

HISTORIC AND DESIGN REVIEW COMMISSION

July 20, 2022

HDRC CASE NO: 2022-365
ADDRESS: 238 W HOLLYWOOD AVE
LEGAL DESCRIPTION: NCB 6387 BLK 7 LOT 40, 41, 42 & W 12.5 FT OF 39
ZONING: R-5, H
CITY COUNCIL DIST.: 1
HIST. DIST. NAME: Monte Vista
APPLICANT: David G Leibold/238 W HOLLYWOOD AVE
OWNER: David G Leibold/238 W HOLLYWOOD AVE
TYPE OF WORK: Window replacement
APPLICATION RECEIVED: July 5, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Jessica Anderson

REQUEST:

The applicant requests a Certificate of Appropriateness for approval to replace nine one-over-one wood windows with aluminum-clad wood 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 Replacement Windows

Consistent with the Historic Design Guidelines, the following recommendations are made for replacement windows:

- **MATERIALS:** 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.
- **SASHES:** 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 finish. 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.

FINDINGS:

- a. The applicant requests a Certificate of Appropriateness for approval to replace nine one-over-one wood windows with aluminum-clad wood windows.
- b. The primary structure located at 238 W Hollywood is a two-story, single-family Tudor Revival-style residence with Mission influence built c. 1930. The home features a dominant brick chimney, a steeply-sloped primary hipped roof with a primary front gable, decorative stickwork, and a cast stone arched entryway. Windows are predominately one-over-one wood windows with six-over-six wood screens, with some metal sash casement windows featuring decorative leaded glass. The structure contributes to the Monte Vista Historic District.
- c. **WINDOW REPLACEMENT: EXISTING CONDITION** – Staff conducted a site visit on July 11, 2022, to assess the condition of the existing windows and found that all nine wood windows proposed for replacement are in repairable condition. Most require minimal repair and intervention such as scraping and repainting, reglazing, and adjustments within the existing frame.
- d. **WINDOW REPLACEMENT: ENERGY EFFICIENCY** – The applicant has expressed concern to staff regarding the need to improve the energy efficiency of the house. However, in most cases, windows only account for a fraction of heat gain/loss in a house. 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. Additionally, air infiltration can be mitigated through weatherstripping or readjusting the window assembly within the frame, as assemblies can settle or shift over time. 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 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,

