

**STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING
OF JANUARY 12, 2012**

FILE NO: HRC-11-045

AGENDA ITEM: F-2

STAFF AUTHOR: Jennifer Pruitt, Principal Planner

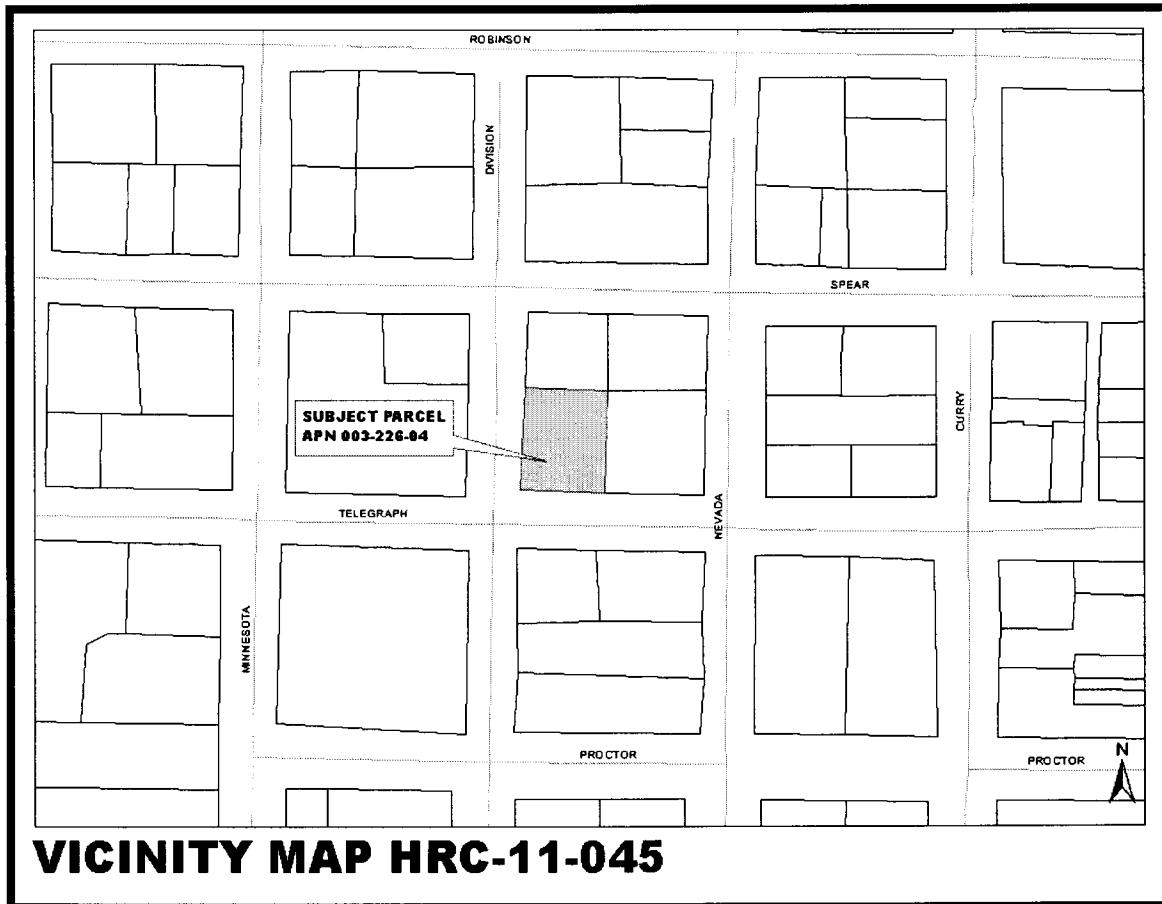
REQUEST: To allow installation and replacement of windows on property zoned Residential Office.

APPLICANT: Vivian Summers

OWNERS: Robert and Vivian Summers

LOCATION/APN: 403 N. Division Street / 003-226-04

RECOMMENDED MOTION: It is recommended that the Historic Resources Commission Move to approve HRC-11-045, a request from Vivian Summers (property owners: Robert and Vivian Summers), to allow installation and replacement of windows, option specifc, on property zoned Residential Office, located at 403 N. Division Street, APN 003-226-04, based on the Standards and Guidelines for Rehabilitation, Carson City Historic District Guidelines, and with Historic Resources Commission Policies.



RECOMMENDED CONDITIONS OF APPROVAL:

1. All development shall be substantially in accordance with the attached site development plan.
2. All on and off-site improvements shall conform to City standards and requirements.
3. 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.
4. 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.
5. The applicant shall submit a copy of the signed Notice of Decision and conditions of approval with the building permit application.
6. A building permit will be required for the replacement windows if the window openings result in openings that are larger than the previous window openings. Please contact the Building Division for approximate fees, plans required, number of plans to submit and general assistance in the City's Building Permit process.
7. The replacement windows shall be of the materials and make approved by the HRC.

LEGAL REQUIREMENTS: CCMC 18.05.015 (Procedure for Proposed Project)

MASTER PLAN DESIGNATION: Mixed Use Residential

ZONING: Residential Office

PREVIOUS REVIEWS: None

DISCUSSION:

This item was before the Historic Resources Commission (HRC) on September 08, 2011, at that time the HRC recommended that the applicant research window replacement options and return to the HRC in January 2012 for review and or approval of the replacement option(s).

