BENICIA HISTORIC PRESERVATION REVIEW COMMISSION

CITY HALL COMMISSION ROOM

REGULAR MEETING AGENDA

Thursday, November 18, 2010

6:30 P.M.

I. OPENING OF MEETING

A. Pledge of Allegiance

B. Roll Call of Commissioners

C. Reference to Fundamental Rights of Public - A plaque stating the Fundamental Rights of each member of the public is posted at the entrance to this meeting room per Section 4.04.030 of the City of Benicia's Open Government Ordinance.

II. ADOPTION OF AGENDA

III. OPPORTUNITY FOR PUBLIC COMMENT

This portion of the meeting is reserved for persons wishing to address the Commission on any matter not on the agenda that is within the subject jurisdiction of the Historic Preservation Review Commission. State law prohibits the Commission from responding to or acting upon matters not listed on the agenda.

Each speaker has a maximum of five minutes for public comment. If others have already expressed your position, you may simply indicate that you agree with a previous speaker. If appropriate, a spokesperson may present the views of your entire group. Speakers may not make personal attacks on council members, staff or members of the public, or make comments which are slanderous or which may invade an individual's personal privacy.

A. WRITTEN COMMENT

B. PUBLIC COMMENT

IV. CONSENT CALENDAR

Consent Calendar items are considered routine and will be enacted, approved or adopted by one motion unless a request for removal for discussion or explanation is received from the Historic Preservation Review Commission or a member of the public. Items removed from the Consent Calendar shall be considered immediately following the adoption of the Consent Calendar.

*Any Item identified as a Public Hearing has been placed on the Consent Calendar because it has not generated any public interest or dissent. However, if any member of the public wishes to comment on a Public Hearing item, or would like the item placed on the regular agenda, please notify the Public Works & Community Development Staff either prior to, or at the Historic Preservation Review Commission meeting, prior to the reading of the Consent Calendar.

A. **Approval of Minutes of October 28, 2010**

B. **289 WEST I STREET – NEW WINDOWS AND DOOR ****

10PLN-80 Design Review
APN 089-041-250

PROPOSAL:

The applicant requests design review approval for slight alterations to the north and west elevations of an existing non-historic single family home located at 289 West I Street. For the North Elevation, alterations consist of relocating one door, removing two windows, and installing two new windows in a different location. For the West Elevation, alterations consist of removing a window, and installing a new window in a different location.

Recommendation: Approve design review request for alterations, based on the findings and subject to the conditions listed in the proposed resolution.

V. REGULAR AGENDA ITEMS

VI. COMMUNICATIONS FROM STAFF

VII. COMMUNICATIONS FROM COMMISSIONERS

VIII. ADJOURNMENT

Public Participation

The Benicia Historic Preservation Review Commission welcomes public participation.

Pursuant to the Brown Act, each public agency must provide the public with an opportunity to speak on any matter within the subject matter jurisdiction of the agency and which is not on the agency's agenda for that meeting. The Historic Preservation Review Commission allows speakers to speak on agendized and non-agendized matters under public comment. Comments are limited to no more than 5 minutes per speaker. By law, no action may be taken on any item raised during the public comment period although informational answers to questions may be given and matters may be referred to staff for placement on a future agenda of the Historic Preservation Review Commission.

Should you have material you wish to enter into the record, please submit it to the Commission Secretary.

Disabled Access

In compliance with the Americans with Disabilities Act (ADA), if you need special assistance to participate in this meeting, please contact the ADA Coordinator at (707) 746-4211. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

Meeting Procedures

All items listed on this agenda are for Commission discussion and/or action. In accordance with the Brown Act, each item is listed and includes, where appropriate, further description of the item and/or a recommended action. The posting of a recommended action does not limit, or necessarily indicate, what action the Commission may take.

The Historic Preservation Review Commission may not begin new public hearing items after 11 p.m. Public hearing items, which remain on the agenda, may be continued to the next regular meeting of the Commission, or to a special meeting.

Pursuant to Government Code Section 65009; if you challenge a decision of the Historic Preservation Review Commission in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the Historic Preservation Review Commission at, or prior to, the Public Hearing. You may also be limited by the ninety (90) day statute of limitations in which to file and serve a petition for administrative writ of mandate challenging any final City decisions regarding planning or zoning.

Appeals of Historic Preservation Review Commission decisions that are final actions, not recommendations, are considered by the Planning Commission. Appeals must be filed in the Public Works & Community Development Department in writing, stating the basis of appeal with the appeal fee within 10 business days of the date of action.

Public Records

The agenda packet for this meeting is available at the City Clerk's Office, the Benicia Public Library and the Public Works & Community Development Department during regular working hours. To the extent feasible, the packet is also available on the City's web page at www.ci.benicia.ca.us under the heading "Agendas and Minutes." Public records related to an open session agenda item that are distributed after the agenda packet is prepared are available before the meeting at the Public Works & Community Development Department's office located at 250 East L Street, Benicia, or at the meeting held in the City Hall Commission Room. If you wish to submit written information on an agenda item, please submit to Gina Eleccion, Management Analyst, as soon as possible so that it may be distributed to the Historic Preservation Review Commission.

DRAFT

BENICIA HISTORIC PRESERVATION REVIEW COMMISSION

CITY HALL COMMISSION ROOM

REGULAR MEETING MINUTES

Thursday, October 28, 2010
6:30 P.M.

I. OPENING OF MEETING

A. Pledge of Allegiance
B. Roll Call of Commissioners

Present: Commissioners Mang, McKee, Taagepera, Van Landschoot, White and Chair Haughey
Absent: Commissioner Crompton (excused)

Staff Present:
Melissa Morton, Land Use & Engineering Manager
Lisa Porras, Senior Planner
Gina Eleccion, Management Analyst

C. Reference to Fundamental Rights of Public - A plaque stating the Fundamental Rights of each member of the public is posted at the entrance to this meeting room per Section 4.04.030 of the City of Benicia's Open Government Ordinance.

II. ADOPTION OF AGENDA

Staff suggested that the Commission reorder the agenda to hear Item IV-B (128 West F) before Item IV-A (Historic Context).

On motion of Commissioner Van Landschoot, seconded by Commissioner Taagepera, the agenda was approved, as amended, by the following vote:

Ayes: Commissioners Mang, McKee, Taagepera, Van Landschoot, White and Chair Haughey
Noes: None
Absent: Commissioner Crompton

Abstain: None

III. OPPORTUNITY FOR PUBLIC COMMENT

A. WRITTEN COMMENT
None.

B. PUBLIC COMMENT
None.

IV. CONSENT CALENDAR
On motion of Commissioner White, seconded by Commissioner Taagepera, the Consent Calendar was approved by the following vote:

Ayes: Commissioners Mang, McKee, Taagepera, Van Landschoot, White and Chair Haughey
Noes: None
Absent: Commissioner Crompton

A. Approval of Minutes of September 23, 2010
B. Approval of 2011 Meeting Schedule

V. REGULAR AGENDA ITEMS

B. 128 WEST F STREET – 167 SQ. FT. BUILDING ADDITION AND EXTERIOR MODIFICATIONS
10PLN-77 Design Review
APN: 89-173-040

PROPOSAL:
The applicant requests design review approval to alter an existing 1,967 sq. ft. residential duplex. Alterations consist primarily of a new 167 sq. ft. rear addition, plus new materials for exterior features, including windows, siding, gutters, trim, roof, and paint.

The existing duplex is designated as a Contributor to the Downtown Historic District, which makes it subject to the Downtown Historic Conservation Plan design guidelines for Residential Building Types, Historic Structures. In addition, the project is within and subject to the Downtown Mixed Use Master Plan's Neighborhood General Zone designation and accompanying development standards. Lastly, the California Environmental Quality Act (CEQA) compels historic projects to be consistent with the Secretary of Interior Standards for the Treatment of Historic Properties.

Recommendation: Approve alterations to an existing residential duplex, consisting of a 167 sq. ft. building addition at the rear elevation, new windows on all four elevations; new paint color, gutters, roof, trim and siding materials; and a rebuilt exterior staircase located at 128 West F Street based on the findings and subject to the conditions listed in the proposed resolution.

Lisa Porras, Senior Planner, gave a report on the project. She referenced photographs and plans for the Commission to review. She noted that there have been numerous questions about this property. There were multiple modifications to the property prior to design review approval. In addition, she noted that the existing windows are aluminum, not wood as stated in the staff report. She provided sample materials for the Commission to review. Staff recommended approval, with the conditions that the addition be differentiated, and the windows be replaced with wood sash windows. She recommended changes to Condition #3 (change wood to aluminum).

Commissioners discussed the project and questioned the previous work that was done on the property. Lisa Porras noted that the Building Division performed inspections on the property and noticed that additional work had been done. A stop work order was placed on the property. The property owner submitted a design review application to resolve this issue. There was a question about the removal of trees. Lisa Porras suggested that the applicant can speak to this issue. Commissioners discussed the windows and the siding.

The public hearing was opened.

John Nolen, Applicant – He gave an overview of the project. He noted that a building permit was pulled for reroof and dry-rot repairs. During that repair, multiple issues surfaced, which required more work. He stated that the property owner had the siding milled to make it look historic. He would like to keep the wood window return, but replace the aluminum window with a vinyl retrofit.

Perise Sibley noted that the house burned down and was repaired. There are multiple issues on the property that are being addressed. They are trying to get the property back in good condition.

Gina Eleccion noted that notices were sent to the Nancy Sibley Trust for the update to the historic resource inventory.

There was no other public comment. The public hearing was closed.

Commissioners discussed the project. They do not like vinyl windows. Since the wood is milled, the Commission discussed other ways to differentiate the addition, possibly adding a vertical trim band. The vinyl windows in the rear are existing. There was a suggestion to put a water table to help differentiate the old from the new. There were concerns raised that if the house is not historic, then it should not be subject to the Secretary of the Interior's Standards. There was a comment that a building can be gutted by fire, but remain intact. If the applicant wants to hire a consultant to prove that the building is not original, it is their responsibility to do so.