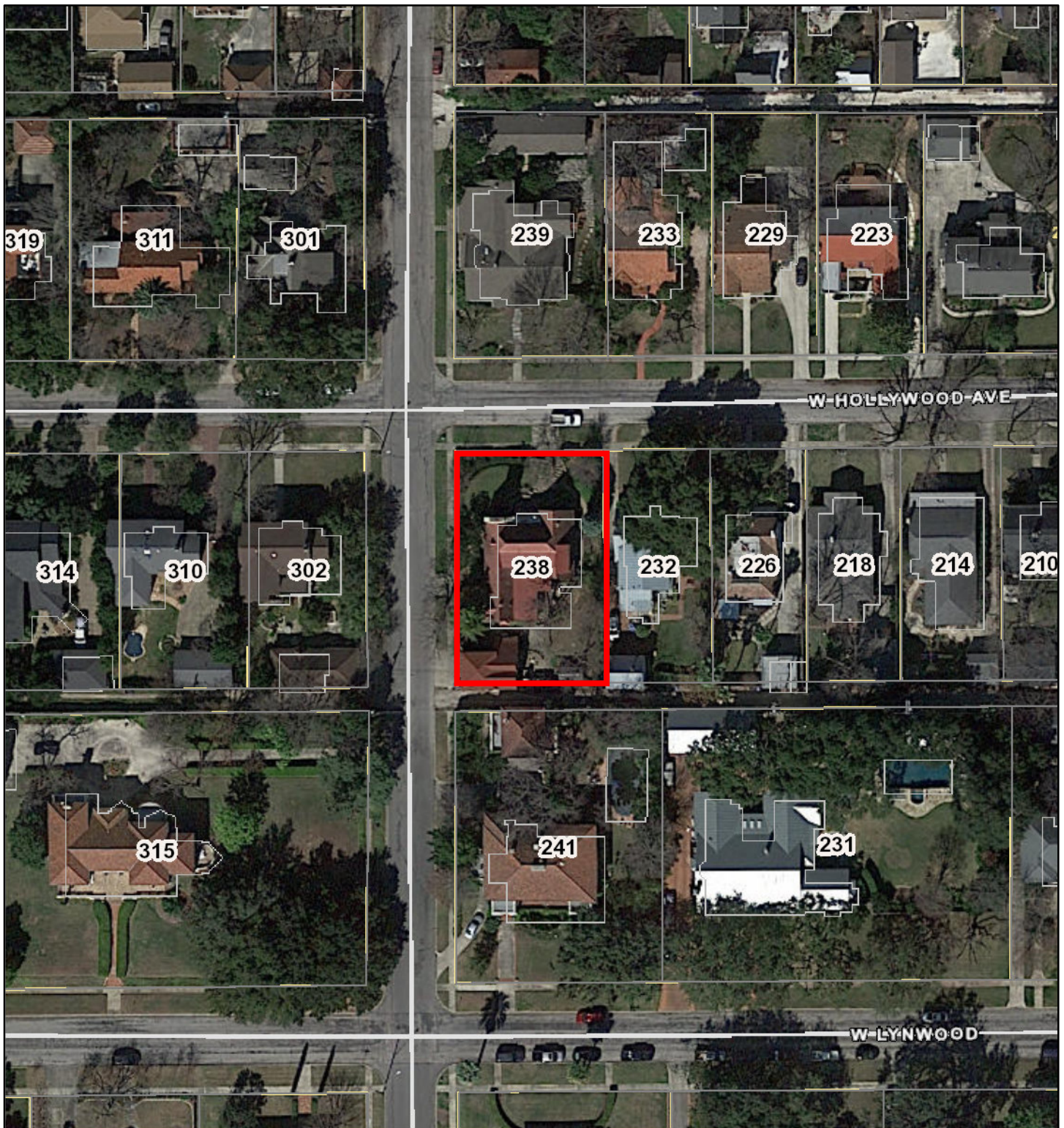
replacement windows will need to be again replaced at least 4 times. The total lifecycle cost of replacement windows is also much more energy intensive than the restoration of existing windows, including material sourcing, manufacture, transportation, and installation. Finally, window repair and restoration utilizes the local labor of craftspeople. Staff generally encourages the repair and restoration of windows whenever possible.

- e. **WINDOW REPLACEMENT: WASTE AND LIFESPAN** – More than 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 nine windows on the structure with Jeld-Wen aluminum-clad wood windows. 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. While the proposed replacement windows conform to Standard Specifications for Windows in Additions and New Construction, staff does not find the proposal to replace the original wood windows consistent with the Guidelines. 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. If a window assembly is deemed irreparable, the window should be replaced in-kind in terms of materiality, configuration, inset, proportion, style, and detailing. As noted in finding v, staff finds that all original wood windows are in repairable condition. Staff does not find replacement of original wood windows consistent with the Guidelines.






RECOMMENDATION:


Staff does not recommend approval based on findings c through f. Staff recommends that all original wood windows are retained and repaired.

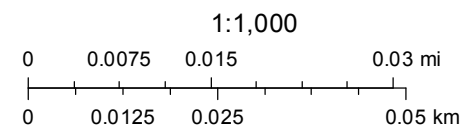
City of San Antonio One Stop



July 13, 2022

-  CoSA Addresses
-  Community Service Centers
-  Pre-K Sites
-  CoSA Parcels
-  BCAD Parcels

 COSA City Limit Boundary



Regarding Minor Building Repair
Application REP-MBR-APP22-
35005319 -
David Leibold
238 West Hollywood Ave SAT
78212

The only windows I intend to replace are windows 1,2,3,4,5,6,7,8,9, for a total of 9 windows. These are double hung