On site are two identical duplexes built in 1943. Per the information noted in the 2009 Carson City Mid-Century Survey prepared by Diana Painter, PhD, the two

structures are vernacular buildings and both have hip roofs and narrow, enclosed eaves. The Planning Division visited the subject site on June 22, 2011, due to the fact that the property owner had started replacing windows on site without the proper HRC review or approval. At that time the applicant confirmed that there had been five casement windows replaced with five vinyl sliders.

The property owner noted that she was not aware that the subject site was located within the Carson City Historic District nor that she had to go before the Historic Resources Commission for review and or approval of exterior alterations of the duplexes on site. City staff verified that the property owner purchased the subject site in March of 2011. The applicant has noted that the existing windows were in poor condition and do not function appropriately for the tenants on site. Per the applicant, the windows which were replaced, did not open or close and the windows were unsafe for the occupants of the apartments on site.

A **casement window** is a window that is attached to its frame by one or more hinges. Casement windows are hinged at the side. (Windows hinged at the top are referred to as awning windows. Ones hinged at the bottom are called hoppers.) They are used singly or in pairs within a common frame, in which case they are hinged on the outside.

They are opened with a crank, lever or cam handle, which is placed around hand height or at the bottom and serves as a window lock. A crank, stay, or friction hinge is necessary when the window opens outward, to hold the window in position despite wind. Often the glass panes are set in a rabbeted frame and sealed with beveled putty or glazing compound to secure the glass.

Currently all work has stopped on site awaiting HRC review of the window replacements that have taken place so far. From what staff can determine, regarding the southern duplex unit, on the southern façade one casement window has been replaced with a vinyl slider and on the western façade the southwestern casement window has been replaced with a slider also. On the northern duplex unit on the southern façade the applicant has replaced the two southern casement windows with a vinyl slider and a picture vinyl window. On the western façade the applicant has replaced a casement with a vinyl slider.

5.16 Guidelines for Windows

The majority of buildings in the Historic District are characterized by 19th century styles of architecture. Basic design characteristics of these styles are symmetrically placed, vertically proportioned windows. Houses built in the 1930's to 1960's used in addition to the above, metal framed windows such as casements and picture windows.

As noted by staff the subject structures were built in the 1940's and the replacement product installed by the applicant has been an acceptable product by the HRC in the past. Staff encourages the HRC to assist the applicant with the selection of an appropriate window treatment for the subject site. As noted

previously by staff, the craftsmanship of the installation of the replaced windows is poor.

5.16.1 Guidelines for Historic Buildings

Original windows shall be retained and repaired when at all possible. When replacement is necessary a window of duplicated design shall be used. The size, pane configuration, design and trim shall replicate that of the original. Original trim and surrounds are to be retained when windows are replaced. Bronzed aluminum framed windows are not appropriate for use in a historic building. Stained glass windows were not commonly used in the buildings of the district. Original stained glass windows are very valuable and should be retained. The addition of stained glass windows into openings which did not historically have stained glass is discouraged. (*Standard Number: 2, 6*)

The applicant has provided three options related to the proposed window replacement:

1. Install a custom slider window that is 78 inches in width. The product proposed is a Jeldwen vinyl slider; or
2. Install a casement window that is 72 inches in width. The product proposed is a Jeldwen casement, which is 2.5 times the cost of the custom slider noted above; or
3. Put back the old windows, which not all old windows are available. This is the least favorable option provided by the applicant.

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. As of January 06, 2012, no comments have been received in favor or opposed to 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, and no recommended conditions of approval.

Building Division comments:

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

Scope of Application

Replacement of windows and sashes

General Plan Submittal

- Door and window replacement when the opening size and location remain the same are exempt from the permit process. (CCMC 15.05.020 Section 105.2 Building #15)

Respectfully Submitted,

PUBLIC WORKS DEPARTMENT, PLANNING DIVISION

Jennifer Pruitt

Jennifer Pruitt, AICP, LEED AP
Principal Planner

Application (HRC-11-045)
Engineering Division comments
Options provided by applicant

**Carson City Engineering Division
Historic Resources Commission Report
403 N. Division St.
HRC 11-045**

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 windows at 403 N. Division St., apn 03-226-04.

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.

Late Info
HRC-11-045

F-6

Rea Thompson - For Jennifer Pruitt statement in opposition to HRC 11-045

RECEIVED

SEP 07 2011

CARSON CITY
PLANNING DIVISION

From: <LWFLawyer@aol.com>
To: <planning@carson.org>
Date: 9/7/2011 4:23 PM
Subject: For Jennifer Pruitt statement in opposition to HRC 11-045

To the Members of the Historic Resources Commission:

I STRONGLY oppose HRC 11-045.

I am the owner of the property to the immediate north of the property which is the subject of this application. My property is located at 411 N. Division Street. I purchased the property almost two years ago and spent a very considerable amount of money fixing it up. At every step of the way, my contractor (Mark Lopicollo) and I were aware of the requirements of the Historic District and viewed them as being reasonable. I invite any of you to drive by and see what we accomplished and hope that you feel, as we do, that we enhanced our neighborhood with our work.

I noticed the windows that were going up on the property neighboring to the south, but thought they must just be some kind of emergency fix because I was certain that the HRC would never approve such an eyesore. As I now understand it, the owner is asking for permission *after* the fact. Such approval would reward the owner's actions, because had it been sought before hand, it would clearly have been denied.

