EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 40 Philadelphia Ave., Takoma Park  Meeting Date: 10/11/17
Resource: Contributing Resource  Report Date: 10/04/17
Chevy Chase Village Historic District

Review: HAWP  Public Notice: 09/27/17
Case Number: 37/03-17000  Tax Credit: None
Applicant: Kristina Grear  Staff: Dan Bruechert
Proposal: Storm Window Installation

STAFF RECOMMENDATION:

Staff recommends that the HPC approve the HAWP application.

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing to the Takoma Park Historic District
STYLE: Bungalow
DATE: c.1915-25

PROPOSAL:
The applicant is proposing to install aluminum storm windows over the existing historic sash and non-historic sash and picture windows. The slim profile of the proposed storms will have a minimal impact on the historic resource and should be approved.

STAFF RECOMMENDATION:

_x_ Approval

_ _ Approval with conditions.

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 8(b): The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

_x_ 1. The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district; or

_x_ 2. The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site, or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or

_____ 3. The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site, or historic resource located within an historic district, in a manner
compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located, or

4. The proposal is necessary in order that unsafe conditions or health hazards be remedied; or

5. The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or

6. In balancing the interests of the public in preserving the historic site, or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
HISTORIC PRESERVATION COMMISSION
301/563-3400
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: contractorservicesdcm@gmail.com
Contact Person: Beth Davis
Daytime Phone No.: 301-370-0369
Tax Account No.: 01076937
Name of Property Owner: Kristina Grear
Daytime Phone No.: 301-775-3409
Address: 40 Philadelphia Ave., Takoma Park, MD 20912
Street Number: Street: Zip Code:
Contractor: Alco Products Company, Inc
Phone No.: 301-593-1691
Contractor Registration No.: Agent for Owner:

LOCATION OF BUILDING/PREMISE
House Number: 40
Town/City: Takoma Park
Street: Philadelphia Ave.
Nearest Cross Street: Park Ave.
Lot: P20 Block: 3 Subdivision: North Takoma Park
Legal: Parcel:

PART ONE: TYPE OF PROJECT AND USE

1A. CHECK ALL APPLICABLE:
☐ Construct ☐ Extend ☐ Alter/Remodel ☐ AC ☐ slab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed
☐ Move ☐ Existing ☐ Wall/Wire ☐ Sidewalk ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☐ Revision ☐ Repair ☐ Replaceable ☐ Fence/Wall (complete Section 4) ☐ Other: Storm Windows

1B. Construction cost estimate: $10,000
1C. If this is a revision of a previously approved permit, see Permit #:

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXISTING ADDITIONS

2A. Type of sewage disposal:
☐ 01 ☐ WSSC ☐ 02 ☐ Septic ☐ 03 ☐ Other:

2B. Type of water supply:
☐ 01 ☐ WSSC ☐ 02 ☐ Well ☐ 03 ☐ Other:

PART THREE: COMPLETE FOR VERNacular RENOVATION OR ADDITION

3A. Height ______ feet ______ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
☐ On party line/property line ☐ Entirely on land of owner ☐ On public right of way/basement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed. I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent: ____________________________ Date: ______________

Approved: ____________________________ For Chairperson, Historic Preservation Commission
Disapproved: ____________________________ Signature: ____________________________ Date: ______________

Application/Permit No.: _________________________ Date Filed: __________________ Date Issued: ______________

SEE REVERSE SIDE FOR INSTRUCTIONS
THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.

1. WRITTEN DESCRIPTION OF PROJECT
   a. Description of existing structure(s) and environmental setting, including their historical features and significance:
      Single family bungalow built in 1923 with typical period features on a 5311 sq ft lot with well established shrubs and trees.

   b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:
      Installing low profile aluminum storm windows over existing windows. Thirty-seven (37) Storm Windows to be installed throughout the home of type Concord 696 Triple Track, Double Hung, White with standard and Picture Storm Window of type Clinton Picture Storm Windows. Attached pictures detail which material will be used for each storm window to be installed. The cut sheet and specifications for the 2 products to be used is also included for reference.

