

STAFF REPORT: 9/14/2022 REGULAR MEETING

PREPARED BY: D. RIEDEN

APPLICATION NUMBER: #22-8001

VIOLATION NUMBER: 649

ADDRESS: 601 LODGE DRIVE

HISTORIC DISTRICT: BERRY SUBDIVISION

APPLICANTS: PAUL MULIER (MULIER CONSTRUCTION)/ KATHLEEN SCHULTZ

PROPERTY OWNER: KATHLEEN & THOMAS SCHULTZ

DATE OF PROVISIONALLY COMPLETE APPLICATION: 8/22/2022

DATES OF STAFF SITE VISIT: 8/25/22

SCOPE: DEMOLISH GARAGE (WORK COMPLETED WITHOUT APPROVAL), ERECT GARAGE

EXISTING CONDITIONS

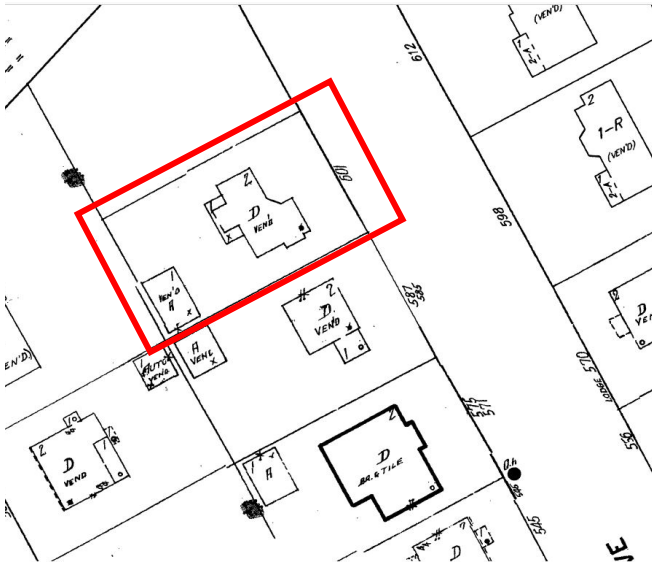
Built in 1925, the property at 601 Lodge is a 2 -story, tudor-style, single-family building facing northeast. The steeply pitched side-gabled roof is asphalt-shingled punctured with two centrally located brick chimneys. Half-timbering and stucco are featured on the second floor, while the rest of the house is clad in a mosaic of dark and light brick. Cast stone sills are set under each ribbon of casement windows on the first and second floors. The main entrance is centrally located at a diagonal to the front façade under its own smaller gable and matching set of half-timbering on the second floor. The front door is nestled under a stone archway. A modest concrete walk comes out from the door with a couple of steps in the front yard to meet the front sidewalk in a gentle, serpentine curve. The front yard is lightly landscaped with a foundation flower bed, front lawn, and a series of arborvitae that screens the north side of the property. The cement driveway, along the south side of the property, is gated from the wingwall of the house to a chain link fence to the rear, where the driveway leads you to the former pad of the previously demolished garage from a former owner and is the topic of this application. ConnectExplorer image (*see aerial 2 below*) shows the garage present as late as May 3, 2020 and a real estate listing (*see exhibit 1, below*), dated June 18, 2021, states that the garage had been demolished by the previous owner. The current owner purchased this property on July 19, 2021 and has elected to add this demolition from the previous owner's unapproved work to this application to clear this violation.



Site Photo 1, by Staff August 25, 2022: (Northeast) Front elevation.



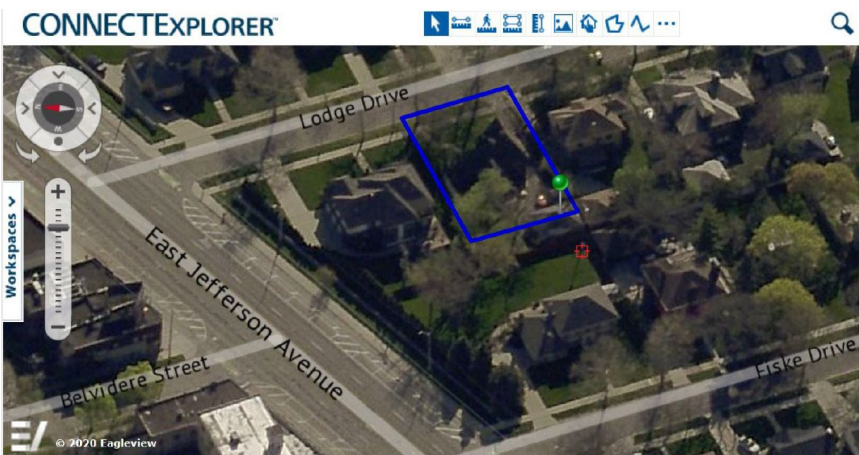
Site Photo 2 by Applicant: (South) rear yard, showing current condition of garage site, demolished by former owner.



Sanborn V8, P103.



Aerial 1 of Parcel # 19006258. by Detroit Parcel Viewer.

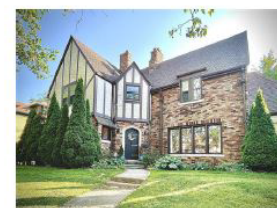


Aerial 2 image by ConnectExplorer, May 3, 2020, showing garage still present.

Kathleen Schultz
 Cell: 734-355-9792
 katieschultzrealtor@gmail.com



Address	601 LODGE
Unit# / Building#	
Municipality	Detroit
Zip	48214 4159
Asking Price	\$409,900
Sold Price	\$409,900
Sale/Rent	For Sale
MLS #	40186211
Original MLS#	2210044879
Type	Single Family
Status	Closed
Activation Date	6/18/2021



Agent Remarks Could not fit everything in remarks above... All appliances included as well as pool table. Some updates to the home include - newer roof with 3d shingles (within 10 years or so), newer water tank, some newer windows, new light fixtures throughout, neutral and bright paint scheme throughout, new electric baseboard heat added in possible 4th bedroom on first floor also added in the office on first floor and in the master bathroom (which used to be a "bonus room" off the master bedroom), electrical system upgraded to 220, newer PEX plumbing. **Problematic old garage was removed for easy new garage build if desired.** There are 3 window AC units uninstalled and 2 de-humidifiers that will also be left with the home. Large mirror in Master Bedroom is excluded from the sale. Please schedule showings online. Follow CDC and State guidelines regarding Covid protocols. For offers or questions please email Ian at ian.bradford@hotmail.com. BATVAI

Public Remarks Wow, rare opportunity to own this Beautiful Classic Tudor home in Historic Joseph H Berry Subdivision! This neighborhood is home to the Manoogian Mansion, just a short walk down the street from Stockton River Front Park, 3 miles from Downtown, 1 mile from Belle Isle and 3 miles from Eastern

Exhibit 1, by applicant, showing screen capture of former real estate listing, dated June 18, 2021, where garage was demolished.

PROPOSAL

The proposed work consists of 3 scopes of work: (1) demolition of the old garage (work completed by a previous owner) (2) construction of a new garage (3) repouring of an existing concrete driveway. All work is located at the rear, and along the south side of the building. (See attached drawings and details.)

