

“Placerville, a Unique Historical Past Forging into a Golden Future”



City of Placerville Planning Commission
STAFF REPORT

MEETING DATE: February 7, 2017
APPLICATION & NO: 2880 Norman Street – Site Plan Review (SPR) 17-02
PREPARED BY: Andrew Painter, City Planner **DATE:** January 24, 2017

PROJECT DESCRIPTION: Request for Site Plan Review (SPR) to replace twelve wood frame single pane, single hung windows with dual pane, white vinyl single hung retrofit windows in their existing openings; and, replace two exterior doors and encasements with pre-hung exterior doors.

PROJECT DATA:

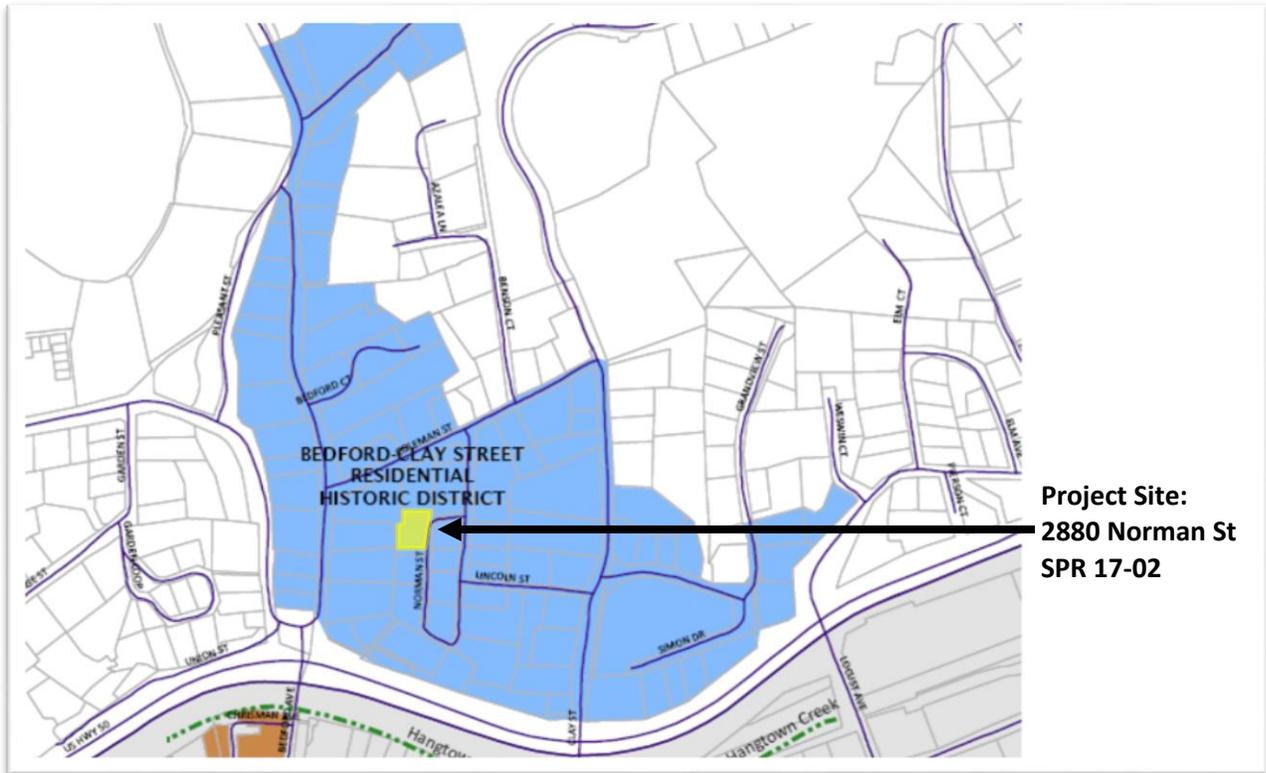
Applicant/Owners: Jon & Susi McFarland
Project Location: 2880 Norman Street, Placerville
Assessor Parcel No.: 002-122-10
Parcel Area: 0.19 acres (8,276 square feet)
General Plan Designation: High Density Residential
Zoning Classification: R-2-H (Low Density Multi-Family Residential - Historic District)
Adjacent Zoning & Land Use: Parcels located west, north, east and south of the site are zoned R-2-H and contain single and some multi-family residential structures and uses.

PROJECT SITE CHARACTERISTICS AND BACKGROUND: The site is located within the Bedford Avenue - Clay Street Residential Historic District. See **Figure 1**, but is not listed in the City’s Historic Resources Inventory, the State Register of Historic Places, or the National Register of Historic Places.

The site contains an existing approximately 1,600 square foot single-family home. El Dorado County Assessor’s records indicate the estimated date of construction was 1906. The home is characterized by its gabled roof, front bay, lap siding, recessed front entry door, single and double one over one single pane wood windows, and its covered porch/deck along the north elevation.

Building elevations, photos, manufacturers’ brochure information and completed application are provided as **Attachment A**.

Figure 1. Project Site and Vicinity



AUTHORITY FOR APPLICATION: Exterior alterations to a building that are visible from a public street and located in a City designated historic district require Planning Commission review and approval prior to building permit issuance. Criteria used by the Commission in reviewing a Site Plan Review request is provided in §10-4-9 and §10-4-10(B) (Historical Buildings in the City) of the Zoning Ordinance. The criteria used when involving modifications to buildings within a City historic district per Zoning Ordinance §10-4-10 (B) are the Secretary of the Interior Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (SOI Standards), and the *City of Placerville Development Guide* (Development Guide). Do the proposed alterations meet the intent of, and be consistent with the SOI Standards and the Development Guide?

STAFF EVALUATION: The proposed work would be consistent with the design criteria within Section 10-4-10 of the Zoning Ordinance, including the Secretary of Interior Standards & Guidelines.

