

HISTORIC AND DESIGN REVIEW COMMISSION

November 20, 2019

HDRC CASE NO: 2019-652
ADDRESS: 132 CITY ST
LEGAL DESCRIPTION: NCB 2550 BLK 4 LOT 6 S 2 FT OF 7
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: Arsenal Historic District
LANDMARK: Dean, C. H. House
APPLICANT: Nicholas Melde/Architexas
OWNER: Raymond Garcia
TYPE OF WORK: Addition
APPLICATION RECEIVED: October 29, 2019
60-DAY REVIEW: December 28, 2019
CASE MANAGER: Huy Pham

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to demolish a single-story addition and deck to construct a new addition with one and two-story portions and a deck.

APPLICABLE CITATIONS:

3. Guidelines for Additions

1. Massing and Form of Residential Additions

A. GENERAL

- i. *Minimize visual impact*—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.
- ii. *Historic context*—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
- iii. *Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
- iv. *Transitions between old and new*—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

B. SCALE, MASSING, AND FORM

- i. *Subordinate to principal facade*—Design residential additions, including porches and balconies, to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- ii. *Rooftop additions*—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.
- iii. *Dormers*—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.
- iv. *Footprint*—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.
- v. *Height*—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

3. Materials and Textures

A. COMPLEMENTARY MATERIALS

- i. *Complementary materials*—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.
- ii. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.
- iii. *Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a

building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

B. INAPPROPRIATE MATERIALS

i. *Imitation or synthetic materials*—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.

C. REUSE OF HISTORIC MATERIALS

i. *Salvage*—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

4. Architectural Details

A. GENERAL

i. *Historic context*—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.

ii. *Architectural details*—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.

iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

Standard Specifications for Windows in Additions and New Construction

- GENERAL: New windows on additions should relate to windows of the primary historic structure, and new windows on new construction should relate to windows of historic district - in size, profile, and configuration. While no material is prohibited, a high quality wood or aluminum-clad wood window product often meets the remaining standard stipulations below.
- 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 structure at 132 City was constructed in the Folk Victorian style circa 1900, and first appears on the 1904 Sanborn map. The two-story, single-family structure features a primary hipped roof with an offset front-facing shake shingled gable, a wraparound porch and balcony with Folk Victorian spindle work, turned columns, and stone bases on the first floor, wood lap siding and a one-story rear shed addition.
- b. DEMOLITION OF EXISTING ADDITION – The applicant has proposed to demolish the existing rear addition to replace with a larger addition. The 1904 and 1912 Sanborn map depicts a smaller rear covered porch where the existing addition is. The existing addition is also outset from the north historic wall plane by approximately one

foot. While the existing addition is generally conforming to the period of significance of the primary historic structure, staff finds the proposed partial demolition is appropriate to accommodate a new conform addition. All salvageable material, including wood siding, wood windows, and old growth lumber should be reused on site in accordance with the Guidelines for Additions 3.C.i.

- c. **NEW ADDITION** – The applicant has proposed to construct an addition featuring approximately 666 square feet, a two-story rear-facing hipped roof with a bay window, flanked by a one-story portion with a balcony roof, and a first-floor patio deck.
- d. **TRANSITION BETWEEN NEW AND OLD** – The applicant has proposed to use salvaged siding and windows acquired from the demolition of the existing addition and to include a 4' – 2" inset from the Southern wall plane of the historic structure. Per the Guidelines for Additions 1.A.iv., applicants should utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms. Staff finds that the in addition to the proposed inset condition on the south side elevation, a vertical trim piece should be installed on the north side elevation between new and old forms.
- e. **FOOTPRINT** - The applicant has proposed to construct an addition featuring approximately 666 square feet. Per the Guidelines for Additions 1.B.iv., residential additions should not be so large as to double the existing building footprint, regardless of lot size. Staff finds that the proposed addition footprint is subordinate to that of the primary historic structure.
- f. **HEIGHT** – The applicant has proposed to feature a two-story portion with a top plate height of 21' – 1" from grade and a hipped roof subordinate to the primary hipped roof. Per the Guidelines for Additions 1.B.v., the height of new additions should be consistent with the height of the existing structure and the maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Staff finds the proposed height and roof is consistent with Guidelines.
- g. **MATERIAL** – The applicant has proposed to salvage and reuse the wood siding, wood windows, deck railing, and newel post from the proposed demolition of the existing addition and deck. When salvaged materials are exhausted, the applicant has proposed to match exterior materials including Jeld-Wen W-2500 "Standard Sash" double-hung wood windows and full-lite patio double doors. Staff finds the proposed materials are generally consistent with the Guidelines for Additions 3.A. and C. Jeld-Wen offers "Traditional Sash" configuration that would be more appropriate that the proposed "Standard Sash".
- h. **FENESTRATION** – The applicant has proposed to feature a fenestration pattern that relates to existing window groupings, dimensions, and configuration. Staff finds that the fenestration pattern is consistent with the Guidelines for Additions 4.A.i and ii.

RECOMMENDATION:

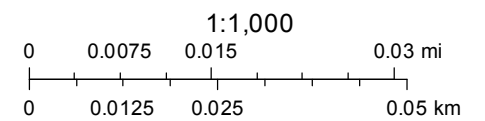
Staff recommends approval based on findings b through h with the following stipulations:

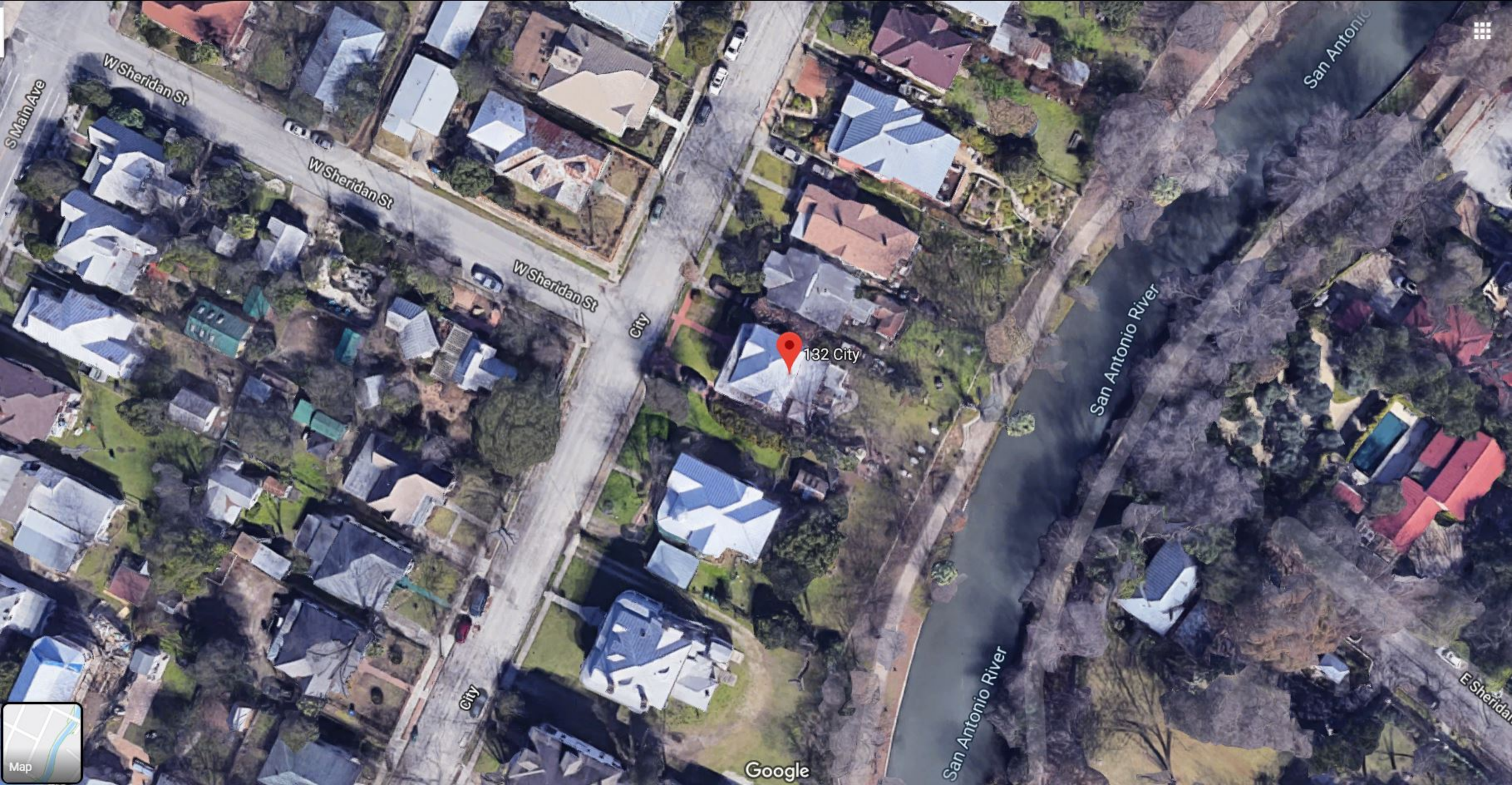
- i. That the application salvages and reuses the wood siding, wood windows, deck railing, and newel post from the proposed demolition of the existing addition and deck
- ii. That when salvaged materials are exhausted, new materials are to match the historic structure, including siding, roofing, and trim work.
- iii. That the new windows feature the Standard Specifications for New Windows, with the allowance of the proposed wood windows from the Jeld-Wen W-2500 Traditional Sash series.
- iv. That a vertical trim piece shall be install on the north side elevation between new and old forms.

132 City



November 9, 2019





Google



132 City



Google



132 City

W Sheridan St
SW Sheridan St

Google

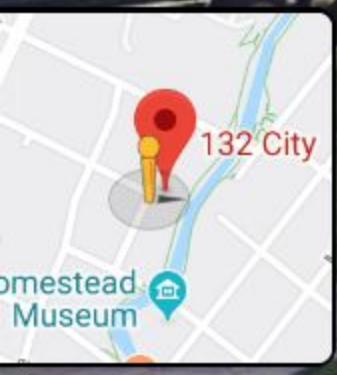




132 City



Google



132 City
San Antonio, Texas

Google

Street View - Mar 2019



Google

Navigation controls including a compass, zoom in (+) and zoom out (-) buttons, and left/right arrow buttons.





FRONT FACADE



REAR FACADE - FACING RIVER

ONE-STORY SHED ROOF ADDITION AND DECK TO BE DEMOLISHED. WOOD WINDOWS, WOOD SIDING, DECK RAILING, AND NEWEL POSTS TO BE SALVAGED FOR REUSE.



MATERIAL PRECEDENT

THE ADDITION WILL MATCH THE HISTORIC HOUSE IN STYLE, SCALE, AND EXTERIOR MATERIALS.





PROJECT SUMMARY

DEMOLITION OF A ONE-STORY ADDITION TO THE MAIN STRUCTURE, AND CONSTRUCTION OF A TWO-STORY ADDITION THAT INCLUDES A KITCHEN, TWO BEDROOMS, AND TWO BATHROOMS.

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.

BUILDING ENVELOPE

1. CONSTRUCT NEW FOUNDATION TO MATCH EXISTING ADJUSTABLE PIER FOUNDATION. CONSULT STRUCTURAL ENGINEER AND FOUNDATION COMPANY.
2. WOOD-FRAMED FLOORS, WALLS, AND ROOF. TO BE DESIGNED BY A LICENSED STRUCTURAL ENGINEER.
3. SHEATHING AND DECKING PER STRUCTURAL ENGINEER. USE ZIP WALL SYSTEM, OR APPROVED EQUAL, AT EXTERIOR WALLS AND ROOF DECK. SUBSTITUTIONS WILL BE CONSIDERED.
4. OPEN-CELL SPRAY-FOAM INSULATION IN EXTERIOR WALLS AND ROOF CAVITY. MINIMUM R-13 IN WALLS, AND MINIMUM R-30 IN ROOF. SUBSTITUTIONS WILL BE CONSIDERED, COORDINATE WITH OWNER AND ARCHITECT.
5. NEW WOOD WINDOWS AND PATIO DOORS WITH 1/2" INSULATED GLASS, LOW-E COATING. PRE-PRIMED, PAINT TO MATCH EXISTING. JELD-WEN 2500 SERIES. SUBSTITUTIONS WILL BE CONSIDERED.
6. INSTALL WOOD SIDING AND TRIM TO MATCH HISTORIC. PAINT TO MATCH EXISTING.
7. GALVANIZED METAL SHINGLE ROOF, GUTTERS, AND DOWNSPOUTS.
8. INSTALL SALVAGED WOOD WINDOWS WHERE INDICATED ON PLAN. REFINISH AND REGLAZE AS NECESSARY.
9. INSTALL NEW WOOD WINDOW SCREENS, PAINT TO MATCH EXISTING.

HVAC

1. REVIEW HVAC OPTIONS WITH OWNER AND ARCHITECT.
2. INSTALL EXHAUST VENT/HEATER COMBO IN BATHROOMS. PANASONIC FV-1HV2, NO LIGHT (OR APPROVED EQUAL).
3. INSTALL VENT HOOD CENTERED ABOVE RANGE. TYPE TO BE DETERMINED

