

# HISTORIC AND DESIGN REVIEW COMMISSION

November 04, 2020

**HDRC CASE NO:** 2020-474  
**ADDRESS:** 333 W LULLWOOD AVE  
**LEGAL DESCRIPTION:** NCB 6537 BLK 17 LOT 5&6  
**ZONING:** R-5, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Monte Vista Historic District  
**APPLICANT:** Josephat Valdez  
**OWNER:** Josephat Valdez  
**TYPE OF WORK:** Window replacement, fenestration modifications  
**APPLICATION RECEIVED:** October 15, 2020  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Rachel Rettaliata

## REQUEST:

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

1. Replace 2 windows on the east elevation with slider windows.
2. Remove and enclose 2 window openings on the east elevation.
3. Replace the non-original window on the rear elevation with one of the salvaged windows from the east elevation.
4. Replace a window on the west elevation with a smaller window.
5. Remove and enclose 1 window opening on the west elevation.
6. Remove a window on the west elevation and enlarge the opening to install a door.

## APPLICABLE CITATIONS:

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

### 1. Materials: Woodwork

#### A. MAINTENANCE (PRESERVATION)

- i. *Inspections*—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.
- ii. *Cleaning*—Clean exterior surfaces annually with mild household cleaners and water. Avoid using high pressure power washing and any abrasive cleaning or striping methods that can damage the historic wood siding and detailing.
- iii. *Paint preparation*—Remove peeling, flaking, or failing paint surfaces from historic woodwork using the gentlest means possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include scraping and sanding, thermal removal, and when necessary, mild chemical strippers. Sand blasting and water blasting should never be used to remove paint from any surface. Sand only to the next sound level of paint, not all the way to the wood, and address any moisture and deterioration issues before repainting.
- iv. *Repainting*—Paint once the surface is clean and dry using a paint type that will adhere to the surface properly. See *General Paint Type Recommendations* in Preservation Brief #10 listed under Additional Resources for more information.
- v. *Repair*—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue.

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

- i. *Facade 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. Hardiboard 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.

## 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.

## 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.

## **FINDINGS:**

- a. The primary structure located at 333 W Lullwood is a 1-story single family residence constructed circa 1925. The house features a T-plan, a composition shingle roof, one-over-one wood windows, stucco cladding, and a stone-clad open front porch and retaining wall with metal framing for a front porch awning. The property is contributing to the Monte Vista Historic District.
- b. **SITE VISIT** – Staff conducted a site visit to the property on October 27, 2020. The applicant previously received a Certificate of Appropriateness for window repair and the repair work is ongoing. During the repair process, the applicant determined that some of the windows were deteriorated beyond repair and would like to salvage the windows proposed for removal and/or replacement that are in good condition to replace the windows deteriorated beyond repair. During the site visit, staff observed that a select number of windows featured extensive wood rot, sashes with missing elements, broken cords, and broken glass. While most of the windows on site are repairable, staff determined that approximately 2-3 windows are deteriorated beyond repair and using the windows proposed for removal to replace the deteriorated windows would be appropriate if the proposed fenestration modifications are approved by the Historic and Design Review Commission.
- c. **FENESTRATION MODIFICATIONS: EAST ELEVATION** – The applicant has proposed to replace windows G and I with Jeld-Wen W-5500 double slider windows and remove and enclose windows H and J in order to accommodate the size of the proposed replacement windows. Due to modifications to the interior layout, windows G, H, I, and J will be located in bathrooms. Guideline 6.A.i for Exterior Maintenance and Alterations states that existing window and door openings should be preserved. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Staff finds that window G is a smaller sized window that could function well as a bathroom window and is in repairable condition. Staff finds that the request is inconsistent with the Guidelines.
- d. **WINDOW REPLACEMENT: REAR ELEVATION** – The applicant has proposed to remove the non-original aluminum window on the rear elevation (window N) with a window salvaged from the east elevation. According to Guideline 6.B.vii, replace non-historic incompatible windows with windows that are typical of the architectural style of the building. Staff finds the proposal appropriate.
- e. **WINDOW REPLACEMENT: WEST ELEVATION** – The applicant has proposed to replace a window on the west elevation with a smaller window (window Q) to accommodate a kitchen sink. Staff observed that window Q features broken cords and extensive wood rot. The applicant has proposed to install a 32-inch x 36-inch Jeld-Wen W-2500 double hung wood window. Guideline 6.B.iv states that new windows should be installed 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. Staff finds that the window is eligible for replacement but finds the proposal to modify the size of the opening to be inconsistent with the Guidelines.
- f. **WINDOW REMOVAL: WEST ELEVATION** – The applicant has proposed to remove window R on the west elevation to accommodate new kitchen cabinets. The applicant has proposed to remove window R and enclose the opening. Guideline 6.A.i for Exterior Maintenance and Alterations states that existing window and door openings should be preserved. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Staff finds the proposal inconsistent with the Guidelines.
- g. **WINDOW REPLACEMENT: WEST ELEVATION** – The applicant has proposed to replace window S on the west elevation with a new door opening. The applicant has proposed to install a Jeld-Wen fully wood door. Staff observed that window S was in poor condition and featured extensive wood rot and missing frame elements. Guidelines 6.B.ii for Exterior Maintenance and Alterations states that applicants should ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances. Due to the

location of the existing opening out of view of the public right-of-way and the condition of the existing window, staff finds the proposal appropriate. .

## **RECOMMENDATION:**

Item 1, staff does not recommend approval of the request to replace 2 windows on the east elevation based on finding c.

Item 2, staff does not recommend approval of the request to remove and enclose 2 window openings on the east elevation based on finding c. Staff recommends that the applicant maintain the historic window openings.

Item 3, staff recommends approval of the request to replace the rear window based on finding d. Due to staff's recommendation against removing the windows on the east elevation, staff recommends that the applicant replace the rear window with a window that meets the following stipulation:

- i. That the applicant installs a fully wood window that meet staff's standard window stipulations and submits updated specifications to staff for review and approval. The windows should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. Meeting rails must be 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.

Item 4, staff does not recommend approval of the request to replace the window on the west elevation based on finding e. Staff recommends that the applicant maintain the size of the historic window opening and installs a replacement window that meets the following stipulation:

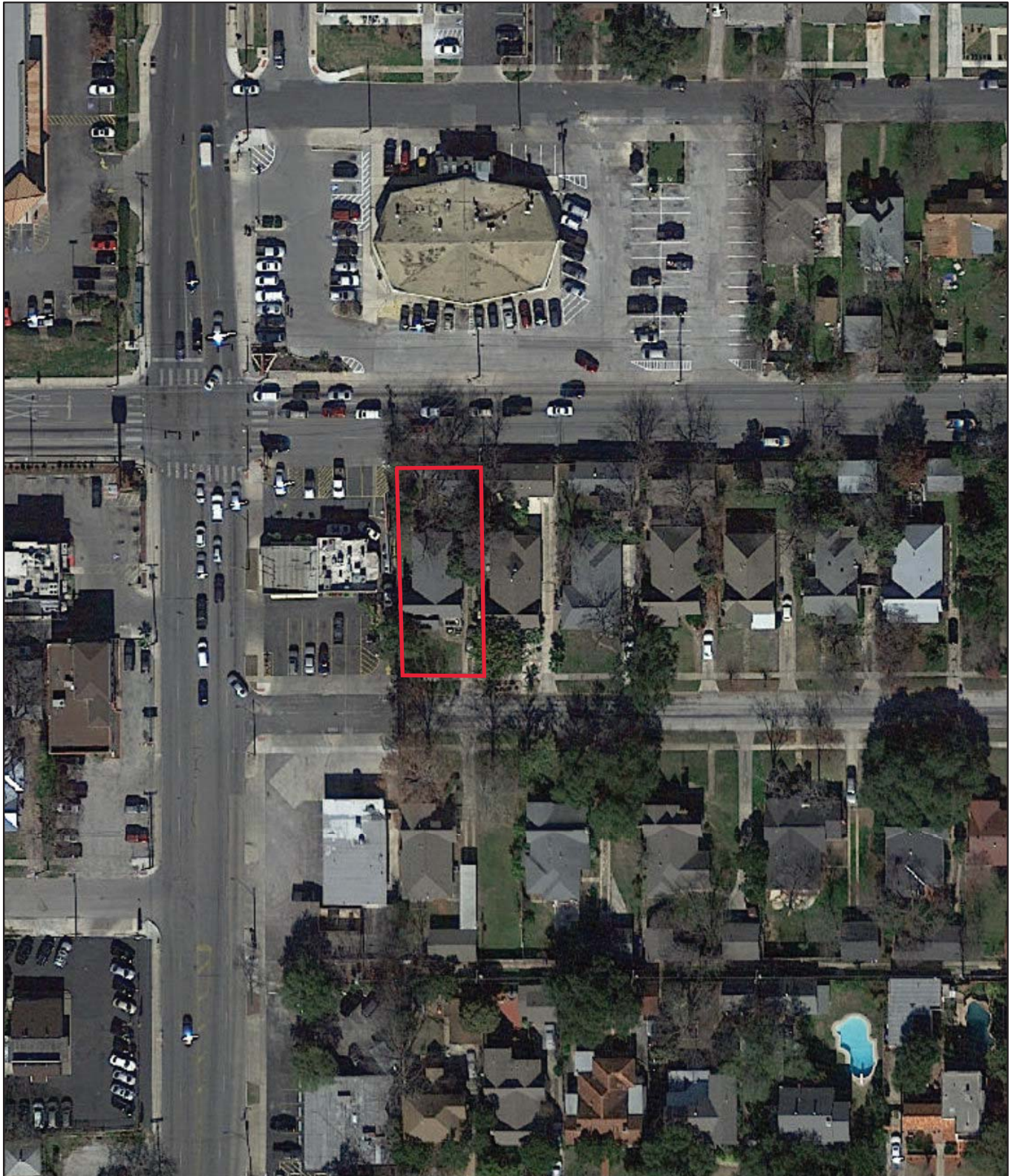
- i. That the applicant installs a fully wood window that meet staff's standard window stipulations and submits updated specifications to staff for review and approval. The windows should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. Meeting rails must be 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.