The following section evaluates project consistency with applicable City goals, policies and regulations. Staff’s analysis is shown in italics.

General Plan Consistency

The following goals and policies of the Placerville General Plan Community Design Element appear applicable to the request.

Goal C states, “To protect and enhance the visual quality and neighborhood integrity of residential areas.”

Policy 6 of Goal C states, “The City shall encourage proper maintenance of homes, buildings, and yards to provide the best possible visual quality in each neighborhood.”

Goal C is achieved under Policy 6. The proposed work would appear to be consistent with the above goal and policy, in that the property owner is taking steps to maintain an existing residential use from deterioration. The appearance of proposed materials would replace the deteriorated condition of the existing windows and doors (as conditioned), thus enhancing the visual quality of the site and the Residential Historic District.

Zoning Ordinance Consistency

Section 10-4-10(B) Historical Criteria: Secretary of Interior Standards for Rehabilitation

The City Code referenced above requires that buildings that are altered as to their exterior appearance visible from the street shall conform to the Secretary of Interior Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

The relevant sections of the guidelines are germane in this regard. Staff response is provided in italics.

1. A property will be used as it was historically or be given a new use that requires minimal changes to its distinctive materials, features, spaces and spatial relationships.

The existing residential use will remain as a single-family residence.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

The primary character defining features of the property would not be eliminated. Proposed project activities would replace but not preserve the existing wood frame and wood sash single-hung windows and doors in their existing openings. Vinyl, dual pane, single hung windows would replace them for energy efficiency. Window trim would remain.

The style and appearance of replacement doors were not provided. To ensure the style and appearance of the exterior doors to be replaced are compatible with the City’s historical design criteria, staff has conditioned the request that the two doors shall meet the Secretary of Interior Standard 5, requiring that the new material will match the old in composition, design, color, and texture of doors typical from the early 1900 era.

3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

Item 5.2

No new conjectural features or elements from other historic properties are proposed.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

The project does not involve changes to the property that may have acquired historic significance.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

There are no known distinctive examples of craftsmanship that characterize the dwelling.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

See response to Standard 2.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

No chemical or physical treatment to the building's exterior is proposed.

8. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

There are no known archaeological resources associated with the site.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Additions to the home are not proposed.

10. New additions and adjacent or related new construction will be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment will be unimpaired.

Additions to the home are not proposed.

Section 10-4-9: Site Plan Review Criteria

Criteria 8. Community Design, of the Site Plan Review Ordinance (§10-4-9) states as follows, “All site plans shall be compatible with the goals and policies established in the Community Design Element of the General Plan.”

The proposed maintenance of an existing residence was evaluated and appears to be consistent with Goal C and Policy 6 of the Community Design Element of the General Plan. Therefore, the project appears consistent with the Site Plan Review Ordinance.

Guidelines of the City of Placerville Development Guide

The City’s Development Guide was adopted by City Council in 1993 and updated in 2016 to implement the Community Design Element of the General Plan. Its intent is to incorporate the goals and objectives of the General Plan as they relate to community design into the development process.

The request is consistent with the Development Guide, in that the window material proposed is compatible in appearance with those replaced.

ENVIRONMENTAL REVIEW: Categorical Exemption: The City has reviewed this request and has determined that it is categorically exempt from environmental review pursuant to §15301(a) (existing structure) of the California Environmental Quality Act Guidelines, in that it involves minor alterations to an existing structure that is not listed on the City, State or Federal historic resources inventories, and that no expansion of use is proposed.

PUBLIC NOTICE & COMMENT: Public Notice was provided through direct mail to property owners within 500’ of the project site, posted on the City’s website and published in the Mountain Democrat on January 20, 2017. As of the distribution of this staff report, no public comments were received.

CONCLUSION AND RECOMMENDATION: The subject home is not listed as a historic resource. However, any exterior work visible from a publicly maintained street is evaluated for its overall consistency with the Historic District. Staff finds that the proposed work will not diminish the historic integrity of the District through the use of materials that match the appearance of those existing.

Staff recommends that the Planning Commission take the following action:

- I. Make the following findings:
 - A. The project request, as described and presented in the application documents, and analyzed by staff in its report to the Planning Commission, is exempt from environmental review pursuant to §15301(a) of the California Environmental Quality Act, in that the project involves minor alterations to an existing residence that is not listed on City, State or Federal historic resources inventories, and that no expansion of the residential use is proposed.

- B. The project site, 2880 Norman Street, APN 002-122-10, contains a single-family dwelling with approximately 1,600 square feet of floor area located within the Bedford Avenue – Clay Street Residential Historic District, but this structure is not listed in the City’s Historic Resources Inventory, the State Register of Historic Places, or the National Register of Historic Places.
- C. The project request, as described and presented in the application documents, and analyzed by staff in its report to the Planning Commission, is consistent with Placerville General Plan Community Design Element Goal C, in that the visual quality of proposed alterations are compatible with the visual attributes of neighboring structures within the Historical District.
- D. The project request, as described and presented in the application documents, and analyzed by staff in its report to the Planning Commission, is consistent with Criteria 8. Community Design, of the Site Plan Review Ordinance (§10-4-9), in that the project is found to be consistent with the goals and policies established in the Community Design Element of the General Plan.
- E. The project request, as described and presented in the application documents, and analyzed by staff in its report to the Planning Commission, is consistent with the purpose, intent and criteria of Zoning Ordinance §10-4-9: Site Plan Review, §10-4-10: Historical Buildings in the City, and the Development Guide that are intended to protect the integrity of the Residential Historic District and individual structures located therein.

