

## HISTORIC AND DESIGN REVIEW COMMISSION

November 06, 2019

**HDRC CASE NO:**

**2019-597**

**ADDRESS:**

1118 IOWA ST

**LEGAL DESCRIPTION:**

NCB 3885 BLK 1 LOT 5

**ZONING:**

RM-4, H

**CITY COUNCIL DIST.:**

2

**DISTRICT:**

Knob Hill Historic District

**APPLICANT:**

Steven Lopez

**OWNER:**

Steven Lopez/MAAKAR SHALIMAR D

**TYPE OF WORK:**

Window replacement

**APPLICATION RECEIVED:**

October 02, 2019

**60-DAY REVIEW:**

December 01, 2019

**CASE MANAGER:**

Huy Pham

### **REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to replace 19 wood sash windows with new aluminum-clad wood windows.

### **APPLICABLE CITATIONS:**

2. Guidelines for Exterior Maintenance and Alterations
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.

#### *Standard Specifications for Window Replacement*

- MATERIAL: If replaced is approved, the new windows must feature primed and painted wood exterior finish. Cladded or composition options are not allowed unless explicitly approved by the commission.
- SASH: Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25".
- DEPTH: There should be a minimum of 2" 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.
- TRIM: Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- GLAZING: Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.
- COLOR: Wood windows should feature a painted finished If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- INSTALLATION: Wood windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- FINAL APPROVAL: If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

#### **FINDINGS:**

- a. The primary historic structure at 1118 was constructed in the Craftsman style and contributes to the Knob Hill Historic District. The one-story single-family structure features gabled roofs, a covered porch with dentil molding, wood lap siding with a drop profile, and originally wood sash windows.
- b. COMPLIANCE – Staff was notified on October 1, 2019, that the property at 1118 Iowa was subject to window replacement prior to approval. Upon contacting the applicant/owner, an application was submitted on October 2, 2019, to be heard at the next available Historic and Design Review Commission hearing.
- c. EXISTING WINDOWS – The structure featured 19 wood sash windows. Staff finds that the 4 windows with differing head and sill heights are not original to structure and eligible for replacement of an in-kind or higher quality window product. Per the Guidelines for Exterior Maintenance and Alterations 6.B.iv., new windows should match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair. Due to permanent discarding of the original wood windows prior to review and approval, staff finds that the 15 original window openings to should feature salvaged or reconstructed wood windows of the same opening size and configuration instead of the proposed aluminum clad windows.
- d. PROPOSED WINDOWS – The applicant has proposed to replace all 19 wood windows with aluminum clad wood windows. Per the Guidelines for Exterior Maintenance and Alterations 6.B.iv., new windows should match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair. Staff finds that the proposed replacement windows are appropriate for the 4 non-original windows openings if they meet the Standard Specifications for Replacement Windows with the allowance of aluminum clad wood window. However, staff finds that the 15 original window openings to should feature salvaged or reconstructed wood windows of the same opening size and configuration instead of the proposed aluminum clad windows.

**RECOMMENDATION:**

Staff recommends approval to replace the 4 non-original window openings with the proposed aluminum clad wood windows based on finding c and d with the following stipulation:

