HISTORIC AND DESIGN REVIEW COMMISSION
COMPLIANCE AND TECHNICAL ADVISORY BOARD

June 21, 2024

HDRC CASE NO:	**2024-210**
ADDRESS:	563 DONALDSON AVE
LEGAL DESCRIPTION:	NCB 6696 BLK 5 LOT 16 W 25 FEET OF 15
ZONING:	R-6, H
CITY COUNCIL DIST.:	7
DISTRICT:	Monticello Park Historic District
APPLICANT:	Elizabeth Melson/MELSON ELIZABETH B
OWNER:	Elizabeth Melson/MELSON ELIZABETH B
TYPE OF WORK:	Window replacement
APPLICATION RECEIVED:	May 20, 2024
60-DAY REVIEW:	July 20, 2024
CASE MANAGER:	Rachel Rettaliata

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace 16 wood windows with aluminum windows.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

6. Architectural Features: Doors, Windows, and Screens
A. MAINTENANCE (PRESERVATION)
i. *Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.
ii. *Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
iii. *Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
iv. *Screens and shutters*—Preserve historic window screens and shutters.
v. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
ii. *New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
iii. *Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
iv. *Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
v. *Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.
vi. *Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.
vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.

viii. *Security bars*—Install security bars only on the interior of windows and doors.
ix. *Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.
x. *Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

Standard Specifications for Original Wood Window Replacement

- SCOPE OF REPAIR: When individual elements such as sills, muntins, rails, sashes, or glazing has deteriorated, every effort should be made to repair or reconstruct that individual element prior to consideration of wholesale replacement. For instance, applicant should replace individual sashes within the window system in lieu of full replacement with a new window unit.
- MISSING OR PREVIOUSLY-REPLACED WINDOWS: Where original windows are found to be missing or previously-replaced with a nonconforming window product by a previous owner, an alternative material to wood may be considered when the proposed replacement product is more consistent with the Historic Design Guidelines in terms of overall appearance. Such determination shall be made on a case-by-case basis by OHP and/or the HDRC. Whole window systems should match the size of historic windows on property unless otherwise approved.
- MATERIAL: If full window replacement is approved, the new windows must feature primed and painted wood exterior finish. Clad, composition, or non-wood options are not allowed unless explicitly approved by the commission.
- SASH: Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- DEPTH: There should be a minimum of 2" in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness.
- TRIM: Original trim details and sills should be retained or repaired in kind. If approved, new window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- GLAZING: Replacement windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.
- COLOR: Replacement windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- INSTALLATION: Replacement windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- FINAL APPROVAL: If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

FINDINGS:

a. The primary structure located at 563 Donaldson is a 2-story, single-family home constructed circa 1935. The structure first appears on the 1938 Sanborn Map. The structure features a cross gable composition red clay tile roof, stone cladding, a 2-story asymmetrical front porch, and one-over-one windows with decorative window screens. The property is contributing to the Monticello Park Historic District.
b. CASE HISTORY – Staff received a report on May 16, 2024, that window replacement was taking place on the property at 563 Donaldson without a Certificate of Appropriateness. OHP staff conducted a site visit on May 17, 2024, and issued a Stop Work Order to the contractor on site and followed up with a Stop Work Order by email to the property owner on the same day. Work continued on the site and the window replacement was completed. The property owner submitted a Certificate of Appropriateness application on May 20, 2024, and is requesting approval of the replacement windows as installed. A $500 post-work application fee has been assessed by staff and paid by the applicant.
c. WINDOW REPLACEMENT: EXISTING CONDITION – The applicant has requested to replace 16 existing

wood windows with Don Young 8400 Series thermal break aluminum windows with faux divided lites. Staff completed a site visit with the property owner on June 12, 2024. The previously existing wood windows have been discarded. A photo submitted by the applicant of one of the previously existing wood windows shows extensive deterioration to the wood window screen, but the wood window sash did not appear to be deteriorated. The replacement windows installed do not meet staff's standard specifications for replacement windows.

d. WINDOW REPLACMEMENT: ENERGY EFFICIENCY AND MAINTENANCE – In terms of efficiency, in most cases, windows only account for a fraction of heat gain/loss in a building. Improving the energy efficiency of historic windows should be considered only after other options have been explored such as improving attic and wall insulation. The original windows feature single-pane glass which is subject to radiant heat transfer. Products are available to reduce heat transfer such as window films, interior storm windows, and thermal shades. The historic house already features an inherent barrier in window screens. Additionally, air infiltration can be mitigated through weatherstripping or readjusting the window assembly within the frame, as assemblies can settle or shift over time. The wood windows were designed specifically for this structure and can accommodate the natural settling and movement of the structure as a whole throughout seasons. Modern replacement products are extremely rigid, often resulting in the creation of gaps, cracks, and major points of air infiltration at the window frames and other areas of the exterior wall plane over time due to material incompatibility when considering the structure as whole integrated system.
e. WINDOW REPLACEMENT: WASTE AND LIFESPAN – Over 112 million windows end up in landfills each year, and about half are under 20 years old. Historic wood windows were constructed to last 100+ years with old growth wood, which is substantially more durable than modern wood and clad products, and original windows that are restored and maintained over time can last for decades. Replacement window products have a much shorter lifespan, around 10-20 years, and cannot be repaired once they fail. On average, over the lifetime of an original wood window, replacement windows will need to be again replaced at least 4 times. The total lifecycle cost of replacement windows is also much more energy intensive than the restoration of existing windows, including material sourcing and the depletion of natural resources and forests, petroleum-heavy manufacturing methods, transportation, and installation. Finally, window repair and restoration utilizes the local labor and expertise of craftspeople versus off-the-shelf, non-custom composite products. Staff generally encourages the repair and restoration of original windows whenever possible.
f. WINDOW REPLACEMENT – The applicant has proposed to replace 16 existing wood windows with Don Young 8400 Series thermal break aluminum window with faux divided lites. The proposed aluminum replacement product features meeting rails that are approximately 2 inches tall and stiles that are approximately 1 inch in width. The applicant stated that six (6) wood windows, including the two ganged windows on the front façade, were replaced with aluminum windows in 1991, and that the applicant has replaced the remaining windows to match. The applicant replaced six (6) windows on the first floor and ten (10) windows on the second floor. According to the Historic Design Guidelines, wood windows should be repaired in place and restored whenever possible, unless there is substantial evidence that the windows are deteriorated beyond repair. Guideline 6.B.iv for Exterior Maintenance and Alterations states that new windows should be installed to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair. As noted in finding b, staff was not able to assess the condition of the previously existing windows before they were discarded. If the windows were deteriorated beyond repair, replacement windows should be fully wood and conform to the Historic Design Guidelines. Window repair work includes the removal of sashes from frames to make repairs. Elements such as rails and stiles that are rotten or missing may be replaced with new solid wood elements to match the existing (in kind repairs only). Glass should feature a clarity comparable to the existing (tinted glass should not be used). Staff does not find the window replacement or the proposed replacement product consistent with the Guidelines. As the previously existing wood windows have been discarded, staff finds that the installation of fully wood windows that meet the standard window stipulations would be most appropriate.

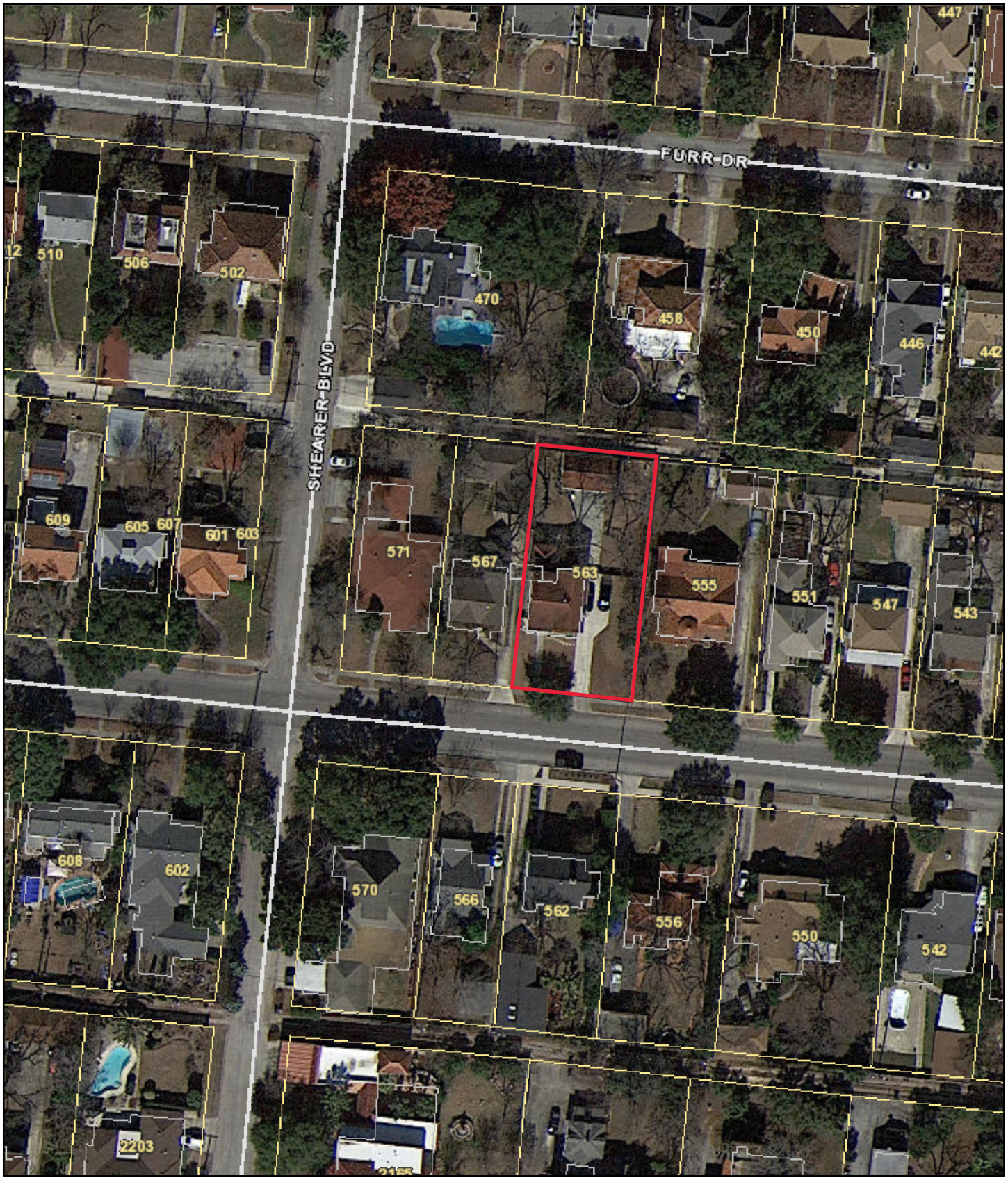
RECOMMENDATION:

Staff does not recommend approval of window replacement with the proposed aluminum window product based on findings a through f. Staff recommends that replacement windows are installed that meet the following stipulation:

i. That the applicant installs fully wood windows that meet staff's standard window stipulations and submits updated specifications to staff for review and approval. The windows should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. Meeting rails

must be no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening. Faux divided lites are not permitted.

City of San Antonio One Stop



June 12, 2024

User drawn lines

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0 0.0125 0.025 0.05 km

City of San Antonio GIS
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(6068)
SAN ANTONIO, TEX. VOL. 5

541

ADD'L SHEET

DEC. 1934

THOMAS JEFFERSON HIGH SCHOOL GROUNDS

MARY LOUISE DR.

FURR DR.

DONALDSON AV.

W. GRAMERCY PL.

W. KINGS HWY.

W. SUMMIT AV.

W. MULBERRY AV.

KAMPMANN BLVD.

SHEARER BLVD.

LAKE BLVD.

7013 7012 7011

6703 6697 6696 6695

6698 525 522

6820 6821 6822 6823 6824 6825 6826

1932 1933 1942 1943

SCALE 100 FT. TO ONE INCH

Original located at University of Texas at San Antonio Special Collections

(6068)
SAN ANTONIO, TEX. VOL. 5

541

ADD'L SHEET

DEC. 1934

THOMAS JEFFERSON HIGH SCHOOL GROUNDS

MARY LOUISE DR.

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KAMPMANN BLVD.

SHEARER BLVD.

LAKE BLVD.

6697 6698 6696 6695 6820 6821 6823 6822 6824 6825 6826

525 522

1932 1933 1942 1943

SCALE 100 FT. TO ONE INCH

Original located at San Antonio Public Library Special Collections

(60GH)
SAN ANTONIO, TEX. VOL. 5

541

TEX...041

ADD'L SHEET

DEC. 1934

THOMAS JEFFERSON HIGH SCHOOL GROUNDS

548

525

MARY LOUISE DR.

FURR DR.

DONALDSON AV.

W. GRAMERCY PL.

W. KINGS HWY

W. SUMMIT AV.

W. MULBERRY AV.

KAMPMANN BLVD.

SHEARER BLVD.

LAKE BLVD.

6697

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1932

1933

1942

1943

522

550

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546

54

SCALE 100 FT. TO ONE INCH

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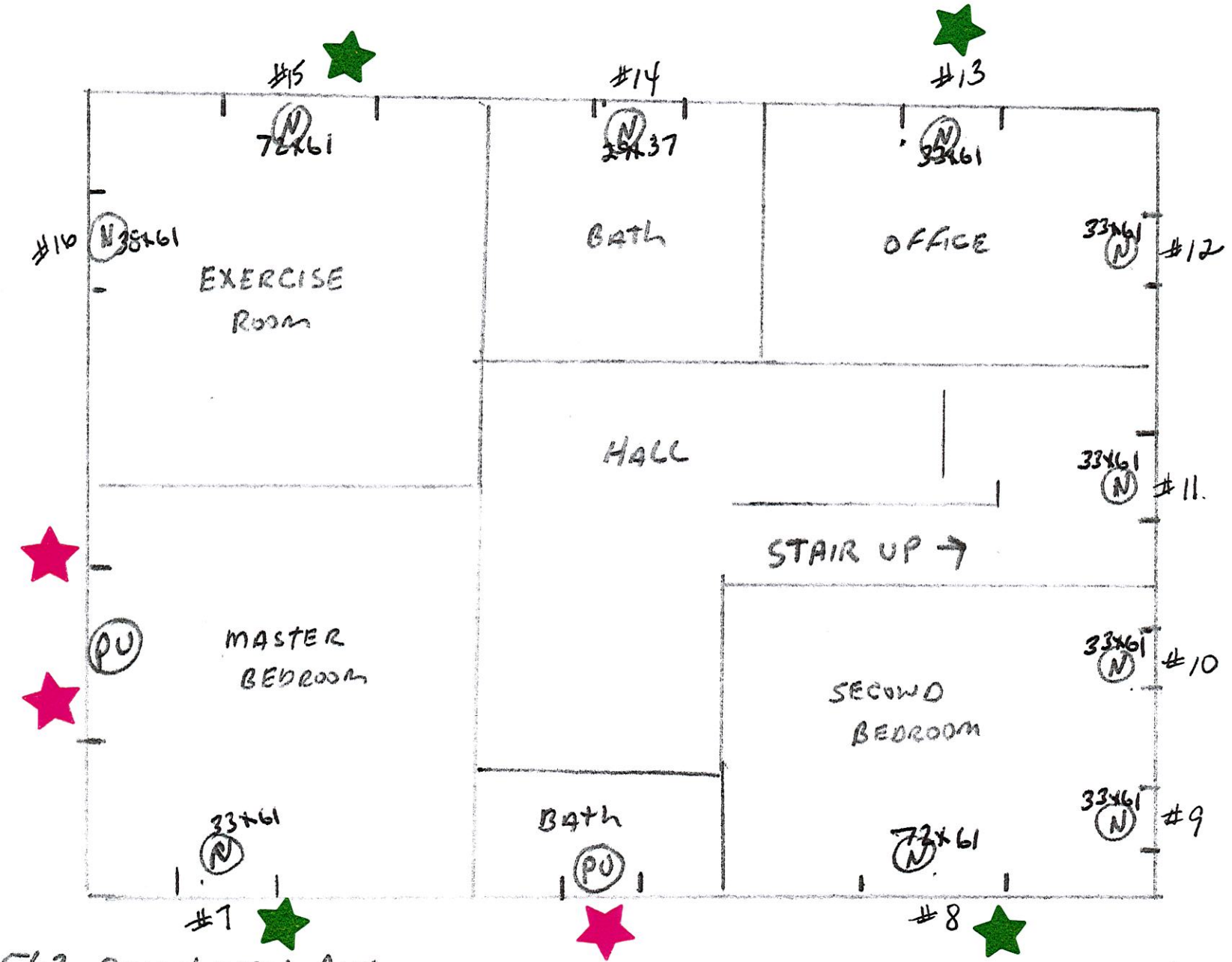
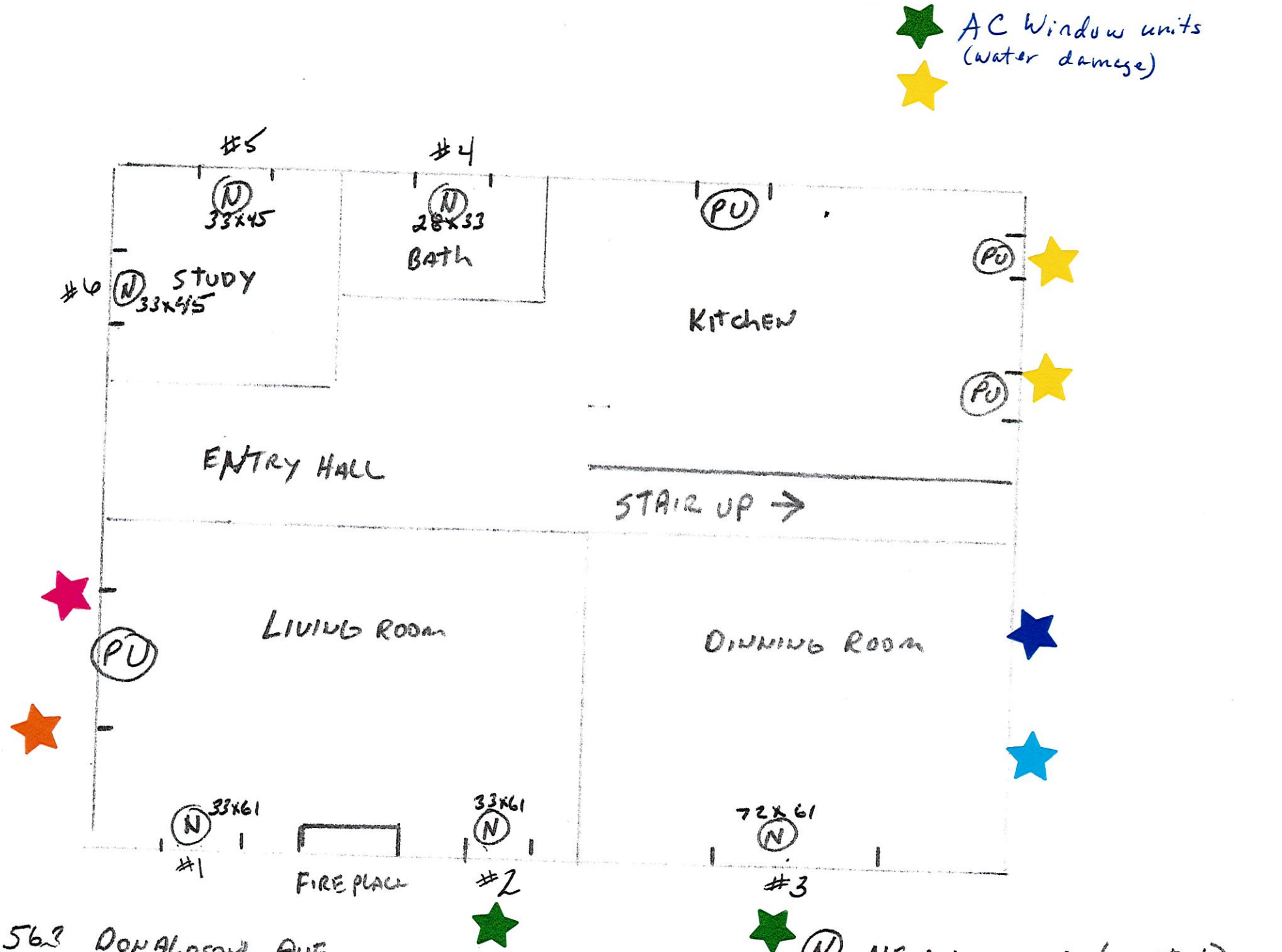


