

ENFIELD HISTORIC DISTRICT COMMISSION
REGULAR MEETING
Agenda

Wednesday July 22, 2020

Join OfficeSuite Meeting

<https://meeting.windstream.com/j/1120464896>

Meeting ID: 112 046 4896

One tap mobile

+16467415292,,1120464896# US (New York)

+16467415293,,1120464896# US (New York)

Dial by your location

+1 646 741 5292 US (New York)

+1 646 741 5293 US (New York)

+1 973 854 6173 US

Meeting ID: 112 046 4896

1. Call to order
2. Roll call
3. Approval of Minutes: June 24, 2020
4. Old Business
5. Reading of Legal Notice
6. Public Hearing(s)
 - a. **HDC# 461** – 1133 Enfield Street - Application for a Certificate of Appropriateness to replace existing replacement windows with new replacement windows that will match current windows in color, size, style, and grid pattern; Jan and Krystyna Kiryluk owner/applicant; Map 020/Lot 0125; HR-33 Zone.
7. Correspondence
8. Other Business
9. Enforcement
10. Adjournment

Note: Historic District Commission meeting will be held on September 23, 2020

By Richard Tatoian, Chairman

Questions on agenda may be directed to the Planning Office (860) 253-6355.

Files are available for review on the website: <https://www.enfield-ct.gov/648/Historic-District-Commission>

ENFIELD HISTORIC DISTRICT COMMISSION

MINUTES OF A REGULAR MEETING

Wednesday June 24, 2020

Join OfficeSuite Meeting

<https://meeting.windstream.com/j/1125222277>

Meeting ID: 112 522 2277

One tap mobile

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+16467415292,,1125222277# US (New York)

Dial by your location

+1 646 741 5293 US (New York)

+1 646 741 5292 US (New York)

+1 973 854 6173 US

Meeting ID: 112 522 2277

Call to order

Chairman Tatoian called the meeting to order at 7:01 PM.

Roll call

Present for the meeting were Chairman Richard Tatoian, Vice Chairman Raymond Gwozdz, Secretary Nancy Smyth, Commissioner Colleen Reidy, Alternate Commissioner Lillian Troiano.

Absent – Commissioner Marie Troiano, Commissioner Linda Fallon and Commissioner Jacob Nadeau.

Chairman Tatoian seated Commissioner Troiano as a voting member.

Also present from the town of Enfield, Savannah-Nicole Villalba, Assistant Town Planner and Alexis Nai – Recording Secretary.

Approval of Minutes: May 27, 2020

Commissioner Troiano motioned to approve the minutes of May 27, 2020 with the noted corrections and seconded by Commissioner Smyth. The minutes were approved.

Vote: 4-0-1

Old Business

Reading of Legal Notice

Clerk Smyth read the legal notice.

Public Hearing(s)

- a. **HDC# 458** – 1436 Enfield Street – Application for a Certificate of Appropriateness for the proposed addition of two propane cages associated with Stevie’s Little Store; Ragnauth Property Management, owner/applicant; Map 18/Lot 46; HR-33 Zone.

Shayle Silva, Amerigas Propane, and Steve Ragnauth (Owner) spoke on behalf of the application.

Chairman Tatoian asked the applicants to describe what they would like to do.

Mr. Silva stated they plan to put two propane cages on the property. The first cage will be a low profile 24 count cage in the front of the building on the left side. They will install cement blocks to prevent cars from hitting the cage.

The second cage will be on the right side of the building (24 inches in width 34 inches height) code is 34 inches in height.

Chairman Tatoian asked if the application has been reviewed by fire marshall.

Mr. Silva stated fire marshall inspected the site a few weeks ago.

Ms. Villalba stated she spoke to fire marshal and he will not provide comments until building permit submitted. The marshal needs dimensions from the guage and electrical meters. On the east side, he needs to know the distance from doors to ensure there could not be gas leaks.

Commissioner Smyth questioned is it safe to have the tanks against the side of the building, especially with it being a historic building.

Mr. Silva stated Amerigas has done many installations against buildings.

Commissioner Troiano questioned if there an ice machine on one side of the building.

Mr. Ragnauth stated there is an ice machine. One of the tanks will be on the opposite side of the ice machine and the other in the back corner of the building.

Commissioner Troiano questioned how far back the machine would be on the property.

Mr. Silva stated the tank would be back 18 feet from the front of the building.

Commissioner Troiano questioned if it would it be possible to put the one in the front on the side as well.

Mr. Ragnauth stated they could not because it would be too close to the electrical panels.

Chairman Tatoian suggested putting both on side of the building. The concern that the other commissioners have is that the Amerigas cages are visible from the road.

Mr. Ragnauth stated it is not possible to have them both on the side because complicated for employees to leave the store to go in the back to get the tanks.

Commissioner Gwozdz questioned why so many tanks needed.

Mr. Silva state it's a busy road lots of potential traffic. The amount of tanks is what they believe will be sold in between deliveries.

Commissioner Gwozdz questioned if there will be a barrier other than side walk .

Mr. Silva stated the larger case will be on a concrete slab/barrier about 8 feet from the building.

Mr. Ragnauth showed the committee live video of the planned locations.

Commissioner Troiano questioned if the applicant would consider an exterior shed.

Mr. Silva stated it was against code.

Commissioner Smyth questioned if the applicant would consider moving the cases away from the house to be less visible.

Mr. Ragnauth asked for a suggestion.

Chairman Tatoian clarified concern is visibility from the road in the historic district.

Mr. Silva suggested putting both cages on the right hand side and moving the ice machine to the left of the building. The smaller cage would be where the ice machine is and the other on the grass to the right (facing the building). Mr. Silva noted the cylinders are not filled on site, just exchanges.

Commissioner Troiano requested a drawing of the proposal with the dimensions.

Mr. Ragnauth requested Mr. Silva share the photos of the gas tanks.

Commissioner Gwozdz confirmed even if they are on the grass, they will still require a two foot barrier and on a concrete pad.

Chairman Tatoian requested shrubbery be planted in front of the barriers.

Mr. Ragnauth questioned if the concern the look of the cages.

Chairman Tatoian confirmed it was and would like to soften the look.

Mr. Ragnauth stated he would be willing to put something in front of the barrier to soften the concrete. He could do a whisky barrel potted plant or small shrubbery.

Mr. Silva showed the commission pictures of the 18 count cage, which they will plan for if both cages are on the side. They can still do the small cage in front and the larger in the back.

Chairman Tatoian asked if they should postpone the approval until we get a revised proposal.

Ms. Villalba noted Commissioner Troiano requested a site plan, which would make the motion easier to follow. If they want to approve currently they can, but it wouldn't be easy to follow as there are currently many unknowns.

Chairman Tatoian asked if they need to have another hearing.

Ms. Villalba stated it depends on comfort level of the Commission, they can add a condition upon receipt of the site plan conforming or vote at the next meeting.

Commissioner Tatoian stated doesn't want to hold the applicant up but at the same time, he wants to ensure they can approve the site plan and that it does conform. They could even have a special meeting.

Mr. Ragnauth stated the approval with conditions would be his preference since we are

already in summer during grilling season.

Ms. Villalba questioned if the Commission was available to meet on Wednesday July 1st for a special meeting.

