

City of Biddeford
Historic Preservation Commission
September 09, 2020 4:00 PM Join Zoom Meeting
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+1 669 900 9128 US (San Jose)
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- 1. Adjustments to the Agenda**
- 2. Unfinished Business**
 - 2.1. Tabled Item - June 24, 2020
 - [2020.18 HPC 1 Summer St SR - Amended.pdf](#)
 - [2020.18 HPC Triglione.pdf](#)
 - [2020 HPC.18 1 Summer Street FOF.pdf](#)
 - [1 Summer St Window Replacement Revised Product Proposal.pdf](#)
 - [Specification Sanford Hills Windows.pdf](#)
- 3. New Business**
- 4. Other Business**
- 5. Adjourn**



CITY OF BIDDEFORD PLANNING DEPARTMENT

2020.18

Greg D. Tansley, A.I.C.P.
205 Main Street
PO Box 586
Biddeford, ME 04005
(207) 284-9115

Greg.Tansley@Biddefordmaine.org

HISTORIC PRESERVATION COMMISSION REPORT

TO: Aurelie Wallach, Chair & Members of the Biddeford Historic Preservation Commission

FROM: Brad Favreau, Economic Development Coordinator

DATE: September 2, 2020

RE: ITEM #B: 2020.18 HPC – Public Hearing – Triglione Construction, to replace windows at 1 Summer Street (Tax Map 38, Lot 420) in the MSRD-1 zone.

MEETING DATE/TIME: September 9, 2020 @ 4:00 PM

1. INTRODUCTION

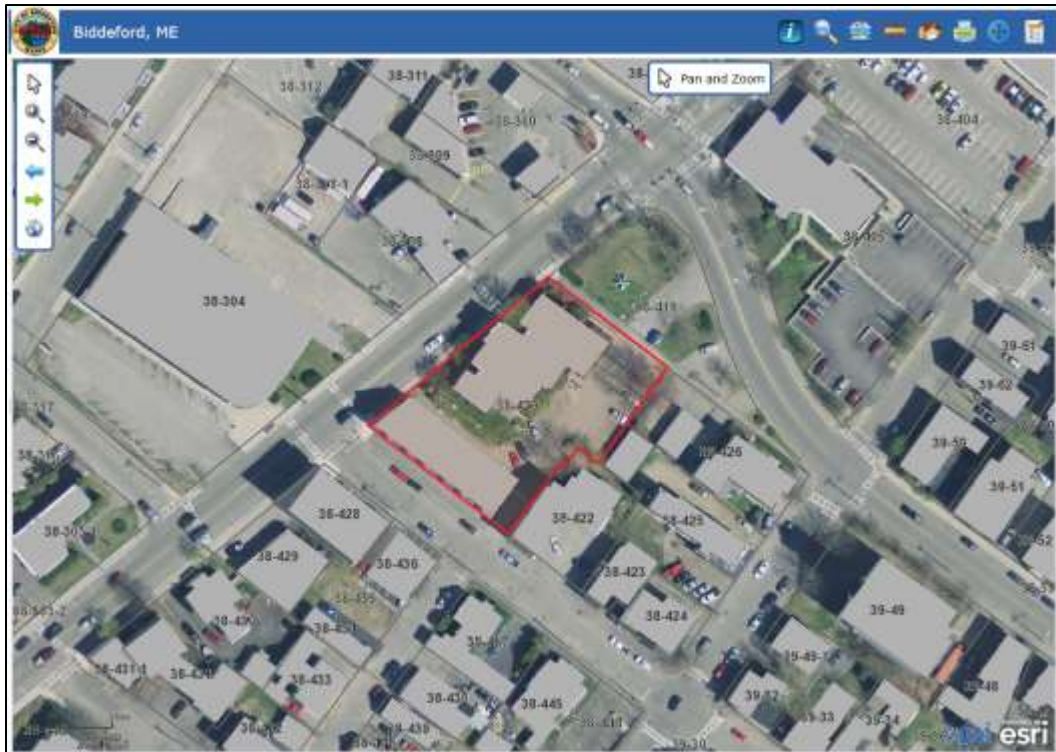
The applicant proposes to replace existing windows in this 12-unit residential building. This building is a contributing structure as identified by the Russell Wright survey.

2. PROJECT DATA/INFORMATION

	<i>SUBJECT</i>	<i>DATA/INFORMATION</i>
1.	Applicant:	Triglione Construction 383 Del Chadbourne Rd Bridgeton ME 04009 (207) 595-8816 atriglionme@triglioneconstruction.com
2.	Owner of Property:	Phoenix Management 40 Water St. Saco ME 04072 (207)332-1460 abatement@phoenixmanagement.com
3.	Contractor/Developer:	Triglione Construction 383 Del Chadbourne Rd Bridgeton ME 04009 (207) 595-8816 atriglionme@triglioneconstruction.com
6.	Project Agent/Architect:	none
5.	Project Location:	1 Summer St.
6.	Project Tax Map #/Lot #:	Tax Map 38, Lots 420
7.	Existing Zoning:	MSRD-1
8.	Overlay Zoning:	Biddeford Historic District.
9.	Contributing/Non-contributing:	Contributing.
10.	Existing Use:	Residential
11.	Proposed Use:	Residential
12.	Proposed Project:	Window Replacement
13.	Approvals Required:	Certificate of Appropriateness
14.	Uses in the Vicinity:	Mixed Use
15.	Other Permits Obtained:	None
16.	Historic Preservation Commission Review History:	June 10, 2020 Meeting: The notice was posted in City Hall and on the city website on June 3, 2020. Mailing notices were also sent out to all abutters within 100' on June 3, 2020 – 14 notices were sent out.

3. EXISTING CONDITIONS:

The project property occupies an existing lot on the corner of Alfred Street and Summer Street, fronting Summer Street. The building comprises 12 residential rental units. It was constructed in 1880.



Source: "1 Summer Street".

<http://gis.vgsi.com/BiddefordMEMap/index.html?pid=4411>. Accessed Date: 6/3/2020



Source: "1 Summer Street, Biddeford, Maine." 43°29'26.14" N 70°27'20.37" W. **Google Earth Street View**. Imagery Date: 10/2016. Accessed Date: 6/3/2020.



Source: "1 Summer Street, Biddeford, Maine." 43°29'26.14" N 70°27'20.37" W.
Google Earth Street View. Imagery Date: 06/2019. Accessed Date: 6/3/2020.

4. PROJECT PROPOSAL – Revised 9/2/2020

The applicant proposes to replace all windows in this 12-unit residential building on the corner of Alfred and Summer Streets. Appearing before the HPC on June 10, 2020, the applicant proposed to use conventional vinyl replacement windows. At that meeting, the commission indicated its reluctance to approve vinyl clad windows for a contributing structure and asked the applicant to provide additional information:

- if the third floor is living space;
- alternative materials that may be more suitable to a contributing structure than vinyl;
- cost differential between vinyl-clad windows and other window materials.

At a subsequent meeting on June 24, 2020, the applicant addressed these requests and provided a cost quote for aluminum clad wood windows. He indicated that the cost differential between wood and vinyl is too great to make this project economically feasible.

The applicant offered to seek a lower cost wood window. At this time, however, he is proposing the use of a vinyl window with a historic appearance. Mathews Brothers Company provided product information for their “Sanford Hills” collection that they say has been approved for use in other historic properties in places such as Franklin, NH, Portsmouth NH, and Kennebunkport, ME. Information for this product line, provided by Mathew Brothers, is included in this agenda packet.

In the specifications sheet provided by Triglione Construction, the windows are to be **simulated divided lite with muntin “pattern 6 over 6 matches original.”** The applicant failed to indicate the specific munitn pattern, as shown on the product information sheets, that will be used for this project.

Although this product line of replacement window may be closer to wood windows in appearance, it is a nevertheless a vinyl product that the applicant proposes for installation on a Contributing structure.

5. PUBLIC COMMENT

As of the time of this report no public comments had been received, although abutter notices went out the same day as this report was completed.

6. STAFF REVIEW:

- a. ZONING: The use is an allowed use in the MSRD-1 Zone.
- b. REVIEW STANDARDS: Article XV (Historic Preservation Ordinance), Section 11 (Evaluation standards for certificate of appropriateness).

The Ordinance states the following in the submission requirements section of the Ordinance (Article XV (Historic Preservation Ordinance), Section 11 (Evaluation standards for certificate of appropriateness):

Section 11

Evaluation standards for certificate of appropriateness.