II. Conditionally approve SPR 17-02 subject to the Conditions of Approval provided as follows:

**CONDITIONS OF APPROVAL
2880 NORMAN STREET – SPR 17-02**

- 1. Approval. The project is approved as shown in Attachment A of staff’s February 7, 2017 staff report, and as conditioned or modified below.
- 2. Project Location. The Project site is located at 2880 Norman Street, Placerville. APN: 002-122-10. SPR 17-02 approval shall apply only to the project location and cannot be transferred to another parcel.
- 3. Site Plan Review Expiration. The approval of the site plan review shall expire and become null and void eighteen (18) months after the date of approval unless a building permit has been obtained for any building thereon before the date of expiration. Should the building permit expire for any building thereon, then the site plan review approval shall also simultaneously expire. The Planning Commission may grant a one year extension for the project if the applicant makes such a request and pays a new fee prior to the expiration date. The Planning Commission shall consider any changes to this code or to the project when granting the extension.

Item 5.2

4. Other Applicable Requirements. The project approval is subject to all applicable requirements of the Federal, State, City of Placerville and any other affected governmental agencies.
5. Runs with the Land. The terms and conditions of approval of site plan review shall run with the land shall be binding upon and be to the benefit of the heirs, legal representatives, successors, and assignees of the property owner.
6. Doors. Replaced doors shall meet the Secretary of Interior Standard 5, requiring that the new material will match the old in composition, design, color, and texture of doors typical from the early 1900 era.
7. Substantial Conformance. The use shall be implemented in substantial conformance to the Site Plan Review as approved by the Planning Commission.
8. Revisions. Any proposed change to the Project Description or conditions of approval shall be submitted to the Development Services Department, Planning Division for determination of appropriate procedures.
9. Construction Hours. All exterior construction shall be limited to the daylight hours between 7:00 am to 7:00 pm on any weekday, and 8:00 am to 5:00 pm on weekends and state and federal recognized holidays.
10. Permits. The applicant shall obtain a building permit for the Commission approved scope of work. Three complete copies of the proposed deck and stairs to meet all the 2016 California Building Codes shall be submitted to the Development Services Department for processing. Proposed window replacement work can be shown on a floor plan of the home along with the California Energy Code energy analysis report (Title 24).

The decision of the Planning Commission is final unless the project or project conditions are appealed to the City Council within ten calendar days.



Andrew Painter, City Planner

Attachment

- A. Application Submittal Package

Attachment A
Application, Supplemental Package

I hereby certify that the statements and information contained in this application, including the attached drawings and the required findings of fact, are in all respects true and correct. I understand that all property lines must be shown on the drawings and be visible upon site inspection. In the event that the lines and monuments are not shown or their location found to be incorrect, the owner assumes full responsibility.

I further understand that if this request is subsequently contested, the burden will be on me to establish: that I produced sufficient factual evidence at the hearing to support this request; that the evidence adequately justifies the granting of the request; that the findings of fact furnished by me are adequate, and further that all structures or improvements are properly located on the ground. Failure in this regard may result in the request being set aside, and structures being built in reliance thereon being required to be removed at my expense.

PROPERTY OWNER agrees to and shall hold the CITY, its officers, agents, employees and representatives harmless from liability for damage or claims for damage for personal injury, including death, and claims for property damage which may arise from the direct or indirect operations of the PROPERTY OWNER or those of his contractor, subcontractor, agent, employee or other person acting on his behalf which relate to this project. PROPERTY OWNER agrees to and shall defend the CITY and its officers, agents, employees and representatives from actions for damages caused or alleged to have been caused by reason of the PROPERTY OWNER'S activities in connection with the project. This hold harmless agreement applies to all damages and claims for damages suffered or alleged to have been suffered by reason of the operations referred to in this paragraph, regardless of whether or not the CITY prepared, supplies or approved plans or specifications or both for the project.

PROPERTY OWNER further agrees to indemnify, hold harmless, pay all costs and provide a defense for CITY in any action challenging the validity of PROPERTY OWNER'S project.

Susi McFarland
Applicant's Signature

Susi McFarland
Printed Name of Applicant(s)

1/17/17
Date

As owner of the property involved in this request, I have read and understood the complete application and its consequences to me as a property owner.

[Signature]
Signature of Property Owner
Susi McFarland
Signature of Property Owner

Jon McFarland
Printed Name of Property Owner
Susi McFarland
Printed Name of Property Owner

1/17/17
Date
1/17/17
Date

NOTICE: Section 10-3-9 of the Placerville Municipal Code prohibits the occupancy of a building or a release of utilities prior to the issuance of a Certificate of Occupancy by the Building Division AND the completion of all zoning requirements and conditions imposed by the Planning Commission or City Council UNLESS a satisfactory performance bond or other acceptable security has been posted to insure completion. VIOLATIONS may result in prosecution and/or disconnection of utilities.

A Notice of Public Hearing and Staff Report will be prepared for applications requiring public hearing(s). Two Wednesdays prior to the hearing date, the Notice of Public Hearing will be sent to the Applicant and Owner; on the Thursday prior to the hearing date, the Staff Report will be sent to the Applicant and Owner. Notices and Staff Reports will be sent via email if addresses have been provided; if not, the documents will be sent to the mailing addresses provided on this form. Please list below any alternate or additional recipients, along with their contact information, or any alternate instructions for sending these materials to the Applicant or Owner.



City of Placerville
Planning Department

Historical District Review
Application

Application No: SPR 17-02

Date: 1/18/17

Filing Fee: \$ 400⁰⁰

Received By: _____

Legal Owner: Jon R. and Susi M. McFarland

Address: 2880 Norman Street, Placerville, CA 95667

Applicant: Susi M. McFarland

Address: 2880 Norman Street, Placerville, CA 95667

Telephone Number: 530-303-3796 Email: susimcfarland@yahoo.com

Location Of Site: 2880 Norman Street, Placerville, CA 95667

Land Use Zone: Residential Historic District

Proposed Development Summary (A Complete Project Narrative On Separate Sheet(S) Is Recommended):

Replace single pane windows with similar style dual pane windows. Replace entry doors with similar style entry doors. Please refer to attached narrative for more explanation.