1. Demolition of garage (work completed)

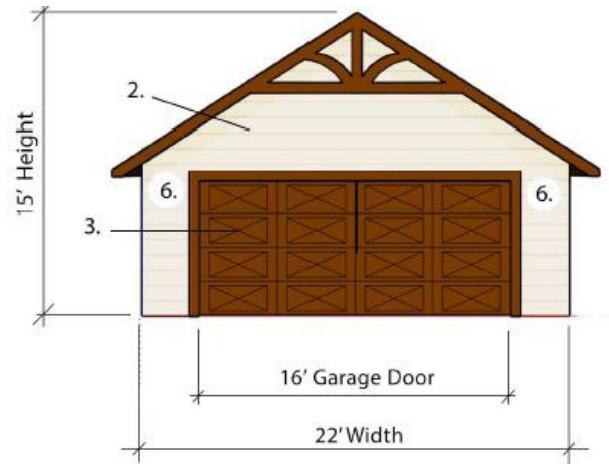
- Complete dismantle and removal of existing wood frame garage, approx. 22'x20' (work complete)
- Remove existing concrete slab (Not complete)
- Remove existing concrete driveway (Not complete)

2. Erect new garage

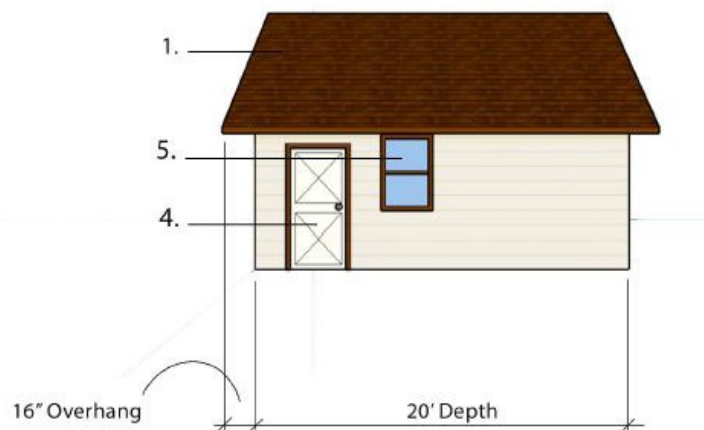
- Build 22' x 20' wood frame garage on 4" concrete slab.
- Roof height at maximum 15' height, and includes tudor-style detail at the pitch of the front gable to mimic the house, topped with Timberline architectural, 30-year shingles, color hickory.
- Install treated wood lap siding, smooth finish; color off-white.
- Install garage, overhead, Cloplay 16' steel door raised panel design; color brown
- Install Pella vinyl, dimensions double-hung window, trim color brown
- Install 36"x80" 6-panel Jeld-Wen steel door
- Install two (2) outdoor sconces on either side of garage door, Brimfield 14" metal with aged iron finish, wall lamp with glass shade

3. Install new driveway

- Construct 4" thick concrete, 9' wide driveway, that flairs out to 25' wide at the garage.
- Construct 6" thick concrete apron at city approach
- All concrete is broom finish, no edging or stamping, unstained.



East Elevation



North Elevation

Proposed Garage Elevations 1, by Applicant

STAFF OBSERVATIONS AND RESEARCH

- The Berry Subdivision Historic District was established in 1978.
- From the applicant’s photos, written description, and discussion with the owner, staff observed the following conditions of the former garage:
 - Staff did not have access to details of the former garage’s conditions, but observed from Google Street images, a slight sag to the center roofline.
 - The real estate listings from February 16, 2018 and June 18, 2021 described the condition of the garage as “fine but is a tear-down” and “problematic, old”.
- It is staff’s opinion that *this* garage was not likely original, although the Berry Subdivision designation report’s Sanborn maps show that there was a garage present at this location, for the following reasons:
 - The overall design, materials and massing of the garage did not match nor complement the house’s English-revival, tudor architecture.
 - The vertical boards on the exterior of the garage points to mid-century modern style.
- For these reasons, it is staff’s opinion that, while not likely original to the house, this garage was not a contributing structure because the lower sloped roof, the shorter and wider massing, and the design of the materials were not consistent with the house’s architectural style.
- The proposed site for the new garage remains at the historic footprint, at the south corner of the lot, which staff observes, is only publicly visible from the front driveway.
- The proposed garage, with the low-pitched, front-gabled roof and panel doors are an appropriate design that does not conflict with the design of the house and is appropriate for the district.
- It is staff’s opinion that the proposed vinyl windows and vinyl siding are not appropriate material consistent with the design and material of the house, as shown in the drawings. After discussion with the applicant, staff received updated material from the applicant to revise the proposed drawings so that wood lap siding with a smooth finish replaces the vinyl siding for this proposal. It is staff’s opinion that the this version of siding, would be a more appropriate material, but staff has not yet received a response regarding the vinyl window (and its proposed dimension) to the date of this report.
- Staff has not received confirmation on the paint color for the following items at the time of this report: wood lap siding, garage door, window trim, man door.
- Staff observed that the garage has no gutters or downspouts provided in the drawings.



Site Photo 3, by Google Street, June 2019, prior to demolition (by previous owner) of garage showing roof sag.

ISSUES

- Even though the work was not done by the current owner, the demolition of the garage was completed without HDC approval.
- Although staff was not able to get a true assessment of the previous garage's original condition other than those from notes in a real estate listing, it is staff's opinion that the former garage was not likely original and not a contributing structure to this property or the historic district. Given the non-contributing status of the former garage, staff finds it is reasonable to approve its demolition. However, the new garage should seek to complement the house in design, per the Standards.
- Staff recommends that the proposed garage is an appropriate design that does not conflict with the design of the house and is appropriate for the district. However, staff does recommend that the proposed drawings reflect the updated siding material and clearly denote the colors for the trim, doors, and siding using Color System D of the HDC Color Package.
- Staff also recommends that gutters and downspouts be added to the design.
- Staff recommends that the vinyl window be reconsidered with a more appropriate material that fits the house, such as wood or aluminum-clad wood.
- Staff has no issues with the proposed rebuilding of the concrete driveway.

RECOMMENDATION

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

Recommendation: Demolish Garage, Erect New Garage, Resurface Driveway

It is staff's opinion that demolition of the garage, erection of the new garage, and resurfacing of the driveway does not detract from the historic character of the building, its site, and setting. Staff therefore recommends that the Commission issue a Certificate of Appropriateness as the proposed work meets the Secretary of the Interior's Standards for Rehabilitation.

Staff recommends the COA be issued with following conditions:

- Update the proposed the drawings to reflect the changes of the siding material to wood, lap-siding and the colors noted per Color System D of the HDC color package.
- The vinyl window replaced with a more appropriate material, such as wood or aluminum-clad wood and reflected in the updated drawings.
- Downspouts and gutters added to the garage and reflected in the updated drawings.
- Staff receive a final plan showing product and detail description of the above work before installation.











Workspaces v



East Jefferson Avenue

Lodge Drive

Fiske Drive



Kathleen Schultz
 Cell: 734-355-9792
 katieschultzrealtor@gmail.com



Address 601 LODGE
Unit# / Building#
Municipality Detroit
Zip 48214 4159
Asking Price \$289,000
Sold Price \$300,000
Sale/Rent For Sale
MLS # 21414544
Original MLS# 218011456
Type Single Family
Status Closed
Activation Date



Agent Remarks Pre-approved buyers please! **Garage appears fine but is a tear down.** BATVAI

Public Remarks UNDER CONTRACT-CONTINUE TO SHOW FOR BACKUP OFFERS. Welcome, to this impressive 1925 Tudor Home in Historic Joseph Berry Subdivision! This beauty exhibits rich characteristics throughout; The Arched Entry Door, Parquet Hardwood Floors, Leaded Glass Windows & French Doors! The Colorful Pewabic Tile Fireplace in the Living Room is one of 3 Fireplaces in the home. Airy, light-filled Kitchen. 3 spacious bedrooms upstairs includes the Master Bedroom with a connecting room, allowing endless possibility to create your future en suite bathroom, or your creative studio space. Berry Subdivision is home to prominent citizens, including Detroit Mayor Duggan whom lives in the Manoojian Mansion down the street. This neighborhood has approximately 100 houses, includes a green space park & Stockton Park, which overlooks the Detroit River. Located 3 miles from Downtown Detroit, 1 Mile from Belle Isle Park, 1 Mile from West Village Shops & Cafe's and the famous Roses Fine Foods is just around the corner!

LOCATION INFORMATION

County Wayne **MLS Area** Detroit (82001) **Body of Water** **Principal Res Exempt** Yes
Cross Street Jefferson / Parkview **Subdivision** BERRY JOSEPH H SUB
School Dist. Detroit City School District **Property ID** W19I006258S **Summer Tax/Yr** 1800.00
Frontage 75 **Acres** 0.21 **Lot Size** 75.00X120.00 **Assessments** \$0.00 **Winter Tax/Yr** 400.00
Directions Take Jefferson East, Then Right on Lodge **Village Tax/Yr**
Total Tax Yr 2200.00

Legal W LODGE 48 JOSEPH H BERRY SUB L31 P19 PLATS, W C R 19/407 75 X 120 NEZ HOMESTEAD CERT #NH2009-0246, RELA...

