

HISTORIC AND DESIGN REVIEW COMMISSION

March 16, 2016

Agenda Item No: 12

HDRC CASE NO: 2016-055
ADDRESS: 220 HERMINE BLVD
LEGAL DESCRIPTION: NCB 9008 BLK 4 LOT 39 THRU 43
ZONING: R4 H
CITY COUNCIL DIST.: 1
DISTRICT: Olmos Park Terrace Historic District
APPLICANT: Stevie Bear/Community REI LLC
OWNER: Austin Hedges/Community REI LLC
TYPE OF WORK: Exterior modifications
REQUEST:

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

1. Remove front deck and rebuild front porch.
2. Demolish walls of the addition and repurpose as an exterior covered deck.
3. Replace existing light fixture with new oil rubbed bronze fixture with a frosted shade.
4. Replace garage door.
5. Replace front door.
6. Relocate 19'-8" x 20' carport and wrap posts in cedar to create square cedar posts.
7. Replace wood windows with vinyl double hung windows.

APPLICABLE CITATIONS:

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

2. Materials: Masonry and Stucco

A. MAINTENANCE (PRESERVATION)

- i. *Paint*—Avoid painting historically unpainted surfaces. Exceptions may be made for severely deteriorated material where other consolidation or stabilization methods are not appropriate. When painting is acceptable, utilize a water permeable paint to avoid trapping water within the masonry.
- ii. *Clear area*—Keep the area where masonry or stucco meets the ground clear of water, moisture, and vegetation.
- iii. *Vegetation*—Avoid allowing ivy or other vegetation to grow on masonry or stucco walls, as it may loosen mortar and stucco and increase trapped moisture.
- iv. *Cleaning*—Use the gentlest means possible to clean masonry and stucco when needed, as improper cleaning can damage the surface. Avoid the use of any abrasive, strong chemical, sandblasting, or high-pressure cleaning method.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Patching*—Repair masonry or stucco by patching or replacing it with in-kind materials whenever possible. Utilize similar materials that are compatible with the original in terms of composition, texture, application technique, color, and detail, when in-kind replacement is not possible. EIFS is not an appropriate patching or replacement material for stucco.
- ii. *Repointing*—The removal of old or deteriorated mortar should be done carefully by a professional to ensure that masonry units are not damaged in the process. Use mortar that matches the original in color, profile, and composition when repointing. Incompatible mortar can exceed the strength of historic masonry and results in deterioration. Ensure that the new joint matches the profile of the old joint when viewed in section. It is recommended that a test panel is prepared to ensure the mortar is the right strength and color.
- iii. *Removing paint*—Take care when removing paint from masonry as the paint may be providing a protectant layer or hiding modifications to the building. Use the gentlest means possible, such as alkaline poultice cleaners and strippers, to remove paint from masonry.
- iv. *Removing stucco*—Remove stucco from masonry surfaces where it is historically inappropriate. Prepare a test panel to ensure that underlying masonry has not been irreversibly damaged before proceeding.

5. Architectural Features: Lighting

A. MAINTENANCE (PRESERVATION)

- i. *Lighting*—Preserve historic light fixtures in place and maintain through regular cleaning and repair as needed.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Rewiring*—Consider rewiring historic fixtures as necessary to extend their lifespan.
- ii. *Replacement lighting*—Replace missing or severely damaged historic light fixtures in-kind or with fixtures that match the original in appearance and materials when in-kind replacement is not feasible. Fit replacement fixtures to the existing mounting location.
- iii. *New light fixtures*—Avoid damage to the historic building when installing necessary new light fixtures, ensuring they may be removed in the future with little or no damage to the building. Place new light fixtures and those not historically present in locations that do not distract from the façade of the building while still directing light where needed. New light fixtures should be unobtrusive in design and should not rust or stain the building.

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.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
- ii. *New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
- iii. *Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
- iv. *Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
- v. *Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.
- vi. *Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.
- vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.
- viii. *Security bars*—Install security bars only on the interior of windows and doors.
- ix. *Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.
- x. *Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

7. Architectural Features: Porches, Balconies, and Porte-Cocheres

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Front porches*—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.
- ii. *Side and rear porches*—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.
- iii. *Replacement*—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should

be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.

iv. *Adding elements*—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.

v. *Reconstruction*—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns.