A. Reconstruction and alterations.

- 1. A building or structure classified as an historic landmark or located within an historic district, or any part thereof, or any appurtenance related to such structures, including but not limited to walls, fences, light fixtures, steps, paving and signs, shall not be reconstructed or altered unless a certificate of appropriateness has been issued for such activity. No certificate of appropriateness for a structure or building identified as contributing to the district shall be issued unless the proposed activity is found to preserve or enhance a building's or structure's historical or architectural character. No certificate of appropriateness shall be issued for a noncontributing structure or building unless the proposed activity is complementary to the historic character of surrounding structures and buildings and meets the intent of this ordinance.*
- 2. The standards and requirements in the United States Secretary of the Interior's Standards of Rehabilitation as well as the following factors shall be considered when reviewing applications for reconstruction or alteration of buildings or structures subject to review under this ordinance:*
 - a. Every reasonable effort shall be made to use a property for its historic purpose and in a way which will require minimum alteration to the structure and its environment;*
 - b. Rehabilitation work shall not destroy the distinguishing qualities nor character of the structure and its environment. The removal or alteration of any historic material or architectural features should be avoided;*
 - c. Deteriorated architectural features should be repaired rather than replaced, wherever possible. In the event that replacement is necessary, the new material should match the material being replaced in composition, design, texture*

and other visual qualities. Repair or replacement of missing architectural features should be based on physical or pictorial evidence rather than on conjectural designs or the availability of different architectural features from other buildings;

- d. Distinctive stylistic features or examples of skilled craftsmanship which characterize historic structures and often predate the mass production of building materials shall be treated with sensitivity;*
- e. Changes which may have taken place in the course of time are evidence of the history and development of the structure and its environment, and these changes shall be recognized and respected;*
- f. All structures shall be recognized as products of their own time. Alterations to create an earlier appearance shall be discouraged;*
- g. Contemporary design for additions to existing structures shall be encouraged if such design is compatible with the size, scale, material and character of the neighborhood, the structure or its environment; and*
- h. Wherever possible, new additions or alterations to structures shall be done in such a manner that if they were to be removed in the future the essential form and integrity of the original structure would be unimpaired.*

c. OUTSTANDING ITEMS TO BE ADDRESSED PRIOR TO APPROVAL:

1. None.

7. STAFF RECOMMENDATION:

- Recommend that the Historic Preservation Commission review the application materials and consider the application for approval, approval with conditions, or denial.

8. STAFF RECOMMENDATION

If the Commission approves the project, Staff recommends doing so with the following minimum Conditions of Approval attached:

- a. **All permits must be obtained from Code Enforcement prior to beginning any work.**

9. SAMPLE MOTIONS

A. *Motion to approve the Certificate of Appropriateness for 1 Summer Street for the replacement of windows based on the materials submitted and conditioned on the following:*

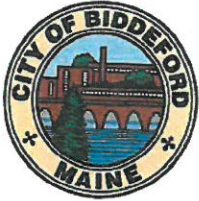
- a. **All permits must be obtained from Code Enforcement prior to beginning any work.**

b. _____

B. *Motion to table this item until the following minimum additional information has been submitted for review:*

a. _____

b. _____



**CITY OF BIDDEFORD
PLANNING DEPARTMENT**

Greg D. Tansley, A.I.C.P.
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PO Box 586
Biddeford, ME 04005
207-284-9115

Greg.Tansley@biddefordmaine.org

**HISTORIC PRESERVATION COMMISSION
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS**

Type of Application (see pages 2 and 3 below):

- ☒ Certificate of Appropriateness – Commission Review (\$140.00 fee)
☐ Certificate of Appropriateness – Subcommittee Review

Note: If unsure, check with the Planning Department which applies.

Applicant's/Owner's Information:

Applicant's Name: TRIGLIONE CONSTRUCTION - ANTHONY TRIGLIONE

Applicant's Address: 383 DEL CHADBOURNE RD, BRIDGTON, ME 04009

Applicant's Phone(s): (207) 595-8816

Applicant's E-mail: ATRIGLIONE@TRIGLIONECONSTRUCTION.COM

Applicant's Legal Interest in the Property:

- ☐ Owner ☐ Purchase and Sale ☐ Lease/Rental Agreement

Owner's Name: PHOENIX MANAGEMENT

Owner's Address: 40 WATER ST, SACO, ME 04072

Owner's Phone(s): (207) 332-1460

Owner's E-mail: ARTEMAN@PHOENIXMANAGEMENT.COM

Representative's (Agent, Engineer, Architect, and/or Contractor) Information:

Agent's Name: TRIGLIONE CONSTRUCTION - ANTHONY TRIGLIONE

Agent's Address: 383 DEL CHADBOURNE RD, BRIDGTON, ME 04009

Agent's Phone(s): (207) 595-8816

Agent's E-mail: ATRIGLIONE@TRIGLIONECONSTRUCTION.COM

Attach separate pages where multiple representatives are involved.

Project Information:

Project Address: 1 SUMMER ST, BIDDEFORD, ME 04005
Project Zone: MSKD1 Existing Use of Property: RESIDENTIAL
Project Tax Map(s): 38 Project Lot Number(s): 120

COMMISSION Review Project Activities (Check all that apply):

Alterations and Repair

- ☒ Removal and/or replacement of architectural detailing (for example porch spindles and columns, railings, windows and window moldings, and cornices)
- ☐ Installation or replacement of siding
- ☐ Porch replacement or construction of new porches
- ☐ Installation or replacement of either roofing or gutters when they are a significant and integral feature of the structure
- ☐ Alteration of accessory structures such as garages
- ☐ Other: _____

Additions and New Construction

- ☐ New Construction
- ☐ Building additions, including rooftop additions, dormers or decks
- ☐ Construction of accessory structures
- ☐ Installation of exterior access stairs or fire escapes
- ☐ Installation of antennas and satellite receiving dishes
- ☐ Installation of solar collectors
- ☐ Rooftop mechanicals (e.g., HVAC)

Other: _____

Moving and Demolition

- ☐ Moving of structures or objects on the same site or to another site
- ☐ Any demolition or relocation of a landmark contributing and/or contributing structure within a district

☐ Other: _____

SUBCOMMITTEE Review Project Activities (Check all that apply):

Alterations and Repair

- ☐ Masonry work, including repointing, sandblasting, chemical cleaning, painting where the masonry has never been painted, or conversely, removal of paint where the masonry historically has been painted

☐ Other: _____

Signage and Exterior Utilities

- ☐ Installation or alteration of any exterior sign, awning, or related lighting
- ☐ Exterior lighting where proposed in conjunction with commercial and institutional signage or awnings
- ☐ Exterior utilities, including mechanical, plumbing, and electrical, where placed on or near clearly visible facades

☐ Other: _____

Note: In cases where the project is minor in nature, the Planning Department may determine that even if the activity qualifies for full Commission review it would be more appropriate to have it delegated to Subcommittee review.

Note: Your project may also require a building permit. Please call the Code Enforcement Office (284-9236) to make this determination.

Submittal Information Checklist:

- ☒ Required Application Fee: If full Commission review is required - \$140.00
If Subcommittee review is required - N/A

If FULL COMMITTEE Review is required - 10 Copies of the following are required:

- ☒ Completed Application Form
- ☐ Description of Proposed Activity

If FULL COMMITTEE Review is required - 10 Copies of the following are recommended or may be requested:

- ☒ Photographs of the building involved as well as adjacent buildings
- ☐ Samples of materials proposed for use in the activity
- ☒ Drawings (i.e., exterior elevations) and/or plans to illustrate the proposed activity for which the certificate is being applied for, including lettering styles (if applicable)

Note: Where Subcommittee Review is applicable, only 3 Copies of the above should be submitted.