PROPERTY INFORMATION

Bed Rms 3 **Garage** 0.00 **Struct Style** 2 Story **Manufac** No **Abv Grd SqFt** 2683
Bath Full / Half 1 / 1 **Year Built** 1925 **Exterior** Brick, Wood **Wa...** **Below Grd SqFt** 1300
Total Bath Full/Half 1 **Site Condo** **Basement** Yes **Sewer** Public At Street **Below Grd SqFt Fin**
Price Per SQFT \$111.82

ROOM	DIMENSIONS	LEVEL	FLOORING
Bedroom 1	x		
Bedroom 2	x		
Bedroom 3	x		
Bedroom 4	x		
Bedroom 5	x		
Bedroom 6	x		
Office	x		

ROOM	DIMENSIONS	LEVEL	FLOORING
Living Rm	x		
Dining Rm	x		
Kitchen	x		
Brkfast Nk	x		
Family Rm	x		
Great Rm	x		
Libary/Den	x		

ROOM	DIMENSIONS	LEVEL	FLOORING
Laundry	x		
Sun/Florida	x		
Full Bath 1	x		
Full Bath 2	x		
Full Bath 3	x		
Lav 1	x		
Lav 2	x		

LISTING INFORMATION

List Date 2/16/2018 **Exp Date** **L-Frm Phone** Main: 248-644-6700
L-Agt 6501384242 Nika Jusufi **L-Frm** RC005477 Max Broock, REALTORSÄ@Birmi... **L-Agt Phone** Cell: 313-725-1774
Co-List Agt **Co-List Frm** **Co-List Phone**
Showing Instructions: **MLS** RealComp
Subj Short Sale: No **Assoc. Contact:** **Assoc. Phone:** **Association** No
Contract Exclusive Right to Sell **Assoc. Name** **Comp SA:** Y 1
Signed Disc Yes **Comp BA:** Y 2.5
List Excptn **Full Service Listing:** Yes **Comp NA:**
Ownership Private **Possession** Other **DOM** 17 / 17 **See All Fields Detail Report for Complete Info**

SOLD INFORMATION

S-Agt Nm Jeff Reiter **S-Frm Nm** RE/MAX Vision **S-Frm Ph...** Main: 248-548-4400
Pend Date 3/5/2018 **Closed Date** 4/10/2018 **How Sold** Conventional **Concessions:** No **Concession Amt**

FEATURES

APPLIANCES Dishwasher, Disposal, Dryer, Range/Oven, Refrigerator, Washer
EXTERIOR CONSTRUCTION Brick, Wood
ARCHITECTURE STYLE Tudor
EXTERIOR FEATURES Deck
FIREPLACE FEATURES Basement Fireplace, FamRoom Fireplace, Primary Bedroom Fireplace, Natural Fireplace
FOUNDATION TYPE Basement
BASEMENT TYPE Unfinished
HEATING SYSTEM Steam
HEAT/FUEL TYPE Natural Gas
COOLING SYSTEM Ceiling Fan(s)
FINANCIAL TERMS Cash, Conventional
ROADS Paved Street
SEWER/SEPTIC Public At Street

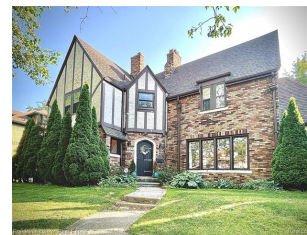
08/30/2022



Kathleen Schultz
 Cell: 734-355-9792
 katieschultzrealtor@gmail.com



Address 601 LODGE
Unit# / Building#
Municipality Detroit
Zip 48214 4159
Asking Price \$409,900
Sold Price \$409,900
Sale/Rent For Sale
MLS # 40186211
Original MLS# 2210044879
Type Single Family
Status Closed
Activation Date 6/18/2021



Agent Remarks Could not fit everything in remarks above... All appliances included as well as pool table. Some updates to the home include - newer roof with 3d shingles (within 10 years or so), newer water tank, some newer windows, new light fixtures throughout, neutral and bright paint scheme throughout, new electric baseboard heat added in possible 4th bedroom on first floor also added in the office on first floor and in the master bathroom (which used to be a "bonus room" off the master bedroom), electrical system upgraded to 220, newer PEX plumbing. **Problematic old garage was removed for easy new garage build if desired.** There are 3 window AC units uninstalled and 2 de-humidifiers that will also be left with the home. Large mirror in Master Bedroom is excluded from the sale. Please schedule showings online. Follow CDC and State guidelines regarding Covid protocols. For offers or questions please email Ian at ian.bradford@hotmail.com. BATVAI

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School Dist. Detroit City School District **Property ID** W19I006258S **Summer Tax/Yr** 544.00
Frontage 75 **Acres** 0.21 **Lot Size** 75.00X120.00 **Assessments** \$0.00 **Winter Tax/Yr** 47.00
Directions Take Jefferson East, Right on Lodge **Village Tax/Yr**
Total Tax Yr 591.00
Legal W LODGE 48 JOSEPH H BERRY SUB L31 P19 PLATS, W C R 19/407 75 X 120 NEZ HOMESTEAD CERT #NH2009-0246, RELA...

PROPERTY INFORMATION

Bed Rms 3 **Garage** 0.00 **Struct Style** 2 Story **Manufac** No **Abv Grd SqFt** 2732
Bath Full / Half 2 / 2 **Year Built** 1925 **Exterior** Brick **Wa...** **Below Grd SqFt** 1300
Total Bath Full/Half 2 **Site Condo** **Basement** Yes **Sewer** **Below Grd SqFt Fin** 270
Price Per SQFT \$150.04

ROOM	DIMENSIONS	LEVEL	FLOORING
Bedroom 1	x		
Bedroom 2	x		
Bedroom 3	x		
Bedroom 4	x		
Bedroom 5	x		
Bedroom 6	x		
Office	x		

ROOM	DIMENSIONS	LEVEL	FLOORING
Living Rm	x		
Dining Rm	x		
Kitchen	x		
Brkfst Nk	x		
Family Rm	x		
Great Rm	x		
Library/Den	x		

ROOM	DIMENSIONS	LEVEL	FLOORING
Laundry	x		
Sun/Florida	x		
Full Bath 1	x		
Full Bath 2	x		
Full Bath 3	x		
Lav 1	x		
Lav 2	x		

LISTING INFORMATION

List Date 6/14/2021 **Exp Date** **L-Frm Phone** Main: 734-377-5126
L-Agt 6501360586 Ian Bradford **L-Frm** RC388784 Franklin Addison **L-Agt Phone** Cell: 313-409-0516
Co-List Agt **Co-List Frm** **Co-List Phone**
Showing Instructions: **MLS** RealComp
Subj Short Sale: No **Assoc. Contact:** **Assoc. Phone:** **Association** No
Contract Exclusive Right to Sell **Assoc. Name** **Comp SA:**
Signed Disc Yes **Comp BA:** Y 2.5 **Comp NA:**
List Excptn **Full Service Listing:** Yes **DOM** 9 / 9 [See All Fields Detail Report for Complete Info](#)
Ownership Private **Possession** At Close

SOLD INFORMATION

S-Agt Nm Kathleen Schultz **S-Frm Nm** Real Estate in the Pointes **S-Frm Ph...** Main: 313-886-1000
Pend Date 6/23/2021 **Closed Date** 7/19/2021 **How Sold** Conventional **Concessions:** No **Concession Amt**

FEATURES

APPLIANCES Dishwasher, Disposal, Dryer, Other-See Remarks, Range/Oven, Refrigerator, Washer
FOUNDATION TYPE Basement **FINANCIAL TERMS** Cash, Conventional
BASEMENT TYPE Partially Finished **ROADS** Paved Street
HEATING SYSTEM Baseboard, Radiant, Steam, Zoned Heating
HEAT/FUEL TYPE Electric, Natural Gas
COOLING SYSTEM Window Unit(s)
EXTERIOR CONSTRUCTION Brick
ARCHITECTURE STYLE Tudor, Historic
EXTERIOR FEATURES Deck, Fenced Yard, Porch
FIREPLACE FEATURES Basement Fireplace,

08/29/2022



601 Lodge Drive Garage Project

Description of Existing Conditions

A previous owner demolished the prior garage. Some concrete remains where the garage once stood.

Description of Project

Build new garage. Replacement is required because the previous garage was demolished.