9. Outbuildings, Including Garages

A. MAINTENANCE (PRESERVATION)

i. *Existing outbuildings*—Preserve existing historic outbuildings where they remain.

ii. *Materials*—Repair outbuildings and their distinctive features in-kind. When new materials are needed, they should match existing materials in color, durability, and texture. Refer to maintenance and alteration of applicable materials above, for additional guidelines.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Garage doors*—Ensure that replacement garage doors are compatible with those found on historic garages in the district (e.g., wood paneled) as well as with the principal structure. When not visible from the public right-of-way, modern paneled garage doors may be acceptable.

ii. *Replacement*—Replace historic outbuildings only if they are beyond repair. In-kind replacement is preferred; however, when it is not possible, ensure that they are reconstructed in the same location using similar scale, proportion, color, and materials as the original historic structure.

iii. *Reconstruction*—Reconstruct outbuildings based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the primary building and historic patterns in the district. Add permanent foundations to existing outbuildings where foundations did not historically exist only as a last resort.

12. Increasing Energy Efficiency

A. MAINTENANCE (PRESERVATION)

i. *Historic elements*—Preserve elements of historic buildings that are energy efficient including awnings, porches, recessed entryways, overhangs, operable windows, and shutters.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Weatherization*—Apply caulking and weather stripping to historic windows and doors to make them weather tight.

ii. *Thermal performance*—Improve thermal performance of windows, fanlights, and sidelights by applying UV film or new glazing that reduces heat gain from sunlight on south and west facing facades only if the historic character can be maintained. Do not use reflective or tinted films.

iii. *Windows*—Restore original windows to working order. Install compatible and energy-efficient replacement windows when existing windows are deteriorated beyond repair. Replacement windows must match the appearance, materials, size, design, proportion, and profile of the original historic windows.

iv. *Reopening*—Consider reopening an original opening that is presently blocked to add natural light and ventilation.

v. *Insulation*—Insulate unfinished spaces with appropriate insulation ensuring proper ventilation, such as attics, basements, and crawl spaces.

vi. *Shutters*—Reinstall functional shutters and awnings with elements similar in size and character where they existed historically.

vii. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency.

viii. *Cool roofs*—Do not install white or —coolll roofs when visible from the public right-of-way. White roofs are permitted on flat roofs and must be concealed with a parapet.

ix. *Roof vents*—Add roof vents for ventilation of attic heat. Locate new roof vents on rear roof pitches, out of view of the public right-of-way.

x. *Green Roofs*—Install green roofs when they are appropriate for historic commercial structures.

FINDINGS:

- a. The main structure at 220 W Hermine is a mid century house of modest size featuring one front gable and a shed roof over the front porch.
- b. At the front of the primary historic structure there is currently an existing deck. The applicant is proposing to remove the existing non-contributing deck and restore the front porch to its original configuration with three concrete steps and a concrete landing. The applicant is proposing to rewrap the two existing posts in cedar.

According to the Guidelines for Exterior Maintenance and Alterations 7.B.v., porches should be reconstructed based on accurate evidence of the original, such as a photograph. The applicant has provided a historic photo exhibiting the original porch. The applicant's proposal is consistent with the Guidelines.

