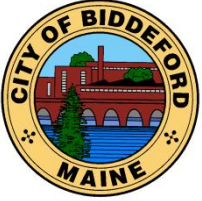


City of Biddeford
Historic Preservation Commission
May 08, 2024 4:00 PM City Hall Council Chambers & Zoom
<https://biddeford.zoom.us/j/98435284216?pwd=UUREUTJzd3hUM1p4VDMzbllieFZmUT09>
Webinar ID 984 3528 4216; Passcode 267967

Status: Historic Preservation Commission, Wednesday, May 8, 2024, 4:00 PM, City Council Chambers & Zoom

- 1. Adjustments to the Agenda**
- 2. Consideration of Minutes**
 - 2.1. Approval of Meeting Minutes from April 10, 2021
[4-10-24-Draft.pdf](#)
- 3. Unfinished Business**
- 4. New Business**
 - 4.1. 2024.16 HPC The Historic Preservation Commission will review and discuss a request from Tyler Bushey to make exterior alterations on his structure at 39 Foss Street (Tax Map 39, Lot 63) in the MSRD 1 Zone.
 1. [2024.16 HPC 39 Foss Street Bushey Staff Report.pdf](#)
 2. [2024.16 HPC 39 Foss Street Historic Application.pdf](#)
 3. [2024.16 HPC 39 Foss Street Narrative.pdf](#)
 4. [2024.16 HPC 39 Foss Street Ply Gem Siding Brochure.pdf](#)
 5. [2024.16 HPC 39 Foss Street Harvey Windows Brochure.pdf](#)
 6. [2024.16 HPC 39 Foss Street Steves Door Brochure.pdf](#)
- 5. Other Business**
- 6. Adjourn**



CITY OF BIDDEFORD

Planning and Development Department

Brad Favreau
Economic Development Coordinator
205 Main Street
P.O. Box 586
Biddeford, ME 04005
(207)-282-7119 or (207)-284-9115
Brad.Favreau@biddefordmaine.org

HPC MEETING
April 10, 2024
Meeting Minutes
4:00
DRAFT

In attendance: Leah Schaffer (Chair), Julie Larry, Erin Ware, & Allie Tobey
Staff Members: Brad Favreau & Nan Whitten

1. Adjustments to the Agenda

Favreau announced that if no members of the public attends the Public Hearing will move to the end of the agenda.

2. Consent Agenda

Approval of Meeting Minutes from March 13, 2024

MOTIONS: 4:03 PM

Larry-MOTION-To approve Meeting Minutes as presented

Ware-SECOND

Vote-Unanimous

3. Open Public Hearing 4:30 PM

3.1 The Historic Preservation Commission will discuss and vote on whether to endorse the nomination of 1-11 Summer Street to the National Register of Historic Places.

- Favreau reminded the committee that they have looked at this structure prior
- Favreau has drafted a letter to send to the state in favor of the endorsement
- Committee is in favor of the project.

4. Close Public Hearing 4:33 PM

MOTIONS

Ware-Motion-to endorse the Summer Street Block as described

Larry-Second

Vote-Unanimous

5. New Business

5.1 2024.19 HPC Review for Nicholas Laverriere to install vinyl siding at 124 Alfred Street, Tax Map 38, Lot 303/02, in the MSRD-2 Zone

- Nicholas Laverriere represented himself showing samples of the aluminum siding being replaced in kind
- Larry-are you touching any of the porches or trim-No
- Larry- around the windows-J Trim
- Schaffer-asked about the roof-decorative wood with rubber membrane over it
- Schaffer-mechanical work-no mechanical work

MOTION: 4:08 PM

Ware-Motion: To approve Certificate of Appropriateness for Nicholas Laverriere to install vinyl siding at 124 Alfred Street, based on materials and assertions submitted, and conditioned on the following:

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

Tobey-SECOND

Vote-Unanimous

5.2 2024.22 HPC Review for YD Properties to install heat pumps at 128 Alfred Street, Tax Map 38, Lot 300, in the MSRD-2 Zone

- Steve Cheung represented the applicant
- Spoke of installing heat pumps with a platform
- 2 front units will show from the street due to how they have to be installed. Line set is going up between front door and bay window, it will poke out and shoot straight up first floor from to second, and onto third floors.
- They are trying to be as least intrusive to the tenants as possible.
- Cheung- an alternative would be to go up the side, cannot go to the other side due to a lack of setbacks.
- Committee feels having the line set on the front of the building is troublesome to them.
- Schaffer is this to replace the main heating system or provide AC
- Cheung this is part of Maine Energy Program
- Schaffer what about doing a chase inside
- Cheung that would mean more drywall work and exposed lines in the units
- Larry-do you have a deadline on this
- Cheung-no but we want to get this ordered as soon as possible while the program still has funds.
- Larry how high is the deck going to be
- Cheung up to the highest point then levelled out 6-8" off the ground.
- Schaffer suggested putting in the motion due to this not being contributing and the complexity of the project so that we don't set a precedent.

MOTION: 4:28 PM

Larry-MOTION: Motion to approve Certificate of Appropriateness for YD Properties, LLC to install heat pump HVAC units to the exterior of the building at 128 Alfred Street, based on materials and assertions submitted, and conditioned on the following:

The vertical line set be in the corner, no horizontal connections to the heads. This motion is due to the site constraints, the building conditions and the status of this building being classified as a non-contributing structure.

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

Ware-SECOND

Vote-Unanimous

6. Discussion

- 6.1 Discussion:** June Lecture – possible topics are
Incorporating Solar Panels into Historic Buildings,
Retrofitting Historic Windows to be Energy Efficient,

**My personal favorite: Economic Benefits of Following SOI Preservation Standards
Others?**

- Favreau- we will know after the 26th if we get money for design guidelines.
- Portland is sponsoring a camp in May, Favreau, & Ware are attending. We have money in the budget if others want to go (May 10, 2024 9-6)
- Lecture in June-would the Board be interested-yes
- Topics may be for solar panels or heating pumps on historic structures
- Favreau talked about the grant they are applying for intended to use for EV charging stations from the Department of Energy
- Favreau introduced the updated HPC brochure
- Tobey suggested a “meet your town night”
- Ware asked about addressing the council about fees
- Favreau answered this is a particularly difficult year and in the budget process now, other towns have no fees so charging a fee may be a disincentive
- Tobey suggested charging a percentage of the value of the project.
- Favreau will do some research on making the fees tiered.
- Larry feels that a charge makes the applicant takes the commission more seriously

6. Adjourn 5:06 PM

Chair: Historic Preservation Commission

Date

These minutes are summary and are not to be verbatim. Archived meetings are viewable on the City's website: www.biddefordmaine.org.



CITY OF BIDDEFORD PLANNING DEPARTMENT

2024.16

205 Main Street PO Box 586 Biddeford, ME 04005 (207) 284-9115

HISTORIC PRESERVATION COMMISSION REPORT

TO: The Biddeford Historic Preservation Commission

FROM: Brad Favreau, Economic Development Coordinator

MEETING DATE: Wednesday May 8, 2024; 4 PM

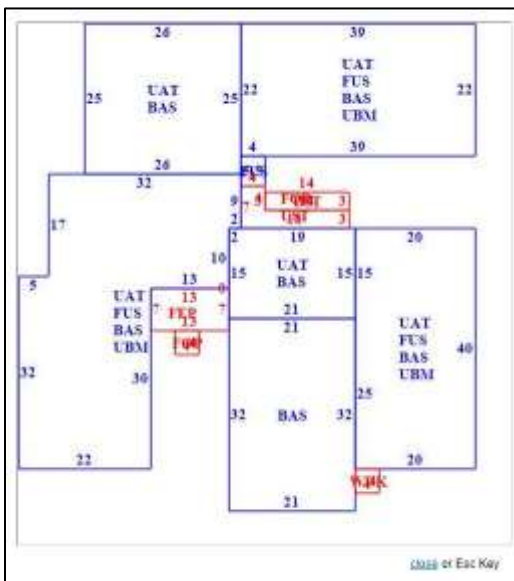
RE: **Item 4.1: 2024.16 HPC Review for Tyler Bushey** to make alterations at 39 Foss Street, Tax Map 39, Lot 63, in the MSRD-1 Zone.

1. INTRODUCTION

The applicant proposes to make several alterations, including new windows, new doors and new vinyl siding to this late 19-century structure.