563 DONALDSON AVE

SECOND FLOOR 10 NEW WINDOWS (METAL)

(N) NEW WINDOW (METAL)

(PU) PREVIOUS UPGRADE (METAL)


AC Window units
(water damage)
#5
#4
N
33x45
N
28x33
BATH
PU
#6
N
STUDY
33x45
KITCHEN
PU
PU
ENTRY HALL
STAIR UP →
LIVING ROOM
DINNING ROOM
PU
N
33x61
#1
FIRE PLACE
N
33x61
#2
N
72x61
#3
563 DONALDSON AVE
FIRST FLOOR 6 NEW WINDOWS (METAL)
N NEW WINDOW (METAL)
PU PREVIOUS UPGRADE (METAL)

563

KEEP GATE CLOSED

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

Investigation Report

Property

Address	563 Donaldson Ave
District/Overlay	Monticello Park
Owner Information	ELIZABETH MELSON

Site Visit

Date	05/17/2024
Time	11:37 AM (-5 GMT)
Context	citizen report
Present Staff	Bryan Morales
Present Individuals	Contractor(s)
Contractor/Realtor Companies	Rick (first name)
Types of Work Observed	Exterior Maintenance and Alterations
Amount of Work Completed	50%
Description of work	Replacement of windows on east and west facades.
Description of interaction	Met with contractor. Informed them of stop work order and gave him our information. He would not provide home owner information.

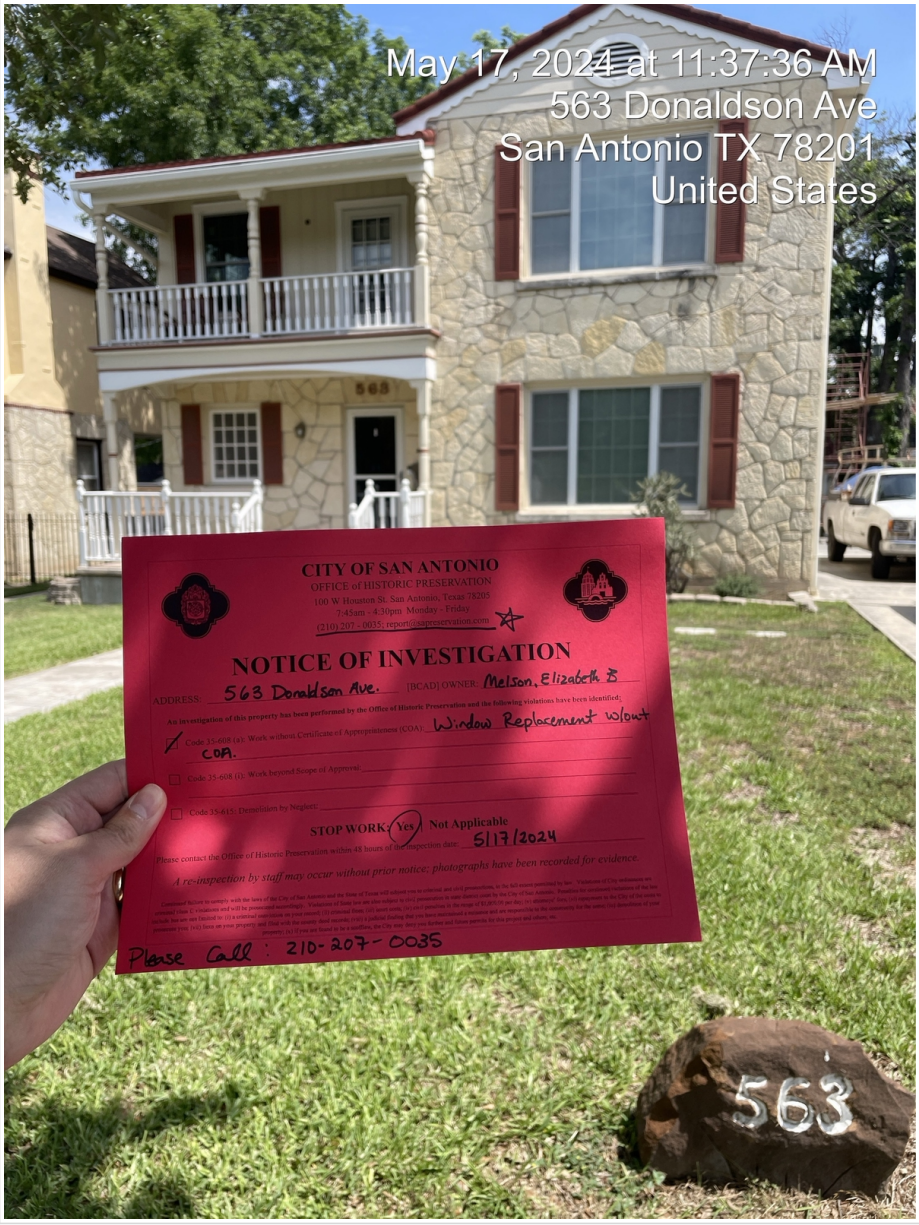
Action Taken

Violation Type	No Certificate of Appropriateness (Code 35-451a)
OHP Action	Spoke with contractor(s)
Other field notes	Left stop work order.
Will post-work application fee apply?	To be determined

Documentation

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

Investigation Report

Photographs	

Investigation Report

Investigation Report

Investigation Report

	05/17/2024 11:50 AM
Additional photos were taken on another device.	No

W

S

N

E

(N) 33x45

(N) 28x33

BATH

(N) STUDY 33x45

(PU)

(PU)

(PU)

KITCHEN

ENTRY HALL

STAIR UP →

LIVING ROOM

DINNING ROOM

(PU)

(N) 33x61

33x61 (N)

72x61 (N)

FIRE PLACE

563 DONALDSON AVE

FIRST FLOOR 6 NEW WINDOWS (METAL)

