

# HISTORIC AND DESIGN REVIEW COMMISSION

March 06, 2019

**HDRC CASE NO:** 2019-077  
**ADDRESS:** 826 N PINE ST  
**LEGAL DESCRIPTION:** NCB 1656 BLK D LOT W 159.6 OF 2  
**ZONING:** R-5, H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Nicholas Melde  
**OWNER:** Cassandra Fauss  
**TYPE OF WORK:** Rehabilitation, window replacement, roof replacement  
**APPLICATION RECEIVED:** February 08, 2019  
**60-DAY REVIEW:** April 09, 2019

## REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Perform rehabilitative scopes of work to the primary historic structure including wood window repair, wood siding repair, wood trim repair and roof replacement. The applicant has noted the replacement of non-original vinyl and aluminum windows with wood windows as well as the existing front door.
2. Install skylights on the north roof slope of the addition.

The construction of a rear accessory structure is no longer a request item.

## APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations*

### 1. Materials: Woodwork

#### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. Façade materials*—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.
- ii. Materials*—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardboard and other cementitious materials are not recommended.
- iii. Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

### 3. Materials: Roofs

#### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- vi. Materials: metal roofs*—Use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Refer to Checklist for Metal Roofs on page 10 for desired metal roof specifications when considering a new metal roof. New metal roofs that adhere to these guidelines can be approved administratively as long as documentation can be provided that shows that the home has historically had a metal roof.

### 6. Architectural Features: Doors, Windows, and Screens

#### A. MAINTENANCE (PRESERVATION)

- i. Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window

openings on the primary façade or where visible from the public right-of-way.

ii. *Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.

iii. *Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.

iv. *Screens and shutters*—Preserve historic window screens and shutters.

v. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

#### *Historic Design Guidelines, Chapter 4, Guidelines for New Construction*

### 5. Garages and Outbuildings

#### A. DESIGN AND CHARACTER

i. *Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.

ii. *Building size* – New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.

iii. *Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.

iv. *Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.

v. *Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

#### B. SETBACKS AND ORIENTATION

i. *Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.

ii. *Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

### **FINDINGS:**

- a. The historic structure at 826 N Pine was constructed circa 1910 in the Folk Victorian style and is found on the 1912 Sanborn Map. The structure features a rear addition that features one and one half stories in height, which is also found on the 1912 Sanborn Map, as well as other small additions on the side and rear facades. Staff finds the one and a half story addition to be contributing to the historic structure.
- b. **REHABILITATION** – The applicant has proposed to perform rehabilitative scopes of work to the primary historic structure including wood window repair, wood siding repair, wood trim repair and roof replacement. The applicant has noted the replacement of non-original vinyl and aluminum windows with wood windows as well as the existing front door. Staff finds the proposed scope of work appropriate. Windows that are to replace non-original wood windows should match the original in profile and material. Any replacement windows as well as the proposed front door are to be submitted to be reviewed and approved by staff. The proposed standing seam metal roof is to feature panels that are 18 to 21 inches in wide, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish. A site inspection of roofing materials is required prior to installation.
- c. **SKYLIGHTS** – On the north facing façade of the contributing addition, the applicant has proposed to install three, deck mounted skylights. Per the application documents, the proposed skylights are to feature a low profile. Staff finds the proposed profile and placement to be appropriate.
- d. **Historic Tax Certification** – At this time, the applicant has not submitted an application for the local tax incentive for substantial rehabilitation. Staff encourages the applicant to take advantage of this ten year tax incentive.

**RECOMMENDATION:**

Staff recommends conceptual approval based on findings a through h with the following stipulations:

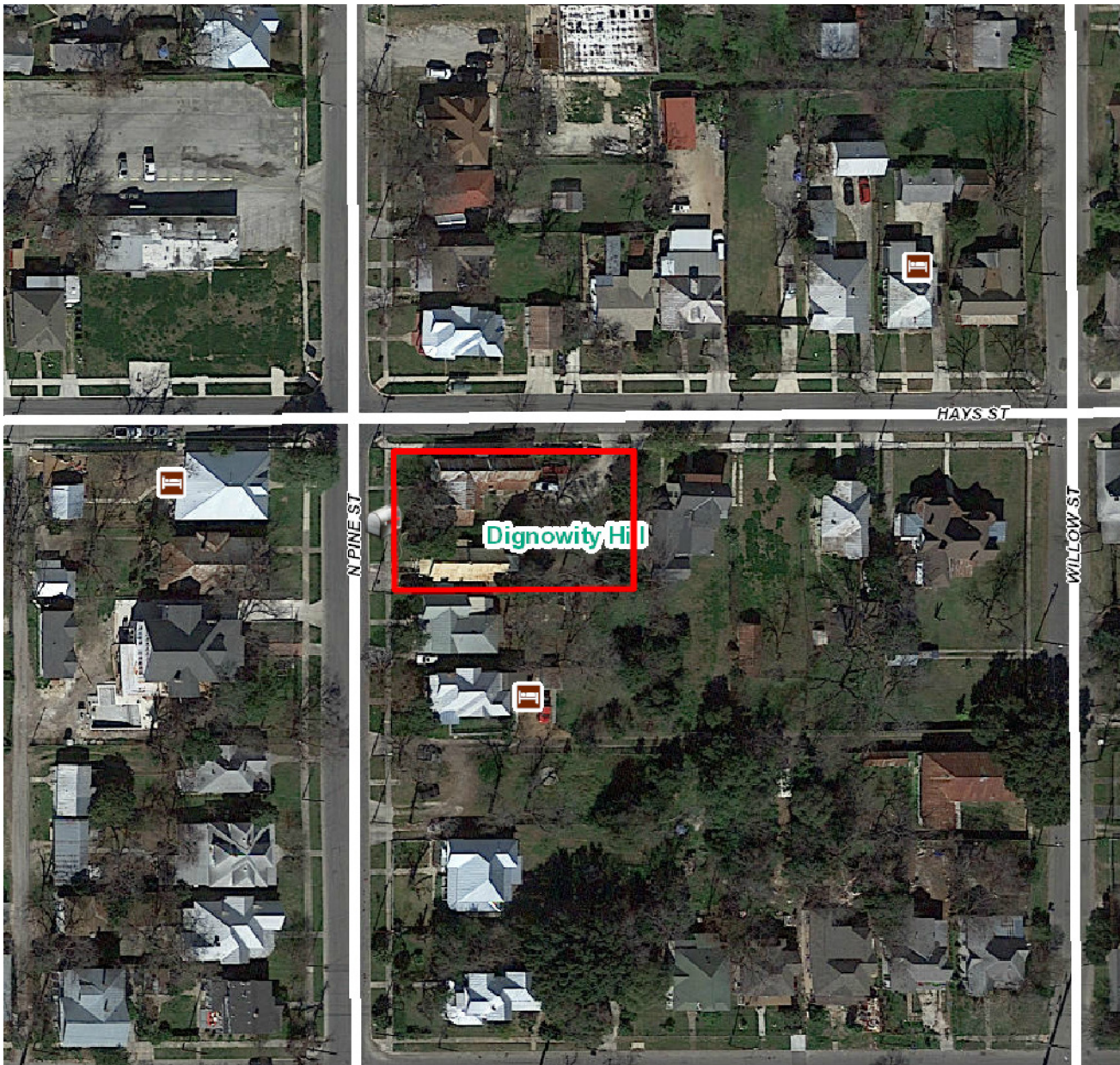
- i. That all historic wood windows be repaired. Any wood windows that are deemed to be beyond repair are to be inspected by staff prior to replacement.
- ii. That the proposed windows that are to replace non-original windows feature meeting rails that are no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.
- iii. The proposed standing seam metal roof is to feature panels that are 18 to 21 inches in wide, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish. The applicant must contact staff 24 hours prior to installation in order to schedule an inspection to verify that metal roof specifications are met.

**CASE MANAGER:**

Edward Hall

**CASE COMMENT:**

The applicant has removed the request to construct a rear accessory structure from this application.



## Flex Viewer

Powered by ArcGIS Server

Printed: Feb 27, 2019

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158

HAYS

826

1656

1657

BURNETT

147

N. PINE

WILLOW

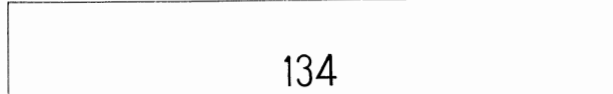
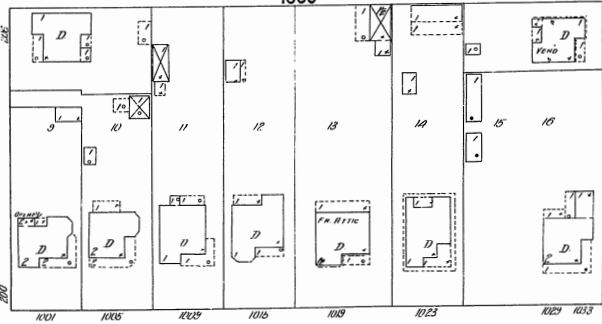
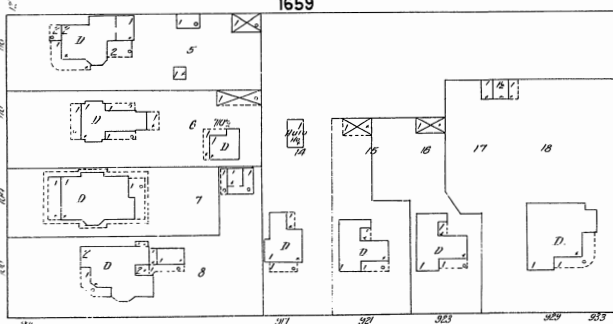
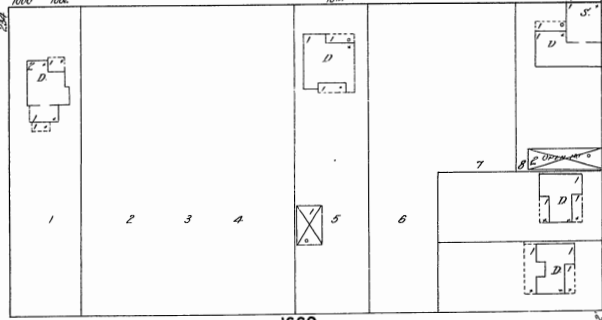
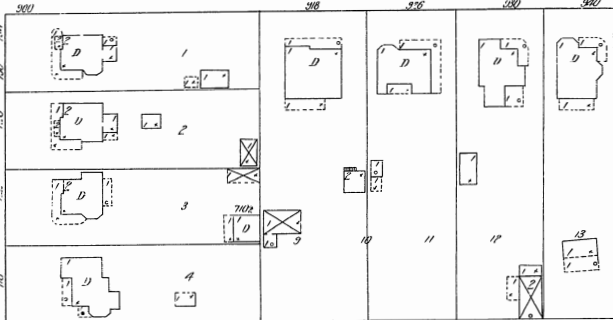
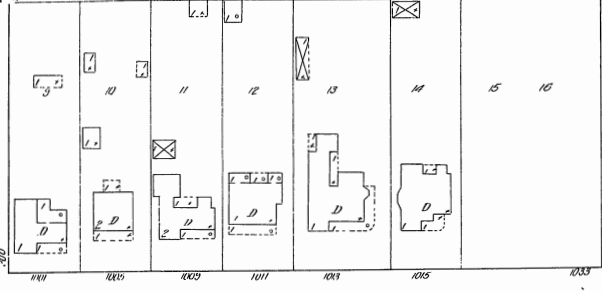
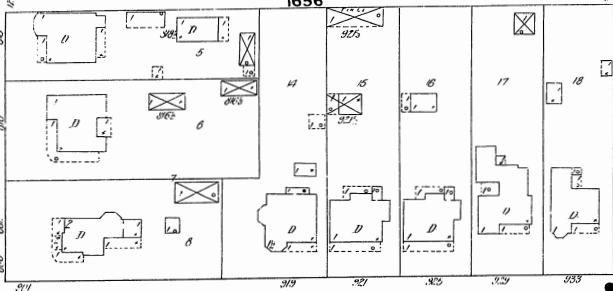
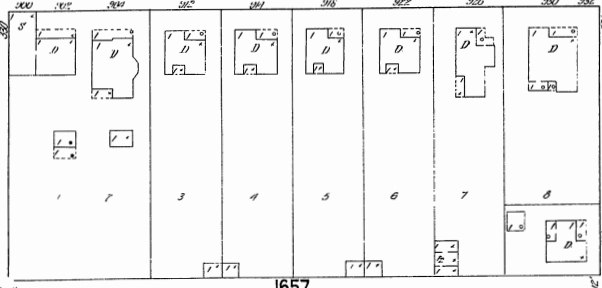
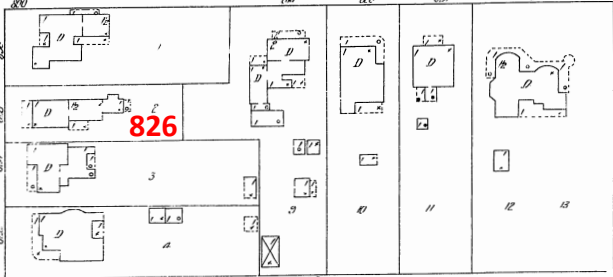
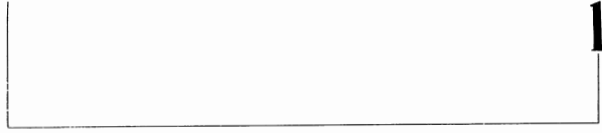
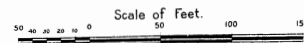
135