Item 5, staff does not recommend approval of the request to remove and enclose the window opening on the west elevation based on finding f. Staff recommends that the applicant maintain the historic window opening.

Item 6, staff recommends approval of the request to modify the existing window opening on the west elevation to accommodate a door installation based on finding g with the following stipulations:

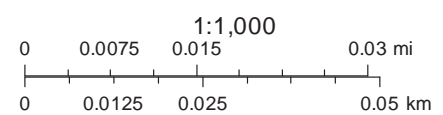
- i. That the applicant submits final material specifications for a fully wood door to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- ii. That the applicant receives approval for any side porch and/or decking installation prior to installing the new door opening.

# City of San Antonio One Stop

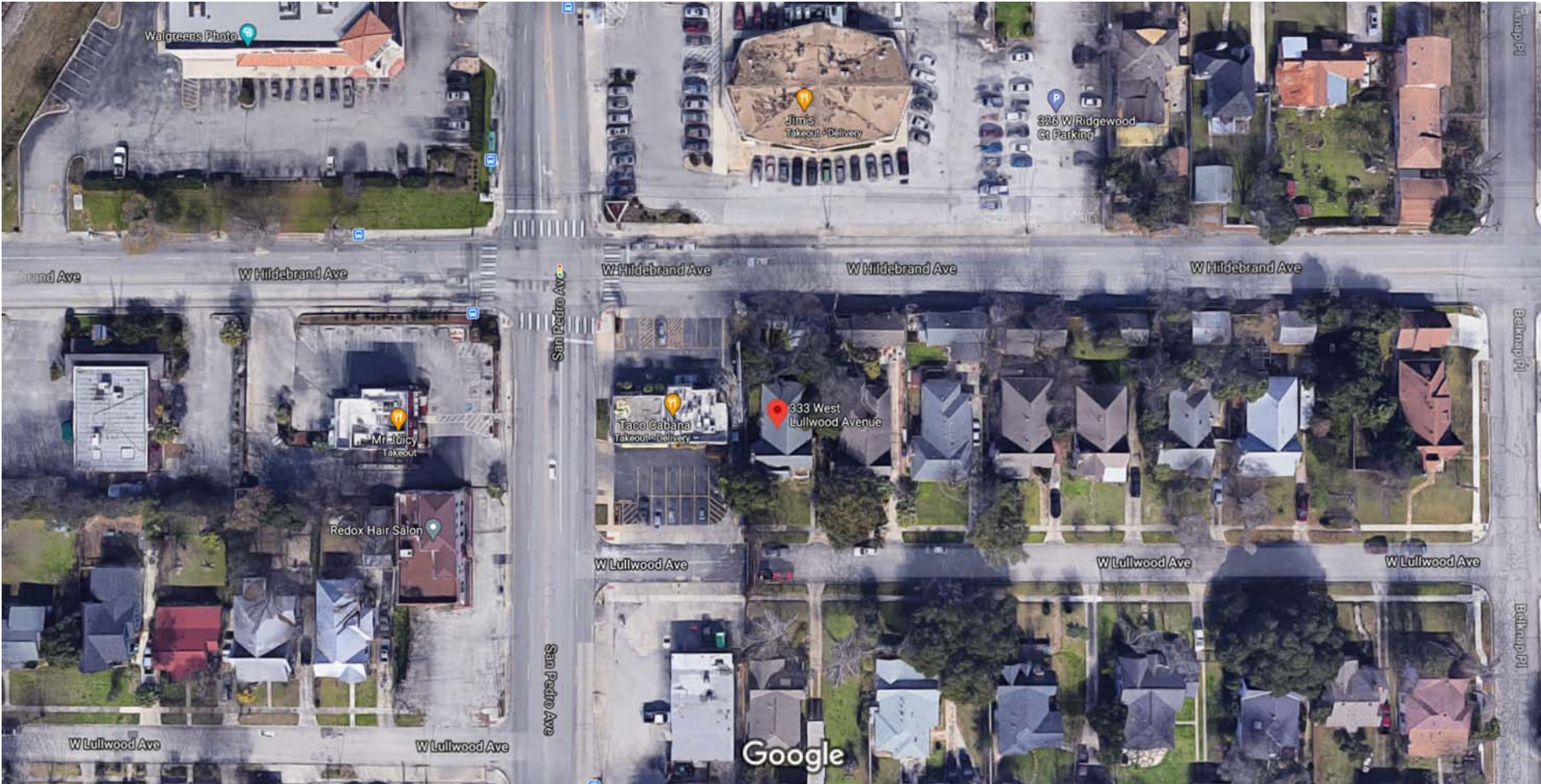


October 26, 2020

— User drawn lines



Google Maps 333 W Lullwood Ave



Imagery ©2020 Google, Imagery ©2020 CAPCOG, Maxar Technologies, Map data ©2020 50 ft

Google Maps 333 W Lullwood Ave



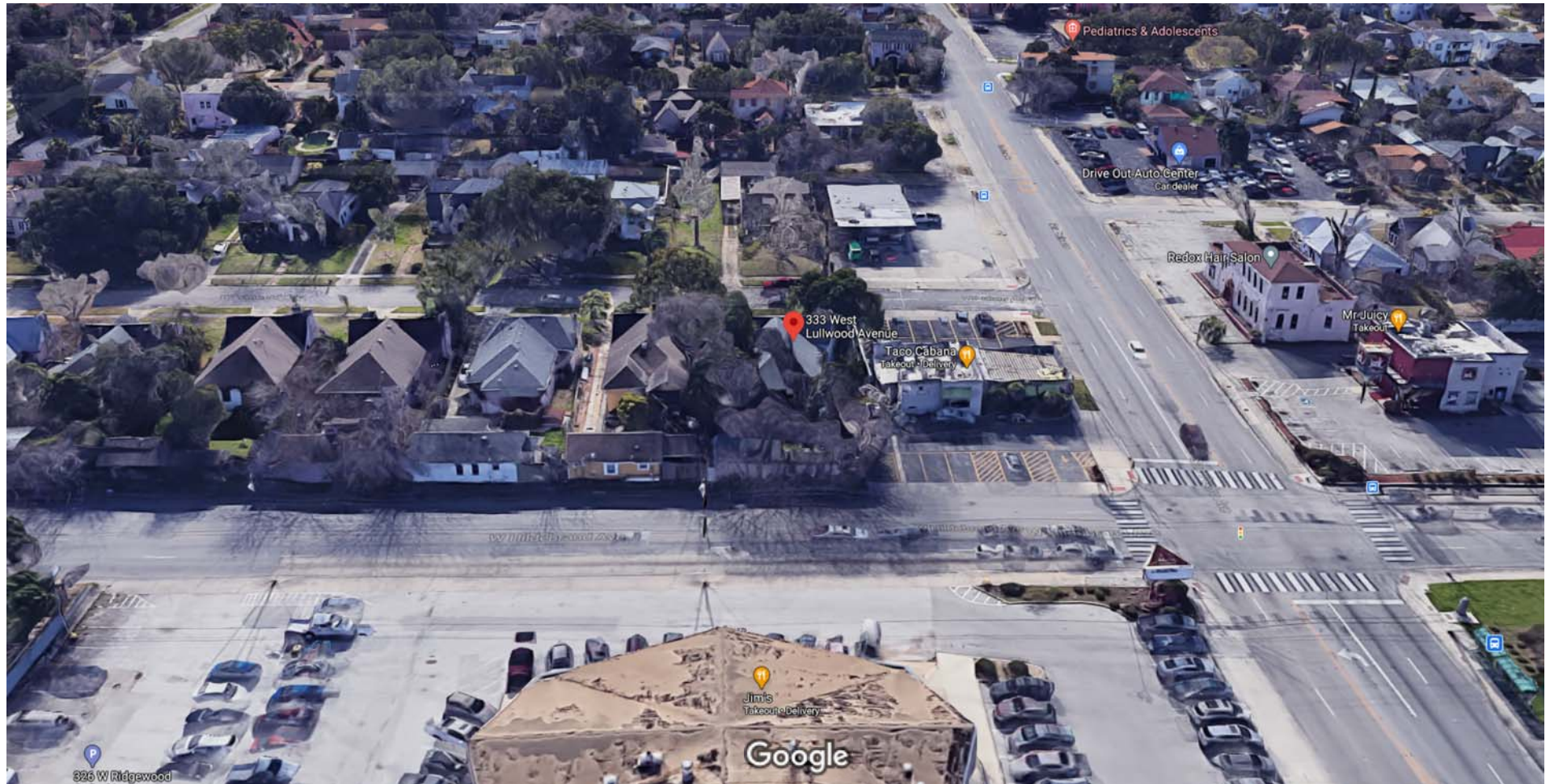
Imagery ©2020 Google, Map data ©2020 , Map data ©2020 20 ft

