

**STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING OF
SEPTEMBER 08, 2011**

FILE NO: HRC-11-060

AGENDA ITEM: F-5

STAFF AUTHOR: Jennifer Pruitt, Principal Planner

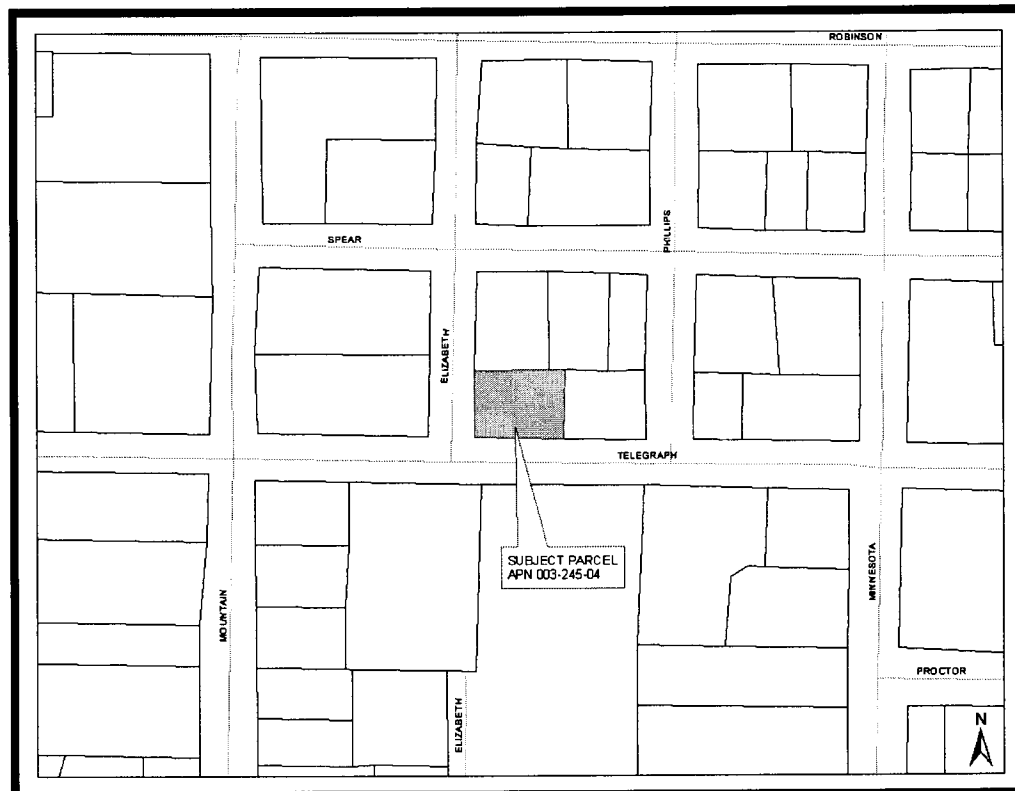
REQUEST: Action to consider a request from Carter and Peggy Twedt to allow eastern elevation alterations to the existing single family dwelling unit.

APPLICANT: Carter and Peggy Twedt

OWNER: Carter and Peggy Twedt

LOCATION/APN: 612 West Telegraph Street / 003-245-04

RECOMMENDED MOTION: It is recommended that the Historic Resources Commission "Move to approve HRC-11-060, a request from Carter Twedt (property owners: Carter and Peggy Twedt), to replace an existing window with French doors, add a small landing for access and the replacement of an existing window with a casement window, located at 612 West Telegraph Street, APN 003-245-04, subject to the conditions of approval contained in the staff report."



RECOMMENDED CONDITIONS OF APPROVAL:

1. All development shall be substantially in accordance with the attached site development plan.
2. The use for which this permit is approved shall commence within 12 months of the date of final approval. An extension of time must be requested in writing to the Planning Division 30 days prior to the one year expiration date. Should this request not be initiated within one year and no extension granted, the request shall become null and void.
3. The applicant must sign and return the Notice of Decision within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, then the item will be rescheduled for the next Historic Resources Commission meeting for further considerations.
4. The applicant shall submit a copy of the signed Notice of Decision and conditions of approval with the building permit application.
5. Approval is based on upon the project complying with the Standards and Guidelines for Rehabilitation, Carson City Historic District Guidelines, the Historic Resources Commission Policies and that the plans as submitted are in general conformance with the Secretary of the Interior's Standards.
6. The replacement window and doors shall be of the materials and make noted by the HRC.
7. Project requires application for a Building Permit, issued through the Carson City Building Division. This will necessitate a complete review of the project to verify compliance with all adopted construction codes and municipal ordinances applicable to the scope of the project.
8. The plans submitted for review shall comply with the prescriptive requirements found in the Carson City Building Division handout titled: RESIDENTIAL PLAN SUBMITTAL REQUIREMENTS: One & Two Family Dwellings and Accessory Structures This handout

LEGAL REQUIREMENTS: CCMC 18.05.015 (Procedure for Proposed Project)

MASTER PLAN DESIGNATION: Medium Density Residential

ZONING: Single Family 6,000

DISCUSSION:

This structure is a one-and-a-half story vernacular residence. The existing single-family residence was built in 1941 (assessor). The subject site is approximately 6,215 square feet which includes a single-family dwelling unit of 2,199 square feet and a detached garage of 216 square feet. Per the Historical Survey dated 2000 the property was sold several times in the 1860's and in 1883 Johnathan and Emma Doane were living at the subject site.

The property owners are proposing exterior alterations to the eastern façade of the existing single family dwelling structure. The alterations include removal of the two existing windows and the replacement with French doors (PlastPro Doors) and a new casement (Cascade) window. Also proposed is a landing platform and stairs with wood railings for access to the side yard from the existing single family dwelling unit.

The purpose of the proposed project is to provide direct access from the Single Family Dwelling unit to the primary yard on site.

In the Carson City Historic District Design Guidelines the following guidelines are applicable with the proposed project:

5.16.2 Guidelines for New Construction

The overall style of the new building will determine the appropriate design characteristics of the windows to be used. Windows for new buildings emulating 19th or early 20th century designs should emulate one of the 19th or early 20th century window styles and shall be vertically proportioned with a minimum ratio of 2 horizontal to 3 vertical and shall be single or double hung. Windows for new buildings emulating mid-20th century designs should use windows found in designs of those era (c. 1930-1960). The use of smoked, mirrored or tinted glass is not appropriate for use in the district.

The applicant is proposing to replace an existing casement window with a new Cascade casement window. See elevation submitted. The applicant has provided a specifications manual of the proposed product.

5.17.2 Guidelines of New Doors in Historic Buildings

The addition of a new door may be warranted for a building to properly function in a modern use. When new doors are to be installed a contemporary design which is sympathetic and harmonious with the original doors shall be used. The placement of the new openings shall not disrupt the original design of the building. (*Standard Number: 2, 3, 5, 6, 9, 10*)

5.17.3 Guidelines for Doors in New Construction

The overall style of the new building will determine the appropriate design characteristics of the doors to be used. Doors and entries make a strong design statement for any building. Balance, proportion, rhythm, scale and emphasis must all be considered when determining the style and design of doors. The use of highly ornamented and/or carved wood doors is discouraged. Likewise entry sidelights and/or transom windows should be simple in design.

The applicants are proposing to install a new set of French Doors in replacement of an existing casement window in the eastern façade. The doors will be PalstPro doors which are made of a fiberglass reinforced skin product with a polyurethane core. The applicant has provided a specifications manual of the proposed product. The addition of the new doors will allow for the building to properly function in a modern use. It is noticeable from a recent site visit that the primary side yard is used frequently by the occupants of the Single Family Dwelling.

With the recommended conditions of approval and based on upon the project complying with the Secretary of the Interior's Standards and Guidelines for Rehabilitation, Carson City Historic District Guidelines, the Historic Resources Commission Policies, and that the plans as submitted are in general conformance, it is recommended that the Historic Resources Commission approve HRC-11-060 subject to the recommended conditions of approval within this staff report.

PUBLIC COMMENTS:

Public notices were mailed to the adjacent property owners to the subject parcel in accordance with the provisions of NRS and CCMC 18.02.045. No comments have been received in favor or in opposition of the proposed project. Any comments that are received after this report is completed will be submitted prior to or at the Historic Resources Commission meeting, depending on their submittal date to the Planning Division.

Engineering Division comments:

- Development Engineering has no preference or objection to the request.