MUNCEY

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NOLAN

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826

SWMD  
SOLID WASTE  
MANAGEMENT



826

Protected





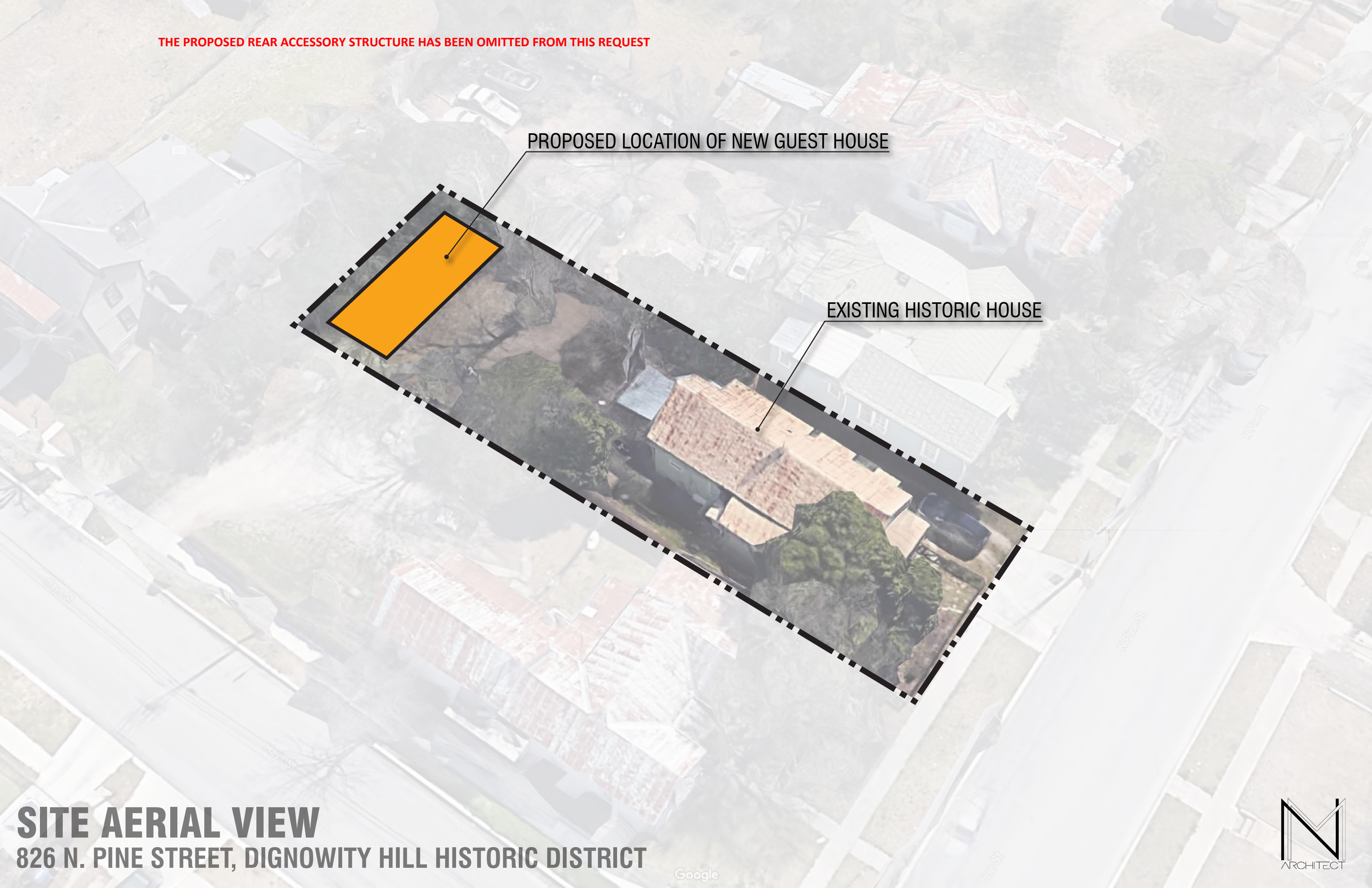




THE PROPOSED REAR ACCESSORY STRUCTURE HAS BEEN OMITTED FROM THIS REQUEST

PROPOSED LOCATION OF NEW GUEST HOUSE

EXISTING HISTORIC HOUSE



**SITE AERIAL VIEW**  
826 N. PINE STREET, DIGNOWITY HILL HISTORIC DISTRICT

Google



**THE PROPOSED REAR ACCESSORY STRUCTURE HAS BEEN OMITTED FROM THIS REQUEST**

**ACCESSORY DWELLING GENERAL NOTES**

**BUILDING ENVELOPE**

1. GUEST HOUSE TO BE CONSTRUCTED USING STRUCTURAL INSULATED PANELS AS THE PRIMARY STRUCTURE AND ENVELOPE. REFER TO ATTACHED SHOP DRAWINGS.
2. STORAGE SHED, PORCH, AND EAVES TO BE WOOD-FRAMED, PROVIDE 1/2" SHEATHING WHERE REQUIRED.
3. CONTINUOUS TYVEK AIR/VAPOR BARRIER.
4. EXTERIOR CLADDING TO INCLUDE:
  - A. 1x6 SHIP-LAP PINE, FINISHED WITH SEMI-TRANSPARENT STAIN/SEALER
  - B. 16MM POLYCARBONATE BOARD WITH 1x2 PINE BATTENS
  3. GALVANIZED METAL PANEL, EXPOSED FASTENER WITH NEOPRENE GASKET
5. ROOF TO BE GALVANIZED METAL PANEL, EXPOSED FASTEN WITH NEOPRENE GASKET
6. INSTALL GALVANIZED BOX GUTTER WITH DOWNSPOUT
7. INSTALL NEW ALUMINUM-CLAD WOOD WINDOWS AND DOORS AS SCHEDULED.

**HVAC**

1. INSTALL NEW 12,000 BTU MINI-SPLIT AIR CONDITIONING SYSTEM.

**ELECTRICAL**

1. EXTEND EXISTING ELECTRICAL SERVICE TO NEW INTERIOR PANEL AT GUEST HOUSE
2. ALL OUTLETS AND SWITCHES TO BE WIFI COMPATIBLE. REFER TO PLAN FOR LOCATIONS AND WIRING DIAGRAM
3. INSTALL OWNER-SUPPLIED ELECTRIC FIXTURES AS NOTED ON WIRING DIAGRAM.
4. INSTALL WIRING FOR HVAC PER MANUFACTURER'S INSTRUCTIONS

**PLUMBING**

1. INSTALL NEW ON-DEMAND HOT WATER HEATER WITH IN-LINE FILTER. TO BE SIZED BY PLUMBER.
2. INSTALL ALL PLUMBING FIXTURES, SEE FLOOR PLAN. COORDINATE SELECTIONS WITH OWNER
3. PLUMBER TO PROVIDE ALL PIPING AND CONNECTIONS TO FIXTURES.

**INTERIOR FINISH**

1. INSTALL NEW TONGUE AND GROOVE PINE FLOOR WITH CLEAR LOW-GLOSS FINISH IN BEDROOM / KITCHENETTE SPACE
2. INSTALL NEW TILE FLOOR AND WALL TILE IN BATHROOM

**PROJECT SUMMARY**

INTERIOR REMODEL AND EXTERIOR REHABILITATION OF EXISTING HISTORIC HOUSE, AND THE CONSTRUCTION OF A NEW ACCESSORY DWELLING AT THE REAR OF THE PROPERTY.

- I. INTERIOR REMODEL TO INCLUDE:
  - A. DEMOLITION OF INTERIOR WALLS, SOME LOAD-BEARING
  - B. FOUNDATION LEVELING
  - C. RELOCATION OF KITCHEN
  - D. BATHROOM RELOCATION, AND ADDITION OF ONE BATHROOM
  - E. NEW INTERIOR FINISHES
- II. EXTERIOR REHABILITATION TO INCLUDE:
  - A. SIDING & TRIM MAINTENANCE, PAINT TO MATCH EXISTING
  - B. NEW STANDING SEAM METAL ROOF
  - C. INSTALL NEW REPLACEMENT WINDOWS (ALTERNATE) JELD-WEN SITELINE OR EQUAL, WOOD INTERIOR AND EXTERIOR
- III. NEW ACCESSORY DWELLING

**APPLICABLE CODES**

LOCAL:

CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE

NATIONAL:

- 2015 INTERNATIONAL RESIDENTIAL CODE
- 2015 INTERNATIONAL MECHANICAL CODE
- 2015 INTERNATIONAL PLUMBING CODE
- 2015 INTERNATIONAL EXISTING BUILDING CODE
- 2015 INTERNATIONAL FUEL GAS CODE
- 2015 INTERNATIONAL FIRE CODE
- 2015 INTERNATIONAL ENERGY CONSERVATION CODE
- 2014 NATIONAL ELECTRIC CODE

**CONSTRUCTION GENERAL NOTES**

1. CONTRACTOR TO EXAMINE ALL ELEMENTS OF THE DRAWINGS AND THE EXISTING CONDITIONS OF THE BUILDING AND SITE, AND SHALL NOTIFY OWNER AND ARCHITECT OF DISCREPANCIES AND DEVIATIONS.
2. ALL DIMENSIONS ARE TO THE FACE OF STUD WALL, UNLESS NOTED OTHERWISE.
3. DIMENSIONS AND LOCATIONS ARE APPROXIMATE. MINOR DEVIATIONS SUBJECT TO CONSTRUCTION REQUIREMENTS CAN BE EXPECTED. EXACT LOCATIONS, DIMENSIONS, AND CONDITIONS MUST BE FIELD VERIFIED BY THE CONTRACTOR.
4. DO NOT SCALE DRAWINGS. IF A DIMENSIONS OR RELATIONSHIP IS IN QUESTION, CONTACT THE ARCHITECT IMMEDIATELY FOR RESOLUTION.

**REMODEL AND REHABILITATION GENERAL NOTES:**

**BUILDING ENVELOPE**

1. INSTALL NEW FRONT DOOR PER FLOOR PLANS. STYLE TO BE SELECTED BY OWNER.
2. NEW PATIO DOORS AND WINDOWS SHALL BE ALL WOOD, JELD-WEN SITELINE OR EQUAL. FINISHES TO BE SELECTED BY OWNER.
3. REFURBISH EXISTING WINDOWS AS NEEDED TO ENSURE A WATERPROOF, AIR-TIGHT SEAL.
4. REPLACE EXTERIOR WOOD SIDING, TRIM, AND/OR FACIA WHERE DETERIORATED WITH MATERIALS TO MATCH EXISTING.
5. WHERE FRAMING CAVITY IS EXPOSED DURING CONSTRUCTION (WALL OR ROOF), FILL CAVITY WITH CLOSED-CELL SPRAY FOAM INSULATION. INSTALL NEW BLOWN-IN CELLULOSE INSULATION IN ATTIC SPACE IF NECESSARY. INSTALL CLOSED-CELL SPRAY FOAM UNDER FLOOR.
6. INSTALL NEW SKYLIGHTS AS INDICATED ON PLANS, PER MANUFACTURER'S INSTRUCTION.
7. ENSURE BUILDING ENVELOPE IS SEALED TO KEEP OUT RODENTS AND BIRDS.
8. INSTALL NEW STANDING SEAM METAL ROOF PER HISTORIC DISTRICT STANDARDS.

**HVAC**

1. HVAC SUB-CONTRACTOR TO ASSESS EXISTING SYSTEM TO ENSURE CODE COMPLIANCE, RELIABILITY, AND CAPACITY. RELOCATE DUCTWORK AND VENTS TO SERVE REMODEL.
2. INSTALL NEW MINI-SPLIT SYSTEM WITH HEAT AND COOL IN LOFT BEDROOM. CONFIRM LOCATION OF INTERIOR AIR-HANDLER WITH OWNER AND ARCHITECT.
4. INSTALL EXHAUST VENT/HEATER COMBO IN BATHROOMS. PANASONIC FV-1VH2, NO LIGHT (OR SIMILAR).
5. INSTALL VENT HOOD CENTERED ABOVE RANGE. TYPE TO BE DETERMINED.