2. EXISTING CONDITIONS

The subject property is an agglomeration of forms and masses comprising, in part, three formerly free-standing, 2-1/2 story structures that have been linked at some point in the past. A plan view from the Assessor's page and an aerial view from Google Earth show the extent of this assemblage:



Five residential units and commercial space make up the building.

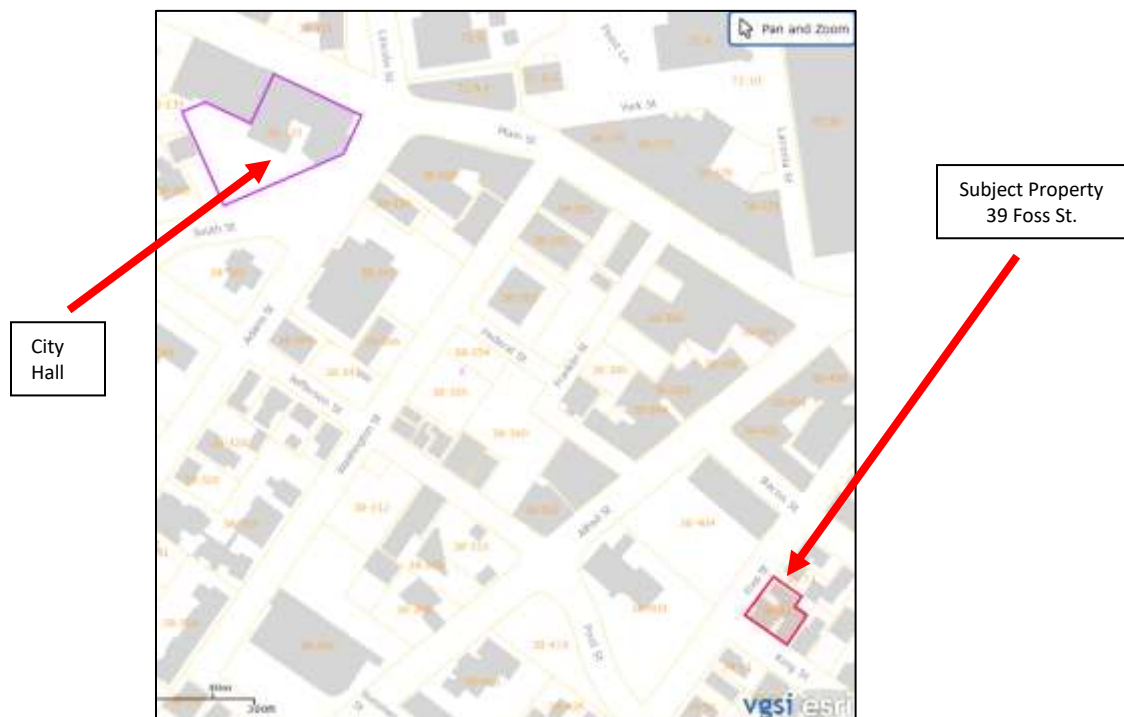
The date of construction is undetermined, but surrounding buildings date from between 1880 and 1920. According to the Kleinfelder Survey:

Resource lacks integrity of materials, workmanship, and design due to changes in fenestration and use of vinyl siding and vinyl replacement windows, and insensitive additions.

Currently, this property comprises a mix of traditional and alternative materials. A few upper-story windows appear to be original wood, however most windows have been previously replaced with vinyl. The front entry doors at the two gabled structures at either end of the Foss Street, and the main entry on King Street (the “East Wing”) also appear original to the buildings. Other entries are modern steel doors.

Lower portions of the siding on this structure are wood shakes. Above is white vinyl clapboard-style siding. The result is a somewhat incohesive appearance, especially with the gable end at the first floor on the Foss Street side..

The property is located at the edge of the residential neighborhood just east of downtown.





3. PROJECT DATA/INFORMATION

	<i>SUBJECT</i>	<i>DATA/INFORMATION</i>
1.	Applicant:	Tyler Bushey 24 Lamothe Ave Biddeford ME 04005 tbushey86@gmail.com
2.	Owner of Property:	Same as above
3.	Agent:	N/A
4.	Engineer/Architect:	N/A
5.	Project Location:	39 Foss Street
6.	Project Tax Map #/Lot #:	Tax Map 39, Lot 63
7.	Existing Zoning:	MSRD-1
8.	Overlay Zoning:	Biddeford Historic District
9.	Contributing?	No
10.	National Register of Historic Places?	No
11.	Approximate Date of Construction	1890
12.	Existing Use:	Residential
13.	Proposed Use:	Residential
14.	Uses in the Vicinity:	Mixed-use
15.	Parcel Size:	0.15 acres
16.	Front Setback Required:	None
17.	Side Setbacks Required:	None
18.	Rear Setback Requires:	None
19.	Height Requirements:	Min 2 stories or 26 ft.
20.	LDR Attachment A: Fess Paid:	Yes
21.	Historic Preservation Commission Review History:	May 8, 2024. Meeting Date. Posted May 1, 2024; Mail Notices to all abutters within 100' Sent 12 notices May 1, 2024.

4. PROJECT PROPOSAL

Work will take place on both the Foss Street and King Street side of the building:



"East Wing"

The applicant proposes the following alterations:

1. Replace existing wood siding with vinyl cedar shake siding.

All of the existing blue wood shake siding (Foss Street side only; King Street side is all vinyl clapboard-type siding) will be replaced by vinyl *Perfection Shingle Triple 5"* by Ply Gem Mastic (page 4 in the manufacturer brochure).



Detail of existing conditions



2. Replace existing wood windows with vinyl windows

Select windows (those surrounded by blue cedar shake siding on Foss Street and those at the King Street side [2nd floor] of the building) will be replaced by Harvey vinyl windows. Many of these windows appear to be original wood 2-over-2 double hung units. Replacement units will also be double hung.

New Windows at the Foss Street side of the building:



New windows at the “East Wing”:





Our most popular window, the Classic offers a variety of color, grid and hardware options to match the style of any home. ENERGY STAR® options and advanced performance features makes Classic an excellent choice for a hardworking, dependable, yet customizable window.

Lock

Classic comes with a fine profile cam lock. This one-step crank lock is durable and does not compromise on style with four colors available: white, almond, white/black bronze and brushed nickel. Built to last and withstand wear and tear, yet simple to operate.

MORE OPTIONS & FEATURES

- Grids come in 30" and 1" sizes
- Custom grids configurations also available
- Full and half size screens
- Double locks and standard on widths 30" and over
- Both surfaces tilt in for cleaning, ventilation and shade help keep interiors cool and partially open

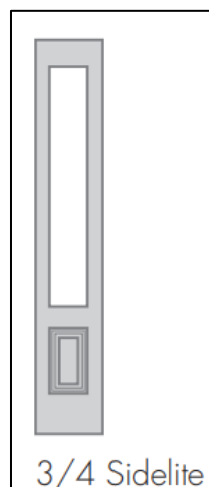
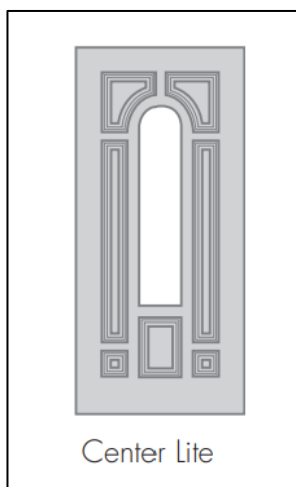


New windows will be Harvey CLASSIC Double Hung. **No Grille pattern is proposed for these windows.** See manufacturer brochure for more details.

3. **Three existing wood entry doors will be replaced.** Two are on the Foss Street side and the third is at the “East Wing.” All proposed replacements are currently wood two arched-lite, raised panel doors. These doors appear to be original to the late 19th century construction.



While the two on Foss Street appear to be in reasonable condition, the door at the “East Wing” appears in poor condition. The applicant proposes to replace these three doors with Steves mahogany-grain fiberglass doors with 3 / 4 sidelites:



See brochure in agenda packet for additional information.

5. STAFF REVIEW:

Please see National Park Service materials regarding the use of substitute materials:

[Preservation Briefs 16: The Use of Substitute Materials on Historic Building Exteriors \(nps.gov\)](#)

[Evaluating Substitute Materials in Historic Buildings - Historic Preservation Tax Incentives \(U.S. National Park Service\) \(nps.gov\)](#)

From Keperling Preservation Services:

[Siding on Historic Homes - Practical Preservation \(practicalpreservationservices.com\)](#)

About replacement windows:

[Replacement Windows that Meet the Standards - Historic Preservation Tax Incentives \(U.S. National Park Service\) \(nps.gov\)](#)

Section 13. 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 structures 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;

The uses of this structure will not change.