Mr. Silva stated he could create a new site plan and get it to the Commission by the end of the meeting.

The Commission paused the hearing so the applicant could deliver the site plan.

Mr. Silva shared the new site plan with the Commission.

Commissioner Troiano reminded the commission that there will need to be plantings in front of the barriers.

Mr. Ragnauth confirmed there would be plantings in front of the barriers.

The Commission agreed on plantings in front of both barriers.

Commissioner Troiano suggested putting plants in the grown such as an arborvitae.

Mr. Ragnauth stated he was thinking of a plant that was smaller around 3 feet or whisky barrel so they would not completely cover the gas tanks for advertising purposes.

The Commission agreed on a dwarf evergreen.

Chairman Tatoian opened the hearing for public participation. There was no public participation.

Clerk Smyth read the notice.

Commissioner Gwozdz motioned to approve HDC#458 as revised with the new location of the propane cages in reference to site plan 2020064, with the standard conditions and the condition of planting dwarf evergreen barriers in front of both concrete barriers.

Commissioner Reidy seconded the motion. The application was approved.

Vote: 5-0-0

General Conditions

1. This approval is for the specific use, site, and structure identified in the application. Any change in the nature of the use, site, or the structure will require new approvals from the Enfield Historic District Commission.
2. A building permit for the construction of facilities as approved must be obtained within 24 months of approval or this approval shall be rendered null and void, unless an extension is granted by the Commission.
3. All construction authorized by this approval shall be completed within five (5) years or this approval shall be considered null and void, unless an extension is granted by the Commission.
4. By acceptance of this permit and conditions, the applicant and owner acknowledge the right of Town staff to periodically enter upon the subject property for determining compliance with the terms of this approval.
5. The conditions of this approval shall be binding on the applicant, land owners, and their successors and assigns.
6. Applicant is to obtain all appropriate Land Use Commission approval(s) or Zoning Permits as required by the regulation(s) and ordinance(s).

Once the project is completed applicant is to apply for a Certificate of Zoning Compliance

- b. **HDC# 459** – 1204 Enfield Street – Application for a Certificate of Appropriateness to upgrade existing replacement windows with proposed new replacement windows; John Santanella, owner/applicant; Map 20/Lot 0136; HR-33 Zone.

Clerk Smyth read the legal notice.

John Santanella (Owner/Applicant) spoke on behalf of the application.

Chairman Tatoian requested Mr. Santanella describe the work needing to be done.

Mr. Santanella stated the upstairs windows of the house need to be replaced. They are not original windows, they are about 35 year old single paned replacement windows and are not energy efficient. He is looking to put new replacement windows that are architecturally appropriate for the historic district. The current windows have plastic grids and don't look like part of the house. The Anderson windows (attached to the application) are meant to look like historic and will match the original windows on the first floor. He is only replacing the 12 windows on the first floor.

Commissioner Smyth questioned if the replacement windows will be wood.

Mr. Santanella stated they are composite meant to look like wood.

Ms. Villalba questioned if Mr. Santanella was proposing the Anderson not the Marvin.

Mr. Santanella stated he would appreciate an approval for both. The Anderson is a few hundred less per window is the preferred replacement. The Marvin window is beautiful but may be cost prohibitive.

Chairman Tatoian stated both companies produce first rate windows and does not have an objection for either one.

Chairman Tatoian opened the hearing for public participation. There was no public participation.

Commissioner Smyth questioned if the applicant was planning on replacing the first floor windows within the next five years.

Mr. Santanella stated that is the plan, but they need to do this in phases. From a heating and cooling perspective, it is better to do the upstairs windows to control the climate.

Commissioner Smyth asked the Commission if they should give an approval for downstairs for the next five years.

Mr. Santanella stated he does not know if the same windows will be available when it is time to do the first floor, so he would not like to ask for more than needed.

Chairman Tatoian closed the hearing.

Clerk Smyth read the legal notice

Commissioner Gwozdz motioned to approve HDC#459 with the standard conditions. Commissioner Troiano seconded the motion. The application was approved.

Vote: 5-0-0

General Conditions

1. This approval is for the specific use, site, and structure identified in the application. Any change in the nature of the use, site, or the structure will require new approvals from the Enfield Historic District Commission.
2. A building permit for the construction of facilities as approved must be obtained within 24 months of approval or this approval shall be rendered null and void, unless an extension is granted by the Commission.
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5. The conditions of this approval shall be binding on the applicant, land owners, and their successors and assigns.
6. Applicant is to obtain all appropriate Land Use Commission approval(s) or Zoning Permits as required by the regulation(s) and ordinance(s).

Once the project is completed applicant is to apply for a Certificate of Zoning Compliance

- c. **HDC# 460** – 1150 Enfield Street – Withdrawn application from 1150 Enfield Street.

Ms. Villalba stated they received an application from Anna and Kevin Davis for a shed. They did not submit their supporting documentation in time for this meeting, but offered to have a special meeting or get them on the next agenda. Mrs. Davis requested to retract their application. The Commission needs to approve the application withdrawal.

Commissioner Smyth made a motion to approve the withdrawal of HDC#460, Commissioner Troiano seconded the motion. The motion was approved.

Vote: 5-0-0

Correspondence

None

Other Business

None

Enforcement

None

Adjournment

Commissioner Smyth motioned to adjourn at 8:15 PM. Commissioner Troiano seconded the motion. The meeting was adjourned.

Vote: 5-0-0PM

Note: Historic District Commission meeting will be held on July 22, 2020

By Richard Tatoian, Chairman

Questions on agenda may be directed to the Planning Office (860) 253-6355.

Files are available for review on the website: <https://www.enfield-ct.gov/648/Historic-District-Commission>



TOWN OF ENFIELD

ENFIELD HISTORIC DISTRICT COMMISSION

HDC# 461 - 1133 Enfield Street

STAFF REPORT

JULY 8, 2020

Background

This application is for Jan and Krystyna Kiryluk, located in an HR-33 Zone. The applicants are seeking to upgrade existing replacement windows with new replacement windows. The applicants plan for the replacement windows to match the current windows in color, style, size, and grid pattern. The applicants have provided documents that show the proposed specifications of the replacement window.

Assessor Card Information	
Year Built	1955
Zone	HR-33
Lot Coverage	4,146
Style	Ranch
Exterior Wall	Vinyl Siding
Roof Cover	Arch Shingles
Heat Fuel	Oil
Heat Type	Hot Water
Description	Single Family
Size (Acres)	1.77

Aerial View



Page 1 of 3

Department of Development Services
Building/Community & Economic Development/Planning & Zoning
820 Enfield Street
Enfield, Connecticut 06082

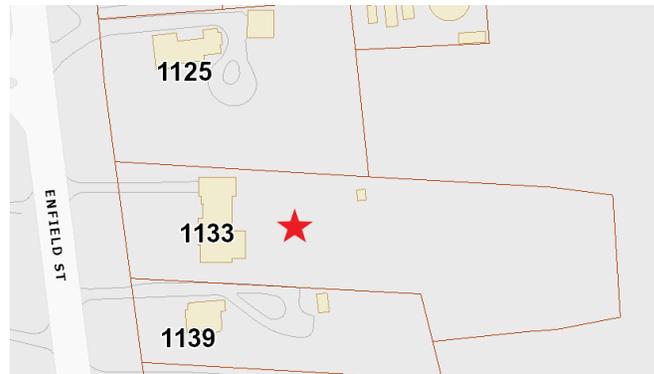
Telephone (860) 253-6507
Fax (860) 253-6310

www.enfield-ct.gov



TOWN OF ENFIELD

Town GIS Location Map



The application is before the Commission because **Section 2-Boundaries** of the Historic District Ordinance require all homes, buildings, and real property within the delineated boundary to be heard before the commission.