**ELECTRICAL**

1. EXISTING ELECTRICAL SYSTEM TO BE ASSESSED BY A LICENSED ELECTRICIAN. IMMEDIATELY NOTIFY OWNER OF ANY DEFICIENCIES.
2. REFER TO REFLECTED CEILING PLAN FOR LIGHTING LAYOUT AND WIRING DIAGRAM.
3. ELECTRICAL OUTLET LOCATIONS TO BE COORDINATED WITH OWNER AND ARCHITECT.

**PLUMBING**

1. EXISTING PLUMBING SYSTEM TO BE ASSESSED BY A LICENSED PLUMBER. IMMEDIATELY NOTIFY OWNER OF ANY DEFICIENCIES.
2. PROVIDE NEW SUPPLY AND DRAIN LINES NECESSARY FOR ALL FIXTURES AND EQUIPMENT AS INDICATED ON PLANS.
3. INSTALL NEW TANKLESS HOT WATER HEATER. TO BE SIZED BY LICENSED PLUMBER.
4. INSTALL WHOLE HOUSE TAC (ANTI-SCALE) WATER FILTER SYSTEM TO REDUCE THE EFFECTS OF HARD WATER.

**INTERIOR FINISH**

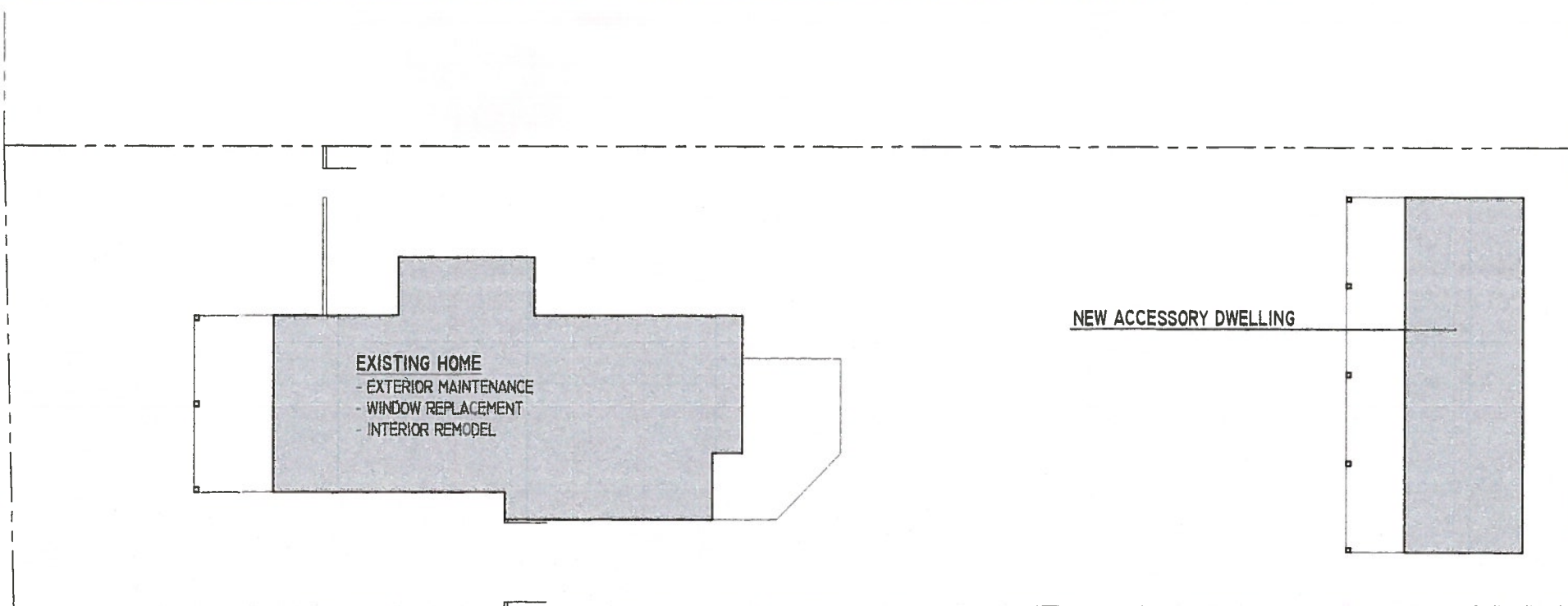
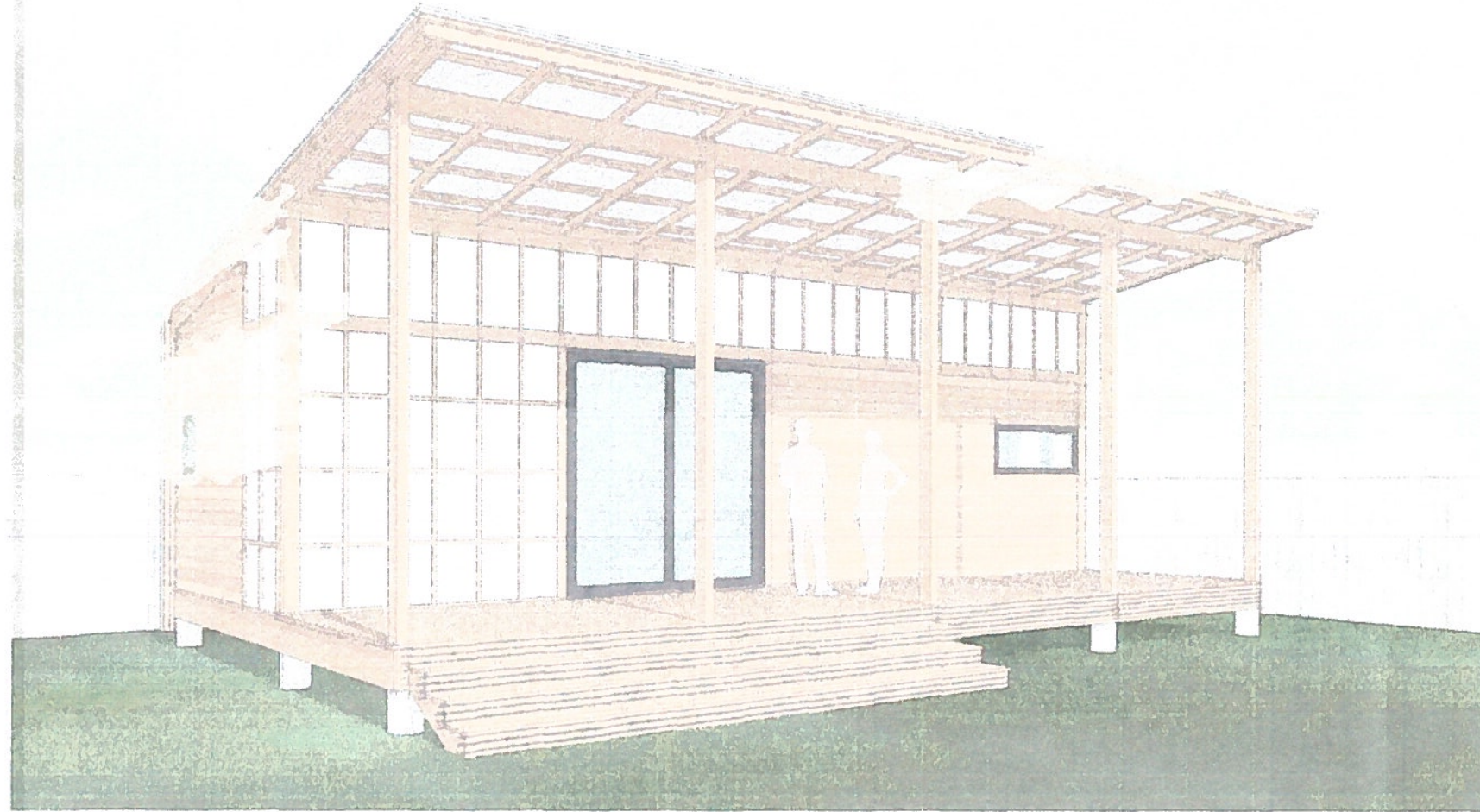
1. INSTALL NEW SHEETROCK ON WALLS AND CEILING, AND PAINT
2. REMOVE EXISTING FLOORING DOWN TO WOOD DECK OR ORIGINAL WOOD FLOORS. CONTRACTOR TO ASSESS THE CONDITION OF EXISTING WOOD FLOORS AND DETERMINE WHETHER REFINISH, REFURBISH, OR INSTALL NEW WOOD FLOORING.
3. INSTALL NEW WALL TILE AT KITCHEN BACKSPLASH AND IN BATHROOM. REFER TO INTERIOR ELEVATIONS FOR MORE INFO.
4. COORDINATE CABINET STYLE AND COUNTERTOP MATERIAL WITH OWNER.

