

STAFF REPORT: APRIL 13, 2022 MEETING

PREPARED BY: A. DYE

APPLICATION NUMBER: 22-7752

ADDRESS: 15004 WARWICK

HISTORIC DISTRICT: ROSEDALE PARK

APPLICANT: EDWARD PALMER

PROPERTY OWNER: EDWARD PALMER

DATE OF PROVISIONALLY COMPLETE APPLICATION: MARCH 21, 2022

DATE OF STAFF SITE VISIT: MARCH 23, 2022

SCOPE: REPLACE WOOD WINDOWS WITH VINYL WINDOWS

EXISTING CONDITIONS

Erected circa 1935, this two-story house was designed with minimal, yet prominently placed colonial revival details, including a symmetrical placement of window and door openings, keystones above the first-floor window openings, and a front entry flanked by pilasters and topped with a highly sculpted broken pediment. The windows on each elevation are double-hung units with a six-over-six glass pattern; the front elevation first floor window openings are larger than the others due to wood panels below (which are currently obscured by shrubs).



Staff photo, March 23, 2022

PROPOSAL

Remove 12 true divided-light wood double-hung windows (six-over-six pattern). Install 12 vinyl double-hung windows with between-the-glass grids (six-over-six pattern).

STAFF OBSERVATIONS AND RESEARCH

- The Rosedale Park Historic District was established in 2007.
- Vinyl windows on the north and south side elevations likely pre-date the Rosedale Park local historic

district designation as a 2009 Google street view image shows the south elevation vinyl windows in place. All four of the windows on the south elevation are vinyl double-hung units; two of the six double-hung units on the north elevation have been replaced. This application encapsulates the remaining wood windows on the four sides of the house at the first and second floor. The window excluded from the application is the small wood casement/fixed window in the attic on the north side elevation.

ISSUES

- The applicant states the original windows are suffering from condensation that is trapped between the storm and wood sash, and that he has attempted to maintain the windows. The windows do not appear to be highly deteriorated, likely in part to the owner's proactive care. The condensation may be caused by storm windows that do not have weep holes (or that the weep holes have been covered with caulk), whose purpose is to prevent/minimize moisture from being trapped against the window sash.
 - It is possible the wood windows can be repaired by an experienced window repair company, and the installation of better fitting storms that offer weep holes may not only take care of the existing problems, but may offer greater thermal insulation than new plastic window framed units.
- The applicant expresses his wish for uniformity of window openings. There are 19 windows on the house, and only six are vinyl. The architectural integrity of the house is better served to retain the wood windows and eventually replace the vinyl windows with wood (true or simulated divided light) units once they inevitably deteriorate.
- Vinyl windows are not appropriate for historic houses, as the level of detail of a true-divided light window can not be matched by current vinyl production methods. Even though the storm window on the wood unit partially obscures the dimensionality of muntins when looking at the window from a distance, once up close, the dimensionality is noticeable and retains equal dominance with the profile of the wood brickmold. The vinyl window frame is boxy and flat, and makes the window sash look even more recessed. Additionally, the muntins of the vinyl unit are flat and in shadow, as they are recessed behind the glass. They add very little to the definition of the window unit and window opening.



Applicant photos



- The Wallside window contract states each new window will cost \$1669. Staff believes the professional repair/restoration of a 34” x 53” double-hung window with wood muntins, and the installation of a new storm window would likely be less than the price of the vinyl window. The repaired units will offer a much longer lifespan through continued maintenance and repair. Repair is not an option for vinyl windows due to the totality of their fabrication, therefore they will need to be replaced, and then replaced again.

RECOMMENDATION

Section 21-2-78, Determination of Historic District Commission

It is staff’s opinion the replacement of the existing wood windows with new vinyl windows will alter the features and spaces that characterize the property. Staff therefore recommends the Commission issue a denial for the work as proposed because it does not meet the Secretary of the Interior Standards for Rehabilitation and the Elements of Design for the district, specifically Standards:

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.