Section 8- Certificate of Appropriateness also states that no building or structure, including stone walls, fences, signs, light fixtures, steps, and paving or other appurtenant fixtures, shall be erected, altered, restored, moved, or demolished within the Historic District until after an application for the certificate of appropriateness as to the exterior architectural features have been submitted to the Commission and approved by said Commission.

The applicant has provided the Planning Office with an application, two documents that outline the potential replacement windows specifications, and an image of the current replacement windows.

The location at 1133 Enfield Street has no wetlands or escarpments on the property.

Section 10 Consideration in Determining Appropriateness: The Commission shall consider, in addition to any other pertinent factors, the historical and architectural value and significance, architectural style, general design, arrangement, texture and material of the architectural features involved and the relationship thereof of the exterior architectural style and pertinent features of other structures in the immediate neighborhood. A certificate of appropriateness may be refused for any building or structure, the erection, reconstruction, restoration, alteration or razing of which, in the opinion of the Commission, would be detrimental to the interest of the Enfield Historic District.

The Planning Office has attached draft resolutions for the Commission's consideration.

Page 2 of 3



TOWN OF ENFIELD

ENFIELD HISTORIC DISTRICT COMMISSION

HDC# 461 – 1133 Enfield Street

STAFF REPORT

July 8, 2020

MOTION TO APPROVE HDC # 461- 1133 Enfield Street – Application for a Certificate of Appropriateness to replace existing replacement windows with new replacement windows that will match current windows in color, size, style, and grid pattern; Jan and Krystyna Kiryluk owner/applicant; Map 020/Lot 0125; HR-33 in accordance with the plans and materials submitted under HDC# 461 with the following conditions of approval:

General Conditions:

1. This approval is for the specific use, site, and structure identified in the application. Any change in the nature of the use, site, or the structure will require new approvals from the Enfield Historic District Commission.
2. A building permit for the construction of facilities as approved must be obtained within 24 months of approval or this approval shall be rendered null and void, unless an extension is granted by the Commission.
3. All construction authorized by this approval shall be completed within five (5) years or this approval shall be considered null and void, unless an extension is granted by the Commission.
4. By acceptance of this permit and conditions, the applicant and owner acknowledge the right of Town staff to periodically enter upon the subject property for the purpose of determining compliance with the terms of this approval.
5. The conditions of this approval shall be binding on the applicant, landowners, and their successors and assigns.

DATED this 8th day of July 2020.

Page 3 of 3

Department of Development Services
Building/Community & Economic Development/Planning & Zoning
820 Enfield Street
Enfield, Connecticut 06082

Telephone (860) 253-6507
Fax (860) 253-6310
www.enfield-ct.gov



ENFIELD HISTORIC DISTRICT COMMISSION
APPLICATION FORM

Initial Review date: _____
required

_____ Normal Repair & Maintenance; no further action

DETERMINATION: _____

Review & Report to Commission / HDCR # 461

Certificate of Appropriateness / HDC # 461

Hearing Date: _____ Advertisement Date: _____ File close date: _____

Inspections / dates & comments:

Additional submittal materials required:

Above to be filled out by Planning Department staff

Below to be filled out by applicant

With the submittal of this application, the applicant and owner acknowledge the right of Town staff to periodically enter upon the subject property at reasonable times for the purpose of determining and verifying existing conditions and to determine compliance with the terms of any subsequent approval and conditions of approval.

Property owner: Jan, Krystyna Kiryluk Phone: _____ e-mail: _____

Owner's Address: 1133 Enfield Street

Project Address, if different: same

Map _____ / Lot _____ Sequence # _____

Check those categories below that apply

USE: Residential _____ Combined Residential/Commercial _____

Commercial _____ Private non-profit _____

Single Family _____ Multi-family _____ Apartment/Condo _____ Planned Residential Development _____

Description of the proposed activity:

remove windows + replace w/ new vinyl windows
current unit is: double casement / picture window / double casement...
all windows are white with grids -
the new windows will match in color, style, size + grid pattern.

Submittal Materials – check off when submitted (as required, below, or additionally required – see above, staff review):

Site Plan (required) _____ Elevations (required) _____ Contractor(s) list (required) _____

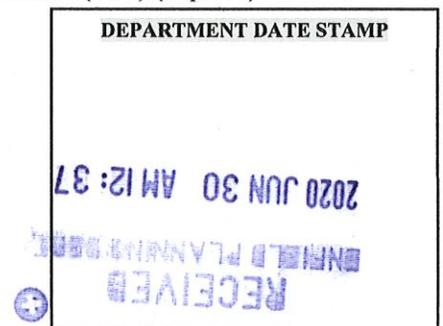
Project materials list (required) _____ Other, from above _____

Other, from above _____ Other, from above _____

Estimated cost of project: \$ 6373- Proposed project start date: _____

Applicant or Property Owner Signature [Signature]

Date: 6/25/20



1133 ENFIELD ST

Location 1133 ENFIELD ST

Mblu 020 / 0125 /

Acct# 000700010535

Owner KIRYLUK JAN + KRYSZYNA

Assessment \$189,090

Appraisal \$270,130

PID 13911

Building Count 1

Fire District 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2017	\$201,570	\$68,560	\$270,130

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$141,100	\$47,990	\$189,090

Owner of Record

Owner KIRYLUK JAN + KRYSZYNA
 Co-Owner
 Address 1133 ENFIELD ST
 ENFIELD, CT 06082

Sale Price \$199,000
 Certificate 1
 Book & Page 1560/0325
 Sale Date 10/15/2002
 Instrument 30

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
KIRYLUK JAN + KRYSZYNA	\$199,000	1	1560/0325	30	10/15/2002
FAHEY JULIA Z EST OF	\$0	2	1512/0142	11	06/13/2002
FAHEY JULIA Z EST OF	\$0	3	1422/0010	11	10/16/2001
FAHEY JULIA Z	\$0	4	0452/0295		08/07/1980

Building Information

Building 1 : Section 1

Year Built: 1955
Living Area: 2,434
Replacement Cost: \$272,390
Building Percent Good: 74
Replacement Cost Less Depreciation: \$201,570

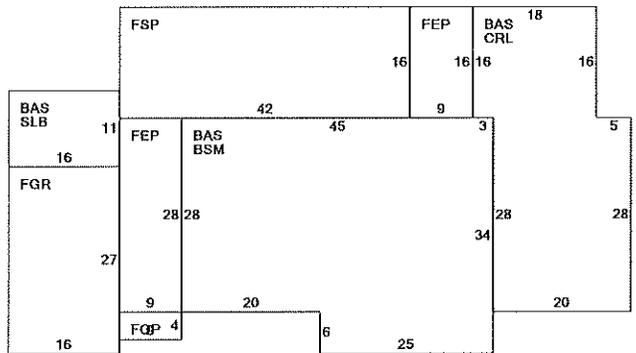
Building Photo



(<http://images.vgsi.com/photos2/EnfieldCTPhotos/A00\02\97\30.JPG>)