ELECTRICAL

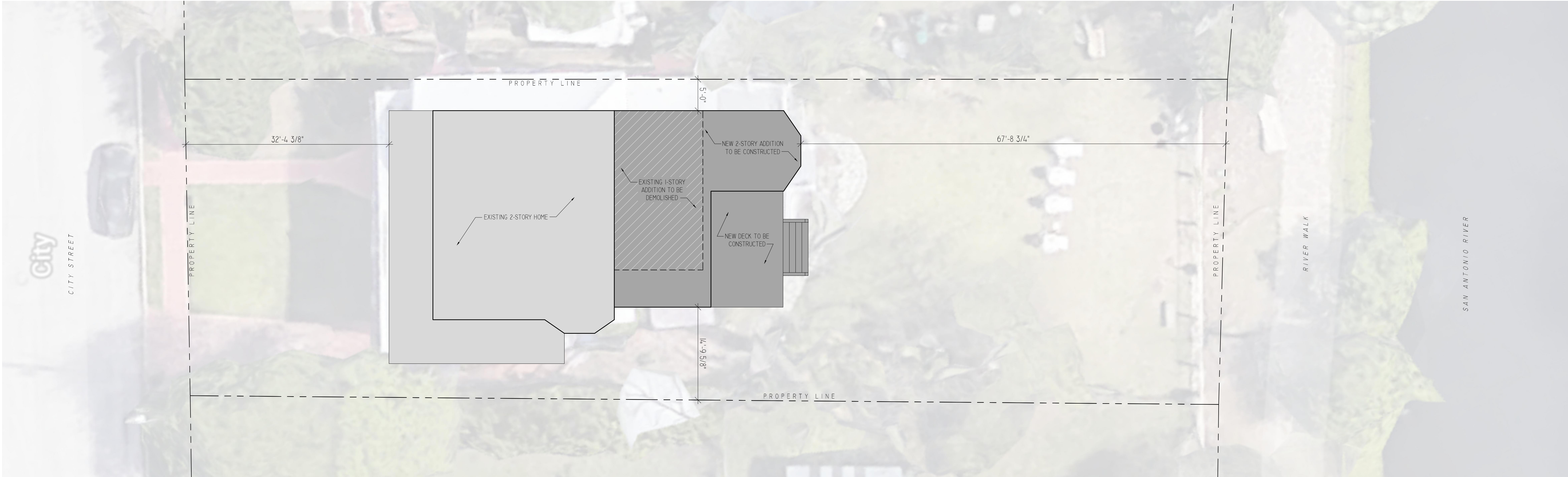
1. PROVIDE AND INSTALL NEW ELECTRICAL WIRING FOR OUTLETS, LIGHTING, AND APPLIANCES IN ADDITION. CONTACT OWNER AND ARCHITECT IMMEDIATELY IF CHANGES NEED TO BE MADE TO EXISTING ELECTRICAL PANELS.
2. COORDINATE ELECTRICAL DEMANDS FOR HVAC SYSTEM WITH HVAC INSTALLER
3. COORDINATE ELECTRICAL DEMANDS FOR NEW TANKLESS WATER HEATER WITH PLUMBER
4. INSTALL INTERIOR AND EXTERIOR OUTLETS PER CODE.
5. LIGHT FIXTURE SELECTIONS TBD. REFER TO CEILING PLAN FOR LOCATIONS, TYPE, AND QUANTITY
6. COORDINATE ELECTRICAL DEMANDS FOR APPLIANCES WITH OWNER

PLUMBING

1. PROVIDE ALL NEW SUPPLY AND SANITARY PIPING TO NEW AND EXISTING FIXTURES.
2. INSTALL NEW WHOLE HOUSE TANKLESS WATER HEATER WITH INLINE FILTER, TO BE SIZED BY PLUMBER. COORDINATE LOCATION WITH OWNER AND ARCHITECT
3. INSTALL NEW FIXTURES AND HARDWARE, SELECTIONS TBD. REFER TO PLANS FOR LOCATION, TYPE, AND QUANTITY

INTERIOR FINISH

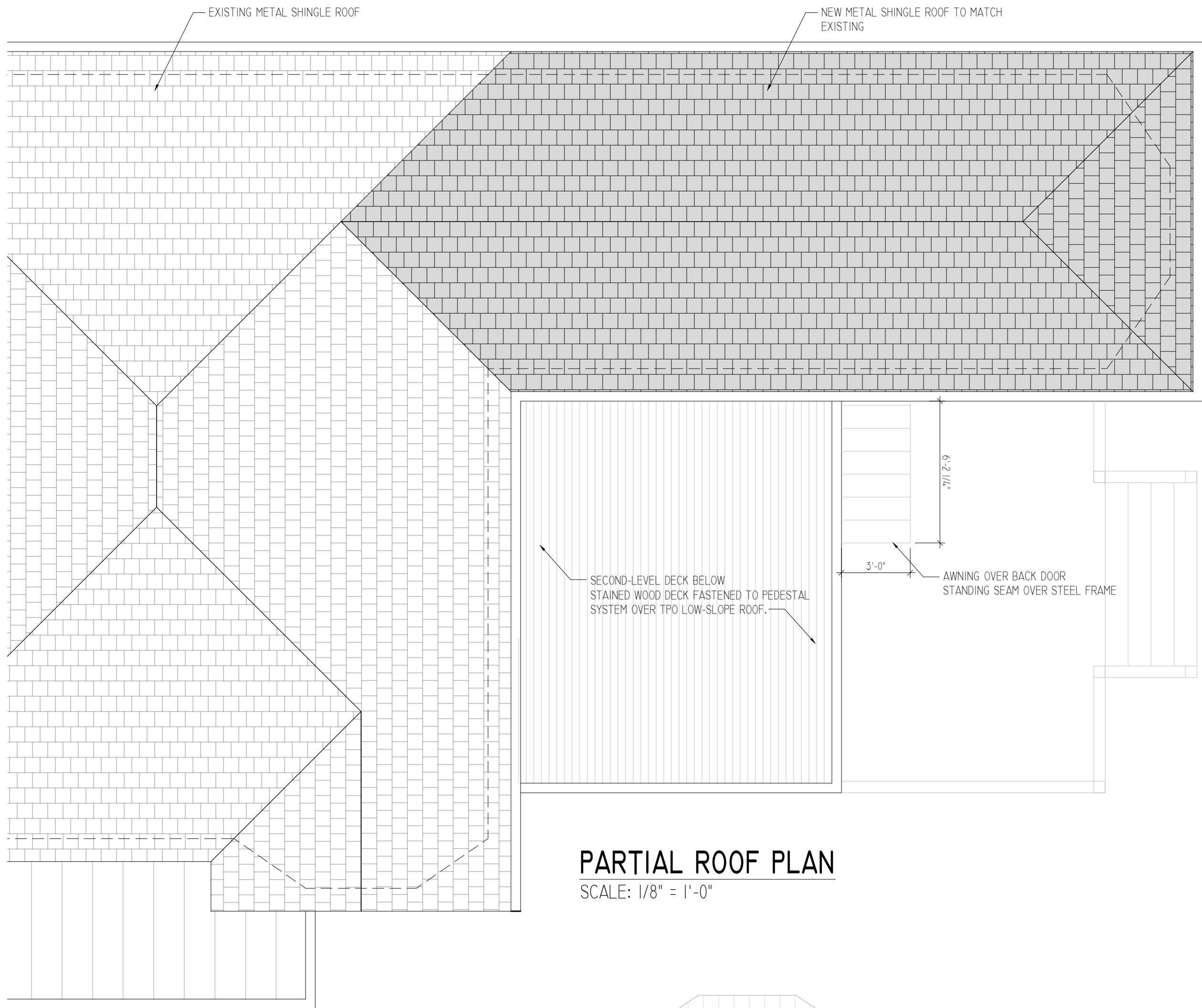
1. INSTALL SOLID HARDWOOD FLOORS THROUGHOUT ADDITION, EXCEPT FOR BATHROOMS AND LAUNDRY ROOM. COORDINATE STAIN AND FINISH WITH OWNER AND ARCHITECT.
2. INSTALL TILE ON BATHROOM AND LAUNDRY ROOM FLOORS, ON BACKSPLASHES, ON WALLS OF BATHTUB AND SHOWER, AND AS A WAINSCOT AROUND TOILETS. COORDINATE TILE SELECTION WITH OWNER AND ARCHITECT.
3. INSTALL SHIP-LAP WOOD SIDING ON INTERIOR FEATURE WALLS, SEE PLANS
4. LIGHT ORANGE-PEEL TEXTURE ON 1/2" DRYWALL, SATIN PAINT FINISH ON WALLS AND CEILINGS. COORDINATE COLOR SELECTION WITH OWNER AND ARCHITECT.
5. VAULTED (CATHEDRAL) CEILING AT SECOND FLOOR MASTER BEDROOM. REFER TO CEILING PLAN
6. 1X WOOD TRIM AT BASE, WINDOWS, AND DOORS, HIGH GLOSS PAINT FINISH.
7. COORDINATE CABINET MATERIAL, STYLE, AND FINISH WITH OWNER AND ARCHITECT.
8. INSTALL QUARTZ COUNTER TOPS IN KITCHEN, BATHROOMS, AND LAUNDRY ROOM. COORDINATE COLOR SELECTION WITH OWNER AND ARCHITECT.