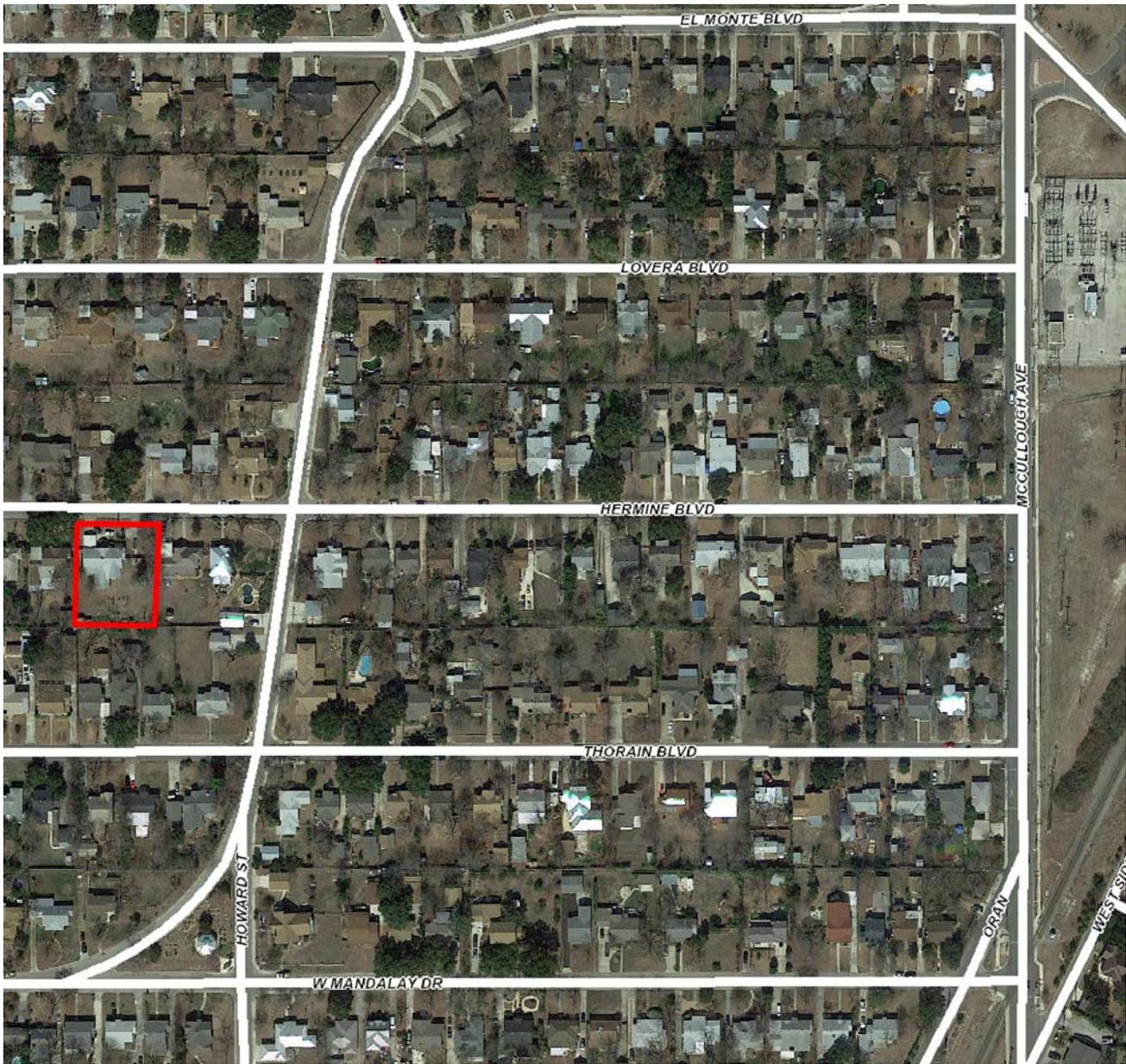
- c. At the rear of the primary historic structure, the applicant has proposed to demolish three walls of the rear of the house, and repurpose as a 20'-3" x 20'-4" covered deck, with lumber decking, 6 new lumber posts, 6 recessed lights in existing ceiling, and two ceiling fans. The applicant area to be exposed is an addition as there are masonry walls enclosed in the interior.
- d. The applicant has proposed to install a sliding glass door. Staff recommends that the applicant provide product specifications regarding this door.
- e. The applicant is proposing to remove two existing front light fixtures and replace right fixture with similar fixture that has oil rubbed bronze finish and a frosted shade. According to the Guidelines historic light fixtures should be preserved and maintained when possible, and if fixtures must be replaced that they be replaced with fixtures that match the original in appearance and materials, and in same mounting location when in-kind replacement is not feasible. Staff finds the proposed replacement fixtures appropriate.
- f. The existing front door is solid wood painted white, with an existing white storm door. The applicant is proposing to replace the solid front door with a minimal front door with one decorative lite, and removing the storm door. Staff finds the proposed door similar to the historic front door in the 1969 photograph. Staff finds the proposed front doors appropriate for the mid-century style house.
- g. The applicant is proposing to replace the existing rotted garage door with a white, minimal door with two window lights. The garage door would not be functioning as the applicant is converting the garage into living space. Staff finds that the proposed door is appropriate architecturally for the primary historic structure.
- h. The applicant is proposing to relocate the existing, 19'-8" x 20', non-contributing carport from in front of the garage onto the driveway to side of the east façade as well as wrap the posts in cedar to create square posts. According to the Guidelines for New Construction 5.A.iii., new outbuildings should relate to the period of construction to the main structure. Staff finds this placement appropriate. Staff made a site visit February 8, 2016, and found that carports are prominent on the street; however staff finds that a prefabricated carport structure is not appropriate for the historic structure's architecture style or the district. The applicant's proposal to locate the prefabricated carport structure to the side of the primary historic structure is not appropriate.
- i. The applicant is proposing to replace 12 wood windows with wood double hung windows. According to the Guidelines for Maintenance and Alterations 6.A.iii., historic windows should be preserved unless 50% or more of a window's components must be reconstructed. Staff made a site visit on February 8, 2016, and found that windows in the front are in poor condition, but repairable. Staff recommends the historic windows be repaired.