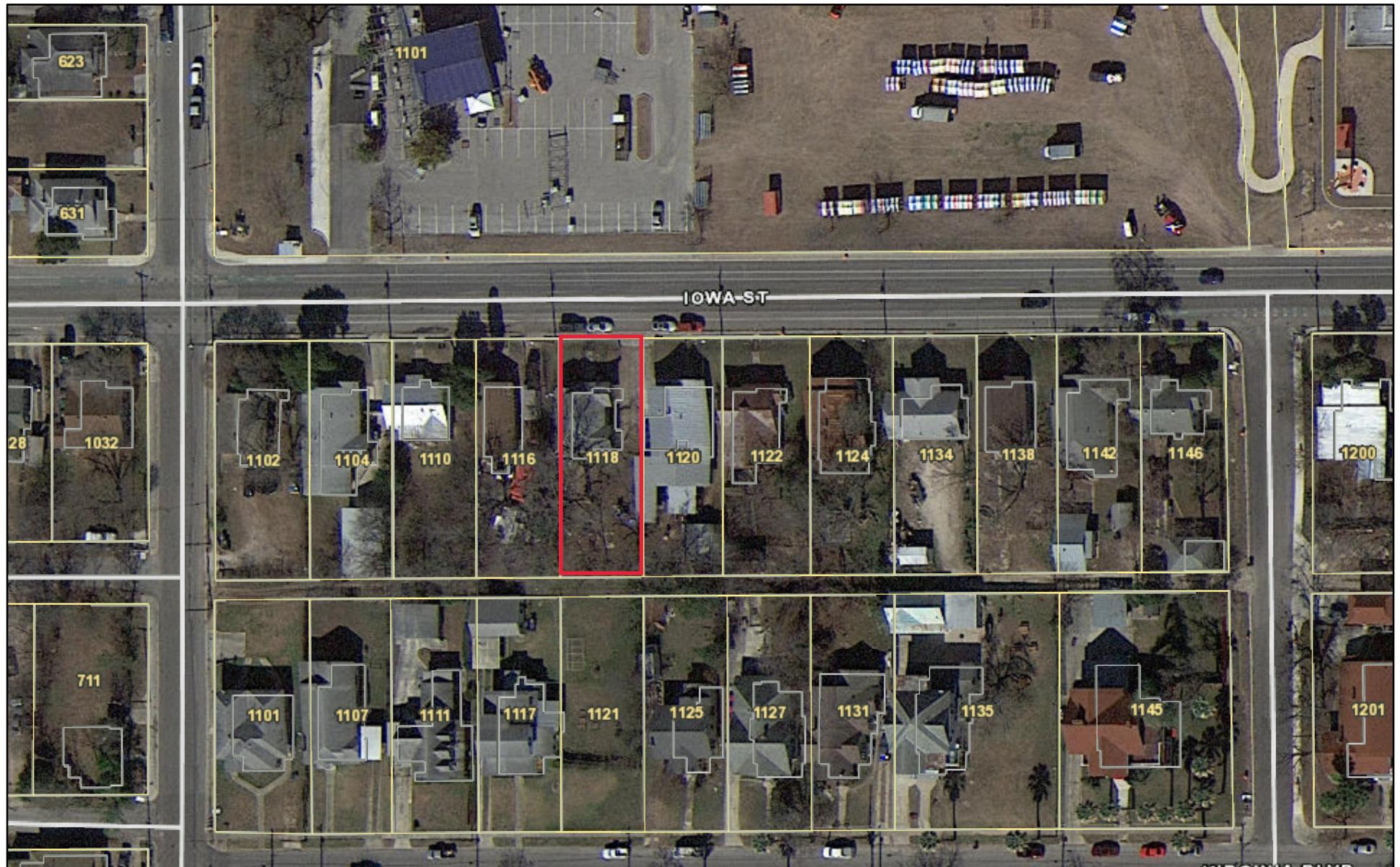
- i. That the proposed windows feature meeting rails that are no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and 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.

The other 15 original window openings should feature salvaged or reconstructed wood windows of the same opening size and configuration instead of the proposed aluminum clad windows.