- 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;

Upper story windows appear to be original wood. Doors at both the Foss Street side and King Street side appear to be original.

The siding treatment of the Foss Street side of the structure has been insensitively altered, combining vinyl siding above wood cedar shake siding. The existing wood is being replaced with vinyl siding.

- 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;

The importance of repair rather than replacement has been explained to the applicant, as losing the existing arched pane entry doors will further degrade (!) the integrity of this property.

- 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;

The entry doors are a good example of skilled craftsmanship.

- 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;

This building has been treated with severe insensitivity through the years.

- f. All structures shall be recognized as products of their own time. Alterations to create an earlier appearance shall be discouraged;

N/A

- 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,

Previous alterations and additions have not maintained the historic character of these buildings. Previous work has been performed in an insensitive manner.

- 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.

6. SAMPLE MOTIONS

- A.** Motion to approve the application for a Certificate of Appropriateness by Tyler Bushey to install new vinyl windows, fiberglass doors and sidelites, and vinyl siding at 39 Foss Street, based on materials and assertions submitted, and conditioned on the following:
 - 1. All permits must be obtained from Code Enforcement prior to beginning any work.*
 - 2. _____
- B.** Motion to deny the application for a Certificate of Appropriateness by Tyler Bushey to install new vinyl windows, fiberglass doors and sidelites, and vinyl siding at 39 Foss Street, based on the following:
 - 1. _____
 - 2. _____
- C.** Motion to postpone a decision on the application for a Certificate of Appropriateness by Tyler Bushey to install new vinyl windows, fiberglass doors and sidelites, and vinyl siding at 39 Foss Street, based on the following:
 - 1. _____
 - 2. _____



CITY OF BIDDEFORD PLANNING DEPARTMENT

HISTORIC PRESERVATION COMMISSION APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

Applicant's/Owner's Information:

Applicant's Name: TYLER BUSHEY

Applicant's Address: 24 LAMOTHE AVE BIDDEFORD, ME 04005

Applicant's Phone(s): 207-409-5262

Applicant's E-mail: TBUSHEY86@GMAIL.COM

Applicant's Legal Interest in the Property:



Owner



Purchase and Sale



Tenant - Lease/Rental Agreement

Owner's Name: _____

Owner's Address: _____

Owner's Phone(s): _____

Owner's E-mail: _____

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

Agent's Name: _____

Agent's Address: _____

Agent's Phone(s): _____

Agent's E-mail: _____

Attach separate pages where multiple representatives are involved.



CITY OF BIDDEFORD PLANNING DEPARTMENT

Project Information:

Project Address: 39 Foss St.

Project Zone: MSRDI Property Map & Lot Number(s): _____

Existing Use of Property:

☐ Residential ☐ Commercial ☒ Mixed Use ☐ Industrial ☐ Institutional

COMMISSION Full Review Project Activities \$275.00 Fee (check all that apply):

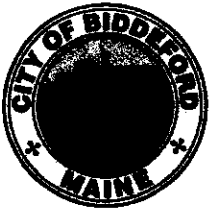
Alterations and Repair

- ☒ 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: _____



CITY OF BIDDEFORD

PLANNING DEPARTMENT

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 \$50.00 Fee (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.



Description of Work for 39 Foss St.

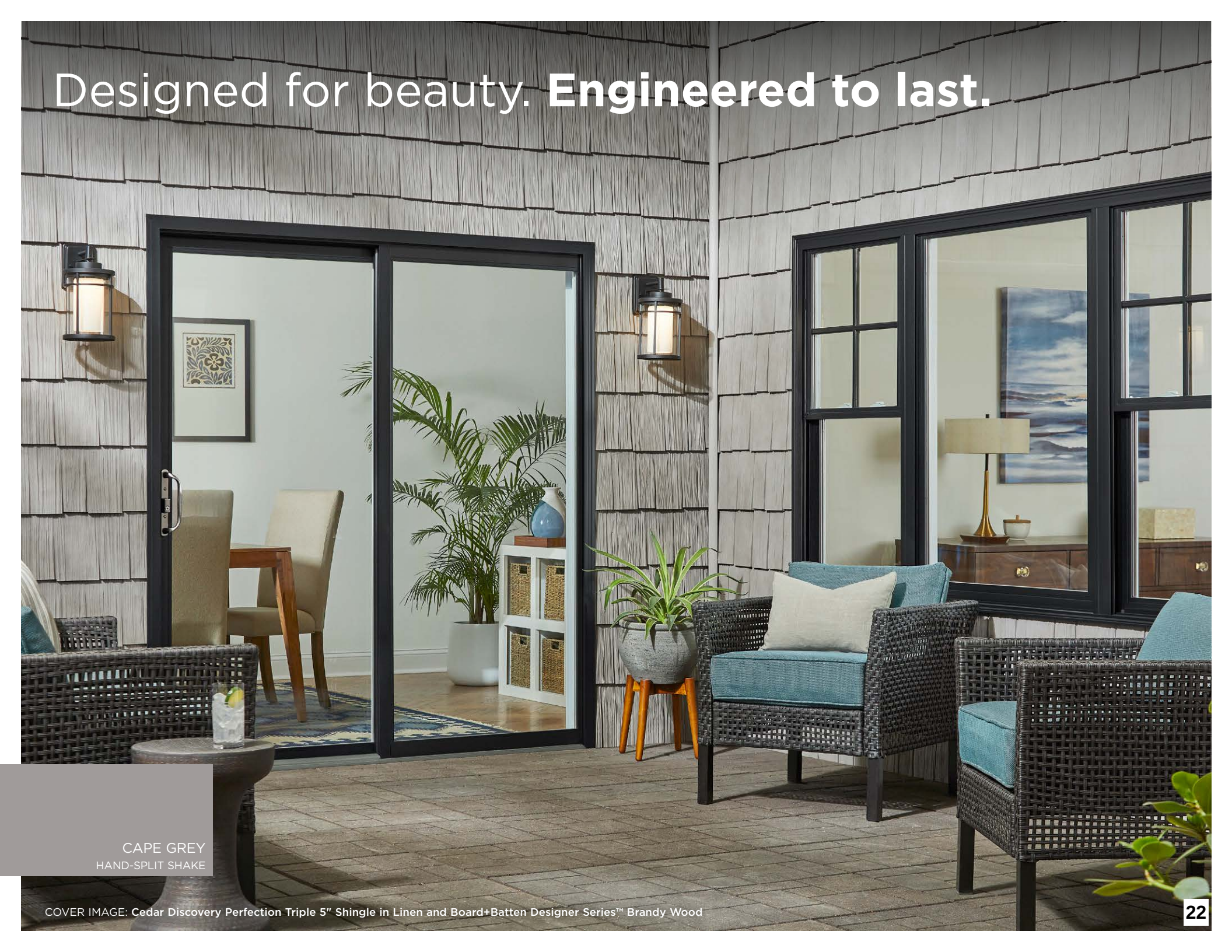
1. Replace old wood siding with vinyl look cedar shakes.
2. Replace old wood windows with new energy efficient vinyl replacement windows.
3. Replace signs from former business on existing sign board.
4. Replace old wooden entry doors with new energy efficient doors.

Tyler Bushey
XL Property Management LLC
207-409-5262
Tbushey86@gmail.com

MASTIC[®]
by  **Ply Gem**



CEDAR DISCOVERY[®] > AUTHENTIC SHAKE AND SHINGLE SIDING



Designed for beauty. **Engineered to last.**

CAPE GREY
HAND-SPLIT SHAKE

COVER IMAGE: Cedar Discovery Perfection Triple 5" Shingle in Linen and Board+Batten Designer Series™ Brandy Wood

5 Five Point Locking System Ensures Ultimate Peace of Mind



C-LOK™ CONTINUOUS LOCKING SYSTEM

Our exclusive continuous snap-in locking system runs the entire length of the panel — and provides up to twice as much support as less reliable “tab-type” systems.

PATENTED TORNADO TOUGH NAIL HEM

Double-thick nail hem provides extra stability



1

3

SURE POSITION LAPPING GAUGE™

Helps ensure perfect panel-to-panel alignment and lapping regardless of temperature extremes during the installation process.