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.

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.



Front Elevation
staff photo



Front Window Panel Detail -
lower wood frame is missing,
staff photo



South-side elevation vinyl windows
staff photo



South-side elevation
staff photo



Rear elevation
staff photo



North-side elevation
staff photo

Edward Palmer
15004 Warwick St.
Parcel#27163044
Historic District:
Rosedale Park, Detroit, MI

To the Historic District Commission:

I am the homeowner of the aforementioned property. I have entered a purchase agreement with Wallside Windows for the replacement of 12 windows at my residence. At the time I entered the contract for purchase I was unaware of the process or requirements of the HDC nor detailed explanation needed for the much needed upgrade to my home. It is my will that this humble attempt at explanation is enough to convince the HDC that we may proceed with upgrading my home with energy efficient windows is a worthy cause.

As laid out by a phone conversation as well as email by Brendan Cagney, it comes to my understanding that the Historic District Commission always advocates for repair instead of replacement with regard to historic age windows. It is my intent to show that we have just cause to replace the rest of the existing wood windows with modern, energy efficient Vinyl windows that would match the windows already replaced to the north and south of the dwelling. The replacement of the proposed 12 windows will give the home a more consistent look since the windows to be replace have multiple different type of storms consisting of different material and do a poor job of insulating the home. As you will be able to see from the pictures I have attempted to keep up with maintaining the state of the wood windows with varying levels of success. This winter it has become apparent to us(the homeowners) that the amount of condensation that is trapped between the storms and windows as well as moisture that developes on the panes is the source for mold to accumulate. This is in contrast to the existing double pane with the grills in between the glass vinyl window that displayed no such condensation or mold growth. The proposed windows will have the same dimensions as the existing windows and as such we will be leaving all the original wood moldings on the interior of the home.

Photos - PDF or JPEG:

Edward Palmer
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Historic District:
Rosedale Park, Detroit, MI

Photos

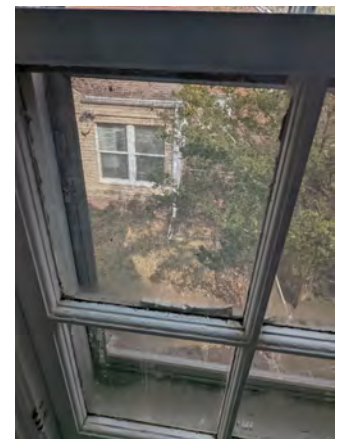


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6. Bathroom Window
Has major chipping of paint. Caulking pulling away from brick exterior. single pane glass with bad glazing. No glass storm for lower 1/2. Condensation that pools on interior as seen in the detail picture to the right.

*Notice on the above elevation pictures the improved appearance of the updated vinyl windows that have the colonial grills.



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Windows 9 and 10 I refinished the exterior During the Covid shutdown period in 2020. The grills glazing is chipping and lifting. The storm is a white aluminum. One of the many styles of storm mix matched across the home.



Interior view of 9 and 10 although may look ok in this photo they also suffer from moisture pooling on sills and has mold growth. Windows 8, 9, and 10 all have a screen insert as well as glass storm system which is the white aluminum and have faired the best in the existing wood windows because of it.



8. exterior view rusting frame and fasteners



8. interior view also pools moisture



8. interior detail view. notice cracked pane and moisture

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11. Kitchen Sink window
This is another window I have attempted to repair. This lower glass portion of this storm is missing and therefore deals with a lot of moisture pooling. The interior of this window was painted in 2021 with a high quality latex paint and it still has visible mold on the lower sill when you zoom into the photo. The sound of the wind is pronounced at this window and we fear is a major point of escaping heat and energy loss.