Building Attributes	
Field	Description
Style	Ranch
Model	Residential
Grade:	
Stories	1.00
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure	Gable
Roof Cover	Arch Shingles
Interior Wall 1	Drywall
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	3 Bedrooms
Full Bthrms:	1
Half Baths:	1
Extra Fixtures	
Total Rooms:	7
Bath Style:	Average
Kitchen Style:	Average
Extra Kitchens	
Fireplace(s)	1
Extra Opening(s)	1
Gas Fireplace(s)	
Blocked FPL(s)	
Usrflid 106	
Bsmt Garage(s)	
Fin Bsmt	
FBM Quality	
Whirlpool(s)	
Sauna	
Walk Out	No

Building Layout



(ParcelSketch.ashx?pid=13911&bid=13911)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	2,434	2,434
BSM	Basement	1,410	0
CRL	Crawl Space	848	0
FEP	Finished Enclosed Porch	396	0
FGR	Garage	432	0
FOP	Open Porch	36	0
FSP	Screened Porch	672	0
SLB	Slab	176	0
		6,404	2,434

Solar	
Usrflid 300	
Usrflid 301	

Extra Features

Extra Features	<u>Legend</u>
No Data for Extra Features	

Land

Land Use

Use Code 101
 Description Res Dwelling
 Zone HR33
 Neighborhood 050
 Alt Land Appr No
 Category

Land Line Valuation

Size (Acres) 1.77
 Frontage
 Depth
 Assessed Value \$47,990
 Appraised Value \$68,560

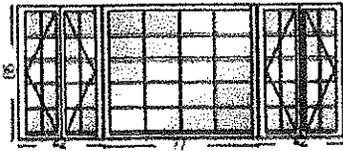
Outbuildings

Outbuildings	<u>Legend</u>
No Data for Outbuildings	

Valuation History

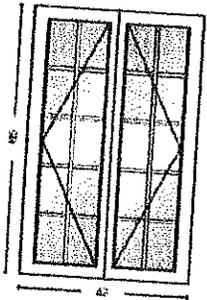
Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$201,570	\$68,560	\$270,130
2017	\$201,570	\$68,560	\$270,130
2016	\$201,570	\$68,560	\$270,130

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$141,100	\$47,990	\$189,090
2017	\$141,100	\$47,990	\$189,090
2016	\$141,100	\$47,990	\$189,090



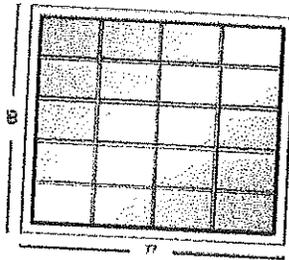
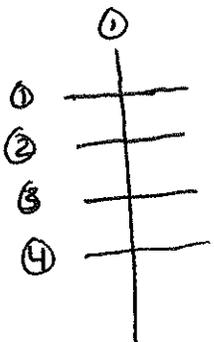
← entire unit

The lines < > just indicate the way they open - they are not part of the window ; for manufacturing purposes only



Double casement
42" wide x 65" tall
4 horizontal grids
on each side

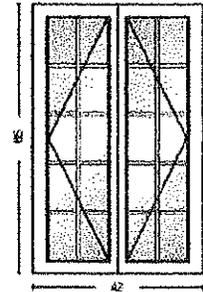
1 vertical grid
on each side



Picture window
77" wide x 65" tall

4 horizontal grids

3 vertical grids



Double casement

42" wide
x
65" tall

* I sent our HP40 brochure for window info

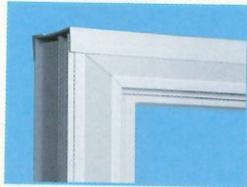


06/05/2020

Every Heat Reflector 40 Window is Packed With Durability and Performance

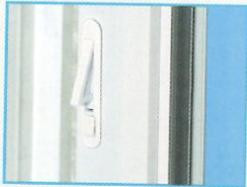
UNITIZED CONSTRUCTION

Fusion welded sashes and beveled frames create durable air and water tight window components.



DELUXE VENT LIMIT

Easy operating deluxe vent latches limit movement of lower sash to restrict the size of the ventilated opening.



RECESSED TILT LATCHES

Aesthetically pleasing latches allow you to clean the glass safely from inside your home by utilizing the tilt-in sash feature.



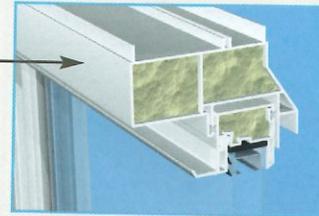
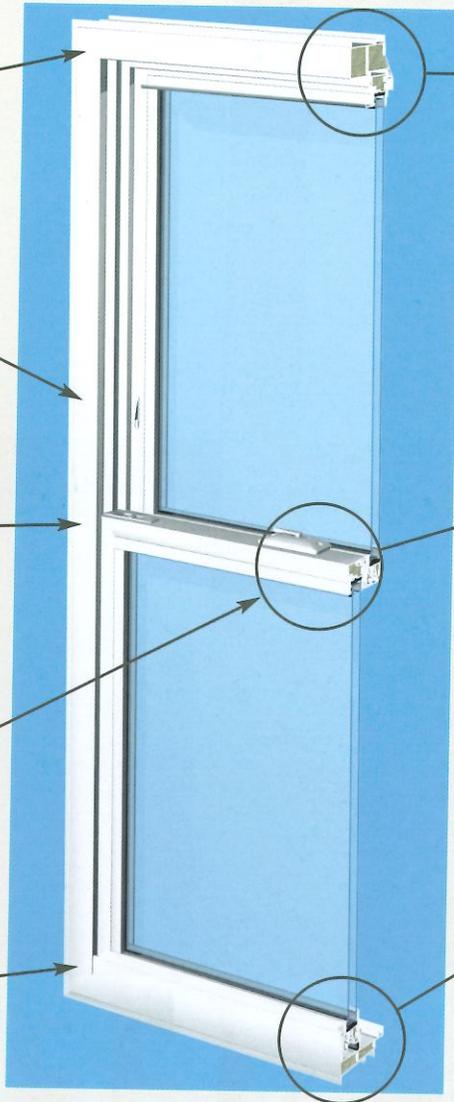
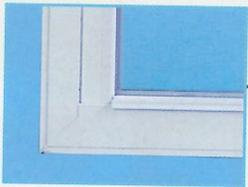
AIR TIGHT SASHES

Easy operating cam lock and keeper secures and seals both sashes reducing air infiltration at the meeting rail.

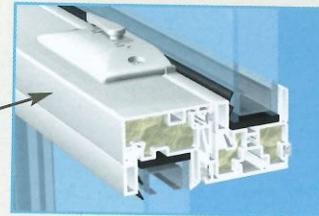


SUPERIOR PERFORMANCE

Full length lift rail makes sash operation simple while the advanced sill design reduces the risk of water infiltration.