RECOMMENDATION:

Staff recommends approval for items #1 and #5 based on findings b through g with the stipulation that the applicant provide specifications for the rear door to staff prior to receiving a Certificate of Appropriateness. Staff does not recommend approval of items #6 and #7 based on findings h and i. Staff recommends the applicant repair existing windows as noted in finding i.

CASE MANAGER:

Lauren Sage



220 W Hermine

Exterior Modifications

Printed: Feb 04, 2016

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220 Hermine Blvd. Olmos Park Terrace, San Antonio, Texas

Scope of work with photos

CREI recently acquired 220 Hermine from a wholesaler, under distressed conditions. With the exception of a fairly new roof, the property had been neglected for some time. It was partially gutted inside, deteriorated inside and out, had a failing foundation, broken windows, buckled floors, plumbing leaks, NO insulation, poorly added additions, many illegal or outdated “fixes”, and was not securable. CREI plans to change all of that, and bring this fine shell of a home back to its previous glory (which we have seen photos of in our research!).





CREI will bring the front back to a more original look. Cleaning the stone as best we can with the gentlest means possible, and decking only the front porch, as it was originally, removing the poorly built large front deck with no footings that stands there now, and replacing it with greenery and flora, something similar to what was there in days past, but current to today's lawn care and water needs. See elevation of what's to be proposed

The house across the street has done a great job, a photo of their home is included below and CREI will be thinking of it as a guide when we direct our landscaping.



Hermine has good bones. Foundation folks were out after the engineer did her report (foundation, electrical, plumbing, and HVAC have all pulled their own permits), and they did a fair amount of work, which did add to the masonry stress on the house. Hence, we will be having masonry corrections made as part of our rehabilitation of Hermine, and looking to match cement and stone as close as possible.







CREI will also be looking to re-surface our semi-circular drive, as well as our drive ways, and would like to move the carport to the opposite driveway, refurbishing it, raising it 12- 18 inches, and wrapping the posts in cedar or stone to make for a very nice high end looking covered parking area. This will allow us to address the garage area, without the carport being in the way, and allow the front of the home to be viewed in its entirety without a carport attached to it. There is precedent for carports throughout the area, both attached and detached, but there is nothing as nice as what we will be building.

*Need elevation for carport with cedar wrapped posts.

The plan is to remove the walls and subflooring of that bad back room addition you see in the photos, leaving just the four posts, properly wrapped, and proper roof support (we have already had an engineer over), with the opening that attaches to the house a sliding glass door (it is too small for French doors, and sits lower, so French won't work)

We would then build a nice footed deck over the former room area, properly leveling out the post so as to have a level, mostly covered back deck, with a small portion uncovered for the BBQ etc., coming off the main house.

As you can see, the back room is not only in poor, and dilapidated condition, and doesn't match up to the original, but it is uninhabitable as well.

See elevation of covered back deck





CREI's crews would also add new energy efficient windows all around, to help that New 5-ton gas HVAC we have just installed work to its highest efficiency. Again, there is precedence for new windows in the area, though we hope to keep as much of the wood as we can – inside & out – there are areas, like the garage doors, and windows at Hermine, where there isn't much wood (or windows) left to save.

There will be new windows and exterior doors.

See windows we are going to install.



Speaking of the garage, as you saw by the photos, the doors are essentially rotted off the garage, only one is left propped up against the frame, and the wood in that area is completely deteriorated. There are quite a few garage conversions in the area, and CREI is converting this garage into a very upscale master retreat, with loft, walk in closet, slider closet, walk in shower, double vanity, and high ceilings.

See garage elevation





Photos from rear and right side, as well as front and left side -



Rear Photo



Yard phot with outbuildings – good one stays – rusted one will be removed .



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Hampton Bay | Model # BPM1691P | Internet # 202353095 | Store SKU # 393810

1-Light Oil Rubbed Bronze Outdoor Dusk-to-Dawn Wall-Mount Lantern

★★★★★ (84) | Write a Review + | Questions & Answers (9) +



Open Expanded View +

Click Image to Zoom

\$17.97 /each

- EXTERIOR WALL LANTERN
- Oil-Rubbed Bronze Finish Frosted Glass
- (1) 13 Watt GU24 Compact Fluorescent Bulb Included

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PRODUCT OVERVIEW Model # BPM1691P | Internet # 202353095 | Store SKU # 393810

Use the Hampton Bay Wall-Mount 1-Light Oil Rubbed Bronze Dusk-to-Dawn Lantern to add timeless style to your exterior living space. This energy-efficient wall lantern features a beautiful, oil-rubbed bronze finish and a frosted white glass shade. Uses 1-13-Watt CFL GU24-light bulb (included).