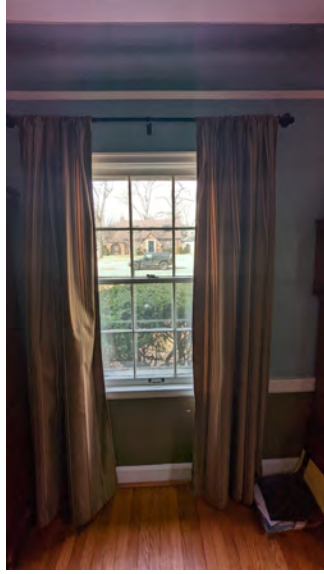
12. Kitchen half bath exterior

12. Kitchen half bath ext. detail

12. Kitchen half bath interior

These photos are a good demonstration of my best attempt at repairing the grills and properly repairing the window glazing. As you can see from the interior photo that the moisture that collects inside still damages and molds when left unchecked even for a short amount of time. Interior and exterior was painted at the same time. We do not lift up the blind on this window and was shocked to see this current state. Notice and make note of the bare aluminum storm window.

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In this set of 2. Dining Area Window photos to the left you will notice the third style of storm window. There is only 2 of this style of storm in the home, here and found in the Living Room. These windows have shown very little moisture on the interior sills. I would attribute this in all most likely hood to have had caulked the storm shut when I repainted the exterior.

2. Dining Area Exterior, Dining Area Interior, and Dining Area Interior Detail (L to R)



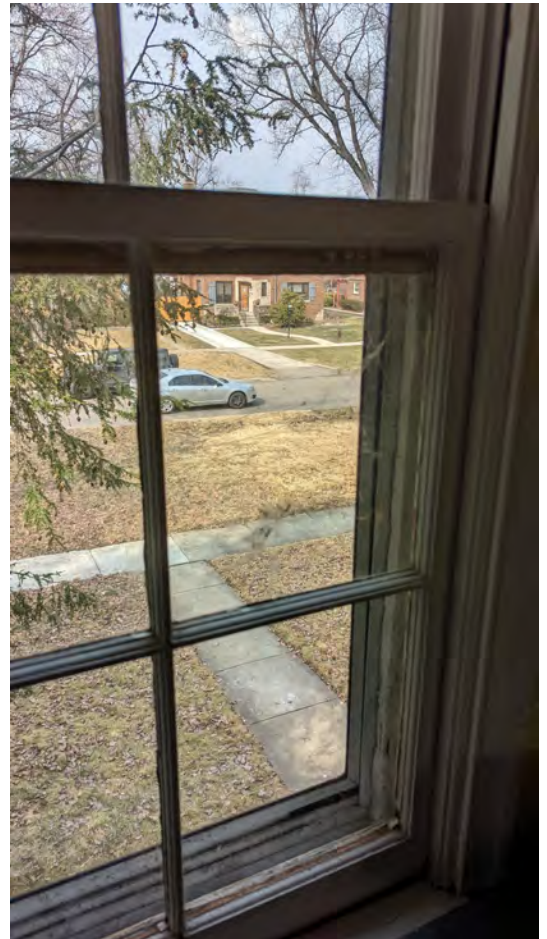
1. Family Room Exterior, Exterior Detail, Interior and Interior Detail