**CASE COMMENT:**

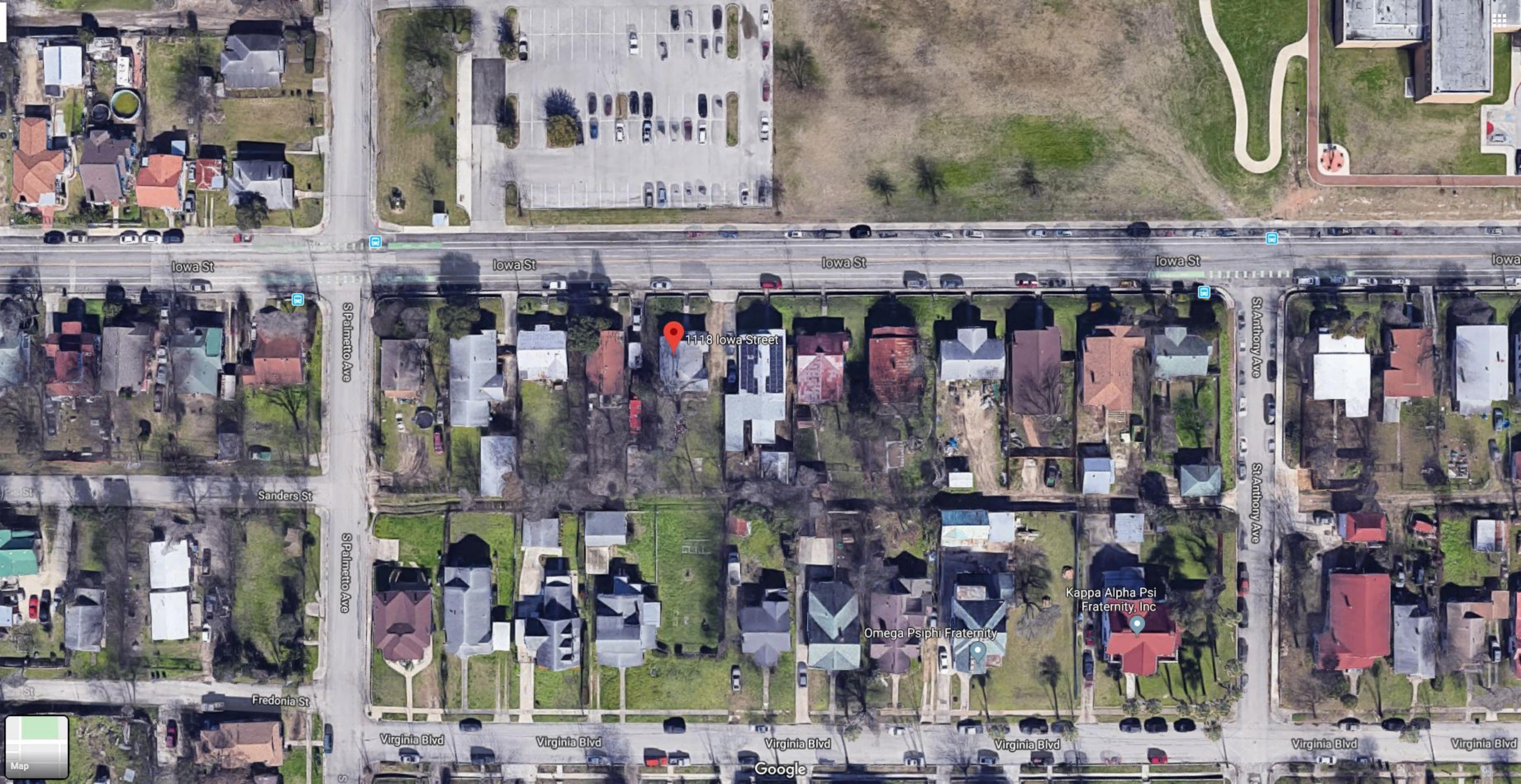
COMPLIANCE – Staff was notified on October 1, 2019, that the property at 1118 Iowa was subject to window replacement prior to approval. Upon contacting the applicant/owner, an application was submitted on October 2, 2019, to be heard at the next available Historic and Design Review Commission hearing.

# 1118 Iowa



October 16, 2019

1:1,000  
0 0.0075 0.015 0.03 mi  
0 0.0125 0.025 0.05 km





1118 Iowa Street

1120 Iowa St  
San Antonio, Texas

Google

Street View - Mar 2019



S Palmetto Ave  
S Padronet Ave  
S Anthony Ave

Google



October 3, 2019 at 9:33 AM  
407 S Cactus St  
San Antonio TX 78203  
United States



October 3, 2019 at 9:33 AM  
407 S Cactus St  
San Antonio TX 78203  
United States



October 3, 2019 at 9:34 AM  
1117 Virginia Blvd  
San Antonio TX 78203  
United States



1118 Iowa St

To whom it may concern,

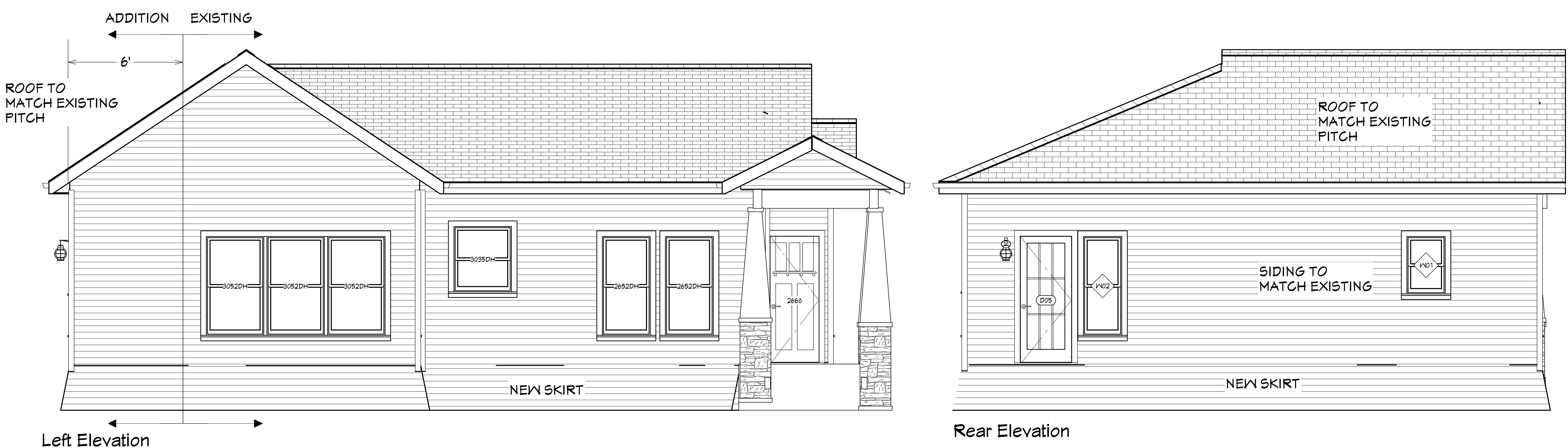
After experiencing extenuating circumstances beyond my control, I have replaced the original wood windows with aluminum clad wood windows. I understand this should be done through the commission, but I needed to secure the property as soon as possible.