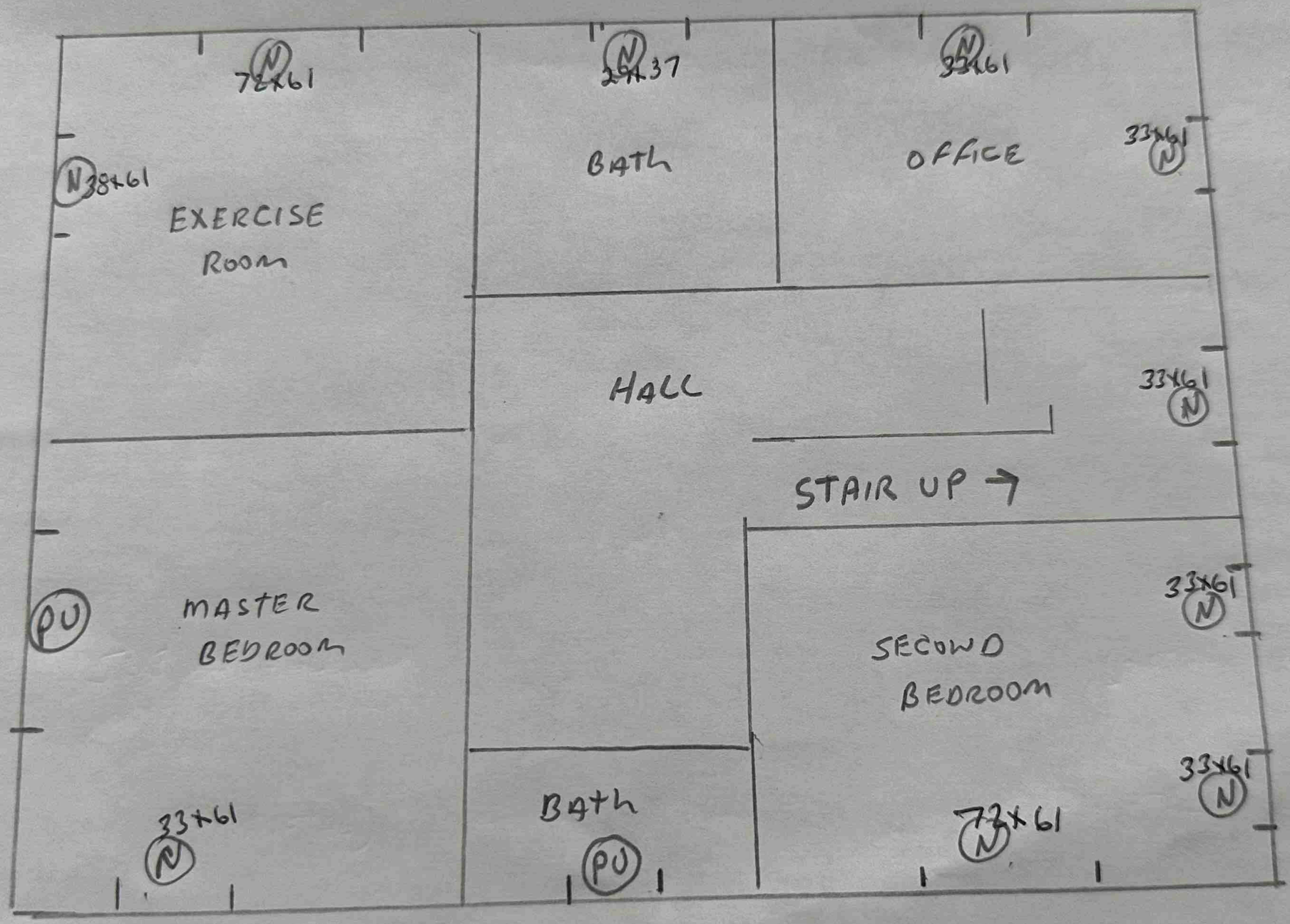
(N) NEW WINDOW (METAL)

(PU) PREVIOUS UPGRADE (METAL)

W

S

N



E

563 DONALDSON AVE

SECOND FLOOR 10 NEW WINDOWS (METAL)

(N) NEW WINDOW (METAL)

(PU) PREVIOUS UPGRADE (METAL)

ENERGY PERFORMANCE RATINGS
U-Factor (U.S.A.)
Solar Heat Gain Coefficient
ADDITIONAL PERFORMANCE RATINGS
Visible Transmittance
1

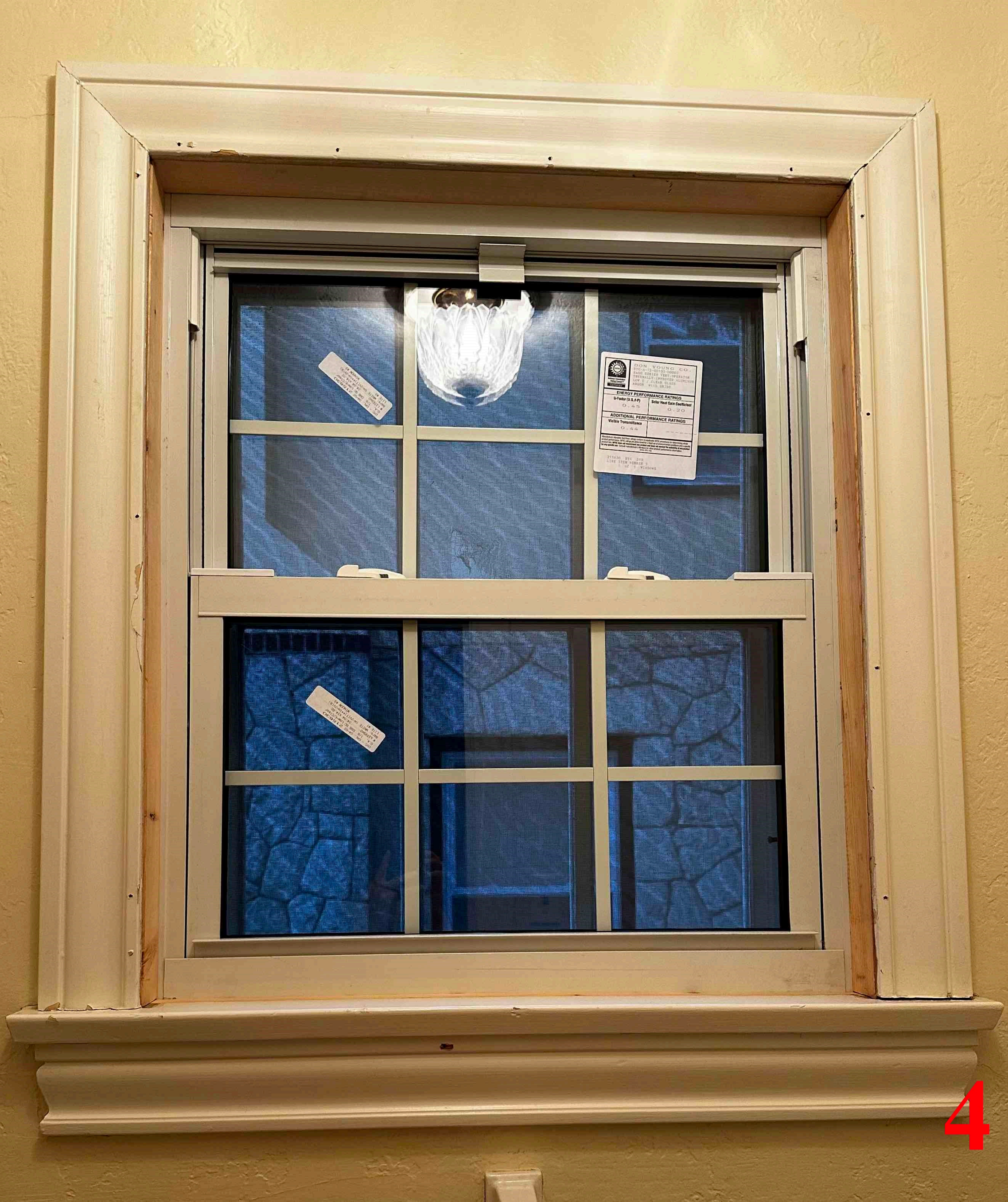
1

ENERGY PERFORMANCE RATINGS
ADDITIONAL PERFORMANCE RATINGS
Visible Transmittance

2

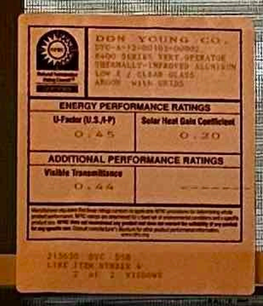
3

3


DON YOUNG CO.
ENERGY PERFORMANCE RATINGS
U-Factor (U.S./I-P)
0.45
Solar Heat Gain Coefficient
0.20
ADDITIONAL PERFORMANCE RATINGS
Visible Transmittance
0.44
4

ENERGY PERFORMANCE RATINGS
U-Factor (U.S.I-P)
Solar Heat Gain Coefficient
ADDITIONAL PERFORMANCE RATINGS
Visible Transmittance

5


DON YOUNG CO.
ENERGY PERFORMANCE RATINGS
U-Factor (U.S./I-P)
0.45
Solar Heat Gain Coefficient
0.20
ADDITIONAL PERFORMANCE RATINGS
Visible Transmittance
0.44