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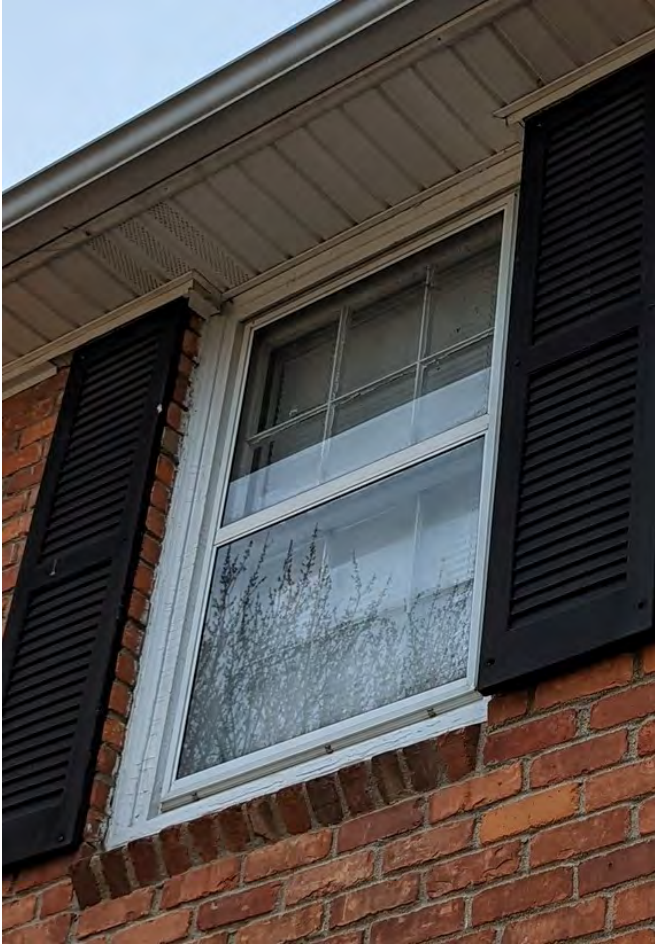
4. Upstairs Bedroom 1 Exterior, Interior, and Interior Detail.

*Note Storm is missing completely from this window and lets in a massive draft. In the exterior photo you can notice fresh window glazing that is unpainted due to weather temp dropping last year before we could complete the restoration of the panes. Major mold growth this year discovered at time of taking these photos.



4. Bedroom 1 Exterior, Interior and Interior Detail

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5. Upstairs
bedroom 2 Exterior
and Interior.



7. Upstairs
bedroom 3 Exterior

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5. Current Vinyl
double pane,
insulated, double
hung with internal
muntins

Scope of proposed work for approval

- *Replace 12 Windows
- *Material Used Vinyl
- *Double Hung
- *Window color and trim white
- *Muntin Count 3/2
- *Full Screen installed
- *Energy efficient Low-E glass
- *Double Pane
- *Colonial Style



27000 W. Trolley Industrial Dr.
 Taylor, MI 48180
 Phone: 313-292-4400
 Toll Free: 800-521-7800
 Fax: 313-292-4504
 www.wallside.com

Date: 1/13/22
 Customer#
 Job #
 Promotion 50% off / 10% cash
 Siding #
 Appt # 626235
 Proofed By:
 Date 1

A Customer Information PC
 Name(s): EDWARD PALMER
 Address: 15004 WARWICK ST
 City: Detroit St: MI Zip: 48223
 Phone #1: 313-492-4302 Phone #3:
 Phone #2: 313-398-4219 Phone #4:
 Email: LUCINDA.PALMER5@gmail.com

CONTRACT



State License # 00621

B Job Location
 Name:
 Address:
 City: St: Zip:
 Jobsite #:
 Time Available For Measure: PLEASE CALL TO SCHEDULE

C Financial Terms CC
 The Customer agrees to pay the total sum of: 68305
 As follows:
 Upon Signing \$ 2800 CK, CC, Cash
 COD on measure 0 CK, CC, Cash
 COD on windows \$ 5505
 COD on siding N/A

D Job Summary
 Total Windows/DW Removed: 12 Window Color: In WHITE Out WHITE Initial: [initials]
 Total Windows/DW Installed: 12 Trim Color: WHITE # 280 Initial: [initials]
 Doorwall Handle Color: N/A Glass: Low E Glass Initial: [initials]

F Measure Info
 Measure Man:
 Measured By: Date: / /
G Condo Info
 Name:

H Work Order	Stop Size	Sill Size	5-Year Glass Breakage Warranty YES	Location	D.H. Tilt (C/O)	Picture Window		Slider			Casement		Miscellaneous			Glass		House Type		Sills		Instructions				Type of Removal	
						Double	End Vent	Center Vent	Single (Hinge L/R)	Double	Awning	Picture Window	Specialty/Garden/Bay/Bow	Doorwall (R-L-L-R) (from outside)	Screen (Full / 1/2)	Obscure (Both/L)	Muntin Color Contour or Flat	Muntin Count	Temp. (Both/L)	Brick	Frame (Sided)	Block	Sill (Buff/Pine/White)	WOOD Lock	Extension Jamb		Wood Buck
1				Family Room	X									F	White	3/2-3/2		X		NO					X	W	1
2				Dining Room	X									F	"	"		X							X	W	2
3				up bed rm 1	X									F	"	"		X							X	W	3
4				up bed rm 1	X									F	White	3/2-3/2		X		NO					X	W	4
5				up bed rm 2	X									F	"	"		X							X	W	5
6				up Both Room	X									F	"	"	Top	X							X	W	6
7				up bed rm 3	X									F	White	3/2-3/2		X		NO					X	W	7
8				Kitchen Area	X									F	"	"		X							X	W	8
9				Kitchen Area	X									F	"	"		X							X	W	9
10				Kitchen Area	X									F	White	3/2-3/2		X		NO					X	W	10

Please group windows by level.

I Sales Comments
 Remove all debris

J Measure/Installer Comments

K Office Use Only

CONTRACT TERMS AND CONDITIONS: 1. Purchaser's Right to Cancel. Under Michigan Public Acts of 1971, No. 227, if this agreement was solicited in a personal or telephonic solicitation at your residence, and if you sign this agreement at your residence, then you, the purchaser, may cancel this transaction at any time prior to midnight on the third business day after the date of this transaction. See the notice of cancellation form on the back of your copy of this agreement for an explanation of this right. Additionally, the seller is prohibited from having an independent courier service or other third party pick up your payment at your residence before the end of the 3-business-day period in which you can cancel the transaction. MORE TERMS AND CONDITIONS ON BACK ➤

All jobs MUST be measured 14 days prior to the promised installation date, otherwise the installation date will be rescheduled. Further, changes must be received 14 days prior to the installation date. Customer is responsible for removing and reinstalling alarms and window treatments. New interior trim is not painted or stained. Wallside will clean up work area and haul away debris.

By: Ken Augustin Purchaser(s) (Print): Edward Palmer
 Print Name: VON AUGUSTIN Purchaser(s) (Sign): [Signature]
 Accepted By: Installation Date: Thursday July 14th PAGE 1 of 2
 Date: [Signature] REV. 05/19



Construction review required Yes No
 If yes, photo required.



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Phone #1: 313-492-4302 Phone #3:
Phone #2: 313 399-4219 Phone #4:
Email: LUCINDA.PALMER5@gmail.com

CONTRACT



State License # 00621

B Job Location
Name:
Address:
City: St: Zip:
Jobsite #:
Time Available For Measure: Count Schedule -

C Financial Terms CC
The Customer agrees to pay the total sum of:
As follows:
Upon Signing 505,000 CK, CC, Cash
COD on measure CK, CC, Cash
COD on windows
COD on siding

D Job Summary
Total Windows/DW Removed: 12 Window Color: In WHITE Out LOWE Initial: EF
Total Windows/DW Installed: 12 Trim Color: WHITE # 280 Initial: EF
Doorwall Handle Color: - Glass: LOWE GLASS Initial: EF

F Measure Info
Measure Man:
Measured By: Date: / / Name:

G Condo Info
Bank financing/other
Bank Name: Finance Term:

Work Order	Stop Size	Sill Size	5 - Year Glass Breakage Warranty <u>YES</u>	D.H. Tilt (C/O)	Picture Window	Slider			Casement		Miscellaneous			Glass		House Type		Sills			Instructions			Type of Removal			
	Finished Size	Location				Double	End Vent	Center Vent	Single (Hinge L/R)	Double	Awning	Picture Window	Specialty Garden/Bay/Bow	Downfall (R-L L-R) (from outside)	Screen (Full / 1/2)	Obscure (Both/L)	Muntin Color Contour or Flat	Muntin Count	Temp. (Both/L)	Brick	Frame (Sided)	Block	Sill (Buff/Pine/White)		WOOD Lock	Extension Jamb	Wood Buck
1			Kitchen Sink	X										F	White 3/2-3/2	X			NO						X	W	1
2			Kitchen 1/2 bath	X										F	White 3/2-3/2	X			NO						X	W	2
3																											3
4																											4
5																											5
6																											6
7																											7
8																											8
9																											9
10																											10

I Sales Comments
Romano All Dobois

J Measure/Installer Comments

Construction review required Yes No
If yes, photo required.