Detailed Scope of Work

- Remove existing concrete
- Install new foundation and slab for garage floor
- Install rough framing
- Install roofing and gutters
- Install siding
- Install electrical for 2 plugs, 2 interior lights and 2 exterior lights
- Install 1 garage door, 1 man door and 1 window

From: [Kathleen Schultz](#)
To: [Dan Rieden](#)
Cc: cmulier@comcast.net
Subject: Re: [EXTERNAL] Re: 601 Lodge Drive - September 14th Historic District Commission Meeting
Date: Friday, September 2, 2022 10:02:21 AM
Attachments: [Wood Siding Specs.pdf](#)
[601 Lodge Driveway.pdf](#)

This Message Is From an External Sender

ATTENTION: This email was sent from an external source. Please be extra cautious when opening attachments or clicking links.

I have attached a brochure for the wood siding we will be using. I have also attached a plan for the driveway.

Please let me know if you need anything else.

From: [Kathleen Schultz](#)
To: [Dan Rieden](#)
Cc: cmulier@comcast.net
Subject: Re: [EXTERNAL] Re: 601 Lodge Drive - September 14th Historic District Commission Meeting
Date: Friday, September 2, 2022 2:28:54 PM

This Message Is From an External Sender

ATTENTION: This email was sent from an external source. Please be extra cautious when opening attachments or clicking links.

Forgot to mention that! I prefer the smooth siding, so I am happy to go with the smooth option.

From: [Kathleen Schultz](#)
To: [Dan Rieden](#)
Cc: cmulier@comcast.net
Subject: Re: [EXTERNAL] Re: 601 Lodge Drive - September 14th Historic District Commission Meeting
Date: Tuesday, September 6, 2022 12:18:47 PM

This Message Is From an External Sender

ATTENTION: This email was sent from an external source. Please be extra cautious when opening attachments or clicking links.

Driveway will be 4", garage floor 4". The city approach will be 6". Broom finished. Unstained. No edging or stamping.