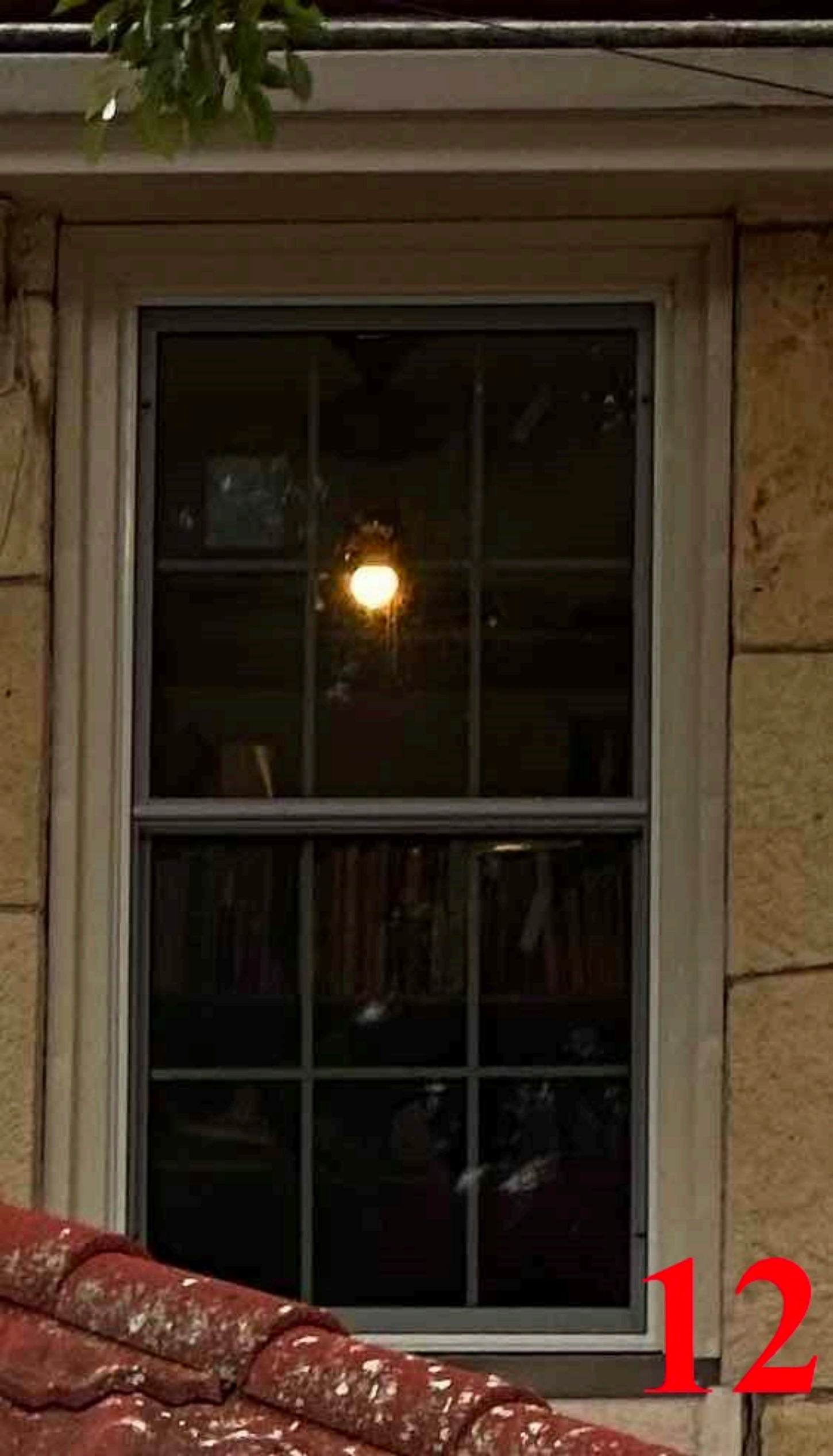
8

ENERGY PERFORMANCE RATINGS
U-Factor (U.S.P.I)
Solar Heat Gain Coefficient
ADDITIONAL PERFORMANCE RATINGS
Visible Transmittance

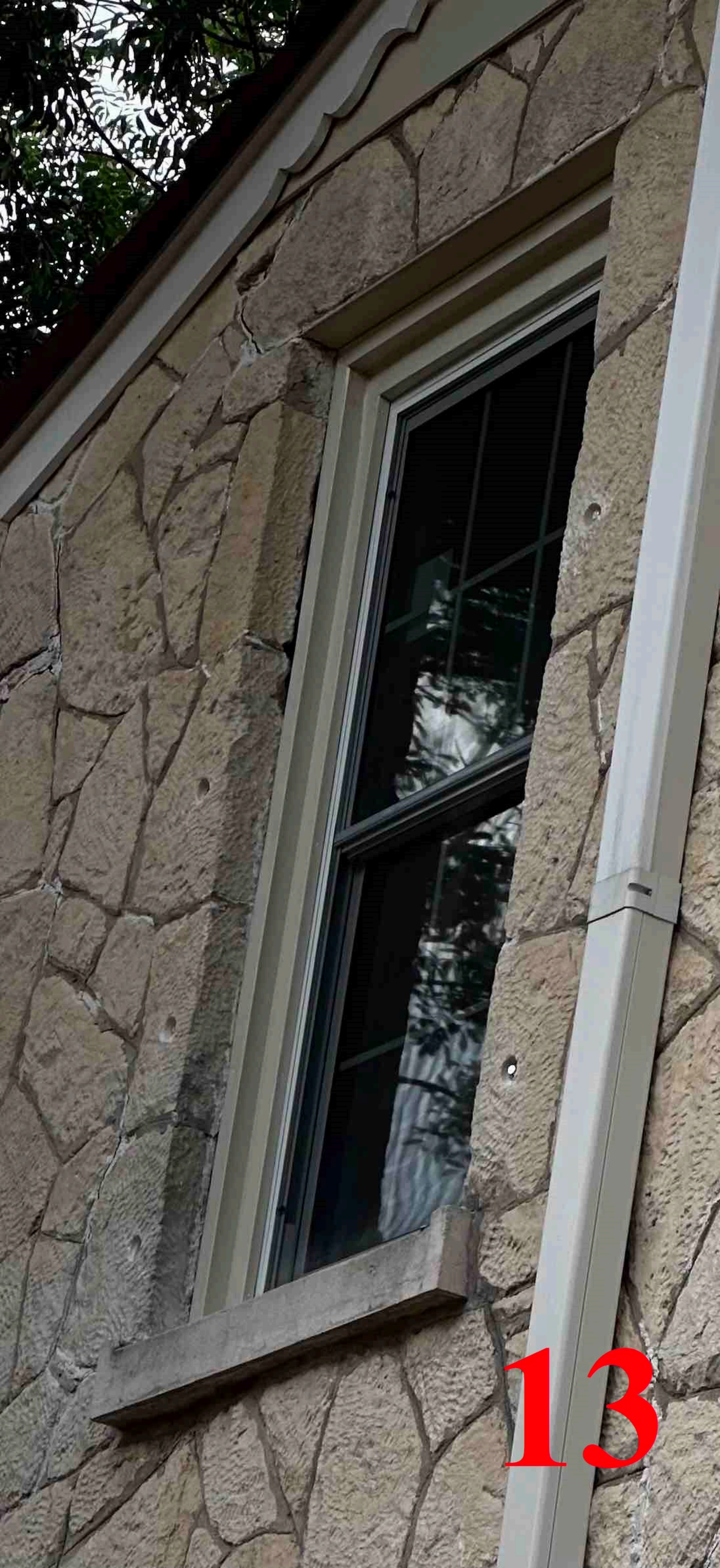
ENERGY PERFORMANCE RATINGS
U-Factor (U.S.A.P.)
Solar Heat Gain Coefficient
ADDITIONAL PERFORMANCE RATINGS
Visible Transmittance
WARNING

11

ENERGY PERFORMANCE RATINGS
U-Factor (U.S.A-IP)
Solar Heat Gain Coefficient
0.45
0.20
ADDITIONAL PERFORMANCE RATINGS
Visible Transmittance
0.44


12

ENERGY PERFORMANCE RATINGS
U-Factor (U.S./I-P)
Solar Heat Gain Coefficient
ADDITIONAL PERFORMANCE RATINGS
Visible Transmittance
ABC Ballet
Chisel Point
Standard Staples
13



ENERGY PERFORMANCE RATINGS
U-Factor (U.S.-P)
Solar Heat Gain Coefficient
ADDITIONAL PERFORMANCE RATINGS
Visible Transmittance

ENERGY PERFORMANCE RATINGS
ADDITIONAL PERFORMANCE RATINGS
16

16

From: Liz Melson
To: Claudia Espinosa (OHP)
Subject: [EXTERNAL] 563 Donaldson Evidence: Don Young Manufacturer Letter
Date: Friday, May 31, 2024 3:47:07 PM
Attachments: DOC053124.pdf

From: Grizzly Ealem
Date: May 31, 2024 at 10:39:47 AM CDT
To:

To whom it may concern,

Our goal is to make the most efficient, easy to clean durable and maintenance free windows possible. From our thick aluminum walls, which provide the best choice for strength and durability, to our durable powder coat paint finish - tough enough to stand up against the harshest of Summers and the coldest of Winters.

No need to worry about painting these windows. Best of all, they come with a superior insulated glass system that provides optimum energy performance and outside noise control. We can also offer an optional solar control glass that offers protection against UV rays and scorching Summer heat. All backed by our limited lifetime warranty.

Our Double Hung Windows also come with 7/8" insulated glass providing a year-round energy savings and as mentioned have an excellent sound barrier to outside noise. It also comes with wrap around marine glazing that blocks out cold air and water infiltration, and can be easily replaced in the event of glass breakage.

Both sashes can ventilate or tilt-in for safe and convenient cleaning from inside your home. No need to clean with dangerous ladders. It consists of interlocking meeting rails for tighter seal and added security. Along with a patented ECO-BAN. Weather-stripping virtually eliminates air, dust and water from entering a home. The windows metal spiral balances ease the operation of the window, which helps with opening and closing effortlessly. To top it off, our child resistant tilt-in latches give added safety and peace of mind.