K Office Use Only

NAT 26824-2

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By: Ben August Purchaser(s): (Print) Edward Palmer
Print Name: Ben August Purchaser(s): (Sign)
Accepted By: _____ Installation Date: Thurs July 14th PAGE 2 of 2
REV. 05/19

DATE 1/13/22

Wallside Windows Since 1944

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NAME LUCINDA PALMER | EDWARDS ADDRESS 15004 WARLUICK ST Detroit, MI 48223

TELEPHONE# 313-492-4302 LEAD# 626235

ANY SPECIFIED MUNTIN SIZES MUST BE FILLED IN BELOW

EMAIL LUCINDAPALMER5@gmail.com

TYPE OF REMOVAL

ALUMINUM STEEL STEEL PAN

STEEL IN BLOCK VINYL WOOD

WINDOW COLOR

TRIM COLOR

EXTERIOR: FRAME WOOD

BRICK ALUMINUM

BLOCK STEEL

YEAR BUILT 1935

LOCATION	STYLE	SIZE	SILLS	LOW E REG OR PREM	MUNTINS	BUCKS OR EXT JAMBS	MISC	TOTAL
1 Din R	DN	34x53	3/2-3/2				1669x12	20,028
2 "	"	34x53	"			TEMP	115x2	230
3 BR ①	"	"	"					20,258
4 BR ①	"	"	"					-50%
5 BR ②	"	34x53	"					10,129
6 BR ②	"	28x53	3/2-3/2	TEMP				-18%
7 Kitchen	DN	34x53	3/2-3/2					8305
8 "	"	"	"					
9 "	"	"	"					
10 Kitchen	"	28x45	3/2-3/2					
11 Bath	"	28x45	3/2-3/2					
12 BR ②	DN	34x53	3/2-3/2					
13								
14								
15								
16								
17 Sun R	SWA	98x63		4775				
18 Sun R	PAJB	36x63		2018				
19 "	P.W	55x63		1861				
20 "	CAGE	36x63		2018				
21 Sun R	P.W	24x63		1361				
22				12,033				
23				-50%				
Sale				6016				
Siding				-18%				
Trim				84933				
Gutters & Downs								

W107 12/17

GRAND TOTAL _____

Energy Efficiency for *Your Home.*

Wallside Windows' Low-E Glass helps your home stay warm and cozy during the Midwest winters by blocking heat loss to the cold weather outside and reflecting heat back into your home. In the winter, the warm glass surfaces also means the relative humidity of the indoor air can be controlled and maintained properly, helping you better manage condensation on windows. And, in the summer the low U-Factor blocks heat gain from the hot weather outside and provides superior insulation. In short, our Low-E Glass can save energy year around and protect your home.

Window Energy Performance

Typically, 75% of the exposed surface of a window is glass, which makes the glass such an important part of a window's performance. All Wallside Windows meet the updated EnergyStar® Version 6.0 requirements in the Northern Climate Zone.