- Oil rubbed bronze finish
- Frosted white shade
- Includes 1-13-Watt CFL GU24-light bulb
- Not Energy Star qualified
- Home Depot Protection Plan:



Protect your investment!
Add a Protection Plan to your purchase.
[Learn more >](#)

HOME ELECTRICS

SPECIFICATIONS

DIMENSIONS

Product Depth (in.)	6	Product Length (in.)	6 in
Product Height (in.)	8 in	Product Width (in.)	4.63 in



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Not now

Clopay | Model # HDPL13_SW_Plain | Internet # 204598361

Premium Series 8 ft. x 7 ft. 12.9 R-Value Intellicore Insulated White Garage Door with Windows Exceptional

★★★★★ (5) ▾ | Write a Review + | Questions & Answers (5) +



\$871.00 /each

PRODUCT NOT SOLD IN STORES

Open Expanded View +

Click Image to Zoom



PRODUCT OVERVIEW Model # HDPL13_SW_Plain | Internet # 204598361

Clopay Garage Doors featuring Intellicore insulation technology represent the ultimate smart choice for homeowners. Clopay Intellicore is proprietary polyurethane foam that is injected into a garage door, expanding to fill the entire structure. The result is a door with incredible strength and durability. Its dense insulation also produces a quieter door, while its industry leading R-values provide year-round comfort and improved energy efficiency. This door also features Clopay ultra-grain, a painted steel surface simulating a real stained door without the hassles of staining and the ongoing maintenance of wood. The price includes the door and components only. Installation is NOT included.

- Click here to design your Custom Clopay Garage Door and schedule an install
- Offers a 3-layer construction (steel-insulation-steel)
- Garage door comes with plain windows for added curb appeal and allowing natural light shine through your garage
- Maximum energy efficiency with 1-3/8 in. thick, high R-value polyurethane insulation - R-value 12.9
- Heavy-duty exterior steel ensures durability and security
- Standard extension springs are included
- Rust-proof and durable tog-l-loc fastening system secures steel skin to sturdy steel frame
- Bottom weather seal in rust-proof aluminum retainer helps seal floors and is easily replaced

SPECIFICATIONS

DIMENSIONS

Garage Door Size	8'x7'	Product Height (in.)	84
Product Depth (in.)	96	Product Width (in.)	1.38

DETAILS

Color Family	White	Garage Features	Extension Springs Included,Insulated
Door Configuration	Single Door	Insulated	Yes
Garage Door Collection	Classic	Insulation R-Value	12.9
Garage Door Color	White	Material	Steel
Garage Door Style	Classic	Returnable	90-Day

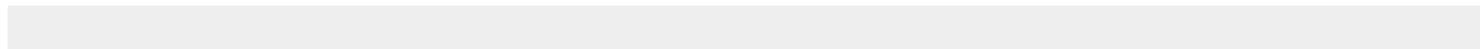
WARRANTY / CERTIFICATIONS

Manufacturer Warranty	Paint System - Lifetime, Windows - 10 yrs., Sections/Delamination - 5 yrs., Hardware/Springs -3 yrs.
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MORE PRODUCTS WITH THESE FEATURES

- Garage Door Size: **8'x7'**
- Door Configuration: **Single Door**
- Color Family: **White**
- Garage Door Style: **Classic**
- Insulation R-Value: **12.9**
- Price: **\$800 - \$900**
- Garage Door Collection: **Classic**

SEARCH





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JELD-WEN | Model # THDJW166700592 | Internet # 202576194

36 in. x 80 in. Kingston Fan Lite Primed Premium Steel Prehung Front Door with Brickmould

★★★★★ | Write the First Review + | Questions & Answers (1) +



\$372.66 /each

PRODUCT NOT SOLD IN STORES

Open Expanded View +

Click Image to Zoom



PRODUCT OVERVIEW Model # THDJW166700592 | Internet # 202576194

JELD-WEN Premium Steel doors offer that relied-upon strength, durability and ease of maintenance that complement your home's style. Their high definition panels create an upscale look that adds architectural interest for increased curb appeal. Our strong and secure steel doors are built to prevent water absorption and resist rust to enhance your home for many years.