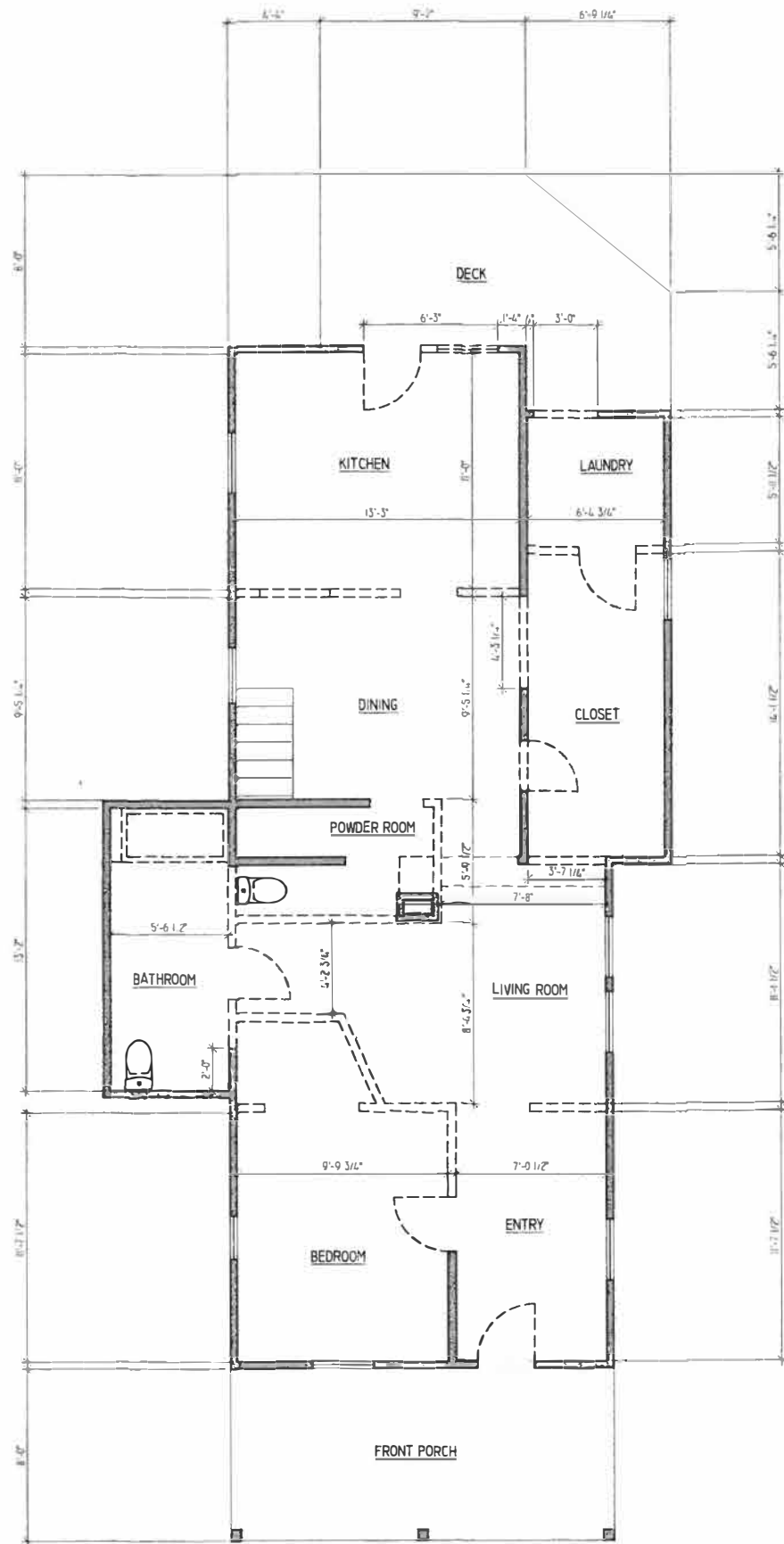


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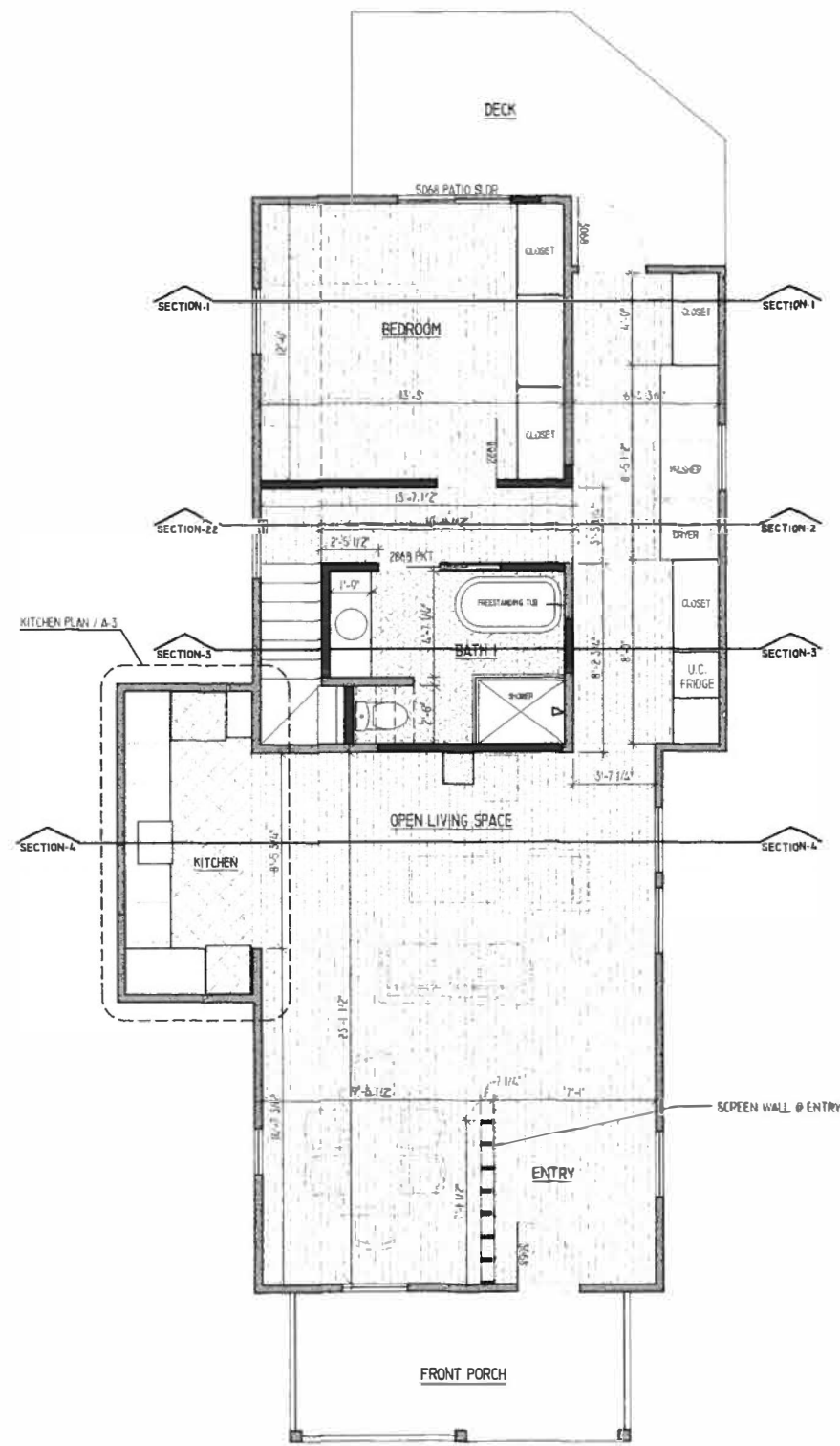
**FAUSS RESIDENCE**  
826 N. PINE STREET  
SAN ANTONIO, TEXAS 78202

**A-1**

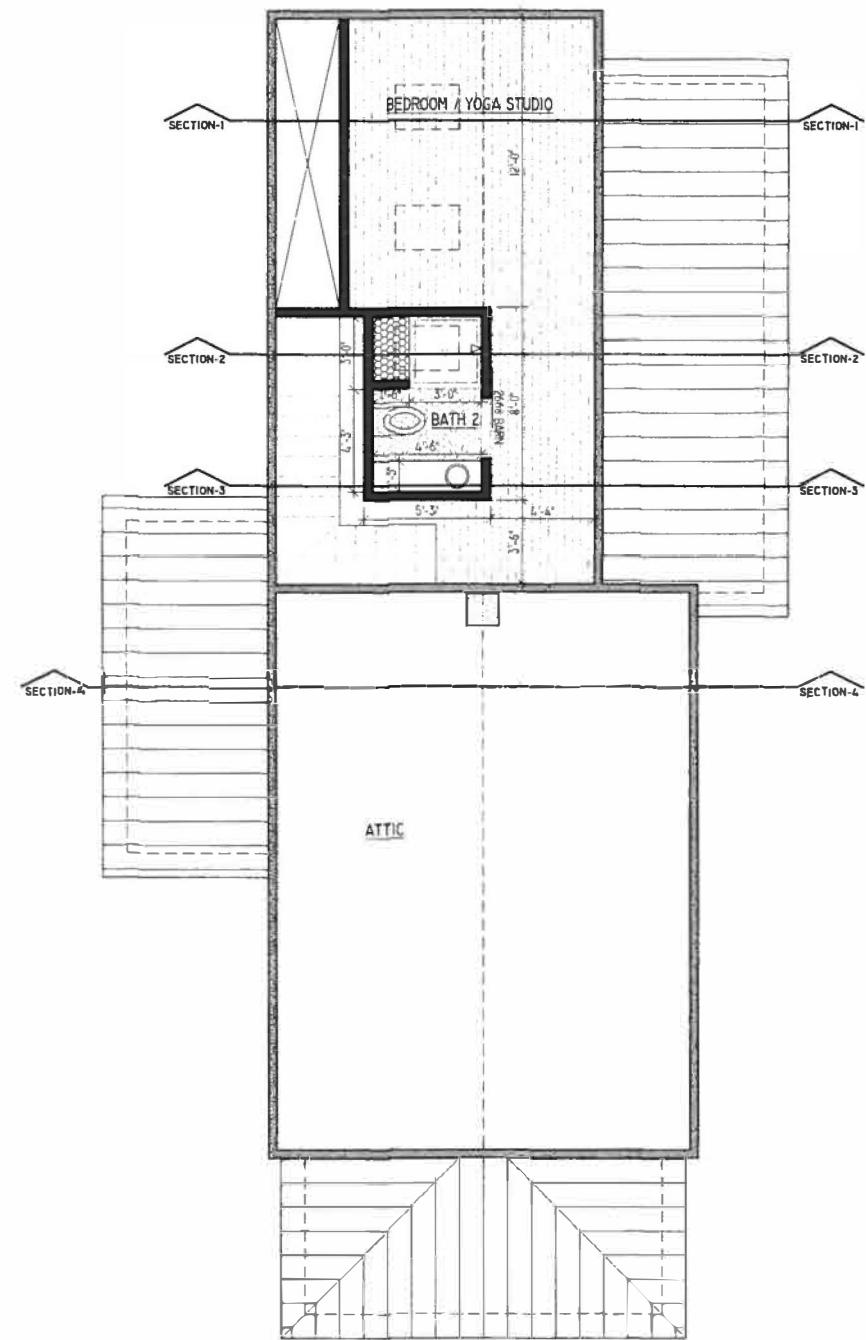




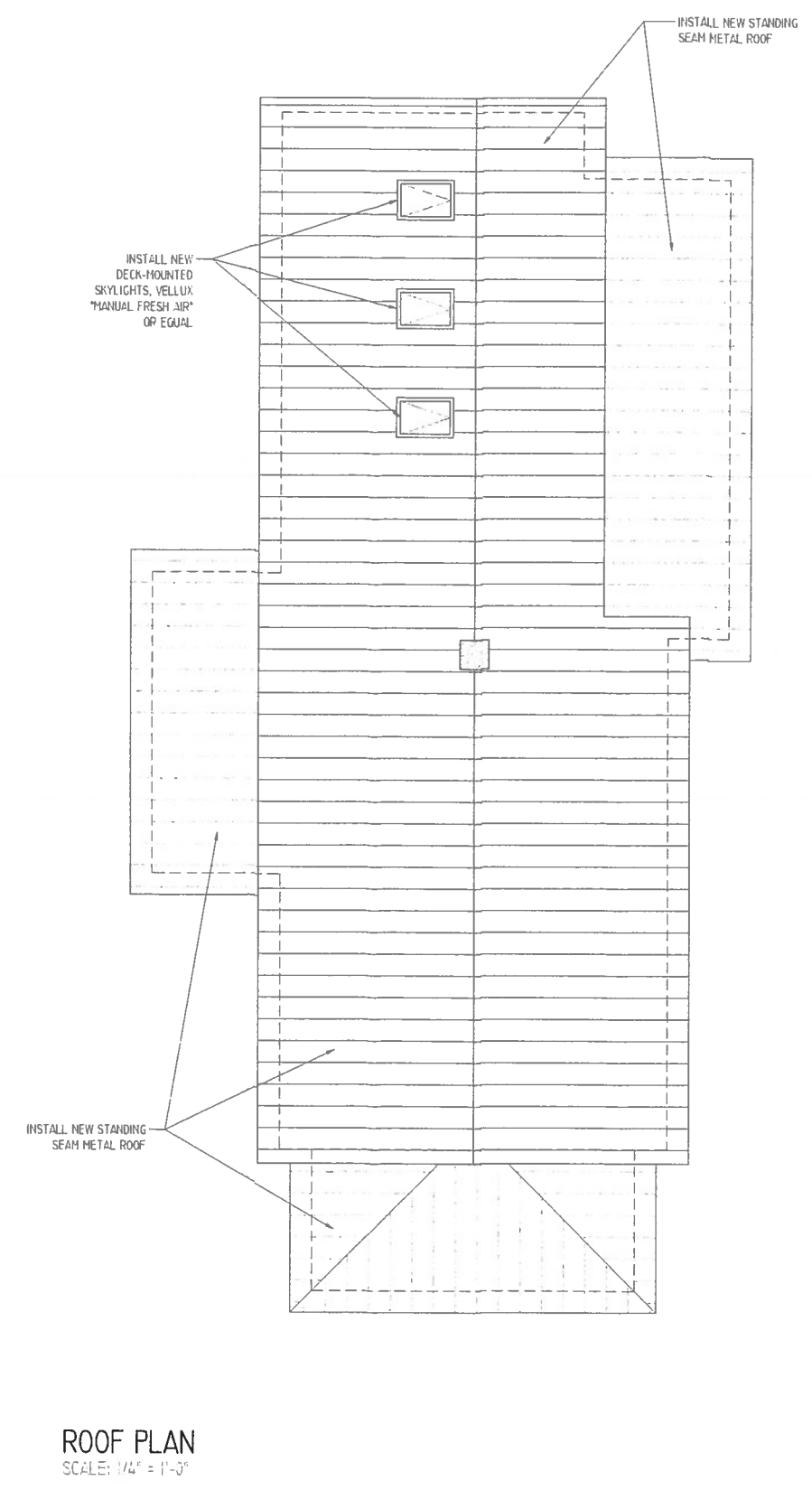
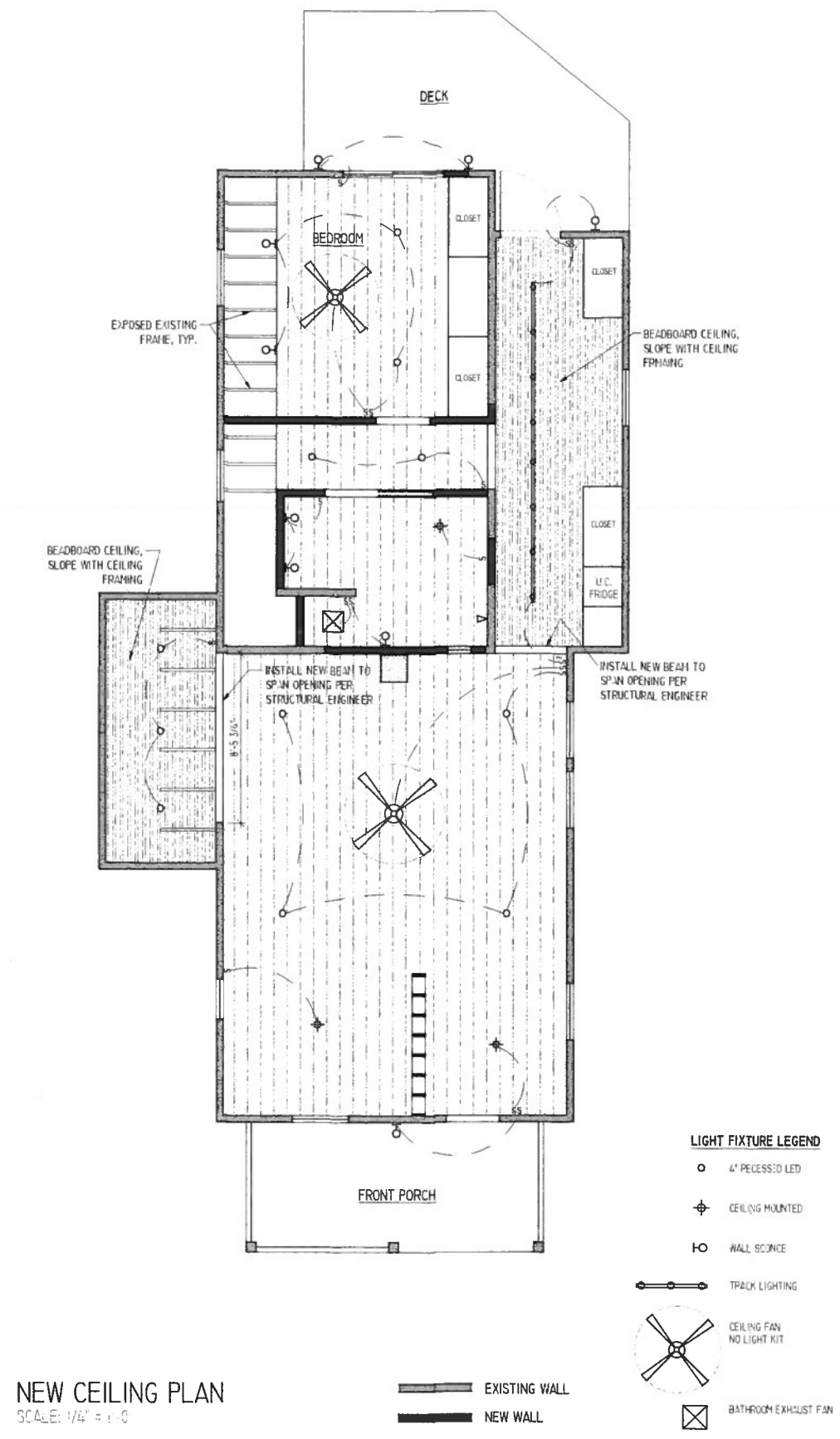
**FIRST FLOOR DEMOLITION PLAN**  
 SCALE: 1/4" = 1'-0"  
 ——— WALL TO REMAIN  
 - - - - - WALL TO BE DEMOLISHED