2. SITE PLAN
   Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:
   a. the scale, north arrow, and date;
   b. dimensions of all existing and proposed structures; and
   c. site features such as sidewalks, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS
   You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.
   a. Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
   b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS
   General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS
   a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
   b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY
   If you are proposing construction adjacent to or within the drip line of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS
   For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants) including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question.

PLEASE PRINT IN BLUE OR BLACK INK OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.
# HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING

[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<table>
<thead>
<tr>
<th>Owner's mailing address</th>
<th>Owner's Agent's mailing address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kristina Grear</td>
<td>Beth Davis - BD Contractor Services</td>
</tr>
<tr>
<td>40 Philadelphia Ave.</td>
<td>15416 Baileys Lane</td>
</tr>
<tr>
<td>Takoma Park, MD 20912</td>
<td>Silver Spring, MD 20906</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Adjacent and confronting Property Owners mailing addresses</th>
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<tbody>
<tr>
<td>Gary Lovett</td>
</tr>
<tr>
<td>38 Philadelphia Ave.</td>
</tr>
<tr>
<td>Takoma Park, MD 20912</td>
</tr>
<tr>
<td>Carlos Sejas</td>
</tr>
<tr>
<td>42 Philadelphia Ave.</td>
</tr>
<tr>
<td>Takoma Park, MD 20912</td>
</tr>
</tbody>
</table>

| Stuart Gagnon                                               |
| 41 Philadelphia Ave.                                        |
| Takoma Park, MD 20912                                       |
**Existing Property Condition Photographs (duplicate as needed)**

<table>
<thead>
<tr>
<th>Location - FRONT OF HOUSE</th>
<th>Details</th>
</tr>
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<tbody>
<tr>
<td>Front of House 1st Floor</td>
<td>Materials: 2 x Storm Windows – Concord 696 Triple Track, Double Hung, White with Standard Screen</td>
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<tr>
<td>Front of House 2nd Floor</td>
<td>Materials: 3 x Storm Windows – Clinton 240 Picture Storm Window, White with Standard Screen</td>
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<tbody>
<tr>
<td>Back of House 1&lt;sup&gt;st&lt;/sup&gt; Floor</td>
<td>Materials: 1 x Storm Window – Clinton 240 Picture Storm Window, White with Standard Screen</td>
</tr>
<tr>
<td>Back of House 1&lt;sup&gt;st&lt;/sup&gt; Floor</td>
<td>Materials: 4 x Storm Windows – Clinton 240 Picture Storm Window, White with Standard Screen</td>
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<tr>
<td>Back of House 2&lt;sup&gt;nd&lt;/sup&gt; Floor</td>
<td>Materials: 2 x Storm Windows – Concord 696 Triple Track, Double Hung, White with Standard Screen</td>
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Right Side of House  
1st Floor

Materials: 2 x Storm Windows –  
Clinton 240 Picture Storm  
Window, White with Standard  
Screen
# One Lite Storm Windows

**EXTERIOR ONE LITES - Models 140, 240, 630**

**Opening Size Reduction**

Model 140: All ordered opening size width and height dimensions are reduced by minimum of ¼”. Models 240 & 630: All ordered opening size width dimensions are reduced by minimum of ¼", height is reduced by minimum of 1¼" (Model 240), or ¾" (Model 630). If after making these reductions the size does not fall on one of our Exact Manufactured Sizes, the size is further reduced to the next lowest available Exact Manufactured Size.