REMODEL AND ADDITION
132 CITY STREET
SAN ANTONIO, TEXAS 78210

A-1





PARTIAL ROOF PLAN
SCALE: 1/8" = 1'-0"



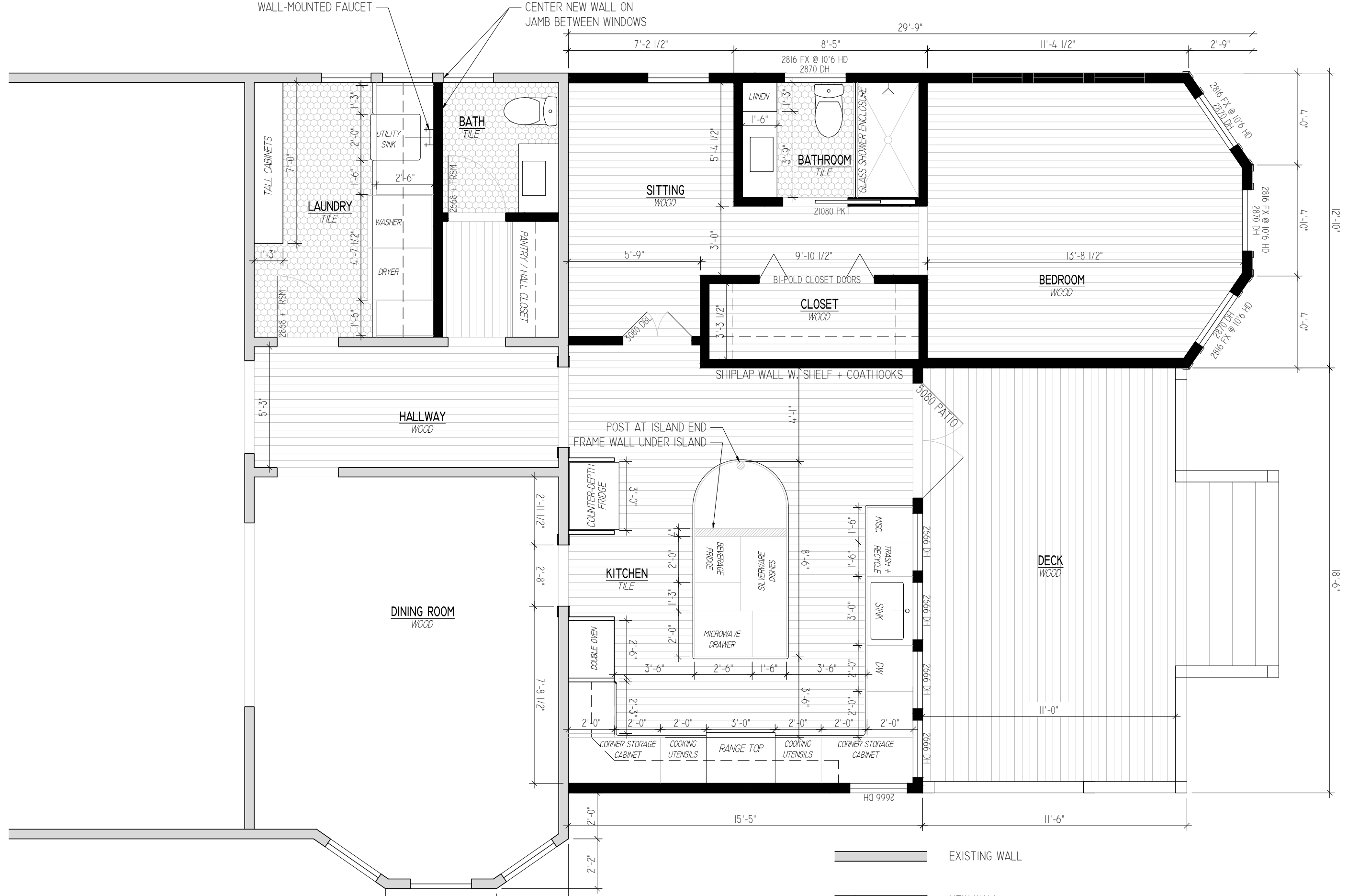