When I first came to Carson City in 1981 I lived in one of those units. Way back then, and for many subsequent years, the landlord kept the property in great repair, including the landscaping. I have very fond memories of that complex and have been saddened to see its obvious signs of neglect in recent years. These windows render the property even more unsightly and are not consistent with the HRC guidelines.

Thank you,
Laura FitzSimmons
5 East Sunset Way
Carson City, NV 89703
775-841-3000

Late Info

HRC-11-045

F-6

JOAN C. WRIGHT
402 N. Division Street
Carson City, NV 89703

RECEIVED

September 7, 2011

SEP 07 2011

CARSON CITY
PLANNING DIVISION

Historic Resources Commission
c/o Jennifer Pruitt, Principal Planner
Carson City Planning Division
108 East Proctor Street
Carson City, NV 89701

Re: Historic Resources Commission Meeting/September 8, 2011
Agenda Item: HRC-11-045

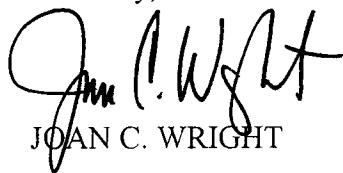
Dear Historic Resources Commission:

As a part owner of the across the street neighbor from this project, I strongly object to the proposed windows and those already installed without a building permit and without HRC approval. The replacement of the windows with matching like-styled windows consistent with HRC Guidelines 5.16.1 should be mandatory. The units are already very simple, resembling prefabricated construction. Their redeeming feature has always been the charm of the divided light casement windows.

The applicant has no excuse for not applying for a building permit. If an application had been made she would have known that the project was in an historic district and could have chosen a window type conforming to district standards. The applicant chose to break the law by not obtaining a building permit or conform with HRC standards, she should not be rewarded for that by being allowed to degrade the neighborhood and district for all. The windows installed are clearly a step down.

The applicant's reliance on "safety" is clearly contrived. These windows are not the fire escape routes for these units. As owners of multiple rental units in Carson City, the applicant's justification simply is not credible.

Sincerely,



Joan C. Wright

JOAN C. WRIGHT

JCW/jb

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

FILE # HRC - 11 - 045

Vivian Summers

PROPERTY OWNER

7061 Golden Gate Dr. San Jose Ca 95129
MAILING ADDRESS, CITY, STATE, ZIP

775 241 8841

PHONE #

FAX #

vivian.summers@gmail.com

E-MAIL ADDRESS

Name of Person to Whom All Correspondence Should Be Sent

Vivian Summers

APPLICANT/AGENT

PHONE #

Same as above

MAILING ADDRESS, CITY, STATE ZIP

PHONE #

FAX #

E-MAIL ADDRESS

Project's Assessor Parcel Number(s):

003-226-04

Street Address

ZIP Code

403 Division

Project's Master Plan Designation

MUR

Project's Current Zoning

KU

Nearest Major Cross Street(s)

Telegraph

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 broken & non-functional windows, windows don't lock, break
single pane
windows don't open, a fire hazard, people can't escape from windows
if there is a fire. Hence needing replacement. We'd like to
put in double pane windows.

We're not changing the exterior structure or color, it'll
look the same, almost same size windows.

FOR OFFICE USE ONLY:

**HISTORIC RESOURCES
COMMISSION**

FEE: None

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.

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:

out dated windows are so old, no replacement parts can be used to fix them, they don't open and close, very narrow openings if opens, it's about ~~14"~~ wide or less, in case of fire people can't escape from windows. It's very unsafe to occupy the building, and doesn't meet Building code. That's why we're replacing them with double pane windows, that energy efficient, big windows 6' wide and big enough to escape in case of fire.

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.