**Exact Manufactured Sizes**

An "EXACT" manufactured size is the actual tip to tip window size, NOT INCLUDING expander. The expander will add a minimum of 1¼" (Model 240), or ¾" (Model 630) when fully collapsed and 1¼" when fully extended. Allowable factory tolerance is plus or minus ¼". The Exact Manufactured Sizes available are as follows:

<table>
<thead>
<tr>
<th>MODELS</th>
<th>WIDTH</th>
<th>HEIGHT</th>
</tr>
</thead>
</table>

It is recommended that you order by opening size whenever possible.

**Model 140 - Outside Removable (Multi-Lites Available)**

The Model 140 Picture Storm Window has an outside removable glass insert. It is available as a 1, 2, 3, or 4 lite unit. Multi-lite units are all contained in one master frame unit and each lite is separately removable. Due to the nature of its design, the 140 cannot accommodate a side, top or bottom expander. A screen does not come standard, but is available as an option. The master frame flange has a compressible bulb seal factory installed on the back (mounting) surface. This eliminates the need for caulking and facilitates the installation over a metal prime window. The measurement for this window must be VERY PRECISE as there is no allowance made for field altering of the actual unit size.

The following model numbers will be used for multi-lite units:

141 = 2-Lite, 142 = 3-Lite, 143 = 4-Lite.

Multi-Lite units will have the same size reductions as Model 140.

**Model 240 - Outside Removable (Multi-Lites Available)**

The Model 240 picture storm window has as outside removable glass insert. It is available as a 1, 2, 3, or 4 lite unit. Multi-lite units are all contained in one master frame unit and each lite is separately removable. Bottom expander is standard. A screen does not come standard, but is available as an option. Master frame flange is ¾" wide and is scored for field trimming.

The following model numbers will be used for multi-lite units:

241 = 2-Lite, 242 = 3-Lite, 243 = 4-Lite.

Multi-Lite units will have the same size reductions as Model 240.

**Model 630 - Inside Removable (Multi-Lites Not Available)**

The Model 630 Picture Window has an inside removable glass insert. It comes standard with a bottom expander and screen and is only available in a one lite version. Master frame installation flanges are field trimmable and can accommodate an optional side expander.

**Sidelites and Transoms**

For Sidelites and Transoms, see ProVia Door Price List.
Double Hung Storm Windows

Paint Finishes
01 Snow Mist
06 Café Cream
50 Chateau
03 Sandpiper Beige
14 Sandstone
26 Sterling Gray
15 Clay
21 Geneva Blue
24 Forest Green
20 Mountain Berry
44 Rustic Bronze
08 Tudor Brown
13 Coal Black
56 Primrose Yellow*
53 Enzian Blue*
59 Vallis Red*
* Additional 2 week lead time for all Limited Colors

Opening Size Reduction
All ordered opening size width dimensions are reduced by a minimum of \( \frac{1}{8} '' \) and the height is reduced by a minimum of \( \frac{1}{16} '' \). If after making these reductions the size does not fall on one of our Exact Manufactured Sizes, the size is further reduced to the next lowest available Exact Manufactured Size. (For blind stop install, see page 3)

Exact Manufactured Sizes
(Note: Sizes ordered as exact, but not a manufactured size, will be reduced to first available manufactured size listed.)
An "EXACT" manufactured size is the actual tip to tip window size, NOT INCLUDING the expander. The expander will add a minimum of \( \frac{3}{8} '' \) when fully collapsed and \( 1 \frac{1}{16} '' \) when fully extended. The Exact Manufactured Sizes available are as follows: (Allowable factory tolerance is plus or minus \( \frac{1}{8} '' \)).

<table>
<thead>
<tr>
<th>MODELS</th>
<th>WIDTH</th>
<th>HEIGHT</th>
</tr>
</thead>
<tbody>
<tr>
<td>520, 527, 696, 697</td>
<td>( \frac{3}{16} '', \frac{1}{4} '', \frac{3}{8} '', \frac{1}{2} '', \frac{5}{8} '', \frac{3}{4} '', 1 '' )</td>
<td>( \frac{3}{16} '', \frac{1}{4} '', \frac{3}{8} '', \frac{1}{2} '', \frac{5}{8} '', \frac{3}{4} '', 1 '' )</td>
</tr>
</tbody>
</table>

It is recommended that you order by opening size whenever possible.