All of the other windows in the building will remain unchanged

ON THE OUTSIDE

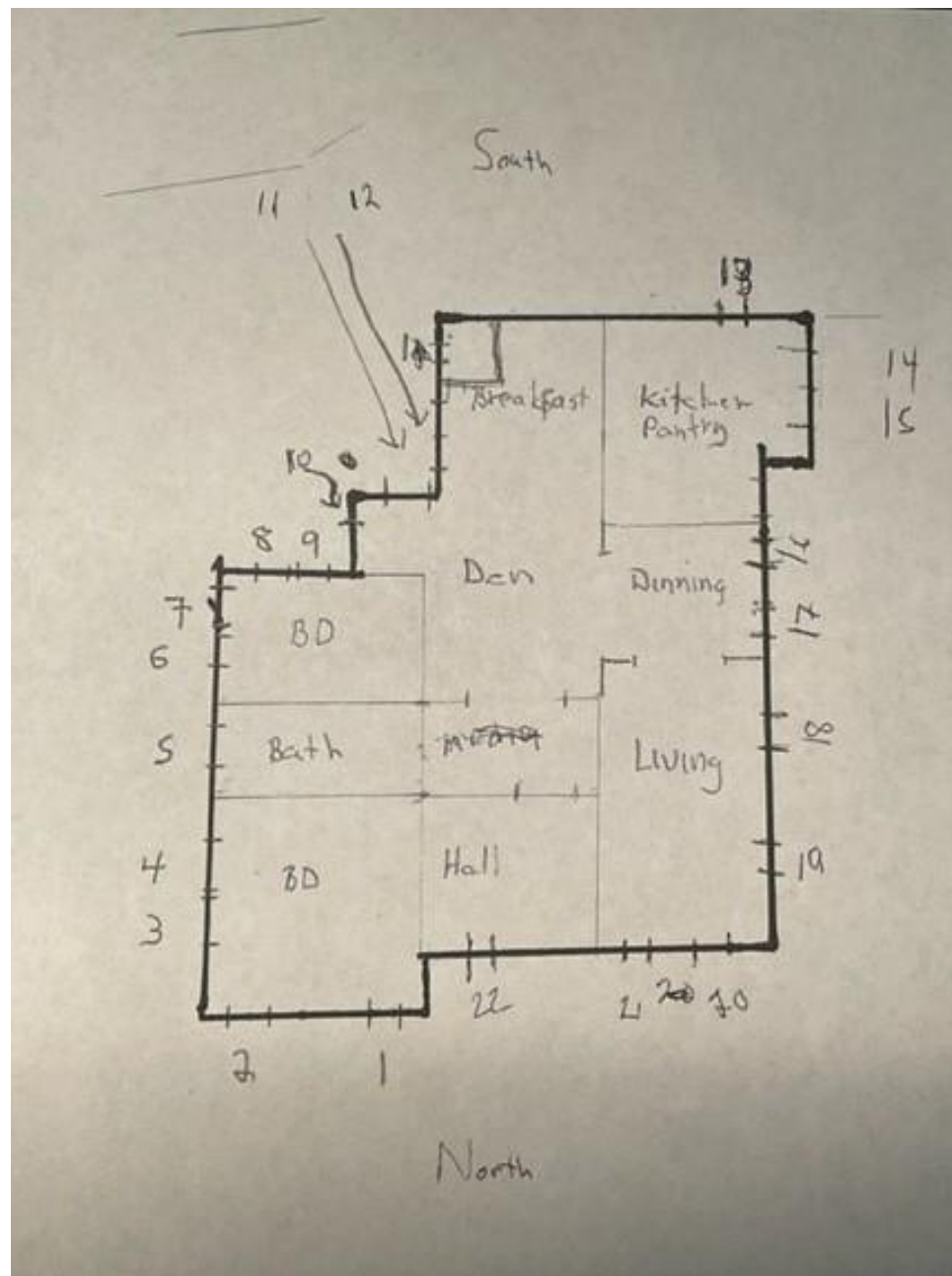
All of the double hung windows are currently with security guards and wood/copper screens.

The window sashes are not visualized from the outside

ON THE INSIDE

all of the double hung windows are
covered with
original wood venetian blinds except
for window 5