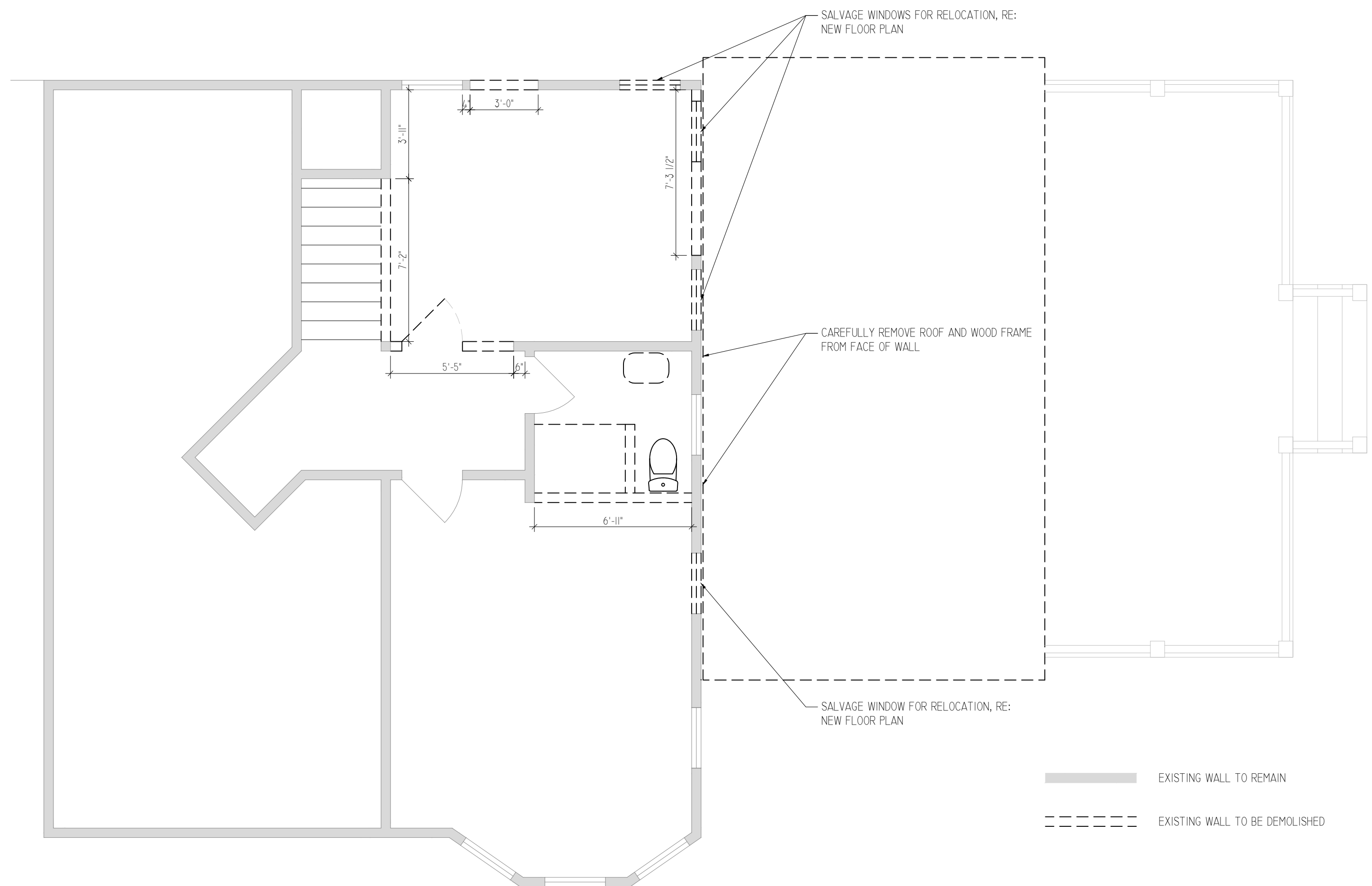
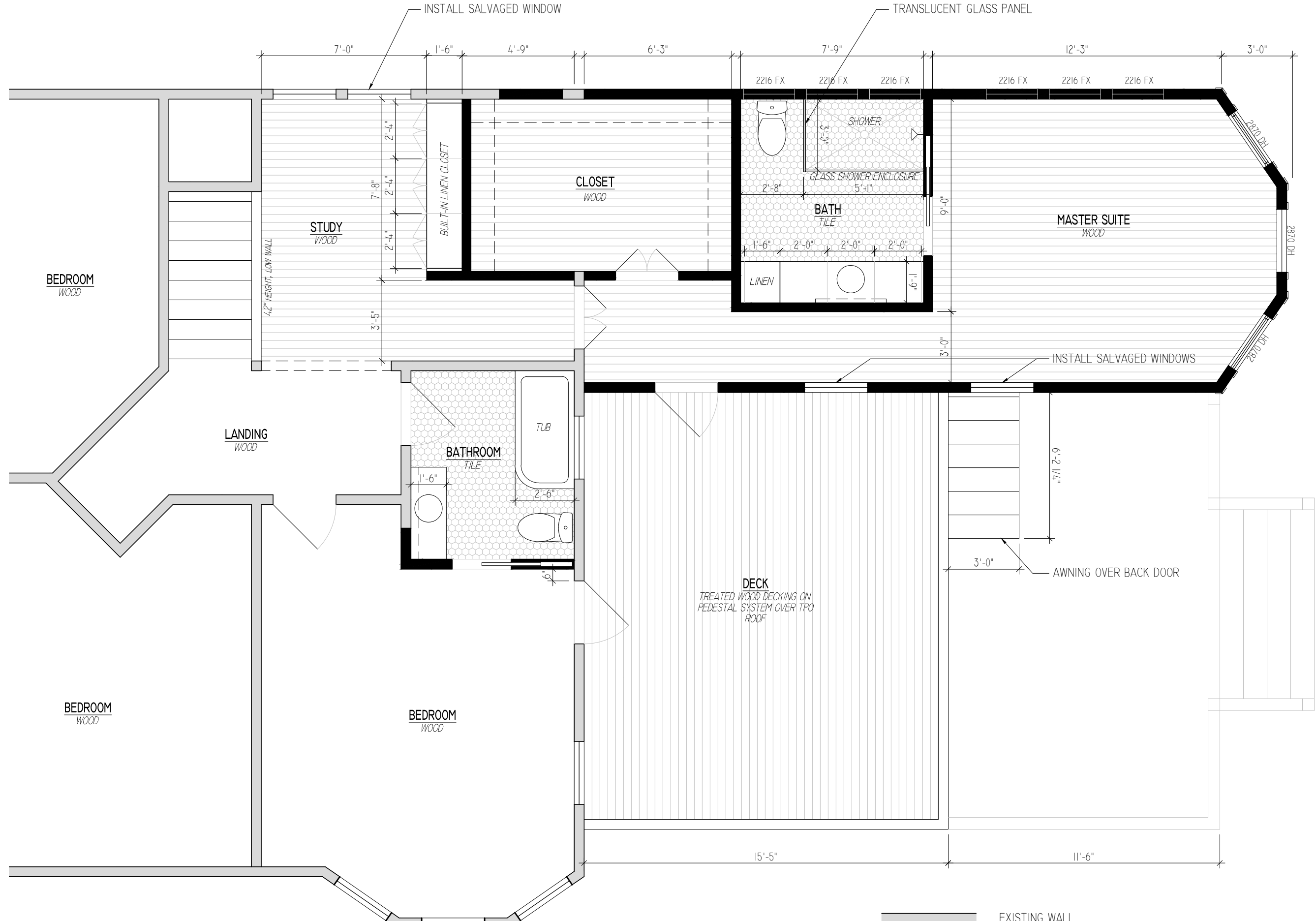
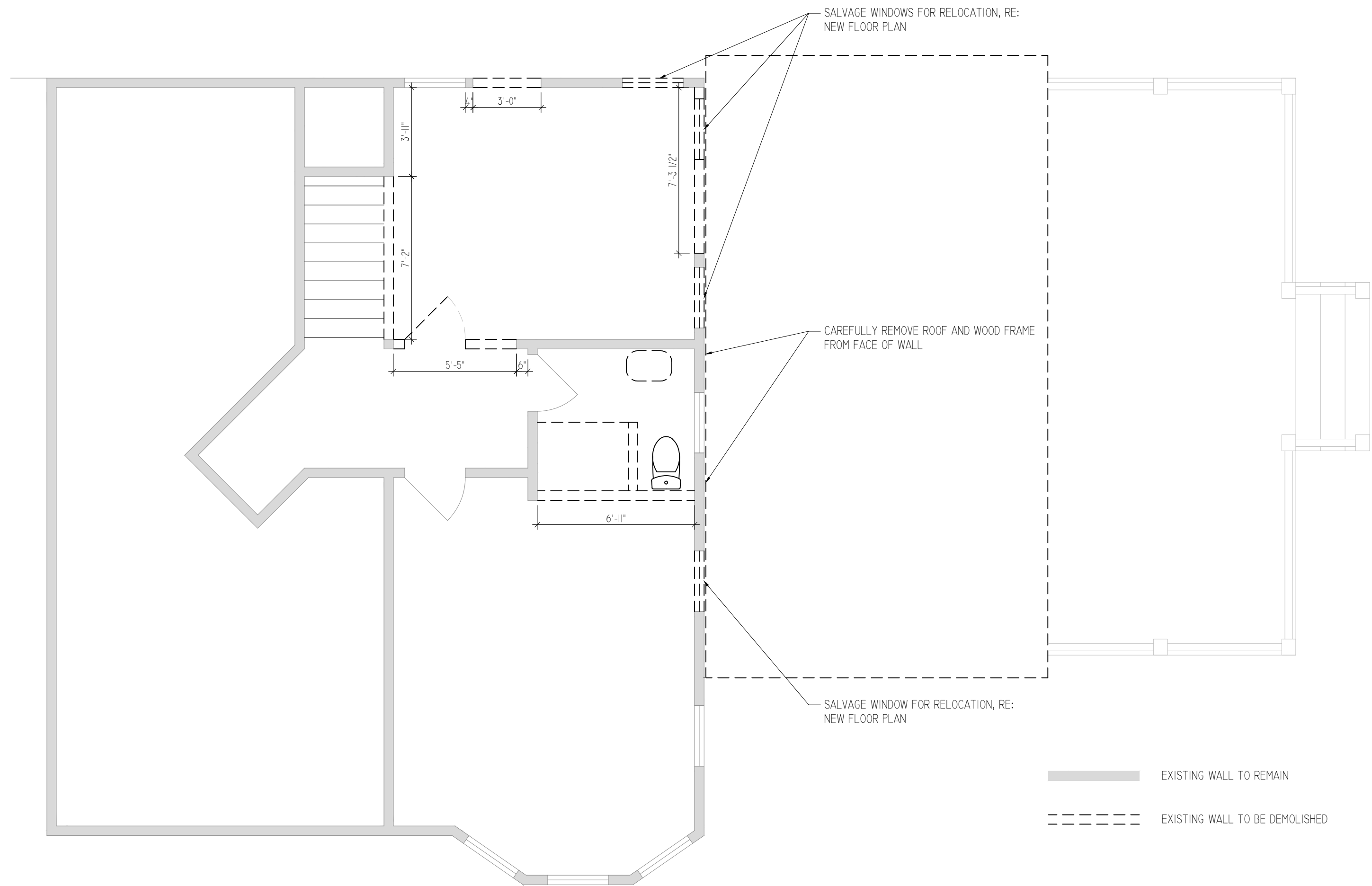
SOUTH (SIDE) ELEVATION
SCALE: 1/8" = 1'-0"