Owner's Signature



Owner's Printed Name



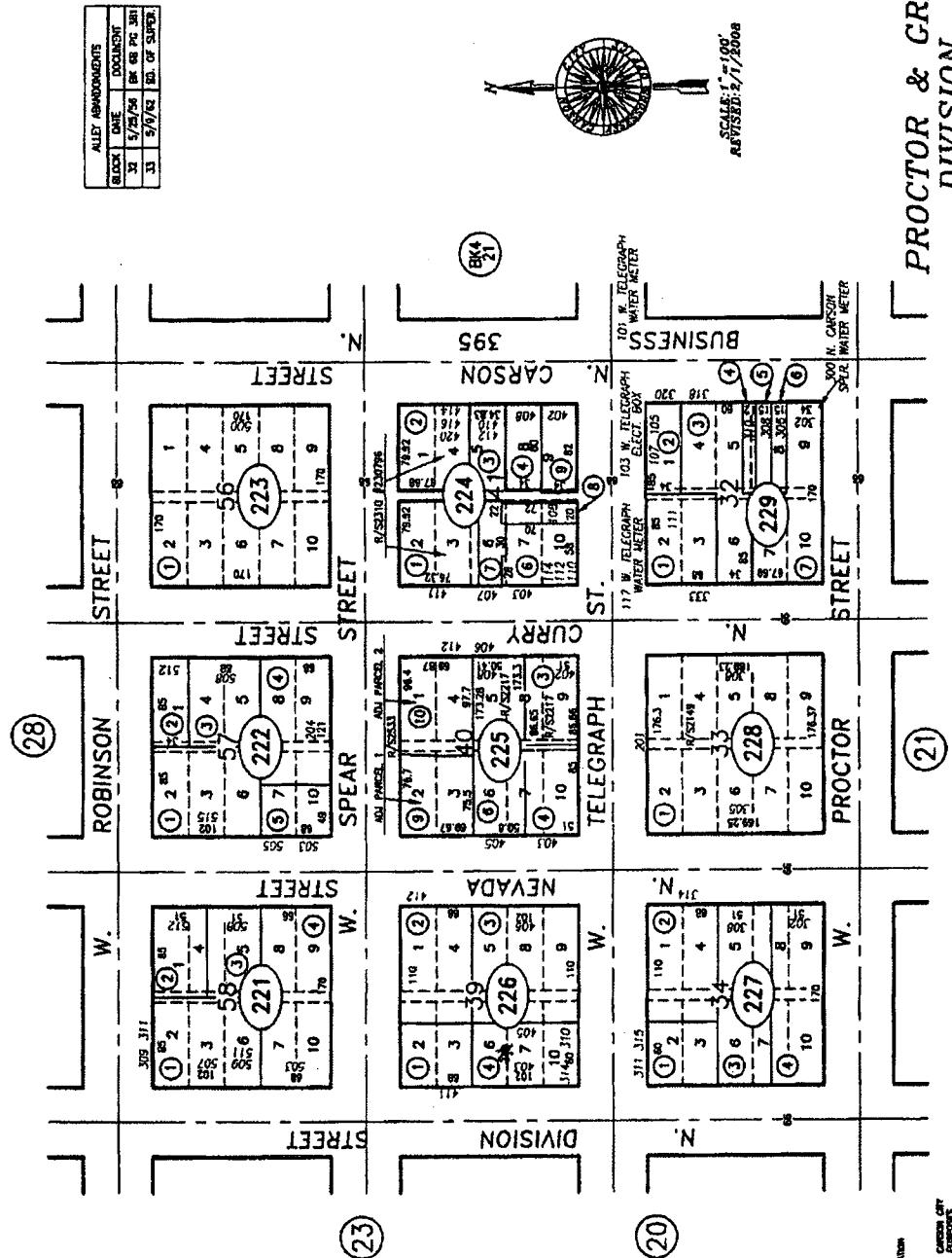
Applicant's/Agent's Signature



Applicant's/Agent's Printed Name



PORTION SW1/4 NW1/4 SECTION 17, T.15 N., R.20 E. M.D.B. & M.



THE CROWN CITY MUSEUM
IS FURNISHED FOR THE USE OF THE CITIZENS OF
CROWN CITY, KANSAS, FOR THE PURPOSE OF
EDUCATION AND ILLUSTRATION, PROVIDED
THAT, IF POSSIBLE, IT SHALL NOT BE USED
FOR THE PURPOSE OF PROFIT, OR ACCORDING
TO THE EXPERTISE OF THE COUNCIL
IT IS ADVISED THAT THE COUNCIL
NOT ALLOW THE CROWN CITY MUSEUM
TO BE USED FOR THE PURPOSE OF PROFIT.

NEVADA STATE HISTORIC PRESERVATION OFFICE
HISTORIC RESOURCES INVENTORY FORM

Rev. 3/00

For Office Use Only

YR Built	_____
NR Eligible?	Y/N
District?	Y/N

1. PROPERTY NAME

1A. Historic Name

None

1B. Current/Common Name

403 N Division St

2. PROPERTY ADDRESS

Street Address	403 N Division St
City, Zip Code	Carson City, NV 89703
County	Carson County (formerly Ormsby County)

3. PROPERTY OWNERSHIP

3A. Original Owner

Name	Unknown
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3B. Current Owner

Name	Kevin W Temple, Sr, and Sherry D Temple
Mailing Address	403 N Division St, Carson City, NV 89703
Assessor's Parcel Number (APN)	003-226-04

4. CURRENT PROPERTY STATUS

X	Occupied		Vacant
Other (please specify)			

5. PROPERTY USE

5A. Current Use

X	Residential		Commercial		Religious
	Educational		Governmental		Industrial
	Other (please specify)				

5B. Historic Use

X	Residential -Duplex		Commercial		Religious
	Educational		Governmental		Industrial
	Other (please specify)				

6. CURRENT ACCESS

	Permitted-local public resource	X	By owner permission only
	Permitted-state public resource		Restricted
	Permitted-federal public resource		Other (specify)

7. ACREAGE

0.14 (Assessor)		Estimated
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9. PROPERTY LOCATION**8A. UTM Location/Reference(s)**

Zone 11 260739 m E 4338854 m N (WGS84)
--

8B. Township/Range/Section/Map

T15N/ R20E/Sec 17, Mt. Diablo Base Meridian/ <i>Carson City, NV</i> (1994) USGS 7.5' Quadrangle

9. RESOURCE DESCRIPTION**9A. Resource Type**

X	Building		Structure		District		Object		Site
	Other (specify)								
	Contributing element to a historic district (specify district name)								

9B. Exterior Resource Features

	Basement	1	Number of stories
	Porch		Balcony
	Dormer(s)	X	Chimney
	Other (please specify)		

9C-F. Materials and Systems (See instructions and enter codes from Appendix A)