Upper sash sits tightly in the head of the window. Twin weather seals and foam filling maximizes energy performance.



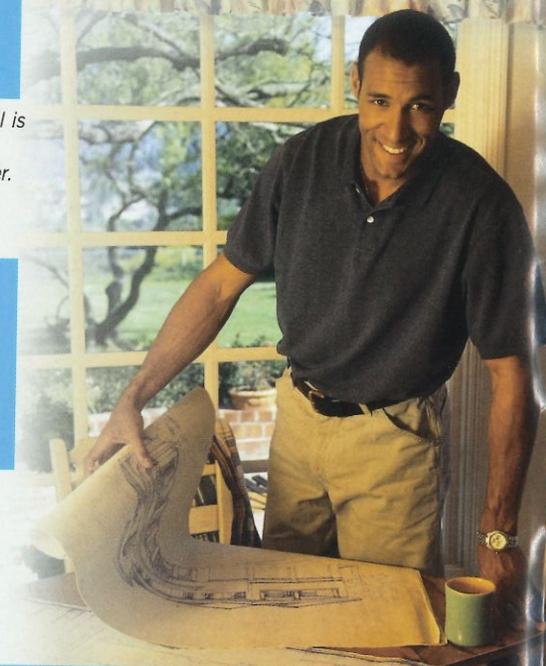
Integral interlock at the meeting rail is backed up by twin weather seals providing maximum insulating power.



Six degree sloped sill with foam filling boasts a built-in track for screen support and external frame legs for accurate installation.

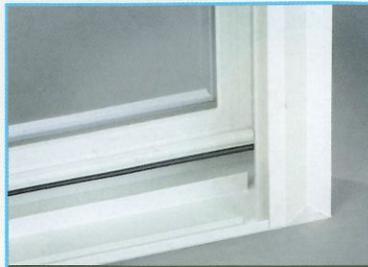


Unique ILS™ Interlocking Sill improves the Heat Reflector 40 insulating performance. When closed, the bulb seal and overlock of the lower sash engages the upstanding mid-sill leg. This powerful combination is a substantial barrier to air/water infiltration.

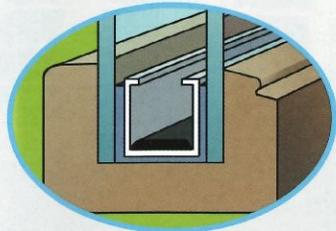


GLASS

The Benefits of Intercept "Spacer" Warm Edge Technology



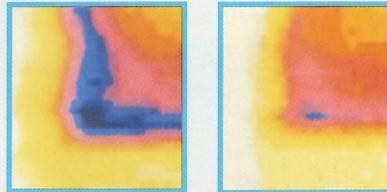
Unique ILS™ Interlocking Sill improves the Heat Reflector 40 insulating performance. When closed, the bulb seal and overlock of the lower sash engages the upstanding mid-sill leg. This powerful combination is a substantial barrier to air/water infiltration.



Thanks to the unique U-channel design of the Intercept Glass spacer, Heat Reflector 40 windows create a thermal barrier that prevents heat or cold from passing through the window. Not only does this improve thermal efficiency, but it also keeps the window's perimeter warmer (hence "warm edge" technology), reducing condensation and preventing water accumulation and warping sills.



Comparison of Intercept Insulating Glass unit (Right) with Conventional Insulating Glass unit (Left). Both units have Low-E coatings and are filled with argon gas. "Warm edge" technology reduces condensation and retains insulating gas better for optimal thermal efficiency and home comfort.

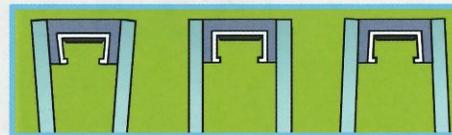


This thermograph or "heat illustration" compares room side glass temperature for an Intercept Insulating Glass unit (R) and a conventional unit (L) (Yellow = warmer, blue = colder). Notice that the Intercept Insulating Glass unit temperature is significantly higher, especially around the sash.

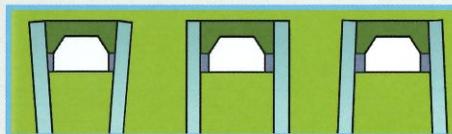
The Intercept Spacer Reduces Sealant Stress

During seasonal temperature fluctuations the Intercept Insulating Glass spacer flexes to absorb thermal stress instead of the sealants. This flexibility eliminates spacer movement as well as stress cracks and sealant failure providing years of peak performance and outstanding beauty.

U Shaped Spacer System



COLDER NEUTRAL WARMER



Solid Spacer System

The glass system in any window greatly affects its overall energy performance. Since more than 80% of a window is made of glass, choosing a package developed for your particular climate is crucial to the energy benefits you receive.

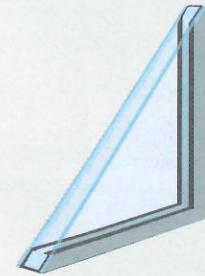
Improved comfort and lower energy consumption is greatly dependent on the insulating properties of your windows...and more importantly the type of glass used in those windows.

Glass Options



CLEAR INSULATED

7/8" Insulated glass with the warm edge technology that reduces the transfer of heat through the glass.



TEMPERED GLASS

Used around areas where safety is a concern, tempered glass breaks into small "chips" not large dangerous shards like typical glass.

Energy Savings Glass Options



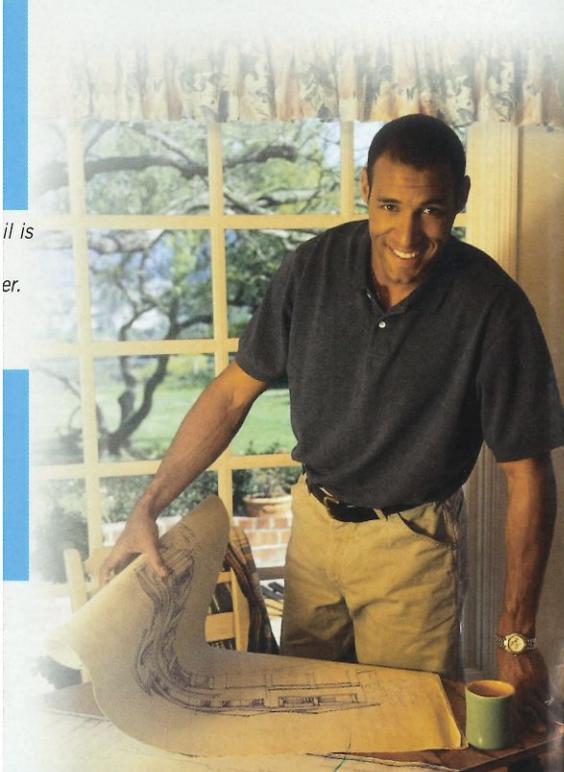
LOW-E/ARGON

Low-E/Argon glazing boosts the window's energy performance using PPG's SolarBar® 60. Heat Reflector 40 windows with Low-E/Argon or better are Energy Star qualified windows.



SUSPENDED FILM TECHNOLOGY™

Suspended film between two panes of glass with krypton in the air spaces provides maximum insulating power.