601 Lodge Drive Photos

Front of House

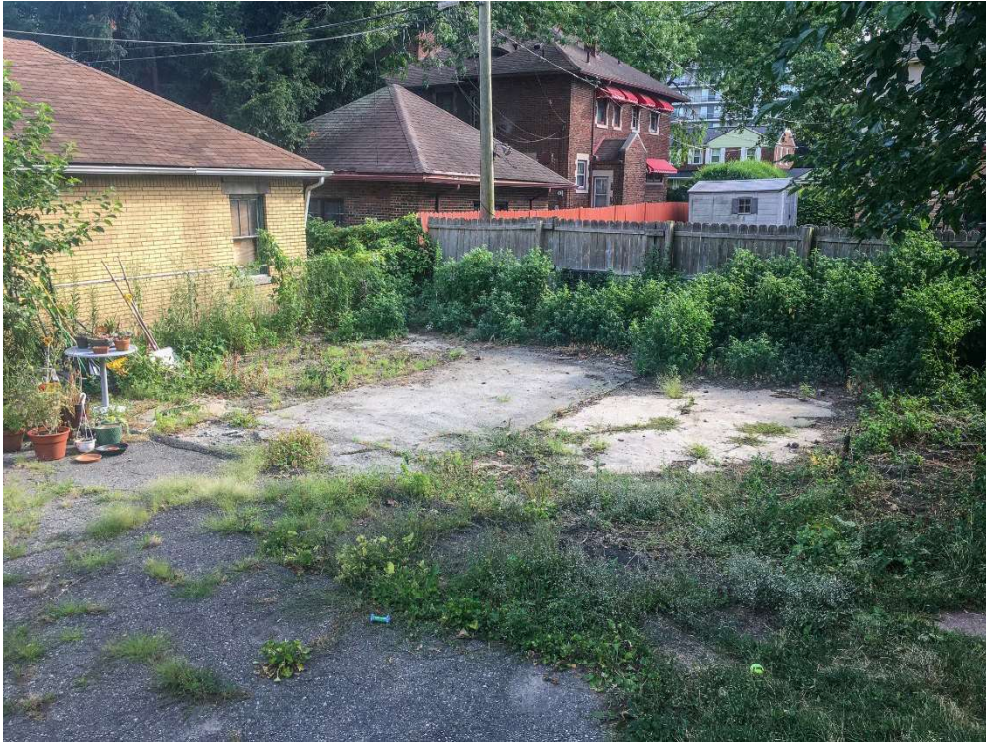


Back of House



601 Lodge Drive Photos

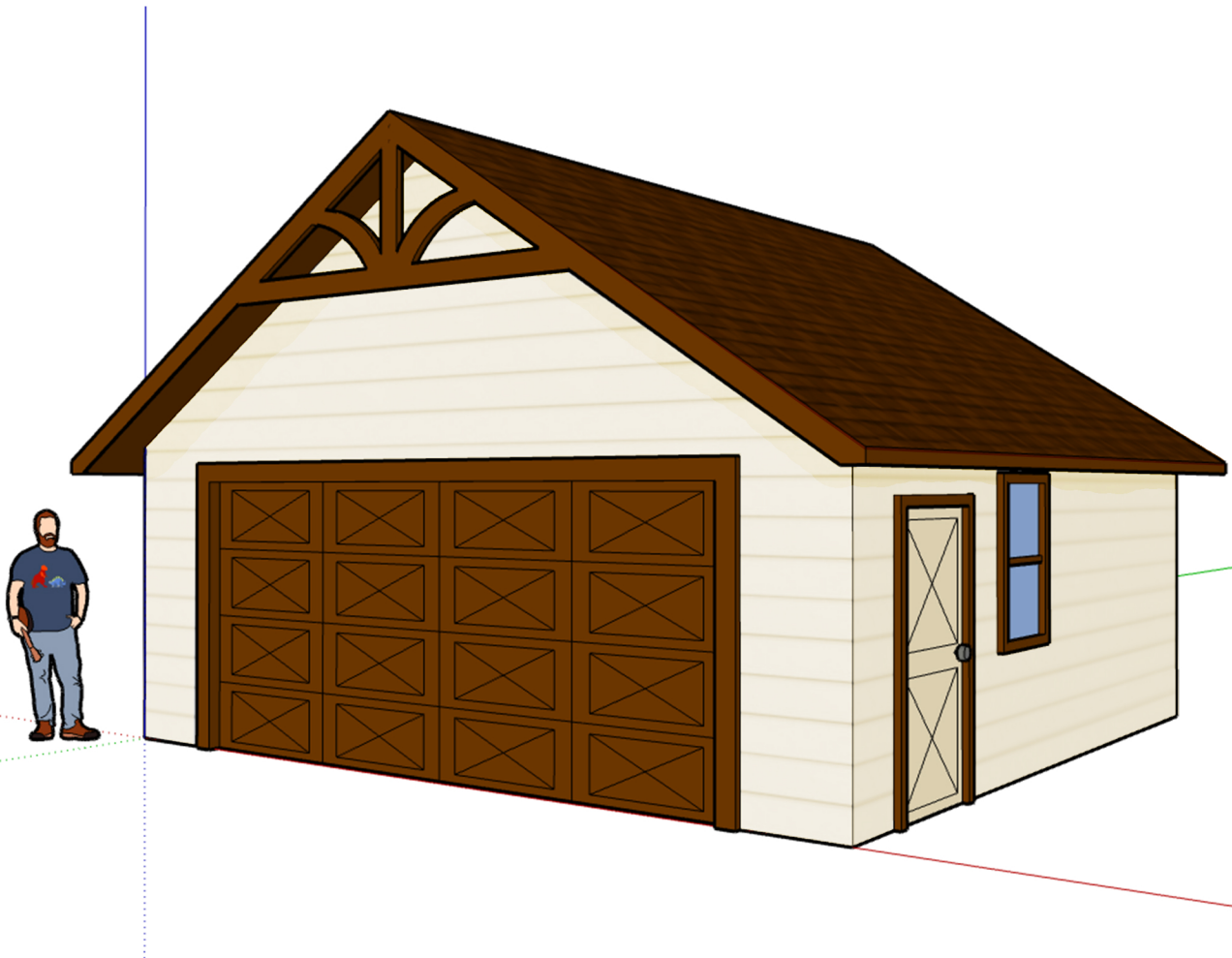
Garage Area



Garage Area

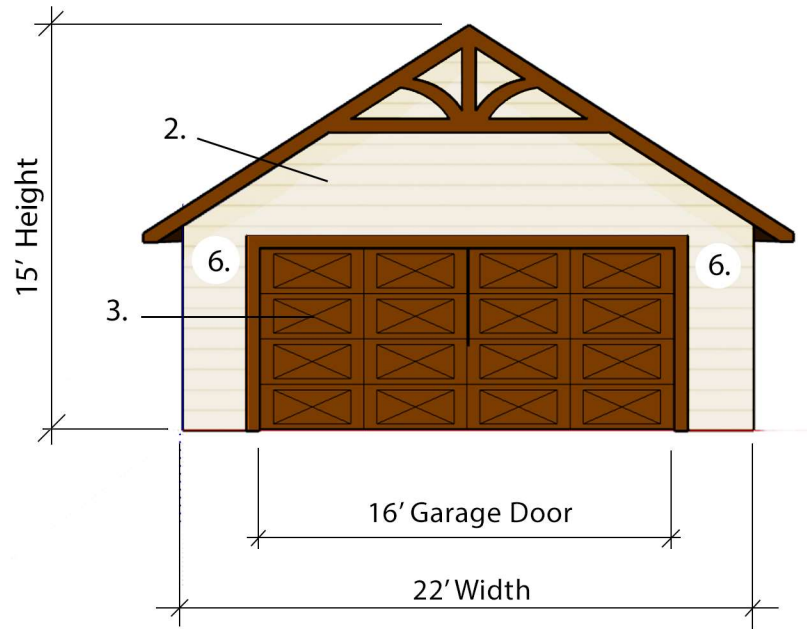


601 Lodge Drive Garage Plan

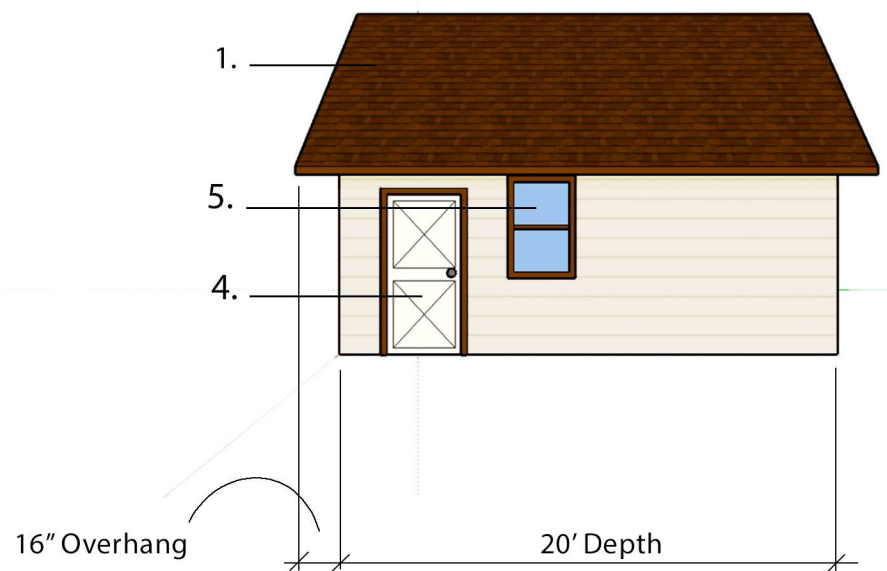


MATERIALS

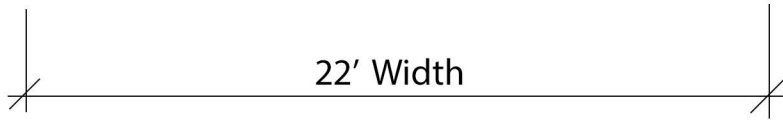
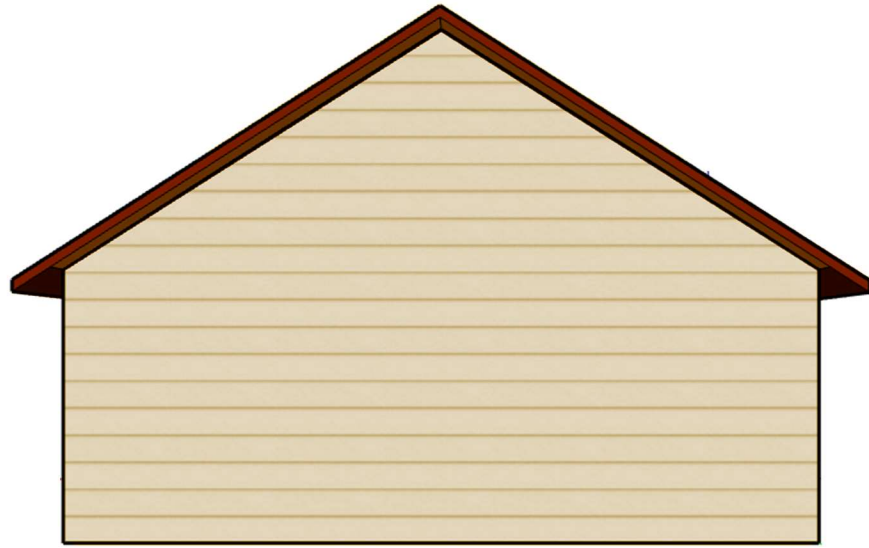
1. 30 Year Shingle
2. Vinyl Siding
3. Clopay 16' Door
4. Jeld-Wen Steel Door
5. Pella Window
6. Outdoor Sconce x2