Signature of applicant:

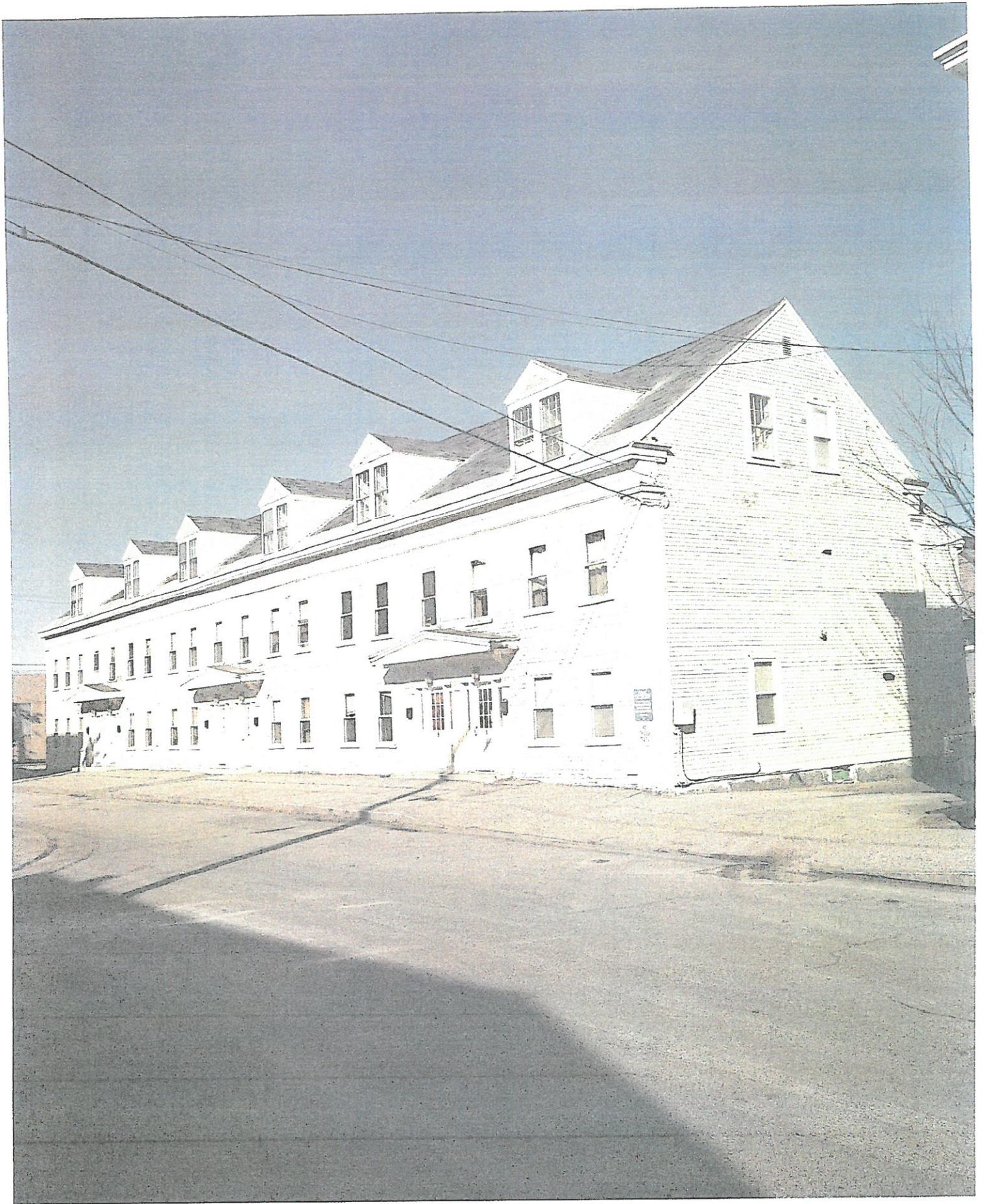


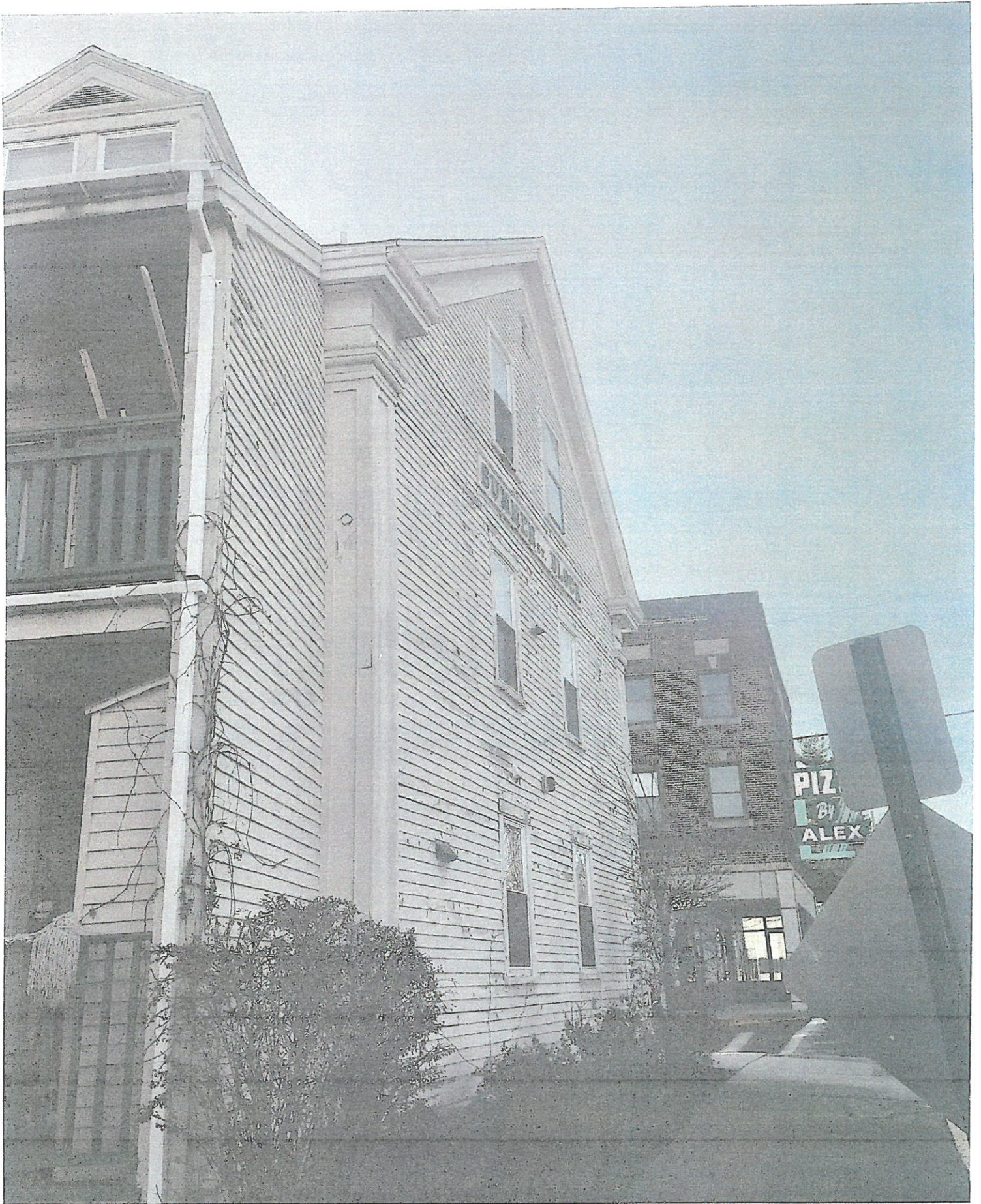
Date: 5/20/2020

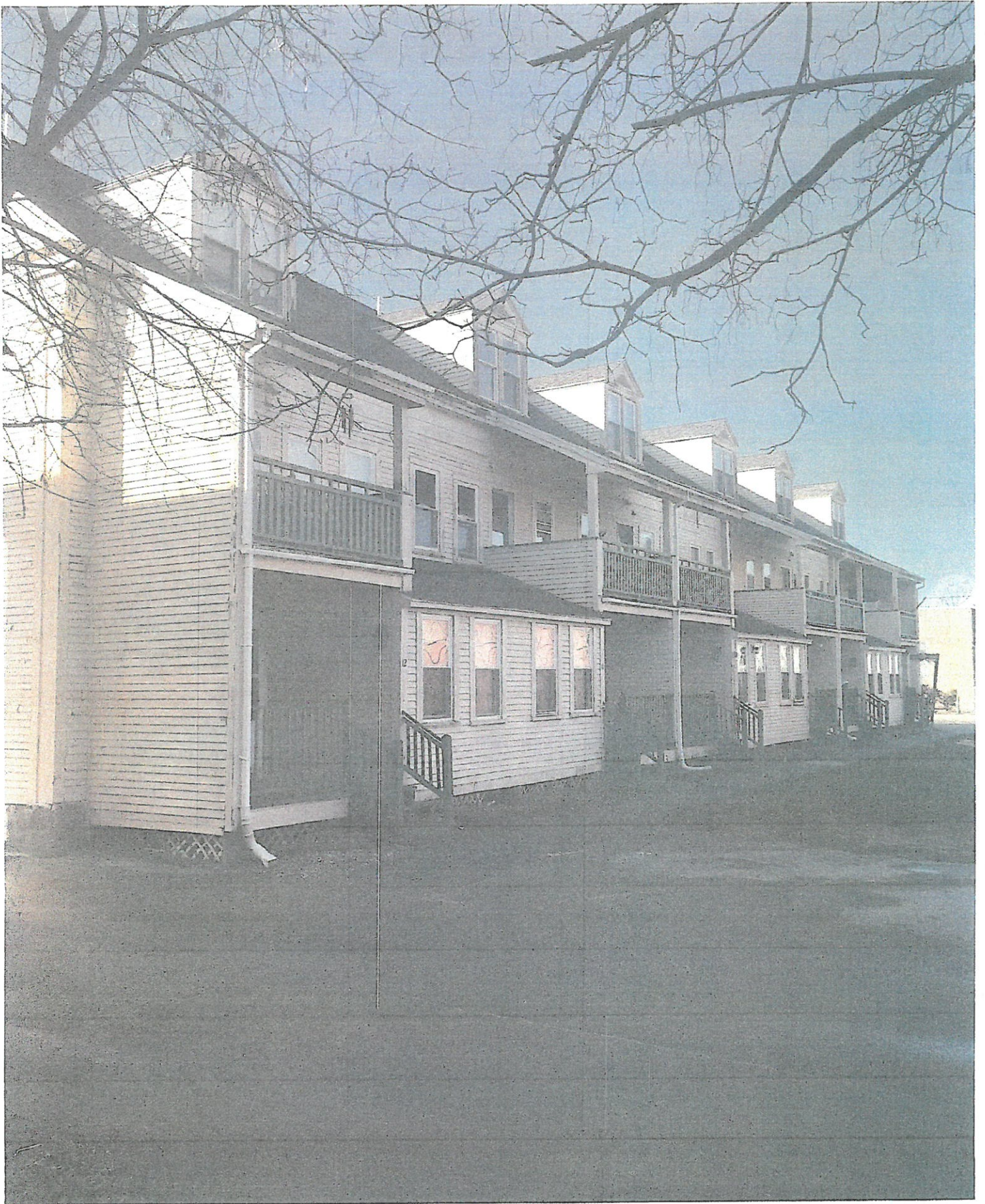
Signature of property owner:



Date: 5/20/2020







Main Windows Double Hung Scale: 1:16	Rear Porch Double Hung Scale: 1:16	Bedrooms Casement Scale: 1:16	NOT Applicable Casement Scale: 1:16
Not Used Scale: 1:16	Not Used Scale: 1:16	Flat Grille Between Glass Detail Scale: 1:1	1-3/8" SDL Checkrail Detail Scale: 1:1
Replacement Double Hung Jamb Detail Scale: 1:4	Replacement Double Hung Head & Sill Detail Scale: 1:4	Replacement Casement Jamb Detail Scale: 1:4	Replacement Casement Head & Sill Detail Scale: 1:4

**FINDINGS OF FACT AND CONCLUSIONS OF LAW
CERTIFICATE OF APPROPRIATENESS**

CITY OF BIDDEFORD – 1 Summer Street

Pursuant to the provisions of the City of Biddeford Land Development Regulations, Articles XV (Historic Preservation Ordinance) the Biddeford Historic Preservation Commission has considered the application of the City of Biddeford to conduct various exterior alterations at 1 Summer Street, including supportive data, public hearing testimony and related materials contained in the record. Based on the materials submitted, Public Comment, and Staff's review and recommendation, the Historic Preservation Commission makes the following Findings of Fact and Conclusions of Law:

Findings of Fact:

	<i>SUBJECT</i>	<i>DATA/INFORMATION</i>
1.	Applicant:	Triglione Construction 383 Del Chadbourne Rd Bridgeton ME 04009 (207) 595-8816 atriglionme@triglioneconstruction.com
2.	Owner of Property:	Phoenix Management 40 Water St. Saco ME 04072 (207)332-1460 abatemanager@phoenixmanagement.com
3.	Contractor/Developer:	Triglione Construction 383 Del Chadbourne Rd Bridgeton ME 04009 (207) 595-8816 atriglionme@triglioneconstruction.com
6.	Project Agent/Architect:	none
5.	Project Location:	1 Summer St.
6.	Project Tax Map #/Lot #:	Tax Map 38, Lots 420
7.	Existing Zoning:	MSRD-1
8.	Overlay Zoning:	Biddeford Historic District.
9.	Contributing/Non-contributing:	Contributing.
10.	Existing Use:	Residential
11.	Proposed Use:	Residential
12.	Proposed Project:	Window Replacement
13.	Approvals Required:	Certificate of Appropriateness
14.	Uses in the Vicinity:	Mixed Use
15.	Other Permits Obtained:	None
16.	Historic Preservation Commission Review History:	June 10, 2020 Meeting:

		The notice was posted in City Hall and on the city website on June 3, 2020. Mailing notices were also sent out to all abutters within 100' on June 3, 2020 – 10 notices were sent out.
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Conclusions of Law:

1. The building or structure has been identified by the Historic Preservation Commission (hereafter referred to as "the Commission") as contributing.
2. The proposed project is consistent with the Biddeford Historic Preservation Ordinance, particularly the evaluation standards contained in Part III (Land Development Regulations, Article XV (Historic Preservation Ordinance), Section 11 (Evaluation standards for certificate of appropriateness).

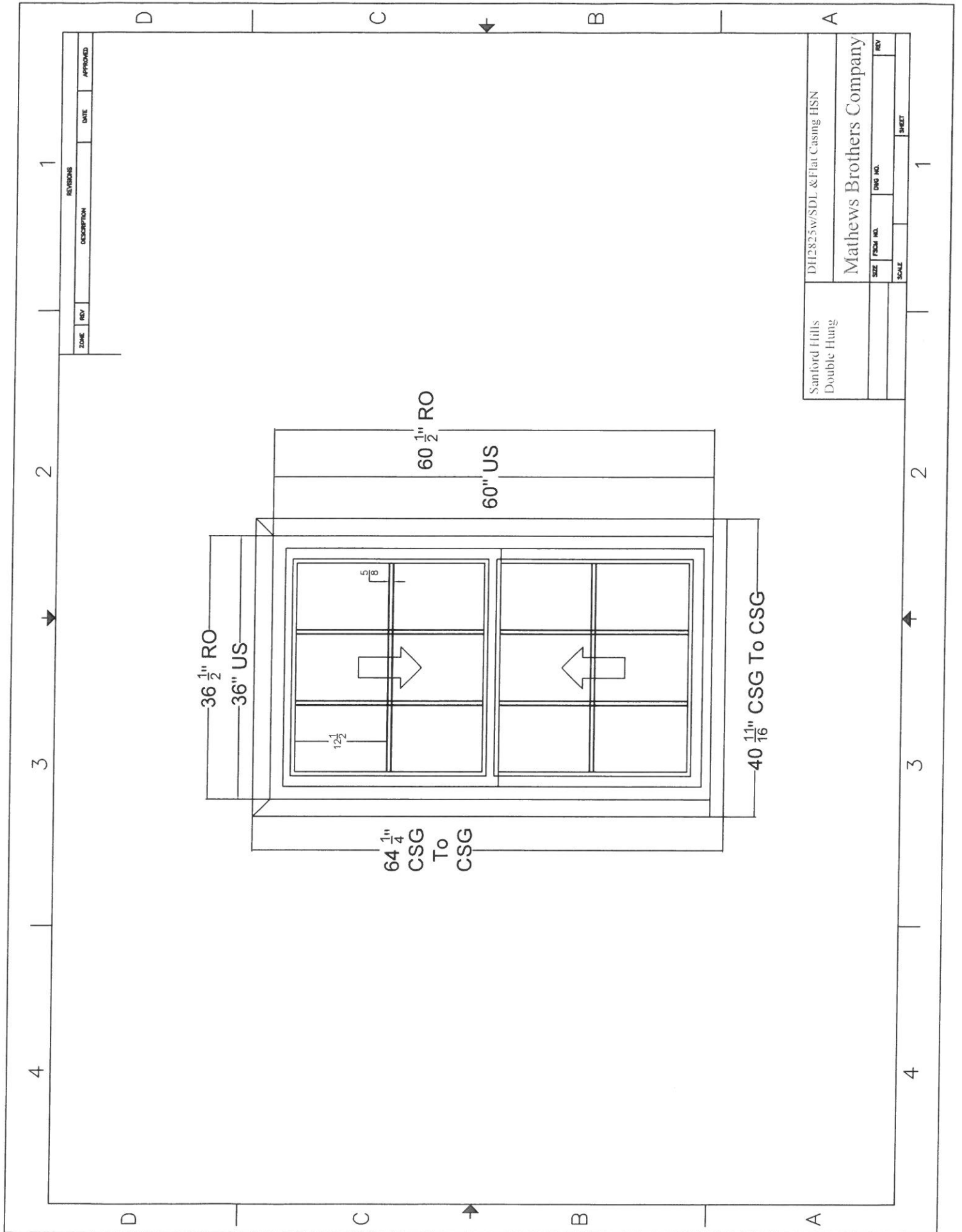
Approval Granted:

Based on the evidence available and the conclusions above, the Biddeford Historic Preservation Commission approves the Certificate of Appropriateness for the proposed project summarized above and evidenced in the file located at 1 Summer Street in accordance with the submitted application, supporting data, representations made, other related materials on file, and the following Conditions of Approval:

1. **All permits must be obtained from Code Enforcement prior to beginning any work.**

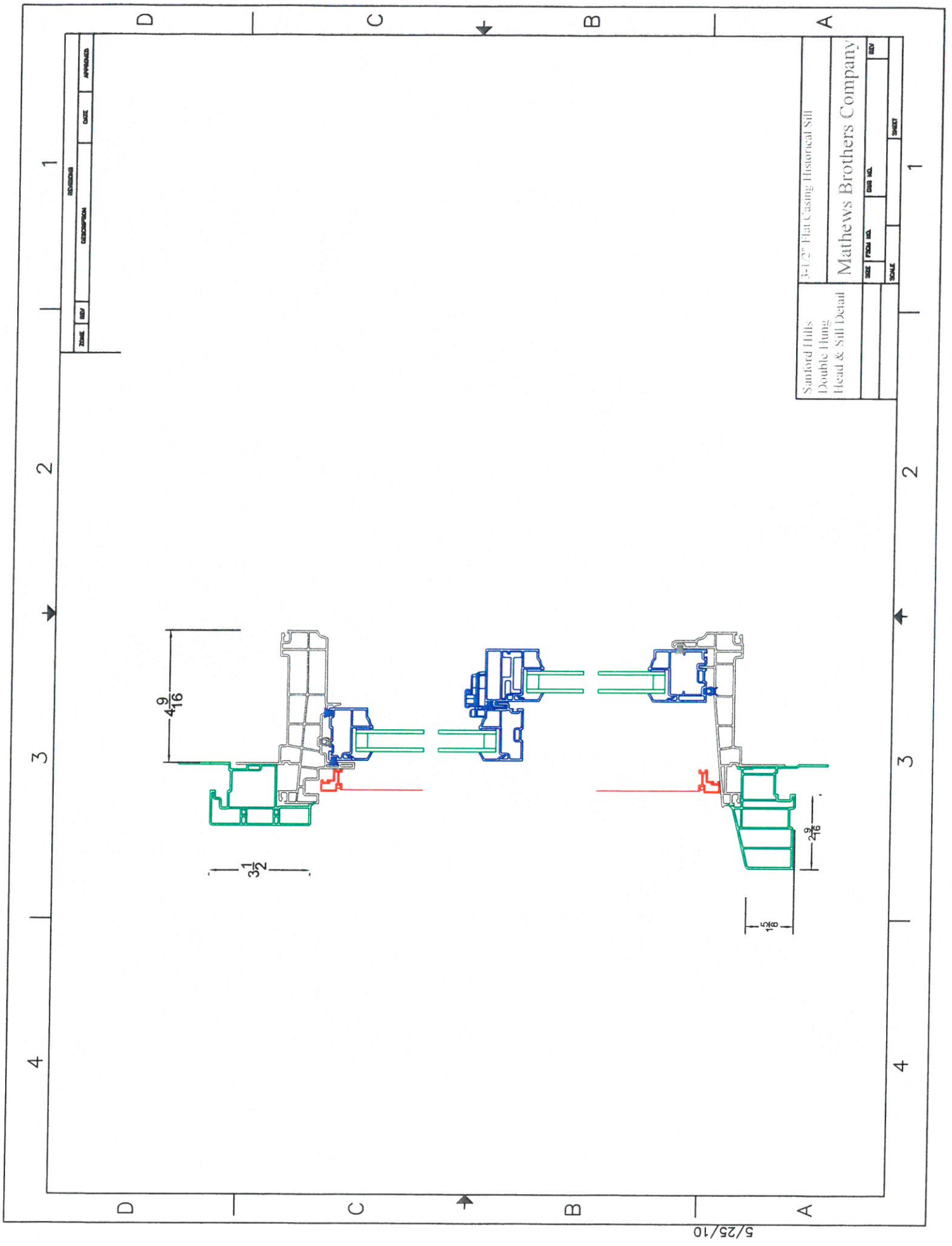
Historic Preservation Commission
Chairperson

Date



Sanford Hills Double Hung	DH2825w/SDL & Flat Casing HSN			
	Mathews Brothers Company			
SIZE	PCN NO.	DWG NO.	REV	
SCALE			SHEET	

5/25/10



5/25/10

Sanford Hills | Performance Ratings



STRUCTURAL RATINGS

PRODUCT UNIT	TEST SIZE IN INCHES	AIR INFILTRATION (cfm/ft²)	WATER RESISTANCE (gal)	UNIFORM LOAD TEST PRESSURE (psf)	DESIGN PRESSURE (psf)	OVERALL PERFORMANCE
Sanford Hills - DH	40" X 63"	<0.01	7.52	75.20	50.13	R-PG50
Sanford Hills - DH	36" X 72"	0.01	7.52	75.20	50.13	R-PG50
Sanford Hills - DH	42" X 78"	0.15	7.52	75.20	50.13	LC-PG50
Sanford Hills - DH	44" X 75"	0.02	7.52	75.20	50.13	LC-PG50
Sanford Hills - DH	48" X 84"	<0.01	12.11	90.23	60.15	LC-PG50
Sanford Hills - DH PW	60" x 60"	<0.01	12.11	90.23	60.15	CW-PG60
Sanford Hills - DH PW	72" x 72"	<0.01	7.52	75.2	50.13	LC-PG50
Sanford Hills - CA	36" x 72"	<0.01	9.19	120.30	65.16	CW-PG65
Sanford Hills - Stationary Casement (Dual)	60" x 60"	<0.01	10.65	97.73	65.15	CW-PG65
Sanford Hills - Stationary Casement (Dual)	72" x 84"	<0.01	7.52	75.2	50.13	LC-PG50
Sanford Hills - Stationary Casement (Triple)	60" x 60"	<0.01	10.65	90.23	60.15	CW-PG60
Sanford Hills - AW	48" x 32"	<0.01	12.11	120.30	80.2	LC-PG80

U-Value U-Factor is the measurement of the rate of Heat Loss through the window, so the lower the number, the better. U-Factor takes into consideration framing, glazing and spacer conductivity, so it is a rating of the entire window unit.
 SHGC SHGC is the Solar Heat Gain Coefficient of the glass unit. Since the SHGC typically drops with the U-Factor, any potential passive solar heating will also be reduced.
 VLT VT is the Visible Light Transmittance of the glass unit. This is an important rating to consider when specifying glazing packages that include Low-E glass. Low-E glass reduces radiated heat loss, but also reduces visible light.
 CR CR is the unit's Condensation Resistance Factor, and measures the unit's ability to resist excessive interior condensation during winter months.

THERMAL RATINGS

PRODUCT UNIT		U-VALUE	SHGC	VLT	CR
DOUBLE HUNG	Dual Pane Low-e/Argon	0.26	0.28	0.51	60
	Triple Pane Low-e/Clear/Clear (Argon)	0.22	0.26	0.46	69
	Triple Pane Low-e/Clear/Low-e (Argon)	0.19	0.24	0.40	73
	PassivGlas	0.23	0.44	0.54	67
	PassivGlas Plus	0.20	0.43	0.53	71

THERMAL RATINGS

PRODUCT UNIT		U-VALUE	SHGC	VLT	CR
CASEMENT	Dual Pane Low-e/Argon	0.23	0.23	0.42	62
	Triple Pane Low-e/Clear/Clear (Argon)	0.20	0.22	0.38	69
	Triple Pane Low-e/Clear/Low-e (Argon)	0.18	0.22	0.38	73
	PassivGlas	0.21	0.37	0.44	68
	PassivGlas Plus	0.19	0.35	0.43	72

THERMAL RATINGS

PRODUCT UNIT		U-VALUE	SHGC	VLT	CR
DOUBLE HUNG PICTURE	Dual Pane Low-e/Argon	0.25	0.29	0.53	63
	Triple Pane Low-e/Clear/Clear (Argon)	0.21	0.27	0.48	72
	Triple Pane Low-e/Clear/Low-e (Argon)	0.18	0.25	0.41	77
	PassivGlas	0.22	0.46	0.55	70
	PassivGlas Plus	0.19	0.44	0.54	75

THERMAL RATINGS

CASEMENT PICTURE					
PRODUCT UNIT		U-VALUE	SHGC	VLT	CR
CASEMENT PICTURE	Dual Pane Low-e/Argon	0.24	0.29	0.52	62
	Triple Pane Low-e/Clear/Clear (Argon)	0.20	0.22	0.38	69
	Triple Pane Low-e/Clear/Low-e (Argon)	0.18	0.22	0.38	73
	PassivGlas	0.21	0.37	0.44	68
	PassivGlas Plus	0.19	0.35	0.43	72

THERMAL RATINGS

PRODUCT UNIT		U-VALUE	SHGC	VLT	CR
AWNING	Dual Pane Low-e/Argon	0.24	0.23	0.42	60
	Triple Pane Low-e/Clear/Clear (Argon)	0.20	0.22	0.38	70
	Triple Pane Low-e/Clear/Low-e (Argon)	0.18	0.22	0.38	74
	PassivGlas	0.21	0.37	0.44	69
	PassivGlas Plus	0.19	0.35	0.43	73

Casement/Awning

With clean, contemporary architectural lines, casement and awning windows offer 100% opening for maximum ventilation. By extending beyond the plane of the wall, casements catch passing breezes and channel them into the home.