The Commission asked if the applicant wants to pursue proving that it's not historic. The applicant said they will not pursue that.

Resolution changes recommended:

Condition #3 – Aluminum windows… shall be replaced with wood windows, either vinyl or aluminum clad, except on the rear. Remove approval by PW&CDD Director.
Condition #4 – Differentiation with a 5 ½ " wide vertical band, which projects ¾ - 1" past the siding where the original siding meets the addition.

On motion of Commissioner Mang, seconded by Commissioner White, the above changes were recommended to the resolution, with the vote stated below:

Ayes:	Commissioners Mang, McKee, White
Noes:	Commissioners Taagepera, Van Landschoot, and Chair Haughey
Absent:	Commissioner Crompton

The motion did not pass.

Commissioners further discussed wood windows and the addition of a water table 3 or 4' from the bottom, painted a different color than the siding. Commissioners feel that the vertical band and vinyl windows are enough differentiation on the rear. Commissioners noted that the applicant could leave the existing aluminum windows.

After discussion, the following changes to the resolution were recommended:

Condition #3 – Aluminum windows be replaced with wood windows.
Condition #4 - Differentiation with a 5 ½ " wide vertical band, which projects ¾ - 1" past the siding where the original siding meets the addition

RESOLUTION NO. 10-11 (HPRC) -A RESOLUTION OF THE HISTORIC PRESERVATION REVIEW COMMISSION OF THE CITY OF BENICIA APPROVING A BUILDING ADDITION AND EXTERIOR MODIFICATIONS TO AN EXISTING RESIDENTIAL DUPLEX LOCATED AT 128 WEST F STREET

On motion of Commissioner White seconded by Commissioner Taagepera, the above Resolution, with changes noted, was adopted by the following vote:

Ayes:	Commissioners Mang, McKee, Taagepera, Van Landschoot, White and Chair Haughey
Noes:	None
Absent:	Commissioner Crompton
Abstain:	None

A. HISTORIC CONTEXT STATEMENT
Citywide

PROPOSAL:
The Historic Context Statement describes the broad patterns of historical development of the City of Benicia that are represented by the physical development and character of the built environment. The context statement identifies important associated property types, and establishes eligibility criteria and integrity thresholds.

The historic context is a critical tool for understanding, identifying, evaluating, and protecting those resources which give Benicia its individual character and sense of place. Historic contexts provide the foundation for preservation planning.

The historic context statement provides a framework for ensuring that new development, remodeling and building renovation is more compatible with existing historic resources. It will provide an additional resource for staff and property owners to determine compatibility with new development and building renovation of both historic and non-historic properties.

Recommendation: Adopt a resolution recommending City Council acceptance of the Benicia Historic Context Statement.

Gina Eleccion gave a history and overview of the historic context project. She noted that Jonathan Lammers, Page & Turnbull Consultant, had planned to attend, but his wife just gave birth to a baby girl. She thanked Jonathan for his efforts, and particularly his passion for the project. In addition, she thanked the Ad Hoc Committee for their time and effort. The State Office of Historic Preservation will be giving a training session on

the practical application of historic contexts at the November 18th meeting. This training will satisfy Certified Local Government(CLG) training for commissioners for 2010/2011.

Commissioners discussed the project. There was a question as to how inaccuracies in the documents would be resolved. Gina Eleccion stated that there could be addendums to the document. There was a comment about the use of the word "aliens" in the document. Gina Eleccion noted that this was a direct quote from a 1915 Thesis.

The public hearing was opened.

Dana Dean, representing Amports – She noted that this is a great read and valuable in many ways. She noted that the words matter. She would still like to see the last sentence of the first recommendation on Page 183 removed. Remove phrase "as part of an expanded waterfront trail system". She commended everyone who worked on this project.

The public hearing was closed.

Commissioner Taagepera stated that it was a rewarding experience working on this project. She further commented on the City's CLG status and the eligibility for grants, particularly during these economic times.

Commissioners thanked everyone for their hard work.

RESOLUTION NO. 10- 12 - A RESOLUTION OF THE HISTORIC PRESERVATION REVIEW COMMISSION RECOMMENDING CITY COUNCIL ACCEPTANCE OF THE CITY OF BENICIA HISTORIC CONTEXT STATEMENT

On motion of Commissioner White, seconded by Commissioner McKee, with the amendment noted above, the above Resolution was adopted by the following vote:

Ayes:	Commissioners Mang, McKee, Taagepera, Van Landschoot, White and Chair Haughey
Noes:	None
Absent:	Commissioner Crompton
Abstain:	None

VI. COMMUNICATIONS FROM STAFF

A. UPDATE - CITY HALL WINDOW REPLACEMENT

Staff will provide a verbal update on the City Hall Window Replacement program.

Gina Eleccion advised the Commission that the City Council directed staff to get bids on wood window replacement.

B. DESIGN REVIEW FEES UPDATE

Staff will provide the Commission with a verbal update on design review fees.

Gina Eleccion advised the Commission that staff will be clarifying the design review fees with the City Council during the next Master Fee Schedule update in early 2011.

VII. COMMUNICATIONS FROM COMMISSIONERS

Jon Van Landschoot questioned if the applicant at 251 West G has replaced his window. Gina Eleccion noted that she can report back to the Commission.

Commissioners would like further discussion and training on windows. Gina Eleccion stated that a training session would be appropriate. Commissioner Mang suggested having Insight Glass give a presentation.

Chair Haughey requested that the Commission make comments through the Chair to better control the meeting. Staff will email a copy of the Rules and Procedures to the Commission.

VIII. ADJOURNMENT

Chair Haughey adjourned the meeting at 8:25 p.m.

AGENDA ITEM
HISTORIC PRESERVATION REVIEW COMMISSION: NOVEMBER 18, 2010
CONSENT CALENDAR

DATE : November 8, 2010

TO : Historic Preservation Review Commission

FROM : Lisa Porras, Senior Planner

SUBJECT : **REMOVAL, RELOCATION, AND INSTALLATION OF NEW WINDOWS AND A DOOR AT THE NORTH AND WEST ELEVATIONS OF AN EXISTING NON-HISTORIC SINGLE FAMILY HOME LOCATED AT 289 WEST I STREET**

PROJECT : 10PLN-80 Design Review
289 West I Street
APN 089-041-250

RECOMMENDATION:

Approve alterations to the north and west elevations, consisting of removal of windows, installing new windows in a different location, and relocating a door at 289 West I Street based on the findings and subject to the conditions listed in the proposed resolution (Attachment A).

EXECUTIVE SUMMARY:

The applicant requests design review approval to make alterations to the north and west elevations of an existing single-family non-historic house. For the North Elevation, alterations consist of relocating one door, removing two windows, and installing two new windows in a different location. For the West Elevation, alterations consist of removing a window, and installing a new window in a different location.

This project is subject to the Downtown Historic Conservation Plan design guidelines for Residential Building Types, New Construction (includes alterations).

ENVIRONMENTAL ANALYSIS:

This project is Categorically Exempt from the California Environmental Quality Act (CEQA) under Section 15301 of the CEQA Guidelines pertaining to Existing Facilities. This exemption includes minor alterations to existing private structures.

BACKGROUND:

Applicant/Owner:	Leo Daniel/Stacy Anderson
General Plan designation/Zoning:	Residential Low Density / Single Family Residential (RS)
Existing use:	Single Family Residence
Proposed use:	No changes are proposed as part of this application
Adjacent zoning and uses:	
North:	Residential
East:	Residential
South:	Residential
West:	Residential

SUMMARY:

A. Project Location

This home is located on the north side of the 200 block of West I Street. The proposed alterations would be located along the north (rear) and west (left) elevations.

Figure 1. Existing Single Family Residence at 289 West I Street

B. Project Description

Windows
The proposed windows are vinyl and manufactured by PlyGem. Two window styles are proposed: (1) Single Hung, and (2) Sliding. The frame depth is 2 5/8 inches with heavy vinyl walls. Refer to Attachment D for Window Specifications.

Door
The proposed new door is high-definition steel and manufactured by Masonite. The door has a smooth finish and comes in a pre-finished white or paint color. Masonite Steel doors feature high-definition decorative panel profiles that are intended to replicate the appearance of a wood door. Refer to Attachment E for Door Specifications.

C. Project Consistency Analysis

The proposed project is subject to the requirements and regulations of the Downtown Historic Conservation Plan, New Construction (includes alterations). The project is consistent with the guidelines 5.7 (aluminum windows not appropriate) and 5.8 (frames should be painted or factory finished).

D. Conclusion

Staff recommends that the Historic Preservation Review Commission approve alterations to the north and west elevations of an existing house located at 289 West I Street based on the findings and subject to the conditions listed in the attached draft resolution.

FURTHER ACTION:

The Historic Preservation Review Commission's action will be final unless appealed to the Planning Commission within ten (10) business days.