East Elevation

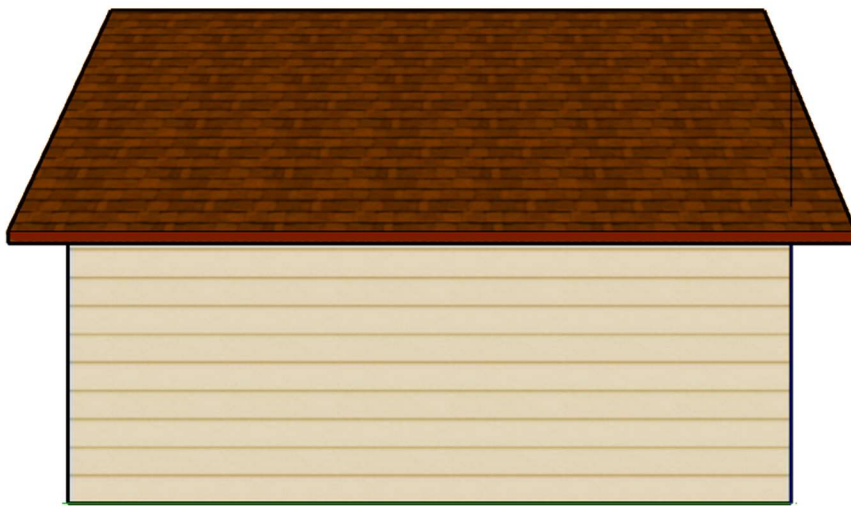


North Elevation



22' Width

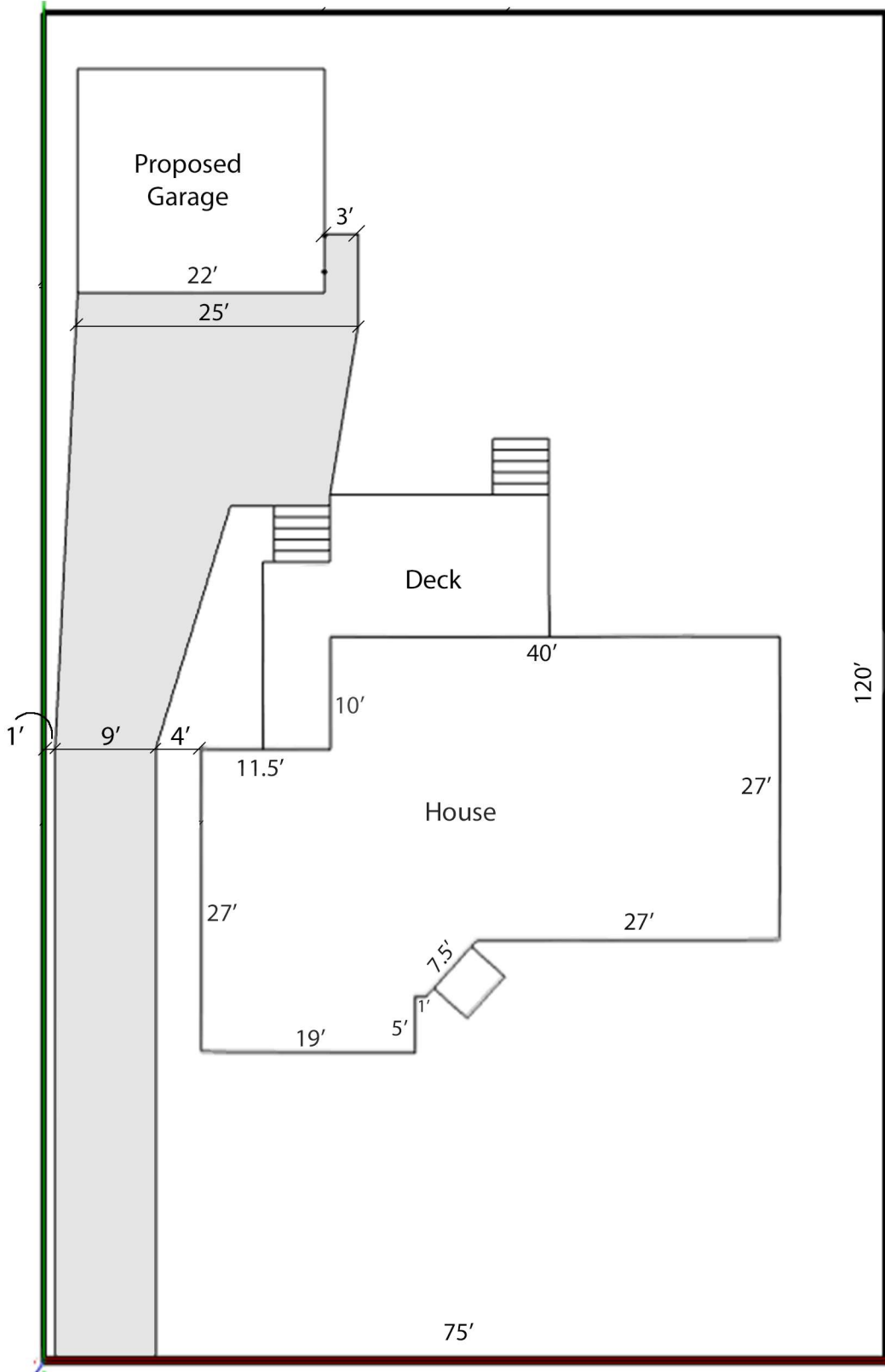
West Elevation



20' Depth

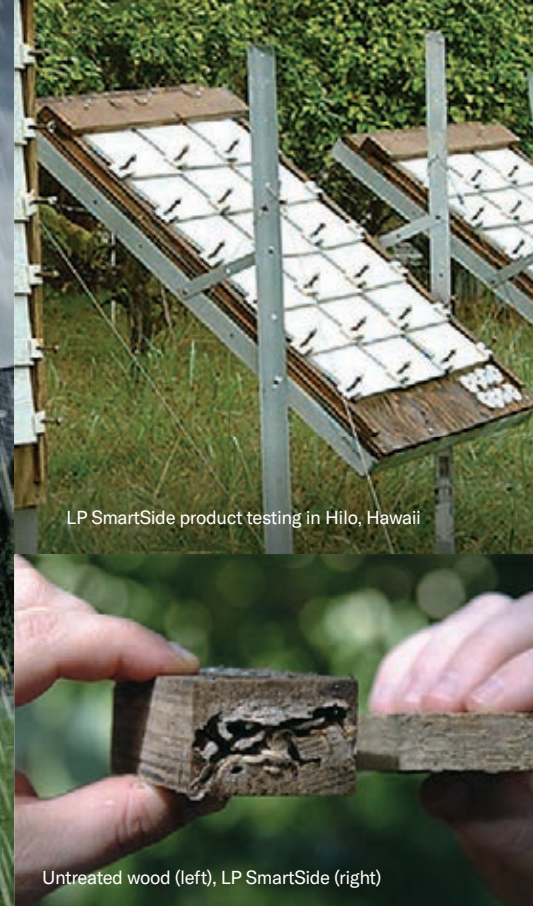
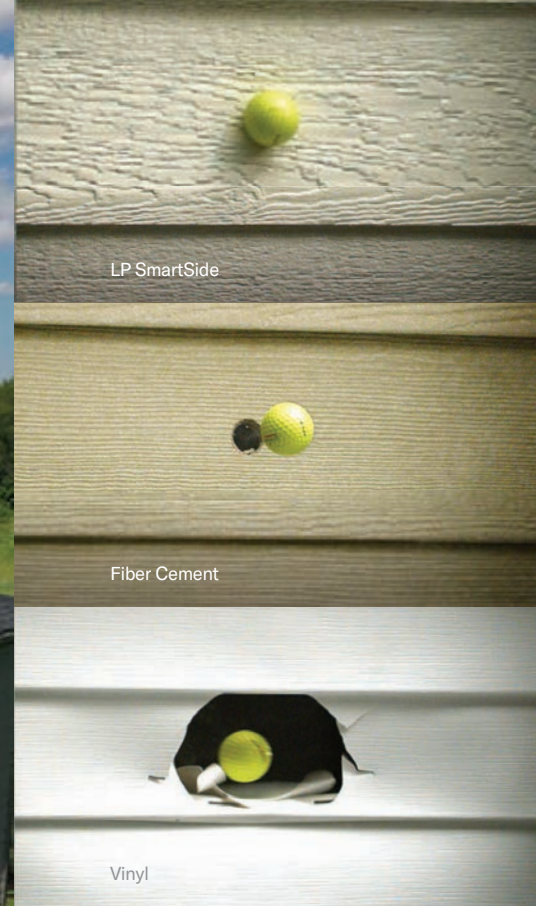
South Elevation

Back of Lot



601 Lodge Driveway

BECAUSE STRENGTH IS MAKE OR BREAK



ENGINEERED TO IMPRESS

A NATURAL DEFENSE AGAINST NATURE

All LP® SmartSide® products are treated to the core through our proprietary SmartGuard® process. With four components of protection, the SmartGuard process adds strength and helps LP SmartSide products withstand impacts, freeze/thaw cycles, high humidity, fungal decay and more.

See more about how LP SmartSide products are made at [YouTube.com/LPSmartSide](https://www.youtube.com/LPSmartSide).

OUTSTANDING IMPACT RESISTANCE

Testing shows that LP SmartSide strand products resist impact better than vinyl and fiber cement siding, which means they can stand up better against everything from everyday bumps to airborne storm debris. And because it doesn't break as easily as fiber cement siding, LP SmartSide strand siding is also easier to handle and install, and results in less waste.

HAIL AND WIND RESISTANCE

Third-party test results demonstrate that LP SmartSide lap siding resisted hail damage better than fiber cement and vinyl. In fact, the LP SmartSide warranty covers impacts from hail up to 1.75" in diameter. LP SmartSide lap siding is also designed to withstand tough storms with wind gusts of up to 200 miles per hour. Refer to ESR-1301, Table 2B, Lap Siding.

RESISTANCE TO FUNGAL DECAY AND TERMITES

Since 1996, LP SmartSide strand substrate siding has undergone brutal testing in Hilo, Hawaii. An average temperature of more than 70 degrees, high levels of humidity, and almost 170 inches of annual rainfall make Hilo's climate the perfect breeding ground for termites, moisture and fungal decay. Yet our Exterior Exposure Program continues to validate that LP SmartSide siding performs over time.



FOUR COMPONENTS OF PROTECTION

LP's proprietary SmartGuard® manufacturing process ensures that every LP SmartSide Trim & Siding product is treated with an advanced formula of adhesive resins, water-resistant waxes and zinc borate, after which a water-resistant, resin-saturated overlay is bonded to the product. The result: four components of protection against water damage, termites and fungal decay.



BACKED BY STRONG WARRANTIES

LP has your back with an industry-leading, transferrable limited warranty for LP® SmartSide® products: a 5-year 100% labor and material replacement warranty with a 50-year prorated limited warranty. LP® SmartSide® ExpertFinish® Trim & Siding products include an additional 15-year finish warranty.

For complete warranty details visit [LPCorp.com/Literature](https://www.LPCorp.com/Literature)

ADVANCED DURABILITY FOR LONGER LASTING BEAUTY®

Siding plays a big role in a home's curb appeal. That's why LP® SmartSide® Trim & Siding is built to last and designed to make any home's design vision come to life. Because of its engineered wood strand technology and variety of textures, styles and colors, LP SmartSide products elevate any structure, from traditional homes to modern masterpieces. LP SmartSide products are also available in ExpertFinish® color to add another element of versatile design to your projects.