2

4

PATENTED FULL-PANEL SIDE-LOK™

Slide-in system makes side-to-side locking virtually error-proof for the most secure installation.

5

SIDE FLANGE WITH NAIL SLOT

Yet another point of engagement that helps ensure a professional, seamless appearance.



WIND VELOCITY - RATED UP TO 185 MPH

MIAMI-DADE COUNTY
APPROVED

Standard wind load design pressure (DP) up to 82.2 PSF* & wind velocity rated up to 185 MPH** (varies by panel)



FLEX = EASIER INSTALLATION

Panels flex to ease installation in tight places — helps ensure a perfect fit and professional finish.



NO PAINT, NO HASSLES...NO HARM DONE

Since vinyl doesn't require paint or stain, harmful VOCs aren't released into the atmosphere.



BREATHE EASY

Cutting does not produce harmful silica dust — silica dust can cause lung disease.



SUSTAINABLE

Crafted of readily available natural materials. Cedar Discovery vinyl siding is safe, sustainable and recyclable.



CLASS 1(A) FIRE RATING



V.I.P. LIMITED LIFETIME WARRANTY

Premium guarantee of lasting quality and peace of mind. See warranty for complete details.

*Tested in accordance with ASTM D5206. Wind speed rating will vary depending on specific code region and construction method. Refer to local building codes for detailed requirements concerning allowable wind loads and specified conversion tables for actual wind speeds.

**Example wind velocity for 82.2 PSF is 185 MPH Zone B @ 30' building height



LAKESHORE FERN
HAND-SPLIT SHAKE



HAND-SPLIT SHAKE

Rich, realistic texture and deep random grooves replicate the beautifully rustic look of real cedar shakes.



LINEN
PERFECTION TRIPLE 5"



PERFECTION SHINGLE TRIPLE 5"

Random gaps and a cedar-grain texture replicate the look of real cedar shingles.

PERFECTION SHINGLE DOUBLE 7"

Random gaps and a refreshed, realistic rough cedar-grain texture replicate the natural appearance of real cedar shingles.



MISTY SHADOW
PERFECTION DOUBLE 7"

HALF-ROUND

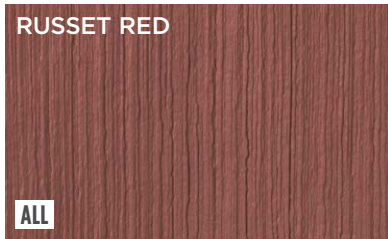
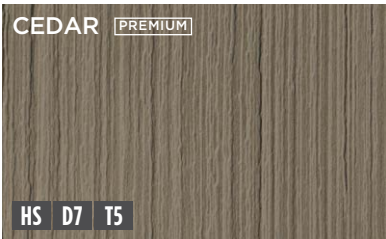
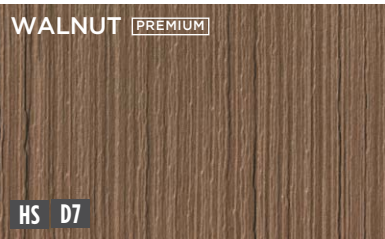
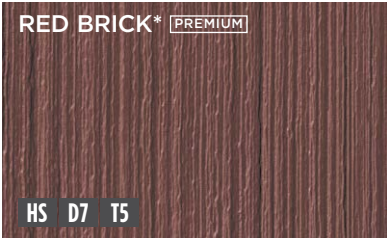
A beautiful accent for neo-traditional homes, our Half-Round features a rough cedar-grain texture and a distinct scalloped edge.



EVEREST
HALF-ROUND

Available Colors

Enhance your home's style with a palette ranging from traditional pastels and earth tones to darker contemporary colors.





CEDAR DISCOVERY PROFILE AND COLOR KEY

Due to printing limitations, colors may not be exactly as shown. Refer to actual sample and color chips for best match.

HS HAND-SPLIT SHAKE
HR HALF-ROUND
D7 PERFECTION DOUBLE D7"

T5 PERFECTION TRIPLE T5"
ALL ALL PROFILES

*SolarDefense Vinyl Siding Color Match

AUTUMN HARVEST

HS D7 T5

CORN SILK

HS D7

HARBOR GREY

ALL

EVEREST

ALL

SCOTTISH THISTLE

HS D7 T5

PEBBLESTONE CLAY

ALL

VICTORIAN GREY

HS D7 T5

TUSCAN OLIVE

HS D7 T5

WICKER

ALL

SANDTONE

HS D7 T5

SAGE

HS D7 T5

DESERT SAND

HS D7 T5

SILVER GREY

HS D7 T5

ALMOND

HS D7

CLASSIC CREAM

HR D7

LINEN

HS D7 T5

CAMEO

D7 T5

COLONIAL YELLOW

D7 T5

WHITE

ALL



GIVE YOUR HOME THE PERFECT FINISH

The big things like siding and windows make the house, but it's the finishing touches that make it home. So start with the rich texture of shakes or the crisp shadow lines of lap siding, but finish with charming shutters, expertly crafted trim or rustic stone. Creating your dream home exterior can start and finish with our Mastic and Ply Gem products. Every product we make is designed to perform and look beautiful together. Because a house is a home when it's **perfectly finished**.

SIDING + ACCESSORIES | WINDOWS + DOORS | STONE VENEER | TRIM + MOULDINGS



Home Design Made Easy.

It's simple to begin designing your dream home with the new Ply Gem® Home Design Visualizer.

Visit **mastic.com/visualizer**



GET STARTED

CHOOSE A HOUSE OR UPLOAD YOUR OWN

It's that easy, just select from a variety of home styles or upload a picture of your own home to see the transformation.

ADD COLOR + VISUALIZE

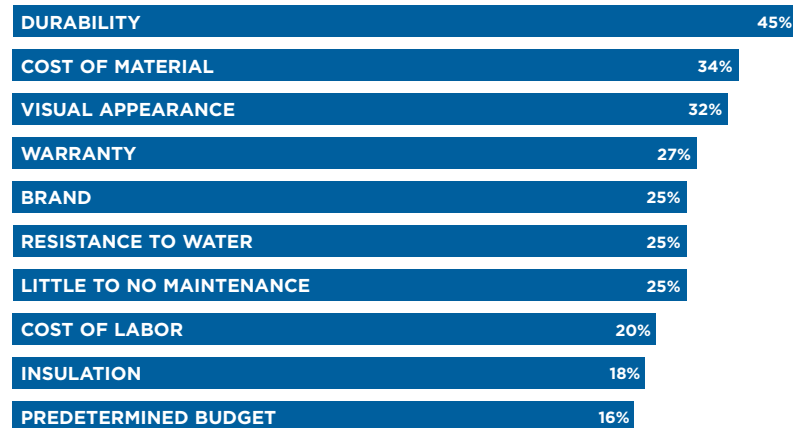
THE INTERACTIVE DESIGN TOOL

Try the new Ply Gem Home Design Visualizer, a quick and easy way to see what different products, colors and palettes look like on your home.

Test our vinyl siding. We do. Rigorously. Relentlessly.

Vinyl siding delivers what homeowners want.

Most important factors in siding material according to homeowners:



Source: Ply Gem primary research, December 2020

DURABILITY. If you're looking for shake siding that is durable and low maintenance, and looks beautiful, Cedar Discovery is the ideal choice. Cedar Discovery will enhance your home's appearance today — and for years to come.

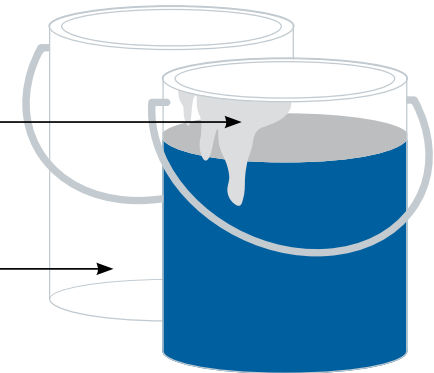
COLOR AND TEXTURE. Featuring a realistic wood grain, Cedar Discovery is available in a wide range of colors, including bold, dark colors that color coordinate with our SolarDefense Reflective Technology™. SolarDefense is engineered to absorb less of the sun's heat, our newest, darkest colors are designed to resist fading and heat distortion better than ever. Our tough UV-stable polymer stands up to damaging rays. New cooling compounds scatter more light to reflect more heat away from the siding, and keep panels cooler even on the hottest days.