Oriel Style
When ordering oriel style windows you need to include your CMR (Center Meeting Rail) measurement. The CMR is the dimension from the top of the frame opening to the center of the prime window meeting rail. Note this dimension on your order as "CMR MEASUREMENT". Size limitation: largest sash height not to exceed 48''. An oriel style window will clear for removal only if there is 9'' or less difference between the top and bottom glass inserts and if the small glass insert is on top.

Drop Sill
Drop sill dimensions should always be included in the opening height measurement. If the drop sill dimension is over 1'', please provide that dimension when ordering. Please note that windows ordered by the opening size will have the height reduced an additional \( \frac{1}{8} '' \) after standard allowances. An over-sized "drop sill" expander will be provided to cover this reduction. This expander will add a minimum of \( \frac{3}{8} '' \) when fully collapsed and \( 1 \frac{1}{16} '' \) when fully extended. If ordering as exact manufactured size, please refer to the above Exact Manufactured Sizes paragraph.

Overlap
All Double hung storm windows are sized for blindstop. If overlap is needed, you must order your window's exact size. (See Illustration on page 3)

Sash and Screen Clearance
To determine the opening clearance necessary to remove your double hung screen and glass inserts, deduct the following from your Exact Manufactured Size Width:

<table>
<thead>
<tr>
<th>MODELS</th>
<th>520</th>
<th>527</th>
<th>696</th>
<th>697</th>
</tr>
</thead>
<tbody>
<tr>
<td>Exact Manufactured Width</td>
<td>-2( \frac{1}{16} '' )</td>
<td>-3( \frac{1}{8} '' )</td>
<td>-2( \frac{1}{16} '' )</td>
<td>-3''</td>
</tr>
</tbody>
</table>

Note: Model 520 features an inside operating half screen.
Model 527 features an exterior track removable half screen.
Model 696 features an inside operating half screen.
Model 696 with Full Screen option features a full screen in a separate exterior track.
Model 697 features an exterior track removable half screen.
Double Hung Storm Windows

Double Hung (Vertical Window Exterior) Measuring Instructions
Double hung storm windows are designed primarily for blind stop installation.

Blind Stop Application Measuring Instructions:
A. Width: Measure from the inside of the brickmold to the inside of opposite brickmold. Measure width at top and bottom and use the narrowest measurement.
B. Height: Measure from the underside of head brickmold to top of sill on both sides of the opening and use the shortest of the two.

Overlap Application Measuring Instructions:
A. Width: Specify the exact tip to tip manufactured width. See page 2 for available width increments.
B. Height: Specify the exact tip to tip manufactured height. See page 2 for available height increments.
C. Clearance: Refer to page 2 for Sash and Screen Clearance information.

CMR: The Center Meeting Rail dimension "C" is determined by measuring from the underside of the head casing to the center of the prime window meeting rail.
# Clinton Picture Windows

**Standard Features:**
- Color-Matched Installation Screws and Sash Clips
- Marine Glazed
- Screw Corner Construction
- Rustproof Screws
- Header Drip Caps (Models 140 & 240 Only)