CEDAR

SMOOTH



CEDAR TEXTURE LAP



SMOOTH FINISH LAP

CEDAR TEXTURE LAP

THE BOLD LOOK OF CEDAR WITHOUT MANY OF THE WORRIES

- One of the most durable lap siding options on the market today
- 16' length can result in faster installation
- May create fewer seams than traditional 12' siding
- Pre-primed for exceptional paint adhesion
- Self-aligning SmartLock™ option eliminates the need to measure and set lap reveal; eliminating this step in the process is likely to speed up the installation process
- APA-certified lap siding
- Treated engineered wood strand substrate

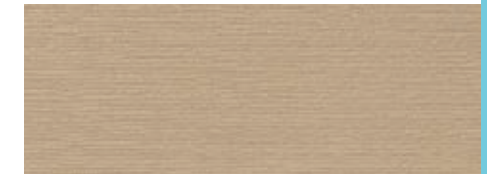


Cedar Texture

SMOOTH FINISH LAP

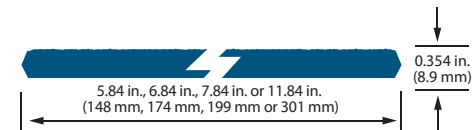
SMOOTH APPEARANCE, ADVANCED DURABILITY OF ENGINEERED WOOD

- Holds up in extreme weather, including moisture, hail, freeze/thaw cycles, and up to 200 mph wind gusts
- Treated with the SmartGuard® process for superior protection against the weather, fungal decay and termites
- 16' length can result in faster installation and fewer seams
- Pre-primed for exceptional paint adhesion
- Backed by an industry-leading 5/50-year limited warranty
- APA-certified lap siding
- Treated engineered wood strand substrate

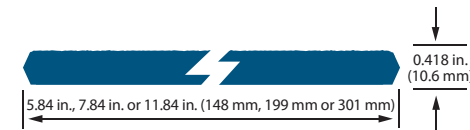


Smooth Finish

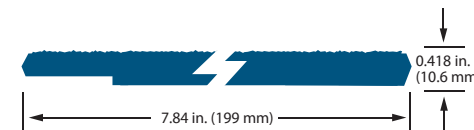
38 SERIES CEDAR TEXTURE LAP



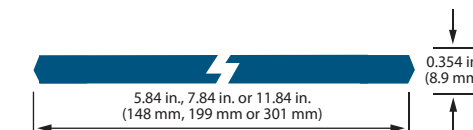
76 SERIES CEDAR TEXTURE LAP



76 SERIES SMARTLOCK CEDAR TEXTURE LAP



38 SERIES SMOOTH FINISH LAP



DESCRIPTION	LENGTH	ACTUAL WIDTH	THICKNESS	PID NUMBER	WEIGHT
38 Series Cedar Texture Lap	12 ft. (144 in.)(3.7 m)	7.84 in. (199 mm)	0.354 in. (8.9 mm)	28869	1.5 PSF
	16 ft. (192 in.)(4.9 m)	5.84 in. (148 mm)	0.354 in. (8.9 mm)	25796	1.5 PSF
	16 ft. (192 in.)(4.9 m)	6.84 in. (174 mm)	0.354 in. (8.9 mm)	40610	1.5 PSF
	16 ft. (192 in.)(4.9 m)	7.84 in. (199 mm)	0.354 in. (8.9 mm)	25797	1.5 PSF
	16 ft. (192 in.)(4.9 m)	11.84 in. (301 mm)	0.354 in. (8.9 mm)	25799	1.5 PSF
76 Series Cedar Texture Lap	16 ft. (192 in.)(4.9 m)	5.84 in. (148 mm)	0.418 in. (10.6 mm)	25785 (Discontinued)	1.5 PSF
	16 ft. (192 in.)(4.9 m)	7.84 in. (199 mm)	0.418 in. (10.6 mm)	25786	1.5 PSF
	16 ft. (192 in.)(4.9 m)	11.84 in. (301 mm)	0.418 in. (10.6 mm)	25787	1.5 PSF
76 Series SmartLock Cedar Texture Lap	16 ft. (192 in.)(4.9 m)	7.84 in. (199 mm)	0.418 in. (10.6 mm)	30317	1.5 PSF

DESCRIPTION	LENGTH	ACTUAL WIDTH	THICKNESS	PID NUMBER	WEIGHT
38 Series Smooth Finish Lap	16 ft. (192 in.)(4.9 m)	5.84 in. (148 mm)	0.354 in. (8.9 mm)	41338	1.5 PSF
	16 ft. (192 in.)(4.9 m)	7.84 in. (199 mm)	0.354 in. (8.9 mm)	41339	1.5 PSF
	16 ft. (192 in.)(4.9 m)	11.84 in. (301 mm)	0.354 in. (8.9 mm)	41340	1.5 PSF

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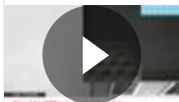
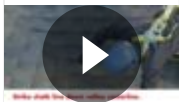
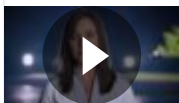
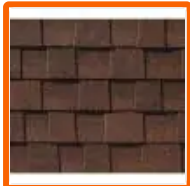
Internet #100658124 Model #0601395 Store SKU #777382

282

GAF

Timberline Natural Shadow Hickory Algae Resistant Architectural Shingles (33.3 sq. ft. per Bundle) (21-Pieces)

★★★★★ (237) Questions & Answers (33)



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Henry 209XR Extreme Rubberized Wet Patch Roof Cement Leak Repair - 0.90...

★★★★★ (799)

\$47³⁷

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Henry 887 Tropi-Cool 4.75 Gal. 100% Silicone White Roof Coating

★★★★★ (1049)

\$435⁵⁷

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Henry 4.75 Gal. Acrylic Reflective Elastomeric Roof Coating

★★★★★ (442)

\$98⁷⁹

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Henry Elasto

★★★

\$120

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Specifications

Dimensions

Coverage Area (sq. ft.)	33.3 ft ²
Product Length (in.)	39.38 in
Product Thickness (in.)	2.4 in
Product Width (in.)	13.25 in

Details

Color Family	Hickory
Color/Finish	Hickory
Features	Algae Resistant, High Wind Resistant, Stainguard Protection
Fire Rating (UL 790)	Class A
Material	Asphalt
Number of bundles per 100 sq. ft. (Square)	3
Number of pieces per bundle	21
Requirements	Attic Ventilation Underlayment

Requirements	Also Ventilation, Encapsulation
Roofing Product Type	Architectural Shingle
Shingle Exposure (in.)	5.625
Shingle Type	Architectural Shingle
Warranty	Lifetime Limited Warranty
Weight Per Bundle (lb.)	70

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GAF Timberline HDZ Charcoal Algae Resistant Laminated High Definition Shingles (33.33 sq. ft. per Bundle) (21-Pieces)

★★★★★ (6726)

\$34⁵⁰ /bundle



GAF Royal Sovereign Charcoal Algae Resistant 3-Tab Roofing Shingles (33.33 sq. ft. per. Bundle) (26-pieces)

★★★★★ (461)

\$31⁵⁰ /bundle



GAF Seal-A-Ridge Charcoal Hip and Ridge Cap Roofing Shingles (25 lin. ft. per Bundle) (45-Pieces)

★★★★★ (6)

\$54⁹⁸ /bundle

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Questions & Answers

132 Questions

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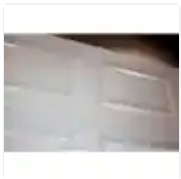
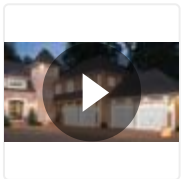
Internet #204598371 Model #HDB_SW_SOL

1.1k

Clopay

Classic Collection 16 ft. x 7 ft. Non-Insulated Solid White Garage Door

★★★★★ (109) Questions & Answers (143)



Live Chat

Feedback

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Specifications

Dimensions

Garage Door Size	16 ft x 7 ft
Product Depth (in.)	2 in
Product Height (in.)	84 in
Product Width (in.)	192 in