INTRODUCTION:

Historical District Review: In addition to the policies and regulations for the protection, enhancement and perpetuation of the old and historical buildings in the designated Historic Districts of the City, applications for a building permit in the following categories shall require review and approval of the Planning Commission:

1. **Building Removal:** All reasonable effort shall be made to repair and restore any building of historic value or interest within the Historic District. Any structure determined to be of historic merit shall require approval of the Planning Commission prior to permit issuance.
2. **Construction and Repairs:** No permit for construction or alteration of any building within the Historic District shall be issued until the plans for construction or alteration have been approved by the Planning Commission.

SUBMITTAL REQUIREMENTS:

1. Planning Application form and Application Fee Set by Ordinance
2. Environmental Information Form
3. Site Plan - Ten (10) prints drawn at not less than 1"= 50' with the criteria to be shown as follows:
 - a. lot lines and dimensions;
 - b. location and size of all existing and proposed buildings (include building or structures that are proposed for demolition or relocation);

- c. location and layout of parking areas (parking spaces, loading areas, vehicular circulation pattern and driveways);

4. Elevation Plan - Ten (10) prints drawn at not less than 1/8"=1' scale with the criteria to be shown as follows:

- a. exterior elevations of all sides of proposed new buildings, and additions and alterations to existing buildings;
- b. exterior treatment and color scheme; written description or samples of the colors, materials, roofing, doors, including manufacturers;
- c. photographs of existing buildings and buildings on adjacent properties, if any, are encouraged.

5. Construction Development Data - The following data is requested so that the City can provide you with necessary information as your project progresses. City Departments and other agencies will review this preliminary data and indicate requirements that must be met to implement the project. **Should you not be able to provide this data or make significant changes in the proposed project, you should be aware that the City and/or other agencies may impose requirements later that could have significant financial implications.**

a. Building/Classification - California Building Code

Example

Type _____
 Group(s) _____
 No. Stories 1
 Basement Floor Area _____
 1st Floor Area 1600 sq. ft.
 2nd Floor Area _____
 3rd Floor Area _____
 Total Floor Area 1600 sq. ft.

Type _____ V-1 Hr.
 Group(s) B-2
 No. Stories 2
 1st Floor Area 5,000 sq. ft.
 2nd Floor Area 2,500 sq. ft.
 Total Floor Area 7,500 sq. ft.

b. Existing and Proposed Exterior Walls

Structure

Wood Framed
 Steel Framed
 Masonry
 Concrete
 Brick
 Concrete
 Poured
 Tilt-up

Covering

_____ Wood
 _____ Plywood Siding
 Wood Siding
 _____ Shingles
 _____ Stucco
 _____ Veneer
 _____ Brick (Thin)
 _____ Tile
 _____ Other
 Metal
 _____ Other

c. Existing and Proposed Roof

Structure

Wood Framed
 Steel Framed
 Concrete

Covering

Asphalt Shingles
 Built-Up
 Metal
 Tile
 Wood
 Shingles
 Shakes
 Class B
 Other

6. Historic District Review Criteria - Per Sections 10-4-10(B) and 10-4-10(F) of the Placerville Zoning Ordinance (see attachment), all new buildings and alterations to existing buildings that are visible from the street shall conform to the *Secretary of Interior's Standards for Rehabilitation & Guidelines for Rehabilitating Historic Buildings*. If you would like to see the full document please visit <http://www.cityofplacerville.org/civica/filebank/blobdload.asp?BlobID=5129>. Please state fully how your request conforms to the following Secretary of Interior Standards for Rehabilitation. If needed, use separate pages.

Standard 1. A property will be used as it was historically or be given a new use that requires minimal changes to its distinctive materials, features, spaces and spatial relationships.

The replacement windows are Milgard Style-Line Vinyl single-hung, white dual pane they will be placed into the existing wood sash. The style will appear as the windows appear as the originals appear. The doors will be replaced with similar style, exterior the aesthetic appearance and integrity of the historical features will be preserved. Please refer to the attached narrative for more explanation.

Standard 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

We adore the charm and historical character of the home, and of the neighborhood. We do not intend to alter the aesthetic historical features of the home. We wish to replace the windows and doors for energy efficiency, health and safety purposes. Please refer to the attached narrative for more explanation.

Standard 3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

NA

Standard 4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

Yes, this is our goal. We have selected a contractor, Placerville Glass Inc., who has completed projects for several homes in our neighborhood.

Standard 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

Yes, this is our goal.

Standard 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match to old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

Yes. We contacted a licensed contractor about repairing the entry doors when we moved into the home. We were informed that both entry doors are interior doors and should be replaced with proper exterior doors. The front entry door encasement is damaged and needs new encasement. We intend to purchase prehung exterior doors that will work well with historical character of the home.

Standard 7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

NA

Standard 8. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

NA

Standard 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Yes, this is our goal.

Standard 10. New additions and adjacent or related new construction will be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment will be unimpaired.

NA

The applicant shall provide the following information for Historic District Review.

I certify that I have completed and have included all material checked above in the attached application submittal.