- Strong and 24-Gauge secure steel with high definition panels for a high-end look
- Energy efficient core to help lower heating and cooling cost
- Polystyrene core provides long-lasting insulation
- Brickmould (trim) is primed and ready to paint
- Galvanized steel resists rust and corrosion
- Insulated glass helps keep your home warmer in the winter and cooler in the summer
- Decorative glass brightens and transforms your entryway without compromising privacy
- Nickel sunburst caming included in decorative glass
- 2-Coats of neutral, low-sheen, baked-on enamel primer enables easier finishing
- Primed doors give you the design flexibility to choose any finish color
- Door is prehung in frame for easier installation
- Predrilled double bore hole for lock installation (lock sold separately)
- From the outside, door opens into the home with hinges on the left

- Easy to care for and designed to prevent water absorption and resist rust
- Reinforced lock area provides strength and security for door hardware
- Check local building codes before beginning your project to ensure compliancy
- Not all products are suitable for locations that experience severe weather

SPECIFICATIONS

DIMENSIONS

Door Size (WxH) in.	36 x 80	Rough Opening Height	82.5 in
Door Thickness (in.)	1.75 in	Rough Opening Width	38.5 in
Jamb Size (in.)	4-9/16"		

DETAILS

Color Family	White	Glass Style	Decorative
Color/Finish	Primed White	Glass Type	Fan Lite
Commercial	No	Hinge Finish	Nickel
Door Configuration	Single Door	Included	No additional items or accessories included
Door Handing	Left-Hand/Inswing	Material	Steel
Door Style	Classic	Number of Hinges	3.0
Door Type	Exterior Prehung	Panel Type	4 Panel
Features	Brickmould,Weatherstripping	Product Weight (lb.)	105 lb
Finish Type	Primed	Returnable	90-Day
Glass Caming Finish	Nickel		

WARRANTY / CERTIFICATIONS

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

MORE PRODUCTS WITH THESE FEATURES

Door Configuration: **Single Door**

Door Size (WxH) in.: **36 x 80**

Door Handing: **Left-Hand/Inswing**

Panel Type: **4 Panel**

Finish Type: **Primed**

Color Family: **White**

Jamb Size (in.): **4-9/16"**

SEARCH



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JELD-WEN | Model # Z40047 | Internet # 202985803

37.375 in. x 40.5 in. W-2500 Series Double Hung Wood Window - White

★★★★★ (2) | Write a Review | Questions & Answers (2)



\$241.62 /each

PRODUCT NOT SOLD IN STORES

Open Expanded View

Click Image to Zoom



PRODUCT OVERVIEW Model # Z40047 | Internet # 202985803

There's more to the JELD-WEN window than meets the eye. Beneath the W-2500 Double-Hung wood window's low-profile exterior are several engineering and design cues that make for excellent ease of operation, ownership, and maintenance. Both upper and lower sashes slide up and down for varying ventilation. Each sash also tilts for simple cleaning and locks securely in place when done. It is a popular choice for multi-level houses because you can clean your windows safely and easily from inside your home. Energy efficient window glass helps keep the heat on the preferred side of the window: inside during cold weather and outside during hotter weather for greater savings and comfort.

- Low-E coated window glass keeps your home cool in the summer and warm in the winter
- Guaranteed protection against wood rot with AuraLast Wood
- Window lock is secure and elegant with a single-action operation to unlock the window and release the tilt latch in one easy motion
- Tilt-in design provides easy access for cleaning
- For new construction; integrated brickmold allows siding to slip between brickmold and nailing fin and makes installation a breeze

SPECIFICATIONS

DIMENSIONS

Grid Width (in.)	None	Product Width (in.)	37.375
Jamb Depth (in.)	4.566	Rough Opening Height	40
Product Depth (in.)	4.563	Rough Opening Width	37

Product Height (in.)	40.5		
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■ DETAILS

Exterior Color/Finish Family	White	Number of Locks	2
Features	Argon Gas Insulated,Hardware Included,LowE Glass	Product Weight (lb.)	43 lb
Frame Material	Wood	Returnable	90-Day
Glazing Type	Double-Pane	Solar Heat Gain Coefficient	.30
Grid Pattern	None	U-Factor	.34
Hardware Color/Finish Family	White	Window Type	Double Hung
Interior Color/Finish Family	Unfinished Wood	Window Use Type	New Construction
Lock Type	Cam Action		

■ WARRANTY / CERTIFICATIONS

Energy Star Qualified	North-Central,Northern,South-Central,Southern	Manufacturer Warranty	20 Year Limited
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MORE PRODUCTS WITH THESE FEATURES

<input checked="" type="checkbox"/> Window Use Type: New Construction	<input checked="" type="checkbox"/> Brand: JELD-WEN	<input checked="" type="checkbox"/> Frame Material: Wood	<input checked="" type="checkbox"/> Price: \$200 - \$250
<input checked="" type="checkbox"/> Review Rating: 4 & Up	<input checked="" type="checkbox"/> Exterior Color/Finish Family: White	<input checked="" type="checkbox"/> Interior Color/Finish Family: Unfinished Wood	