Attachments:

A. Draft Resolution
B. Project Plans
C. Photographs
D. Window Specifications
E. Door Specifications

ATTACHMENT A
PROPOSED RESOLUTION

RESOLUTION NO. 10-__ (HPRC)

A RESOLUTION OF THE HISTORIC PRESERVATION REVIEW COMMISSION OF THE CITY OF BENICIA APPROVING SLIGHT ALTERATIONS TO THE NORTH AND WEST ELEVATIONS OF AN EXSITING SINGLE-FAMILY NON-HISTORIC HOME LOCATED AT 289 WEST I STREET

WHEREAS, Leo Daniel/Stacy Anderson has requested Design Review approval for modifications to an existing house located at 289 West I Street; and

WHEREAS, the Historic Preservation Review Commission at a regular meeting on November 18, 2010 conducted a public hearing and reviewed the proposed project;

NOW, THEREFORE, BE IT RESOLVED THAT the Historic Preservation Review Commission of the City of Benicia hereby approves design review for alterations to the residential home at 289 West I Street; and

BE IT FURTHER RESOLVED THAT the Historic Preservation Review Commission finds that:

a) The proposed development is consistent with the objectives and the applicable provisions of Title 17 and the Downtown Historic Conservation Plan;

   The proposed modifications are consistent with the design guidelines set forth in the Downtown Historic Conservation Plan.

b) The location and configuration of the addition and exterior modifications are visually harmonious with their site and with surrounding sites and structures, and do not unnecessarily block scenic views from other buildings or public parks or dominate their surroundings to an extent inappropriate to their use;

   Modifications to the north and west elevations are satisfactory and do not impact or dominate surrounding sites, and features, or views.

c) The architectural design of the alterations, its materials and colors are visually harmonious with surrounding development and with the natural landforms and vegetation of the areas in which it is proposed to be located;

   Materials selected would not impact or overwhelm the features of surrounding development.

d) The proposed alterations and the proposed conditions of approval are consistent with the Downtown Historic Conservation Plan and Title 17 of the Benicia Municipal Code and will not be detrimental to the public health, safety, or welfare of persons residing or working in or adjacent to the neighborhood of the proposed project, nor detrimental to properties or improvements in the vicinity or to the general welfare of the city;

The proposed alterations are consistent with the guidelines set forth in the Downtown Historic Conservation Plan and the development standards listed in the Downtown Mixed Use Master Plan.

BE IT FURTHER RESOLVED THAT the Benicia Historic Preservation Review Commission hereby approves the proposed project subject to the following conditions:

The plans submitted for the building permit and development and construction shall substantially comply with the submitted floor plan and elevations date stamped October 19, 2010, consisting of Sheet A1 and marked Exhibit A, and a site plan date stamped November 2, 2010 consisting of Sheet A1 and marked as Exhibit B, attached to this decision of record on file with the Public Works and Community Development Department, except as modified by the following conditions:

1. The project shall adhere to all applicable ordinances, standard plans, and specifications of the City of Benicia.

2. Any alteration of the approved plans, including substitution of materials, shall be requested in writing and reviewed and approved by the Public Works and Community Development Director or designee prior to changes being made in the field.

3. Construction activities shall meet all municipal code requirements for hours of operation. Construction equipment shall be adequately muffled and controlled. These requirements shall be made a condition of all related contracts for the project.

4. All new siding that is installed in areas where the windows and door are removed shall be replaced with siding that matches existing and constructed and installed in a manner that blends in seamlessly.

5. The applicant or permittee shall defend, indemnify, and hold harmless the City of Benicia or its agents, officers, and employees from any

claim, action, or proceeding against the City of Benicia or its agents, officers, or employees to attack, set aside, void, or annul an approval of the Historic Preservation Review Commission, Planning Commission, City Council, Community Development Director, or any other department, committee, or agency of the City concerning a development, variance, permit or land use approval which action is brought within the time period provided for in any applicable statute; provided, however, that the applicant's or permittee's duty to so defend, indemnify, and hold harmless shall be subject to the City's promptly notifying the applicant or permittee of any said claim, action, or proceeding and the City's full cooperation in the applicant's or permittee's defense of said claims, actions, or proceedings.

* * * * *

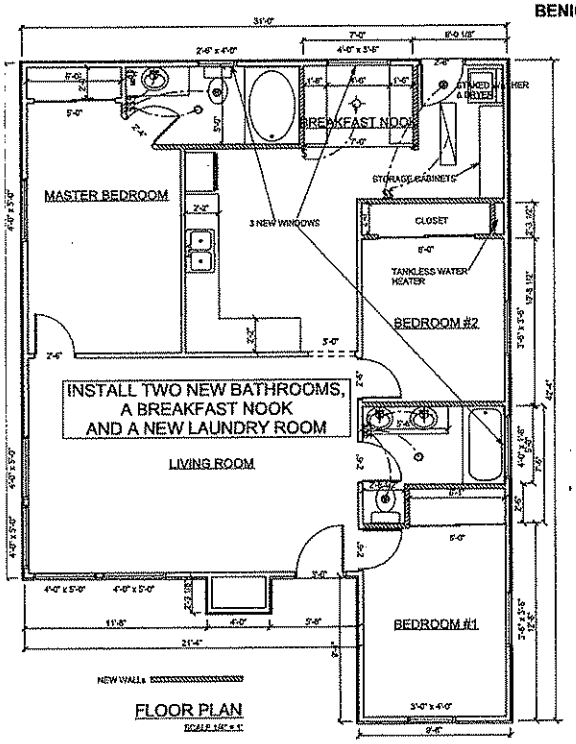
On motion of _____, seconded by _____, the above Resolution was adopted by the Historic Preservation Review Commission of the City of Benicia at a regular meeting of said Commission held on November 18, 2010 by the following vote:

Ayes:
Noes:
Absent:
Abstain:

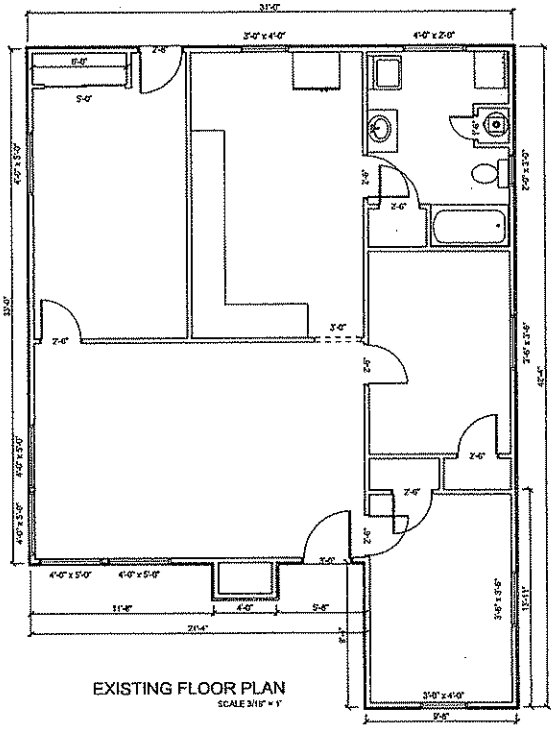
_____
Toni Haughey
Historic Preservation Review Commission Chair

ATTACHMENT B
PROJECT PLANS

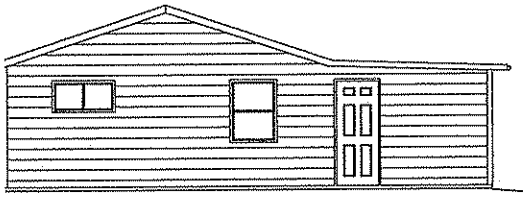
PROPOSED WINDOW AND DOOR
CHANGES AT 289 WEST I STREET
BENICIA, CA. 94510



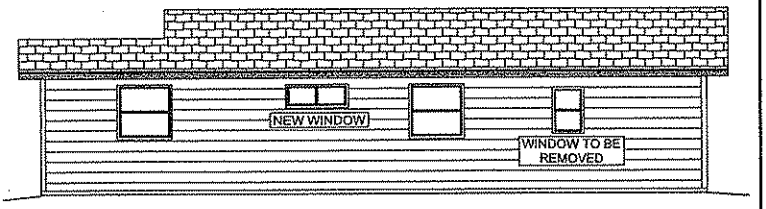
FLOOR PLAN
SCALE 1/4" = 1'



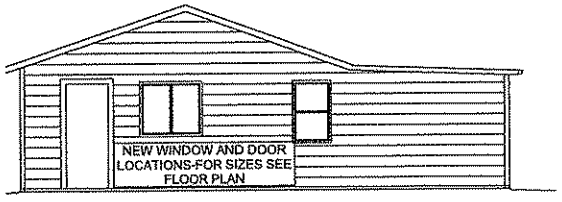
EXISTING FLOOR PLAN
SCALE 3/16" = 1'



NORTH ELELATION
EXISTING

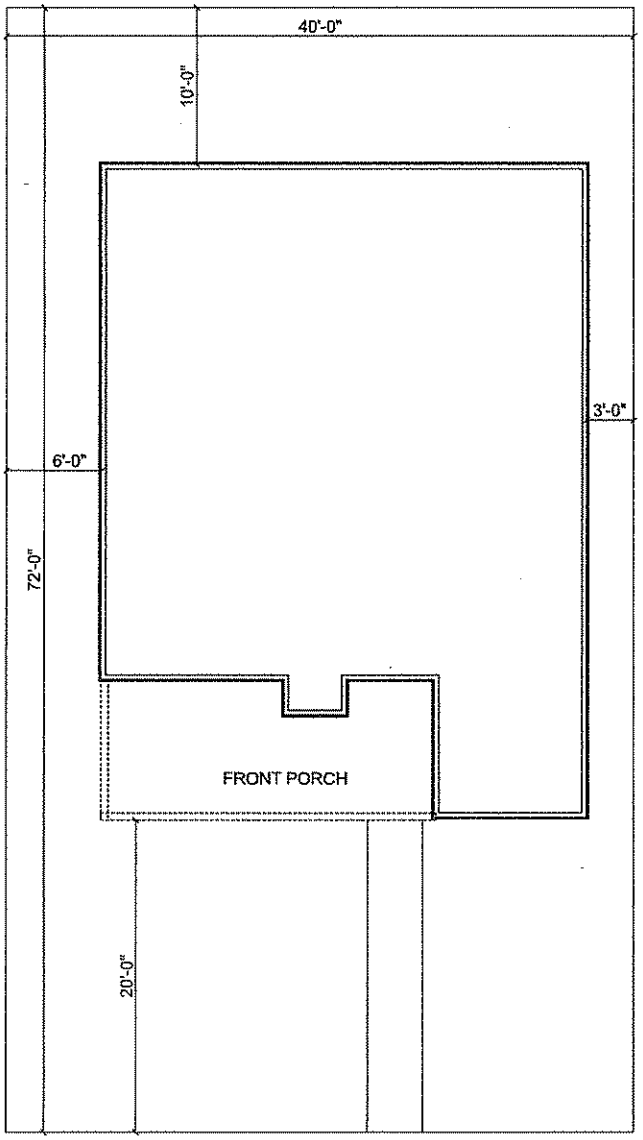


EAST ELEVATION
SCALE 1/4" = 1'