Google Maps 333 W Lullwood Ave



Imagery ©2020 Google, Map data ©2020 , Map data ©2020 20 ft

## Google Maps 333 W Lullwood Ave

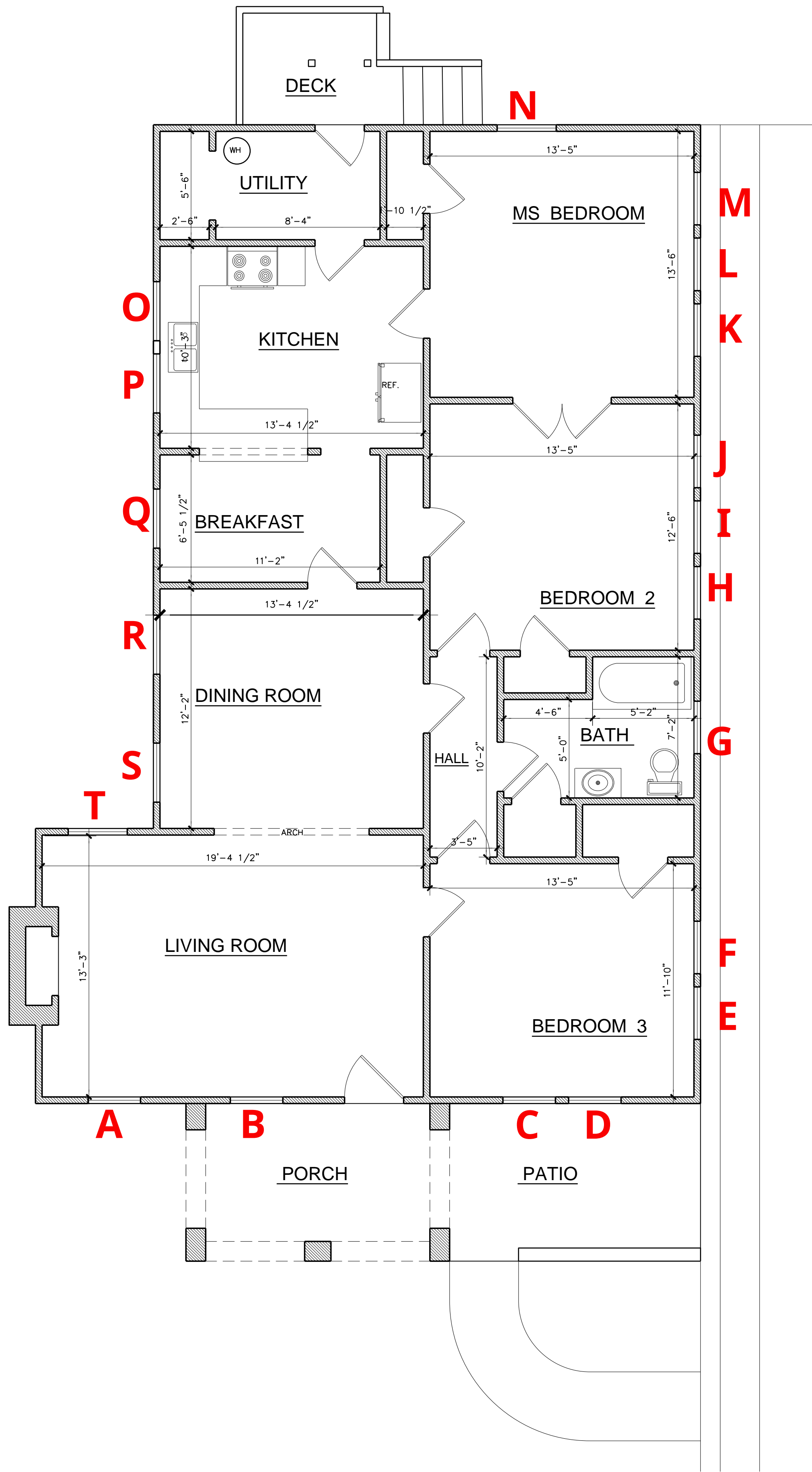


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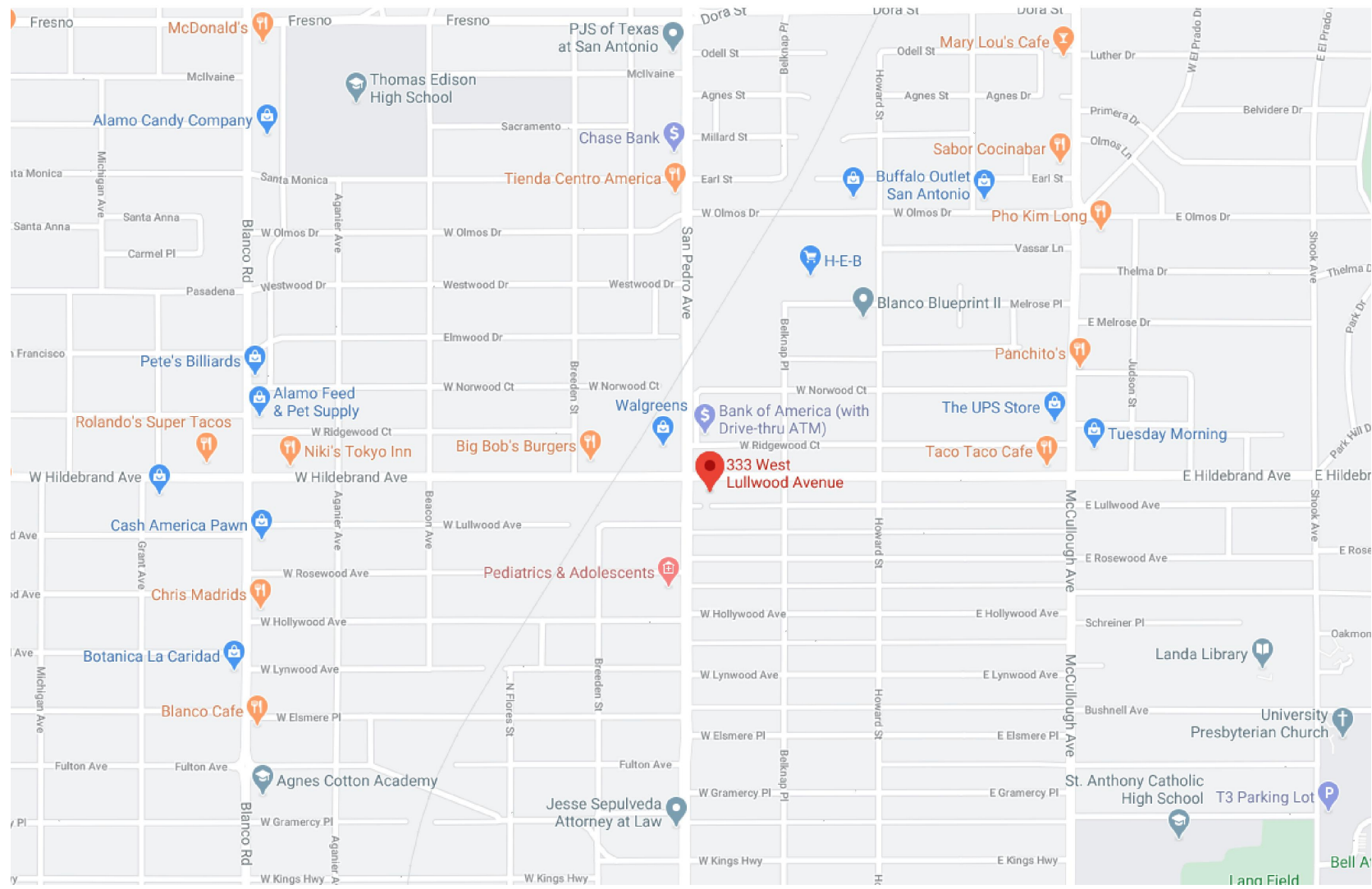
Google Maps 333 W Lullwood Ave