The window sashes are not visualized
on the inside except for window 5





North Elevation



East Elevation



South Elevation





East



South Elevation



West



16



19

18

17

West Elevation



North Elevation







1



1



1



1



2



2



2



2



2



2





5,4,3











Cracked window







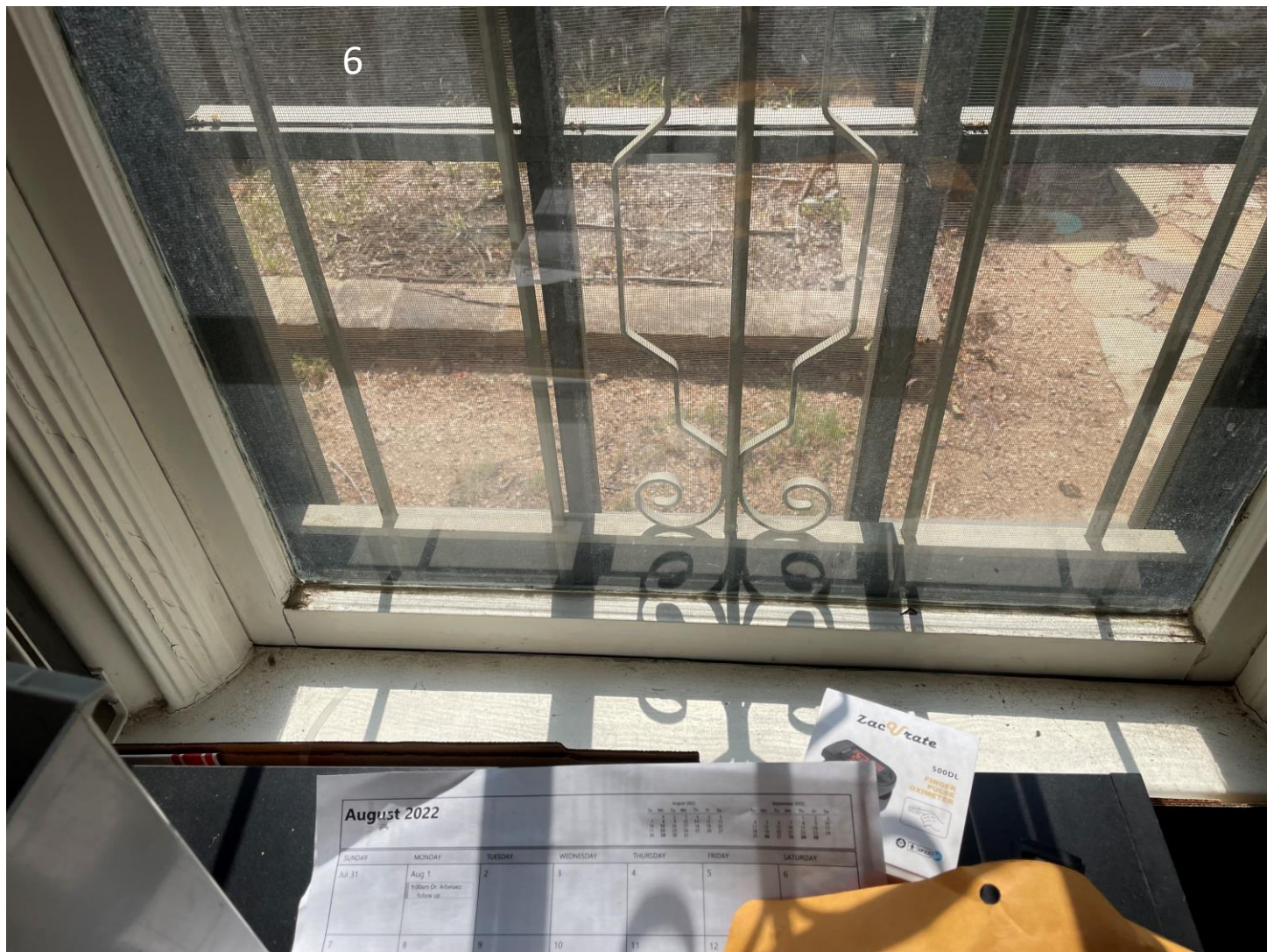








6



August 2022

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Jul 31	Aug 1 Eid-ul-Fitr Public Holiday	2	3	4	5	6
7	8	9	10	11	12	

ZacVrate

500DL
FENCING
PLASTER
GUMMETER

7





I was not able to take a photo of
the outside of the window
without the screen because I
could not open the window to
remove the screen









The window I intend to use is
JELD WEN “Siteline Clad-Wood
Double Hung Sash Kit”

.



JELD-WEN.
WINDOWS & DOORS

Siteline®

Clad-Wood Windows

Double-Hung Sash Pack

Architectural Design Manual

Installation Instructions

for Sitaline® Wood/Clad Wood Double-Hung Sash Pack
(JII-90013W)