NORTH ELEVATION
NEW WINDOWS & DOOR

289 WEST I STREET		
SCALE 1/4" = 1'	APPROVED	DRAWN BY LEO DANIEL
DATE OCTOBER 18, 2010		REVISED
		DRAWING NUMBER A1



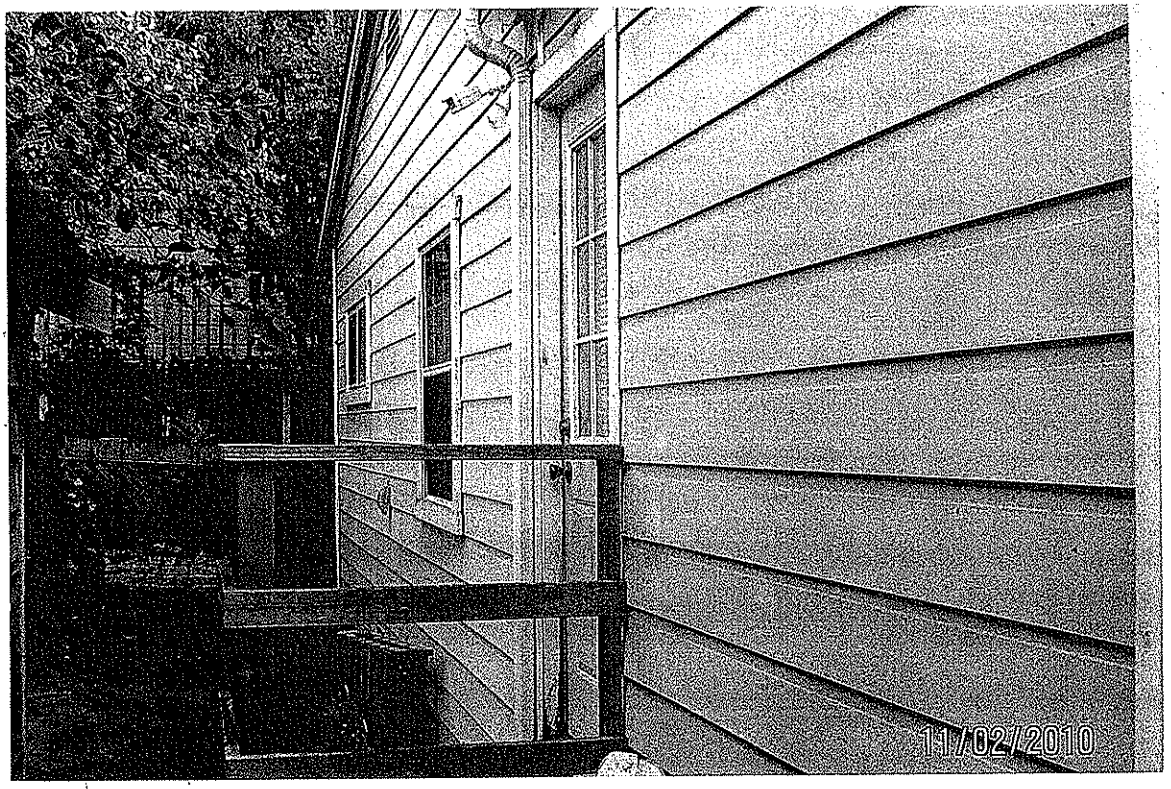
289 WEST I STREET

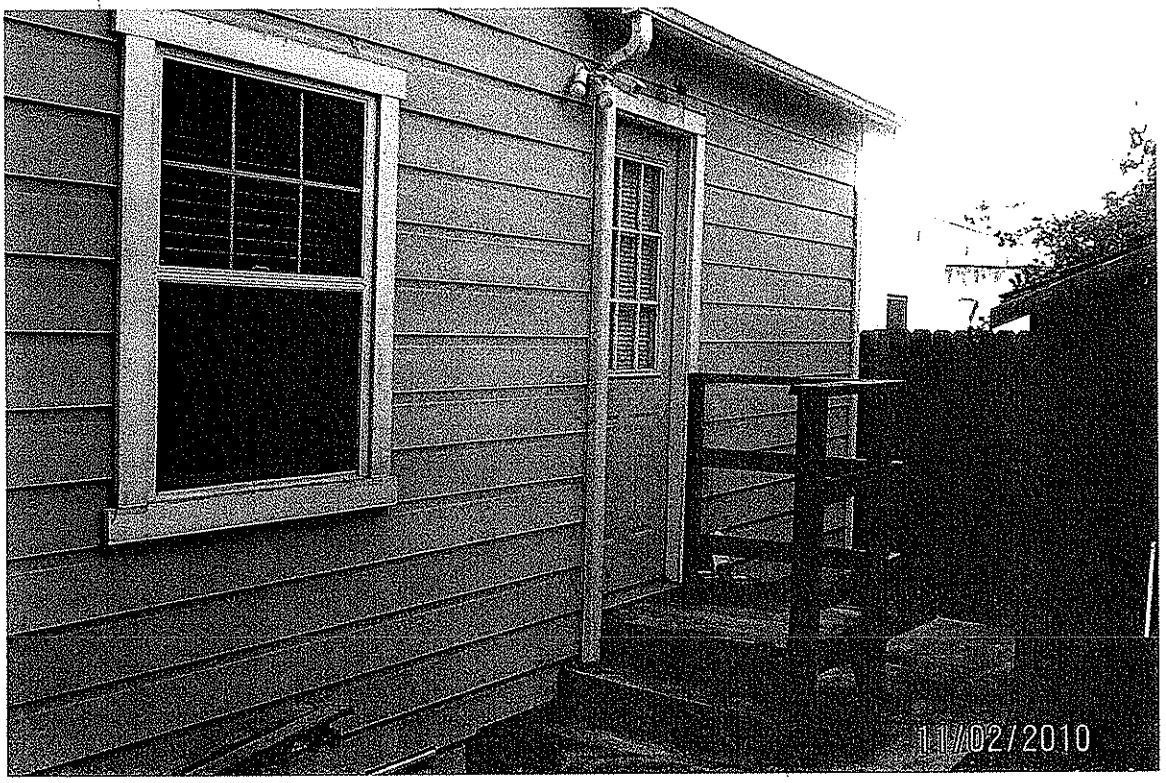
ANDERSON REMODEL		
SCALE 1/4" = 1'	APPROVED	DRAWN BY LEO DANIEL
NOVEMBER 1, 2010		REVISED
		DRAWING NUMBER A1

ATTACHMENT C
PHOTOGRAPHS

289 West I

Back of house





9) West I
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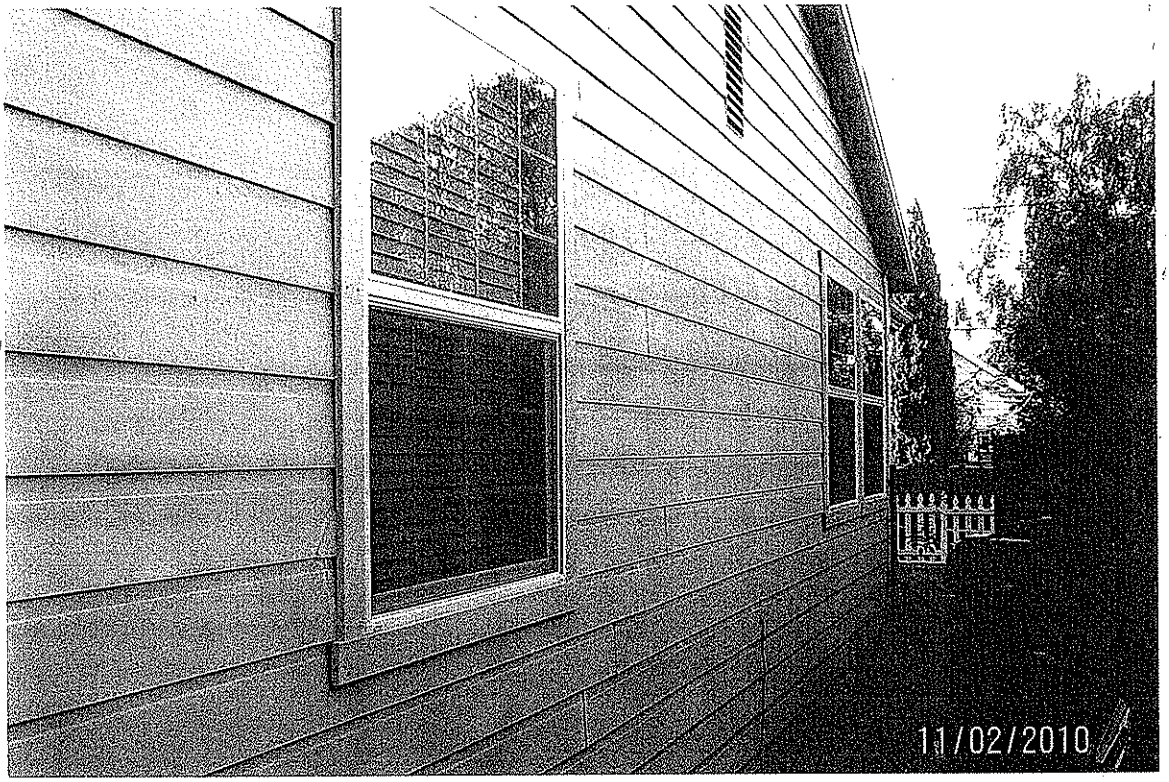
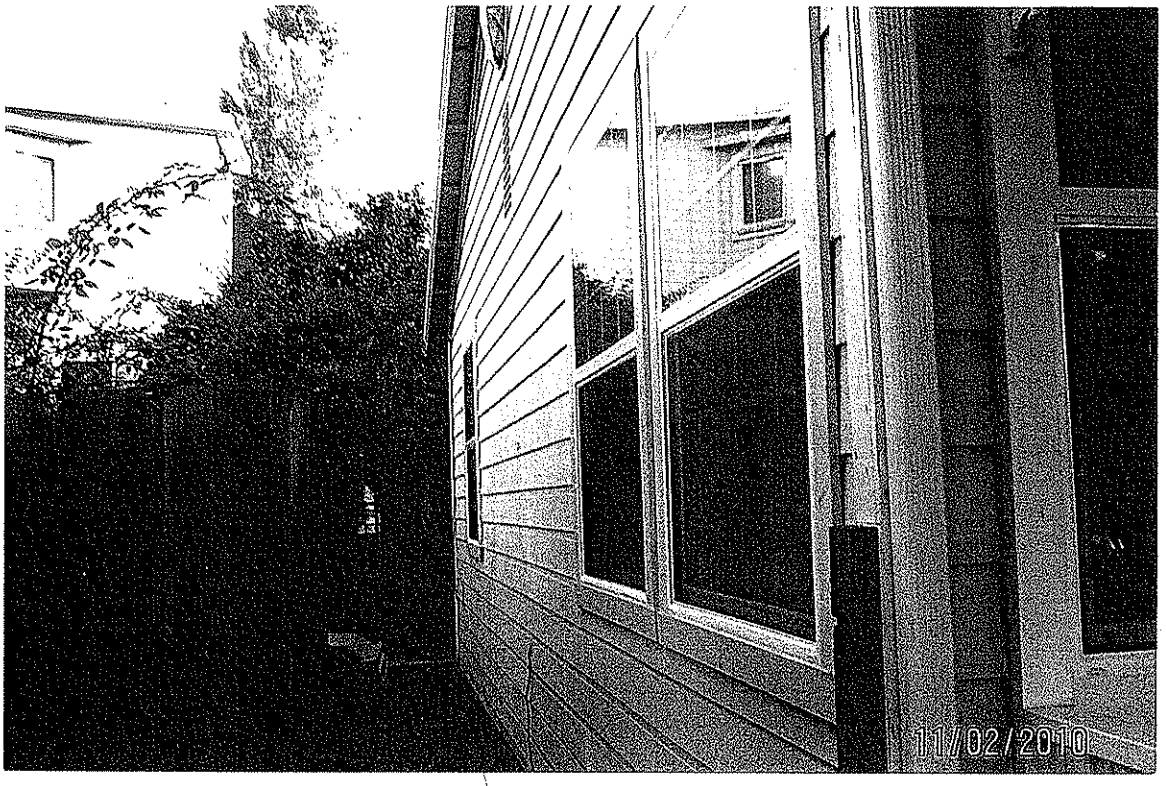