SEARCH

LOTS 54 & 55

PROPERTY CORNER BEARS N 53°29'36" E 1.49' FROM CENTER OF WOOD POST

LOTS 56 & 57

LOTS 58 & 59

FENCE IN 1.2'

DETAIL B (NOT TO SCALE)

(125')

S 90°00'00" W 125.09'

SEE DETAIL B

DAVID R. WEIL
0.2386 ACRES
VOL. 17535, PG. 1407

40' O.B.S. (PER PLAT)
(4428/517)

LOTS 39, 40, 41, 42 & 43
BLOCK 4, N.C.B. 9008
19,376 SQ. FT.
0.445 ACRES

LOTS 36, 37 & 38

LOTS 44, 45 & 46

S 00°07'00" E 154.90'
5' B.S. (1523/229)

N 00°07'00" W 154.90'
5' B.S. (1523/229)

ONE STORY
STONE & SIDING

WOOD DECK

WOOD STEPS

CONC. DRIVE

CONC. WALK

CONC. WALL

CONC. AREA

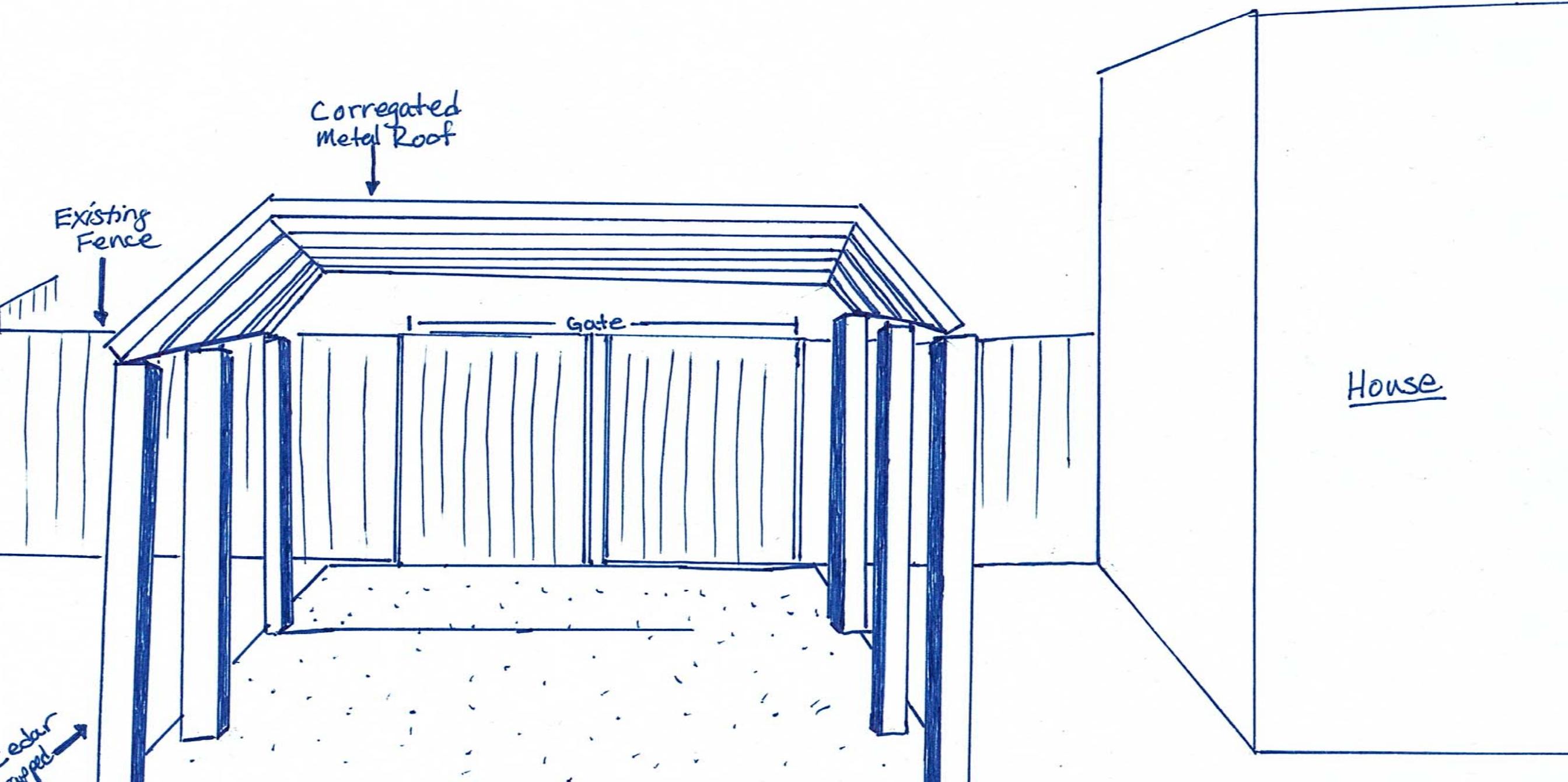


220

220 W Hermine
A E Beard Co



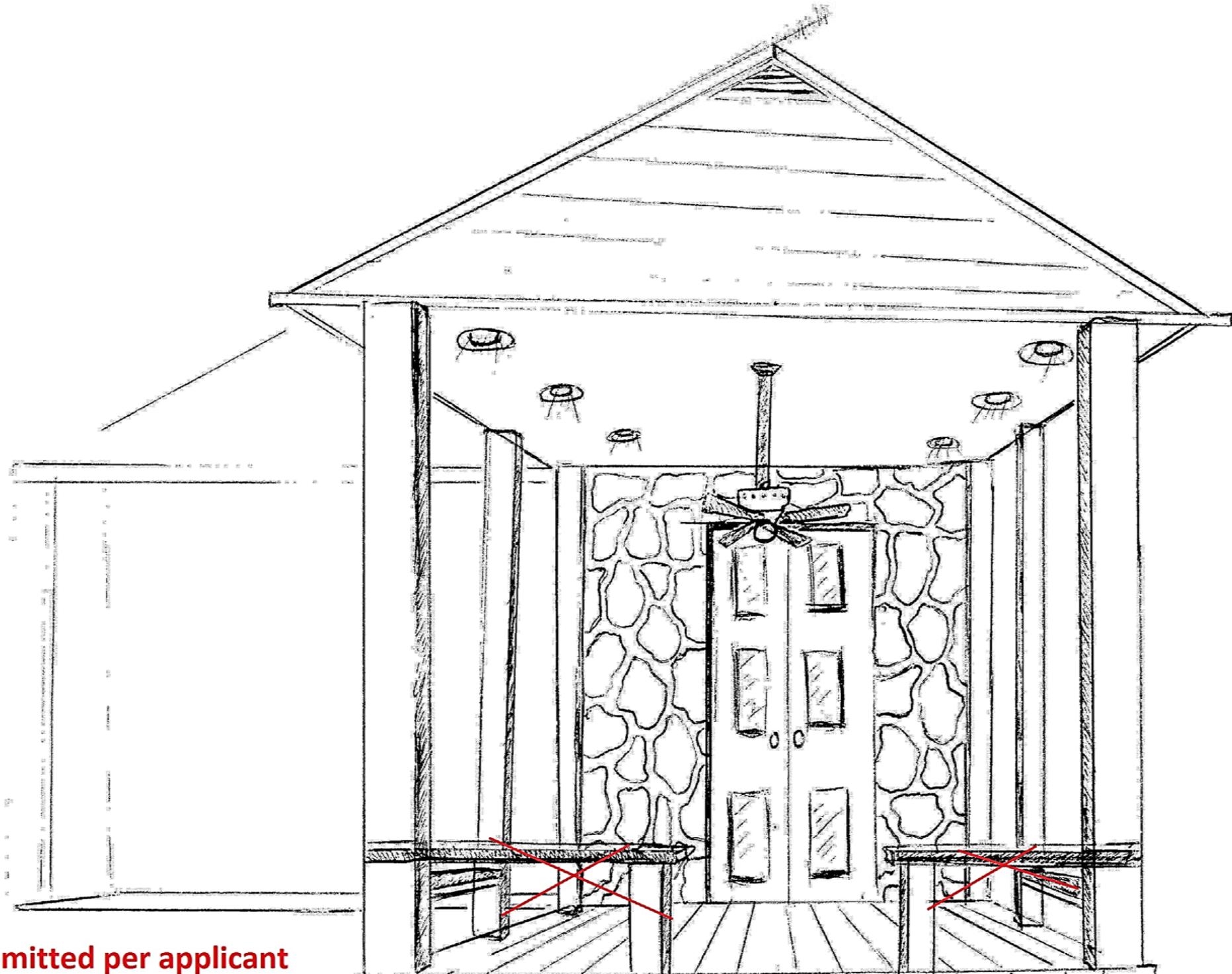
220 W. HERMINE Blvd.
CARPORT ELEVATION DRAWING





EXAMPLE OF CEDAR POSTS

Covered Back Deck Sketch



Railing omitted per applicant





















220



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Singer Sewing Machine Association



Bill Mendenhall Association

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