FEATURING
PPG Glass Technology
Since 1883
The PPG logo is a registered trademark of PPG Industries, Inc.



WE SELL ENERGY STAR
Every Heat Reflector 40 window with Low-E/argon or better is Energy Star qualified.



DOUBLE HUNG

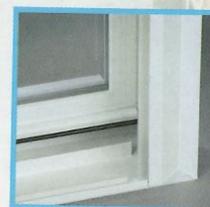


Features

- Fusion welded frames and sashes for air and water tight unitized construction.
- Internal chambers of frame and sash filled with polyurethane foam for an increased insulation value.
- Dual weather sealed reinforced vinyl interlock prevents air and water infiltration across the meeting rail.
- Both sashes tilt for easy cleaning.
- Maintenance free vinyl surfaces available in two colors.
- Elegant beveled exterior for superior curb side appeal.
- Heavy duty vinyl extrusions for durability and strength.
- 7/8" insulated glass for increased insulating power.
- Six-degree welded sloped sill for optimal water runoff.
- Heavy duty extruded aluminum screen frame with fiberglass screen mesh.
- Integral screen track anchors screen securely in place.

Superior Insulation

Unique "ILS" sill interlock engages sash to sill with a compression bulb seal. This feature reduces the risk of water infiltration and greatly improves the insulating power of the window.



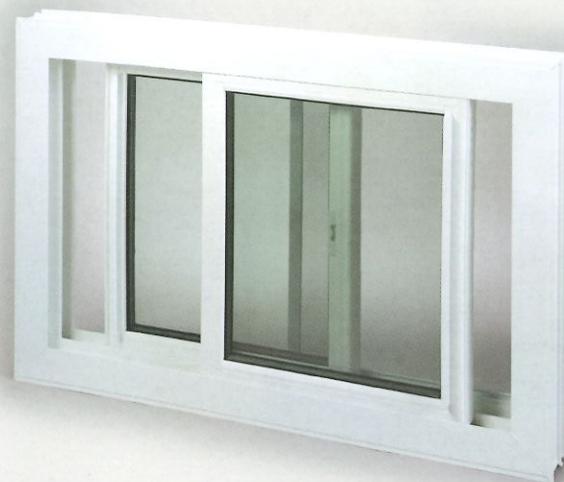
Triple weather seals on sash stiles act to keep weather outside. This triple barrier blocks air infiltration and allows the sash to operate smoothly.



An insulated vinyl interlock at the meeting rail blocks air and water at one of the most susceptible areas of the window. When the cam lock is engaged, the seals and interlock work together for a tight seal.



SLIDERS



Features

- Fusion welded frames and sashes for air and water tight unitized construction.
- Internal chambers of frame and sash filled with polyurethane foam for an increased insulation value.
- Dual weather sealed reinforced vinyl interlock prevents air and water infiltration across the meeting rail.
- Both sashes are removable for easy cleaning.
- Maintenance free vinyl surfaces available in two colors.
- Elegant beveled exterior for superior curb side appeal.
- Heavy duty vinyl extrusions for durability and strength.
- 7/8" insulated glass for optimal insulating power.
- Full length pull rail and brass rollers for finger tip operation.
- Heavy duty extruded aluminum screen frame with fiberglass screen mesh.
- Integral screen track anchors screen securely in place.
- Available in twin and triple sliding units.

Simple Design, Long Lasting Performance

Twin tandem brass rollers located at each corner of the sash allow it to glide effortlessly across the sill. Sill track cleans easily to maintain the smooth operation throughout the life of the unit.



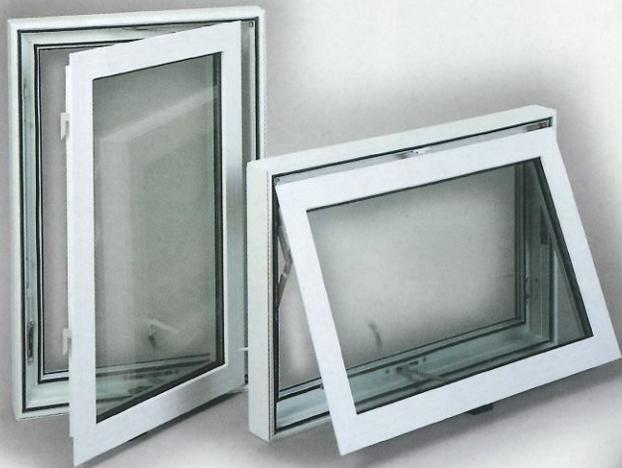
Interlocking sash systems are weather-sealed for maximum protection. When closed and locked, the sash interlock engages and compresses, making a solid barrier to air and water infiltration.



Perimeter weather seals around the gliding sashes are strategically placed to seal out air, dust, and water infiltration. This fin seal weather stripping prevents "flattening" over time to maintain a true tight barrier from the elements.

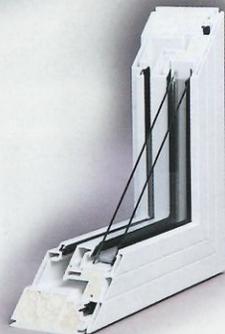


CASEMENT/AWNING



Features

- Fusion welded frames and sashes for air and water tight unitized construction.
- Internal chambers of frame and sash filled with polyurethane foam for an increased insulation value.
- Perimeter bulb seals create a tight weather barrier.
- Multi-point locking system for weatherability and security.
- Maintenance free vinyl surfaces available in two colors.
- Elegant beveled exterior for superior curb side appeal.
- Heavy duty vinyl extrusions for durability and strength.
- 7/8" insulated glass for optimal insulating power.
- Heavy duty extruded aluminum screen frame with fiberglass screen mesh.
- Can be mulled together in twins, triples, or in combination with picture windows.



One Handed Operation

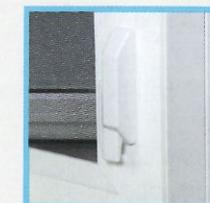
A sophisticated operating mechanism maximizes the sash opening for full ventilation and easy cleaning. The easy rotating lever moves the sash with a simple one handed operation.



When closed and locked, the casement is secured with a multi-point locking system. Multiple pins engage the jamb receivers to compress and hold the sash in place creating a weather tight and secure seal.

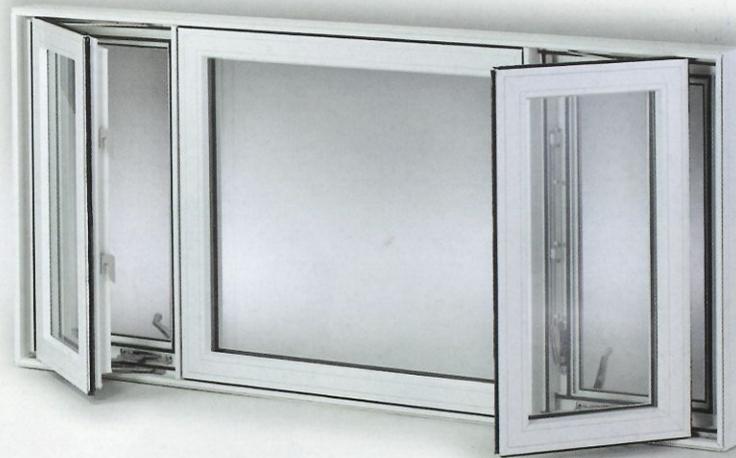
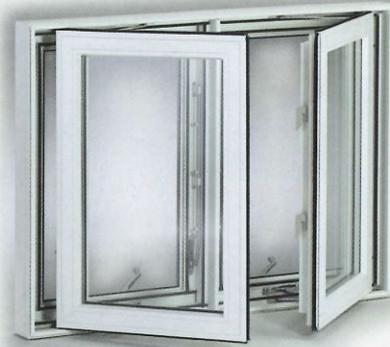


With a simple flip of a single action lever, the casements locking system is engaged. When fully closed the mechanism activates the multi-point locks and securely anchors the sash in place.