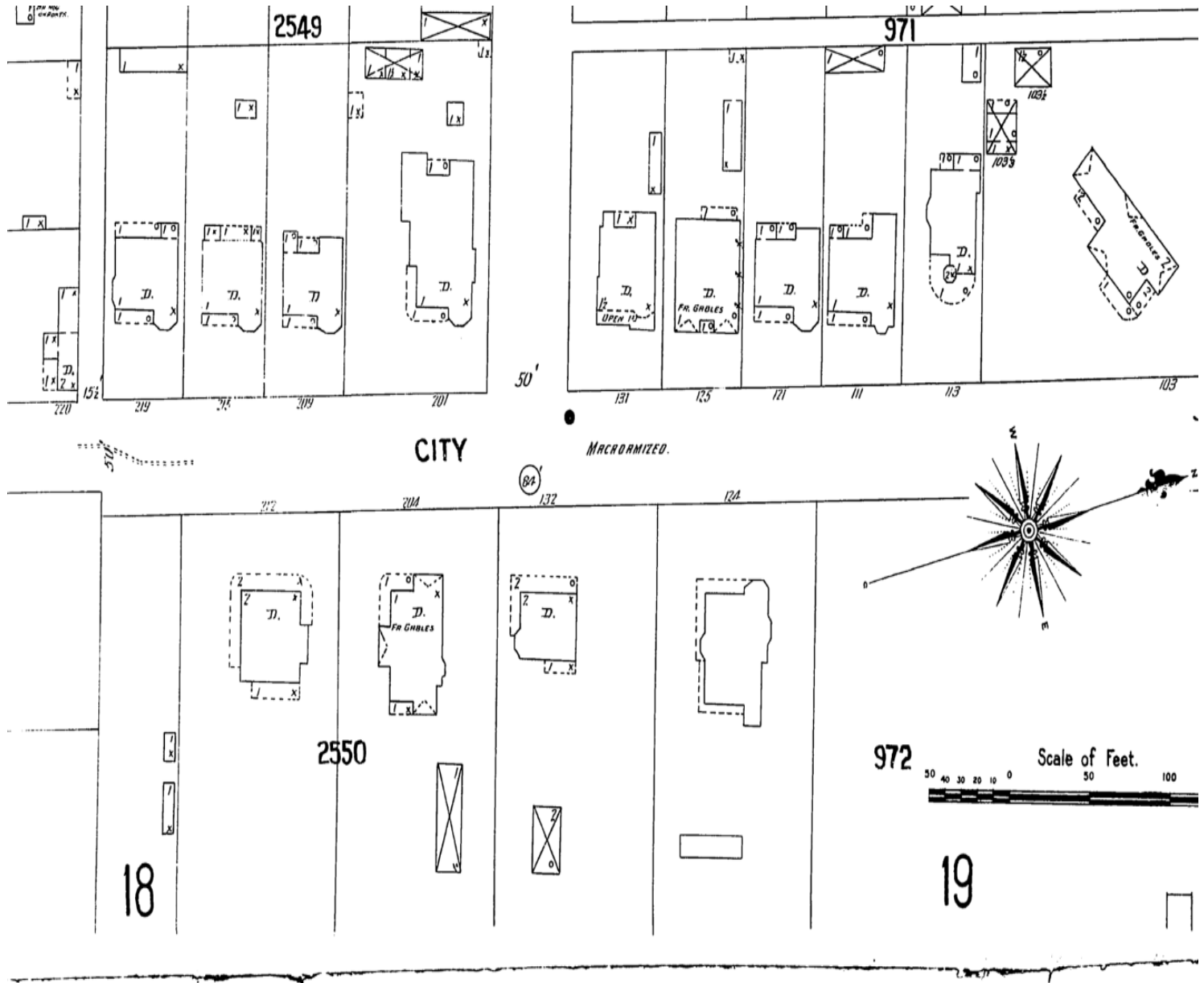


EAST (RIVER) ELEVATION
SCALE: 1/8" = 1'-0"



NORTH (SIDE) ELEVATION
SCALE: 1/8" = 1'-0"