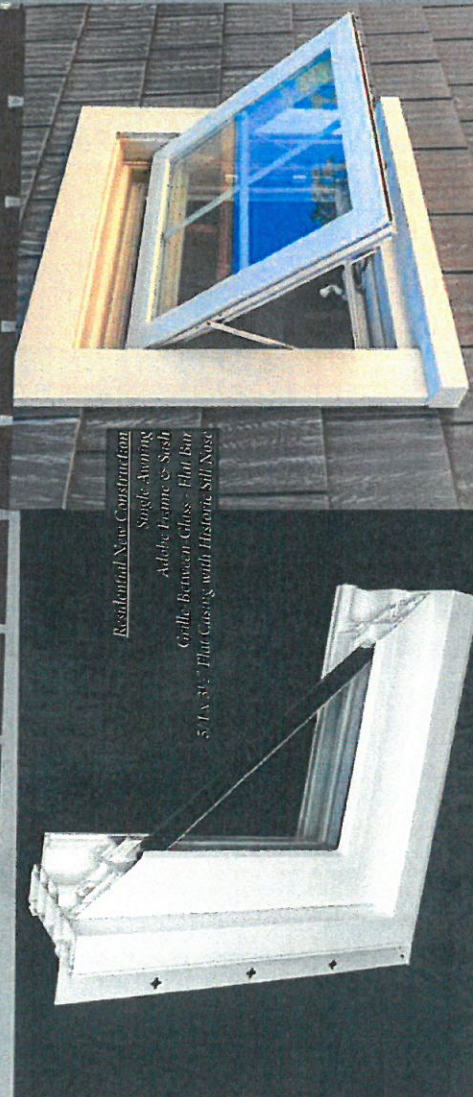
Casement & Awnings are our most energy-efficient operating product unit, featuring ¾" insulating glass standard and a single lever multi-point locking system that keeps the sash tightly sealed in multiple locations. You'll be able to open and close your windows with ease, thanks to our smooth low gear operator. Our top rated hardware system allows even the largest units to be effortlessly and smoothly operated.

A unique glazing feature of our Casement units is the 2½" False Meeting Rail, which emulates the lines of a Double Hung, yet allows the opening and egress of a Casement.

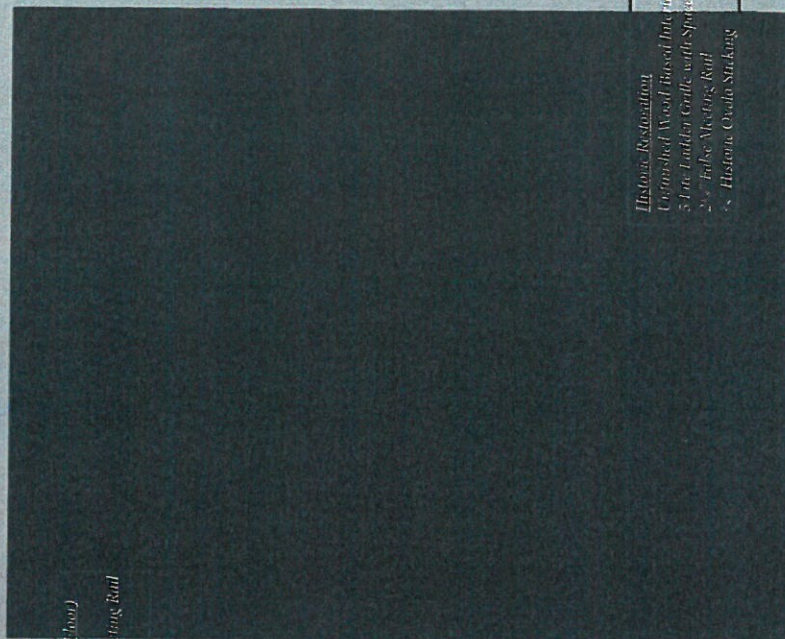


Commercial Historic Renovation (Top Photo)
Single and Twin Casements
5 Lite Ladder Grille with 2½" False Meeting Rail
5 1/4 x 3 1/4" Flat Glazing

Residential New Construction
Single and Twin Casements with 5" Historic Oval Stacking
Multi-Point Hardware Meeting Operator Handles



Residential New Construction
Single-Awning
Alder Frames & Sash
Grille Between Glass - Flat Bar
5 1/4 x 3 1/4" Flat Glazing with Historic Sill Nose



Historic Renovation
Crimped Wood Bussel Interior
5 Lite Ladder Grille with Spacer
2½" False Meeting Rail
5" Historic Oval Stacking

*Historic Renovation
The historic accuracy of our 1 1/2" Banded Casing can
be seen when compared to the original windows on the
second and third floors of this 1930s era home.*

Want to see more?



Visit our Projects Page

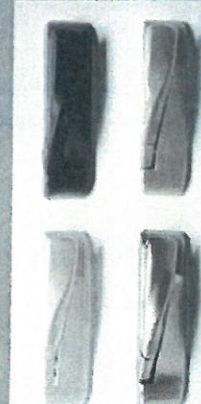
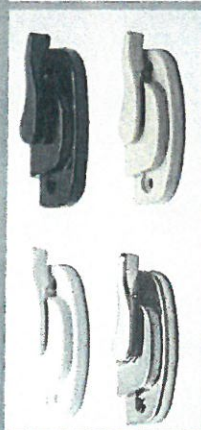
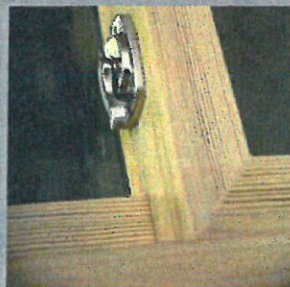
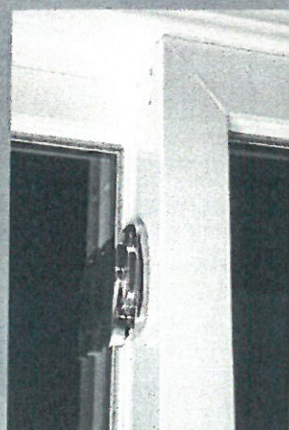
*Six Window-Mold Unit
w/ Simulated Divided Lite
Hidden Tilt Latches*

*Simulated Divided Lite with Spacer Bar
Historic 1 1/2" Oval Sticking
Low Profile Tilt Latch
Window Opening Control Device*

Exterior / Interior Customization



The Sanford Hills Double Hang is available with either low-profile surface mounted tilt latches or optional Hidden Tilt Latches for a smooth lock rail appearance.



Choose your hardware color from White, Black, Satin Nickel or Adobe. Tilt latches are available in White, Black and Adobe.



Wood-based laminate can be ordered for any interior surface of the Sanford Hills. Shown here are Casement Screen Frame (left), Casement Multi-point Lock Arm (above left, in Satin Nickel), and Casement Adobe Screen (above right).

Frame and Sash are available in either White or Adobe. The Interior Frame, Sash, Mullin Bars and Casement Screen frame can also be ordered with a wood-based interior laminate for the ultimate wood look.



Stain-grade quality bright coat of water-based or gel coat stain or paint is all that's required to finish the interior.

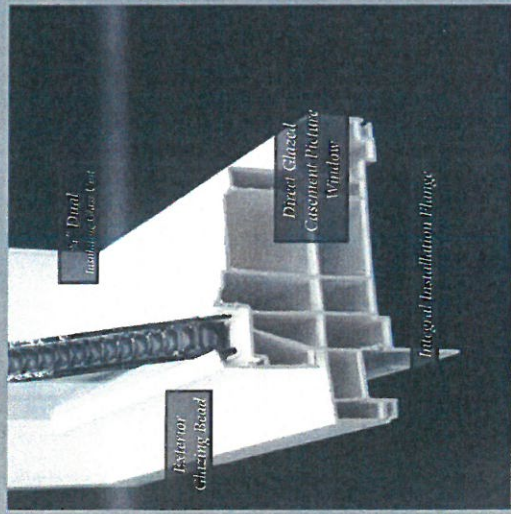
The 2015 International Residential Code requires Window Opening Control Devices on certain windows. Please check local code requirements.