Applicant Signature:

Swai M. McFarland

Date: 1/17/17

Date: 1/17/17

Planning Commission Application Narrative

Jon & Susi McFarland
2880 Norman Street
Placerville, CA 95667
530-303-3796

We submit this application to the commission for consideration for replacement of windows and entry doors at our residence in the historic district of Placerville. We wish to replace the single pane windows with like-to-like Milgard dual pane, single hung, white vinyl windows. Our desire to do this is two-fold. First, we want to make our home more energy efficient. Currently, the single pane windows let air escape in and out, reducing our ability to keep the warm in and the cold out. Second, we have three children who are allergic to mold and mildew, as well as me, and the single pane windows allow daily condensation accrual. Despite my best efforts to keep the mold and mildew at bay, it grows quickly and is playing havoc with our upper respiratory systems. We cherish the historical character of the home and seek to make the replacement windows fit into the aesthetic appearance as smoothly as possible. We selected a local, licensed contractor who has completed projects on a number of homes in our neighborhood.

Our desire to replace the entry doors is two-fold as well. First, upon taking possession of the home and changing the locks, we were informed that the entry doors are interior doors. We contacted a licensed contractor, who confirmed that the doors are interior doors, and that we should replace the doors with proper exterior doors. Second, the framing encasement for the front entry door is heavily damaged and beyond repair. We intend to purchase pre-hung exterior doors in an aesthetically appealing style that will work with the historical character of the home. We need proper exterior doors for safety purposes.

Please see attached photos of the windows and doors. If the commission has any questions, please do not hesitate to contact us or ask us. Thank you for considering our application.

Job Site



Bottom Line Quote



Placerville Glass
 3046 Chapel Street
 Placerville, CA 95667
 530-622-6417



Project Information

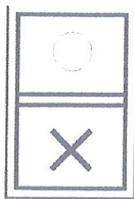
Project:	Susi McFarland	Project ID:	610
Sales Rep:	Administrator	Created Date:	01/11/2017
Delivery / Pickup:	Delivery	Modified Date:	01/13/2017
Customer:	McFarland	Print Date:	01/13/2017
Terms:		PO:	McFarland
Comments:		Est. Delivery:	_____
			(After Receipt of Order)

Billing Information	Shipping Information
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Contact: Address: Phone: Fax: Email:	Contact: Address: Phone: Fax: (Select Preference) Email:
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Manufacturer: Milgard

Item: 0007 **Location:**
Quantity: 1 Styleline Vinyl, 6210, SH, Net 23 3/4" x 35 1/2", UF: 0.34, SGC: 0.3, VLT: 0.57
 Fin Removal



Clear Opening W: 21 1/4" H: 14 3/8" SQ: 2.12
 Fin Placement: No fin (block frame); Horizontal Vent Set: 18"; Vent
 Height: One Half; Exterior Finish: White; Interior Finish: White; Glazing:
 Dual Glazed (Insulated Glass); Outer Glass Lite Option: SunCoat Low-E;
 Inner Glass Lite Option: Clear; Glass Thick 1: 3/32"; Glass Thick 2:
 3/32"; Spacer Type: EdgeGuard; Screen: Standard with Fiberglass mesh;
 STC: 28 CPD: MIL-A-154-03727-00001

Line Item Comments: _____ **Customer Approval:** _____
Initials

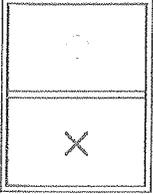
Manufacturer: Milgard

Item: 0006

Location:

Quantity: 1

Styleline Vinyl, 6210, SH, Net 47 1/2" x 60 1/2", UF: 0.34, SGC: 0.3, VLT: 0.57
Fin Removal



Clear Opening W: 45" H: 26 7/8" SQ: 8.40
Fin Placement: No fin (block frame); Horizontal Vent Set: 30 1/2"; Vent
Height: One Half; Exterior Finish: White; Interior Finish: White; Glazing:
Dual Glazed (Insulated Glass); Outer Glass Lite Option: SunCoat Low-E;
Inner Glass Lite Option: Clear; Glass Thick 1: 3/32"; Glass Thick 2:
3/32"; Spacer Type: EdgeGard; Screen: Standard with Fiberglass mesh;
STC: 28 CPD: MIL-A-154-03727-00001

Line Item Comments:

Customer Approval:

Initials

Manufacturer: Milgard

Item: 0005

Location:

Quantity: 3

Styleline Vinyl, 6210, SH, Net 33 3/4" x 60 1/2", UF: 0.34, SGC: 0.3, VLT: 0.57
Fin Removal



Clear Opening W: 31 1/4" H: 26 7/8" SQ: 5.83
Fin Placement: No fin (block frame); Horizontal Vent Set: 30 1/2"; Vent
Height: One Half; Exterior Finish: White; Interior Finish: White; Glazing:
Dual Glazed (Insulated Glass); Outer Glass Lite Option: SunCoat Low-E;
Inner Glass Lite Option: Clear; Glass Thick 1: 3/32"; Glass Thick 2:
3/32"; Spacer Type: EdgeGard; Screen: Standard with Fiberglass mesh;
STC: 28 CPD: MIL-A-154-03727-00001

Line Item Comments:

Customer Approval:

Initials

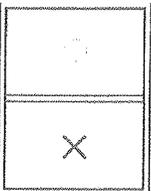
Manufacturer: Milgard

Item: 0003

Location:

Quantity: 1

Styleline Vinyl, 6210, SH, Net 47 1/2" x 60 1/2", UF: 0.34, SGC: 0.3, VLT: 0.57
Fin Removal



Clear Opening W: 45" H: 26 7/8" SQ: 8.40
Fin Placement: No fin (block frame); Horizontal Vent Set: 30 1/2"; Vent
Height: One Half; Exterior Finish: White; Interior Finish: White; Glazing:
Dual Glazed (Insulated Glass); Outer Glass Lite Option: SunCoat Low-E;
Inner Glass Lite Option: Clear; Glass Thick 1: 3/32"; Glass Thick 2:
3/32"; Spacer Type: EdgeGard; Screen: Standard with Fiberglass mesh;
STC: 28 CPD: MIL-A-154-03727-00001