9C. Roofing Material(s)	9D. Exterior Surface Material(s)
R-3 Composition Shingle	ES-19 Shiplap
9E. Building Structural System	9F. Foundation Structural System
SS-9 Wood - Platform	F-2 Concrete

9G. Written Description

See continuation sheet

9H. Associated Structures/Features

Associated structures/features (submit <i>Associated Structures Summary</i>)	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No
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9I. Integrity

<input checked="" type="checkbox"/>	Original site		
<input checked="" type="checkbox"/>	Altered (describe on continuation sheet)	Date altered	
	Moved	Date moved	
Moved from			

9J. Condition

<input checked="" type="checkbox"/>	Good		Fair
	Poor		Ruins

9K. Threats

Possible infill housing development; commercial conversion
--

10. RESOURCE DATE AND SIGNIFICANCE**10A. Architect/Engineer/Designer**

Unknown

10B. Builder/Contractor

Unknown

10C. Architectural Style/Period (See Appendix B)

Vernacular

10D. Construction Date(s)

1943 (Assessor)		<input type="checkbox"/>	Circa
-----------------	--	--------------------------	-------

10E. Date(s) of Significance

1943

10F. Historic Resource Theme (See Appendix C)

Townscape Development and City Planning

10G. National Register Eligibility (See Appendix D)

	Listed		Date Listed			
Eligible under:						
	Criterion A		Criterion B		Criterion C	
Other (specify)						
X	Not Eligible for the National Register					
	Unevaluated					

10H. Justification

No known significant association with patterns of local history/persons; building design is not architecturally significant. It is a good example of vernacular housing, likely built as affordable, rental housing. While these buildings represent good examples of this type of housing, neither rise to the level of eligibility for the National Register.

11. BIBLIOGRAPHY

See continuation sheet

12. FORM INFORMATION

Report Number/Name	Carson City Mid-Century Survey Phase II
Date Surveyed	March 12, 2009
Surveyor Name	Diana J. Painter, PhD
Company	Painter Preservation & Planning
Address	7 Fourth Street, Suite 44, Petaluma, CA 94952
Telephone Number	(707) 763-6500

13. ATTACHED DOCUMENTATION

X	Continuation sheets
X	Photographs
X	Location maps
	Plans
	Other (please specify)
	Associated Structures Summary Form

NEVADA STATE HISTORIC PRESERVATION OFFICE
 HISTORIC RESOURCE INVENTORY FORM
ASSOCIATED STRUCTURES/FEATURES SUMMARY FORM

PAGE NO. 5

Property Name: 403 N Division St

City, County: Carson City/County

ASSOCIATED STRUCTURES/FEATURES SUMMARY			
Number of associated structures:	1	Contributing	Noncontributing
Number of associated features:		Contributing	Noncontributing
Structure/Feature #1		Structure/Feature #2	
Historic Name	310/314 W Telegraph St	Historic Name	
Property Type	Building	Property Type	
Historic Use	Residences	Historic Use	
Current Use	Residences	Current Use	
Style (if applicable)	Vernacular	Style (if applicable)	
Materials	R-3 Comp. shingle ES-19 Shiplap SS-9 Wood - Platform F-2 Concrete	Materials	
Construction date	1943	Construction date	
Integrity	Good	Integrity	
Map Reference Code		Map Reference Code	
Structure/Feature #3		Structure/Feature #4	
Historic Name		Historic Name	
Property Type		Property Type	
Historic Use		Historic Use	
Current Use		Current Use	
Style (if applicable)		Style (if applicable)	
Materials		Materials	
Construction date		Construction date	
Integrity		Integrity	
Map Reference Code		Map Reference Code	

NEVADA STATE HISTORIC PRESERVATION OFFICE

HISTORIC RESOURCE INVENTORY FORM
CONTINUATION SHEET

Property Name: 403 N Division St

City, County: Carson City/County

SECTION NO. 9G

PAGE NO. 6

There are two duplexes on this parcel arranged in an "L" configuration. The southerly building is addressed as 310 and 314 W. Telegraph Street and the west-facing building is addressed as 403 and 405 N. Division Street. They are identical buildings. Both have hip roofs and narrow, enclosed eaves. They have v-groove, shiplap siding, a concrete foundation, and a composition shingle roof. They are vernacular buildings, constructed in 1943 (*Assessor data*).

Each unit has a centrally-placed entry accessed via two concrete steps. Over the entry stoop is an enclosed gable roof with vertical board detailing, supported by simple wood posts. The entry door is paneled. To one side of the door is a large, horizontally-oriented, single-light window. To the other is a paired, double-casement window with wood frames. This configuration is typical for each unit. The wood casement windows with narrow surrounds are typical of those found throughout the building. Each unit has an interior chimney. The buildings are in good condition and have excellent integrity.

The lot is not landscaped, but has a short, perimeter retaining wall. There is a concrete parking pad on the lot.