Upon interior demolition I discovered the severity of damage to the windows and the home - termite damage, water infiltration, missing parts, wood rot, etc. I made every attempt to have the windows restored, however, it was not possible.

The property was also being vandalized and many of the windows were further damaged from their deteriorating condition and stolen. The interior was also open and exposed to the elements which was further damaging the property. The police were called to the property on several occasions by a nearby resident of Knob Hill.

Upon experiencing these circumstances, I decided to secure my property and invested in aluminum clad wood windows that match historic wood windows of which the OHP recommends.

Please excuse my delay in response in not notifying the OHP promptly.



REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

NOTE: GREAT EFFORT AND CARE HAVE GONE INTO THE CREATION OF THESE DRAWINGS. THEY ARE PLANS AND BLUEPRINTS; HOWEVER, BECAUSE OF THE IMPERFECTION OF PROVIDING AND/OR 'ON THE SITE' CONSULTATION, SUPERVISION, CONSTRUCTION, AND MAINTENANCE, THE DESIGNER IS NOT RESPONSIBLE FOR ANY VARIANCE IN LOCAL BUILDING CODES AND WHETHER THE CONSTRUCTION IS UP TO CODE. THE DESIGNER IS NOT RESPONSIBLE FOR ANY DAMAGES, INCLUDING STRUCTURAL FAILURES DUE TO DEFICIENCIES, OMISSIONS, OR ERRORS IN THE DESIGN OR BUILDING. THE DESIGNER RECOMMENDS THAT YOU CONSULT AN ENGINEER AND CHECK WITH YOUR LOCAL BUILDING OFFICIALS PRIOR TO START.