Want to see more?

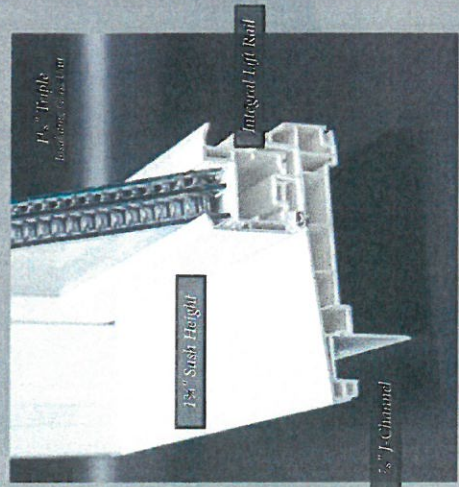


Visit our Options Page

EXTERIOR CASINGS



Residential New Construction
Triple Double Hung - Factory Mull
White frame and Casing/Black Sash
2 1/2" Historic 1 1/2" Part Bead - Simulated Divided Lite
5/4 x 3 1/2" Flat Casing with Historic Sill Nose



Give your windows depth and character with exterior casings. Shown, from top to bottom, Flat, Banded or Brickmould. Available with our without J-Channel.

Sill Nosing adds the final touch, with either the architecturally accurate Historic Sill Nose (above, right) or the Standard Sill Nose (below, right).

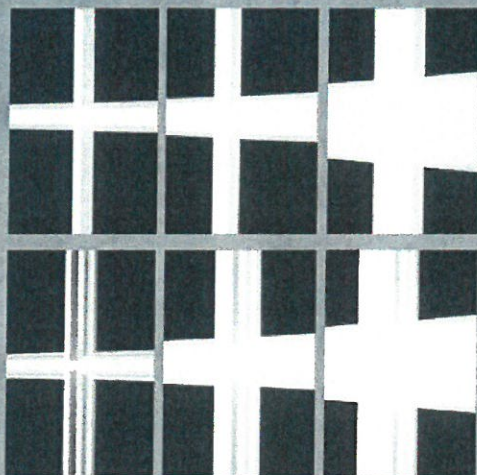
Exterior Paint Options

Our in-house palette consists of 8 prefinished exterior colors, with many other colors available.

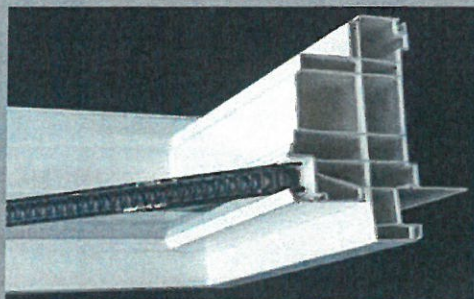
	Pearl White		Cream White		Gray		Spruce Green		Black		Bronze		Earth Brown		Barn Red
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Please note that the material colors are not necessarily precise representations due to variance in the printing process.

Historic Accuracy/Patented Design

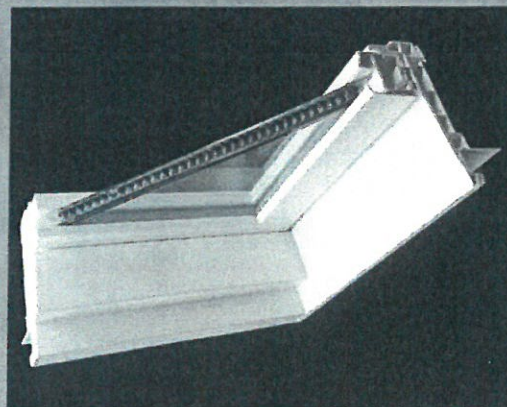


Our Patented 1854 external Ovolos sticking (left column) and internal Historic Putty Bead (right column) muntin bars are available in 1/2", 1 1/4" and 2".

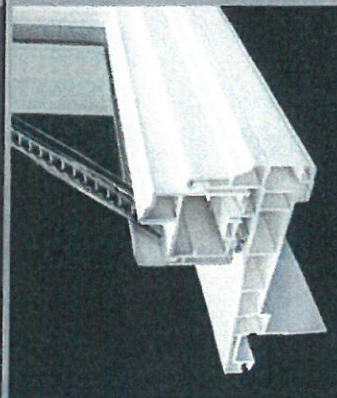


Historic Putty Bead (internal) and Ovolos sticking (external) are incorporated into the Casement Frame and Sash profiles for 1/2" Glazed windows.

Historic accuracy is maintained with 1/2" joints of air, 3/4" x 3/4" HAF (left) Staff Bead Brackets (above) or 1/2" Beaded (below) with our Historic Sill Seal.

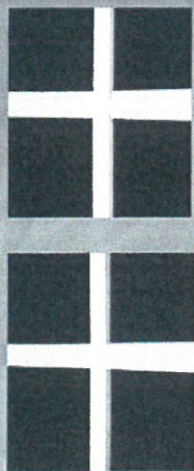


Our Patented Sash Glazed Double Hung Picture Window provides the exact same sight lines maintained within the same glass planes as our operable Double Hung units. This provides an aesthetic improvement over current window designs. Our Historic 1854 Ovolos Sticking (on 1/2" glazed sash) Putty Bead contours as well as the radius edge in the Sill Dam maintain the historic accuracy. With Performance Grade 50 ratings the Snijford Hills is as rugged as it is beautiful.



A wise man once said, "When you are out to design a window, start with the sash." We agree. This advice to heart and mind up with a sash design so breakthrough, it's patented. This is, after all, the best window sash design on the market, whether it's for Double Hung or Casement.

Glazing Options



Grille-Between-Glass
Rectangle (left)
Contoured (right)



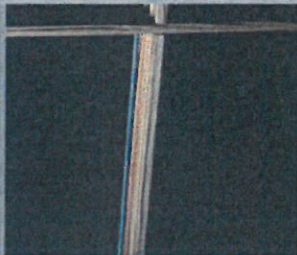
3/8\"/>



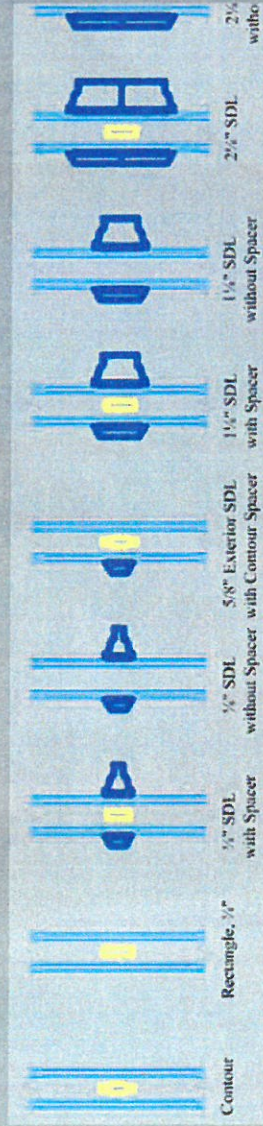
1 1/8\"/>



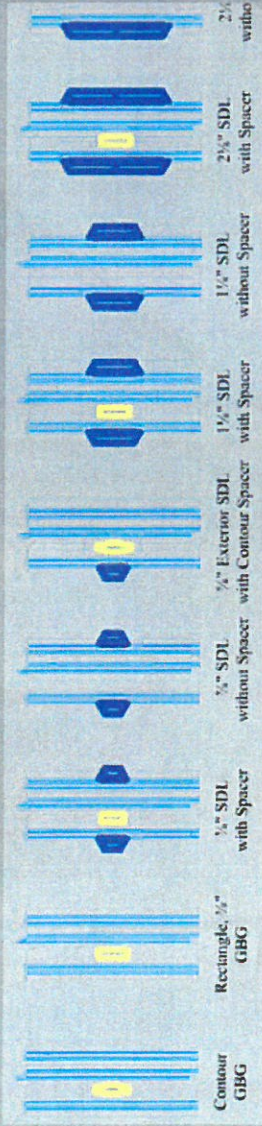
2 1/8\"/>



Exterior and interior muntin bars
are treated to match sash, either with
exterior paint, or interior finish.