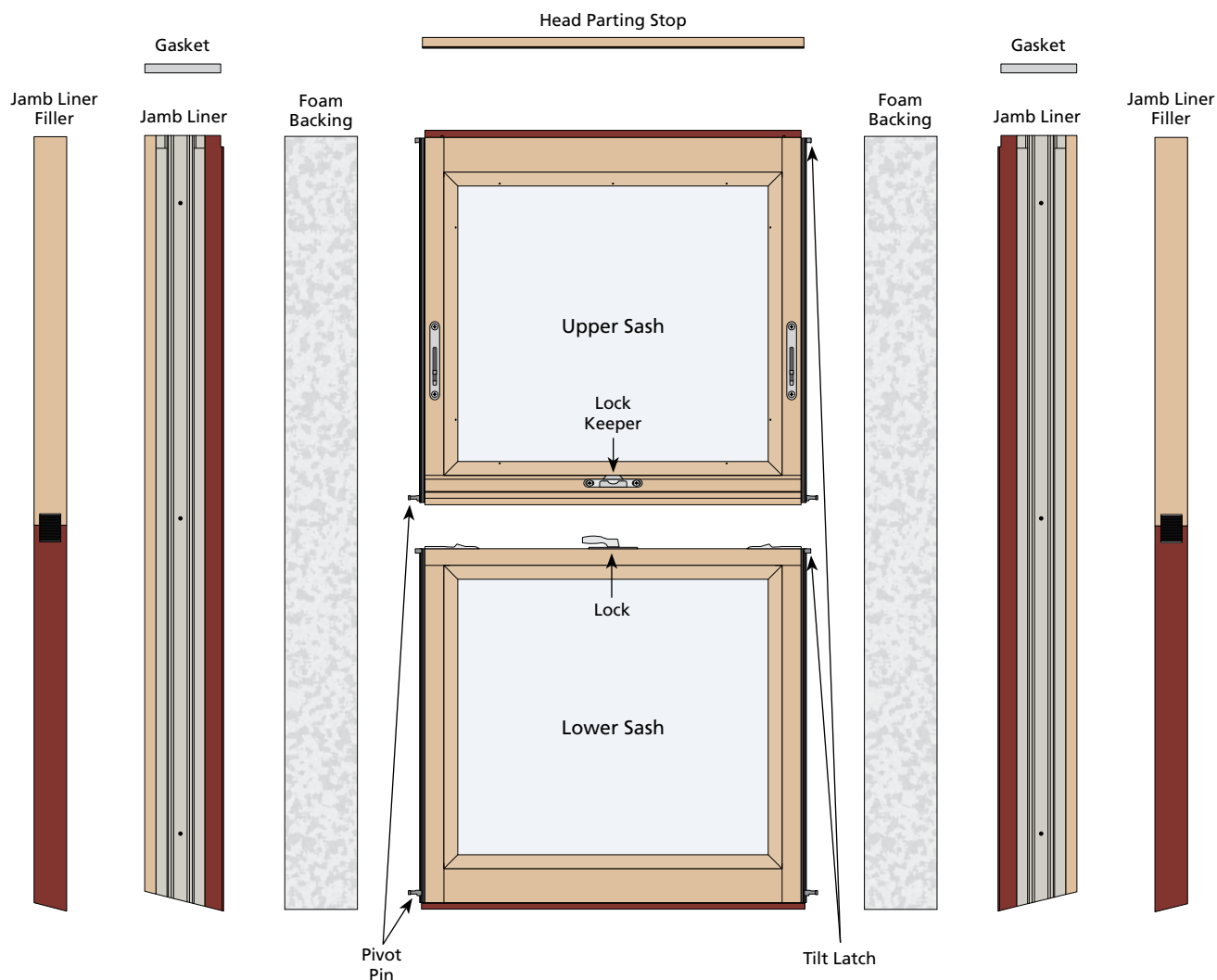
Thank you for selecting JELD-WEN products. Attached are JELD-WEN's recommended installation instructions for Sitaline Double-Hung Sash Pack, designed to be installed into an existing window frame. Replacement sashes are installed from the interior, and interior detail work is needed to complete the installation. Consult your local building department for applicable building codes and regulations (particularly regarding minimum egress requirements). Local building code requirements supersede recommended installation instructions. JELD-WEN does not endorse the installation of our products into a barrier type install system unless a sill pan is present, incorporated with through-wall flashing and can drain to the exterior (along with other "required" components). Failure to do so may result in the denial of any warranty claims. Areas such as Florida and the Texas TDI region have different anchoring requirements based on product certification. For information on specific products, visit www.floridabuilding.org or www.tdi.texas.gov and follow the anchoring schedule given in the drawings for the product instead of the anchoring schedule in this document.

Finishing

NOTICE

Finish any exposed wood surfaces before or immediately after installation.

To finish your sash, please see our document **JCM003, Care and Maintenance for Wood Windows and Patio Doors**, located in the Product Support Section at jeld-wen.com.