Building Division comments:

1. Project requires application for a Building Permit, issued through the Carson City Building Division. This will necessitate a complete review of the project to verify compliance with all adopted construction codes and municipal ordinances applicable to the scope of the project.
2. The plans submitted for review shall comply with the prescriptive requirements found in the Carson City Building Division handout titled: *RESIDENTIAL PLAN SUBMITTAL REQUIREMENTS: One & Two Family Dwellings and Accessory Structures* This handout

Respectfully Submitted,

PUBLIC WORKS DEPARTMENT, PLANNING DIVISION

Jennifer Pruitt

Jennifer Pruitt, AICP, LEED AP
Principal Planner

Attachments:

Application (HRC-11-060)
Building Division comments
Engineering Division comments

**Carson City Engineering Division
Historic Resources Commission Report
612 W. Telegraph St.
File Number HRC 11-060**

TO: Historic Resources Commission

FROM: Rory Hogen, Asst. Engineer

DATE: August 26, 2011

SUBJECT TITLE:

Review of a Historic Resources Commission application for the minor remodel of an existing historic structure to replace a window and add a door and steps at 612 W. Telegraph St., apn 03-245-04.

RECOMMENDATION:

Development Engineering has no preference or objection to the request.

DISCUSSION:

The Engineering Division has reviewed the request within our areas of purview relative to adopted standards and practices. Construction must meet all requirements of the State of Nevada and Carson City.

File # (Ex: MPR #07-111)	<i>HRC 11-060</i>
Brief Description	<i>Exterior changes</i>
Project Address or APN	<i>612 W. Telegraph St.</i>
Bldg Div Plans Examiner	<i>Kevin Gattis</i>
Review Date	<i>September 8, 2011</i>
Total Spent on Review	

BUILDING DIVISION COMMENTS:

Building Division Comments remain the same as before regarding the proposed alterations.

NOTE: These comments do not constitute a complete plan review, but are merely observations based on the information provided.

General

1. Project requires application for a Building Permit, issued through the Carson City Building Division. This will necessitate a complete review of the project to verify compliance with all adopted construction codes and municipal ordinances applicable to the scope of the project.
2. The plans submitted for review shall comply with the prescriptive requirements found in the Carson City Building Division handout titled: *RESIDENTIAL PLAN SUBMITTAL REQUIREMENTS: One & Two Family Dwellings and Accessory Structures* This handout may also be found online at: www.carson.org/building.

RECEIVED

Carson City Planning Division
108 E. Proctor Street • Carson City NV 89701
Phone: (775) 887-2180 • E-mail: planning@carson.org

FOR OFFICE USE ONLY:

AUG 23 2011

FILE # HRC - 11 - 060

**HISTORIC RESOURCES
COMMISSION** CARSON CITY
PLANNING DIVISION

FEE: None

CARTER & MARGARET TWEDT

PROPERTY OWNER

612 W. ROBINSON ST.

MAILING ADDRESS, CITY, STATE, ZIP

CARSON, CITY, NV 89703

PHONE #

775 882-2078

FAX #

E-MAIL ADDRESS

Name of Person to Whom All Correspondence Should Be Sent

PEGGY TWEDT: TWEDT612@YAHOO.COM

APPLICANT/AGENT

PHONE #

MAILING ADDRESS, CITY, STATE ZIP

PHONE #

FAX #

E-MAIL ADDRESS

SUBMITTAL PACKET

- ☒ Application Form with signatures
- ☐ Written Project Description
- ☐ 14 Completed Application Packets-Application form, maps, supporting documentation (1 Original + 13 Copies)
- ☐ CD containing application data (pdf format)
- ☐ Documentation of Taxes Paid-to-Date

Application Reviewed and Received By:

Submittal Deadline: See attached HRC application submittal schedule.

Project's Assessor Parcel Number(s):

003-245-04

Street Address

612 W. TELEGRAPH ST

ZIP Code

89703

Project's Master Plan Designation

Project's Current Zoning

SFO

Nearest Major Cross Street(s)

MOUNTAIN, WASHINGTON, DIVISION

Briefly describe the work to be performed requiring HRC review and approval. In addition to the brief description of your project and proposed use, provide additional page(s) to show a more detailed summary of your project and proposal. NOTE: The Historic District Ordinance and Historic District Design Guidelines, as well as Policy Statements, are available in the Planning Division to aid applicants in preparing their plans. If necessary, attach additional sheets.

REPLACE THE SOUTH DOUBLE WINDOW ON THE EAST

SIDE WITH FRENCH DOORS, AN OUTSIDE PLATFORM

WITH RAILING & STEPS. REPLACE THE NORTH

DOUBLE WINDOW ON THE EAST SIDE WITH A

CASSMENT WINDOW. WORK WILL BE DONE BY DICK WIPFLI.

Does the project require action by the Planning Commission or the Board of Supervisors? ☐ Yes ☒ No If Yes, please explain:

Will the project involve demolition or relocation of any structure within or into the Historic District? ☐ Yes ☒ No If Yes, please describe:

Reason for project:

TO PROVIDE DIRECT ACCESS FROM HOUSE TO SIDE YARD.

SUPPORTING DOCUMENTATION

Each application requires 12 copies, folded to 8 1/2 x 11 inches, of quality site plan and drawings showing work to be performed on the subject project which requires HRC approval. Basically, this is any work which will affect the exterior of any structure and any modifications to the site, i.e., fences, walls, or major landscaping. The name of the person responsible for preparation of the plans and drawings shall appear on each sheet.

Attached is a Plan Checklist to aid preparation of plans and architectural drawings. It is understood that all checklist items will not be included in all projects. The list is intended to give the applicant an idea of the breadth of review by the Commission on those items which are included in the subject project. Photographs can be used for illustration and discussion, but are not acceptable as substitutes.

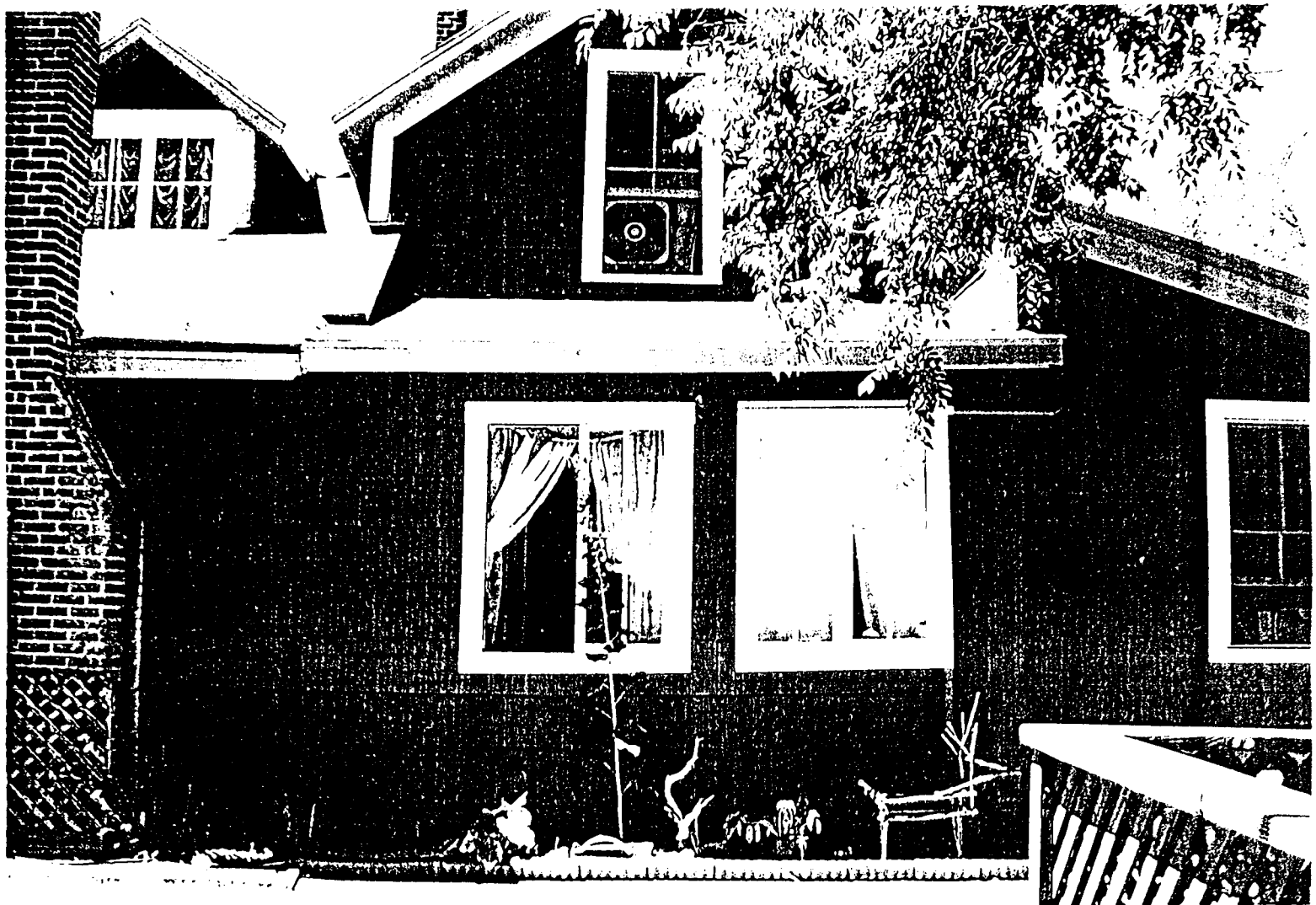
Carter J. Twedt Margaret A. Twedt
Owner's Signature

