

**STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING OF
JUNE 18, 2019**

FILE NO: HRC-19-092

AGENDA ITEM: E-2

STAFF CONTACT: Hope Sullivan, AICP, Planning Manager

AGENDA TITLE: For Possible Action: Discussion and possible action regarding a request for replacement of windows, repair and resurfacing of entries, repair and replacement of fencing, replacement of garage doors, and installation of pavers between the building and the sidewalk on property zoned Residential Office located at 507 North Division Street, APN 003-221-01. (Hope Sullivan, hsullivan@carson.org)

STAFF SUMMARY: The applicant is seeking to make the above described improvements at the subject property. The Commission will review the request to determine if the request is consistent with the Development Standards for the Historic District.

RECOMMENDED MOTION: "I move to approve HRC-19-092, limiting the approval to repair of the fence as requested and placing pavers on the front landscaped areas based on finding the request to be consistent with the Standards and Guidelines for Rehabilitation and the Carson City Historic District Guidelines, and subject to the conditions of approval included in the staff report."

VICINITY MAP



RECOMMENDED CONDITIONS OF APPROVAL:

1. This approval is limited to repairing the fence, and placing pavers in the landscaped areas.
2. All development shall be substantially in accordance with the attached site development plan.
2. All on and off-site improvements shall conform to City standards and requirements.
3. The use for which this permit is approved shall commence within 12 months of the date of final approval. An extension of time must be requested in writing to the Planning Division 30 days prior to the one year expiration date. Should this request not be initiated within one year and no extension granted, the request shall become null and void.
4. The applicant must sign and return the Notice of Decision within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, then the item may be rescheduled for the next Historic Resources Commission meeting for further consideration.
6. HRC approval is based upon the project complying with the Standards and Guidelines for Rehabilitation, Carson City Historic District Guidelines, the Historic Resources Commission Policies and that the plans as submitted are in general conformance with the Secretary of the Interior's Standards.

LEGAL REQUIREMENTS: CCMC 18.06.015 (Procedure for Proposed Project)

MASTER PLAN DESIGNATION: Mixed Use Residential (MUR)

ZONING: Residential Office (RO)

PREVIOUS REVIEWS: None

DISCUSSION:

The subject property is comprised of three buildings: a duplex, a triplex, and a multi-car garage. These buildings were constructed in 1941. The duplex fronts on Robinson and the triplex fronts on North Division. In 1885, per the Sanborn maps, the site contained two single family homes.

Each entry has a roof structure above it, and a concrete stoop. The triplex has a stucco finish, and the duplex has aluminum siding. Both buildings have wooden windows, with aluminum storm windows. Per the 2007 Mid-Century Survey, both buildings should be considered contributors to the local historic district.

The applicant has the property in escrow, and is conducting due diligence. Prior to closing on the property, the applicant is seeking to determine if he will obtain permission to pursue the following improvements:

- Replace all windows with wooden double or triple pane windows with tempered glass.

- Repair or replace cement entries utilizing brick or stone.
- Repair or replace existing wooden fence with a similar wooden fence without paint.
- Replace garage doors.
- Remove landscaping between the building and the sidewalk and replace with pavers.

Below, staff reviews each request for consistency with the Carson City Development Standards, Division 5 (Historic District):

5.16 Guidelines for Windows

The majority of buildings in the Historic District are characterized by 19th century styles of architecture. A basic design characteristic of these styles are symmetrically placed, vertically proportioned windows. Houses built in the 1930's to 1960's used in addition to the above, metal framed windows such as casements and picture windows.

5.16.1 Guidelines for Historic Buildings

Original windows shall be retained and repaired when at all possible. When replacement is necessary a window of duplicated design shall be used. The size, pane configuration, design and trim shall replicate that of the original. Original trim and surrounds are to be retained when windows are replaced. Bronzed aluminum framed windows are not appropriate for use in a historic building. Stained glass windows were not commonly used in the buildings of the district. Original stained glass windows are very valuable and should be retained. The addition of stained glass windows into openings which did not historically have stained glass is discouraged. (Standard Number: 2, 6)

Staff believes the wood windows to be original. Therefore, consistent with the guidelines, staff recommends that the windows be retained and repaired, as opposed to a complete replacement. Of note, staff viewed the windows from the exterior through the storm windows.