COMBINATIONS

Sophisticated designs in one solid...

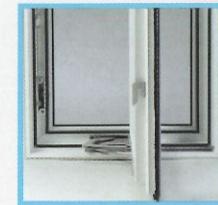


...easy operating unit.

Sturdy extruded aluminum screen is held securely in place.



Heavy duty armatures hold sashes in place to prevent sagging.



Convenient folding handle allows for simple one handed operation, then folds flat to minimize obstruction of blinds and draperies.



For maximum performance and durability, integral mullions are held in place with three fasteners. Triple perimeter weather seals block air and water infiltration.



PATIO DOOR



Features

- Heavy duty door panels for air and water tight unitized construction.
- Sill houses steel roller tracks for door panels and screen allowing for long lasting easy operation.
- Solid brass handles inside and out add a touch of elegance to every door.
- Steel reinforced door panels add to the structural integrity of the panel.
- Vinyl interlock prevents air and water infiltration.
- Heavy duty vinyl extrusions for durability and strength.
- 7/8" insulated glass for optimal insulating power.
- Extruded screen frame is sturdy and glides on metal alloy rollers.

Smooth and Easy

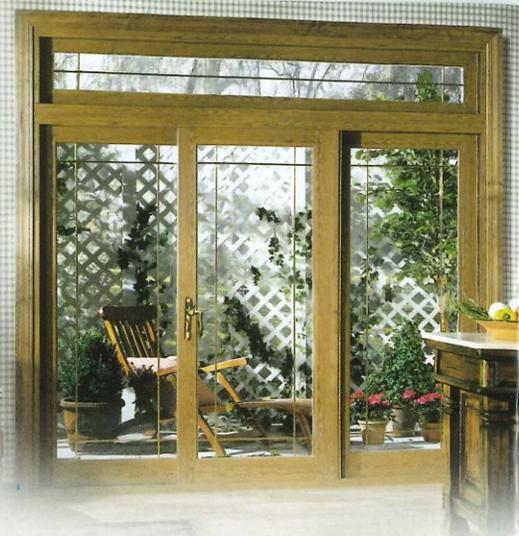
Twin tandem adjustable roller systems provide a simple and consistent door panel operation. Rollers glide on a rigid steel monorail track for durability and longevity.



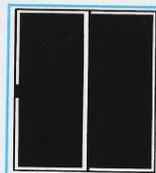
From the outside, a key lock is provided on the solid brass locking handle for maximum security. The reinforced door panel is strong and durable.



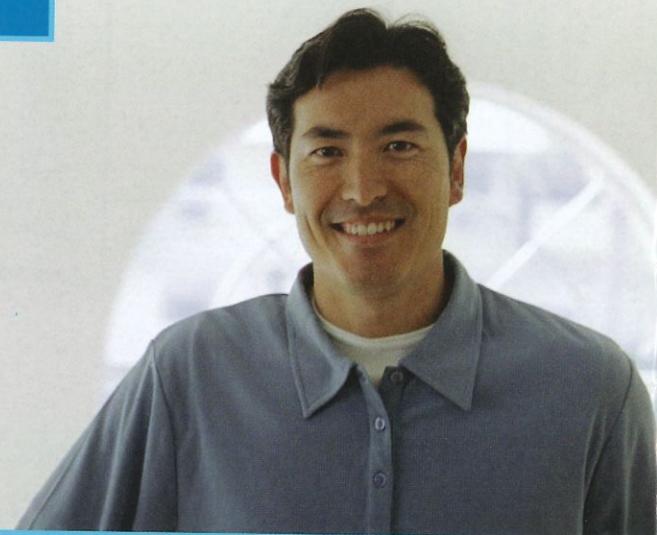
From inside, a simple flip of the locking lever secures the door panel in place. The unique locking catch grabs and pulls the door tight.



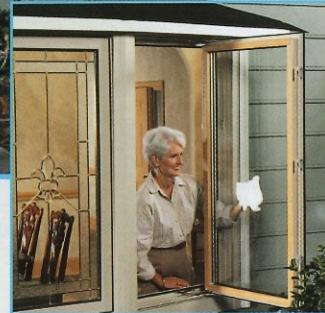
Layout Options



- 5', 6', & 8' widths standard
- Custom Sizes Available
- Available in left or right hand operation



BAY/BOW WINDOWS

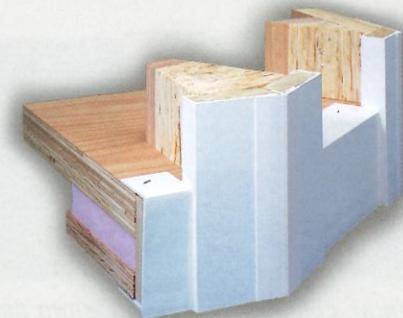


Features

- Bay windows available in a 15, 30, 45 and 90-degree configuration.
- Bow windows available in a 4 and 5-lite layout.
- Bay windows may be constructed with casements or double hung units.
- Internal cable support for superior structural integrity is standard.
- All exposed exterior wood members protected by a rigid vinyl capping system.
- Windows are mullered to structural wood support (timberstrand) providing superior strength.
- See double hung and casement section for window unit features.
- Roof and other exterior support accessories available.

Insulated Seat

Your bay and bow window comes with an insulated seat board comprised of a three layer base. An interior layer of 1-1/4" furniture grade oak or birch is ready for staining or painting. An exterior supporting layer of 3/4" marine plywood is separated by a 1" structural foam insulating layer that protects your home from the weather outside.



Steel Cable Support

For the ultimate in strength and durability, bay and bow windows are supported by a concealed turn-buckle/cable support system. Anchored to the structural members of the home, the internal 1/4" steel cable prevents sagging by supporting the unit at each corner.

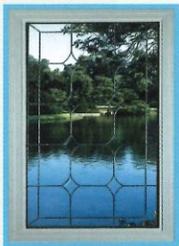
Weather Tough

To prevent damage and deterioration from the harmful effects of the weather, every wood component is capped with a tough vinyl capping system. Vinyl is impervious to the harmful effects of wind, sun, and rain preventing damage to all structural members.



THE DESIGNERS TOUCH

Leaded and Grooved Glass



HANNIBAL

Bevel-leaded glass in a diamond pattern with gold caming. Patterns are available in almost any size window you require because each pattern is custom fabricated specifically for your window.