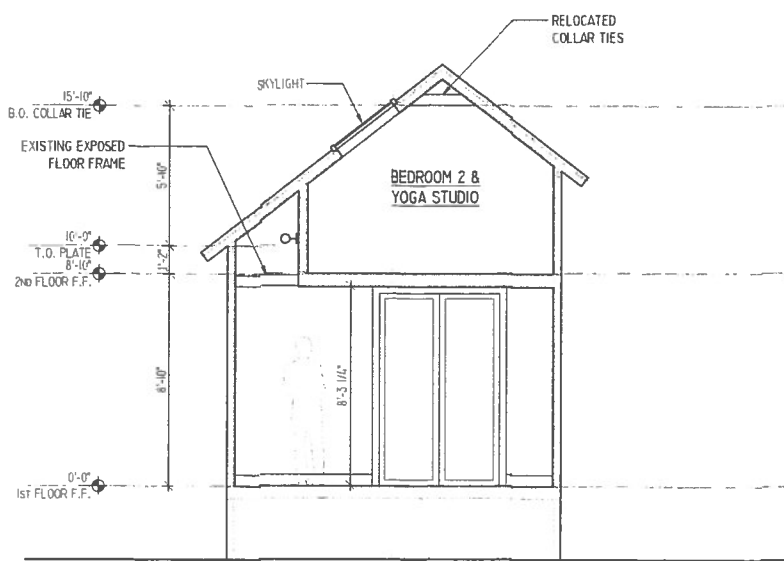


**NEW FIRST FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"  
 ——— EXISTING WALL  
 ——— NEW WALL

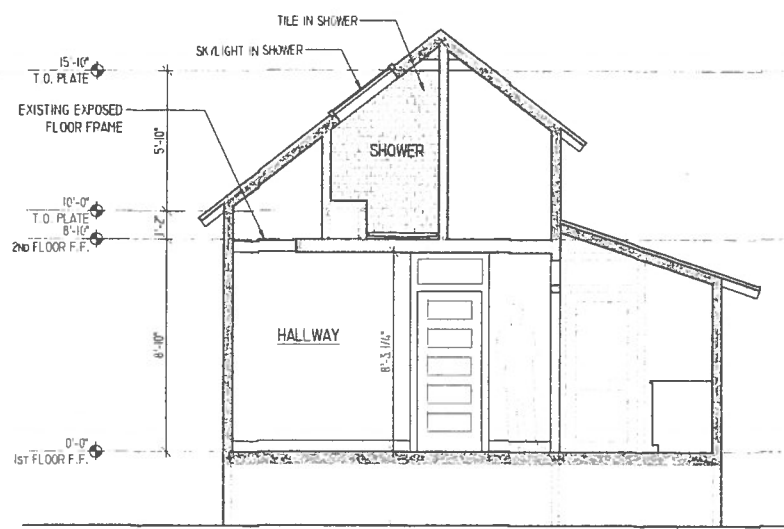


**NEW SECOND FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"  
 ——— EXISTING WALL  
 ——— NEW WALL

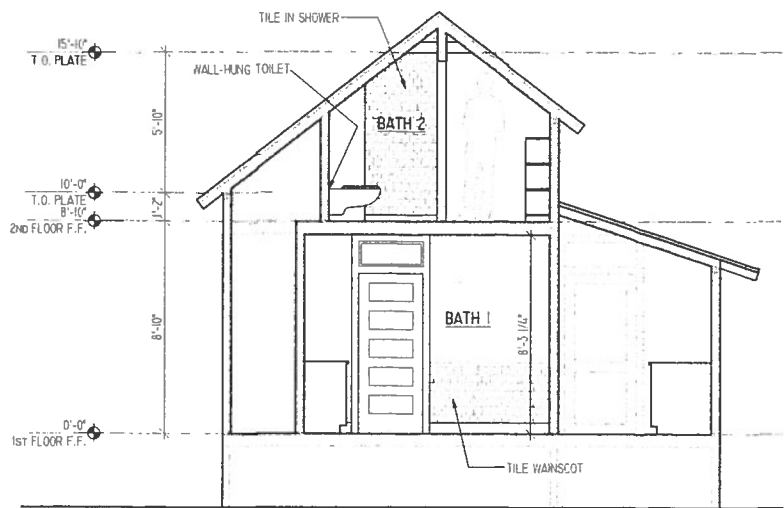




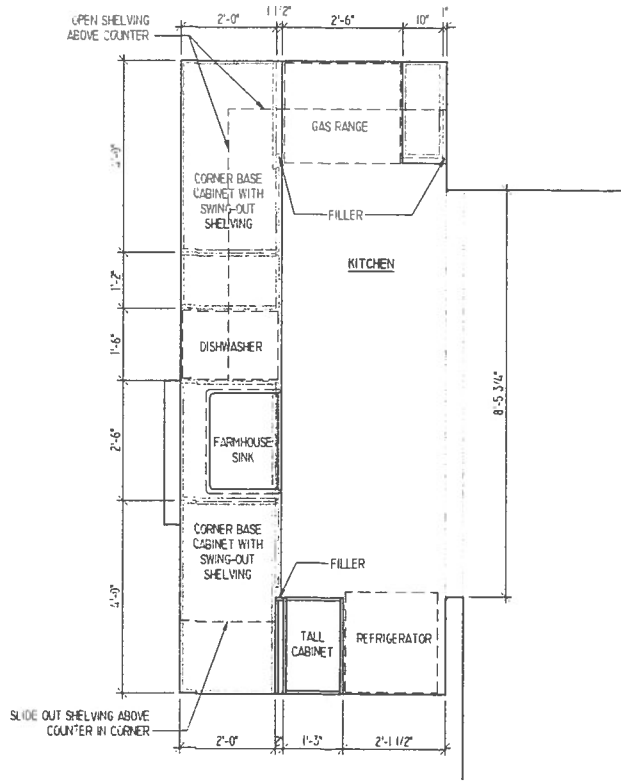
**1 SECTION THRU BEDROOM**  
SCALE: 1/4" = 1'-0"



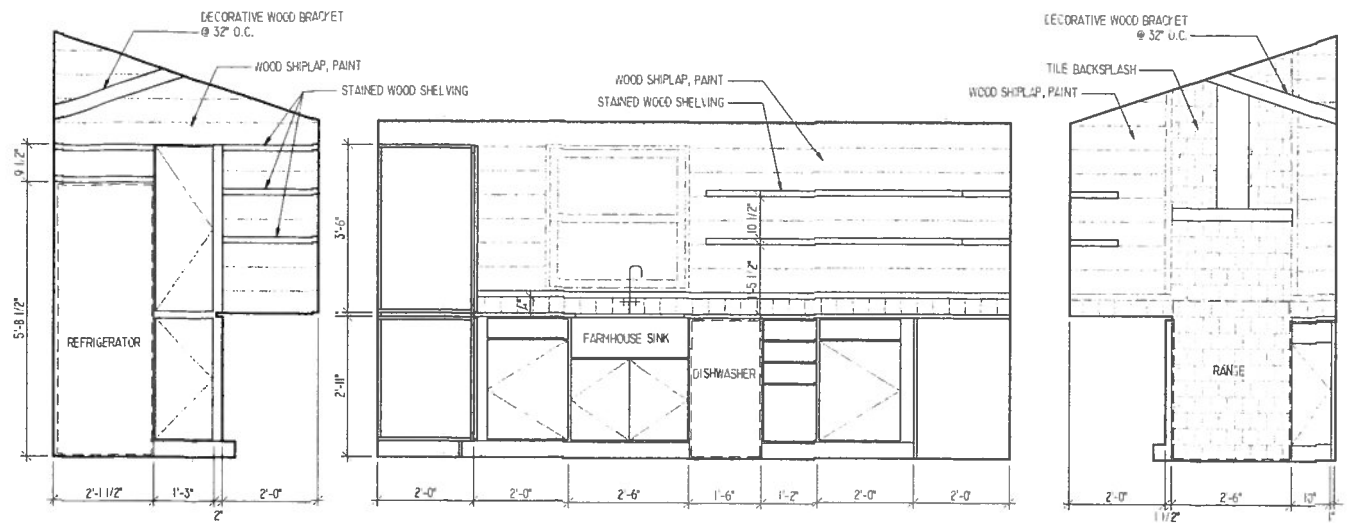
**2 SECTION THRU HALLWAY**  
SCALE: 1/4" = 1'-0"



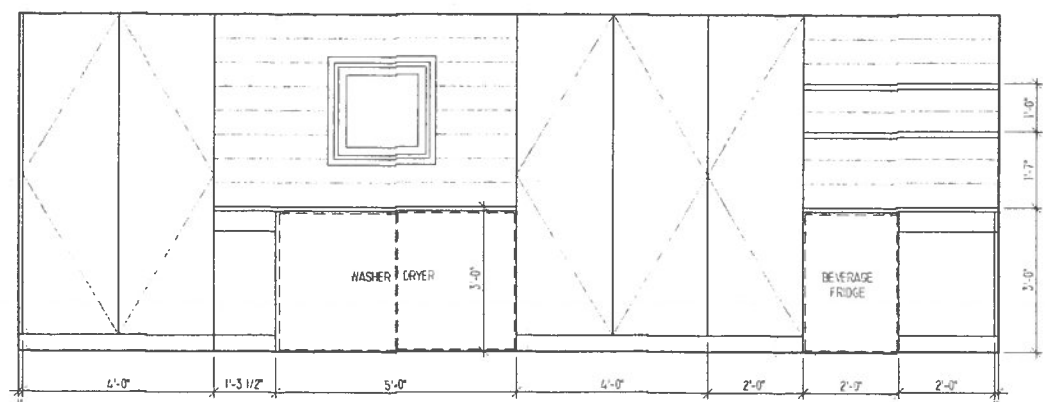
**3 SECTION THRU BATHROOM**  
SCALE: 1/4" = 1'-0"



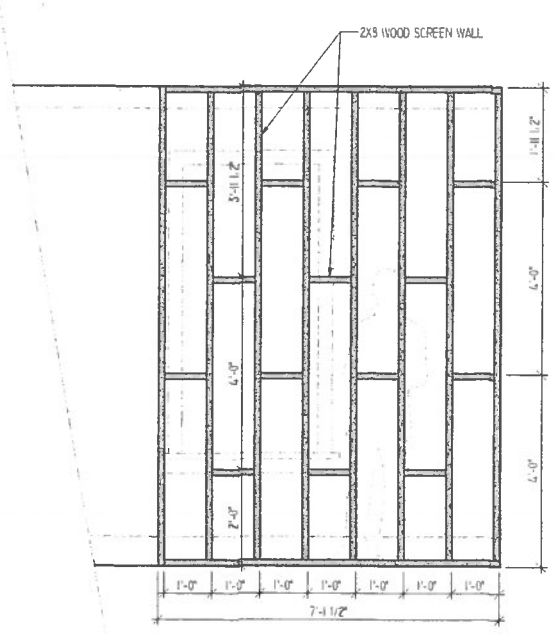
**KITCHEN PLAN**  
SCALE: 1/2" = 1'-0"