Live Chat



Details

Color Family	White
Door Configuration	Double Door
Features	Paintable
Garage Door Collection	Classic
Garage Door Color	White
Garage Door Style	Classic
Included	Instructions
Insulation R-Value	0
Material	Steel
Product Type	Without Windows
Product Weight (lb.)	216 lb
Returnable	90-Day
WindCode Rating	No WindCode Rating

Feedback



Warranty / Certifications

Manufacturer Warranty	Paint System - 15 yrs., Windows - 10 yrs., Sections/Delamination - 5 yrs. Hardware/Springs -3
-----------------------	---

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Clopay Classic Collection 16 ft. x 7 ft. Non-Insulated Solid White Garage Door

★★★★★ (102)

\$1026⁹⁰



Clopay Classic Collection 16 ft. x 7 ft. Non-Insulated White Garage Door with Plain Windows

★★★★★ (97)

\$1493¹⁰



Clopay Classic Collection 16 ft. x 7 ft. 18.4 R-Value Intellicore Insulated Solid White Garage Door

★★★★★ (307)

\$2213⁴⁰

Best



Clopay Classic Collection 16 ft. x 7 ft. Intellicore Insulated Solid White Garage Door

★★★★★ (102)

\$1026⁹⁰

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Questions & Answers

143 Questions

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Vinyl Windows and Doors Manufactured by Pella Corporation

Double-Hung Window - East Region

Detailed Product Description

Frame

- Overall frame depth is [3-1/4" replacement frame with sill adapter and optional head expander] [4-3/16" new construction frame with [integral fin] [with integral fin and J-channel]].
- Frame members are extruded, rigid uPVC.
- Frame members are mitered and heat-fused to provide a fully welded corner assembly.

Sash

- Sash members are extruded, rigid uPVC.
- Sash members are mitered and heat-fused to provide a fully welded corner assembly.
- Includes an integral extruded sash lift.

Weather Stripping

- Frame and sash is weatherstripped around the perimeter with a fin-type, pile weatherstripping.

Glazing System

- Quality float glass complying with ASTM C1036.
- Exterior face-glazed 3/4" sealed insulating glass.
- [Clear] [Advanced Low-E coated [with argon]] [SunDefense™ Low-E coated, [with argon]] [NaturalSun Low-E [with argon]] [bronze, Advanced Low-E coated, [with argon]]; [Clear] [NaturalSun Low-E] [obscure] [tempered].

Interior/Exterior

- All window frame members have an integral color extruded throughout the profiles.
- All exposed PVC surfaces are smooth, glossy and uniform in appearance.
- Color: [White] [Almond] [Fossil].

Hardware

- Constant force balances connected to sash with stainless steel spring and concealed within the frame
- Upper and lower sashes are fully operable for ventilation.
- All fasteners are corrosion-resistant material compatible with uPVC.
- Locks are factory-installed, zinc die cast, self-aligning, cam action locks located on the checkrail.
- Two sash locks are installed on units with 29-1/2" or greater frame width.
- Tilt latches are factory installed, zinc die cast and are located on the checkrail of the lower sash and the top rail of the upper sash.
- Factory pre-finished to match interior.

Screens

- Full-size with black vinyl coated 18/14 mesh fiberglass screen cloth complying with ASTM D 3656 and SMA 1201.
- Set in aluminum frame and fitted to exterior of window.
- Screens for window with frame height ≤ 51-1/2" have one plunger per side, windows with frame height > 51-1/2" have two plungers per side.
- Screens for windows with frame width >39" or frame height > 53-1/2" have a screen spreader bar.

Optional Products

- Factory applied primed wood jamb extension for [4-9/16"] [6-9/16"] wall depth, available on new construction fin frame units only.
- Grilles-Between-the-Glass
 - Insulating glass contains [3/4"] contoured aluminum grilles permanently installed between two panes of glass.
 - Grilles match color of frame.
- Optional limited opening hardware for field installation available for vent units in extruded vinyl, color to match the unit; nominal 3-3/4" opening.
- Optional window opening control device available for factory or field installation. Device allows window to open less than 4" with normal operation, with a release mechanism that allows the sash to open completely. Complies with ASTM F2090-10.

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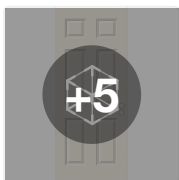
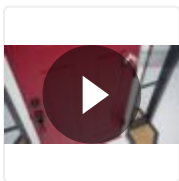
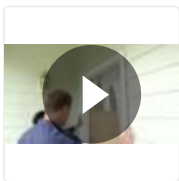
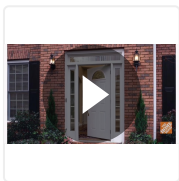
Internet #202036386 Model #THDJW166100317 Store SKU #776781

4.9k

JELD-WEN

36 in. x 80 in. 6-Panel Primed Premium Steel Front Door Slab

★★★★★ (171) [Questions & Answers \(208\)](#)



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\$169⁰⁰



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JELD-WEN 36 in. x 80 in. Left-Hand 3/4 Lite Harris Decorative Glass Hazelnut Stain...

\$3340⁰⁰

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JELD-WEN 36 in. x 80 in. Left-Hand 6 Lite Clear Glass Black Painted Fiberglass Prehung...

★★★★★ (1)

\$1746⁴⁹

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JELD-WEN 36 in. x 80 in. Right-Hand 3/4 Lite Harris Decorative Glass Hazelnut...

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\$3

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Specifications

Dimensions

Actual Door Height (in.)	79
Actual Door Thickness (in.)	1.75
Actual Door Width (in.)	36
Door Height (in.)	79 in
Door Thickness (in.)	1.75
Door Width (in.)	36
Fits Opening Height (in.)	79 to 79 7/8
Fits Opening Width (in.)	35 3/4 to 36 3/8
Nominal Door Height (in.)	79 in
Nominal Door Thickness (in.)	2 in
Nominal Door Width (in.)	36 in

Details

Bore Type	Double Bore
Color Family	Off White
Color/Finish	Primed
Door Configuration	Single Door
Door Handing	Universal/Reversible
Door Style	Traditional
Door Type	Exterior Slab
Features	Lockset Bore (Double Bore)
Finish Type	Primed
Included	Instructions
Material	Steel
Panel Type	6 Panel
Product Weight (lb.)	44.77 lb
Returnable	90-Day
Suggested Application	Front

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Warranty / Certifications

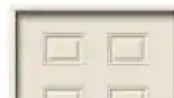
Energy Star Qualified	North-Central,Northern,South-Central,Southern
Fire rating	None
Manufacturer Warranty	10 Year Limited

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Internet #204294429 Model #HB7251MA-292 Store SKU #592082

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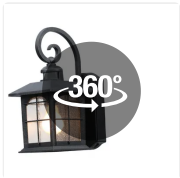
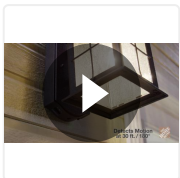
Home Decorators Collection

Brimfield 14.2 in. Aged Iron 1-Light Outdoor Wall Lamp with Clear Seedy Glass Shade and 220° Motion Sensing

★★★★★ (342) Questions & Answers (56)

Live Chat

Feedback



Dimensions

Product Depth (in.)	9.5
Product Height (in.)	14.2
Product Width (in.)	7 in

Details

Compatible Bulb Type	Incandescent,LED
Detection Range (ft.)	30
Exterior Lighting Product Type	Outdoor Sconce
Fixture Color/Finish	Aged Iron
Fixture Material	Metal
Included	Hardware Included,Motion Sensor
Light Bulb Base Code	E26
Light Bulb Type Included	No Bulbs Included
Light Direction	Down,Up
Maximum Bulb Wattage	100 W
Maximum Wattage (watts)	0
Number of Lights	1 Light
Outdoor Lighting Features	Adjustable Detection Sensitivity,Motion Sensing
Package Quantity	1
Power Type	Hardwired
Product Size	Medium
Product Style	Classic
Product Weight (lb.)	4.01
Recommended Light Bulb Shape Code	A19

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Returnable	90-Day
Sconce Type	Lantern
Shade Material	Glass
Style	Mission
UL Listing	1-UL Listed
Voltage Type	Line Voltage

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Feedback

Warranty / Certifications

Certifications and Listings	UL Certified
Manufacturer Warranty	3-Year Limited Warranty

Product Overview



NUMBER OF LIGHTS



SCONCE TYPE

WALL LANTERN