Staff is not certain that the aluminum storm windows are original, and would be open to replacement of the storm windows with a wooden storm window.

The existing wood windows that front on Robinson Street have a decorative muntin design detail. This decorative detail is part of the defining feature of the site. If these windows were to be replaced, staff recommends that the new windows include the same muntin detail.

5.19 Guidelines for Porches

Porches constitute a significant architectural feature of any building; they are a character defining design feature. The placement, style, scale, massing and trim detail of porches in Carson City reflect a wide range of architectural styles. Because of their architectural impact porches are of particular concern in the Historic District. A porch of inappropriate scale, placement and/or design, added to a historic building which did not have a porch originally, can be particularly detrimental to the historic integrity of the building and the character of the district as a whole. Conversely porches can be effectively utilized as a building feature in new construction to create a contemporary architectural design

compatible with the Historic District's character.

5.19.1 Guidelines for Historic Buildings

A porch that is part of the original design of a historic building shall be maintained in its original configuration, design, style and detailing if at all possible. If suitable documentary evidence can be presented which demonstrates the original existence of a porch which no longer exists, the porch may be reconstructed to match the original as best as possible. If a porch cannot be demonstrated to have originally existed on the building, a porch may be added with the condition that the configuration, design, style and detailing are suitable and compatible with the architectural style of the building and does not adversely impact the historic integrity of the building. Any new additions to the building shall be performed in such a manner that if removed in the future the original building will not be adversely affected. (Standard Number: 2, 3, 4, 5, 6, 9, 10)

Staff believes that the stoops on both the duplex and the triplex to be original. Consistent with the guidelines, the stoops should be maintained in the original configuration, design, style and detailing. As the stoops are part of the character defining fabric of these buildings, staff finds that to be consistent with the guidelines, the stoops should be repaired utilizing concrete, and a different masonry element should not be introduced.

5.24 - Guidelines for fences.

Fences serve a variety of purposes for a property owner. They can define property lines, provide security and protection from trespass, furnish safety for children and pets, provide visual screens for privacy and serve as protection from the elements. The design of a fence is a critical element in the overall visual quality of a property and how it relates to its neighbors. It can also be important from a public safety standpoint, particularly on corner lots. Typically front yards in the district were delineated by low profile, wood picket style fences. A few metal and masonry fences can be found as well.

A fence design must be considered in context. Scale, rhythm, material and style are the critical design elements of a fence. The fence design must be compatible with the building as well as with the surrounding property. A fence can provide a delicate design element which will greatly enhance a property.

The applicant is proposing to repair the existing fence utilizing the same style and wood materials. Staff finds that the proposed maintenance will not change the fence as a design element, therefore is consistent with the guidelines.

5.17 - Guidelines for doors.

Doors are an important design element of any building. Their location and style contributes to the overall character and frequently act to define the style of the building. Typically even the simplest historic homes have beautifully paneled doors. Original doors have often been replaced by newer inappropriate doors under the false assumption that greater energy efficiency can be achieved. Properly executed repairs and/or replacement of jams, thresholds, stop moldings, hinges and weather stripping will achieve the same energy efficiency and maintain the historic value. Older doors may have dried and shrunk in size. Numerous lock sets, latches and/or strike plates may have been installed in the door. Glass panels may have been removed and replaced with wood or other material. Original doors, however, are probably one of the most easily reconstructed elements of a

building. They are generally constructed of high quality materials, most often have design characteristics which are unavailable in today's market and can be easily removed from the building for repairs in a specialized shop.