Applicant's/Agent's Signature

CARTER J. TWEDT Margaret A Twedt
Owner's Printed Name

Applicant's/Agent's Printed Name

612 W. TELEGRAPH ST (EAST SIDE) BEFORE

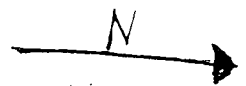


612 W. TELEGRAPH ST (EAST SIDE) AFTER



0 37" 74"

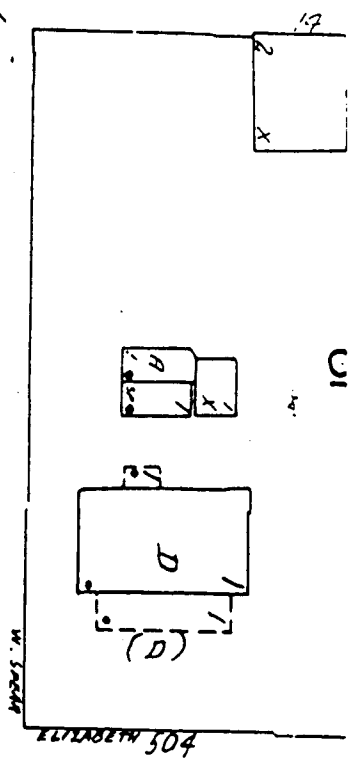
1" \approx 37"



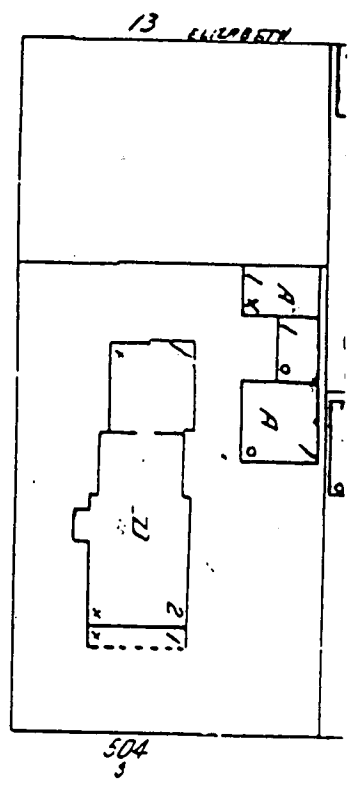
RAILING ON SOUTH & EAST
SIDE NOT SHOWN. (WOOD RAILING)

PLATFORM EXTENDS ABOUT 48"
FROM HOUSE.

THE FRENCH DOORS & THE WINDOW
ARE NOT WOOD, BUT LOOK LIKE WOOD.
[PLASTPRO DOORS, CASCADE WINDOWS]



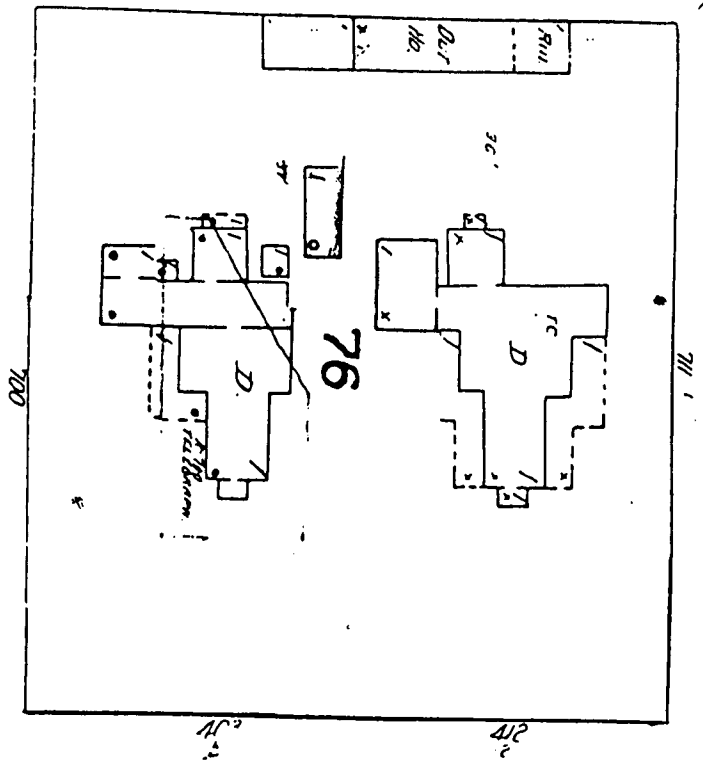
ELIZABETH



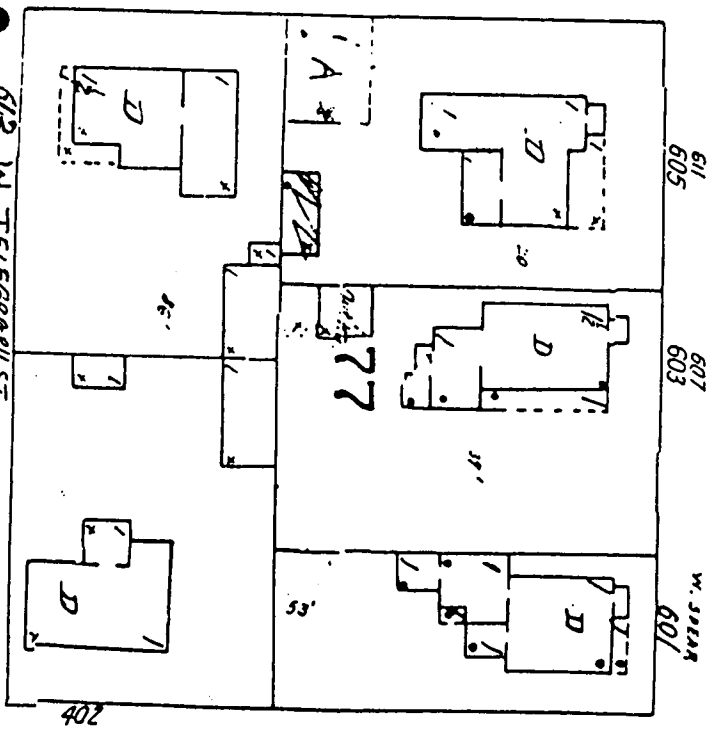
PHILIPS

W.