No paint. No stain. **No hassles.**

Based on an average-size home, repainting or staining can cost up to \$6,000 every four years. Cedar Discovery never needs painting, caulking or patching because, unlike wood, it won't crack, peel, rot or split. And the maintenance cost of vinyl siding is negligible (just soap and water).

AVERAGE HOME
UP TO \$6,000
EACH 4 YEARS

CEDAR DISCOVERY HOME
\$0



TIME-TESTED. CERTIFIED. AND MORE.

Mastic vinyl siding products are certified through the Vinyl Siding Institute (VSI), which sponsors third-party certification to ensure vinyl siding quality. Mastic vinyl siding meets or exceeds ASTM D3679 performance standards for impact resistance, weatherability, product thickness and performance in extreme conditions — all requirements in the VSI certification program.*

*Consult the VSI website at www.vinylsiding.org for a current list of certified products and colors.



VIP LIMITED LIFETIME WARRANTY. Cedar Discovery is backed by a Limited Lifetime Warranty. Enjoy a premium guarantee of lasting quality and peace of mind from Ply Gem, a trusted industry leader for 75+ years. See warranty for complete details.

A HEALTHY HOME STARTS WITH THE BASICS

You want the best health for your family — and that starts at home. We offer a full line of coordinating accessories so your home can be healthy from the outside in.

Why does ventilation matter? Vents protect your home from heat and moisture buildup and keep fresh air moving. Sturdy and well-built, Ply Gem vents are specially engineered to deter insects, birds and other animals. They're easy to install on all types of siding and come in hundreds of colors and a variety of designer styles. Best of all, Ply Gem vents are constructed of high-performance, long-lasting vinyl for a lifetime of low maintenance.



OIL CAN TEST Siding panels are placed under heat strips and saturated to 120° — 140°F to make sure the siding doesn't warp or buckle.



WEATHERING Color retention (resistance to fading) is tested by subjecting Mastic products to real-time weather conditions and accelerated UV testing. This ensures that Mastic products will hold up in the most extreme environmental conditions.



RIGIDITY Panels are designed and engineered to be more rigid so the siding remains straight on the wall.



COLOR READ TEST Using a spherical spectrophotometer, a 10,000-watt xenon flash tube bounces light off a siding panel. This information is then analyzed to determine if the color falls within accepted ranges for color consistency and match.



VERTICAL HEIGHT IMPACT TEST Measures the product's durability and ability to resist impact forces — the result of proper thickness, formulation and impact modifiers.

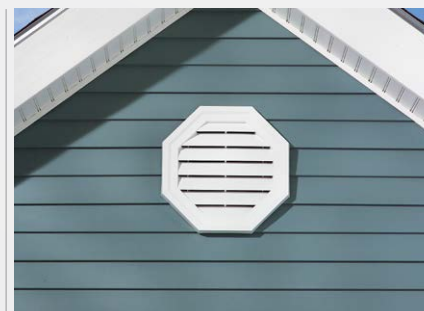


GLOSS TEST A digital readout microgloss meter is used to scan siding to determine if its gloss falls within a target range. Gloss is important to the aesthetic appeal of the siding.



UTILITY VENTS

Sturdy utility vents provide excellent cross-ventilation of garages, foundations and range hoods. The louvered exhaust vent is ideal for removing the moist air of dryers and bathrooms. Intake louvers and soffit intakes work in tandem with vents to maximize the flow of air, allowing your family to breathe easier. With our utility vents, a home not only looks beautiful, but feels fresher.



GABLE VENTS

Typically installed at the peak of a roof, gable vents encourage proper airflow in your attic. Ply Gem gable vents allow maximum ventilation and feature a special snap-on system for easy installation and cleaning. Whether you choose to have your gable vents blend in with your siding or stand out as a decorative accent, you'll find a variety of stylish options.



VENTURA® HIDDEN VENT SOFFIT

Sculpted in clean lines and smooth surfaces, Ventura Hidden Vent Soffit features a contemporary, long clear span design. It allows 50% more airflow, reducing utility bills and preventing mold and mildew damage.



MASTIC SIDING AND ACCESSORIES

combines premium exterior style with uncompromising performance for home designs that are the pinnacle of quality, resilience and curb appeal.

Leveraging advanced science, innovative engineering and cutting-edge R&D, Mastic siding solutions are designed to stand out—and stand up to mother nature at her worst. Plus, Mastic products are backed by a fully transferrable lifetime warranty.

Mastic is part of the Cornerstone Building Brands family, the largest manufacturer of exterior building products in North America.

Mastic. Make More Possible.

mastic.com
800 962 6973

CORNERSTONE BUILDING BRANDS
5020 WESTON PARKWAY
CARY, NC 27513

We reserve the right to alter, modify or delete items from time to time without notice. Due to printing limitations, colors may not be exactly as shown. Contact your distributor or sales representative for actual product and color samples. ALL PRODUCTS MADE IN THE U.S.A.

© 2024 Mastic Home Exteriors, part of **Cornerstone Building Brands, Inc.**
ALL RIGHTS RESERVED. 7601094011101/RevE/MS/CG/0224



Member



WITH HARVEY, YOU GET PEACE OF MIND, STANDARD.

Clear Confidence

For over 60 years, we’ve built our reputation on the outstanding craftsmanship of our products and our world class customer service. You can rest easy knowing that most Harvey windows are backed by our Clear Confidence Warranty and that our commitment lasts a lifetime.

Claims

Warranties provided by Harvey are for product parts and mechanisms; they do not cover damages resulting from improper installation nor do they cover labor charges.

Please see actual warranty for details.



20 YEARS
GLASS SEAL

20 YEARS
TRANSFERABILITY

CLEAR:

Your windows are warrantied for life on any defects in structure, parts, and mechanisms, and for 20 years on interior glass seal failures.

CONFIDENCE:

We are confident in the quality of our products, but if something’s not quite right, you can count on our highly trained, US-based customer support specialists and field technicians to solve your issue over the phone or at your property if needed.

CONVENIENT:

We make receiving replacement parts easy, including full sash replacements for glass repairs—no professional glass installer needed*.

*Exceptions apply to discontinued and modified products



CLASSIC
Double Hung





Our most popular window, the Classic offers a variety of color, grid and hardware options to match the style of any home. ENERGY STAR® options and advanced performance features makes Classic an excellent choice for a hardworking, dependable, yet customizable window.



Lock

Classic comes with a low profile cam lock. This die-cast metal lock is durable and does not compromise on style with four colors available: white, almond, oil-rubbed bronze and brushed nickel. Built to last and withstand wear and use, yet simple to operate.



MORE OPTIONS & FEATURES

- Grids come in 5/8" and 1" sizes
- Custom grid configurations plus oriel & cottage sash options
- Full and half size screens
- Double locks are standard on widths 30" and over
- Both sashes tilt in for cleaning; ventilation limit latches keep bottom or top sash partially opened

Options

ENERGY STAR® GLASS



SunGain PLUS
HSHG

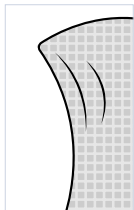


ThermaLock RS

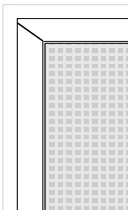


SunShield PLUS
SunShield

SCREEN | FRAME

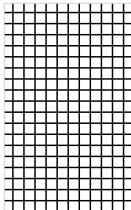


FlexScreen

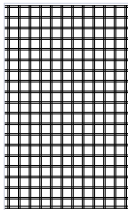


Aluminum

SCREEN | MESH



VIEWS



Fiberglass

GRID | TYPE



GBG

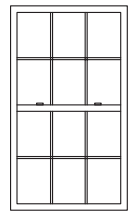


Exterior
Applied

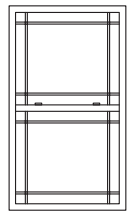


SDL

GRID | STYLE



Colonial

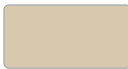


Prairie

COLORS | EXTERIOR



White Vinyl
(Standard)



Almond Vinyl



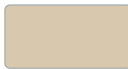
EXTERIOR PAINT
AVAILABLE

Interior/Exterior Finish also
available in Matte Black

COLORS | HARDWARE



White
(Standard)



Almond



Oil Rubbed
Bronze



Brushed
Nickel

Premium hardware includes matching
lock and tilt latches

EXTERIOR DOORS



Fiberglass | Steel | Wood



Enhance your curb appeal

Imagine coming home to craftsmanship and style. Steves & Sons' collection of exterior doors will make you feel right at home. We offer a wide range of solutions for most entry ways, including premium, long lasting fiberglass, functional steel and beautiful, authentic wood. Family owned and operated since 1866, you can trust Steves & Sons when selecting your front door.