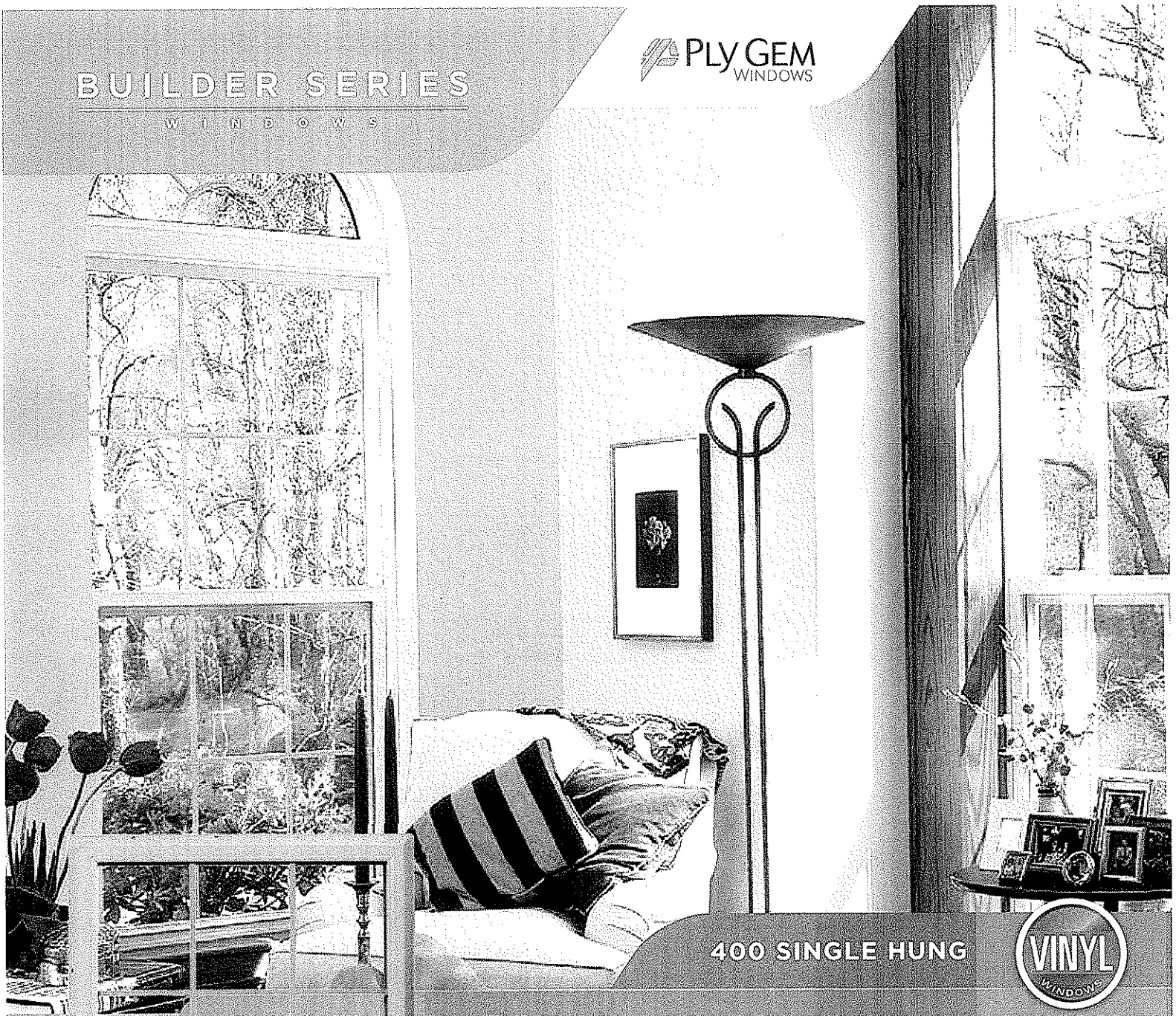
2

ATTACHMENT D
WINDOWS SPECIFICATIONS

BUILDER SERIES

WINDOWS

PLY GEM WINDOWS



400 SINGLE HUNG

VINYL WINDOWS

PERFORMANCE AND VALUE. TOGETHER AT LAST.

The Ply Gem Windows Builder Series was designed to fit your needs. Every window is a reliable combination of performance and value. They provide you with all the features you've come to expect from Ply Gem Windows — energy efficiency, durability and low maintenance. With their convenient slimline frame depth, you'll not only add style, you'll add a whole new level of comfort to any home.

400 SINGLE HUNG

VINYL WINDOWS

TRADITIONAL SIZING T

CUSTOM SIZING C

DP 30 CERTIFIED

LIMITED LIFETIME WARRANTY

STANDARD FEATURES

- Integral nail fin for easy and accurate installation
- Low-point, high-pressure weep system helps rain water drain efficiently from frame
- Maintenance-free multi-chamber PVC construction with fusion welded corners for durability, weather-tight performance and beauty
- Removable side loaded bottom sash
- Continuous weatherstripping and dual action sash lock provides security while sealing out the weather and sealing in your comfort
- Energy-efficient warm edge insulating glass for enhanced energy performance
- Corrosion-resistant stainless-steel screws and hardware for litelong durability
- Reinforced meeting rail for added strength and durability
- 2 5/8" frame depth with heavy vinyl walls for strength and stability
- Rated for light commercial application

WARM EDGE TECHNOLOGY

HP GLASS

OPTIONS

GLASS OPTIONS:
HP glass, HP^{SC} glass, Warm Edge+, STC options, tints, obscure, laminated, single glaze

GRILLE OPTIONS:
Color-coordinated grilles-between-the-glass (GBG) in flat 5/8", sculptured 5/8" or 1" styles

HARDWARE OPTIONS:
AUTOLOCK–positive action lock

FRAME OPTIONS:
1" or 1 5/8" nail fin setback with stucco key or J-channel, brick mould, sill adapter, single wall flush fin, no fin

COLOR OPTIONS:

WHITE BEIGE

HP^{SC} GLASS

SOUND REDUCTION

WARM EDGE TECHNOLOGY

NOTE: Colors shown are close approximations and may not be accurate representations for color matching. Please request color swatches from your Ply Gem sales representative to do so.

1. Most units rated DP30 standard.
2. Low-E with argon.
3. Optional Solar Cooling optimized low-E with argon.
4. Optional Sound Control.
5. Optional Warm Edge spacer upgrade for enhanced performance.

NAHB RESEARCH CENTER GREEN APPROVED

PLY GEM BUILDER SERIES 400 WINDOWS HAVE BEEN GREEN APPROVED BY THE NAHB RESEARCH CENTER.

This means you can be assured that Ply Gem Builder Series 400 windows comply with specific green practice criteria in the National Green Building Standard. Visit www.GreenApprovedProducts.com for more details.