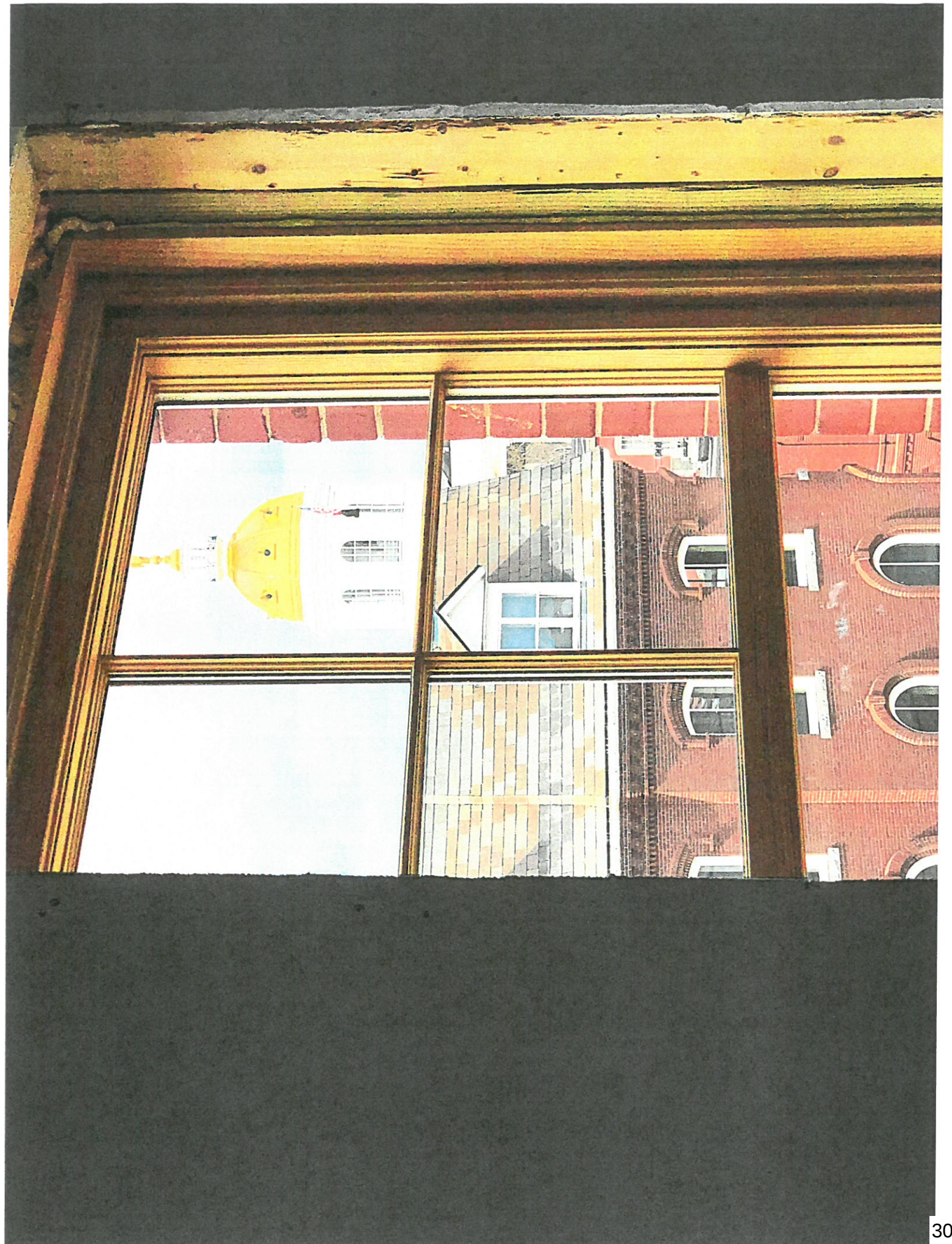


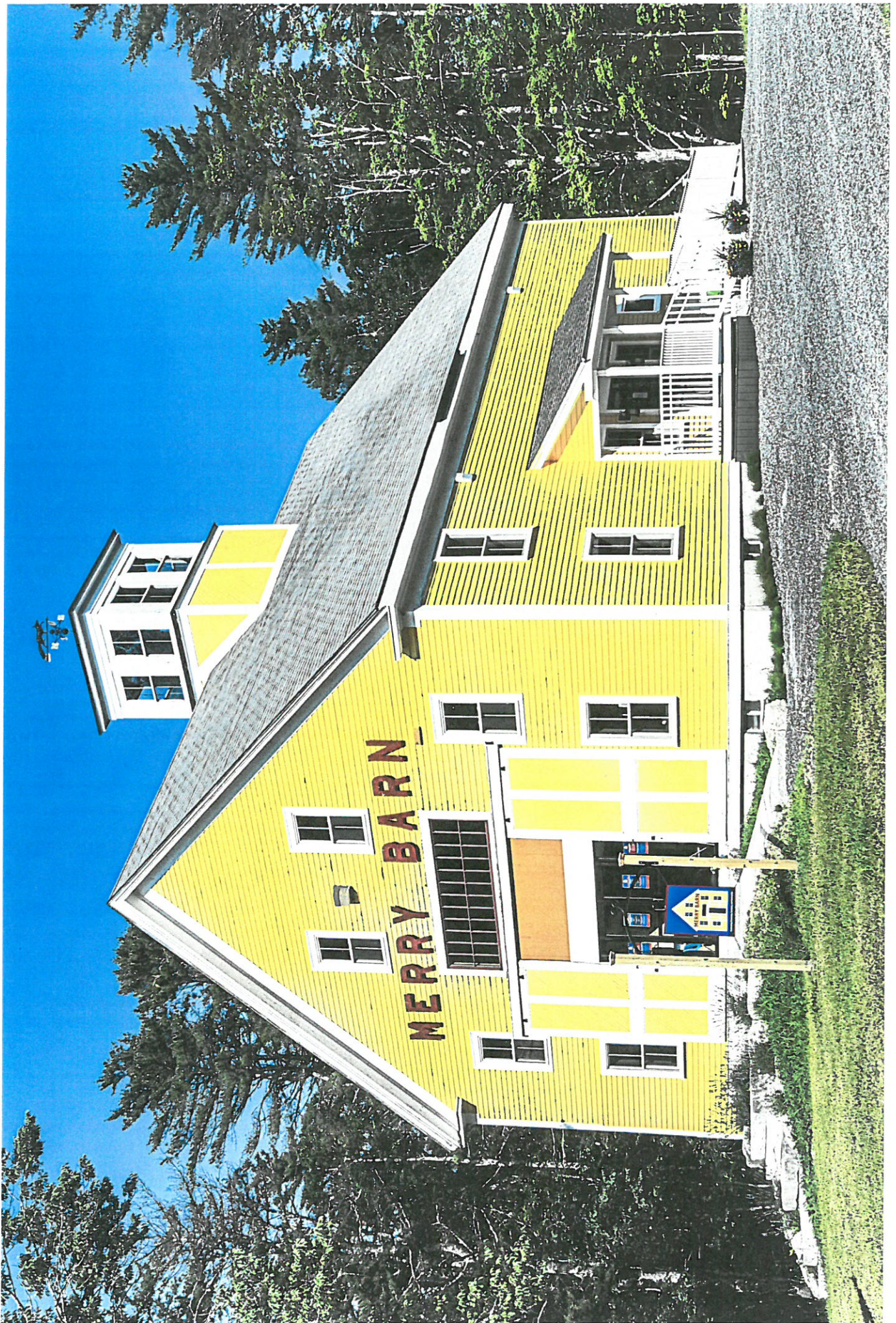
Dual-glazed grille options, showing
arrays with and without spacer bar



Triple-glazed grille options, showing
arrays with and without spacer bar







Window Specifications 1 Summerblock Mathews Brothers Sanford Historic Line

77 - Main Windows

1. Double Hung operating
2. Full Screen
3. Interior- extruded material resembles wood
4. Exterior - window body vinyl
5. Exterior trim - size to match existing, composition vinyl
6. Glass
 - a. simulated divided light
 - b. pattern 6 over 6 matches original
7. Sill - Historic profile
8. Hardware - bronze

12- Small Windows

1. Double Hung operating
2. Full Screen
3. Interior- extruded material resembles wood
4. Exterior - window body vinyl
5. Exterior trim - size to match existing, composition vinyl
6. Glass
 - a. simulated divided light
 - b. pattern 4 over 4 matches original
7. Sill - Historic profile
8. Hardware - bronze

12- Egress Casements (constructed to resemble double hungs)

1. Casement window operating (built to resemble doublehungs and still meet egress)
2. Full Screen
3. Interior- extruded material resembles wood
4. Exterior - window body vinyl
5. Exterior trim - size to match existing, composition vinyl
6. Glass
 - a. simulated divided light
 - b. pattern 6 over 6 matches original
7. Sill - Historic profile
8. Hardware - bronze