IMPORTANT INFORMATION | TABLE OF CONTENTS | GLOSSARY

JELD-WEN does not endorse the installation of our products into a barrier type install system unless a sill pan is present, incorporated with through-wall flashing and can drain to the exterior (along with other “required” components). Failure to do so may result in the denial of any warranty claims.

PLEASE NOTE: The installation of a Sitrine Sash Pack will not eliminate installation or maintenance problems with an existing window. Problems such as wood decay and water leaks around the existing frame must be investigated and fixed prior to installing the Sitrine Sash Pack. An installation where the window sill is higher than 35 feet above ground level or any window installation into a condition not specifically addressed in these instructions must be designed by an architect or structural engineer. Failure to install into a square, level and plumb condition could result in denial of warranty claims for operational or performance problems.

NOTE TO INSTALLER: Provide a copy of these instructions to the building owner. By installing this product, you acknowledge the terms and conditions of the limited product warranty as part of the terms of the sale.

Read these installation instructions thoroughly before beginning. They are designed to work in most existing applications. However, existing conditions may require changes to these instructions. If changes are needed, they are made at the installer's risk. For installations other than indicated in these instructions, contact a building professional.

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NOTICE

JELD-WEN advises against product installation in high interior water exposure environments such as showers, steam rooms and enclosed pool areas. These areas are beyond the tested/certified design intent of the window and any related warranty claims could be denied on that basis.

Glossary

Balance System

A system of ropes and pulleys (older) or springs (newer) used to counterbalance the weight of a sash.

Clutch

A part of the balance system into which the pivot pins are inserted or engaged.

Head Jamb

The horizontal frame element at the top of the window.

Jamb Liner

An assembly of vinyl and various types of springs that fit inside the side jambs of the frame and allows the sash to operate.

Pivot Pin

The pin on the bottom corners of the sash that engages the balance system and allows the sash to pivot for easy removal and installation.

Sash

An assembly comprised of stiles (vertical pieces), rails (horizontal pieces) and the window's glass.

Sash Lock

The primary lock on the sash that secures the window opening.

Side Jambs

The vertical frame elements on either side of the window.

Sill

The horizontal frame element at the bottom of the window.

Stop

A molding used to hold, position or separate window parts. Can also be called a trim stop or parting stop and can be located on any side within the frame.

Window Frame

The outer assembly (side jambs, head jamb and sill) that contains the sash(es) and attaches to the rough opening.

MATERIALS AND TOOLS

Included Parts

- Upper and lower sash.
- Wood head parting stop with weatherstrip.
- Two Jamb liners.
- Foam backing material (two) for use behind the jamb liners.
- Screws.
- Two gaskets.

Needed Materials

- Finish nails.
- Spray Adhesive.
- Sealant: We recommend OSI® QUAD® Max Sealant or equivalent.

Needed Tools

- Hammer
- Putty knife or pry bar
- Nail set
- Utility knife
- Tape measure
- Level
- Drill/Driver and Phillips Head Bit
- Hand Saw (Fine Tooth)
- Rubber mallet (non-scuffing)

SAFETY AND HANDLING

Safety

- Read and fully understand **ALL** manufacturer's instructions before beginning. Failure to follow proper installation instructions may result in the denial of warranty claims for operational or performance problems.
- **DO NOT** work alone. **Two or more people are required.** Use safe lifting techniques.
- Use caution when handling glass. Broken or cracked glass can cause serious injury.
- Wear protective gear (e.g. safety glasses, gloves, ear protection, etc.).
- Operate hand/power tools safely and follow the manufacturer's operating instructions.
- Use caution when working at elevated heights.
- If disturbing existing paint, take proper precautions if lead paint is suspected (commonly used before 1979). Your regional EPA (www.epa.gov/lead) or Consumer Product Safety Commission offices provide information regarding regulations and lead protection.

⚠ WARNING

Drilling, sawing, sanding or machining wood products can expose you to wood dust, a substance known to the State of California to cause cancer. Avoid inhaling wood dust or use a dust mask or other safeguards for personal protection. For more information, go to www.P65Warnings.ca.gov/wood.

Window and Materials Handling

- Heed material manufacturer's handling and application instructions.
- Protect adhesive surfaces from dirt, moisture, direct sunlight and folding over onto themselves.
- Handle in a vertical position; **DO NOT** drag on the floor.
- **DO NOT** put stress on joints, corners or frames.
- Store window in a dry, well-ventilated area in vertical, leaning position to allow air circulation; **DO NOT** stack horizontally.
- Protect from exposure to direct sunlight during storage.
- Only install into vertical walls when the conditions and sheathing are dry.