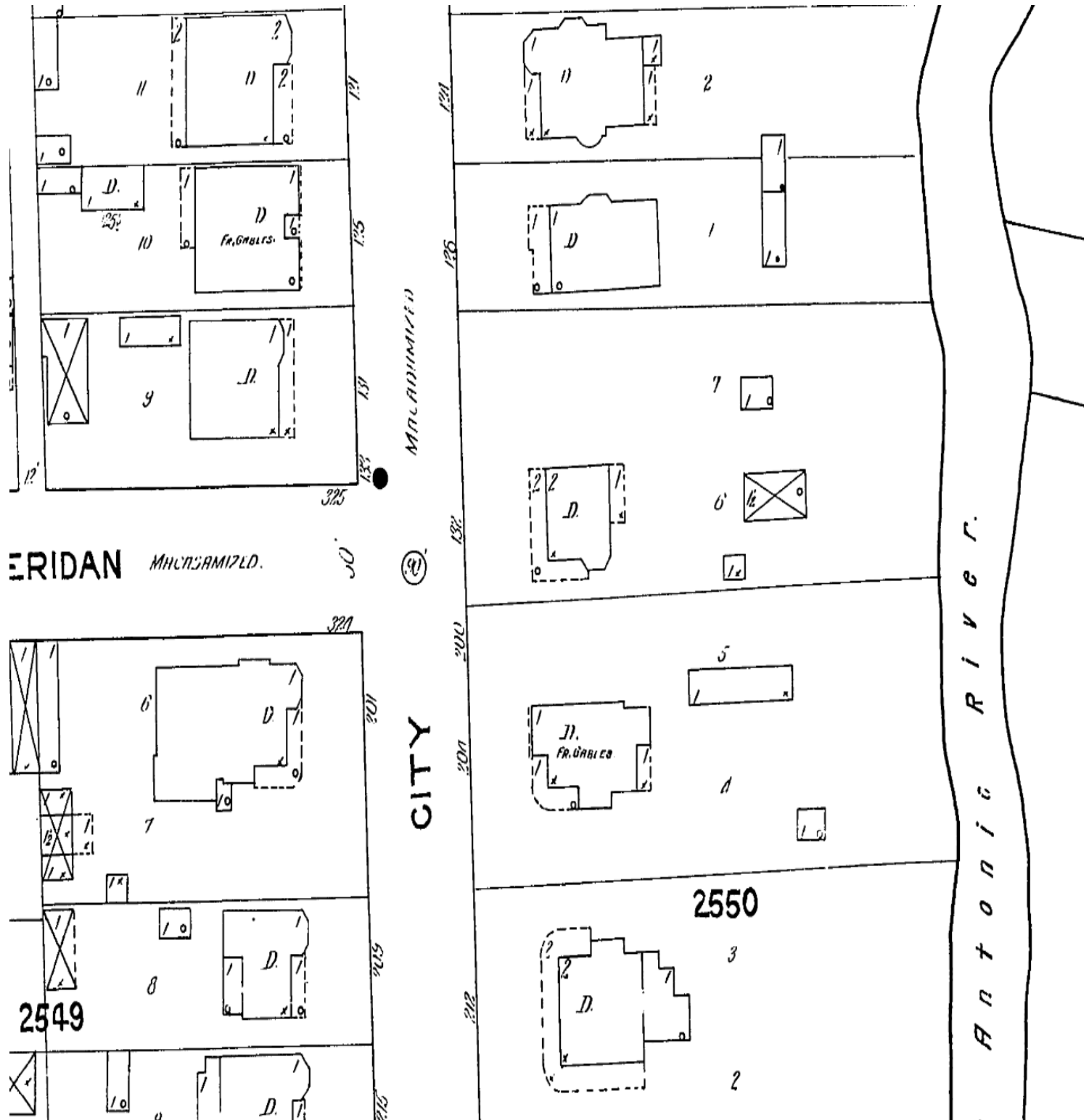




NON-COMMERCIAL USE ONLY

Digital Sanborn Maps are not suitable for legal or regulatory purposes. Digital Sanborn Maps may not be downloaded, clipped, printed, resold, retained or used for commercial or business research purposes, including but not limited to environmental, property or other land use evaluations. Digital Sanborn Maps are reproduced and distributed under license from Environmental Data Resources, Inc. For information on how to obtain maps for commercial and business research purposes, go to www.edrnet.com/sanborn. All copyright in the Sanborn Maps are held by Environmental Data Resources, Inc. or its affiliates. Sanborn Map Company logo used with permission.

Database and software copyright © 2001–2019 ProQuest, LLC. All rights reserved.



NON-COMMERCIAL USE ONLY

Digital Sanborn Maps are not suitable for legal or regulatory purposes. Digital Sanborn Maps may not be downloaded, clipped, printed, resold, retained or used for commercial or business research purposes, including but not limited to environmental, property or other land use evaluations. Digital Sanborn Maps are reproduced and distributed under license from Environmental Data Resources, Inc. For information on how to obtain maps for commercial and business research purposes, go to www.edrnet.com/sanborn. All copyright in the Sanborn Maps are held by Environmental Data Resources, Inc. or its affiliates. Sanborn Map Company logo used with permission.

Database and software copyright © 2001-2019 ProQuest, LLC. All rights reserved.



W-2500™ Standard Sash

- Great style that's budget friendly
- Narrow stiles and rails provide more glass and a contemporary appearance
- Long-lasting and energy efficient
- Constructed with AuraLast® pine
- Higher-grade Low-E insulating glass standard
- Backed by a 20-Year Limited Warranty*



W-2500™ Traditional Sash

- Wider sash and stile profile
- More visible wood; a great choice for historical renovations
- Customizable in 1/8" increments
- Constructed with AuraLast® pine
- Higher-grade Low-E insulating glass standard
- Backed by a 20-Year Limited Warranty*



*For warranty details, visit jeld-wen.com, click Support, and select JELD-WEN Warranties.



Double-Hung

- Suited to many architectural styles
- Features an upper and lower sash that slide vertically past each other in a single frame
- Both sash tilt for easy cleaning
- Wider sash and stile profile available



Minimum:
19-1/4" x 35-1/4"

Maximum Width:
41-3/8" x 64"

Maximum Height:
37-3/8" x 76"



Fixed, Radius, and Geometric

- Create intriguing window arrangements with other window types
- Ideal for capturing a scenic view
- Direct-set options available
- Radius interior casing
- Wider sash and stile profile available



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

Sliding Patio Doors

- Fiberglass sill and large diameter rollers for easy rolling
- Top-hanging screen available
- Tilt-and-raise blinds between the glass (BBG) available



Minimum:
59-1/4" x 79-1/2"

Maximum:
95-1/4" x 95-1/2"

Values above are frame sizes and are based on 2-panel configurations.