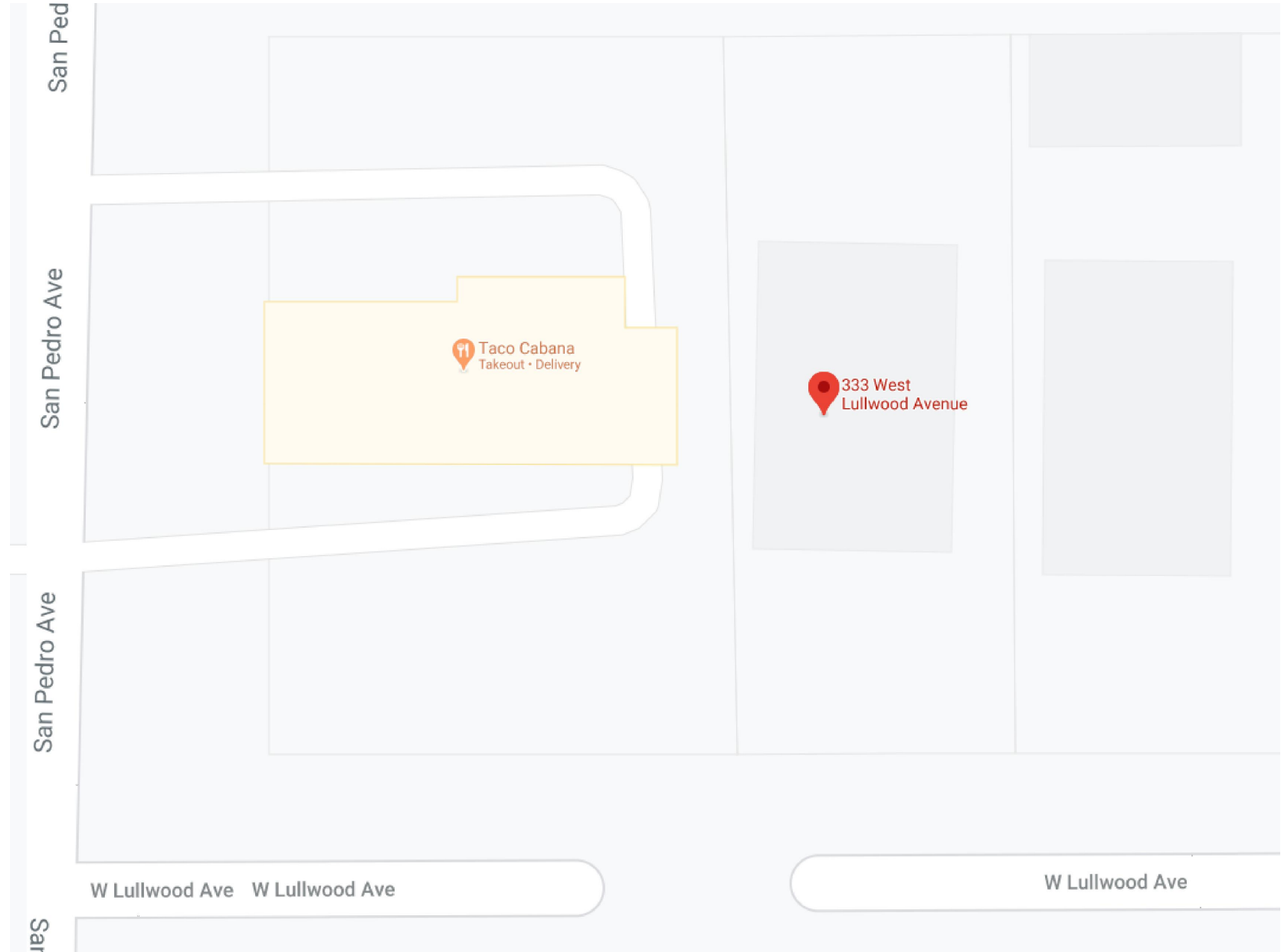
Imagery ©2020 Google, Map data ©2020 , Map data ©2020 20 ft



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



3 VICINITY  
SCALE : N. T. S.



2 LOCATION  
SCALE : N. T. S.



1 SITE PLAN  
SCALE : N. T. S.

Drawn by:	VG
Checked:	
Approved:	
Date:	
Revisions:	By

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**PROJECT FOR:**  
333 W. Lullwood Av.  
San Antonio, Texas . 78212  
**BUILDER**  
**TEXAS ADA**  
**HOME REMODELING**  
21019 US HWY 281 N. SAN ANTONIO TEXAS. 78258  
PH. 210.549.2973 adahomeremodeling@gmail.com