5.17.1 Guidelines for Historic Doors.

Original doors shall be retained, repaired and replaced in their original locations when at all possible. When replacement is necessary the original shall be matched in color, size, material, design, ornamentation and configuration. The original trim and surround molding should be retained intact and/or duplicated when a door is replaced. (Standard Number 2, 3, 5, 6)

The applicant is seeking to replace the garage doors. Staff believes these doors are original. Although the garages are in the rear, the garage doors are visible from Division Street. To be consistent with the guidelines, and effort should be made to repair the doors before considering replacements.

5.25 - Guidelines for landscape elements.

The Carson City Historic District is characterized by a typical rectangular grid street system without alleys. The streets vary in width, but all are characterized by "L" shaped concrete curbs and gutters, a sidewalk and planting strip between the street and sidewalk. Generally this planting strip contains a row of deciduous trees and lawn. Individual lots are usually rectangular in shape with the main building centered on the parcel and a front setback which allows for a modestly sized front yard. Front yards are typically delineated by a low profile fence, with a gate and walkway leading to the front entry. Accessory buildings are often found in rear yards. These basic elements create a strong visual quality to the district which is consistent and should be encouraged. 2 unique landscape elements in the district are hitching posts (generally of cast iron) and carriage steps (generally of cut stone). These are most likely to be found in the planting strip between the Street and the sidewalk. These should be retained.

5.25.1 Guidelines for Historic Properties.

Historic landscape features should be retained when at all possible. Fences, trees, hitching posts, carriage steps, sidewalks and walkways provide a visual consistency and harmony of setting to the district. (Standards Number: 2, 3, 4, 5, 9)

The subject property does not include the landscape elements that define the district, specifically modestly sized front yards. Instead, the buildings are close to the sidewalk, with the front stoop connecting to the sidewalk. In between stoops are small planting areas. The applicant proposes to modify these areas by installing pavers. The site does not include any of the historic landscape features identified in Section 5.25.1 of the Guidelines. Given that these landscape areas are not consistent with the defining landscape areas of the district, staff finds that improving them with pavers will be consistent with the guidelines.

Attachment

Survey Information

Application HRC-19-092

**NEVADA STATE HISTORIC PRESERVATION OFFICE
HISTORIC RESOURCES INVENTORY FORM**

Rev. 3/00

For Office Use Only

YR Built _____
NR Eligible? Y / N
District? Y / N

1. PROPERTY NAME

1A. Historic Name

--

1B. Current/Common Name

507-509-511 N Division & 309-311 W Robinson

2. PROPERTY ADDRESS

Street Address	507-509-511 N Division & 309-311 W Robinson
City, Zip Code	Carson City, NV 89703
County	Carson City County (formerly Ormsby County)

3. PROPERTY OWNERSHIP

3A. Original Owner

Name	
------	--

3B. Current Owner

Name	Buonamici Family 1995 Trust
Mailing Address	PO Box 238, Carson City, NV 89702
Assessor's Parcel Number (APN)	003-221-01

4. CURRENT PROPERTY STATUS

X	Occupied		Vacant
	Other (please specify)		

5. PROPERTY USE

5A. Current Use

X	Residential - MF		Commercial		Religious
	Educational		Governmental		Industrial
	Other (please specify)				

5B. Historic Use

X	Residential		Commercial		Religious
	Educational		Governmental		Industrial
	Other (please specify)				

6. CURRENT ACCESS

	Permitted-local public resource	X	By owner permission only
	Permitted-state public resource		Restricted
	Permitted-federal public resource		Other (specify)

7. ACREAGE

.20	Estimated
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9. PROPERTY LOCATION**8A. UTM Location/Reference(s)**

Zone 11 260753E E 4338858N (NAD27) (Approximate)

8B. Township/Range/Section/Map

T15N, R20E, Sec 19, Mt. Diablo Base Meridian

9. RESOURCE DESCRIPTION**9A. Resource Type**

X	Building		Structure		District		Object		Site
	Other (specify)								
	Contributing element to a historic district (specify district name)								

9B. Exterior Resource Features

	Basement	1	Number of stories
X	Porch		Balcony
	Dormer(s)		Chimney
	Other (please specify)		