Swinging Patio Doors

- Clean, simple lines
- Available in center hinge or French



Minimum:
47-1/4" x 79-1/2"

Maximum:
87-1/4" x 98-1/2"



3

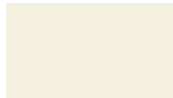


EXTERIOR OPTIONS

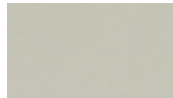
CLADDING COLORS



BRILLIANT WHITE



FRENCH VANILLA



DESERT SAND



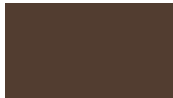
SILVER



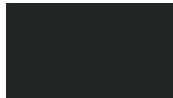
HARTFORD GREEN



MESA RED



DARK CHOCOLATE



CHESTNUT BRONZE

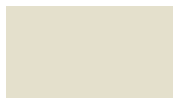


BLACK

EXTERIOR WOOD OPTIONS*



AURALAST® PINE



PRIMED AURALAST® PINE

EXTERIOR WOOD TRIM



ADAMS



FLAT



BRICKMOULD



PENDLETON



HERITAGE



BACKBAND

*Option available with W-2500™ traditional sash windows only. Please see your JELD-WEN representative.
Actual colors may vary from the samples displayed.

3



INTERIOR OPTIONS

INTERIOR WOOD OPTIONS

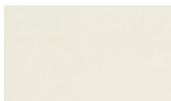


AURALAST® PINE

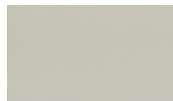
STANDARD INTERIOR FINISHES



BRILLIANT WHITE



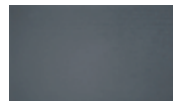
IVORY



DESERT SAND



DOVE



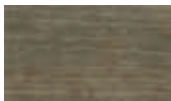
GUNMETAL



BLACK



CLEAR LACQUER



WALNUT



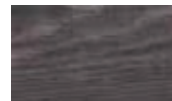
FRUITWOOD



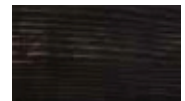
CORDOVAN



KODIAK



CHARCOAL



AMERICANO

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

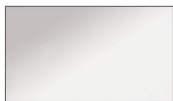
CASEMENT AND AWNING



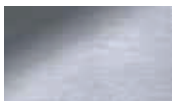
DOUBLE-HUNG



WINDOW HARDWARE FINISHES



WHITE



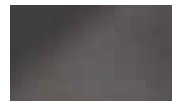
BRUSHED CHROME



POLISHED BRASS



ANTIQUE BRASS



OIL-RUBBED
BRONZE



CHESTNUT BRONZE



POWDER-COAT
BLACK



LIDO SWINGING HANDLE

Available in keyed and keyed-alike

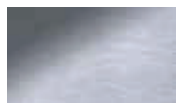
Available in Polished Brass



PATIO DOOR HARDWARE FINISHES



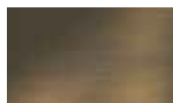
POWDER-COAT
WHITE



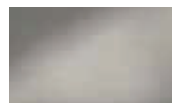
BRUSHED CHROME



POLISHED BRASS



ANTIQUE BRASS



SATIN NICKEL



OIL-RUBBED BRONZE



POWDER-COAT
BLACK

5

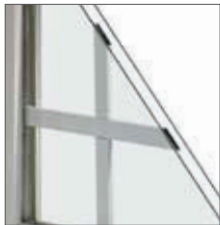


DIVIDED LITES & GRILLES



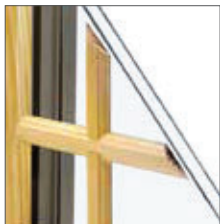
SIMULATED DIVIDED LITES (SDL)

- 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.

	2-5/16" BEAD
	1-3/8" BEAD
	1-1/8" BEAD
	7/8" BEAD
	5/8" BEAD
	1-1/8" PUTTY
	7/8" PUTTY
	5/8" PUTTY

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

WINDOW OPTIONS

Some options include additional costs. Check with a JELD-WEN representative to learn more.

	W-2500™ STANDARD	W-2500™ TRADITIONAL
Textured Glass		

OBSCURE	●	●
RAIN		●
GLUE CHIP		●
SANDBLASTED		●

Tinted Glass		
OPTIONS AVAILABLE		●

Low-E Options		
OPTIONS AVAILABLE	●	●

Glass Options		
DUAL-PANE	●	●

Other Options		
DIRT-RESISTANT GLASS	●	●
PROTECTIVE FILM	●	●

Exterior Options		
9 BASIC COLORS	●	●
WOOD EXTERIOR		●

	W-2500™ STANDARD	W-2500™ TRADITIONAL
Interior Wood Species		

AURALAST® PINE	●	●
----------------	---	---

Interior Finish Options		
PRIMED	●	●
WHITE VINYL SASH WRAP PAINTED WHITE FRAME	●	
WHITE VINYL SASH WRAP UNFINISHED FRAME	●	
CLEAR LACQUER	●	●
WALNUT STAIN	●	●
FRUITWOOD STAIN	●	●
CORDOVAN STAIN	●	●
KODIAK STAIN	●	●
CHARCOAL STAIN	●	●
AMERICANO STAIN	●	●
BRIGHT WHITE PAINT	●	●
IVORY PAINT	●	●
DESERT SAND PAINT	●	●
DOVE PAINT	●	●
GUNMETAL PAINT	●	●
BLACK PAINT	●	●

	W-2500™ STANDARD	W-2500™ TRADITIONAL
Interior Trim		

OPTIONS AVAILABLE	●	●
-------------------	---	---

Exterior Trim		
OPTIONS AVAILABLE	●	●

Hardware Finishes		
WHITE	●	●
CHESTNUT BRONZE	●	●
POLISHED BRASS	●	●
ANTIQUE BRASS	●	●
BRUSHED CHROME	●	●
OIL-RUBBED BRONZE	●	●
POWDER-COAT BLACK	●	●

Decorative Glass		
OPTIONS AVAILABLE	●	●

Grille Options		
OPTIONS AVAILABLE	●	●

Screens		
OPTIONS AVAILABLE	●	●

PATIO DOOR OPTIONS

Some options include additional costs. Check with a JELD-WEN representative to learn more.

Textured Glass

OBSCURE	●
---------	---

Low-E Options

OPTIONS AVAILABLE	●
-------------------	---

Glass Options

DUAL-PANE	●
-----------	---

Other Options

DIRT-RESISTANT GLASS	●
PROTECTIVE FILM	●

Exterior Options

9 BASIC COLORS	●
----------------	---

Wood Species

AURALAST® PINE	●
----------------	---

Interior Finish Options

PRIMED	●
CLEAR LACQUER	●
WALNUT STAIN	●
FRUITWOOD STAIN	●
CORDOVAN STAIN	●
KODIAK STAIN	●
CHARCOAL STAIN	●
AMERICANO STAIN	●
BRIGHT WHITE PAINT	●
IVORY PAINT	●
DESERT SAND PAINT	●
DOVE PAINT	●
GUNMETAL PAINT	●
BLACK PAINT	●

Interior Trim

OPTIONS AVAILABLE	●
-------------------	---

Exterior Trim

OPTIONS AVAILABLE	●
-------------------	---

Hardware Finishes

POWDER-COAT WHITE	●
POWDER-COAT BLACK	●
SATIN NICKEL	●
POLISHED BRASS	●
ANTIQUE BRASS	●
OIL-RUBBED BRONZE	●
BRUSHED CHROME	●

Grille Options

OPTIONS AVAILABLE	●
-------------------	---

Screens

OPTIONS AVAILABLE	●
-------------------	---