Wallside Windows PERFORMANCE RATINGS

Window	Air Fill	U-Factor	Solar Heat Gain
Casement	Argon	0.27	0.43
Double Hung	Argon	0.29	0.50
Double Slider	Argon	0.30	0.50

For more information, please visit www.nfrc.org

Energy Star Version 6.0 Requirements for Windows

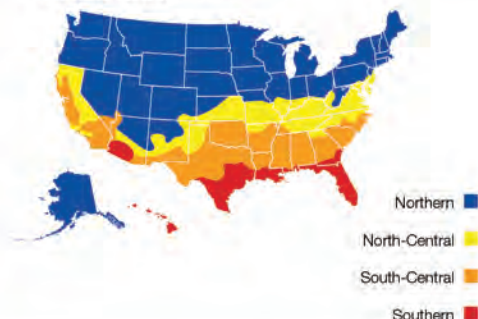
Climate Zone	U-Factor ¹	SHGC ²	
Northern*	≤ 0.27	Any	Prescriptive
	≤ 0.28	≥ 0.32	Equivalent Energy Performance
	≤ 0.29	≥ 0.37	
	≤ 0.30	≥ 0.42	
North-Central	≤ 0.30	≤ 0.40	
South-Central	≤ 0.30	≤ 0.25	
Southern	≤ 0.40	≤ 0.25	

Air Leakage ≤ 0.3 cfm/ft²

¹ Btu/h ft²·F

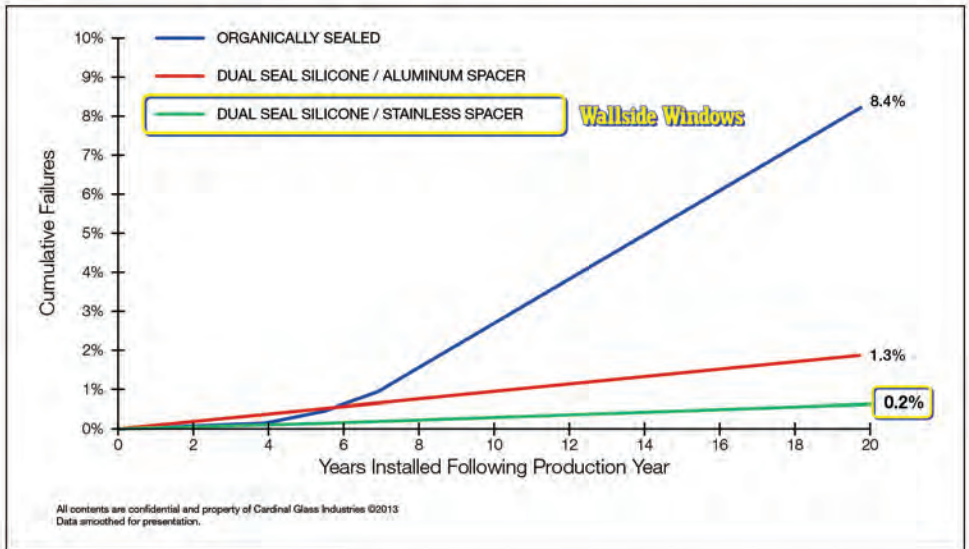
² Solar Heat Gain Coefficient

Climate Zones



High Performance and Durability

Wallside Windows provides the most durable, longest lasting insulated glass available for your home. The spacer between the panes is designed with a corrugated shape that adds strength and bent corners – not notched or open joints – to create a continuous impermeable metal barrier around the entire perimeter, keeping moisture out and insulating argon gas in. Altogether, our insulated glass units achieve the window industry's lowest failure rate giving you peace of mind knowing your windows will not fail in your home.



For more information,
please visit
www.wallsidewindows.com

800.521.7800

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OH: 419.292.4400

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CARDINAL Glass Industries

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WE CAN DO THAT. WE ARE THE FACTORY.™

SINCE 1944

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Wallside Windows® OUR WINDOWS

Wallside Windows provides high-quality replacement windows at affordable prices. Our windows are beautiful, long-lasting and well-insulated. They'll help you save money on energy bills while adding value to your home.

Double Hung Window

Double hung windows are Wallside's most popular. Each one is custom built and sized for your home using energy efficient low-E glass and high quality materials. They feature a spring-assisted lift that makes them easy to open. These windows open from both the top and bottom, and tilt inward for easy cleaning.