Contents

Collections	4
Why Direct Glazed Fiberglass?	5
Select Your Door	7
Regency Collection	8
Regency Decorative	8
Regency Panel	10
Regency Horizon	12
Regency Brook	13
Regency Modern	14
Legacy Collection	16
Legacy Clear	16
Legacy Decorative, Panel & Microblind	18
Legacy Pet	20
Reliant Collection	22
Reliant Decorative	22
Element Collection	24
Premium Wood Collection	26
Southern	26
Craftsman	28
Modern	30

Collections



Regency Collection
Direct Glazed Textured Fiberglass



Legacy Collection
Direct Glazed Smooth Fiberglass



Reliant Collection
Smooth Fiberglass



Element Collection
Smooth Steel

Why Direct Glazed Fiberglass?



Regency Direct Glazed
Look of Real Wood



Legacy Direct Glazed
Simulated Divided Lites

Direct Glazed

When a door is direct glazed, the glass is built directly into the door. Without the need for a rim, paint or stain can be applied right up to the edge where the door meets the glass. It also adds years of life to the door, because glass rims are susceptible to wear over time. A direct glazed door offers the best of both fiberglass and wood, appearing handcrafted without the maintenance.

Simulated Divided Lites (SDL)

A further advancement in fiberglass door technology, simulated divided lites (SDL) divides the single piece glass both internally and externally, giving the illusion of a traditionally hand-crafted door with individual panes and well finished edges. Our Legacy collection is the first of its kind - its grille is built directly into the door, creating a seamless effect on the face of the unit.*

Look of Real Wood

Our direct glazed textured fiberglass doors are professionally stained and sealed. The door texture looks like real wood, but with the durability of fiberglass.

*On select Legacy models

Why Direct Glazed Fiberglass?



Enhanced Security

Enhanced Security

Solid door edge provides strength. The inside edge of the door contains a 3" wide laminated stile, making it more secure and feel higher quality.*

Rot Free Door

This door withstands moisture. Fiberglass wraps the door from edge to edge, forming a weather resistant barrier.



Rot Free Door

Superior Durability

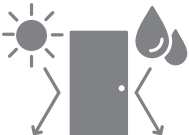
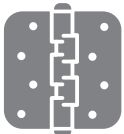
Our fiberglass composite door system is dent resistant and reduces heat buildup.

Energy Efficient

Insulated multi-pane glass offers energy efficiency.

*3" solid door edge exclusive to Regency & Legacy collections

Select Your Door

		Regency Collection	Legacy Collection	Reliant Collection	Element Collection
	Look of Real Wood Professionally stained and sealed	✓			
	Paintable Around Glass Paint up to the edge of the built-in glass		✓		
	Stand Up To The Elements Rot-Free door and frame	✓	✓		
	Ball Bearing Hinges Silent operation and prevents sagging over time	✓	✓		
	Enhanced Security* Double bore, security plate and 3" solid door edge provides strength	✓	✓		
	Superior Durability Dent, rust and heat resistant	✓	✓	✓	

*Element & Regency include double bore and security plate

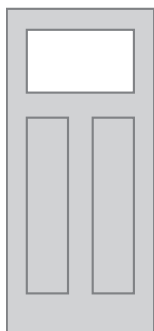


Regency 3/4 Lite Door with Sidelites and Radiance Glass
in Chestnut Finish

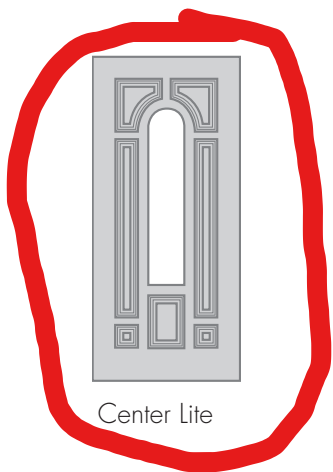
Regency Decorative Collection

Direct Glazed Mahogany Grain Fiberglass

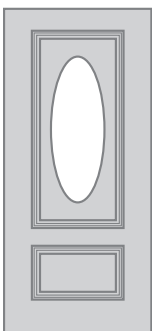
Glass Size



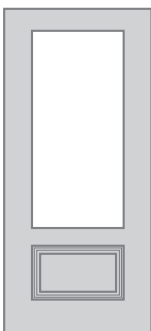
1/4 Top Lite



Center Lite

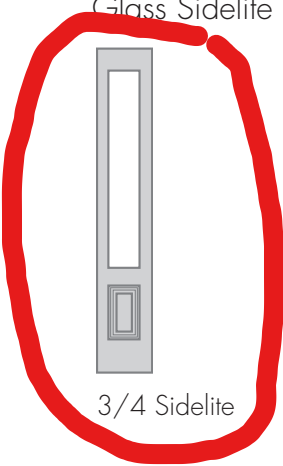


3/4 Oval



3/4 Lite

Glass Sidelite Size

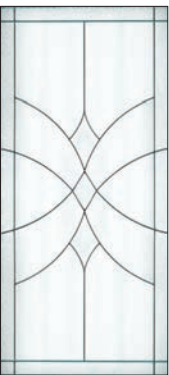


3/4 Sidelite



Full Sidelite

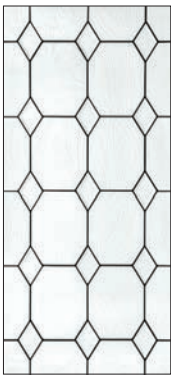
Glass



Radiance



Empire



Marquise



Axis



Alamo

3/4 lites shown
Glass not available in all sizes
Glass designs vary by size

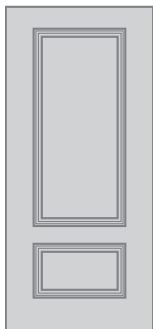


Regency 2 Panel Door with Oxford Speakeasy,
Full Rain Sidelites and Transom in Ashwood Finish

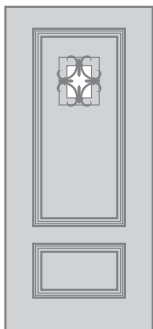
Regency Panel Collection

Textured Grain Fiberglass

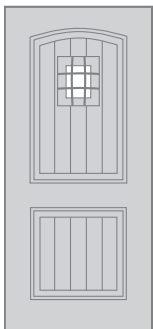
Panel Size



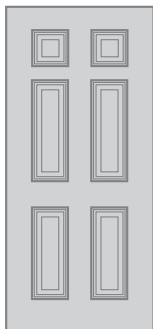
2 Panel



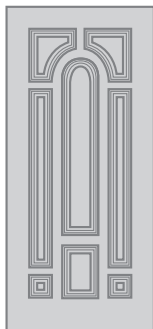
2 Panel Oxford
Speakeasy*



2 Panel Arch Top Plank
Cavalier Speakeasy*



6 Panel



8 Panel

*Both speakeasy styles available

Glass Sidelite Size



Full Sidelite



Transom

Glass Sidelites



Rain



Radiance



Alamo

Full sidelites shown
Glass not available in all sizes
Glass designs vary by size
Not all glass styles available with transom

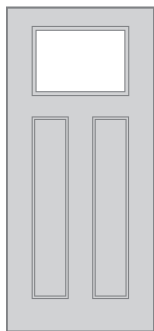
Regency Horizon 1/4 Lite

Direct Glazed Fir Grain Fiberglass

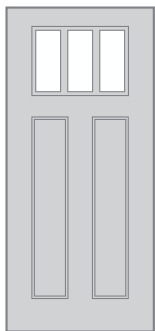


Regency Fir 1/4 Lite with
Horizon Glass and Sidelites
in Autumn Wheat Finish

Glass Size



1/4 Lite



1/4 Lite 3 Lite

Glass Sidelite Size



1/4 Sidelite

Glass



Horizon



Clear

Glass not available in all sizes

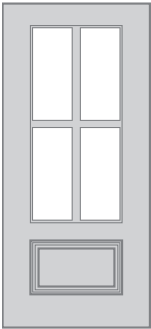
Regency Brook 3/4 Lite

Direct Glazed Mahogany Grain Fiberglass



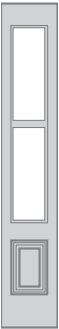
Regency 3/4 Lite 4 Lite with Brook Glass and Sidelites in Ashwood Finish