Line Item Comments:

Customer Approval:

Initials

Manufacturer: Milgard

Item: 0002

Location:

Quantity: 2

Styleline Vinyl, 6210, SH, Net 29 3/4" x 60 1/2", UF: 0.34, SGC: 0.3, VLT: 0.57
Fin Removal



Clear Opening W: 27 1/4" H: 26 7/8" SQ: 5.09
Fin Placement: No fin (block frame); Horizontal Vent Set: 30 1/2"; Vent
Height: One Half; Exterior Finish: White; Interior Finish: White; Glazing:
Dual Glazed (Insulated Glass); Outer Glass Lite Option: SunCoat Low-E;
Inner Glass Lite Option: Clear; Glass Thick 1: 3/32"; Glass Thick 2:
3/32"; Spacer Type: EdgeGard; Screen: Standard with Fiberglass mesh;
STC: 28 CPD: MIL-A-154-03727-00001

Line Item Comments:

Customer Approval:

Initials

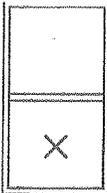
Manufacturer: Milgard

Item: 0001

Location:

Quantity: 4

Styleline Vinyl, 6210, SH, Net 33 3/4" x 60 1/2", UF: 0.34, SGC: 0.3, VLT: 0.57
Fin Removal



Clear Opening W: 31 1/4" H: 26 7/8" SQ: 5.83
Fin Placement: No fin (block frame); Horizontal Vent Set: 30 1/2"; Vent
Height: One Half; Exterior Finish: White; Interior Finish: White; Glazing:
Dual Glazed (Insulated Glass); Outer Glass Lite Option: SunCoat Low-E;
Inner Glass Lite Option: Clear; Glass Thick 1: 3/32"; Glass Thick 2:
3/32"; Spacer Type: EdgeGard; Screen: Standard with Fiberglass mesh;
STC: 28 CPD: MIL-A-154-03727-00001

Line Item Comments:

Customer Approval:

Initials

Other Charges:

SUBMITTED BY:	_____
ACCEPTED BY:	_____
DATE:	_____
GRAND TOTAL: \$ 6875 ⁹⁸	

Notice (If any):

For warranty information please visit www.milgard.com/care-and-warranty/

Please note that actual NFRC energy values may vary from those reported in CTB quote due to variations that may occur during the manufacturing process. In most cases variations will be minimal. Please contact your Milgard location with questions or concerns regarding this potential variation.

Handing is viewed from outside looking in "X" indicates operable panel. "O" indicates fixed panel.

12 items.