All Wallside windows and doorwalls are available in 4 interior and 5 exterior colors, with multiple glass options.



Easy To
Clean From
Inside Your
Home



Wallside Windows®

FEATURES & BENEFITS

- Foam Filled Frames
- Low-E Glass with Argon Gas Filling
- High Performance Stainless Steel Spacers
- Dual Weatherstripping
- Double Wall Frame for Less Roll

- Full and Half Screen Options
- Reinforced Sashes as Needed
- Safety Latches
- Metal Cam Action Locks and Keepers

WARM-EDGE STAINLESS STEEL SPACER

1. Primary Seal (PIB) POLYISOBUTYLENE

Minimizes moisture permeation, increases UV resistance and has one of the lowest argon permeation of all known sealants.

2. Secondary Seal

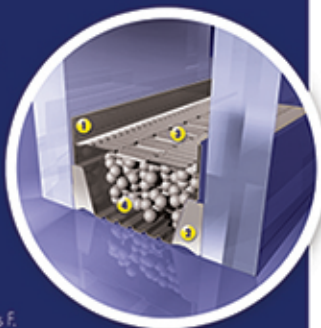
Specially formulated silicone that provides long-term adhesion.

3. Spacer

Stainless steel spacer that features a roll form design that adds strength to create an impermeable barrier to keep moisture out.

4. Desiccants

Molecular sieve creates a frost point below -85 degrees F. Provides optimal moisture adsorption.



WINDOW FRAME COLORS

*Colors are approximate. Please ask your sales rep for more details.

EXTERIOR



INTERIOR



EXTERIOR TRIM

CHOOSE FROM 25 COLORS

*Colors are approximate. Please ask your sales rep for more details.



25
Exterior
Trim Colors
Available

GLASS OPTIONS

- Double or Triple Pane
- Tinted - Bronze or Gray
- Obscure Glass
- Grids - Contour, Flat or Etched
(see next page)

"Excellent service. They did 19 windows in my house and it only took 5 hours. I thought that was awesome. Excellent salesman also."

- Suzanne C., Dearborn, MI

Wallside Windows

NOW FEATURE
FLEXSCREEN



FlexScreen installs in our Double Hung, Sliding and Casement style windows with nearly no effort.

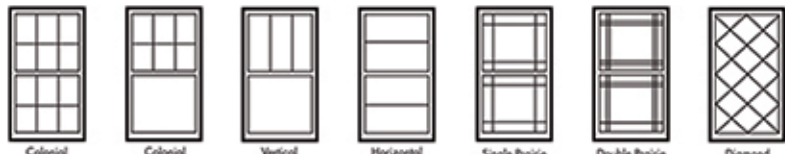
- **SIMPLE DESIGN**
- **EFFORTLESS INSTALLATION**
- **DAMAGE RESISTANT**
- **BEAUTIFULLY INVISIBLE**

FlexScreen hides in the window screen pocket, drastically improving sight lines and eliminating the need for color matching. Your windows will never look better.

This revolutionary design utilizes a PVC coated, high-performance spring steel frame. However, innovation does not need to be complex, so you will not find unnecessary attachment hardware.

"Customer service is above and beyond."

Karen H., Grand Ledge, MI



Wallside Windows also offers a wide range of custom glass designs. Ask your Sales Representative for details.

Wallside Windows Are Guaranteed For 35 Years

Few companies take care of their customers year after year like Wallside Windows does. If there's ever a problem, just give us a call or send us a message. We'll help you resolve it over the phone, or we'll schedule a service visit to your home.

OUR GUARANTEE:

- **STAYS IN EFFECT 35 YEARS, EVEN IF YOU SELL YOUR HOME, WHICH ADDS TO ITS RESALE VALUE**
- **COVERS YOUR WINDOWS AGAINST SEAL FAILURE**
- **FREE PARTS AND LABOR FOR ALL COVERED ITEMS**

Wallside Windows

35
YEAR GUARANTEE

FREE
IN-HOME SERVICE