IF INJURY OCCURS, IMMEDIATELY SEEK MEDICAL ATTENTION!

1

INSPECT PRODUCT

Remove Packaging

Remove shipping materials such as corner covers, shipping blocks or pads. If there is a protective film on the glass, **DO NOT** remove it until installation and construction are complete.

NOTE: The foam backing material is to be used during the installation process. DO NOT discard!

Inspect Window

- Cosmetic damage and/or shipping damage.
- Included parts.
- Correct product (size, color, grid pattern, glass type and energy-efficiency requirements, etc.).
- Manufacturing abnormalities (e.g. warp, bow, squareness).

If any of the above represents a concern, **BEFORE** installing, contact your dealer or distributor for recommendations.

2

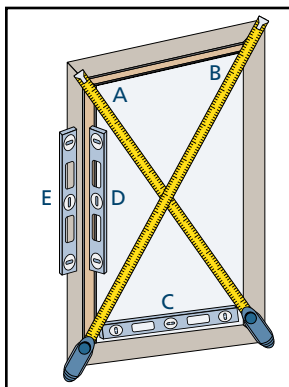
REMOVE EXISTING SASH AND PREPARE OPENING

Inspect Existing Window Frame

NOTICE

This sash pack is designed to be installed into a structurally sound, plumb, level and square opening. Failure to do so will negatively impact the fit and performance of this product.

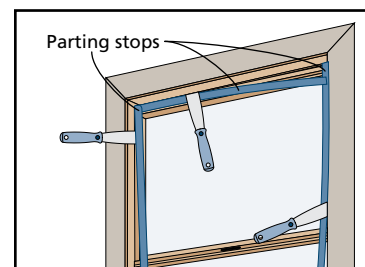
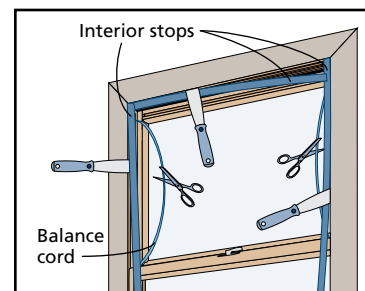
- Verify and correct any problems with the existing frame such as wood decay and water leaks prior to installing replacement sashes.
- Verify the existing window frame is square. The (A) and (B) measurements should be the same. Maximum allowable deviation from square is 1/8".
- Verify the existing window frame is level and plumb (C, E and D). The maximum allowable deviation is 1/16" for every 2' of rough opening (not to exceed 1/8"). Add filler material (e.g. veneer strips) to window to correct frame dimensions.
- The interior face of the existing window frame must be in a single plane (E) with less than 1/8" twist from corner to corner.



DO NOT install the new sash pack unless the existing window frame meets the above conditions. Professional assistance may be necessary to correct problems before installation.

Remove Existing Balance System and Sashes

1. Remove any interior trim stops at head or sides flush with jambs. Interior trim stops may be reused if not damaged.
2. Remove existing lower sash and balance system. If the balance system has balance cords, cut cords and gently lower weights into frame.
3. Remove existing head and jamb parting stops. Remove the upper sash in the same manner as the lower sash.
4. Unscrew pulleys and remove or tap into the frame until flush with the jamb. Fill any holes left by the balance system with an insulating material (e.g. low expansion window and door foam).
NOTE: Reverse steps if installing from the exterior.



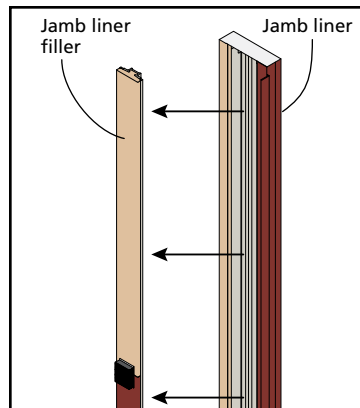
Disposal

After removing the old window, contact your local waste management entities for proper disposal or recycling of products being removed.