Front Facing North-East



Front Facing South-East



Living Room Facing South



Living Room Facing South



Front Facing East



Bedroom 2 Facing North



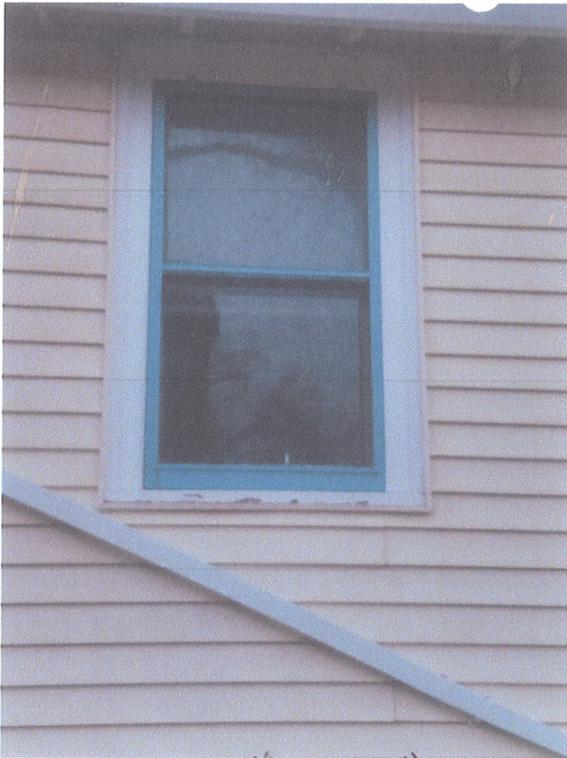
Bathroom
Facing ~~South~~
North



Bedroom 1 Facing East



Bedroom 1 Facing North



Master Facing North



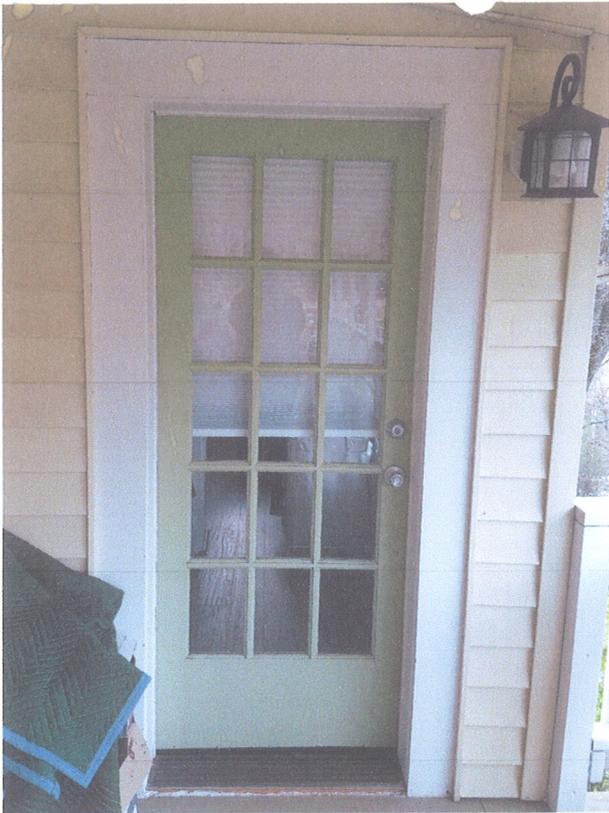
Master condensation & mold



Master Mold



Master Mold & Mildew



Master Entry Facing East



Front Entry Facing North



Hole in wood

no longer functions

Front Entry Frame Damage



hole 1/2 wood split

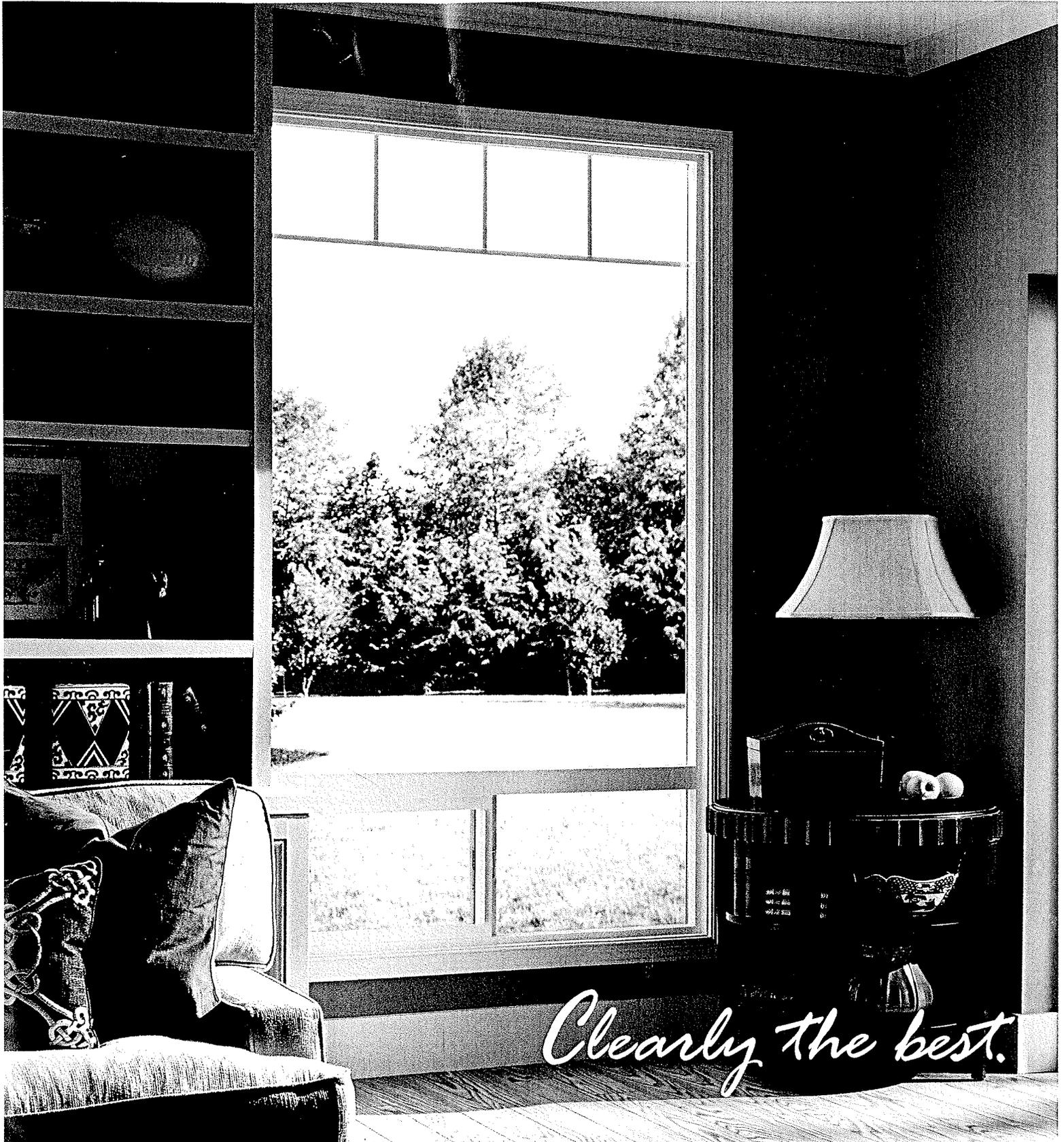
chipped out & glued

no longer functions

Front Door Damage



Style Line® Series Vinyl Windows & Doors

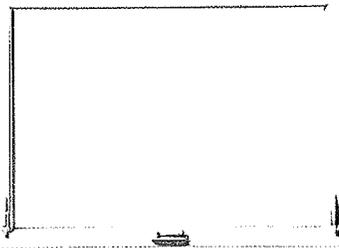