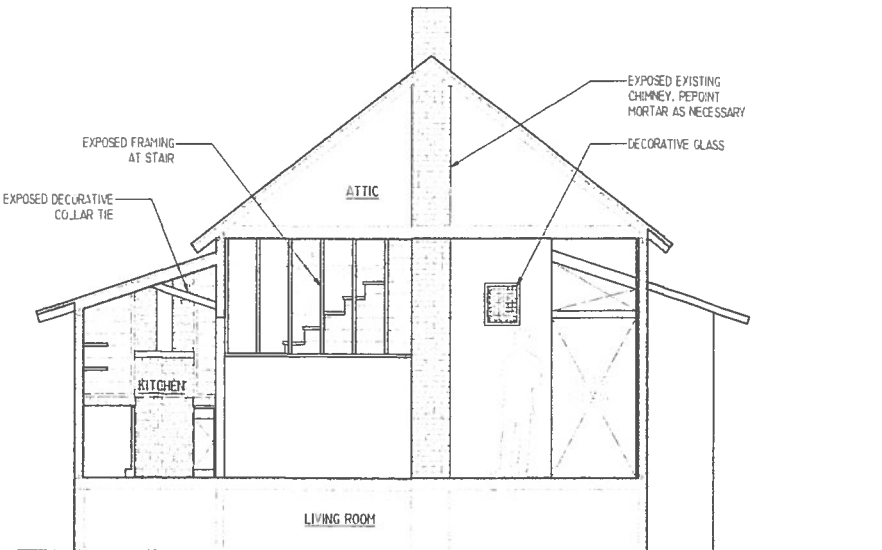
**KITCHEN ELEVATIONS**  
SCALE: 1/2" = 1'-0"



**LAUNDRY / HALL CLOSET ELEVATIONS**  
SCALE: 1/2" = 1'-0"

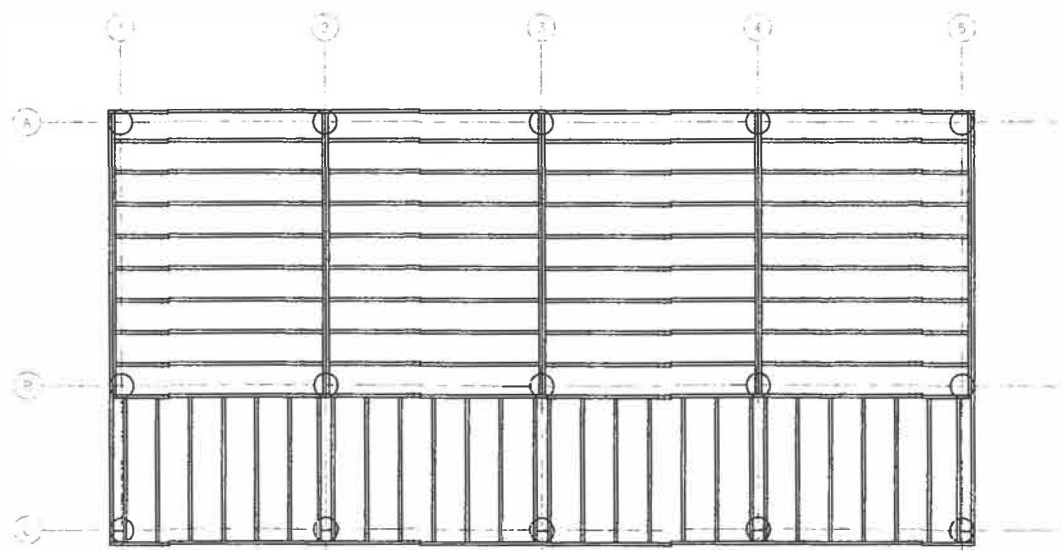
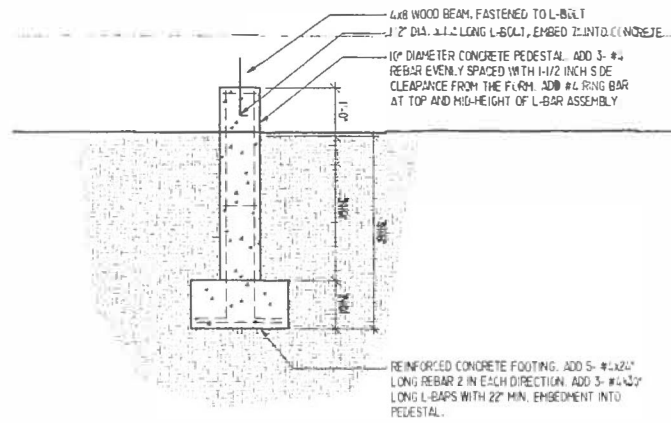


**SCREEN WALL @ ENTRY**  
SCALE: 1/2" = 1'-0"

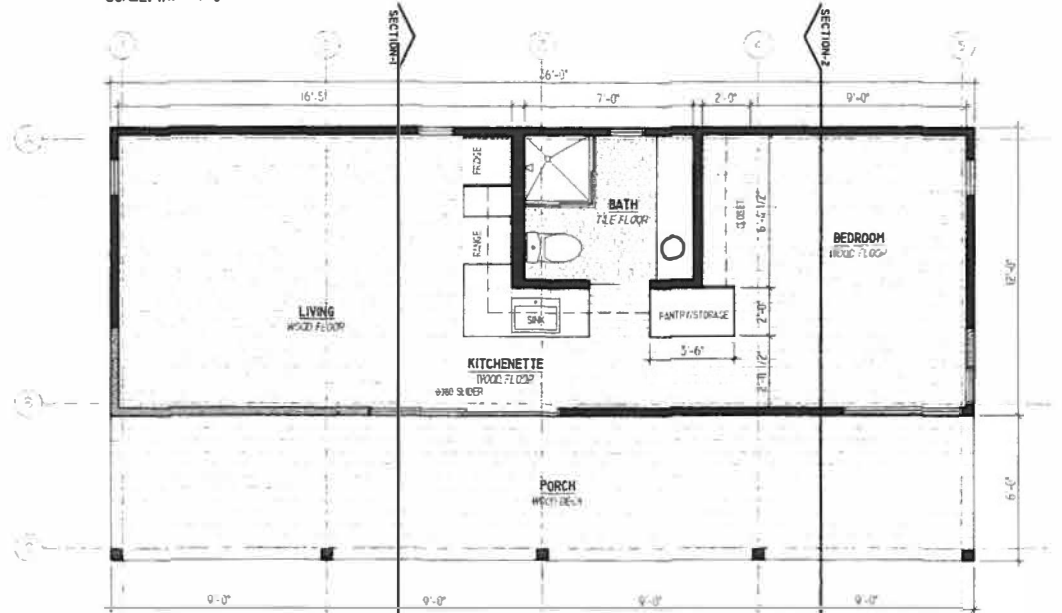


**4 SECTION THRU LIVING ROOM**  
SCALE: 1/4" = 1'-0"

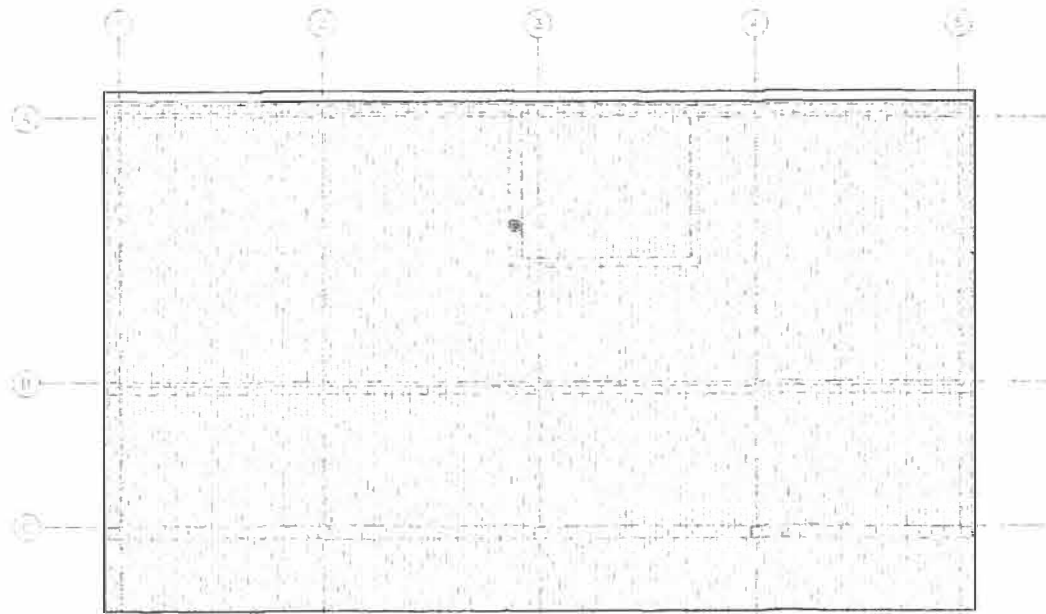
THE PROPOSED REAR ACCESSORY STRUCTURE HAS BEEN OMITTED FROM THIS REQUEST



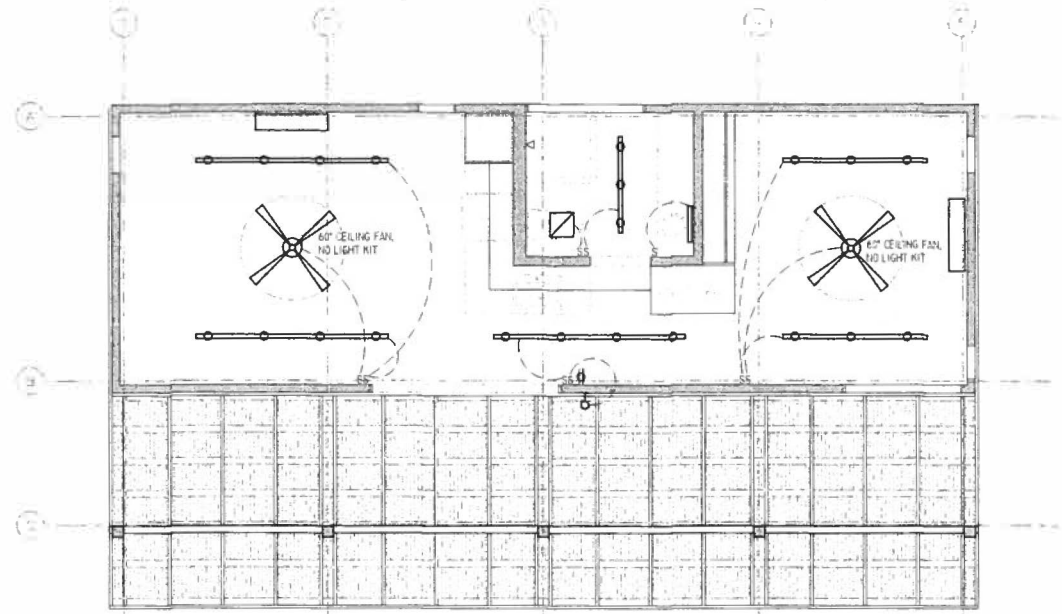
FLOOR FRAMING + FOUNDATION PLAN  
 SCALE: 1/4" = 1'-0"



FLOOR PLAN  
 SCALE: 1/4" = 1'-0"



ROOF PLAN  
 SCALE: 1/4" = 1'-0"



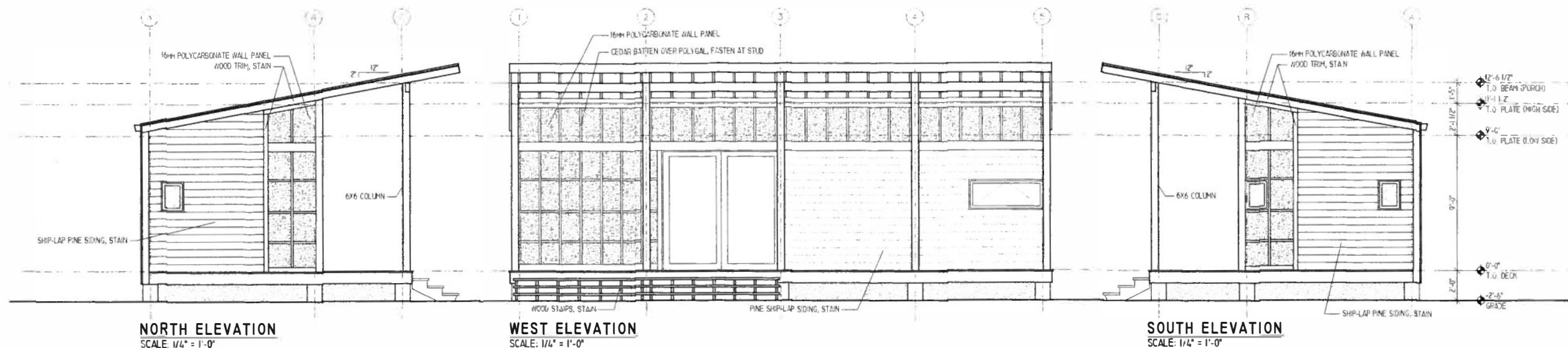
CEILING PLAN  
 SCALE: 1/4" = 1'-0"