Glass Size



3/4 Lite 4 Lite

Glass Sidelite Size



3/4 Sidelite

Glass



Brook



Regency Modern 5 Lite with Laminated Frosted Glass,
Full Sidelites and Transom in Onyx Finish

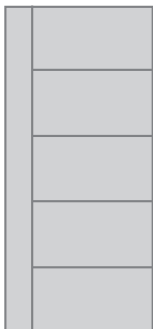
Regency Modern Collection

Direct Glazed Mahogany Grain Fiberglass

Glass & Panel Size



5 Lite



V-Groove

Glass Sidelite & Transom Size



Full Sidelite



Transom

Glass



Laminated Frosted

Glass available in 5 lite and full sidelite



Regency Modern V-Groove
in Ashwood Finish

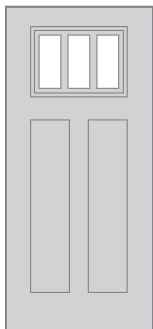


Legacy 3/4 Lite 6 Lite Door with Sidelites with Clear Glass in
Quarry Finish

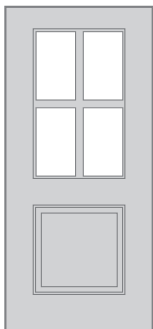
Legacy Simulated Divided Lite Collection

Direct Glazed Smooth Fiberglass

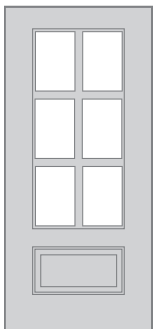
Glass Size



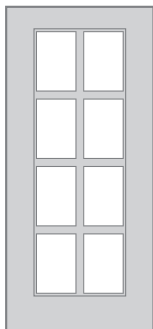
1/4 Lite 3 Lite



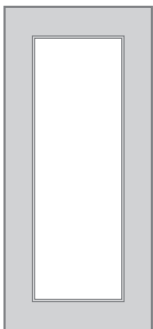
1/2 Lite 4 Lite



3/4 Lite 6 Lite



Full Lite 8 Lite



Full Lite

Glass Sidelite Size



1/4 Sidelite



1/2 Sidelite



3/4 Sidelite



8 Lite Full Sidelite



Full Sidelite

Glass



Clear

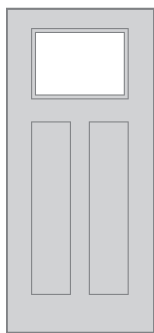


Legacy 1/4 Lite Knox Glass Door with
Sidelites in Sandstone Finish

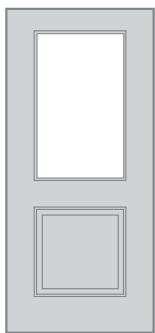
Legacy Decorative, Panel & Microblind Collection

Direct Glazed Smooth Fiberglass

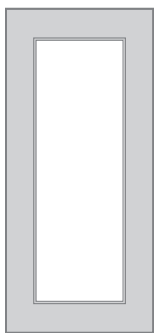
Glass Size



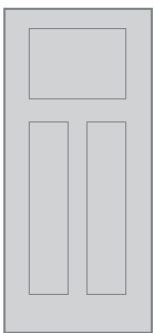
1/4 Lite



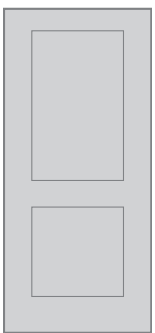
1/2 Lite



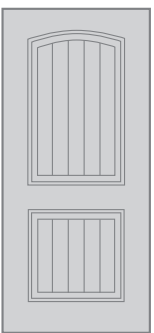
Full Lite



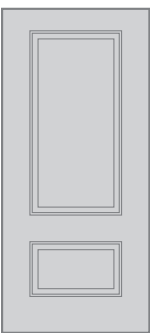
3 Panel
Craftsman
Shaker



2 Panel
Shaker



2 Panel
Roundtop
Plank



2 Panel 3/4
Panel

Glass Sidelite Size

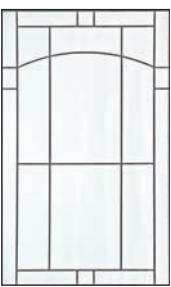


1/4 Sidelite



1/2 Sidelite

Glass & Blinds



Knox



Alamo



White Microblinds



Copper Microblinds



Silver Microblinds

1/2 lites shown
Glass not available in all sizes
Glass designs vary by size

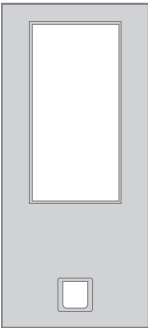


Legacy 2/3 Lite with XL Pet Door in
White Finish

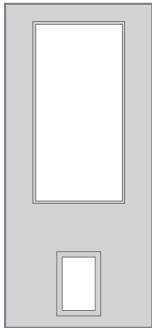
Legacy Pet Collection

Direct Glazed Smooth Fiberglass

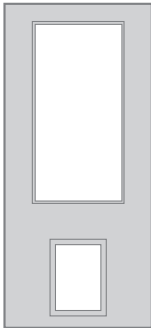
Glass Size



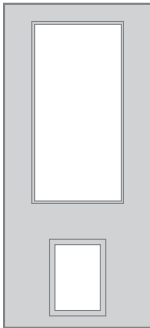
2/3 Lite with Cat Door



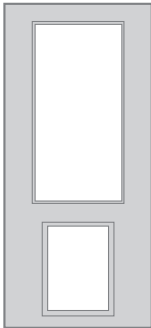
2/3 Lite with Medium Pet Door



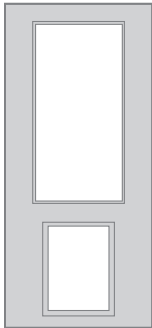
Full Lite with XL Pet Door



Full Lite with XL Rough Weather Pet Door*



Full Lite with Super Large Pet Door



Full Lite with Super Large Rough Weather Pet Door*

Glass



Clear



White Microblinds

Pet Doors



Cat

Pets up to 12 lbs
6-1/4" x 6-1/4"



Medium Pet

Pets up to 35 lbs
6-5/8" x 11-1/4"



XL Pet

Pets up to 90 lbs
10-1/4" x 15-3/4"



XL Rough Weather Pet*

Pets up to lbs
9-3/4" x 17"



Super Large Pet

Pets up to 120 lbs
15" x 20"