They have LC-30 Commercially Rated 3 1/4" Main frame depth

and are all covered under Limited Lifetime Warranty. Also attached is a representation of the inside of our window system to give you a better idea of what is inside.

Sincerely,

Don Young Co.

Don Young Co.
5720 Business Park Dr.
San Antonio, Texas 78218
Office (210) 225-0352
Fax (210) 226-6684
Toll Free (800) 299-6864

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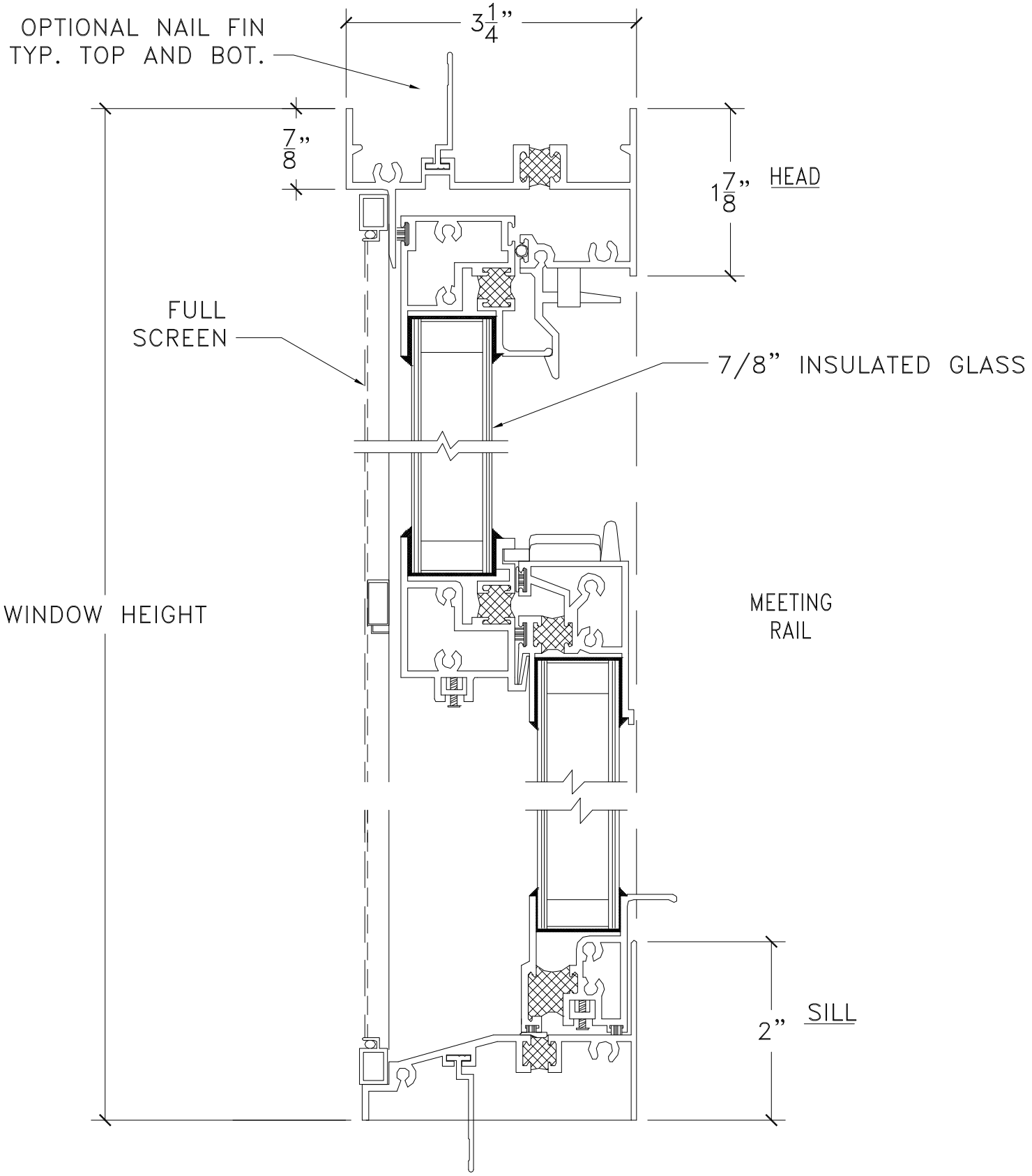
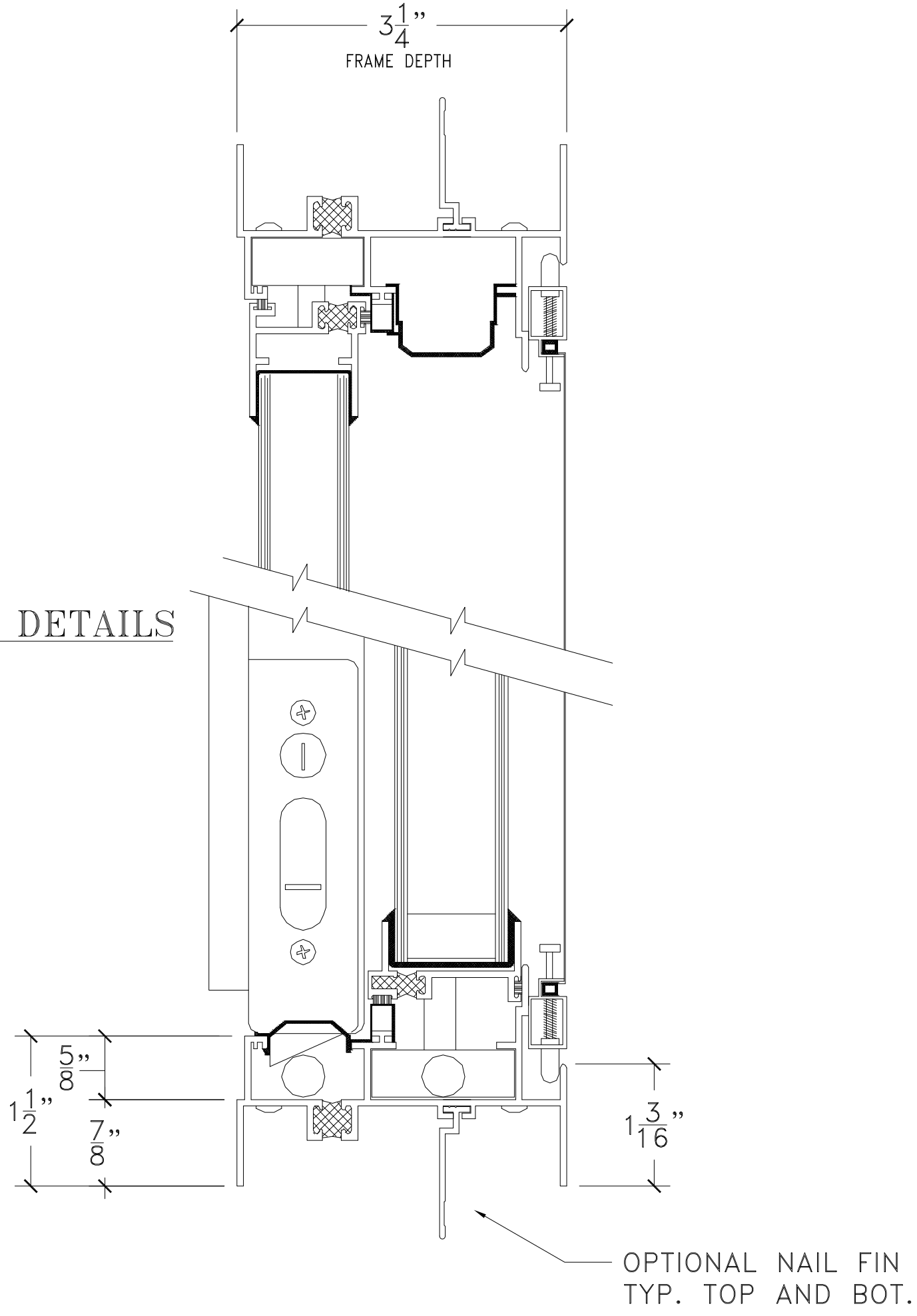
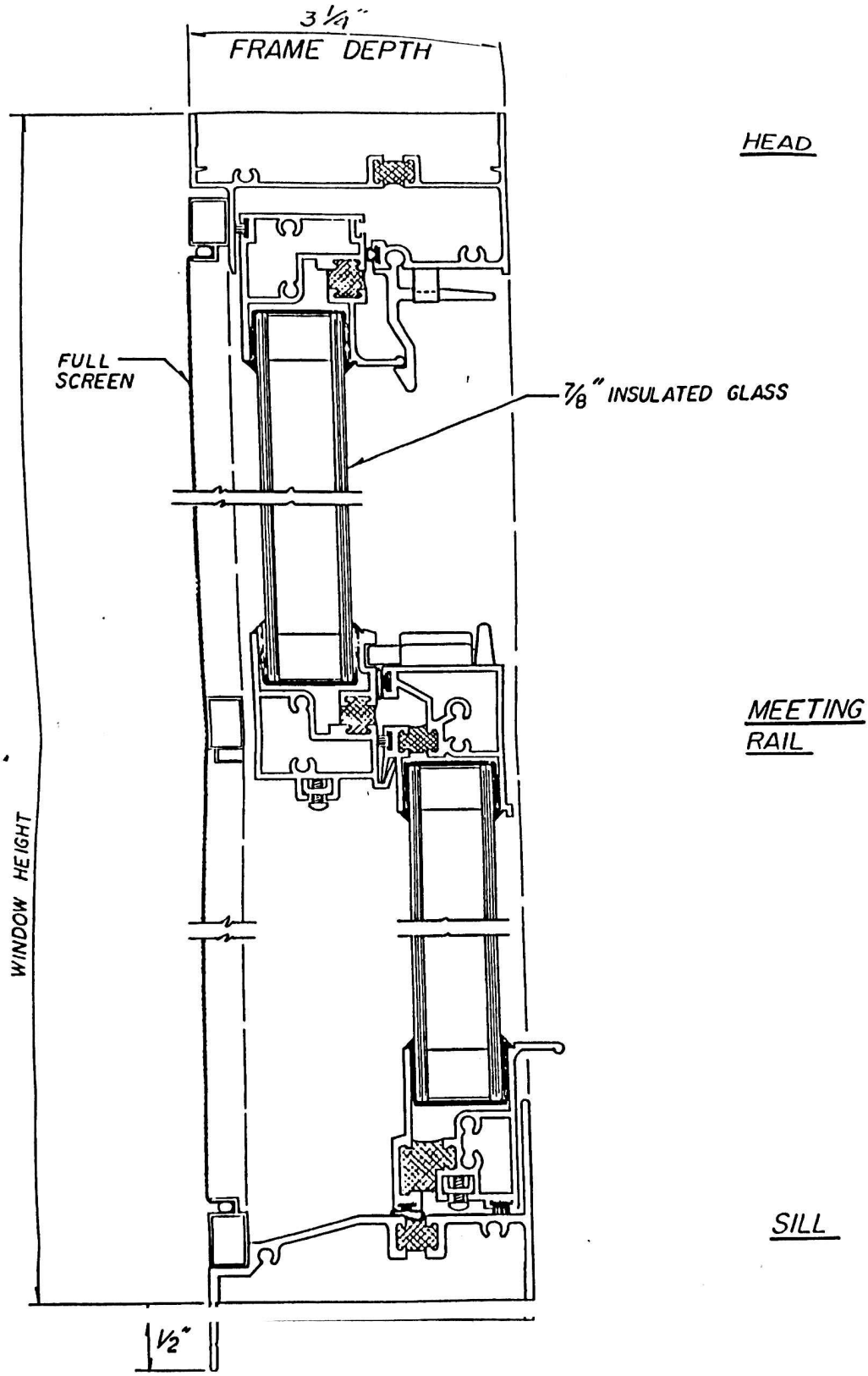