## Models 140, 240, 630
(Model 140 pictured)

<table>
<thead>
<tr>
<th>MODEL NUMBER AND TYPE</th>
<th>140 or 240 One Lite</th>
<th>141 or 241 Two Lite</th>
<th>142 or 242 Three Lite</th>
<th>143 or 243 Four Lite</th>
<th>630 One Lite Inside Removable Includes Screen</th>
</tr>
</thead>
<tbody>
<tr>
<td>Width</td>
<td>10&quot; to 84&quot;**</td>
<td>15&quot; to 135&quot;***</td>
<td>28&quot; to 135&quot;***</td>
<td>48&quot; to 135&quot;***</td>
<td>12&quot; to 84&quot;**</td>
</tr>
<tr>
<td>Height</td>
<td>10&quot; to 84&quot;**</td>
<td>10&quot; to 135&quot;***</td>
<td>10&quot; to 135&quot;***</td>
<td>10&quot; to 135&quot;***</td>
<td>12&quot; to 84&quot;**</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>PRICE</th>
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<tbody>
<tr>
<td>0 - 85 U.I.</td>
</tr>
<tr>
<td>86 - 110 U.I.</td>
</tr>
<tr>
<td>111 - 120 U.I.</td>
</tr>
<tr>
<td>Add per U.I. Over 120</td>
</tr>
</tbody>
</table>

### Additional Options & Accessories (Multilite units Use U.I. price for each individual lite.)

#### Glass Options
- Obscure Glass
  - 0 - 85 U.I. $89.00 159.00 299.00 Add Per Sash
- 1/4" Double Strength Glass
  - 0 - 85 U.I. $19.00 Included N/A Add Per Sash
- Tinted Glass (SolarGray, Solalite, or SolarChromat)
  - 0 - 85 U.I. $79.00 139.00 299.00 Add Per Sash
- Low-E Glass
  - 0 - 85 U.I. $29.00 89.00 139.00 Add Per Sash
- Blue Tinted Glass (Azura®)
  - 0 - 85 U.I. $129.00 219.00 N/A Add Per Sash
- Tempered Glass
  - 0 - 85 U.I. $76.00 159.00 399.00 Add Per Sash $4.60
- 1/4" Triple Strength Glass
  - 0 - 85 U.I. $49.00 59.00 Included Add Per Sash
- Acrylic 1/4" Glazing
  - 0 - 85 U.I. $119.00 169.00 299.00 Add Per Sash
- Laminated Glass
  - 0 - 85 U.I. $549.00 699.00 1,169.00 Add Per Sash $44.25
- No Sash
  - 0 - 85 U.I. $89.00 (129.00) (229.00) Deduct per Wdw

#### Screen Options
- No Screen (Model 630 only)
  - 630 $89.00 Standard $119.00 Standard $149.00 Deduct Per Wdw
- BetterVue® Fiberglass Screen
  - Included $109.00 Included $129.00 Included $219.00 Add Per Screen
- Aluminum Screen
  - $39.00 $139.00 $69.00 $199.00 $89.00 $299.00 Add Per Screen
- Heavy-duty Fiberglass Screen
  - $59.00 $169.00 $99.00 $229.00 $119.00 $329.00 Add Per Screen
- SeeVue® Stainless Steel Screen
  - $99.00 $199.00 $169.00 $319.00 $229.00 $439.00 Add Per Screen

#### Installation Options
- Joining Mullion (see page 12)
  - $19.25 Add Per Foot
- Side Expander (see page 12)
  - $4.25 Add Per Foot
- Sill Expander
  - $4.25 Add Per Foot
- L-Angle: 94° x 114° (see page 12)
  - $4.25 Add Per Foot

### Replacement Option
- Replacement Glass Sash
  - 139.00 199.00 339.00 Per Sash

**Replacement Screens - See 140/240 Prices Listed in Screen Options Section Above.**

**NOTE:** Single Glass Inserts over 11 sq. ft include 1/4" Glass and units over 110 U.I or inserts over 19.9 sq. ft include 1/4" glass. Any glass size greater or equal to 32 sq. ft requires Tempered Glass or Acrylic. Acrylic glass 19.9 sq. ft or larger must be approved by engineering.

* One dimension (width or height) must be 84" or less, Sash sizes 80" or larger require Tempered glass or Acrylic.
* Multiple lite units: Minimum widths & heights depend on unit having vertical or horizontal mullions. Glass inserts cannot exceed 80". See entry/LINK for all size limitations.