**DRAWING:**  
EXISTING  
SITE &  
FLOOR PLAN

AUG. 20 2020  
SHEET N°  
**A.1**  
SHT. OF





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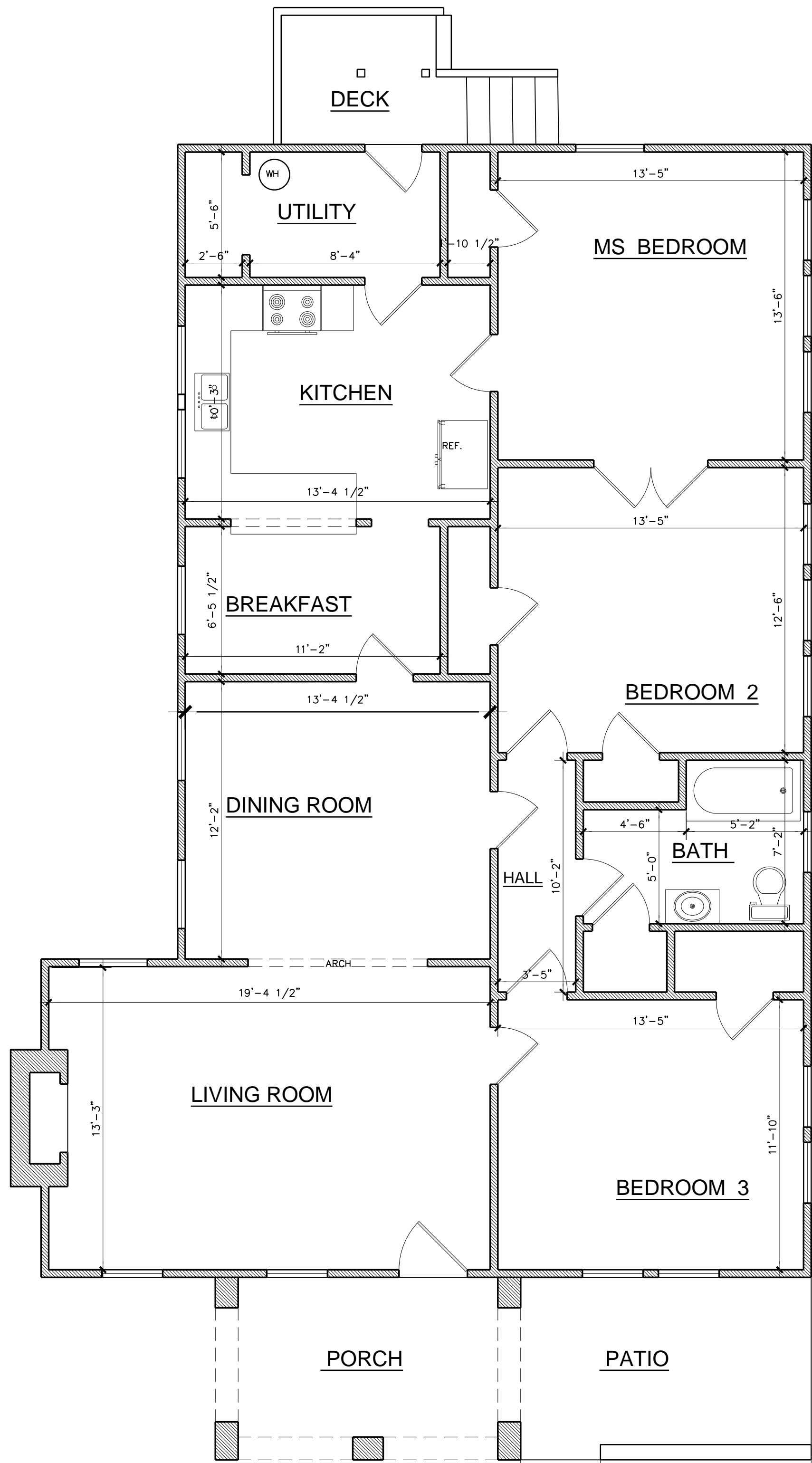
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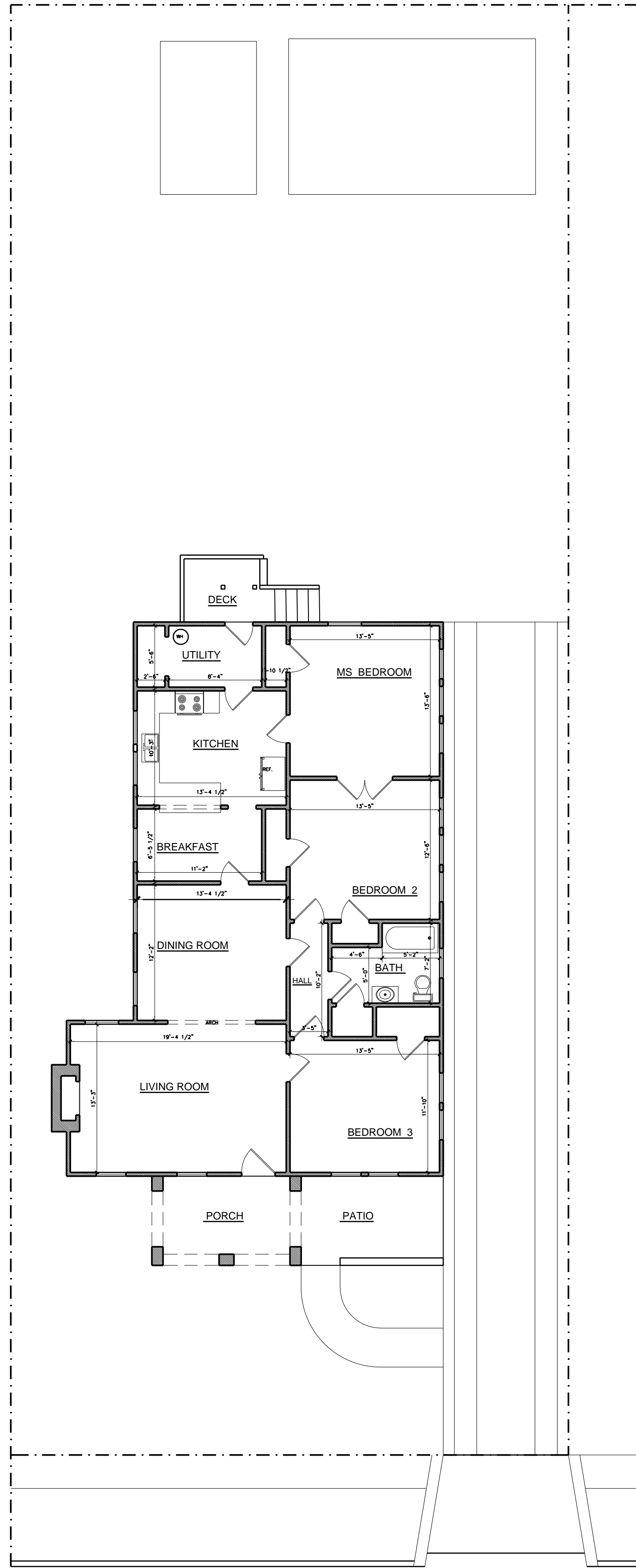
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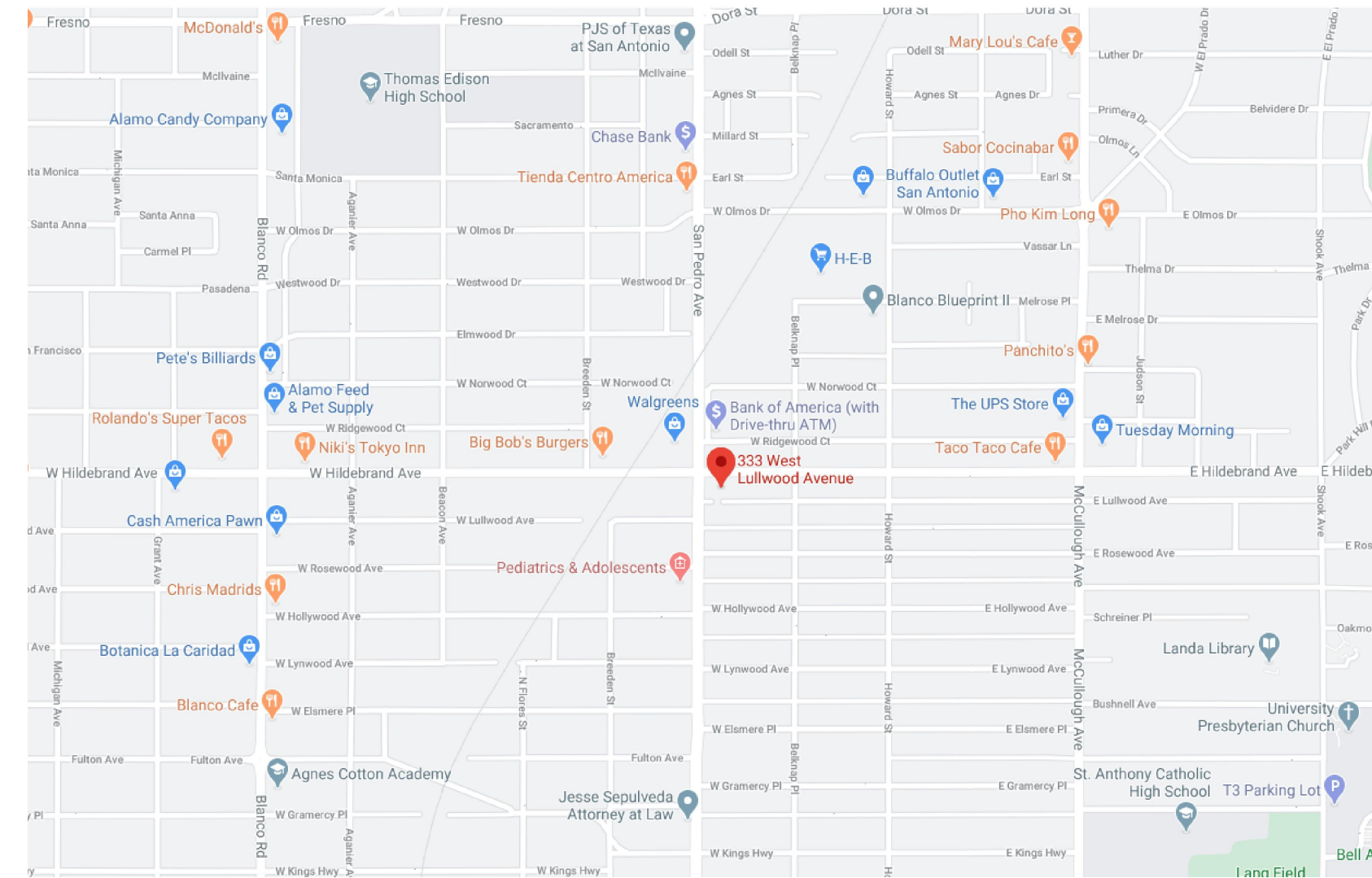
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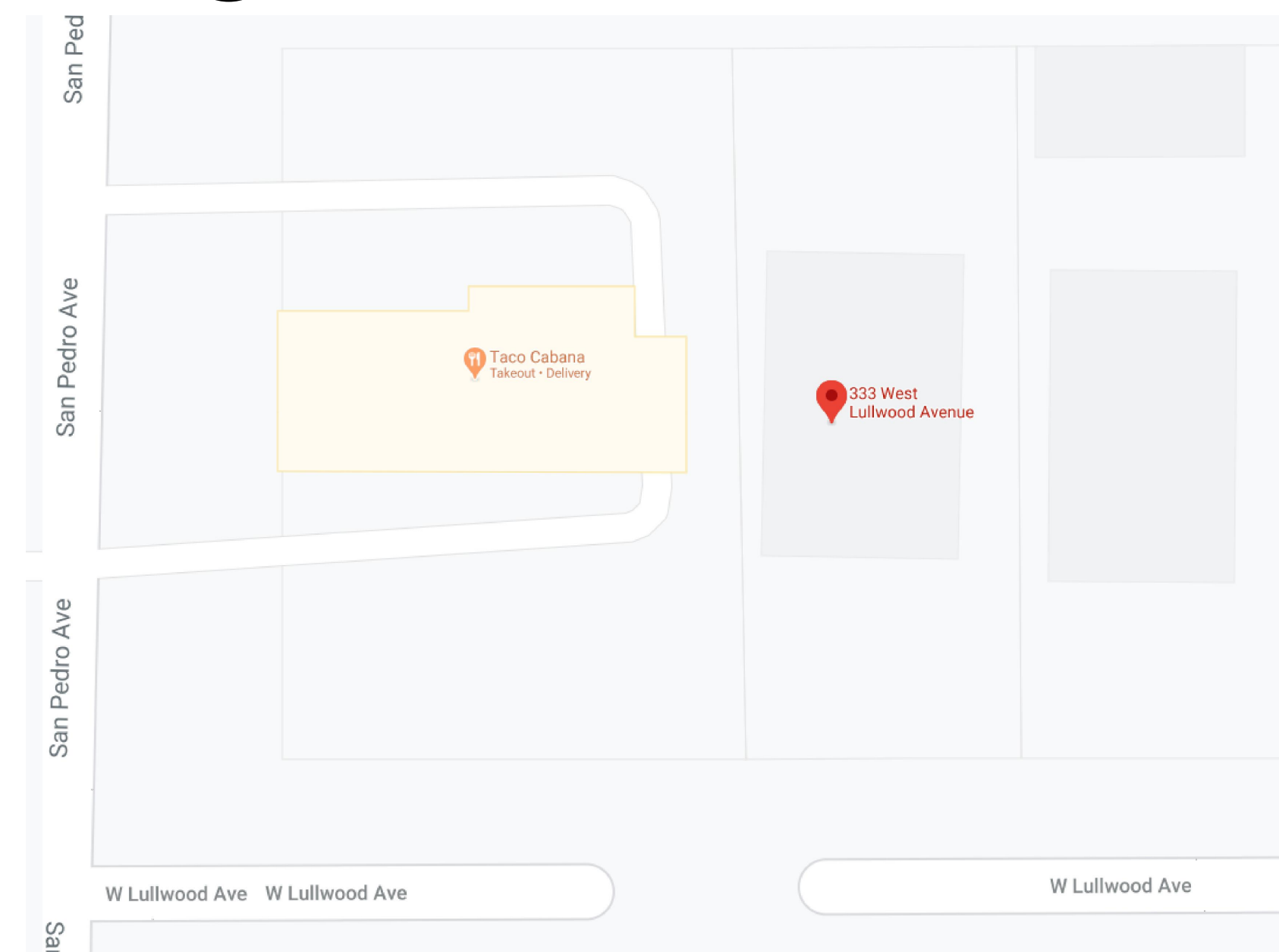
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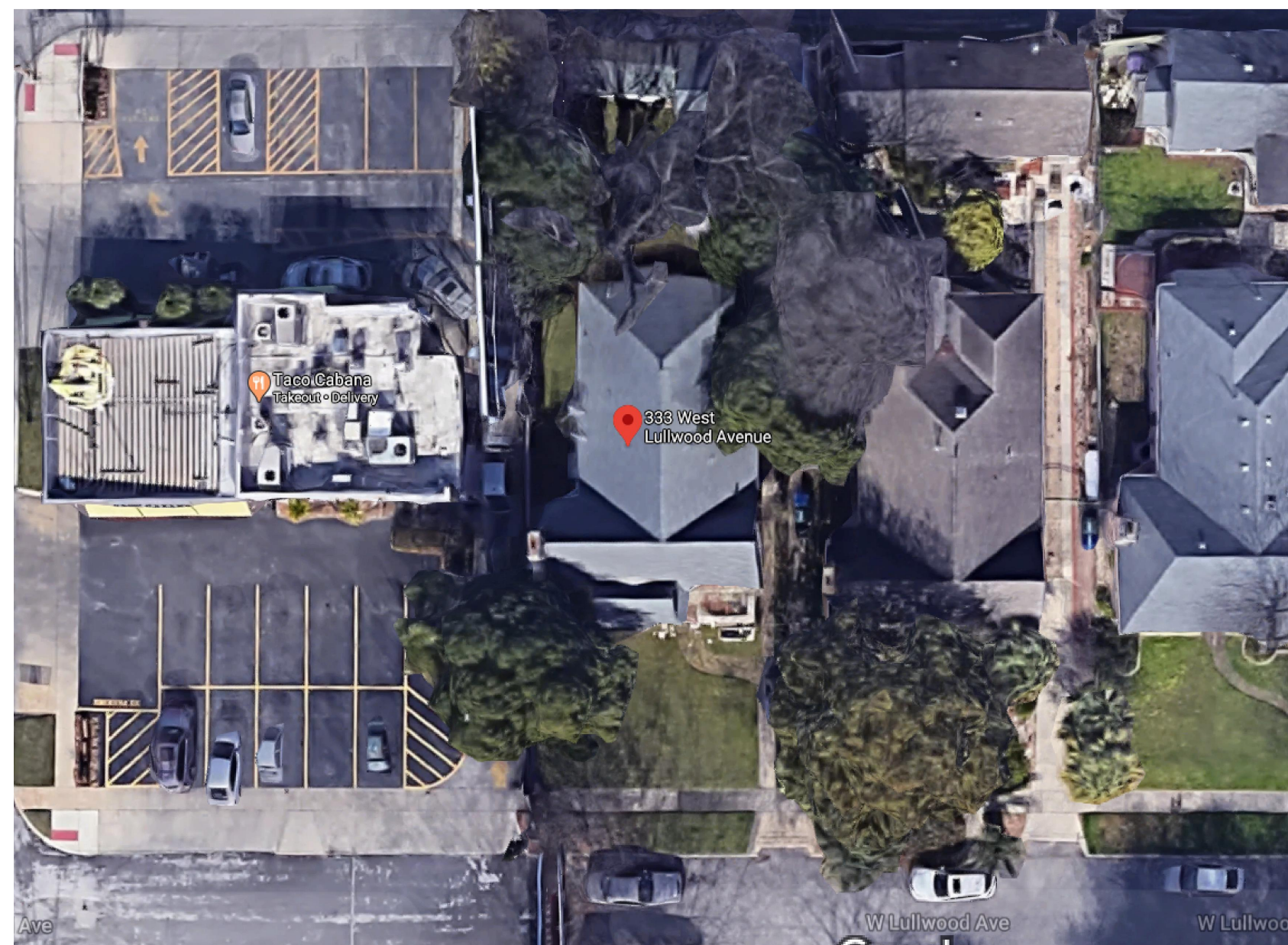
4 EXISTING SITE/FLOOR PLAN  
SCALE : 1/8"=1'-0"