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 826 N. PINE STREET  
 SAN ANTONIO, TEXAS 78202

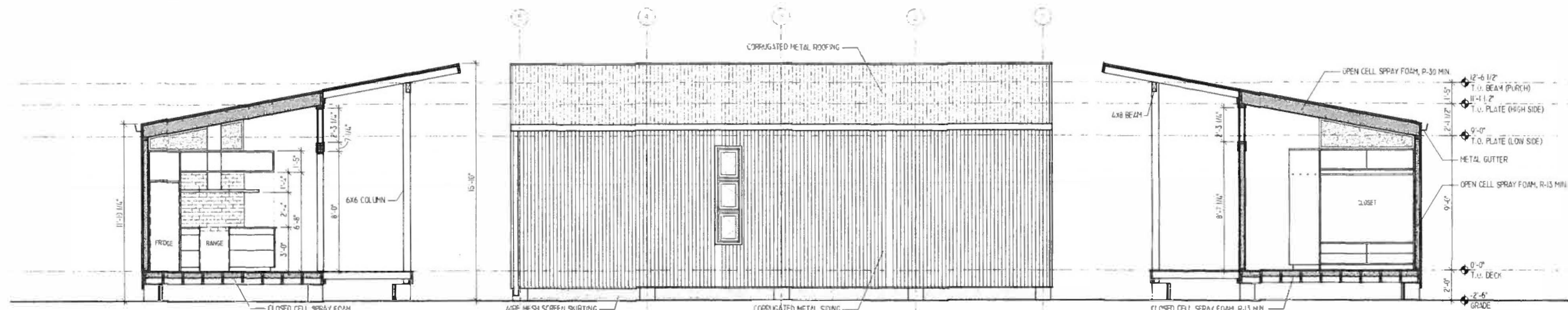




**NORTH ELEVATION**  
 SCALE: 1/4" = 1'-0"

**WEST ELEVATION**  
 SCALE: 1/4" = 1'-0"

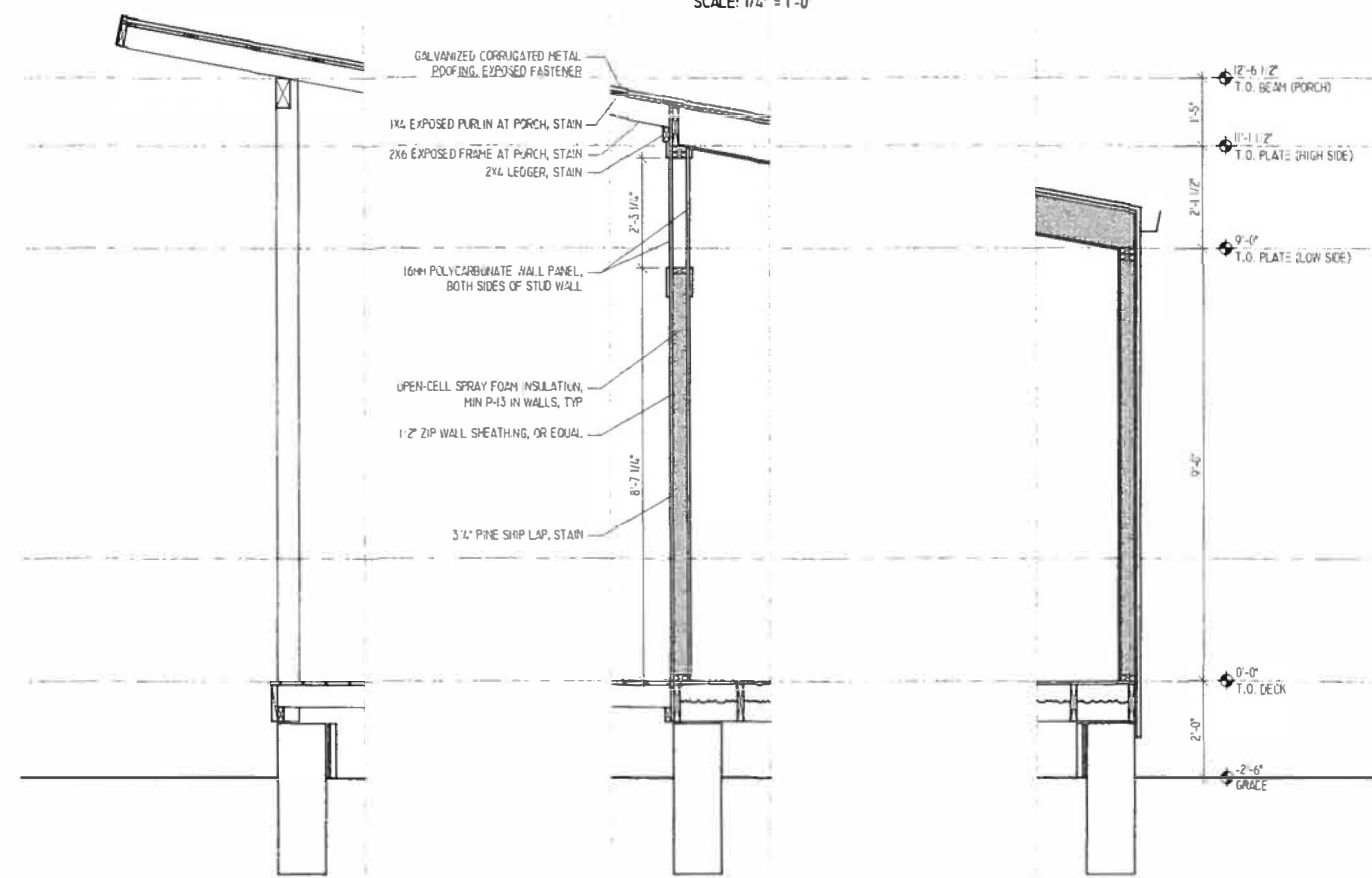
**SOUTH ELEVATION**  
 SCALE: 1/4" = 1'-0"



**SECTION 1**  
 SCALE: 1/4" = 1'-0"

**EAST ELEVATION**  
 SCALE: 1/4" = 1'-0"

**SECTION 2**  
 SCALE: 1/4" = 1'-0"



**WALL SECTIONS**  
 SCALE: 1/8" = 1'-0"

**THE PROPOSED REAR ACCESSORY STRUCTURE HAS BEEN OMITTED FROM THIS REQUEST**



**JELD-WEN**  
WINDOWS & DOORS

# Wood Windows and Patio Doors

W-2500™ | W-2500™ with Traditional Sash | W-4500™



# About JELD-WEN

## DEDICATION FROM DAY ONE

Since 1960, when JELD-WEN began with one millwork plant, we've been dedicated to crafting windows and patio doors that enhance the beauty and functionality of your home. Today we continue that tradition with products that are durable and worry-free. It's the result of innovation as a driving force in all that we do.

It begins in the forests where we harvest our premium lumber. In addition to responsible reforestation practices, we reuse and recycle as much of our raw resources as possible. Innovation is also at the heart of our design and manufacturing process. With JELD-WEN, you can expect products that are more than just beautiful on the outside. The inner workings of our windows and doors are engineered to function for years to come.



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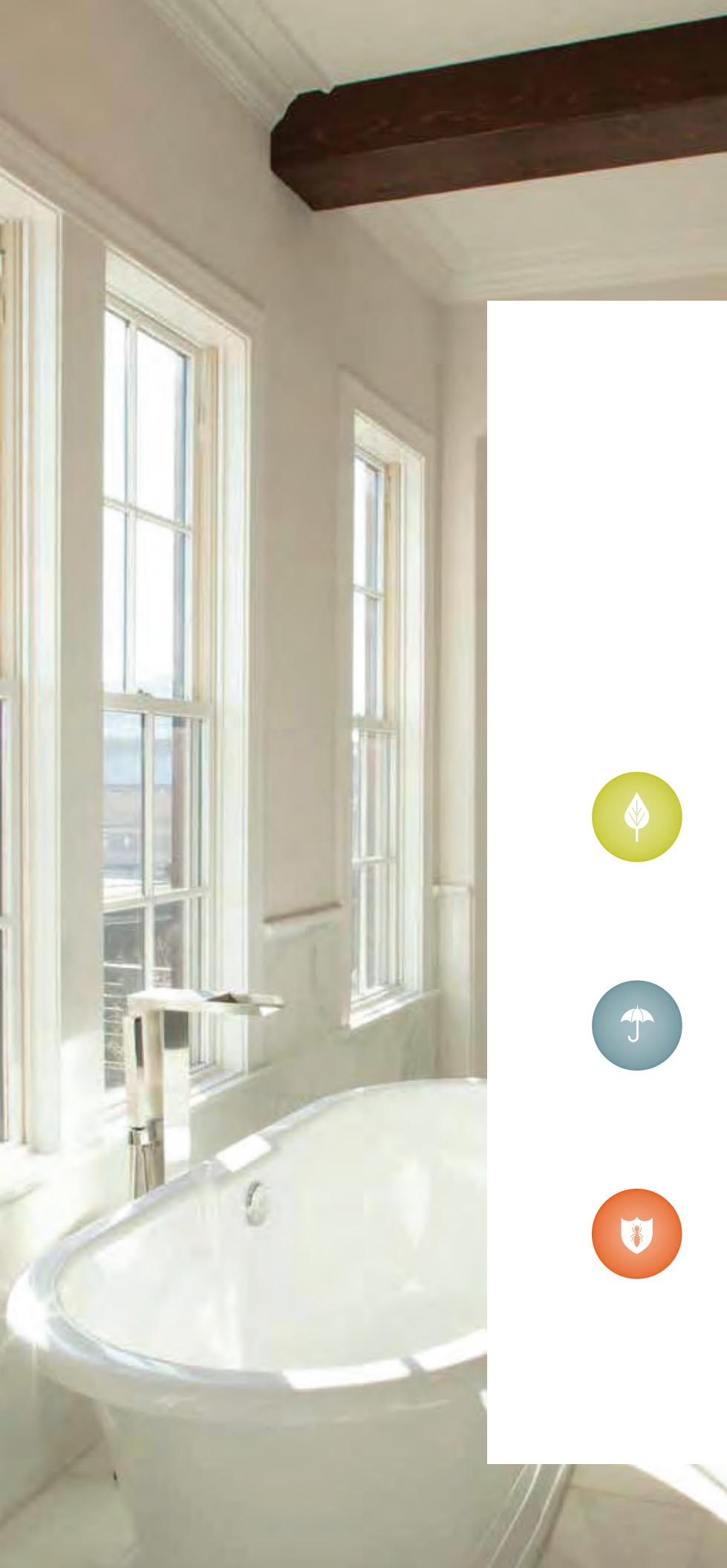
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# AuraLast™

AuraLast® pine is a patented wood product that provides protection against wood rot, water damage and termites. This water-based process fortifies wood all the way to the core, providing an exclusive level of protection you'll only find through JELD-WEN.

LIMITED  
**LIFETIME**<sup>†</sup>  
WARRANTY



#### EASY ON THE ENVIRONMENT

Water-based process releases up to 96 percent fewer volatile organic compounds (VOCs) during the manufacturing process than traditional solvent-based methods.



#### WET WEATHER PROTECTION

Whatever the climate, AuraLast® protects against water damage and rot like no other. Whether it's humidity, storms or dampness, AuraLast® pine stands up to the rigors of wet weather.



#### TERMITE PROTECTION

Termites can be devastating to windows and doors, but not to those built with AuraLast® pine. It safely and effectively repels termites, preserving the beauty of your investment.



# Replace, Remodel or Build

## PRODUCTS FOR EVERY POSSIBILITY

Whether you're building, remodeling or replacing, JELD-WEN has windows and doors for every project.

For new construction, we provide window and patio door options to transform your house into a home. Efficiency, style and performance are built into everything we make, including custom products and sizes.

Have a vision for your remodel? We can help you achieve it. Open up a room with natural light. Don't worry about matching the existing color of your home, we have products that match, coordinate or complement.

JELD-WEN replacement products offer style and functionality. Our installation kits make quick work of the project.

