O. = 38-1/4" x 81-3/8"

O.M. of Exterior Trim = 40-1/2" x 82-1/2"

Lead Time: Call for Lead Time

Comment: Preliminary Only - Color ~~TBS~~ TBD 4-16-26

Item Description	Qty	Price	Extended
3' 0" x 6' 8" S601XE-ADVS Craftsman Lite 2 Panel Smooth-Star (Advanta Scrolled Lite Frame) Fiberglass Door w/ Clear Glass (w/CUSTOM 1-1/8´´ OG Profile SDL - 3Wx2H Pattern) - Right Hand Outswing (Tru-Guard Composite Edge)	1	1,187.67	$1,187.67
2-3/4" Backset - Double Bore (2-1/8" Dia. Bore w/Standard 5-1/2" Spacing) w/Faceplate Lockset Latch Prep w/Standard Strike Prep w/Deadbolt 9219 Schlage 1-1/8´´ x 2-3/4´´ Shallow Strike Prep	1	18.84	$18.84
Set of Brushed Nickel NRP Hinges	1	26.38	$26.38
White Stipple Dura-Tech Frame - 6-9/16" Jamb w/Dura-Tech White Brickmould Exterior Trim (Applied) w/(1)Brushed Nickel Adjustable Strike Plate (for Lockset only)	1	169.56	$169.56
Bronze Compression Weatherstrip	1	0.00	$0.00
Tru-Defense Composite w/Dark Cap - Bronze Sill	1	69.33	$69.33
PREFINISH: Paint Door Panel Exterior 112 ALPINE (BRIGHT WHITE), Paint Door Panel Interior 122 SAND ; Paint Frame Exterior (and Exterior Trim) 112 ALPINE (BRIGHT WHITE), Paint Frame Interior 122 SAND	1	902.81	$902.81
Tru-Loc Door Anchors - Installed	1	33.91	$33.91
Item Total			**$2,408.50**

Order Sub Total:	**$2,408.50**
Tax:	**$144.51**
Order Total:	**$2,553.01**

THERMA-TRU DOORS

Version #: 1.50.0-O
Version Date: 3/27/2026

Profiles™®

Style No. 601HD | Craftsman Lite 2 Panel Flush | Glass Name: Clear Grid