3 VICINITY  
SCALE : N. T. S.



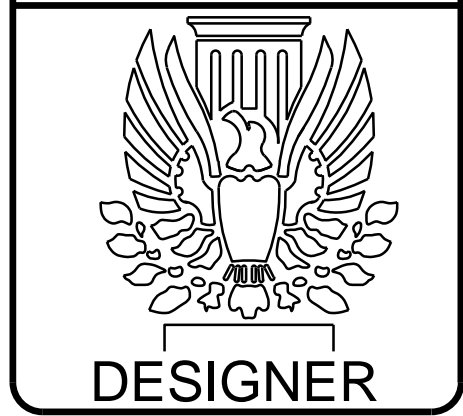
2 LOCATION  
SCALE : N. T. S.



1 SITE PLAN  
SCALE : N. T. S.

Drawn by:	VG
Checked:	
Approved:	
Date:	
Revisions:	By

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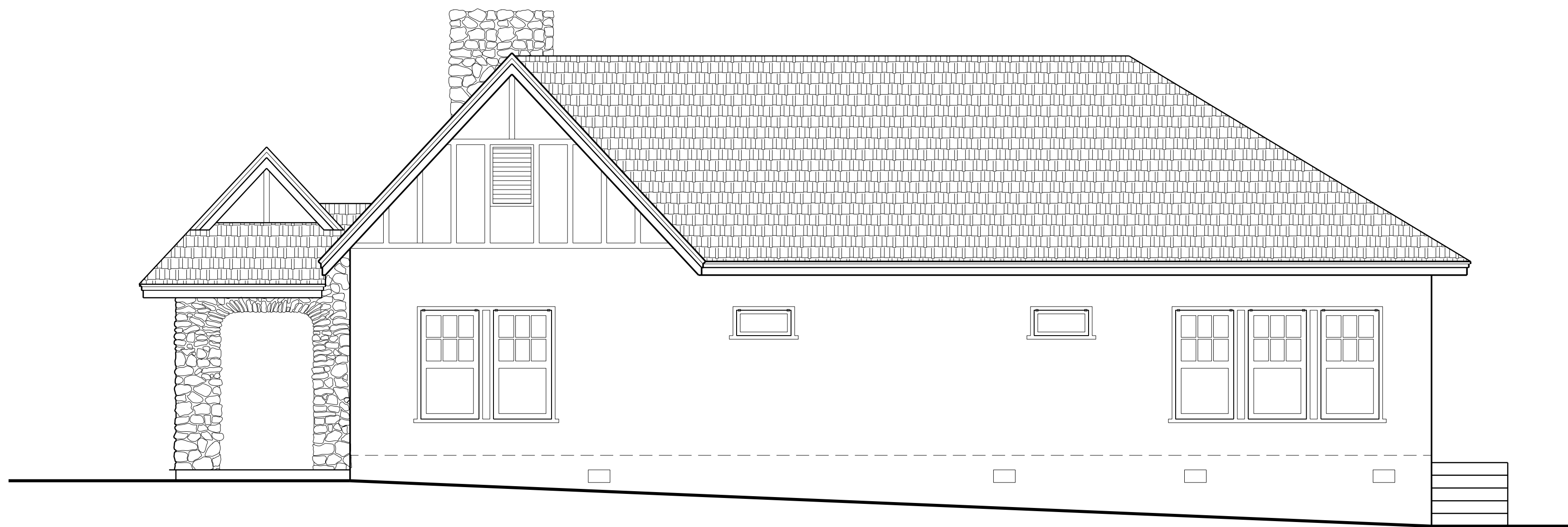
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DRAWING:  
EXISTING  
SITE &  
FLOOR PLAN

AUG. 20 2020  
SHEET N°  
A.1  
SHT. OF



**2** RIGHT SIDE ELEVATION  
SCALE : 1/4"=1'-0"



**1** FRONT ELEVATION  
SCALE : 3/16"=1'-0"



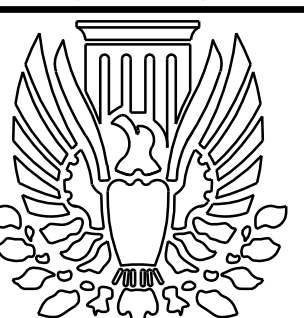
**4** LEFT SIDE ELEVATION  
SCALE : 1/4"=1'-0"