9C-F. Materials and Systems (See instructions and enter codes from Appendix A)

9C. Roofing Material(s)	9D. Exterior Surface Material(s)
R-3 Composition Shingle	ES-6 Stucco; ES-7 Aluminum
9E. Building Structural System	9F. Foundation Structural System
SS-9 Wood - Platform	F-2 Concrete

9G. Written Description

See continuation sheet

9H. Associated Structures/Features

Associated structures/features (submit <i>Associated Structures Summary</i>)	X	Yes		No
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9I. Integrity

X	Original site		
X	Altered (see continuation sheet)	Date altered	Unknown
	Moved	Date moved	
Moved from			

9J. Condition

X	Good		Fair
	Poor		Ruins

9K. Threats

None known

10. RESOURCE DATE AND SIGNIFICANCE**10A. Architect/Engineer/Designer**

Unknown

10B. Builder/Contractor

Unknown

10C. Architectural Style/Period (See Appendix B)

Vernacular

10D. Construction Date(s)

1941	X	Circa (Sanborn maps)
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10E. Date(s) of Significance

None

10F. Historic Resource Theme (See Appendix C)

Townsite Development and City Planning
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10G. National Register Eligibility (See Appendix D)

	Listed	Date Listed	
	Eligible under:		
	Criterion A	Criterion B	Criterion C
	Other (specify)		
X	Not Eligible for the National Register		
	Unevaluated		

10H. Justification

Contributing element to existing local historic district
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11. BIBLIOGRAPHY

See continuation sheet

12. FORM INFORMATION

Report Number/Name	Carson City Mid-Century Survey Phase I
Date Surveyed	May 7, 2007
Surveyor Name	Diana J. Painter, PhD
Company	Painter Preservation & Planning
Address	2685 A Petaluma Blvd. N., Petaluma, CA 94952
Telephone Number	(707) 658-0184

13. ATTACHED DOCUMENTATION

X	Continuation sheets
X	Photographs
X	Location maps
	Plans
	Other (please specify)
X	Associated Structures Summary Form
	Historic District Addendum (if applicable)

**NEVADA STATE HISTORIC PRESERVATION OFFICE
HISTORIC RESOURCE INVENTORY FORM
ASSOCIATED STRUCTURES/FEATURES SUMMARY FORM**

Property Name: 507-509-511 N Division & 309-311 W Robinson **City, County:** Carson City/County

If this inventory involves associated structures or features, please include this form with the SHPO submission. Include continuation sheet, if necessary.

ASSOCIATED STRUCTURES/FEATURES SUMMARY			
Number of associated structures: <u> 1 </u>		Contributing	Noncontributing
Number of associated features: <u> </u>		Contributing	Noncontributing

Structure/Feature #1		Structure/Feature #2	
Historic Name		Historic Name	
Property Type	Building	Property Type	
Historic Use	Garage	Historic Use	
Current Use	Garage	Current Use	
Style (if applicable)	None	Style (if applicable)	
Materials	Wood	Materials	
Construction date	Ca 1941	Construction date	
Integrity	Excellent	Integrity	
Map Reference Code	#2	Map Reference Code	
Structure/Feature #3		Structure/Feature #4	
Historic Name		Historic Name	
Property Type		Property Type	
Historic Use		Historic Use	
Current Use		Current Use	
Style (if applicable)		Style (if applicable)	
Materials		Materials	
Construction date		Construction date	
Integrity		Integrity	
Map Reference Code		Map Reference Code	

NEVADA STATE HISTORIC PRESERVATION OFFICE
HISTORIC RESOURCE INVENTORY FORM
CONTINUATION SHEET

Property Name: 507/509/511 N Division St & 309/311 W Robinson

County: Carson City,/County

SECTION NO. _____9G_____ PAGE NO. _____3_____



507-509-511 N Division, west facade

This site consists of two residential structures and a garage. The triplex, addressed as 507/509/511 N. Division, faces west onto Division Street. The duplex, addressed as 309/311 W. Robinson, faces north onto Robinson.