*Rough weather doors include double flap

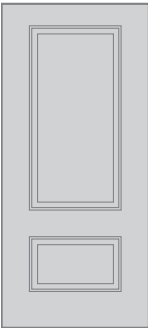


Reliant 2 Panel 3/4 Panel with
Oval Quattro Glass in Linen Finish

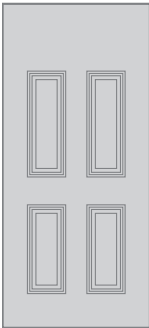
Reliant Decorative Collection

Smooth Fiberglass

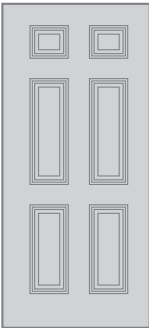
Glass Size



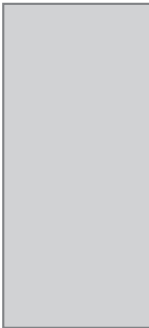
2 Panel 3/4 Panel



4 Panel Blanktop



6 Panel



Flush

Glass Sidelite Size



3/4 Sidelite Blanktop



1/2 Sidelite Blanktop



Flush Sidelite

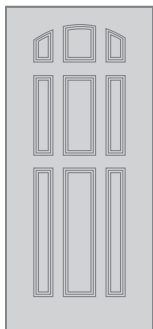


Element 3 Panel Craftsman
with Aspen Glass in Primed Finish

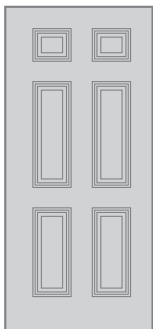
Element Collection

Steel

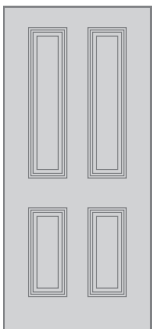
Glass Size



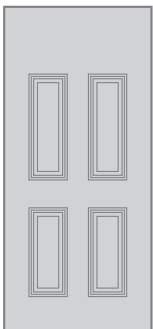
9 Panel



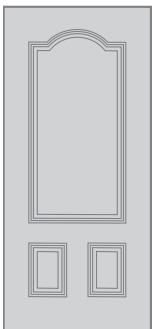
6 Panel



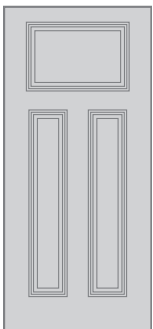
True 4 Panel



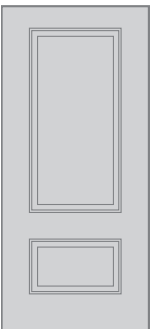
4 Panel
Blanktop



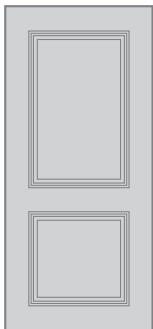
3 Panel



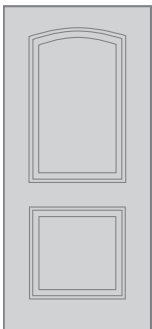
3 Panel
Craftsman



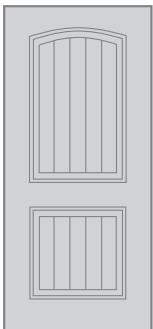
2 Panel 3/4
Panel



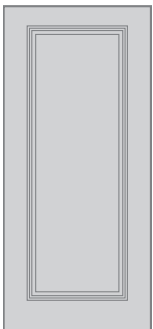
2 Panel Square



2 Panel
Roundtop



2 Panel
Roundtop Plank

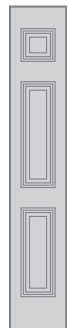


1 Panel



Flush

Glass Sidelite Size



3 Panel Sidelite



2 Panel Blanktop
Sidelite



3/4 Sidelite Blanktop



Flush Sidelite

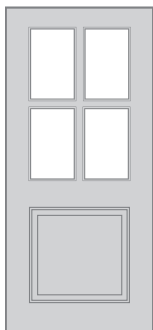


Savannah 6 Lite with 2 3-lite
Sidelites in Chestnut Finish

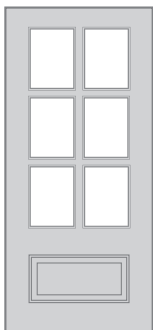
Premium Wood Southern Collection

Real Wood Mahogany

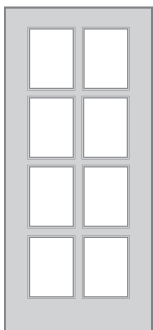
Glass Size



Ashville
1/2 Lite 4 Lite



Savannah
3/4 Lite 6 Lite



Richmond
Full Lite 8 Lite

Glass Sidelite Size



1/2 Sidelite



3/4 Sidelite



Full Sidelite

Glass



Clear

Stile Cross Section

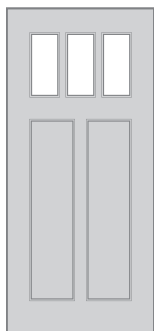


Engineered core with hardwood cap and outer veneer resists warping and splitting

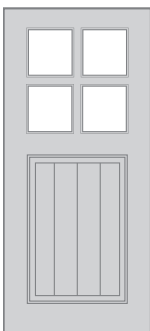
Premium Wood Craftsman Collection

Real Wood Mahogany & Knotty Alder

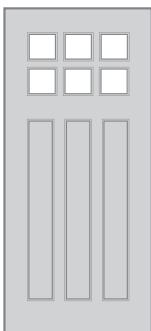
Glass Size



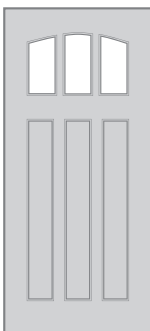
Mission



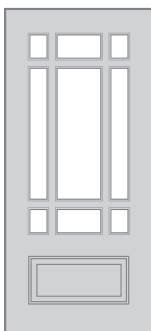
Cottage



Bungalow



Mission Arch

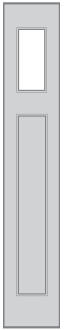


Prairie



Cottage 4 Lite with Rain Glass
in Chestnut Finish

Glass Sidelite Size



Mission Sidelite



Prairie Sidelite

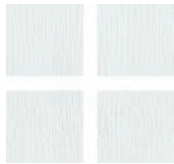


Full Sidelite

Glass



Clear Bevel



Rain



Laminated Frosted

Glass sizes and patterns not available in all door configurations

Stile Cross Section



Engineered core with hardwood cap and outer veneer resists warping and splitting



Prairie 9 Lite with Clear Bevel Glass in Chestnut Finish

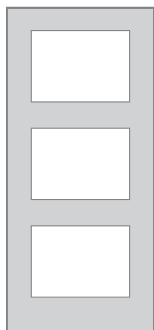


Fresno 3 Lite with Clear Bevel Glass, Full Sidelites and Transom in Chestnut Finish

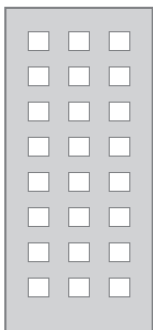
Premium Wood Modern Collection

Real Wood Mahogany

Glass Size



Fresno



Malibu

Glass Sidelite Size



Full Sidelite



Transom

Glass



Clear Bevel

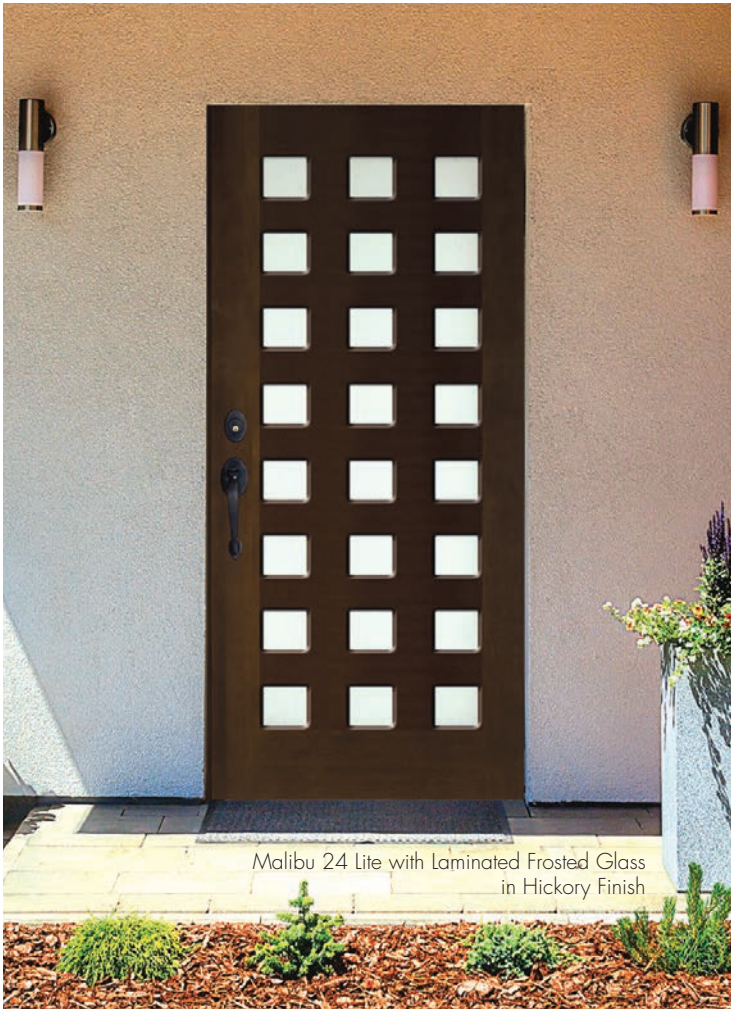


Rain



Laminated Frosted

Glass sizes and patterns not available in all door configurations



Malibu 24 Lite with Laminated Frosted Glass in Hickory Finish



Welcoming You Home

For Over 150 Years

VERSION 1 (2/2021)

© 2021 STEVES & SONS, INC.
ALL RIGHTS RESERVED.