SPEAR



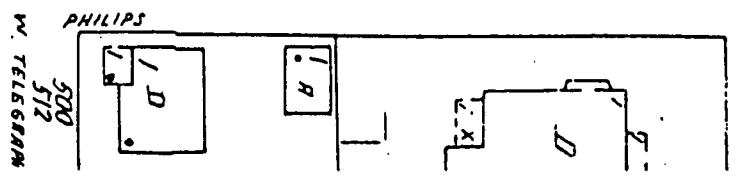
50'



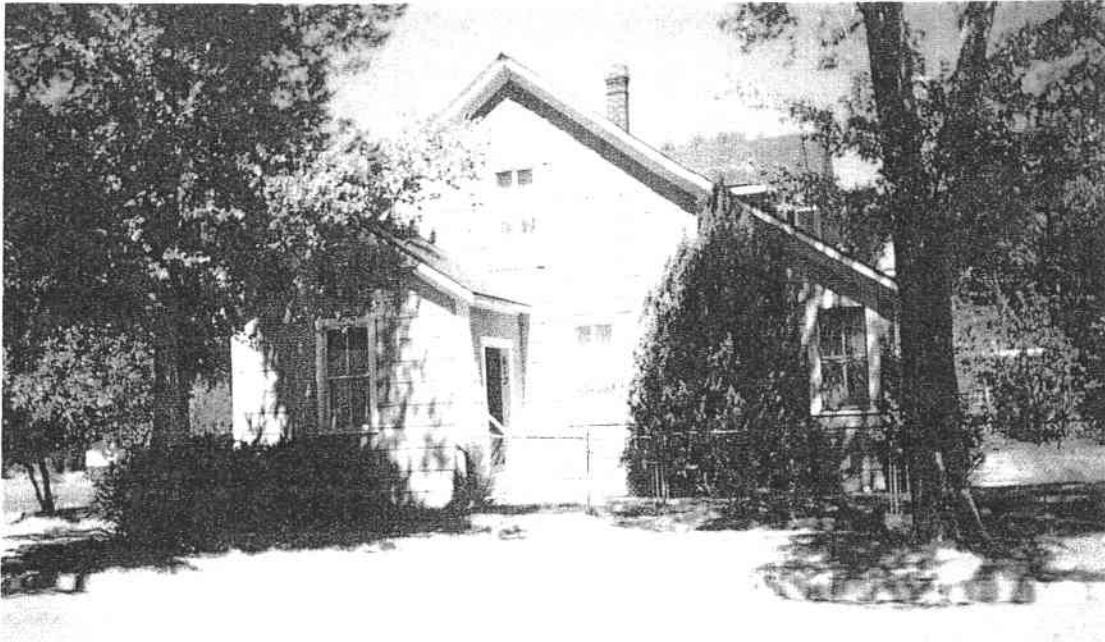
66'

W.

TELEGRAPH



**Historical Survey 2000
Carson City Historic District
Carson City Community Development**



Address: 612 W. Telegraph

Location: Northeast corner W. Telegraph and Elizabeth

Construction Date: 1941 (assessor)

Historical Background

This property was sold several times in the 1860s and 1870s as part of a larger parcel. By 1883 Jonathan and Emma Doane were living there. According to the 1880 census, Mr. Doane was a printer and Mrs. Doane was keeping house. By 1907 Mr. And Mrs. J. Doane were in residence on Telegraph Street. Jonathan Doane was deputy State Controller. Grace Doane also lived in the home.

Jonathan and Emma Doane both died in 1918, a few months apart. Their son Arthur had died three years previously, in 1915. They had also lost an infant son, George, in 1883 when he was just over two years old.

By 1920 John F. Shaughnessy was in residence. Shaughnessy was a native of Wisconsin. In 1910 he had been working for the Railroad Commission and living

in a boarding house on Division Street with his wife Hannah, a native of Ireland, and their three daughters: Mary, Anna and Francis. The Shaughnessys lived at 612 W. Telegraph until 1935.

By 1937 Maurice and Carolyn Anderson were living in the house. Anderson was an assistant manager at the State Highway Department. Jesse B. and Verda R. Maxom lived there in 1948.

Sources: Stewart Title Posting Books; Carson City Directories; Carson City Telephone Directories; United States Census

WINPRO Series
CASCADE Series



BETTER WINDOW *innovations*



INTEGRITY IS PARAMOUNT

Windows are more than a way to let light into your home. The integrity of our company and our products makes Cascade a valued window resource.

For many years, Cascade has designed, manufactured and supplied high-quality, energy efficient windows for homeowners and builders.

The window experts at Cascade bring smart, innovative design to each product. Special features and benefits inherent in each window result in beauty you can see.

LIFETIME LIMITED WARRANTY

You can rest assured knowing your windows are designed and manufactured to last, as long as you own your home. This commitment is backed by Cascade's lifetime limited warranty – a warranty that includes product and labor protection as well as limited transferability. For details, please see your Cascade Windows representative.

Cascade windows bring you year-round comfort and are the perfect fit for your new construction or remodeling project.

With the ability to combine styles and features from all of our product lines, you can maintain a consistent look with proven structural integrity. Our distinctive product lines offer options and styles to fit any budget.

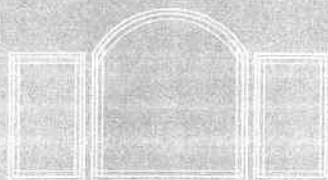
Let Cascade Windows bring beauty and technical innovation to your home.



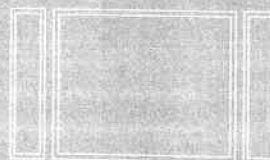
Style Combinations



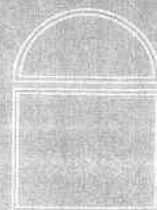
Single Hung + Picture + Single Hung



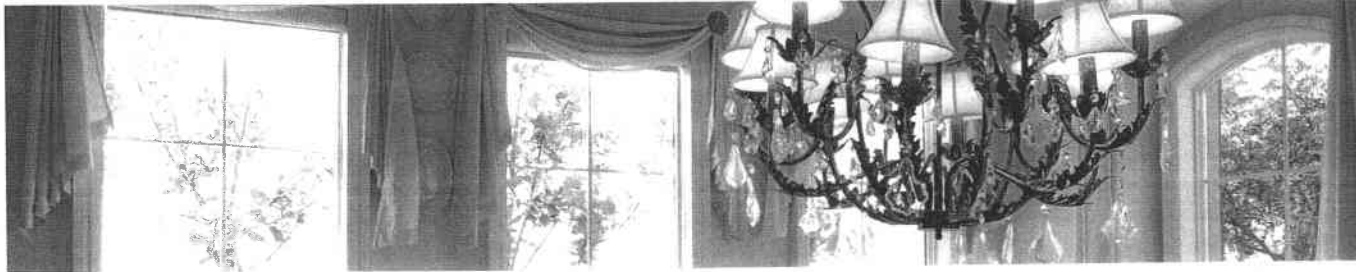
Picture + Shaped Picture + Picture



Picture



Accent + Picture



DESIGN INNOVATION

Cascade Windows engineers excel in developing intelligent design that brings exceptional value to our customers.

MAINFRAME Our window mainframes feature a wide 3 1/4" frame depth with fusion-welded corners. This gives you beautiful, distinctive shadow lines and improved window stability. When the application requires, Cascade offers a 2 3/4" mainframe.

CELCON® ROLLERS Our slider windows feature Celcon rollers mounted on stainless steel axles. They provide years of durable service without causing unsightly markings often associated with other materials.

Frames Built to Last

Construction

Heavy, multi-chambered frame

Stability

Set-back fixed glass

Protection

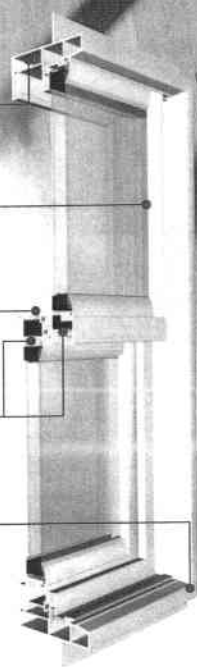
Double weather-stripping

Strength

Reinforced meeting rails

Integrity

Fusion-welded corners



REINFORCED MEETING RAILS

The meeting rails on many of our single-hung and slider windows are reinforced with steel. This steel reinforcement provides rigidity to enhance structural integrity and forms a secure and stable platform for locking hardware.

COMBINATION UNITS Cascade offers a wide selection of window combination units, bringing design flexibility, functionality and creativity to any window project.

Frame Styles



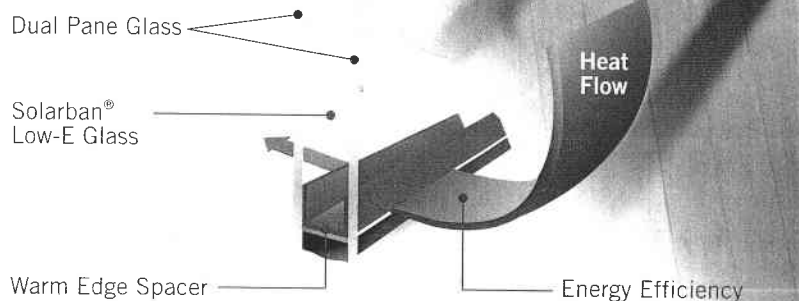


ENERGY EFFICIENT QUALITY

With rising energy costs and concern for the environment, it is important to choose energy efficient products. Many Cascade windows meet the Department of Energy's Energy Star® guidelines. We offer insulated glass panels with high performance, heat reflective coatings; warm edge spacers and dual weather stripping. Optimum efficiency is achieved by combining our vinyl mainframes with PPG's patented Solarban® glass and our warm edge spacer technology. These features further reduce energy costs while increasing the comfort of your home.