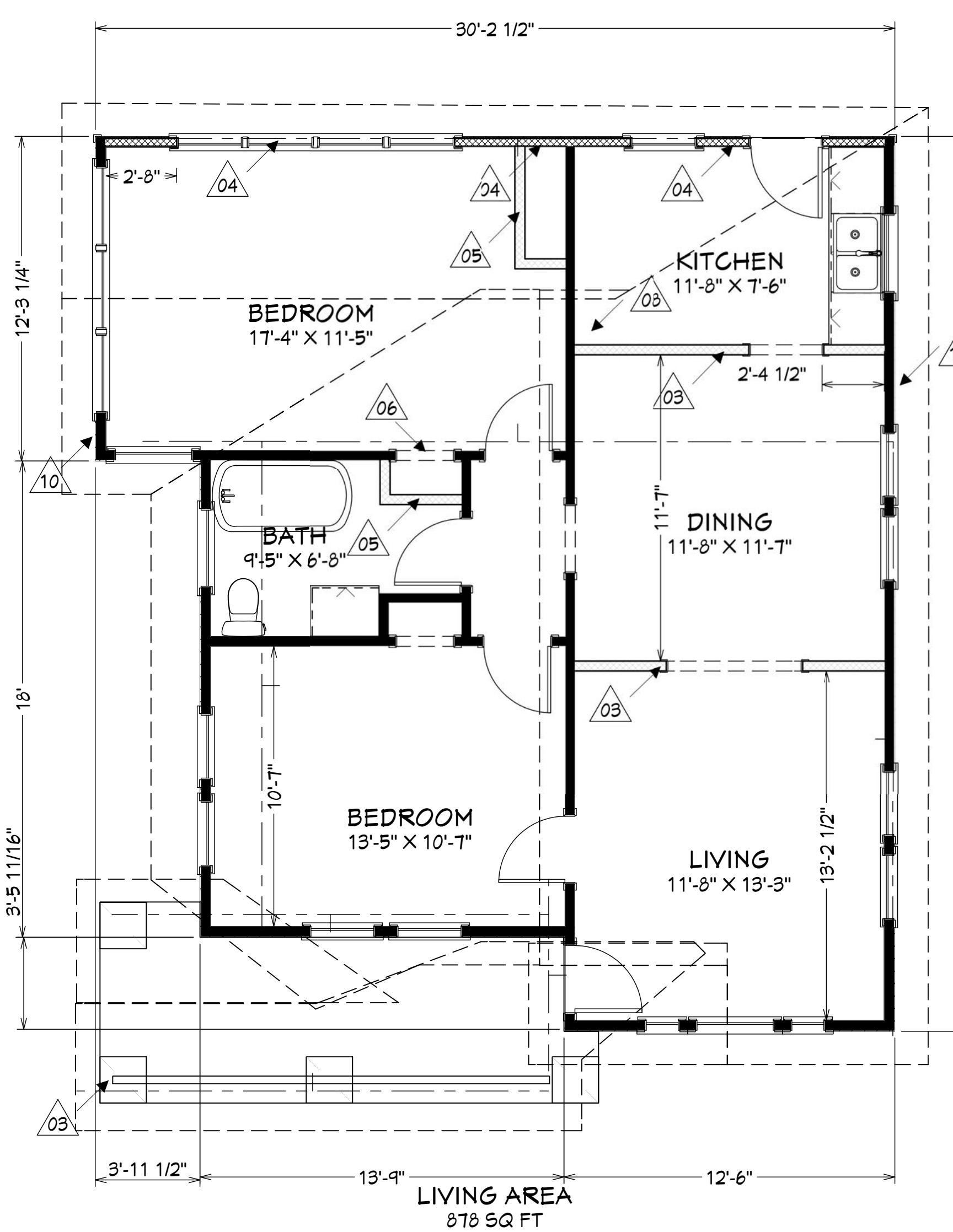
Project: Remodel of 1118 Ioval Street  
Location: San Antonio, Texas

DATE:  
4/4/2019

SCALE:  
3/8" = 1'-0"

SHEET:

A-3



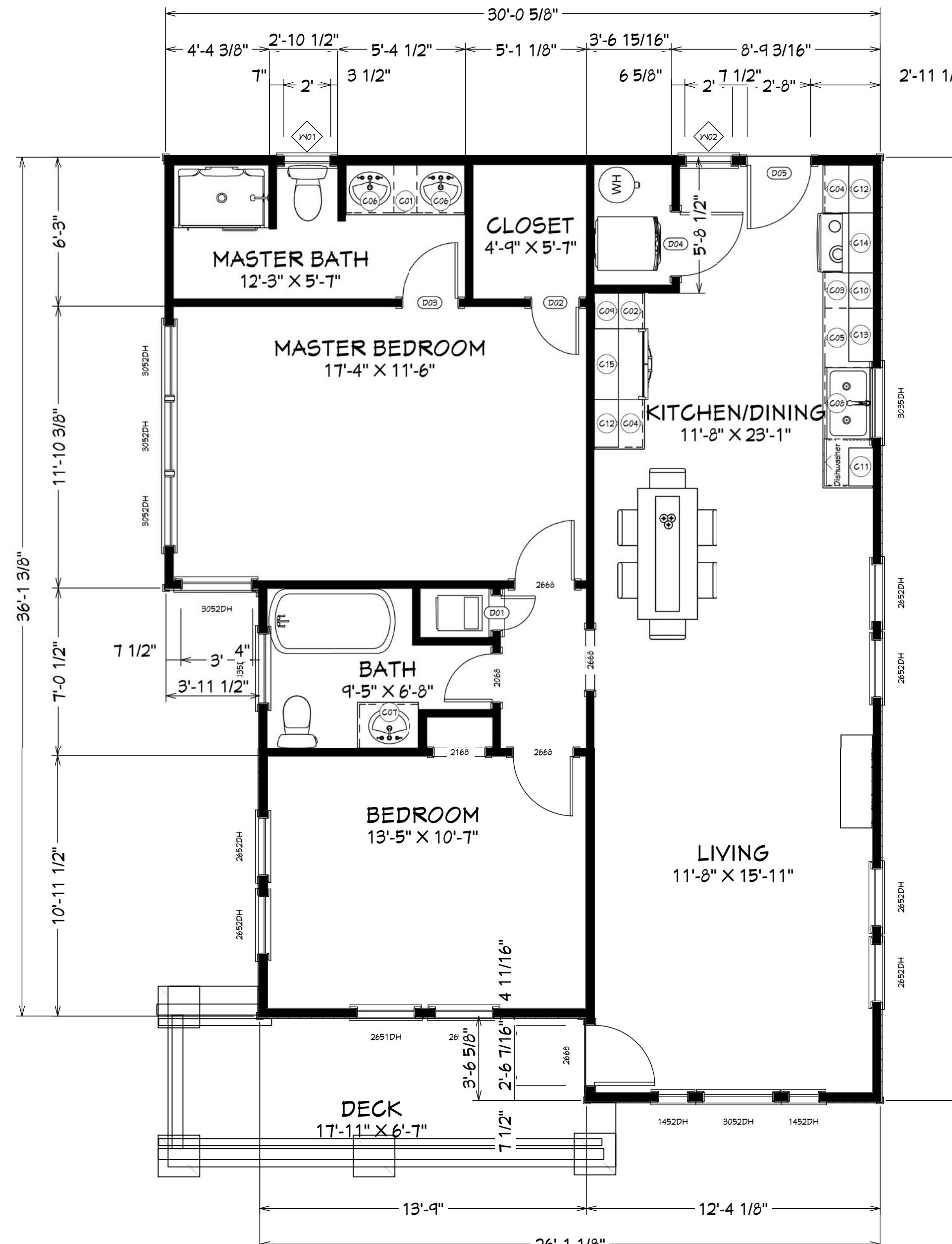
Demo Floor Plan

NOTE:  
1. CONTRACTOR TO VERIFY  
FIELD MEASUREMENTS TO  
DRAWING PRIOR TO  
PERFORMING ANY WORK. IF  
ANY DIFFERENCES OR  
DISCREPANCIES MUST BE  
BROUGHT TO THE ATTENTION  
OF THE OWNER, ARCHITECT,  
OR ENGINEER.

**LEGEND**  
 DEMO WALL  
 EXISTING WALL TO REMAIN  
 NEW WALL

**NOTES**

- 01 REMOVE DOOR(S)
- 02 REMOVE ALL IN IT'S ENTIRETY (FLOORS, WALLS, WINDOWS, CEILING, ROOF, ELECTRICAL, PLUMBING, HVAC, FRAMING, ETC.)
- 03 REMOVE DOORS, WALL, ELECTRICAL, AND PLUMBING
- 04 REMOVE DOOR, WALL, WINDOWS, ELECTRICAL, AND PLUMBING (SUPPORT FOR BEARING NEEDED)
- 05 REMOVE WALL, ELECTRICAL, AND PLUMBING
- 06 REMOVE DOOR/ WINDOW ONLY, ENCLOSE WITH WALL MATERIAL
- 07 REMOVE ALL PLUMBING FIXTURES
- 08 EXHAUST CHASE ABOVE CEILING TO REMAIN AND TO BE SEAL OFF AND REMOVE EVERYTHING BELOW CEILING
- 09 COLUMNS TO BE RE-MODELED (TAPERED COLUMN WITH MASONRY BASE). SUPPORT FOR BEARING AS NEEDED)
- 10 REMOVE AND REPLACE CRAWL SPACE SKIRT WITH TAPERED SIDING TO MATCH EXISTING (ALL SIDES)



Proposed Floor Plan

DOOR SCHEDULE										
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	DESCRIPTION	HEADER	THICKNESS
D01	15410	1	1	15410 L IN	17 1/8"	58"		19 1/8"X60 1/2"	HINGED-DOOR P04	2X6X22 1/8" (2)
D02	2068	1	1	2068 L IN	24"	80"		26"X82 1/2"	HINGED-DOOR P04	2X6X24" (2)
D03	2468	1	1	2468 R IN	22"	80"		30"X82 1/2"	HINGED-DOOR P04	2X6X33" (2)
D04	2868	1	1	2868 L IN	32"	80"		34"X82 1/2"	HINGED-DOOR P04	2X6X37" (2)
D05	2868	1	1	2868 R EX	32"	80"		34"X83"	EXT. HINGED-GLASS PANEL	2X6X37" (2)

WINDOW SCHEDULE										
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	EGRESS	DESCRIPTION	HEADER
W01	2030DH	1	1	2030DH	24"	36"		25"X37"	DOUBLE HUNG 2X6X28" (2)	
W02	2052DH	1	1	2052DH	24"	62"		25"X63"	DOUBLE HUNG 2X6X28" (2)	