The triplex is a one-story building with a nearly flat roof with a parapet on the front and side facades. It is a wood frame building with a heavily-textured stucco finish, a perimeter concrete foundation, and a composition shingle roof. On the two public sides of the building the parapet is topped with clay tiles. It is a vernacular building with elements of the Spanish Colonial Revival style, constructed ca. 1941.

There are three entries to the building along Division Street. They feature a tiled, closed gable porch roof supported by two simple posts that sit on an enclosed rail finished in stucco. The porch entry is accessed via one concrete step. The doors have three panels below with a single light above. Windows throughout are paired and single double-hung windows with wood frames.

The rear of the building has three secondary entries, one for each unit. These are again three panel doors with a single light above. Each has a small, side entry, concrete stoop and concrete steps with metal rail. Above the stoops are shed roofs supported by brackets with a corrugated metal finish. Windows on this façade are smaller, but are also double-hung with the original wood frames. There is one small double-hung window on the south façade and two on the north façade. There are three interior chimneys in the

building. This structure appears to have all of its original features and finishes.
NEVADA STATE HISTORIC PRESERVATION OFFICE
HISTORIC RESOURCE INVENTORY FORM
CONTINUATION SHEET

Property Name: 507/509/511 N Division St & 309/311 W Robinson **County:** Carson City, /County

SECTION NO. _____ **9G** _____ **PAGE NO.** _____ **3** _____

The duplex is a one-story building with a clipped, side gable roof. It is a wood frame building with aluminum siding in a clapboard pattern and a composition shingle roof. There may be a basement. Around the perimeter of the structure, within the concrete foundation wall, are three-light windows, the one on the front having a small gable over it. This building was also constructed ca. 1941.

There are two entries facing onto Robinson Street. Each is accessed via four concrete steps that lead to a stoop, which is covered with an enclosed gable. The doors are of the same design as the other unit, with three panels below and a single light above. Windows on this building are slightly more horizontally oriented, double-hung, with wood frames. There are two larger windows on the ends of the building, and four singly-placed windows between the two entries. The windows have multiple lights above a single light.

The rear of the building has two openings accessed via a four concrete step and stoop with metal rail with a closed gable cantilevered over the door. Doors have the same design as all other doors in the complex. Windows on the rear appear to be nearly square, aluminum frame, double-hung windows with no surrounds. An interior chimney is located on the west end of this building. This building appears to have most of its original features, with the exception of the siding and rear windows. It may have been constructed at a slightly earlier date than the first unit, judging by window design and proportions.

To the rear of the lot, in the southeast corner, is a five-car garage. On the north side of west-facing façade of the garage is a single, double-hung, wood frame window. Each garage opening has a three part door, each with two panels below and two-over-two-light fixed window above. This garage has a stucco finish and flat roof with parapet. This building appears to have all its original features.

SECTION NO. _____ **9I** _____ **PAGE NO.** _____ **3** _____

Changes over time. This site contained two single family homes in 1885, according to Sanborn Fire Insurance maps. By 1890 it had the two homes plus additional outbuildings. By 1907 only one of the homes remained, the outbuildings were gone, and a new outbuilding constructed behind the house. This configuration remained through 1923. By 1941 the triplex, duplex and garage were in place.

The triplex and garage appear to have all original features intact. Aluminum siding has been added to the duplex and wood frame windows replaced with aluminum on the rear façade. It otherwise retains integrity. Both should be considered contributors to the local

historic district.