VINYL Cascade vinyl windows ensure consistency of quality in materials, lifespan, and maintenance. Our vinyl windows never need painting, saving you time and money. You will also appreciate a reduction in energy costs due to the energy saving performance of Cascade windows.

Superior Windows



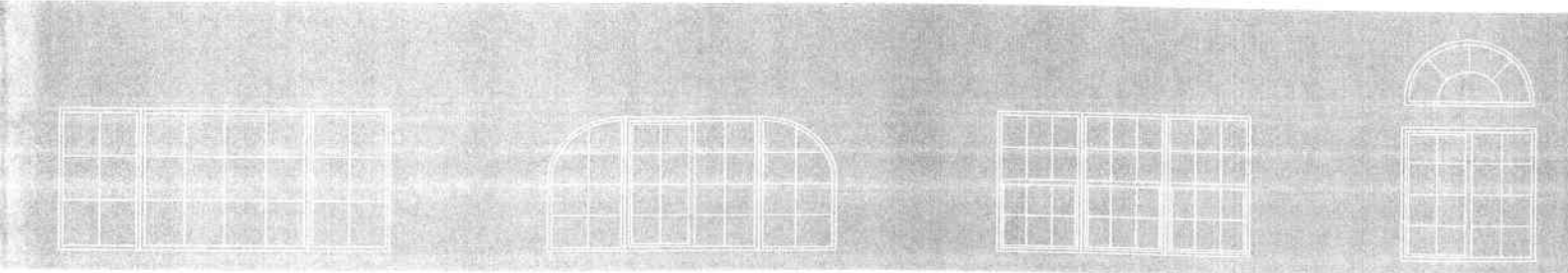
DUAL PANE GLASS Windows have improved dramatically since the days when only a single pane of glass stood between you and the elements. Dual pane windows are quieter and more energy efficient. Plus, our windows are sealed with formulated butylene sealant, ensuring lasting performance.

LOW-E GLASS Cascade windows deliver superior year-round performance. High performance glass coatings reflect outside heat in the summer and interior heat in

the winter, reducing your air conditioning and heating requirements. Additionally, Solarban® coated glass blocks many of the sun's damaging ultraviolet rays that can fade carpets, curtains, and furniture.

WARM EDGE SPACER Cascade's Warm Edge Spacer system conducts less heat through the window. This technology can significantly improve a home's overall energy efficiency.

Grid Combinations



CASCADE SERIES

OUR SIGNATURE LINE

The Cascade Series provides architects, homeowners and building professionals an effective combination of classic looks and enhanced structural integrity through innovative design and added features.

You will gain classic, traditional styling that is desired in custom homes and commercial projects. Superior structural integrity is coupled with low maintenance benefits.

DISTINCTIVE LOOKS The Cascade Series offers a distinctive appearance normally associated with wood windows. They feature a fixed sash, giving the window true visual balance.

DEPTH The fixed sash unit is set back from the outside of the frame, offering the depth and sight lines of traditional wood windows. The frames of the Cascade Series' picture, casement, and awning windows provide the same consistent look.

HARDWARE Cascade Series sliders and single-hung windows feature AutoLocking hardware. Cascade casement windows feature multi-point locks and smooth operating handles. The Cascade door features an upgraded heavy-duty screen and a secondary lock. Security is built into the Cascade Series.

Performance

STRUCTURAL VALUES	Structural Rating	Test	Operation
C9100 Horizontal Sliders	HS-C35	72 x 60	XO
C9130 Horizontal Sliders (3-panel)	HS-C30	120 x 60	XOX
	HS-LC25	120 x 72	XOX
C9200 Single Hungs	H-LC30	48 x 96	X
9501 Picture Units	F-LC30	96 x 60	O
	F-LC25	96 x 72	O
9300 Casements	C-C50	30 x 72	X
	C-C45	36 x 60	X
9400 Awnings	AP-LC30	48 x 36	X
	AP-LC25	48 x 48	X
C9700 Patio Doors	SGD-R25	72 x 82	XO
	SGD-R15	96 x 96	XO
C9730 Patio Door (3-panel)	SGD-R20	142 x 82	OXO

U VALUES represent the rate of heat transfer through an object

U VALUES	Testing Data	SB60	SB60 + argon	SB70	SB70 + argon
C9100/C9130 Horizontal Sliders	U-Value	0.35*	0.32*	0.35*	0.31*
	SHCG**	0.30	0.30	0.21	0.21
C9200 Single Hungs	U-Value	0.35*	0.32*	0.35*	0.31*
	SHCG**	0.30	0.30	0.21	0.21
9501 Picture Units	U-Value	0.31*	0.27*	0.31*	0.27*
	SHCG**	0.32	0.32	0.23	0.23
C9700/C9730 Patio Doors	U-Value	0.33*	0.29*	0.33*	0.29*
	SHCG**	0.32	0.32	0.23	0.23
9300 Casements	U-Value	0.30*	0.28*	0.29*	0.26*
	SHCG**	0.26	0.26	0.19	0.19
9400 Awnings	U-Value	0.30*	0.27*	0.30*	0.27*
	SHCG**	0.26	0.26	0.19	0.19

* Energy Star Rated ** (with no internal muntins)

* These values are subject to change without notice, based on testing and certification cycles

* Super Spacer standard on C9700 Patio Doors

Super Spacer

WINPRO SERIES

HIGH STYLE. HIGH VALUE

The WinPro Series is designed to give homeowners and building professionals a remarkable combination of sleek looks, reliable performance and serious value.

Intelligent design and energy efficiency results in a smart and affordable window with a maximized viewing area. The WinPro Series offers great flexibility in design and options while maintaining excellent structural and thermal qualities.

DISTINCTIVE LOOKS The WinPro Series offers a clean, contemporary window design with a variety of grid options and configurations.

CLEAN, SOLID LINES

WinPro windows have no unsightly accessory grooves, offering clean lines and maximum viewing area.

SET BACK INSULATED GLASS

The glass units in our WinPro Series windows are set back from the exterior of the frame, presenting a balanced, framed appearance and increasing the stability of larger units.

COLOR MATCHED HARDWARE

All operable WinPro windows feature color-matched hardware to maintain a unified appearance. The WinPro patio door includes a contemporary-designed, rounded Euro-handle.

Performance

STRUCTURAL VALUES	Structural Rating	Test	Operation
9100/9130 Horizontal Sliders	HS-C30	120 x 60	XOX
	HS-R20	120 x 72	XOX
9200 Single Hungs	H-LC30	48 x 96	X
9011 Picture Units	F-C35	96x60	O
9700 Patio Doors	SGD-R25	72 x 82	XO
	SGD-R15	96 x 96	XO
9730 Patio Doors (3-panel)	SGD-R20	142 x 82	OXO

U VALUES represent the rate of heat transfer through an object

U VALUES	Testing Data	SB60	SB60 + argon	Clear	SB70	SB70 + argon
9100 Sliders	U-Value	0.34*	0.31*	0.49	0.34*	0.30*
	SHCG**	0.32	0.32	0.64	0.23	0.23
9200 Single Hungs	U-Value	0.34*	0.31*	0.48	0.34*	0.30*
	SHCG**	0.32	0.32	0.64	0.23	0.23
9011 Picture Units	U-Value	0.32*	0.28*	0.47	0.31*	0.27*
	SHCG**	0.35	0.35	0.70	0.25	0.25
C9700/9730 Patio Doors	U-Value	0.33*	0.29*	0.47	0.33*	0.29*
	SHCG**	0.32	0.32	0.63	0.23	0.23

* Energy Star Rated ** (with no internal muntins)

* These values are subject to change without notice, based on testing and certification cycles

* Super Spacer standard on 9700 Patio Doors

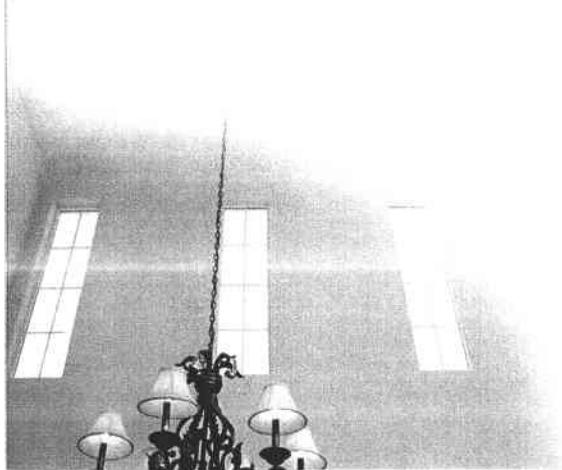
Super Spacer



CUSTOM, STYLISH & VERSATILE

From Colonial to Craftsman, Post-Modern to French Country, Cascade Windows offers style combinations and grid patterns that will be just right for your home. Our versatile product lines allow you to combine styles and features to fit all your window needs.