CABINET SCHEDULE									
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	DEPTH	HEIGHT	DESCRIPTION	
C01	B12R	1	1	12"	12"	24"	36"	BASE CABINET	
C02	B18L	1	1	18"	18"	24"	36"	BASE CABINET	
C03	B18R	1	1	18"	18"	24"	36"	BASE CABINET	
C04	B24R	2	1	24"	24"	24"	36"	BASE CABINET	
C05	B30	1	1	30"	24"	24"	36"	BASE CABINET	
C06	SB24R	2	1	24"	24"	24"	36"	BASE CABINET	
C07	SB302234	1	1	30"	22"	34"	34"	BASE CABINET	
C08	SB36	1	1	36"	24"	24"	36"	BASE CABINET	
C09	W1836L	1	1	18"	12"	36"	36"	WALL CABINET	
C10	W1836R	1	1	17 3/4"	12"	36"	36"	WALL CABINET	
C11	W2036R	1	1	14 1/2"	12"	36"	36"	WALL CABINET	
C12	W2436R	2	1	24"	12"	36"	36"	WALL CABINET	
C13	W2736	1	1	27"	12"	36"	36"	WALL CABINET	
C14	W3019	1	1	30 1/4"	12"	19"	19"	WALL CABINET	
C15	W3619	1	1	35 5/8"	12"	18 7/8"	18 7/8"	WALL CABINET	

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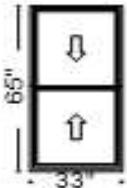


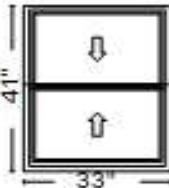
## Contract - Detailed

Pella Window and Door Showroom of San Antonio  
6510 Blanco Road  
San Antonio, TX 78216  
Phone: (210) 735-2030 Fax: (210) 735-3837

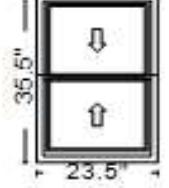
**Sales Rep Name:** Blok, Derek  
**Sales Rep Phone:** 210-330-8788  
**Sales Rep Fax:**  
**Sales Rep E-Mail:** dblok@pellasouthtexas.com

Customer Information	Project/Delivery Address	Order Information

Line #	Location:	Attributes	Qty
10	 Viewed From Exterior	<p><b>Lifestyle, Double Hung, 33 X 65, Tan</b></p> <p>1: 3365 Double Hung, Equal Frame Size: 33 X 65 General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16" Exterior Color / Finish: Standard Enduraclad, Tan Interior Color / Finish: Unfinished Interior Glass: Insulated Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude Hardware Options: Cam-Action Lock, White, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor Screen: Full Screen, Tan, InView™ Performance Information: U-Factor 0.30, SHGC 0.22, VLT 0.52, CPD PEL-N-35-00386-00001, Performance Class LC, PG 35, Calculated Positive DP Rating 35, Calculated Negative DP Rating 35, TDI WIN-694, Year Rated 08 11, Egress Meets Typical 5.7 sqft (E) (United States Only) Grille: No Grille, Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 196".</p> <p><b>Rough Opening:</b> 33 - 3/4" X 65 - 3/4"</p>	13

Line #	Location:	Attributes	Qty
15	 Viewed From Exterior <p>PK # 2041</p>	<b>Lifestyle, Double Hung, 33 X 41, Tan</b> <p><b>1: 3341 Double Hung, Equal</b>  <b>Frame Size:</b> 33 X 41  <b>General Information:</b> No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16"  <b>Exterior Color / Finish:</b> Standard Enduraclad, Tan  <b>Interior Color / Finish:</b> Unfinished Interior  <b>Glass:</b> Insulated Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude  <b>Hardware Options:</b> Cam-Action Lock, White, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor  <b>Screen:</b> Full Screen, Tan, InView™  <b>Performance Information:</b> U-Factor 0.30, SHGC 0.22, VLT 0.52, CPD PEL-N-35-00386-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, TDI WIN-694, Year Rated 08 11, Egress Does not meet typical United States egress, but may comply with local code requirements  <b>Grille:</b> No Grille,  <b>Wrapping Information:</b> Foldout Fins, Factory Applied, No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 148".</p>	1

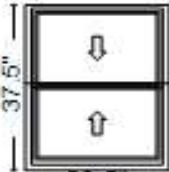
Rough Opening: 33 - 3/4" X 41 - 3/4"