NEVADA STATE HISTORIC PRESERVATION OFFICE
HISTORIC RESOURCE INVENTORY FORM
CONTINUATION SHEET

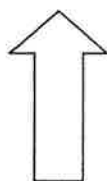
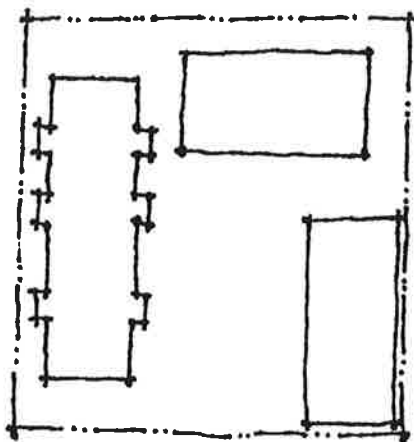
Property Name: 507/509/511 N Division St & 309/311 W Robinson City, County: Carson City, /County

SECTION NO. Sketch map

PAGE NO. _____

W. Robinson

N. Division



North

RECEIVED

JUN 04 2019

CARSON CITY
PLANNING DIVISION

Carson City Planning Division
108 E. Proctor Street· Carson City NV 89701
Phone: (775) 887-2180 • E-mail: planning@carson.org

FOR OFFICE USE ONLY:

CCMC 18.06

HISTORIC RESOURCES COMMISSION

FEE: None

☐ SUBMITTAL PACKET – 4 Complete Packets (1 Unbound Original and 3 Copies) including:

- ☐ Application Form with Signatures
- ☐ Written Project Description
- ☐ Site Plan
- ☐ Building Elevations
- ☐ Proposed Building Materials
- ☐ Documentation of Taxes Paid-to-Date

☐ CD or USB DRIVE with complete application in PDF

Application Received and Reviewed By:

Submittal Deadline: Refer to the Historic Resources Commission application submittal [schedule](#).

Note: Submittals must be of sufficient clarity and detail for all departments to adequately review the request. Additional information may be required.

FILE # HRC - 19-092

APPLICANT PHONE #
Vincent LoPresti 775-232-1940

MAILING ADDRESS, CITY, STATE, ZIP
1101 Calaveras Dr, Carson City, NV 89703

EMAIL ADDRESS
vlopresti@hotmail.com

PROPERTY OWNER PHONE #
BUONAMICI FAMILY 1995 TRUST

MAILING ADDRESS, CITY, STATE, ZIP

EMAIL ADDRESS

APPLICANT AGENT/REPRESENTATIVE PHONE #
Vincent LoPresti 775-232-1940

MAILING ADDRESS, CITY, STATE, ZIP
1101 Calaveras Dr, Carson City, NV 89703

EMAIL ADDRESS
vlopresti@hotmail.com

Project's Assessor Parcel Number(s):
003-221-01

Street Address
507 N Division St, Carson City, NV 89703

Project's Master Plan Designation
Mixed Use - Residential

Project's Current Zoning
RO

Nearest Major Cross Street(s)
Robinson & Division

Briefly describe the work to be performed requiring Historic Resources Commission review and approval. In addition to the brief description of your project and proposed use, provide additional page(s) to show a more detailed summary of your project and proposal. NOTE: The Historic District Ordinance and Historic District Design Guidelines, as well as Policy Statements, are available in the Planning Division to aid applicants in preparing their plans. If necessary, attach additional sheets.

See attached.

Reason for project:

See attached.

Will the project involve demolition or relocation of any structure within or into the Historic District?

☐

Yes

☒

No

If Yes, please describe:

SUPPORTING DOCUMENTATION

Each application requires one complete original packet and three copies, folded to 8 ½ x 11 inches, including a quality site plan and drawings showing work to be performed on the subject project which requires Historic Resources Commission approval. This is any work which will affect the exterior of any structure and any modifications to the site, i.e., fences, walls, or major landscaping. The name of the person responsible for preparation of the plans and drawings shall appear on each sheet.

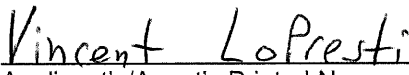
After the initial review and acceptance of your application by staff, an additional 14 copies will be required to present your project to the Historic Resources Commission.

Attached is a Plan Checklist to aid preparation of plans and architectural drawings. It is understood that all checklist items may not be included in all projects. The list is intended to give the applicant an idea of the breadth of review by the Commission on those items which are included in the subject project. Photographs can be used for illustration and discussion, but are not acceptable as substitutes.