Grid selection can greatly enhance the appearance of your new windows. At Cascade Windows, we offer an almost unlimited variety of internal grid styles and options. Choose from pencil, slimline or euro varieties. Grid colors available include white, almond, clay, bronze, brass, silver and pewter. The following page shows several available patterns. Of course, our technical services department is always ready to assist you in selecting the perfect window design for your home, simply contact your Cascade Windows representative for assistance.



Basic Window Styles



Casement



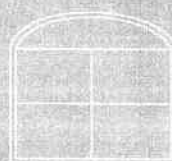
Single Hung



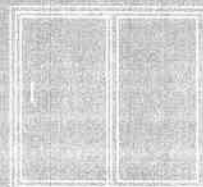
Picture



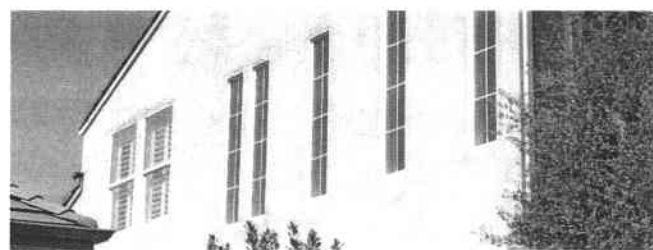
Slider



Specialty Shapes

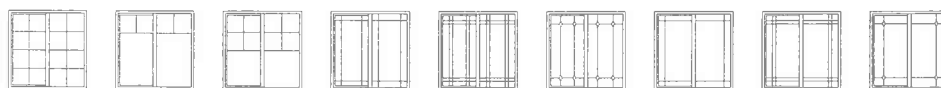


Patio Door



GRIDS, COMBINATIONS & OPTIONS

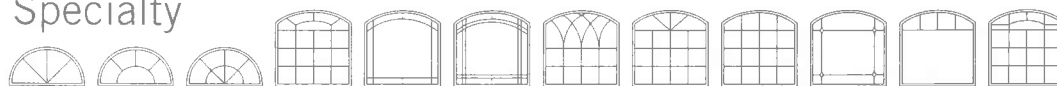
Slider



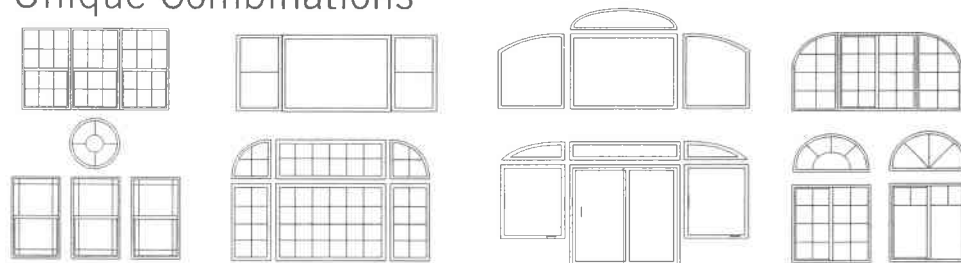
Single-Hung



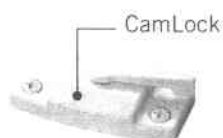
Specialty



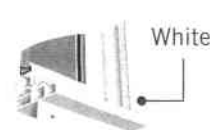
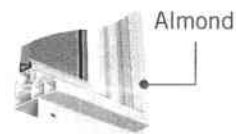
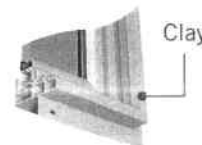
Unique Combinations



Handle & Lock Options



Color Options



Grid Types





800.442.8544
www.cascadewindows.com



PPG Glass Technology
Since 1883



 **plastpro**

KNOW THE BEAUTY OF INNOVATION

fiberglass entry door



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fiberglass entry door



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2009 full line catalog

Old world craftsmanship meets new world technology to make Plastpro Fiberglass Entry Doors the most advanced products available on the market. Since 1994, Plastpro has been a market leader gained through the development of our exclusive Hydroshield Technology™. With the introduction of a full line of PFT™ Frames and Door Accessories, Plastpro is dedicated to providing the best products on the market today.

VERTICAL INTEGRATION

Since 1954, the world-renowned Formosa Plastics Group and one of its leading companies, Nan Ya Plastics Corporation, have been dedicated to offering its customers a top quality product at the highest possible value. While products and components from other manufacturers may be outsourced, Plastpro can boast total vertical integration as part of the Formosa Plastics family of companies. Our commitment to quality is backed by extensive materials research and technological developments that ensure consistently innovative products.

INNOVATIVE RESEARCH AND DEVELOPMENT

Vertical integration means that we can focus on perfecting each individual door component. By maintaining control from raw materials to our finished product, Plastpro has the flexibility to create breakthrough products, offering the widest possible choice of product designs, colors, and sizes. Over the past 10 years, Plastpro has introduced Hydroshield Technology™, BTHP™ Snap-On Frames, and our versatile PFT™ Frames line of composite doorframes.

ISO 9001 AND ISO 14000 DESIGNATION

Plastpro products have achieved world recognition through ISO 9001 and ISO 14000 designations for strict adherence to leading international quality standards.

TAKING ACTIVE STEPS TO PROTECT THE ENVIRONMENT

As part of our ongoing commitment to responsible environmental practices, we are proud to be Partners in the U.S. Government's Energy Star Program. As an Energy Star Partner, our products have been shown to meet regional standards for energy efficiency and conservation. Research shows that engineered lumber uses smaller pieces of fast-growing wood to obtain the same sizes as lumber from old-growth forests, but with more durability and strength. As a Built Green member, Plastpro products make a difference for the environment while saving money.



BACKED BY WARRANTY

We are proud to offer some of the best warranties in the industry. Plastpro Woodgrain, Mahogany, Rustic and Fir Grain doors carry a Limited Lifetime Warranty; Smooth Skin and True White Oak doors carry a 25-Year Limited Warranty. Plastpro Doorlites carry a 10-year Limited Warranty. PF Frame carry a Limited Lifetime Warranty.



3/0 X 8/0 Rustic Series
2 Panel w/ Plank
DRA2P80 w/ Clavos ACCLP12R

Plastpro's 250,000 square-foot, fully automated manufacturing facility in Ashtabula, Ohio is the most advanced in the door industry. Plastpro's innovative manufacturing methods include our fully integrated, computer-controlled system that enables greater product consistency and enhanced employee safety. Taking advantage of one of the most highly skilled and experienced manufacturing workforces in the nation, with specific expertise in the molding and assembly technologies, we have up to 400 percent greater productivity than traditional manufacturing operations. By carefully controlling every aspect of manufacturing, Plastpro can ensure the integrity and quality of every product.

HYDROSHIELD TECHNOLOGY™

Our exclusive water-resistant seal protects our doors against water infiltration on all sides to prevent warping, delamination, corrosion, rotting, and the build up of mold and mildew. This Hydroshield seal consists of:

FIBERGLASS REINFORCED DOOR SKINS

Our high-impact compression molded skins will not splinter, dent, warp, rot or rust. Surfaces are easy to stain or paint, and easy to clean.

FULL LENGTH COMPOSITE STILES

Our full-length composite stiles provide complete waterproofing for the door's insulation and have twice the screw-holding power of traditional wood-edged doors. Our doors will never splinter like wood or delaminate like steel.

COMPOSITE TOP & BOTTOM RAILS

High strength composite top and bottom rails prevent moisture from seeping into the door. Bottom rails accommodate a range of door sweeps.