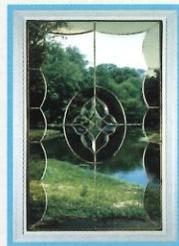
ST. LOUIS

Bevel-leaded glass in a Fleur-de-lis pattern with gold caming. Custom-designed decorative glass windows add beauty to your home.



LACROSSE

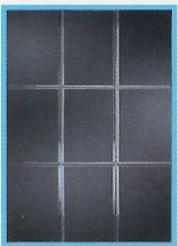
Bevel-leaded glass in a decorative pattern with gold caming. Caming is the slender grooved lead bar used to join the glass segments.



ROSEDALE

Bevel-leaded glass in an oval and filigreed pattern with gold caming. This bevel-leaded glass is the "real thing". It's made with fine cut glass and soldered lead caming... not from imitation "look alike" kits.

Grooved glass and muntins are available in the same three pattern styles: Colonial, Diamond and Queen Anne. But that's where the similarity ends.



COLONIAL GROOVED

Grooved glass is more subtle and refined in appearance. It creates a sparkling look that can't be achieved with conventional aluminum or vinyl muntin stock.



DIAMOND GROOVED

Grooved glass patterns are available in any size window you require because each pattern is custom-cut specifically for your window.



QUEEN ANNE GROOVED

This grooved glass pattern creates a unique "period" look with a subtle pattern.

CAMING OPTIONS

Silver (standard) Gold (optional) Black (optional)

Bevel-leaded glass is available with three different caming colors.

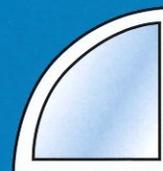
Architectural Shapes Let Your Creativity Come Alive!



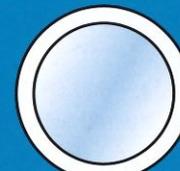
ELLIPSE



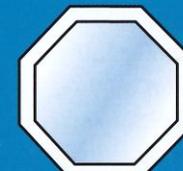
HALF-ROUND



QUARTER-ROUND



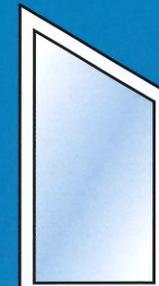
CIRCLE



OCTAGON



PENTAGON



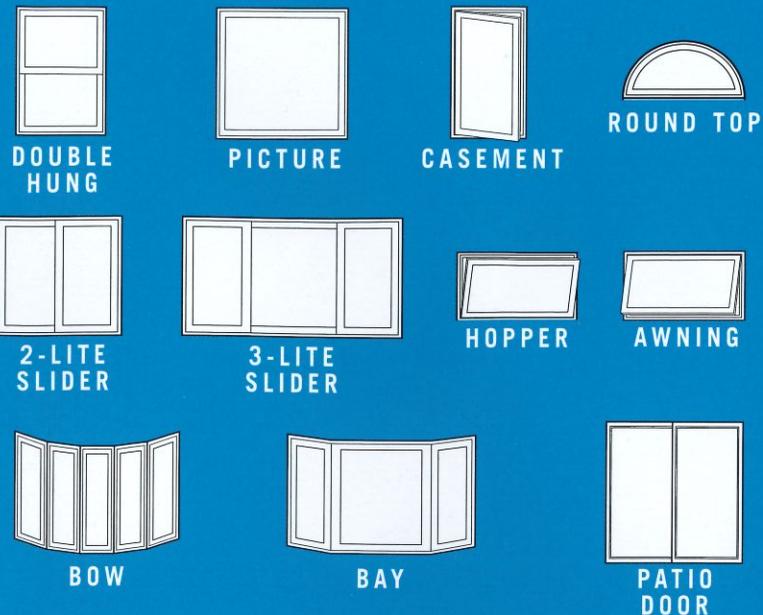
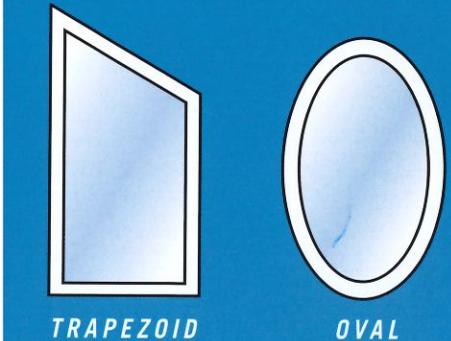
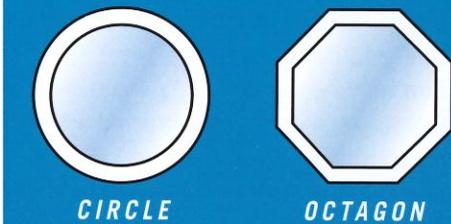
TRAPEZOID



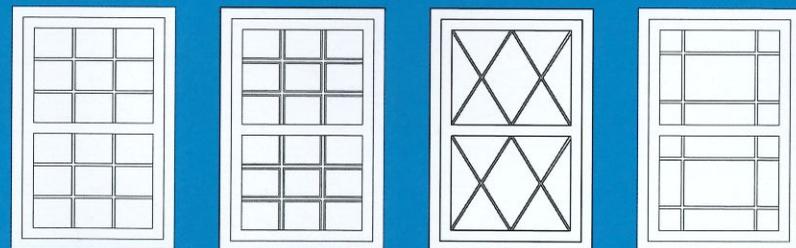
OVAL



*Various Shapes Let Your
Activity Come Alive!*



...and grid patterns to match any decor.



COLONIAL FLAT COLONIAL PROFILE DIAMOND QUEEN ANNE

Grid patterns not restricted to 9 lites. Depending on the size of the window, a number of configurations are available. See dealer for details.

GARDEN WINDOWS



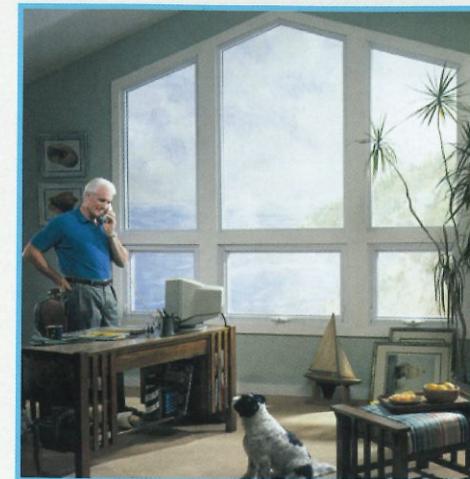
Features

- 1-1/8" Premium Grade cabinetmaker quality oak & birch veneer for superior quality and aesthetics.
- Fusion welded vinyl frames and sashes provide air/water tight maintenance free components.
- Side casements are hinged on the outboard jamb to provide maximum ventilation.

Options

- Insulated 2-7/8" thick super seat for a R7.5 rating.
- Dupont Corian seat adds beauty and durability. Available in cameo white.
- Maintenance free plastic laminate veneer. Available on seat or all interior surfaces.

PICTURE WINDOWS



Picture windows bring the outdoors inside with a wide vantage of the landscape at hand. Mullied in combination with casements or double hungs, picture windows provide all of the insulating power as their operating counterparts by using 7/8" insulated glass and foam filled frames.

Colors

Available in base colors of white or tan. Also available is our optional "Colorscape" exterior finish, which is backed by a 10 year warranty.