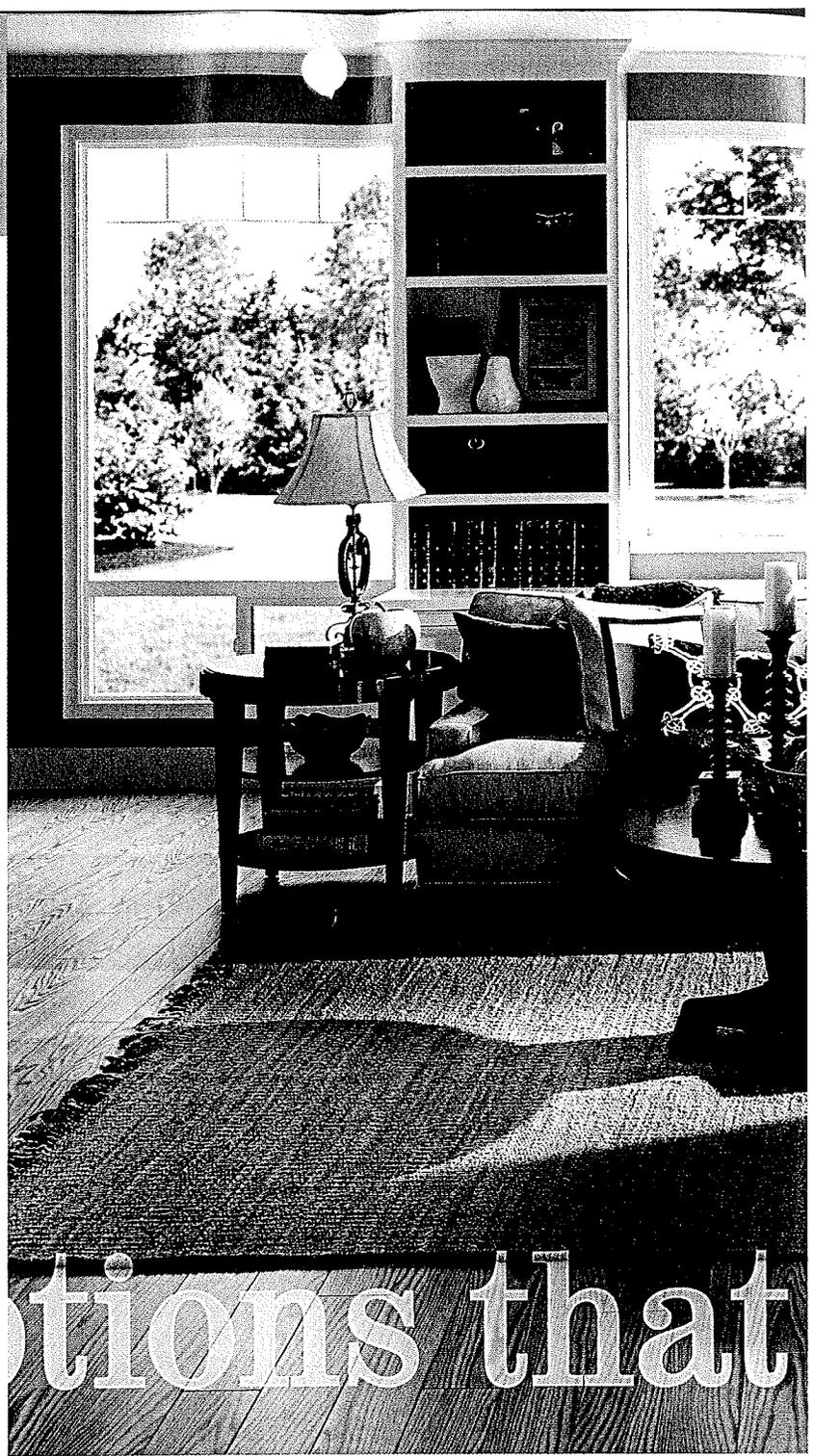


Clearly the best.

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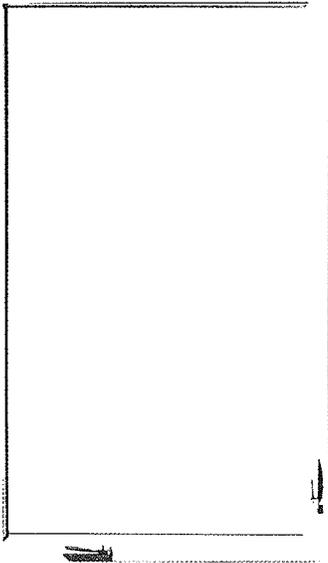
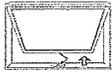
Choose the style or configuration that best suits your home's style and architectural needs.

Windows are shown with optional grids. Check with your local Milgard Dealer for available grid styles.



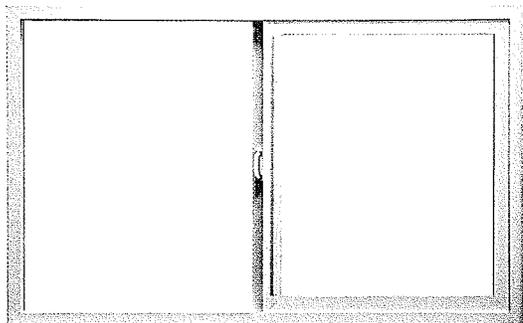
Awning

Min 1'6"x1'6" – Max 4'x3'
Structural Class C-40



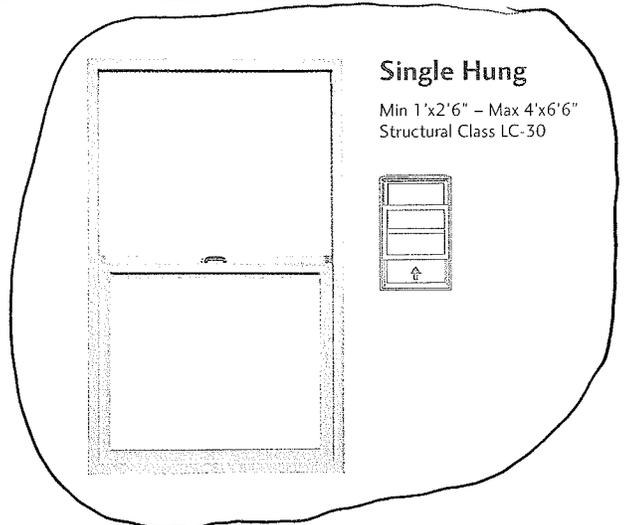
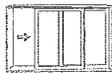
Casement

Min 1'6"x1'8" – Max 3'x6'
Structural Class LC-35



Horizontal Slider

(Half Vent)
Min 2'x1' – Max 6'x6'
Structural Class LC-25



Single Hung

Min 1'x2'6" – Max 4'x6'6"
Structural Class LC-30