BTHP™ SNAP-ON DOORLITE FRAMES

Our exclusive BTHP™ Snap-on Frames employ a series of specially designed clips that lock decorative glass firmly in place. Our BTHP™ Frames have no unsightly plugs or screws, and create a cleaner, more natural appearance in any entryway.

EXTENDED LOCKBLOCK

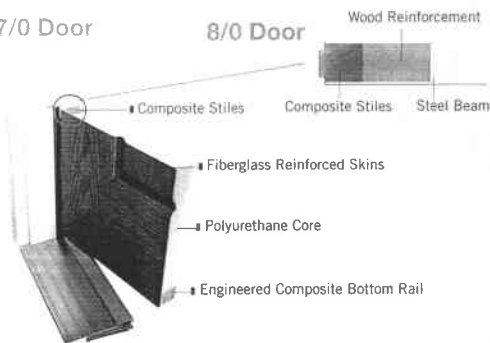
Our extended lock block allows a range of door locks and hardware to be installed into our doors.

ENVIRONMENTALLY SOUND POLYURETHANE

FOAM CORE

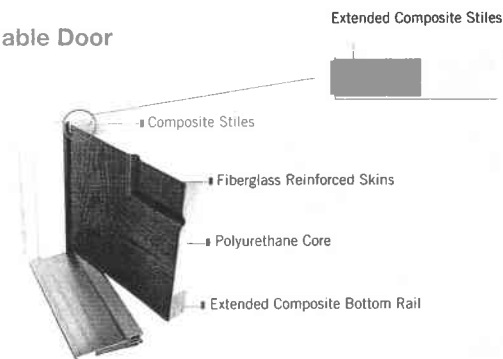
While some other fiberglass door manufacturers still use HCFC-free foam, we are proud to offer a door that is completely CFC-free, in compliance with the United States environmental standards to prevent destruction to the Earth's ozone layer. The advanced polyurethane core enhances the door's soundproofing capabilities and provides insulation six times greater than wood doors.

6/8 & 7/0 Door

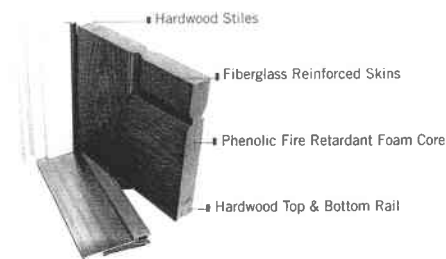


8/0 Door

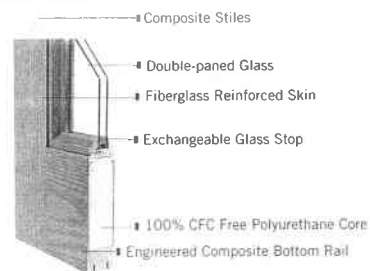
Trimable Door



Fire Rated Door



Flush Glazed Door



PATENTED HYDROSHIELD TECHNOLOGY™

Our exclusive water-resistant seal protects our doors against water infiltration on all six sides to prevent warping, delamination, corrosion, rotting, and the build up of mold and mildew. This Hydroshield seal consists of:

FULL LENGTH COMPOSITE TOP AND BOTTOM RAILS: Additional non-porous protection keeps water from seeping into the door and helps prevent the build up of mold or mildew.

FIBERGLASS REINFORCED SKIN: Fiberglass is unmarred by the wear and tear of everyday use and is unaffected by moisture and humidity. Our doors will not rot, splinter or warp like wood, and won't dent or delaminate like steel.

FULL LENGTH COMPOSITE STILES: All Plastpro fiberglass entry doors feature fully composite stiles to prevent water infiltration into the door's insulation and ensures our door will never warp, rot, or rust.

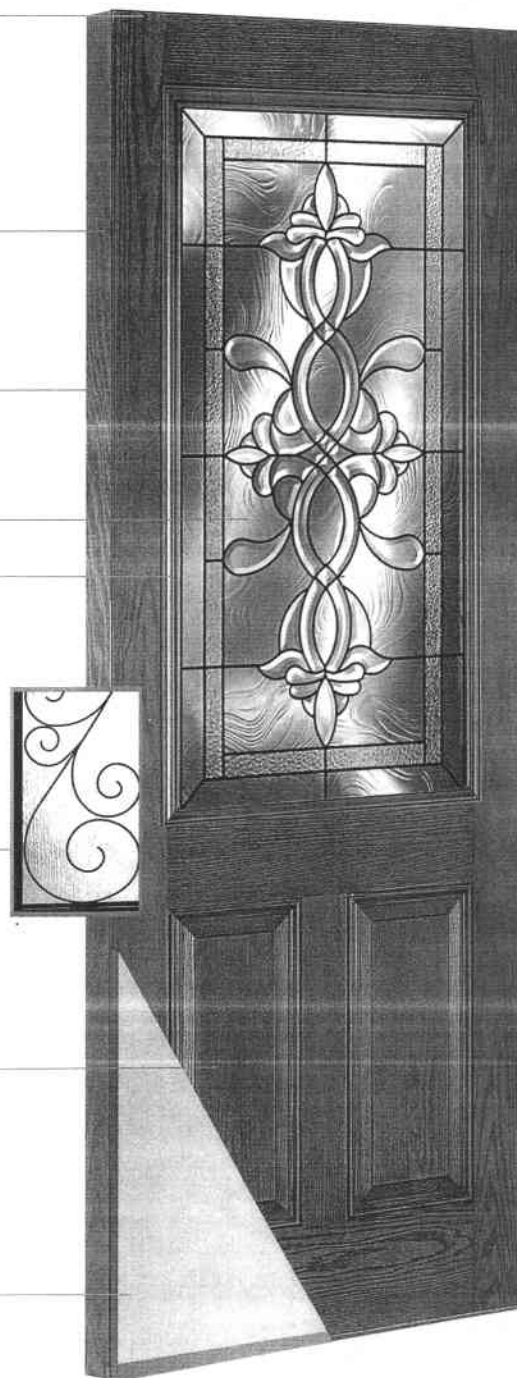
TRIPLE PANE DECORATIVE GLASS: Our decorative doorlites provide excellent thermal protection while adding beauty and sophistication to your entryway.

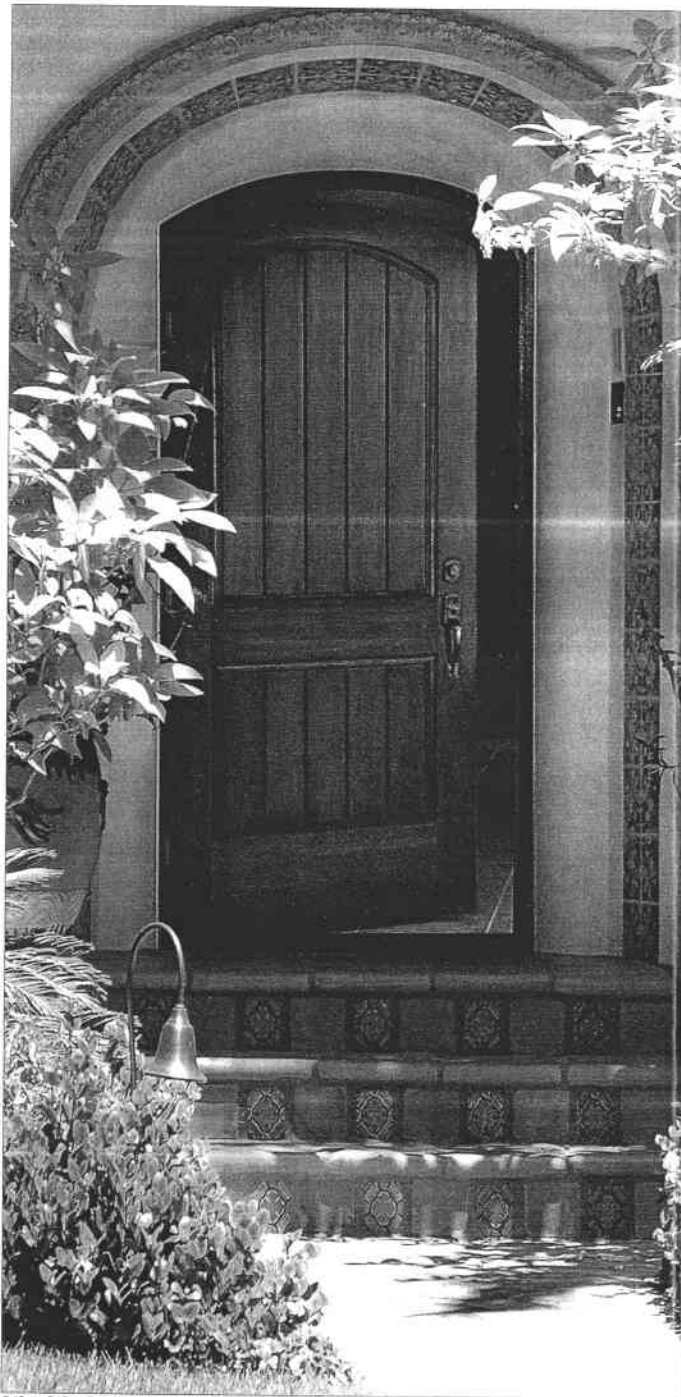
BTHP™ DOORLITE FRAMES: Our exclusive frames create a completely unblemished surface around the decorative doorlite for an attractive appearance without unsightly screws or ugly, mismatched plugs.