THERMAL PERFORMANCE

		NFRC CERTIFIED		
	R Value	U Value	SHGC	VT
WITH WARM EDGE				
1/16" Clear	2.04	0.49	0.60	0.62
1/16" HP	3.23	0.31	0.29	0.55
1/16" HP^{SC}	3.23	0.31	0.22	0.43
WITH WARM EDGE+				
1/16" HP	3.33	0.30	0.30	0.53
1/16" HP^{SC}	3.33	0.30	0.23	0.42

All units tested in accordance with ASTM standards, rated in accordance with International Residential Code, and witnessed by an independent NAMI accredited lab. Performance values reflect the performance of units tested with the following configuration: 1/16" IGU, 3mm glass and no grilles.

ENERGY STAR PARTNER

R VALUE: Restrictive ambient air flow. U VALUE: Rate of heat loss. SHGC: Solar Heat Gain Coefficient. VT: Visible Transmittance.

2

PLY GEM
BUILDING PRODUCTS. BUILDING SUCCESS

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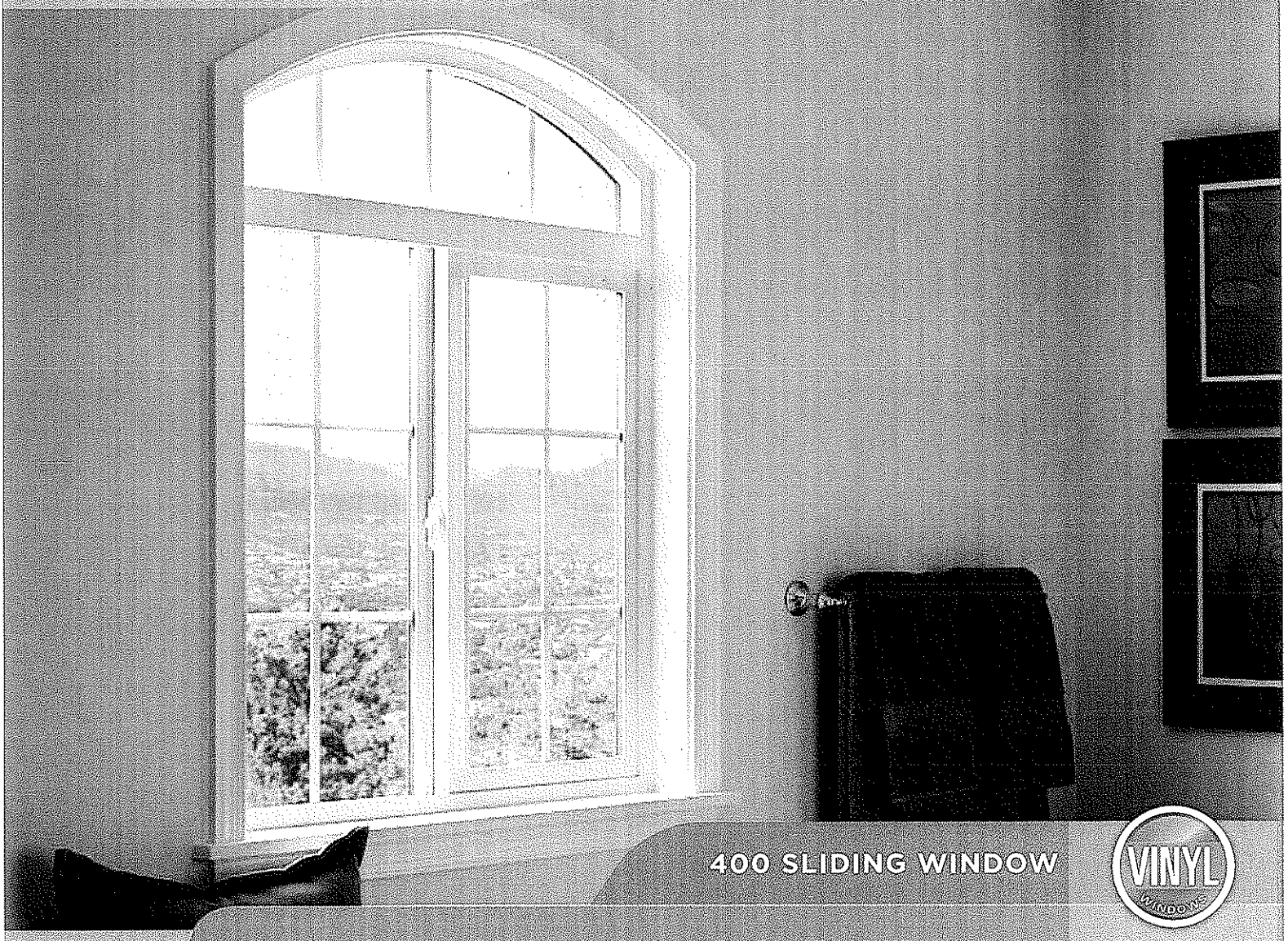
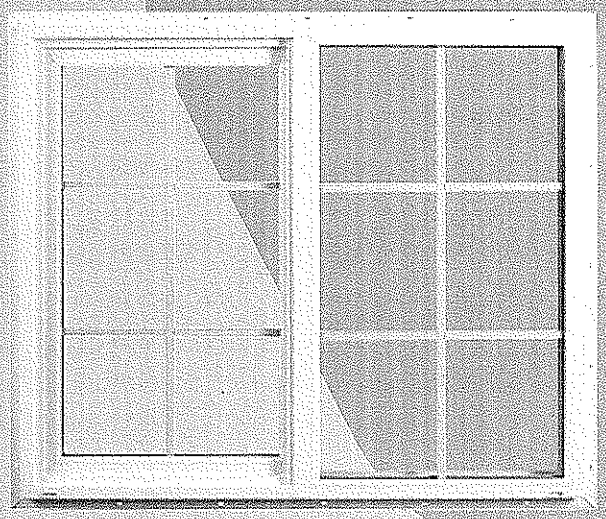
BUILDER SERIES
WINDOWS

PLY GEM
WINDOWS



400 SLIDING WINDOW

VINYL WINDOWS



PERFORMANCE AND VALUE. TOGETHER AT LAST.

The Ply Gem Windows Builder Series was designed to fit your needs. Every window is a reliable combination of performance and value. They provide you with all the features you've come to expect from Ply Gem Windows — energy efficiency, durability and low maintenance. With their convenient slimline frame depth, you'll not only add style, you'll add a whole new level of comfort to any home.

400 SLIDING WINDOW

VINYL WINDOWS

TRADITIONAL SIZING T

CUSTOM SIZING C

DP 15 CERTIFIED

LIMITED LIFETIME WARRANTY

STANDARD FEATURES

- Integral nail fin for easy and accurate installation
- Low-point, high-pressure weep system helps rain water drain efficiently from frame
- Maintenance-free multi-chamber PVC construction with fusion welded corners for durability, weather-tight performance and beauty
- Wide brass rollers for smooth operation
- Limited sash stop and removable sash
- Continuous weatherstripping and dual action sash lock provides security while sealing out the weather and sealing in your comfort
- Energy-efficient warm edge insulating glass for enhanced energy performance
- Corrosion-resistant stainless-steel screws and hardware for lifelong durability
- Aluminum-reinforced meeting rail for added strength and durability
- 2 5/8" frame depth with heavy vinyl walls for strength and stability

WARM EDGE TECHNOLOGY

HP GLASS

OPTIONS

GLASS OPTIONS:
HP glass, HP^{SC} glass, Warm Edge+, STC options, tints, obscure, laminated, single glaze

GRILLE OPTIONS:
Color-coordinated grilles-between-the-glass (GBG) in flat 5/8", sculptured 5/8" or 1" styles

HARDWARE OPTIONS:
AUTOLOCK—positive action lock

FRAME OPTIONS:
1" or 1 3/8" nail fin setback with stucco key or J-channel, brick mould, sill adapter, single wall flush fin, no fin

COLOR OPTIONS:

WHITE

BEIGE

HP^{SC} GLASS

SOUND REDUCTION

WARM EDGE TECHNOLOGY

NOTE: Colors shown are close approximations and may not be accurate representations for color matching. Please request color swatches from your Ply Gem sales representative to do so.

1. Most units rated DP15 standard.
2. Low-E with argon.
3. Optional Solar Cooling optimized Low-E with argon.
4. Optional Sound Control.
5. Optional Warm Edge+ spacer upgrade for enhanced performance.

NAHB RESEARCH CENTER GREEN APPROVED

PLY GEM BUILDER SERIES 400 WINDOWS HAVE BEEN GREEN APPROVED BY THE NAHB RESEARCH CENTER.

This means you can be assured that Ply Gem Builder Series 400 windows comply with specific green practice criteria in the National Green Building Standard. Visit www.GreenApprovedProducts.com for more details.

THERMAL PERFORMANCE

	R Value	NFRC CERTIFIED U Value	SHGC	VT
WITH WARM EDGE				
1/16" Clear	2.00	0.50	0.60	0.62
1/16" HP	3.23	0.31	0.29	0.55
1/16" HP^{SC}	3.23	0.31	0.23	0.42
WITH WARM EDGE+				
1/16" HP	3.33	0.30	0.30	0.53
1/16" HP^{SC}	3.33	0.30	0.23	0.42

All units tested in accordance with ASTM standards, rated in accordance with International Residential Code, and witnessed by an independent NAMI accredited lab. Performance values reflect the performance of units tested with the following configuration: 11/16" IGU, 3mm glass and no grilles.

ENERGY STAR PARTNER

R VALUE: Restrictive ambient air flow. U VALUE: Rate of heat loss. SHGC: Solar Heat Gain Coefficient. VT: Visible Transmittance.

PLY GEM
BUILDING PRODUCTS. BUILDING SUCCESS.