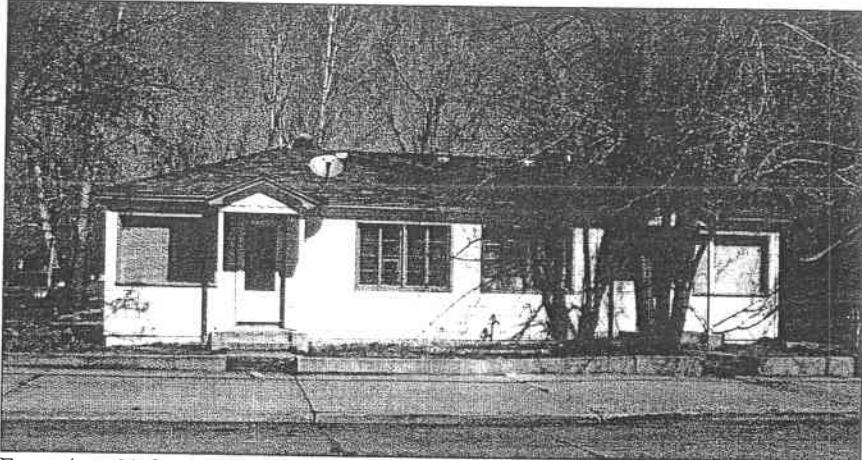
NEVADA STATE HISTORIC PRESERVATION OFFICE
HISTORIC RESOURCE INVENTORY FORM
CONTINUATION SHEET

Property Name: 403 N Division St

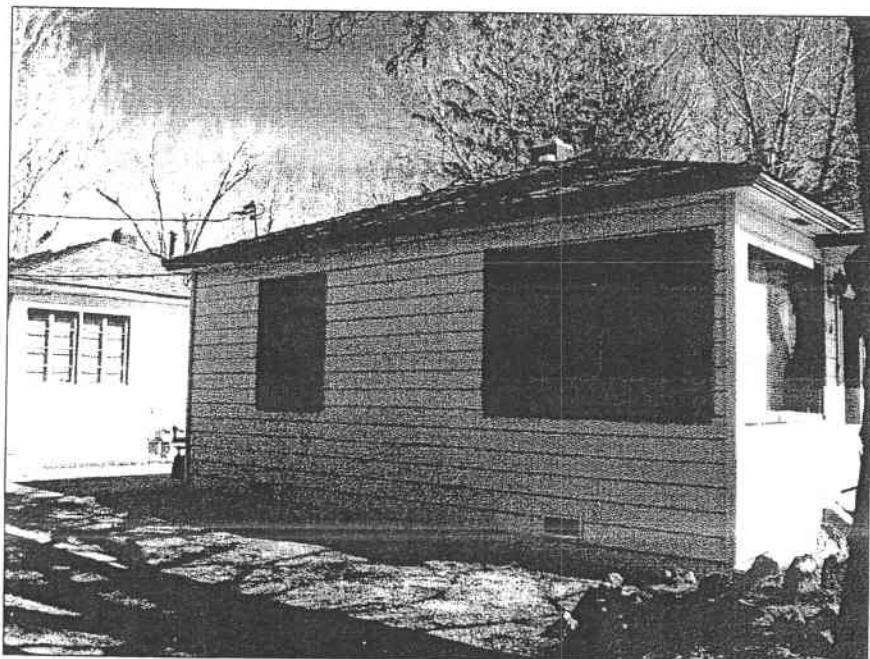
City, County: Carson City/County

SECTION NO. Photographs

PAGE NO. 7



Front (south) façade, southerly unit



Side (west) façade, southerly unit

NEVADA STATE HISTORIC PRESERVATION OFFICE
HISTORIC RESOURCE INVENTORY FORM
CONTINUATION SHEET

Property Name: 403 N Division St

City, County: Carson City/County

SECTION NO. Photographs

PAGE NO. 8



Front (west) and side (south) façades, northerly unit

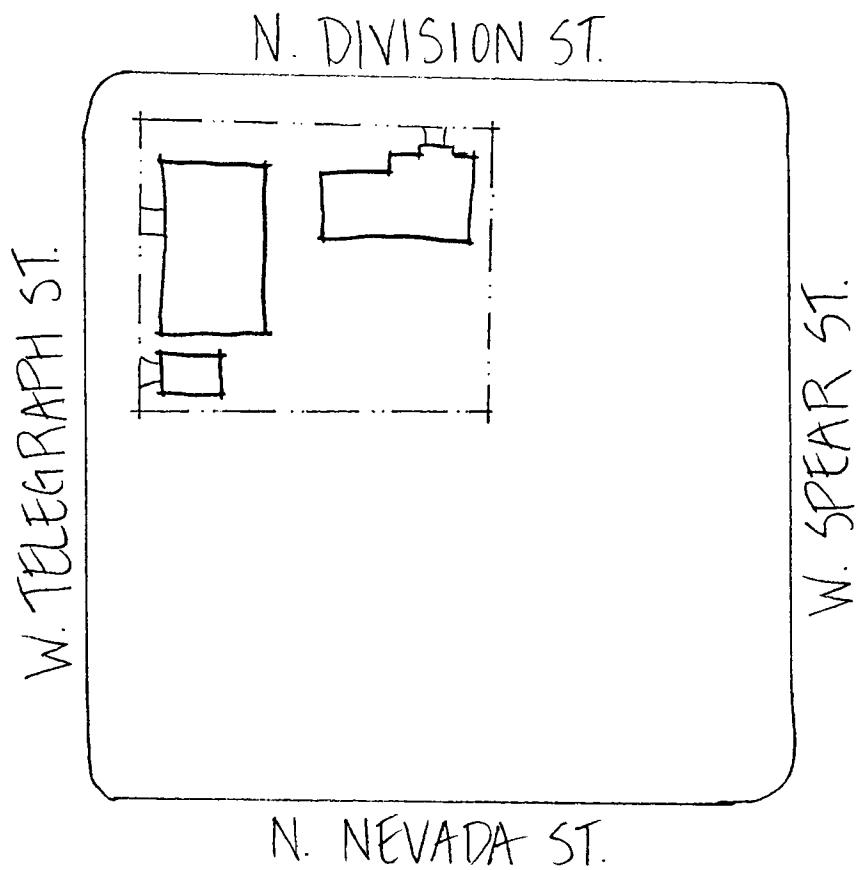
NEVADA STATE HISTORIC PRESERVATION OFFICE
HISTORIC RESOURCE INVENTORY FORM
CONTINUATION SHEET

Property Name: 403 N. Division St.