WROUGHT IRON DOORLITE FRAMES: Specially engineered to complement the range of cutouts in the Rustic Series, each frame is beautifully hand made and has a durable powder coat finish. Available for all Wrought Iron Doorlite collections.

ARCHITECTURALLY CORRECT PROPORTIONS: Plastpro doors are designed with beautifully detailed panels that are identical to traditional wood door construction to create crisper shadow lines and heightened curb appeal.

INSULATED CORE: Our environmentally friendly insulation is 100% CFC-free and provides a high R-value for maximum thermal protection.





3/0 x 6/8 Rustic Series
2 Panel w/ Arch Plank Arch Top
DRA2C

Plastpro doors have been put through a rigorous battery of tests, first in our own testing lab and again by an independent testing facility. Our results meet or exceed the Florida Building Standards. For more specific testing results, please see our website at www.plastproinc.com or visit the Florida Department of Community Affairs at www.floridabuilding.org.

TESTING RESULTS BY ETC LABORATORY

ASTM D1761 Screw Holding Capacity Test

ASTM F1450
SEC.7.3 Door Static Load Test

ASTM D-1666 Machining Test The Plastpro Door Met Requirements for Sawing, Planning, Routing, Boring, Drilling and Chiseling.

ASTM E 283 Air Infiltration

ASTM E 331 Water Infiltration

ASTM E 547 Water Infiltration

ASTM E 330 Uniform Structural Load

ASTM
E1686 / E1996 Impact / Cycle Test

TAS 201 Impact Test

TAS 202 Air/ Water/ Structural Test

TAS 203 Cycle Test

THERMAL
TESTING NFRC 100-2004,
NFRC 200-2004,
NFRC 500-2004

ETC RATING Rating = 29

FIRE - RATED NFPA 252, UL10C 20 Minutes
Fire-Rated Door Warnock
Hersey Certified

* For more specific testing results, please see our website or contact our Customer Service Dept.

PRODUCT STYLE

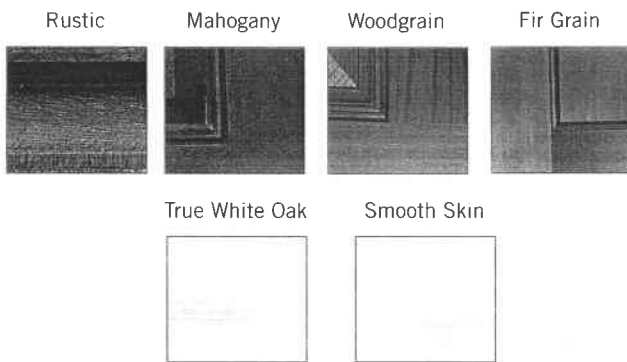
Plastpro offers one of the largest varieties of fiberglass door designs found anywhere. Our selection of doors and doorlites will accent any architectural style, from Colonial to Contemporary, and from East to West.

SIZE

With the largest range of width and height, Plastpro Doors will fit virtually any entryway to complement your home.

DOOR SKINS

Through years of manufacturing experience and advanced manufacturing methods, Plastpro is proud to offer our doors in the following graining options.



*Rustic, Mahogany & Woodgrain door skins shown with stain. Stain colors may vary.

RUSTIC

The Rustic Series provides classic charm while bringing a contemporary appeal to any home. The doors feature deep graining and panel profiles with a distinctly European architectural style.

MAHOGANY

The Mahogany Series reflects a tighter grain pattern, has a more porous texture than our oak grain doors, and has architecturally correct stile and rail proportions.

WOODGRAIN

Our Woodgrain Series features a beautiful oak pattern that can be stained or painted in the shade of your choice.

FIR GRAIN

Fir Grain doors feature the fine vertical graining characteristic of the Douglas fir which emphasizes the architecturally correct proportions of our fiberglass entry doors.

TRUE WHITE OAK

The True White Oak Series combines the best features of our smooth skin and oak grain doors - a traditional oak grain pattern and pre-pigmented white skin that resists scratches and yellowing for years to come.

SMOOTH SKIN

Our Smooth Skin Series features a pre-pigmented white skin that resists the appearance of scratches by being white through and through.



3/0 x 8/0 Rustic Series
2 Panel, Arch Panel Arch Top
DRA2F80

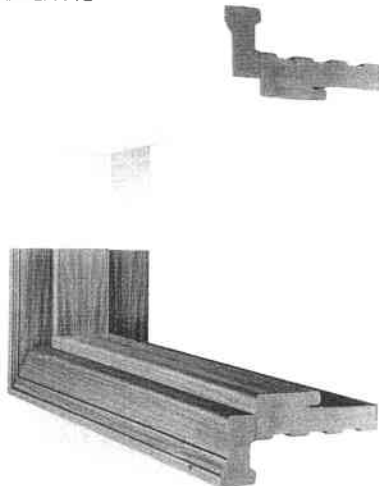
CLOSED CELLULAR STRUCTURE ensures doorframe & molding will not absorb or wick moisture, and prevents warping, rotting, and splitting

RIGID POLY-FIBER FORMULATION eliminates the need for an aluminum support channel

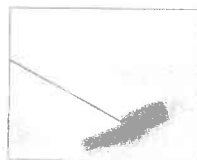
TWICE THE SCREW-HOLDING POWER of traditional wood doorframes

EASILY MACHINED just like wood frames

VARIOUS LENGTHS



*PFTTM Frames Shown in Primed



4-9/16" DOORFRAME



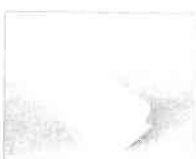
5-1/4" DOORFRAME



6-9/16" DOORFRAME



7-1/4" DOORFRAME



1" X 2" STUCCOMOLD



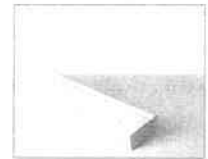
5/8" X 1-7/16" STUCCOMOLD



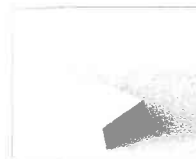
5/8" X 1-1/4" STUCCOMOLD



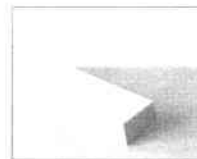
WM180 BRICKMOLD



WM176 FLORIDA
BRICKMOLD



2" X 1" MULL COVER



1-1/2" X 1" MULL COVER



3-9/16" MULL POST
(1-1/2" X 3-9/16" X 2-1/2")



3-9/16" MULL POST
(1" X 3-9/16" X 2")



4-3/8" MULL POST
(1-1/2" X 4-3/8" X 2-1/2")



4-3/8" MULL POST
(1" X 4-3/8" X 2")



EMBOSSED
READY TO STAIN



PRIMED
READY TO PAINT



WHITE CAPPED
NO PAINT REQUIRED

	4-9/16" Doorframe	5-1/4" Doorframe	6-9/16" Doorframe	7-1/4" Doorframe	1" x 2" Stuccomold	5/8" x 1-7/16" Stuccomold
EMBOSSED	•	•	•	•		
PRIMED	•	•	•	•	•	•
WHITE CAPPED	•	•	•	•		

	5/8" x 1-1/4" Stuccomold	WM180 Brickmold	Florida Brickmold	Mull Cover	Mull Post
EMBOSSED		•		•	•
PRIMED	•	•	•	•	•
WHITE CAPPED		•		•	•