Line #	Location:	Attributes	Qty
20	 Viewed From Exterior <p>PK # 2041</p>	<b>Lifestyle, Double Hung, 23.5 X 35.5, Tan</b> <p><b>1: 23.535.5 Double Hung, Equal</b>  <b>Frame Size:</b> 23 1/2 X 35 1/2  <b>General Information:</b> No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16"  <b>Exterior Color / Finish:</b> Standard Enduraclad, Tan  <b>Interior Color / Finish:</b> Unfinished Interior  <b>Glass:</b> Insulated Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude  <b>Hardware Options:</b> Cam-Action Lock, White, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor  <b>Screen:</b> Full Screen, Tan, InView™  <b>Performance Information:</b> U-Factor 0.30, SHGC 0.22, VLT 0.52, CPD PEL-N-35-00386-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, TDI WIN-694, Year Rated 08 11, Egress Does not meet typical United States egress, but may comply with local code requirements  <b>Grille:</b> No Grille,  <b>Wrapping Information:</b> Foldout Fins, Factory Applied, No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 118".</p>	1

Rough Opening: 24 - 1/4" X 36 - 1/4"

Line #	Location:	Attributes	Qty
25	 Viewed From Exterior <p>PK # 2041</p>	<b>Lifestyle, Double Hung, 23.5 X 59.5, Tan</b> <p><b>1: 23.559.5 Double Hung, Equal</b>  <b>Frame Size:</b> 23 1/2 X 59 1/2  <b>General Information:</b> No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16"  <b>Exterior Color / Finish:</b> Standard Enduraclad, Tan  <b>Interior Color / Finish:</b> Unfinished Interior  <b>Glass:</b> Insulated Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude  <b>Hardware Options:</b> Cam-Action Lock, White, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor  <b>Screen:</b> Full Screen, Tan, InView™  <b>Performance Information:</b> U-Factor 0.30, SHGC 0.22, VLT 0.52, CPD PEL-N-35-00386-00001, Performance Class LC, PG 40, Calculated Positive DP Rating 40, Calculated Negative DP Rating 40, TDI WIN-694, Year Rated 08 11, Egress Does not meet typical United States egress, but may comply with local code requirements  <b>Grille:</b> No Grille,  <b>Wrapping Information:</b> Foldout Fins, Factory Applied, No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 166".</p>	1

Rough Opening: 24 - 1/4" X 60 - 1/4"

Line #	Location:	Attributes	Qty
30	 Viewed From Exterior <p>PK # 2041</p>	<b>Lifestyle, Double Hung, 29.5 X 37.5, Tan</b> <p><b>1: 29.537.5 Double Hung, Equal</b>  <b>Frame Size:</b> 29 1/2 X 37 1/2  <b>General Information:</b> No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16"  <b>Exterior Color / Finish:</b> Standard Enduraclad, Tan  <b>Interior Color / Finish:</b> Unfinished Interior  <b>Glass:</b> Insulated Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude  <b>Hardware Options:</b> Cam-Action Lock, White, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor  <b>Screen:</b> Full Screen, Tan, InView™  <b>Performance Information:</b> U-Factor 0.30, SHGC 0.22, VLT 0.52, CPD PEL-N-35-00386-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, TDI WIN-694, Year Rated 08 11, Egress Does not meet typical United States egress, but may comply with local code requirements  <b>Grille:</b> No Grille,  <b>Wrapping Information:</b> Foldout Fins, Factory Applied, No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 134".</p>	1

Rough Opening: 30 - 1/4" X 38 - 1/4"

Line #	Location:	Attributes	Qty
35	 Viewed From Exterior PK # 2041	<b>Lifestyle, Double Hung, 21 X 65, Tan</b> <b>1: 2165 Double Hung, Equal</b> <b>Frame Size:</b> 21 X 65 <b>General Information:</b> No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16" <b>Exterior Color / Finish:</b> Standard Enduraclad, Tan <b>Interior Color / Finish:</b> Unfinished Interior <b>Glass:</b> Insulated Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude <b>Hardware Options:</b> Cam-Action Lock, White, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor <b>Screen:</b> Full Screen, Tan, InView™ <b>Performance Information:</b> U-Factor 0.30, SHGC 0.22, VLT 0.52, CPD PEL-N-35-00386-00001, Performance Class LC, PG 40, Calculated Positive DP Rating 40, Calculated Negative DP Rating 40, TDI WIN-694, Year Rated 08 11, Egress Does not meet typical United States egress, but may comply with local code requirements <b>Grille:</b> No Grille, <b>Wrapping Information:</b> Foldout Fins, Factory Applied, No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 172".	2

**Rough Opening:** 21 - 3/4" X 65 - 3/4"

Line #	Location:	Attributes	Qty
40		<b>PROMO-TS - Time Saver</b>	1