City, County: Carson City/County

SECTION NO. 13

PAGE NO.



SKETCH MAP

Sent from my iPhone

Begin forwarded message:

From: "vivian summers <vivian.summers@gmail.com>" <vivian.summers@gmail.com>
To: "Jennifer Pruitt" <JPruitt@carson.org>
Subject: replacement window proposal

We spent many hours searching for new double pane windows that will have the same look as the existing windows and meet the current building egress code. To meet the egress code, we can not go with opening panel less than 24" w, and to meet the current 2w4h grid configuration, we have to go with a minimum 36" w opening panel since the big window opening is 78" wide. Here are several options we propose:

1) custom slider windows that are 78" wide. After many researches, we found only vinyl slider windows can have that custom width. And we have quite few color choices here. See attached Jeldwen sheets and quote1. We can get custom grids 4 wide and 4 high, with Hartfold green color for the grid and the frame, our neighbor's window color, we can paint the remaining windows to match the new window frame color. For installation, we'll mount the window flush with the dry wall inside, so we'll have the same indentation you see from the outside, the same trim size, same panel configuration and meet the egress.

2) casement windows, we can only get 72" wide after talking to several window dealers, which means we have to go with the wider windows trim, the same trim size we put in now because the opening is 78". See quote 2. Comparing to choice 1, choice 1 would have more closer resemblance to the existing windows than choice 2. The color and grids choice are the same as those in vinyl sliders.

3) put the old windows back, one window's glass are all broken, need to have it re-glazed. but we don't have the other two windows, we visited several salvage places in the bay area and we didn't find one that's in same size and the condition they were in are horrible, just the steel frame, no glass, no frame and probably non-operable. So it's not very encouraging to go that route. We can swap the windows in the other two units with the current vinyl windows. But this option puts us back to where we started, which is trying to solve the issue of hazardous windows since they don't meet egress code, don't lock, don't open and close, very energy inefficient. The tenants in those two units are happy with the double pane energy efficient windows, they'll not be happy if we put the same old windows back.

We talked to several windows dealer basically we can't get customized casement windows more than 72" wide, no one makes that. Attached are their business cards. Among the options above, we are in favor of choice 1 as when installed properly, we'll have the same indentation, same trim size, same panel configuration, same color grids and meet egress to match the existing ones.

Vivian

BEAUTY & STYLE

COLOR YOUR WORLD...YOUR WAY

With custom prepainted colors it's easy to enhance your home's exterior appeal. In fact, we can even color match with any Behr paint finish!



Premium Vinyl Only

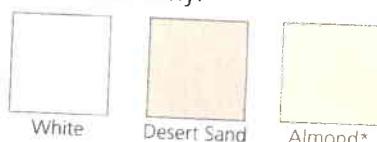
VINYL

EXTERIOR VINYL OPTIONS

Premium Vinyl



JELD-WEN Vinyl



INTERIOR VINYL OPTIONS

Premium & JELD-WEN Vinyl



INTERIOR LAMINATE WOODGRAIN*

Premium Vinyl



Almond & Laminate Availability



Almond Availability

Laminate Availability

*Subject to regional availability.
See Sales Associate for details.

*Desert Sand interior is available with Desert Sand exterior only. All other prepainted colors include white or laminate option where applicable.

Exterior & Interior Aluminum

Standard Aluminum Colors

Exterior & Interior Aluminum



Special Order Aluminum Colors

Exterior Aluminum Only



Aluminum Availability



Some options are subject to regional availability. See Millwork associate for details.
Sujeto a disponibilidad en la región. Vea a un asociado de carpintería prefabricada para detalles.



More saving. More doing.

Home Depot Store # 6635
975 DE ANZA BLVD
SAN JOSE, CA 95129
4082533537

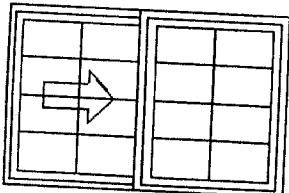
CUSTOMER:
SUMMERS, VIVIAN
7067 GOLDEN GATE DR
SAN JOSE, CA 95129-2822
7752418841

DATE: 12/26/2011

SALES ASSOCIATE: JIM

Thank you for shopping The Home Depot! We value your business!