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

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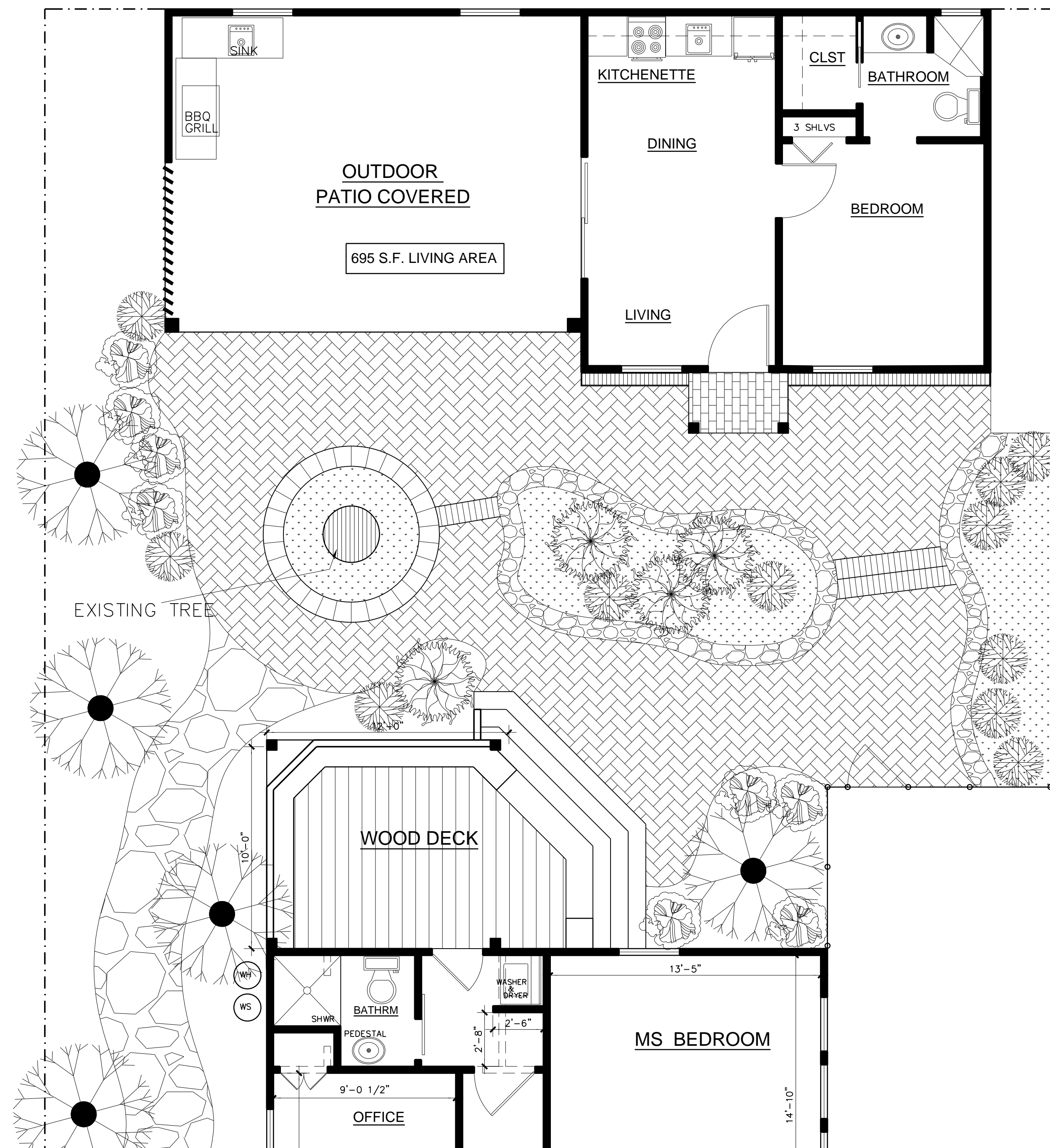
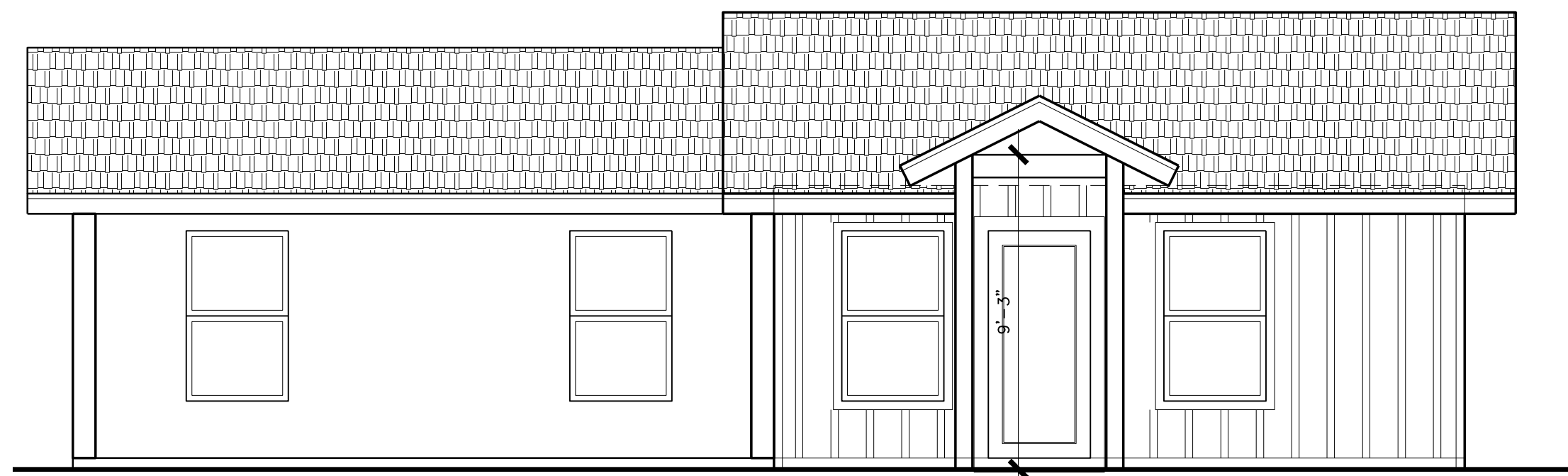
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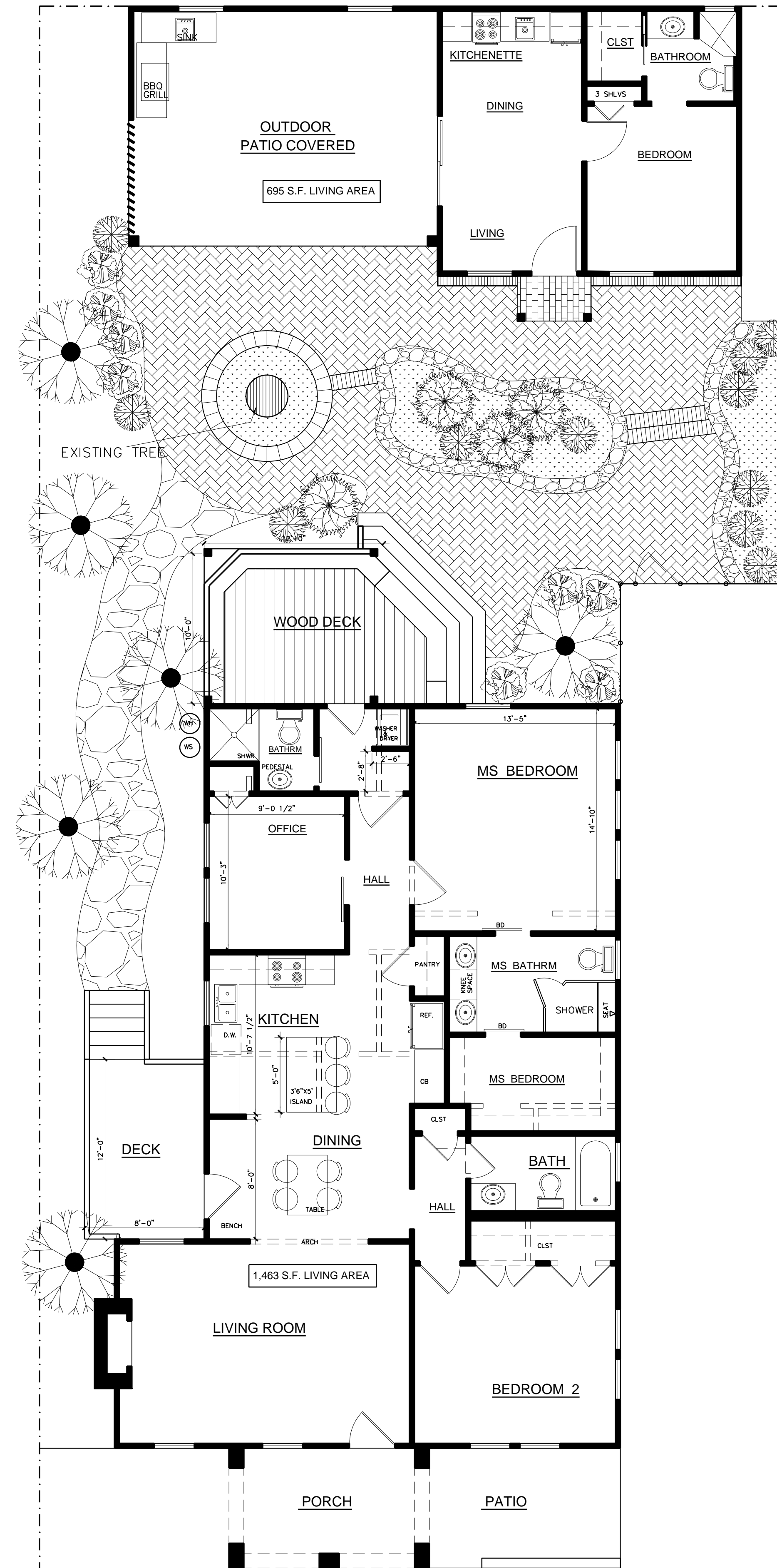
PROJECT FOR:  
BUILDER

DRAWING:  
PROPOSED  
ELEVATION

AUG. 20 2020  
SHEET N°  
**A.3.1**  
SHT. OF



5 BACK ROOM PROPOSE FLOOR PLAN  
SCALE : 1/4"=1'-0"



4 PROPOSED FLOOR PLAN  
SCALE : 3/16"=1'-0"

EXISTING WALL TO BE REMOVED  
EXISTING WALL TO REMAIN

Drawn by:	VG
Checked:	
Approved:	
Date:	
Revisions:	By

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PROJECT FOR:

BUILDER

DRAWING:

PROPOSE  
FLOOR PLAN

AUG. 20 2020

SHEET N°

A.2.1

SHT. OF

























































Home address:

333 W. Lullwood  
San Antonio, TX

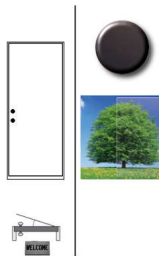
Contact: Joe Valdez

Ph# 512-784-0313

Details for new proposed windows & door:



Catalog Version 207



Call Width = 32  
Call Height = 80  
Frame Width = 33.75  
Frame Height = 81.75

Line Number	Item Summary	Was Price	Now Price	Quantity	Total Savings	Total Price
300-1	33.75x81.75 Single Door Unit Right Inswing	\$786.77	\$786.77	2	\$0.00	\$1,573.54
Unit 300 Total:		\$786.77	\$786.77		\$0.00	\$1,573.54

Begin Line 300 Description

---- Line 300-1 ----

JELD-WEN Windows & Doors  
33.75x81.75 Single Door Unit Right Inswing  
Call Width = 32  
Call Height = 80  
Frame Width = 33.75  
Frame Height = 81.75

Sill Width = 7 5/8"  
Sill Finish = Bronze with Vinyl Cap  
Brickmould Specie = None  
Door Stile & Rail Insert Grille = None  
Door Bore = Double Bore  
Bore Backset = 2 3/8"

Is This a Remake = No  
Specific Information =  
U-Factor = 0  
Solar Heat Gain Coefficient = 0  
SKU = 114979  
Vendor Name = S/O JELD-WEN DOOR SYSTM

Door Stile & Rail Glass Option = Non-Decorative  
Door Stile & Rail Glass = 1-Lite  
Door Stile & Rail Glass Caming = None  
Door Stile & Rail Glazing Type = Insulated  
Door Stile & Rail Glass Texture/Privacy = Clear  
Building Code = Non-Certified  
Unit Type = Pre-Hung  
Handing & Swing = Right Inswing  
Door Type = Doors with Glass  
Door Thickness = 1 3/4"  
Door Wood Species = Hemlock  
Door Design Stile & Rail = 2-Panel 1/2 Lite  
Door Stile & Rail Panel Thickness = 1 1/8" Single  
Hip Raised Panel  
Moulding/Sticking Options = 1/2" Ovolo  
Door Stile & Rail Mouldings = None  
Door Order Method = Store Delivery  
VisDoorCallWidth = ,30,32,36,  
VisDoorCallHeight = ,80,  
Sill / Threshold Type = High Dam Adjustable

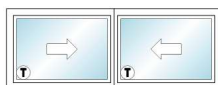
Bore Diameter = 2 1/8"  
Lockset Bore Position = 44  
Dead Bolt Bore Position = 5 1/2"  
Hinge Prep = 3-Hinge Prep  
Hinges Included = Yes  
Hinge Size = 4" x 4"  
Hinge Type = Ball Bearing w/Safety Stud  
Hinge Radius = 5/8" Radius / Square  
Hinge Finish = Antique Bronze  
First Hinge Position = 6 3/4"  
Second Hinge Position = 36"  
Third Hinge Position = 65 1/4"  
Include Lockset = No  
Jamb Cladding = No  
Jamb Width = 6 9/16"  
Jamb Finish Type = None  
Jamb Specie = Primed Auralast  
Weather-Strip Type = Compression Bronze  
Room Location =

Vendor Number = 60075920  
Manufacturer = JELD-WEN, Grand Prairie (UO)  
Contact Number = 1.800.246.9131  
Catalog Version Date = 09/08/2020  
Catalog Version = 20.3.0.1  
Model Display =  
Model =  
Customize Model = No  
UserID = NA  
mullposX = 0  
mullposY = 0  
BB\_Active = D1  
BB\_Inactive =  
Door Call-Width = 32  
Door Call-Height = 80  
Sidelite Call-Width = Unanswered  
Sidelite Call-Height = Unanswered  
Transom Call-Width = Unanswered  
SeriesBackend = 48

#### End Line 300 Description



Catalog Version 99



Frame Width = 32"  
Frame Height = 12"  
Sash Split =

Line Number	Item Summary	Was Price	Now Price	Quantity	Total Savings	Total Price
400-1	32-in x 12-in Wood W-5500 Double Slider	\$518.36	\$518.36	1	\$0.00	\$518.36
Unit 400 Total:		\$518.36	\$518.36		\$0.00	\$518.36

#### Begin Line 400 Description

##### ---- Line 400-1 ----

Wood W-5500,  
Double Slider,  
,  
32 x 12  
Assembly = Full Unit,  
Exterior Trim Type = No Exterior Trim,  
Exterior Trim Options = No,  
Regional Compliance = US National-  
WDMA/ASTM,  
Unit Handing = Left Hand Unit,  
Configuration = 2 Panel  
Order By = Frame Size,  
Frame Width = Custom Size,  
Custom Frame Width = 32,  
Frame Height = Custom Size,  
Custom Frame Height = 12  
Species = Auralast Pine,  
Interior Finish Type = Natural,  
Finish - Interior = Natural,

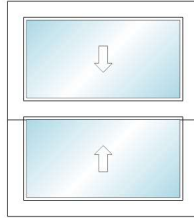
Finish - Exterior = Natural Pine,  
Sash to Match Exterior Finish = Yes,  
Finish - Sash (Exterior) = Natural Pine  
Jamb Width = 4 9/16"  
Rating = PG 25,  
Sill Nosing = No Sill Nosing,  
Prep for Stool = No  
Hardware Finish - Interior = White,  
Number of Locks = 1,  
Combo = No Combo,  
Screen Options = No Screen  
Energy Efficiency = Energy Star,  
Energy Star Zone = Energy Star - Southern,  
STC / OITC Rating = Standard,  
Glazing = Insulated,  
Glass Color = Low-E 366,  
Glass Type = Tempered (meets CA Urban Fire  
Code),  
Neat Glass = No,

Glass Thickness = Standard Default Thickness,  
CA Urban Fire Code Label = No Label,  
Protective Film = Protective Film,  
Spacer Color = Black Spacer,  
Glass Options = Argon,  
Glazing Stop Style = Standard  
Grid Type = No Grids  
Certification = None  
Window Egress = Does Not Meet Egress  
Room Location = ,  
Is This a Remake = No,  
Specific Information =  
Manufacturer = JELD-WEN, Rantoul(IL),  
Contact Number = 1-800-246-9131 Option 2,  
Catalog Version Date = 08/27/2020,  
Catalog Version = 20.2.29.0  
None

#### End Line 400 Description



Catalog Version 99



Frame Width = 32"  
Frame Height = 36"  
Sash Split = Even Divide

Line Number	Item Summary	Was Price	Now Price	Quantity	Total Savings	Total Price
500-1	32-in x 36-in Wood W-2500 Double Hung	\$491.94	\$491.94	1	\$0.00	\$491.94
Unit 500 Total:		\$491.94	\$491.94		\$0.00	\$491.94

Begin Line 500 Description

---- Line 500-1 ----

Wood W-2500, Double Hung, , 32 x 36 Assembly = Full Unit, Exterior Trim Type = No Exterior Trim, Exterior Trim Options = No, Regional Compliance = US National-WDMA/ASTM Vent Division = Even Divide, Order By = Frame Size, Frame Width = Custom Size, Custom Frame Width = 32, Frame Height = Custom Size, Custom Frame Height = 36 Species = Auralast Pine, Interior Finish Type = Natural, Finish - Interior = Natural, Finish - Exterior = Natural Pine, Sash to Match Exterior Finish = Yes, Finish - Sash (Exterior) = Natural Pine Jamb Width = 6 9/16",	Extension Jamb Shipped Loose = Extension Jamb Factory Applied Rating = PG 25, Sill Nosing = No Sill Nosing, Prep for Stool = Yes, Kerf Jamb = No Kerf Hardware Finish - Interior = White, Number of Locks = 1, Screen Options = No Screen Energy Efficiency = Energy Star, Energy Star Zone = Energy Star - Southern, STC / OITC Rating = Standard, Glazing = Insulated, Glass Color = Low-E 366, Glass Type = Annealed, Neat Glass = No, Glass Thickness = Standard Default Thickness, Protective Film = Protective Film, Spacer Color = Black Spacer, Glass Options = Argon Grid Type = No Grids	Certification = None, Jambliner = Tan Jambliner, Jamb Liner Options = Compression Jambliner, Sill Stop = Sill Stop Applied, Sash Limiter = No Sash Limiter, Finger Plows = No Finger Plows Window Egress = Does Not Meet Egress U-Factor = 0.29, Solar Heat Gain Coefficient = 0.2, Visible Light Transmittance = 0.47, Condensation Resistance = 59, CPD# = JEL-N-578-01933-00001 Room Location = , Is This a Remake = No, Specific Information = Manufacturer = JELD-WEN, Rantoul(IL), Contact Number = 1-800-246-9131 Option 2, Catalog Version Date = 08/27/2020, Catalog Version = 20.2.29.0 None
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End Line 500 Description