Owner's Signature


Applicant's/Agent's Signature

Owner's Printed Name


Applicant's/Agent's Printed Name

We are asking for approval to replace the current single pane, non-tempered glass, double hung and basement windows. Most of the windows do not open, show signs of wood rot or some of the panes are broken or cracked. Many of the windows have aluminum storm covers several decades newer than the property. The subject property recently experienced a small fire that raises a concern that the current configuration would make it complicated and dangerous for tenants to escape, or for the fire department to access.

We propose to replace with wooden double or triple pane windows with tempered glass. This will enhance the exterior look of the property because the new windows will not require aluminum storm windows. The new windows will also be more energy efficient and increase safety for occupants. (Pages 1 - 4)

We would also like to repair and resurface the damage on the cement by the entries. Matching the aged cement will be difficult, and potentially unsightly, we propose using brick or stone overlay. (Pages 5-6)

We would seek to repair/replace the fencing and posts, where needed, with similar materials, staying with the current look, but in a natural wood finish. (Page 7)

The garage doors in the rear of the building are separating and falling apart in several areas so we are seeking approval to replace them. (Pages 8-9)

We would also like to replace the landscape between the sidewalk and structures with pavers to enhance the look and stop the dirt/debris from splashing back onto the structures. (See pages 1 & 10)

Lastly, we would like approval to trim tree limbs that have grown into and over the structure and walkways. They are causing, or potentially causing, damage to the structure. Some of the limbs are growing into the sidewalk causing hazards to tenants and pedestrians. (Page 11)







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We also provide options to upgrade to a tight grain selection, or Super—these materials can bring enhanced beauty and durability to your project. Insulated glass units featuring Cardinal LoE 272 UV coating provide insulation against both temperature and sound. Weatherstripping is applied at all contact points, ensuring top-notch performance. All window types are available in complete full-frame assemblies. Want to keep your original frame and sill? We also build insert windows, which allows for ease of installation in your existing opening. Mullied assemblies are available, allowing you to gang together a pair of windows or more—we designed to allow for a continuous sill, enhancing the custom look of your installation. We also offer a series of combined windows, which boast the scaled-up parts that large units require.



Historic Windows

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[Contact](#) our sales professionals for advice on which window will best meet your individual situation. Measuring and installation is available for all of our historic windows.

Supreme's work at the Langston Terrace Apartments has [WON the 2010 Excellence in Historic Preservation Award](#) presented by the DC Historic Preservation Office.











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	Installed Price	DIY Price
Edit Size : 8' 0"(w) x 7' 0"(h)		
Edit WindCode : W0		
Edit Collection : Classic™ Collection - Premium Series		
Edit Door Design : Short Panel		
Door Model : 2050	\$845.80	\$533.80
Edit Door Construction : 3-layer 1 3/8" Polystyrene Insulation R-Value 6.5		
Edit Color : Standard White	\$0.00	\$0.00
Edit Top Section : Colonial 509		
Edit Glass Type : Obscure Glass (Non-Insulated)	\$181.05	\$181.05
• Placement : 4th Row (TOP)		
Edit Hardware :		
• Lock : Exterior Keyed Lock	\$23.05	\$23.05

Price: **\$1049.90** | **\$737.90**

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3

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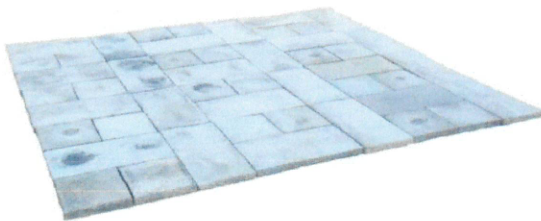
\$483⁸⁴ /pallet



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Overview

Rundle Stone pavers come in two sizes: 12 in. x 12 in. and 12 in. x 24 in. slabs and are 1.5 in. thick. Once installed the pavers can be left to naturally age with time and weather or can be sealed with a concrete sealant in order to enhance and prot... [See Full Description](#)



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Quantity