ITEM FRAME SIZE	LOCATION	PRODUCT CODE DESCRIPTION	UNIT PRICE	QTY	TOTAL PRICE
0001		JELD-WEN Vinyl Windows & Patio Doors	\$271.52	1	\$271.52
Frame Size: 77 1/2" W x 50 1/2" H		Sliding Window Base			\$282.58
Rough Opening Size: 78" W x 51" H					



- Product Category: Windows
- Plant: Stayton
- Phone Number: 1-877-648-7272
- Product Type: Sliding Window
- Product Configuration: One Wide
- Product Line: Vinyl
- Style: 2 Panel
- Certification: AAMA
- DP Rating: DP-20
- Frame Type: Block Frame
- Frame Color - Exterior: Desert Sand
- Frame Color - Interior: Desert Sand
- Operation: XO (Left Hand)
- Rough Opening Width: 78"
- Rough Opening Height: 51"
- Vent Division: Non-Std Vent
- Vent Width: 36"
- Glazing: Insulated

Flat Grid

\$14.91

Block Frame

\$4.11

- Glass Color/Texture: Clear
- Glass Type: Standard
- IG Options: High Altitude
- Glass Thickness: 1/8 in - 1/8 out
- Grid Type: 5/8" Flat
- Location for Grid: All Lite(s)
- Grid Color: Desert Sand
- Grid Pattern: Colonial (Even Rect Lites)
- Lites Wide - Panel 1: 2
- Lites Wide - Panel 2: 2
- Lites High: 4
- Screen Options: Heavy Gauge Screen Frame
- Screen Mesh Type: Fiberglass Mesh
- Lock Type: Wen-Lock(s)
- Number of Locks: 1 Lock
- Hardware Finish - Interior: Desert Sand
- SKU: 461331 / S/O VINYL REPL WINDOW
- **Windows drawn as seen from the exterior.**

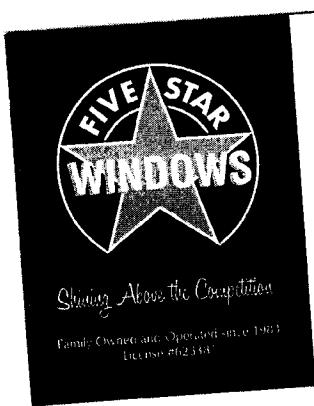
Clear Deduct

-\$30.08

ITEM FRAME SIZE	LOCATION	PRODUCT CODE DESCRIPTION	UNIT PRICE	QTY	TOTAL PRICE
0003		JELD-WEN Vinyl Windows & Patio Doors	\$707.45	1	\$707.45
Frame Size: 71 1/2" W x 51" H		*** Casement Window Base A1 ***	\$322.86		
Rough Opening Size: 72" W x 51 1/2" H					
		Max Opening Hdw A1	\$19.14		
<input type="checkbox"/> Product Category: Windows <input type="checkbox"/> Plant: Stayton <input type="checkbox"/> Phone Number: 1-877-648-7272 <input type="checkbox"/> Product Type: Casement Window <input type="checkbox"/> Product Configuration: Two Wide <input type="checkbox"/> Product Line: Premium Vinyl <input type="checkbox"/> Certification: AAMA <input type="checkbox"/> DP Rating: DP-35 <input type="checkbox"/> Frame Type: Block Frame <input type="checkbox"/> Frame Color - Exterior: Desert Sand <input type="checkbox"/> Frame Color - Interior: Desert Sand <input type="checkbox"/> Operation: Left/Right <input type="checkbox"/> Frame Width: 71 1/2" <input type="checkbox"/> Frame Height: 51" <input type="checkbox"/> Left Unit Width: 35 1/2" <input type="checkbox"/> Glazing: Insulated <input type="checkbox"/> Glass Color/Texture: Clear <input type="checkbox"/> Glass Type: Standard <input type="checkbox"/> IG Options: High Altitude <input type="checkbox"/> Grid Type: 5/8" Flat <input type="checkbox"/> Location for Grid: All Lite(s) <input type="checkbox"/> Grid Color: Desert Sand <input type="checkbox"/> Grid Pattern: Colonial (Even Rect Lites) <input type="checkbox"/> Screen Options: Heavy Gauge Screen Frame <input type="checkbox"/> Screen Mesh Type: Fiberglass Mesh <input type="checkbox"/> Hardware Finish - Interior: Desert Sand <input type="checkbox"/> Egress Hinge: Egress Hinge <input type="checkbox"/> A1 Product Type: Casement Window		Flat Grid A1	\$7.45		
		Clear Deduct A1	-\$13.31		
		*** Casement Window Base A2 ***	\$322.86		
		Max Opening Hdw A2	\$19.14		
		Flat Grid A2	\$7.45		

- A1 Operation: Hinge Left
- A1 Select Glass Thickness: 1/8 in - 1/8 out
- A1 Grid Type: 5/8" Flat
- A1 Location for Grid: All Lite(s)
- A1 Grid Pattern: Colonial (Even Rect Lites)
- A1 Lites Wide: 2
- A1 Lites High: 4
- A2 Product Type: Casement Window
- A2 Operation: Hinge Right
- A2 Select Glass Thickness: 1/8 in - 1/8 out
- A2 Grid Type: 5/8" Flat
- A2 Location for Grid: All Lite(s)
- A2 Grid Pattern: Colonial (Even Rect Lites)
- A2 Lites Wide: 2
- A2 Lites High: 4
- SKU: 461751 / S/O PREM VINYL REPL WINDOW
- **Windows drawn as seen from the exterior.**

Clear Deduct A2	-\$13.31
Block Frame	\$4.11
Mull Charge(s)	\$31.06

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