DOUBLE HUNG – TILT
#8400 SERIES THERMAL BREAK ALUMINUM

JAMB DETAILS



DOUBLE HUNG – TILT
#8426 BRONZE FIN #8427 WHITE FIN #8428 TAN FINISH



Don Young Co.
DYC
Windows & Doors

DOUBLE HUNG - TILT
#8400 SERIES THERMAL BREAK ALUMINUM

Jun 12, 2024 at 10:46:36 AM
556 Donaldson Ave
San Antonio TX 78201
United States

Jun 12, 2024 at 10:46:28 AM
556 Donaldson Ave
San Antonio TX 78201
United States

Don Young Company

DOUBLE HUNG ALUMINUM WINDOW

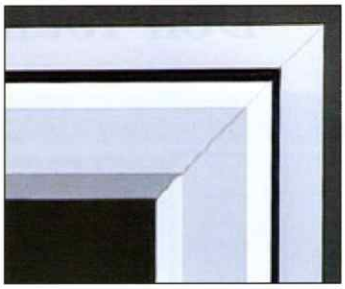
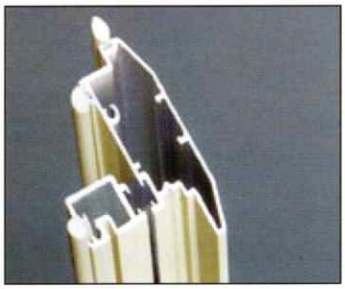
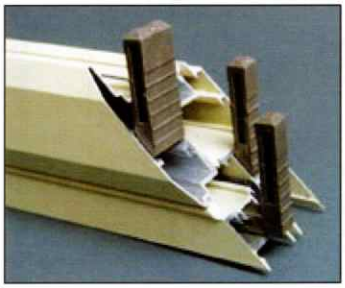
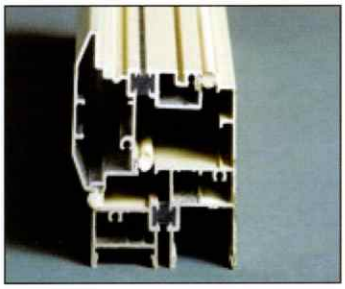
Series 8400 Tilt-Sash

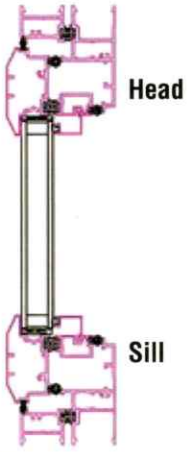
Feature	Benefit
Both sashes operate and tilt in.	Can ventilate from top or bottom of window. Allows for ventilation on rainy days.
Thermally improved Sash and Frame	Greatly reduces conduction of heat and cold through sash and frame – minimizes annoying condensation.
Heavy gauge structural members 20-25% heavier than builder grade windows. Meets AAMA specs for Commercial rating	Ensures structural integrity even on largest of windows.
Technologically advanced premium insulated glass system with 7/8" inch IG – options include Cardinal 366 LowE Glass, colonial lites, and Argon Gas.	Increase U Value for a more energy efficient glass unit. Retards heat and cold transfer through edge of glass thus reducing annoying condensation. Outside noise will be reduced for a more pleasant living environment.
Wrap around marine glazing.	Prevents drafts and leaks around perimeter of glass.
Impact resistant safety tilt latches.	Allows sash to tilt in for easy cleaning and screen removal. Safety locks prevent children from inadvertently tilting window.
Double Weatherstripped sashes with Eco-Ban weatherstripping protecting against mold, pollens, and mildew.	Greatly reduces air, dust and pollen infiltration. Does not deteriorate from exposure to sun. Makes for smoother operation of sashes.
Hollow cavity continuous interlocking meeting rail with fin seal weatherstripping.	Added strength and maximum security where sashes meet. Weatherstripped to ensure tight seal.
Adjustable commercial grade, stainless steel self lubricating spiral balances with color coordinated cover.	Ensures years of trouble free operation. Easily adjusted if needed.
Electrostatically applied polyester powder paint finish in 3 colors – white, bronze, and tan.	Superior powder paint finish that bonds to aluminum for a hard smooth surface. Color selection ensures windows aesthetically match home.
Full outside Bettervue® screen with optional solar screen.	Allows for ventilation from top or bottom of window. Sunscreen blocks up to 90% of sun's rays.

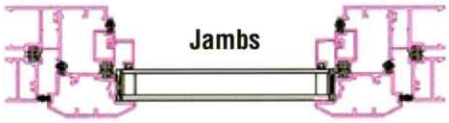
DYC Series 8900

Thermally-Broken Aluminum Casement Window

1. Heavy Duty .062 aluminum frame and sash ensures structural integrity, durability and low maintenance.
2. Thermal break design improves thermal performance and reduces conduction of heat and cold through frame and sash and minimizes annoying condensation.
3. Beveled exterior frame design with mitered corners reinforced with internal gussets provides aesthetically pleasing appearance with superior strength and helps moisture drain away from window.
4. Extruded aluminum interior glazing bead provides a clean appearance instead of exterior UV sensitive vinyl glazing beads.
5. Three rows of foam filled bulb weather stripping ensures superb air infiltration ratings and performance.
6. High quality hardware with folding crank handle and concealed hinges ensures smooth operation.
7. Sturdy steel multipoint locking system secures sash firmly to main frame and engages weather stripping for optimum efficiency and added security against forced entry.
8. Environmentally friendly powder coat (no VOC's) provides durable, colorfast finish in bronze, tan, white and silver.
9. 7/8 Inch overall I.G. thickness and warm edge spacer system with optional Low E and argon gas for maximum thermal performance.
10. Full interior Bettervue® screen system with easy release thumb turn latches.





Options

- High performance Low E, pattern and tinted glass
- Internal grids in flat or contoured design
- Special egress hardware
- Nail fin for new construction or flush front flange

www.dycwindows.com

Don Young Co. Windows & Doors

8181 Ambassador Row, Dallas - 800-367-0390
901 Enterprise, Oklahoma City - 800-752-0509
307 Garden Oaks Blvd., Houston - 800-541-0047
1936 Shipman, San Antonio - 800-299-6864
3827 Avenue A - Lubbock - 800-831-4356

Casement System Structural Test Results

	Test	Size	Air	Water	Structural Pressure	Rating
Series 8900	AAMA/NWWDA CSA 101/I.S.2/A440-08	36" x 72"	0.03 cfm	7.52 psf	60.15 psf	LC-40

s, Solar Control Protection

No need to worry about painting these windows. Best of all, a superior insulated glass system that provides optimum energy performance and outside noise control. We can also offer an optional solar control glass that offers protection against UV rays and scorching Summer heat. All backed by our limited lifetime warranty.