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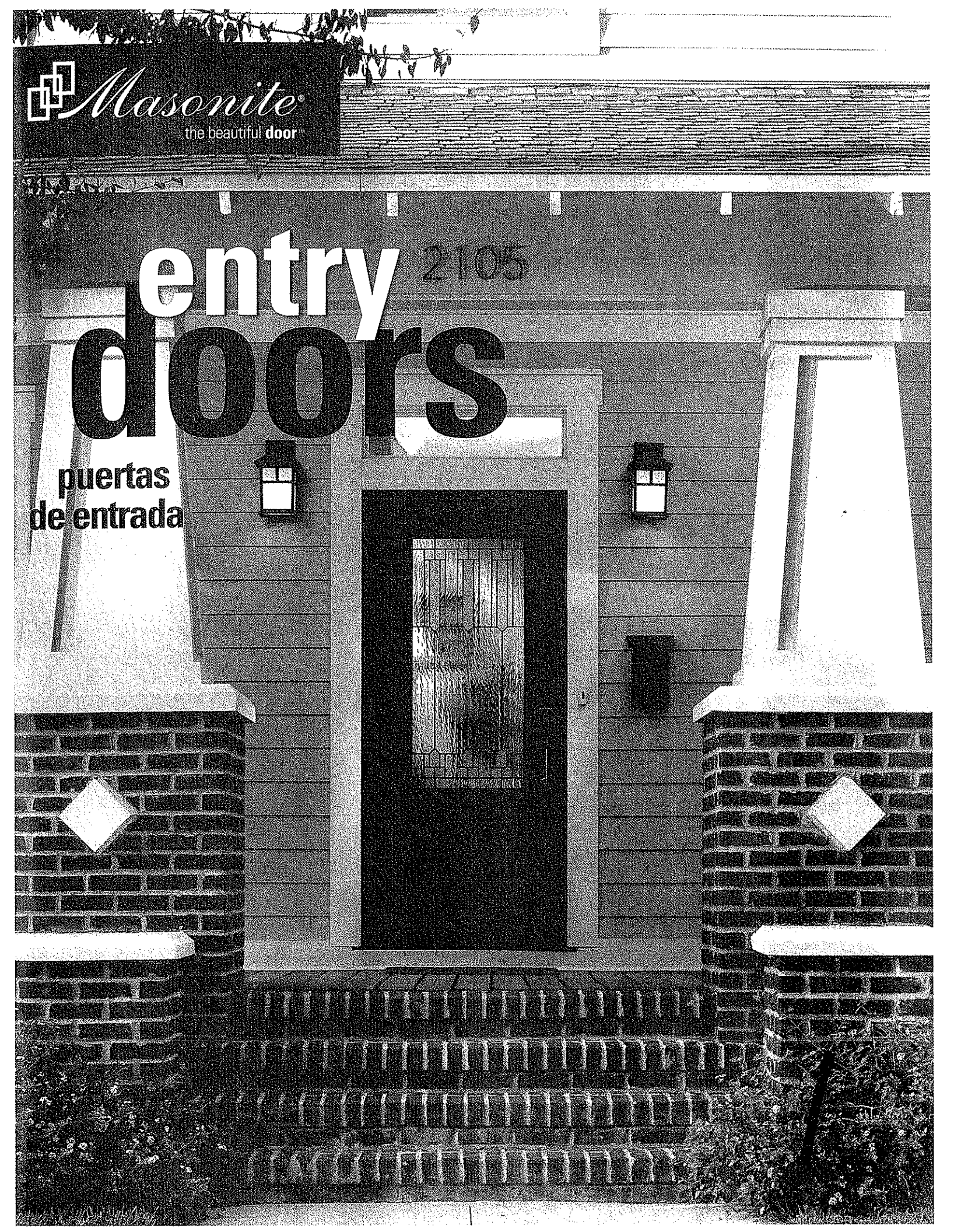
ATTACHMENT E
DOOR SPECIFICATIONS


Masonite
the beautiful door
entry 2105
doors
puertas
de entrada

explorethedifference

Masonite entry doors

more door options with more door value

We bring you more styles, designs, textures and sizes to choose from for your home. Homeowners, remodelers, architects and builders rely on Masonite for superior craftsmanship, durability and value in both fiberglass and steel doors. Choose from our extensive line of entry doors to make all your entrances grand.

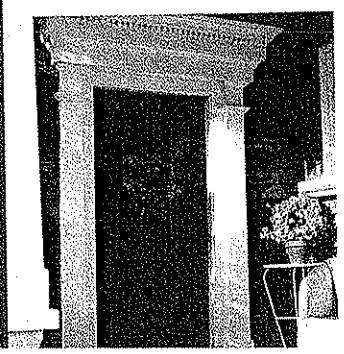
Masonite Fiberglass Textured doors offer the look of real wood that is easily stainable with low maintenance and extreme durability.

	AVANTGUARD™	BELLEVILLE®	HD STEEL
	FINISHES	SMOOTH	MASONITE® HD
	Real-wood aesthetic design composed of an authentic image layer coated with five layers of defense for the ultimate in durability.	Sleek look with a variety of door and glass options to choose from, engineered for performance.	High-definition panel profile offers the security of steel for years of performance.
Wood Door Authenticity	★★★★★ Exceptional	★★★★ Excellent	★★ Good
Panel Profile	Planked panels with simple refined profiles	High-definition fiberglass profile	High-definition steel profile
Wood Grain Texture	Traditional & ribbon-striped mahogany with variable-depth wood grain*	Smooth	Smooth
Edge (Stile) Construction	True square-edge	True square-edge	Interlocking
Edge (Stile) Material	Stainable/paintable premium hardwood	Stainable/paintable wood	Paintable wood or steel
Finish Options	AvantGuard™ pre-finished	Paint	Pre-finished white or paint
Durability & Performance	Lifetime warranty† (5 year on finish)	Lifetime warranty†	Limited Lifetime†
Composite Bottom Rail	✔	✔	✔
Rust Proof	✔	✔	
Dent Proof	✔	✔	
ENERGY STAR*	✔	✔	✔
Glass Options	Standard (sidelite glass option only)	Standard	Standard
Glass Designs	3+	15+	15+
Glazing Assembly	Custom factory-glazed (installed)	Traditional glazing inserts	Traditional glazing inserts

AvantGuard™ PREFINISHED FIBERGLASS

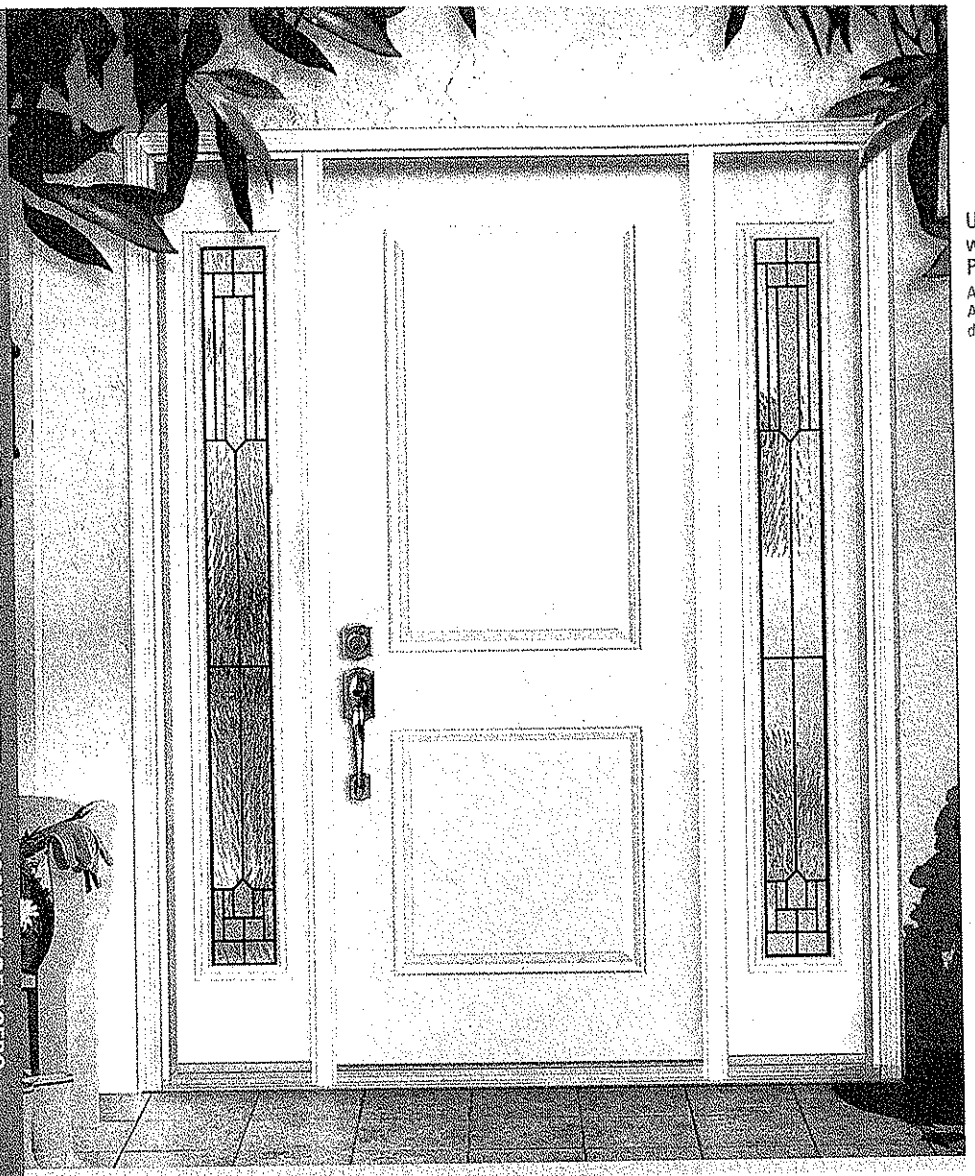
BELLEVILLE® Fiberglass Entry Doors

Masonite HD HIGH-DEFINITION STEEL ENTRY DOORS



Masonite has an extensive line of entry door products and accessories for your home including patio units, flush-glazed doors, steel frames, internal mini-blinds, stain kits and more.