## W-2500™ Series

- Great style and budget friendly
- Long-lasting and energy efficient
- Constructed with AuraLast® pine
- Ideal for new construction, remodeling or replacement
- Backed by a Limited Lifetime Warranty\*



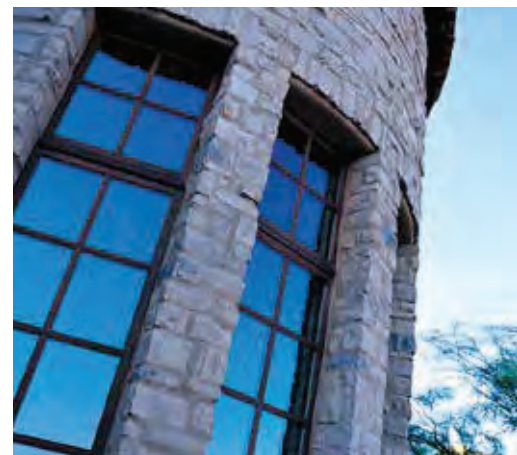
## W-2500™ with Traditional Sash Series

- Wider sash and stile profile
- Customizable in 1/8" increments
- Constructed with AuraLast® pine
- Ideal for new construction, remodeling or replacement
- Backed by a Lifetime Limited Warranty\*



## W-4500™ Series

- Mid-range line with styles to accommodate any architectural style
- More wood, color, finish and glass options
- Built with thicker, more durable stiles and rails
- Constructed with AuraLast® pine
- 21 exterior clad colors
- Backed by a Lifetime Limited Warranty\*



\*For full warranty details please visit [jeld-wen.com](http://jeld-wen.com)







## W-2500™ with Traditional Sash Windows

This popular line fits right in and can be custom-sized. A wider sash and stile offer a more traditional look, making a great choice for historical renovations.

## Casement

- Smooth open-and-close hardware
- Roll formed cladding and mitered corners offer a clean appearance



Minimum Width:  
17" x 24"

Maximum Height:  
36" x 72"



## Awning

- Add character to your exterior and light to your interior
- Optional locks at both corners



Minimum:  
17" x 17"

Maximum:  
48" x 36"





## Double-Hung

- Versatile appearance for any style
- Enjoy fresh air by either raising from the bottom or lowering the window from the top
- Both top and bottom sash tilt in for easy cleaning



Minimum:  
21 3/8" x 36"

Maximum Width:  
41 3/8" x 64"

Maximum Height:  
37 3/8" x 76"



## Fixed, Radius and Geometric

- Many design possibilities to match your style
- Custom shapes and sizes
- Glass is set directly into frame for maximum light and visibility



Minimum and maximum sizing depends on the shape and configuration of window selected.



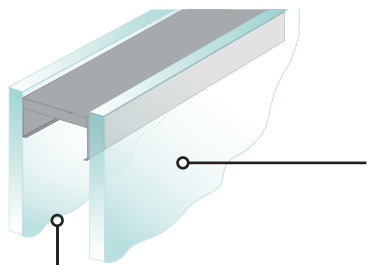


PWEX-DH Radius Top  
Colonial Rooftop EB.tif

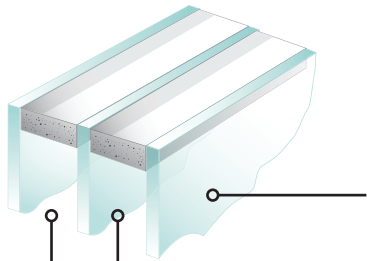
## ENERGY SAVING GLASS OPTIONS

### LoE<sup>3</sup>-366<sup>®</sup> AND LoE-EC<sup>3</sup> INSULATING GLASS

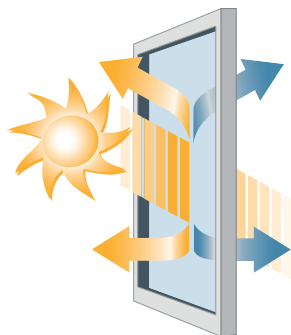
Our standard high-performance LoE<sup>3</sup>-366<sup>®</sup> insulating glass enhances energy conservation by helping homes stay cooler in the summer and warmer in the winter. LoE<sup>3</sup>-366 provides more protection against solar heat gain, reduces condensation and helps limit fading of interior furnishings. For even more protection, choose LoE EC<sup>3</sup>. It helps improve thermal performance in certain parts of the country.



Ar  
Argon



Ar  
Argon



In cold weather, LoE<sup>3</sup>-366<sup>®</sup> glass reduces the amount of heat lost by reflecting it back inside.

In warm weather, LoE<sup>3</sup>-366<sup>®</sup> glass reflects the sun's energy and prevents it from entering the home.

### ENERGY STAR<sup>®</sup>

Many JELD-WEN<sup>®</sup> windows and patio doors are ENERGY STAR<sup>®</sup> certified, which means they exceed the minimum energy efficiency criteria for the climate region in which you live. JELD-WEN has been a proud ENERGY STAR<sup>®</sup> partner for over a decade.



### NEAT<sup>®</sup> GLASS

With the Neat<sup>®</sup> glass option, you gain natural cleaning convenience. By harnessing the sun's UV rays (even when the sky is cloudy) to loosen dirt from the glass, rainwater can easily rinse away grime. No manual activation is required. Comes standard on our W-4500<sup>™</sup> Series.



### DUAL-/TRIPLE-PANE GLASS

Energy efficiency is built into every JELD-WEN<sup>®</sup> window and patio door, starting with the dual-pane option. It's a tremendous value in insulating glass with argon gas between panes as well as LoE<sup>3</sup>-366<sup>®</sup> glass with triple layers of LoE coating. JELD-WEN triple-pane options offer even greater energy savings, starting with Energy Saver<sup>®</sup> MAX. Here, an additional pane of glass creates an extra chamber of protection filled with insulating argon gas. Super Spacers between the panes provide structural integrity and a thermal and moisture seal.

### PRESERVE<sup>®</sup> PROTECTIVE FILM

Preserve<sup>®</sup> film comes standard on our W-4500<sup>™</sup> Series. It is factory applied to both the interior and exterior surfaces of the glass. This means the glass surfaces will be reliably protected from debris and scratches that can occur during shipping and handling or at a construction site. So you won't need to spend extra time cleaning your new windows. What's more, it's easy to remove.



## EXTERIOR WOOD OPTIONS



AURALAST® PINE



PRIMED AURALAST® PINE

## EXTERIOR TRIM WOOD



ADAMS



FLAT



BRICKMOULD



PENDLETON



HERITAGE



BACKBAND

## AVAILABLE IN WOOD OR PRIMED WOOD<sup>†</sup>



2" FLAT



3 1/2" FLAT



4 1/2" AND 5 1/2" FLAT



BRICKMOULD



RB-3



ADAMS



HERITAGE



1" X 4" BACKBAND

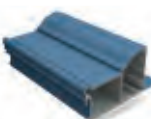


2" HISTORICALLY ACCURATE  
SILL NOSING

## ALUMINUM BRICKMOULD



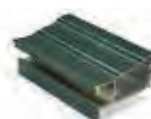
MANCHESTER



PENDLETON



BRICKMOULD



ADAMS



FLAT



# 3



## Interior Options

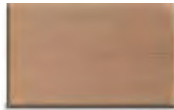
### INTERIOR WOOD OPTIONS\*



AURALAST® PINE



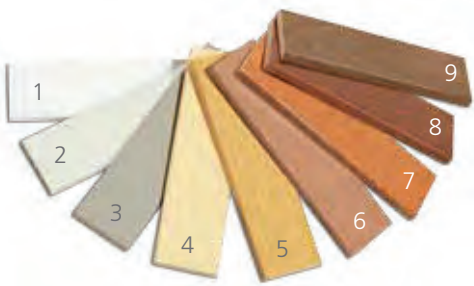
KNOTTY ALDER\*



VERTICAL-GRAIN DOUGLAS FIR\*

\*Only available for W-4500™

### STANDARD INTERIOR FINISHES (CUSTOM OPTIONS AVAILABLE)



1. BRILLIANT WHITE

2. IVORY

3. DESERT SAND

4. CLEAR LACQUER

5. WHEAT

6. CIDER

7. FRUITWOOD

8. CORDOVAN

9. WALNUT

### INTERIOR TRIM (AVAILABLE ONLY ON RADIUS UNITS)



456



WM-445



356



RANCH



366



PF-1027



444



PINE CORNER BLOCK

Actual colors may vary from the samples displayed.

# 4



## Choose Your Window Hardware

### CASEMENT AND AWNING



W-2500™, W-2500™ WITH TRADITIONAL SASH AND W-4500™

### DOUBLE-HUNG AND HORIZONTAL SLIDING



W-2500™ AND  
W-2500™ WITH TRADITIONAL SASH

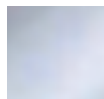


W-4500™

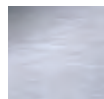
### WINDOW HARDWARE FINISHES\*



POWDER-COAT  
WHITE



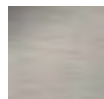
POLISHED  
CHROME



BRUSHED  
CHROME



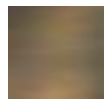
POLISHED  
BRASS\*



SATIN  
NICKEL\*



DESERT  
SAND



ANTIQUÉ  
BRASS



OIL-RUBBED  
BRONZE



CHESTNUT  
BRONZE

\*Not available on all series.

Actual colors may vary from the samples displayed.

# 5



## Divided Lites & Grilles



### SIMULATED DIVIDED LITES (SDL)

- Grilles are adhered to the interior glass
- Exterior grille options include aluminum for clad-wood or wood for primed wood
- Optional light brown or silver shadow bars are placed between the two panes of insulating glass to complete the effect
- Interior and exterior SDLs are available in decorative beaded or subtle putty profiles (shown to the right)



### GRILLES BETWEEN THE GLASS (GBG)

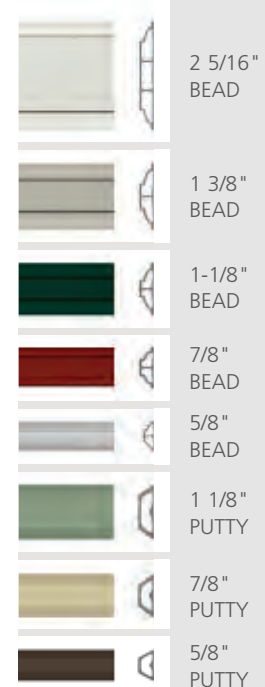
- Select 5/8" flat or 23/32" or 1" contour metal grilles in many of our clad colors
- Low maintenance option



### FULL-SURROUND (FS) WOOD GRILLES

- Easily removed for cleaning
- Choose from 7/8", 1 1/8" or 1 3/8" grilles
- Positioned on the interior glass surface

Divided lites are also available in woodgrain finishes.



Some options are limited to a particular line.  
Actual colors may vary from the samples displayed.

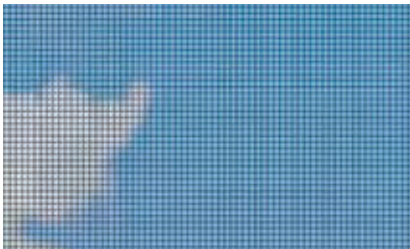
# 6



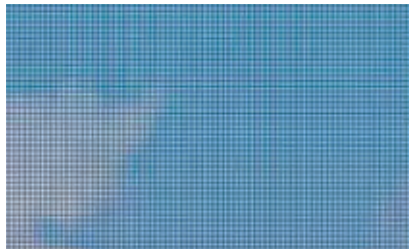
## Screen Technology

### SCREEN OPTIONS

Let the natural light flood in while keeping insects at bay. With a fine, black fiberglass mesh and light gloss finish, BetterVue® insect screens are now standard for awning, casement, double-hung and horizontal sliding windows. UltraVue® fiberglass and aluminum mesh screens are available in charcoal or silver finishes.



View through regular fiberglass insect screen



View through UltraVue® insect screen

### PHANTOM SCREENS® TECHNOLOGY

These retractable screens provide wide-open views when you want them or breezy protection from the outdoors when you need it. They're durable and easy to operate. Phantom Screens are available on awning, casement and double-hung windows. They are not available on the W-2500™ Series. Screens for double-hung windows also have a removable track that allows the sash to tilt in for easy cleaning.

### PATIO DOOR SCREENS

Like on our windows, BetterVue® screens are standard on patio doors. However, you can also choose from bottom rolling extruded (both regular and heavy duty), or a top-hanging screen.

### ALUMINUM FRAME SCREENS

Choose from any clad colors that let your screen frames stand out or blend in.

Insect screens are intended to allow air and light in, while keeping insects out. They are not intended to stop children from falling through an open door or window. For safety screens and other security devices, contact your local building supply retailer.



LIMITED WARRANTY

For additional information, including a complete copy of JELD-WEN's Limited Warranty and care and maintenance information, please visit [jeld-wen.com](http://jeld-wen.com) or [jeld-wen.ca](http://jeld-wen.ca) or contact JELD-WEN at 1-888-JWHelpU (1-888-594-3578).

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