Double Hung WINDOWS

- 7/8" insulated glass provides year round energy savings and an excellent sound barrier to outside noise.
- Wrap around marine glazing blocks out cold air and water infiltration, and easily replaces in the event of glass breakage.
- Both sashes can ventilate or tilt-in for safe and convenient cleaning from inside your home. No need to clean from dangerous ladders.
- Interlocking meeting rails for tighter seal and added security
- Patented ECO-BAN Weather-stripping virtually eliminates air, dust and water from entering your home.
- Metal spiral balances for dependable smooth trouble free operation.
- Child resistant tilt-in latches for added safety.
- Powder coat paint finish for a tough, durable smooth finish. Available in white, bronze, and tan.
- Polyurethane thermally broken sash and frame dramatically reduces heat and cold transfer. Helps minimize condensation.

LC-30 Commercially Rated
3 1/4" Main Frame Depth

Under Limited Warranty.

Double Hung
WINDOWS

Simply put, these windows provide the very best in design, construction, energy savings, low maintenance, and superior longevity. All custom built to fit any window in your home.

Available Options

Colors: Black, Bronze, Silver, Tan, & White

Styles: Single Hungs, Picture Windows, Double Hungs, Shapes, Sliders, & Casements

Glass: Multiple pattern glass options available

Other Options: Argon gas, internal grids, solar or aluminum screens, new construction fins

Aluminum Comparison

3.4 times stronger than vinyl

43 times stronger than wood

All Covered Under a Limited Lifetime Warranty

Key Features

- LoE^3 coated glass with a non conductive spacer for exceptional performance.
- 3/4" Double strength insulating glass for greater efficiency and improved sound reduction.
- Tilt in sash for simple cleaning.
- Continuous interlock provides a tighter seal, greatly reducing the amount of dust and pollen entering your home.
- Weather-stripping with added synthetic double fin barrier to better seal out air, pollen, and noise.
- Mildew resistant screen
- Aluminum glazing bead for added durability and security.
- Metal spiral balances for dependable smooth trouble free operation.
- Powder coat paint finish for a tough, durable smooth finish.
- Polyurethane thermally broken sash and frame dramatically reduces heat and cold transfer.

Showroom Hours:

M-F 7:30 am to 3:30 pm

www.dycwindows.com

Dallas 214.630.0934 Houston 713.868.1398 San Antonio 210.225.0352 Lubbock 806.747.2181 OKC 405.947.2000

Don Young Company

DOUBLE HUNG ALUMINUM WINDOW

Series 8400 Tilt-Sash

Feature	Benefit
Both sashes operate and tilt in.	Can ventilate from top or bottom of window. Allows for ventilation on rainy days.
Thermally improved Sash and Frame	Greatly reduces conduction of heat and cold through sash and frame – minimizes annoying condensation.
Heavy gauge structural members 20-25% heavier than builder grade windows. Meets AAMA specs for Commercial rating	Ensures structural integrity even on largest of windows.
Technologically advanced premium insulated glass system with 7/8" inch IG – options include Cardinal 366 LowE Glass, colonial lites, and Argon Gas.	Increase U Value for a more energy efficient glass unit. Retards heat and cold transfer through edge of glass thus reducing annoying condensation. Outside noise will be reduced for a more pleasant living environment.
Wrap around marine glazing.	Prevents drafts and leaks around perimeter of glass.
Impact resistant safety tilt latches.	Allows sash to tilt in for easy cleaning and screen removal. · Safety locks prevent children from inadvertently tilting window.
Double Weatherstripped sashes with Eco-Ban weatherstripping protecting against mold, pollens, and mildew.	Greatly reduces air, dust and pollen infiltration. Does not deteriorate from exposure to sun. Makes for smoother operation of sashes.
Hollow cavity continuous interlocking meeting rail with fin seal weatherstripping.	Added strength and maximum security where sashes meet. Weatherstripped to ensure tight seal.
Adjustable commercial grade, stainless steel self lubricating spiral balances with color coordinated cover.	Ensures years of trouble free operation. Easily adjusted if needed.
Electrostatically applied polyester powder paint finish in 3 colors – white, bronze, and tan.	Superior powder paint finish that bonds to aluminum for a hard smooth surface. Color selection ensures windows aesthetically match home.
Full outside Bettervue® screen with optional solar screen.	Allows for ventilation from top or bottom of window. Sunscreen blocks up to 90% of sun's rays.

DON YOUNG COMPANY, INC.
ALUMINUM AND SERIES 5000 VINYL WINDOWS
Lifetime Limited Warranty
FOR AS LONG AS YOU LIVE IN YOUR HOME

Who's Covered?

Don Young Company warrants to you, the original purchaser of Don Young Company products that this product will perform in-service without substantial impairment of operation when properly installed and maintained in a suitable application for as long as you own and reside in the home in which the products were installed. This warranty does not apply to commercial properties, schools, churches, apartments or rental properties. Upon sale of the home, the new homeowner will be covered for ten years from the original purchase date of the windows. It is the responsibility of the homeowner to provide proof of purchase as a method of establishing the date of installation. This is a requirement for coverage under the provisions of this warranty.

What's Covered?

Aluminum and Vinyl Materials – Warranted against deterioration, cracking, flaking, peeling, rusting and blistering of frames and sash members.

Component Parts and Screens – Mechanical components such as balances and locks are warranted not to break under normal operating conditions. Warranty does not apply to damage caused by improper installation, misuse, vandalism or other external forces beyond Don Young Company's control.

Screen Material – Warranted against rust and rotting for as long as you live in your home. This warranty does not cover torn screens, so handle them with care. **CAUTION Screens are intended to deter insect penetration. They are not to prevent entry or to keep objects or persons from falling through the screen.

Insulated Glass Units – Don Young Company warrants that insulated glass units will be free from seal failure that causes moisture/film between the interior glass surfaces (also known as "fogged glass") for as long as you own your home.

This warranty does not include glass breakage or stress cracks under any circumstances. Don Young Company assumes no responsibility for insulated glass failures under these conditions:

Faulty installation, use in a refrigeration system, installations subject to abnormal stress, heat, vibrations or chemicals. Marks, scratches, spots, blemishes or streaks on any glass surface, which are not plainly visible from all viewing angles of a distance of 6 feet, will not be covered under this warranty.

WARRANTY CLAIM PROCEDURE

In the event of a warranty claim, the owner must notify the Dealer/Distributor where windows were originally purchased. Such notification must contain the following information:

- Name, Address and Telephone Number of owner
- Proof of Purchase with date of sale or installation
- A brief description of the defect or problem for which warranty is requested
- The product involved in the claim

Replacement parts are available at any Don Young Company Location, or if necessary, Don Young Company will ship parts to the Dealer/Distributor nearest to you. The homeowner must arrange pick-up of any part or component. Shipping and handling charges, where applicable, are the responsibility of the homeowner.

EXCLUSIONS AND LIMITATIONS

Labor charges are not included under this warranty and neither the Don Young Company nor their Dealers/Distributors will be responsible for any cost incurred in the removal, replacement, installation or reinstallation of the insulated glass unit or any part thereof furnished by the Don Young Company under this limited lifetime warranty. If in-home service is requested, a service or trip charge is applicable.

This warranty takes effect on the date of installation. Note: This is a residential warranty only and does not cover installation, labor or freight.

Don Young Company warrants that their products will perform in-service without substantial impairment of operation when properly installed and maintained in a suitable application. All other causes for material failure including, but not limited to, damage due to faulty installation, accidental or intentional damage, settlement of the house, atmospheric pollution, salt corrosion, normal weathering of surfaces such as fading or color change, or other causes beyond the control of the Don Young Company are excluded. Damage caused by fire, flood, lightning, hail, windstorm, earthquake or other acts of God are excluded from this warranty.

Don Young Company reserves the right to discontinue or change any manufactured Don Young Product. If the part or component for the product originally installed is not available, Don Young Company reserves the right to substitute such part or component for another.

Don Young company, at its exclusive option, will provide a new product or provide a part or component of a product, only after having determined that the Don Young Company product does not conform to the warranties contained herein. Don Young Company does not warrant any window that exceeds our maximum size limitations as stated in the Don Young Company Dealer Price Book for different windows.

Condensation on the exposed surfaces of the glass and/or framing material is a natural result of excessive moisture in the house and does not indicate a defective product or faulty installation. Additional information is available upon request. Window performance may vary or change over time.

Some states do not allow the exclusion or limitation of incidental or consequential damages or the limitation of remedies for breach of warranty, so the above limitations may not apply to you. This warranty gives you specific legal rights. You may also have other rights, which vary from state to state. No dealer or representative of Don Young Company has the authority to alter or change this warranty either orally or in writing. This limited warranty is effective for all Don Young Company windows sold after May 29, 2002. Any previous warranties will continue to apply according to their terms to products manufactured by Don Young Company.

DYC-9-07