*A critical component of an ENERGY STAR qualified entr
†All warranties are lir



MASONITE® HD STEEL with Glendale™ glass – door MHD-2S – sidelites MHDSL-152-885-X
MASONITE® de acero HD con vidrio Glendale™ – puerta MHD-2S – paneles laterales MHDSL-152-885-X

Steel entry doors

Puertas de acero par entradas

Upgrade Your Door with Masonite Professional Finish
Actualiza tu puerta con Acabados Profesionales de Masonite

The Ultimate **Steel** Door Collection

La colección por excelencia de puertas de acero

Masonite Steel doors feature high-definition decorative panel profiles that closely replicate the appearance of a high-end wood door with the ultimate in security. They truly make a statement with the addition of beautiful glass inserts for a grand entrance.

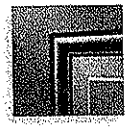
Las puertas de acero Masonite ofrecen perfiles decorativos de alta definición que imitan fielmente el aspecto de una puerta de madera de alta calidad con lo máximo en seguridad. Para un efecto aún más impresionante, combínese con bellos paneles de vidrio.

Standard features

for steel-edge & wood-edge

Características estándar

para puertas con bordes de acero y de madera



1 High-Definition Panel Profile
Perfil de alta definición
✓ creates excellent shadow lines and distinct panel designs
crea excelentes líneas de sombreado y diseños definidos

2 Internal Blocking
Bloques interiores
✓ lock area is reinforced to provide a solid mounting surface
Área de la cerradura reforzada para ofrecer una superficie sólida para la instalación

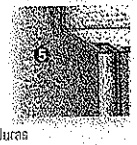
3 Finish
Acabado
✓ Masonite® HD features a baked-on primer for a more durable finish
Masonite® HD tiene un imprimador aplicado al calor para un acabado duradero

4 Rot-Resistant Bottom Rail
Travesaño inferior resistente a la degradación
✓ high-performance composite material is utilized on all bottom rails
todos los travesaños inferiores están fabricados con material compuesto de alto rendimiento

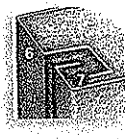
Steel-Edge features

Características para puertas con bordes de acero

5 Interlocking Steel-Edge
Bordes de acero interconectables
✓ has six 90° steel bends in each edge to ensure stability and resist warping
seis dobleces de acero de 90 grados en cada borde para garantizar estabilidad y resistencia contra combaduras

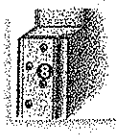


6 Square-Edge
Borde cuadrado
✓ wood door appearance
apariencia de una puerta de madera



7 Vinyl Extrusion
Extrusión de vinilo
✓ locks facings together and provides an insulated thermal barrier
sella ambas caras y ofrece una barrera térmica aislante

8 Steel Reinforcements
Refuerzos de acero
✓ hinges are flush mounted into steel reinforcements to help prevent hinge sag
bisagras integradas al ras en los refuerzos de acero para prevenir el desprendimiento de las bisagras



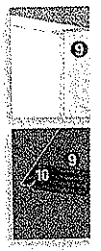
✓ 90-minute fire label available (opaque doors only)
resistencia al fuego por 90 minutos disponible (puertas opacas únicamente)

MASONITE® HD LIMITED LIFETIME WARRANTY
GARANTÍA DE POR VIDA LIMITADA MASONITE® HD

Wood-Edge features

Características para puertas con bordes de mad

9 Engineered Construction
Construcción
✓ finger-jointed hinge stile
parante de bisagras con ensambladura en ángulo
✓ laminated lumber lock stile
parante de la cerradura de madera laminada

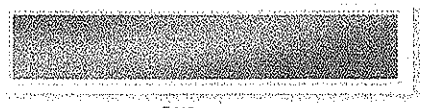


10 Interlocking Design
Diseño entrecruzado
✓ grooved stiles add strength and structural rigidity
parantes con surcos añaden fuerza y rigidez estructural
✓ steel facings wrap over stiles with a "J" bend
caras de acero envuelven los parantes en forma de "J"
✓ 20-minute fire label available (opaque doors only)
resistencia al fuego por 20 minutos disponible (puertas opacas únicamente)

MASONITE® HD LIMITED LIFETIME WARRANTY
GARANTÍA MASONITE® HD DE POR VIDA LIMITADA
MASONITE® UTILITY LIMITED 5 YEAR WARRANTY
GARANTÍA MASONITE® UTILITY LIMITADA DE 5 AÑOS

clear GLASS
vidrio transparente

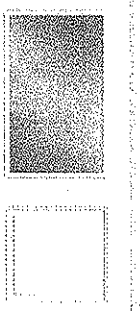
E-010 transom
E-010 montante



T-010 transom
T-010 montante

BLS
MHD

MHD-105-11E-2
External Grille / con Rejilla Externa
2236 round-top
borde superior redondeado



★BLS
MHD

MHD-106-010-1
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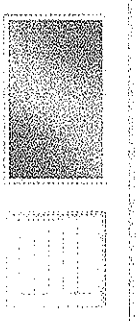
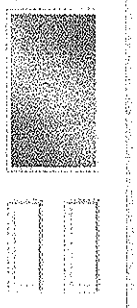


★BLS
MHD

MHD-106-010-1P
2236



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MHD-106-010-2
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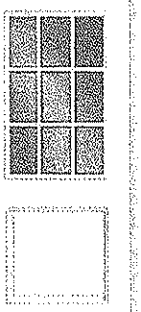
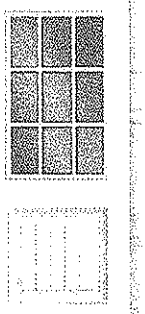


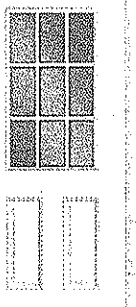
BLS
MHD

MHD-106-09I-1
Internal Grille / con Rejilla Interna
MHD-106-09E-1
External Grille / con Rejilla Externa
2236



BLS
MHD

MHD-106-09I-1P
Internal Grille / con Rejilla Interna
MHD-106-09E-1P
External Grille / con Rejilla Externa
2236

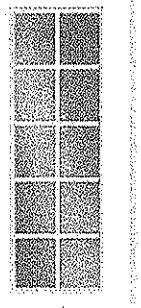


BLS
MHD

MHD-106-09I-2
Internal Grille / con Rejilla Interna
MHD-106-09E-2
External Grille / con Rejilla Externa
2236

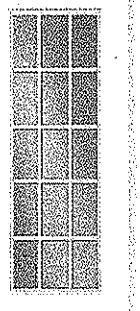
★BLS
★MHD

MHD-122-010-X*
2264



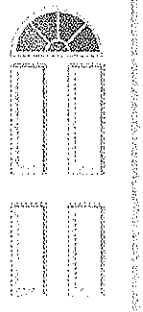
★BLS
★MHD

MHD-122-10I-X*
Internal Grille / con Rejilla Interna
MHD-122-10E-X*
External Grille / con Rejilla Externa
2264



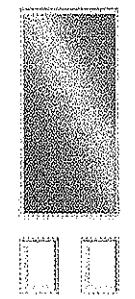
★BLS
★MHD

MHD-122-15I-X*
Internal Grille / con Rejilla Interna
MHD-122-15E-X*
External Grille / con Rejilla Externa
2264



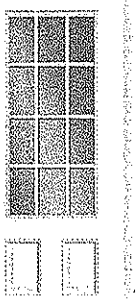
BLS
MHD

MHD-135-05I-4
White Internal Grille / con Rejilla Interna Blanca
MHD-135-05I-4
External Grille / con Rejilla Externa
2210 sun



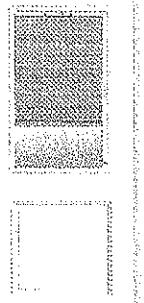
BLS
★MHD

MHD-404-010-2
2248



BLS
★MHD

MHD-404-12E-2
External Grille / con Rejilla Externa
2248



BLS
MHD

MHD-B106-01RL-1
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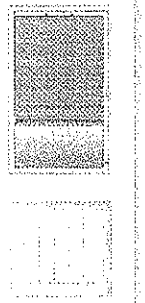

BLS
MHD

MHD-B106-01RL-1P
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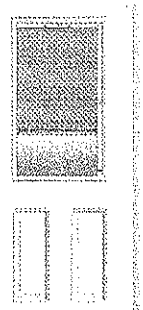

BLS
MHD

MHD-B106-01RL-2
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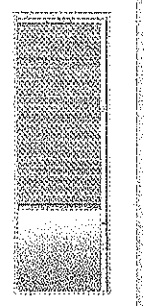
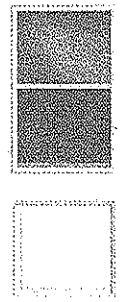


BLS
MHD

MHD-B122-01RL-X
2264



BLS
MHD

MHD-V106-010-1
2236

BLS
MHD

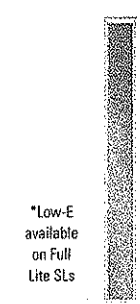
MHD-V106-010-1P
2236

BLS
MHD

MHD-V106-010-2
2236

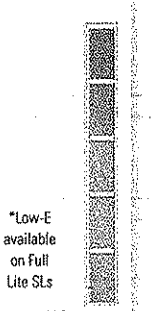
BLS
MHD

MHDSL-129-010-1
836



BLS
MHD

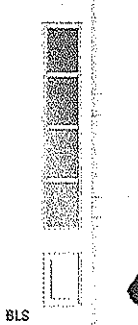
MHDSL-129-03I-1
Internal Grille / con Rejilla Interna
MHDSL-129-03E-1
External Grille / con Rejilla Externa
836



*Low-E available on Full Lite SLs

BLS
MHD

MHDSL-152-010-X
764



*Low-E available on Full Lite SLs

BLS
MHD

MHDSL-152-05I-X
Internal Grille / con Rejilla Interna
MHDSL-152-05E-X
External Grille / con Rejilla Externa
764

BLS
MHD

MHDSL-450-04E-1
External Grille / con Rejilla Externa
848

*Available in Low-E
*Disponible en "Low-E"
★ Available in an 8'0" height / ★ disponible en 8'0" de alto

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