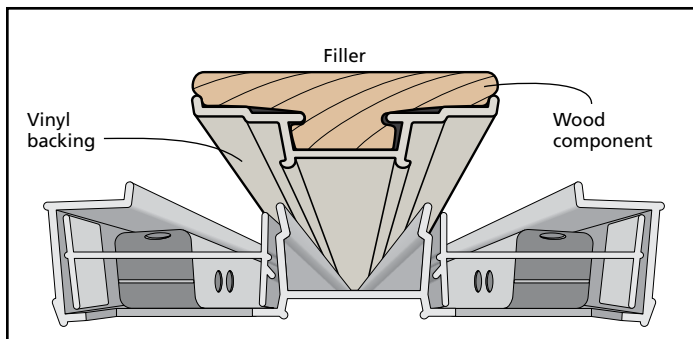
3

INSTALL JAMB LINERS

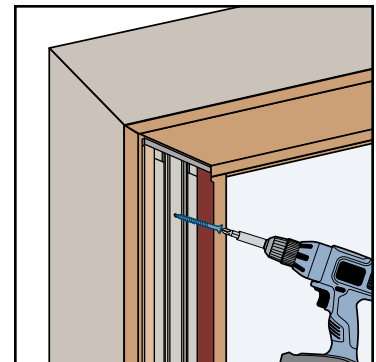
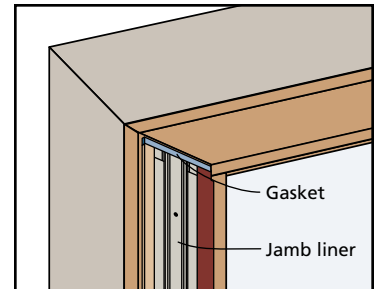
1. Remove the jamb liner filler and set it aside.
2. Remove the backing paper off the gasket and install on the top of the jamb liner.



NOTE: The jamb liner filler is a two-piece component. To avoid damage to the wood component, remove filler by grabbing/prying on the vinyl backing.



3. Align and install the jamb liner into the side of the window frame while pressing down against the window sill.
4. Ensure jamb liner is flush with interior/exterior stop and sill of the window frame. Drive a screw through the top pre-drilled hole and tighten until snug. Repeat for all other pre-drilled fastener holes. **NOTE:** Over tightening of jamb liner screws may cause distortion.
5. Press jamb liner filler into place within jamb liner.
6. Repeat steps for the opposite jamb liner.



4

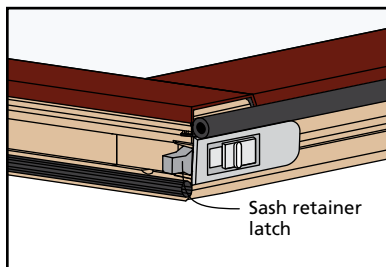
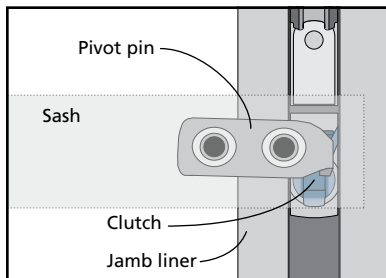
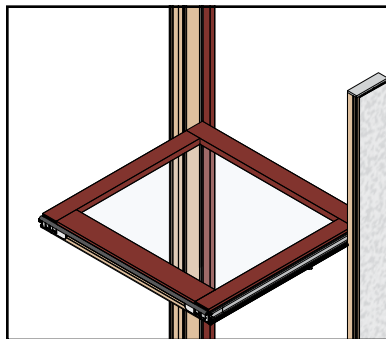
INSTALL SASHES

⚠ WARNING

Some sashes may be very heavy, use at least two people to install.

Sash Installation

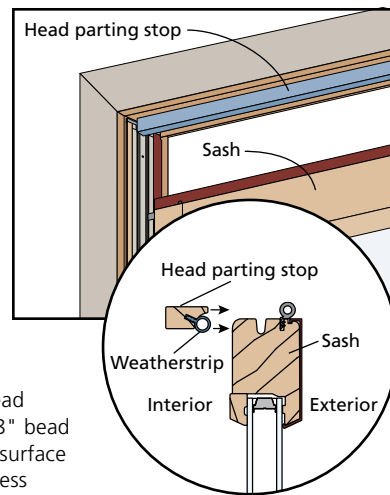
1. Install the upper sash (sash with lock keeper) first. Hold the sash horizontally with the right side slightly lower than the left side. Insert the right pivot pin on the sash into the jamb liner track nearest the exterior and above the clutch.
2. Insert the left pivot pin into the opposing clutch. Support the sash and gently tap both corners to ensure the pins are fully seated into the clutch.
3. Retract the tilt latches. Tilt the sash into the upright position and release the tilt latches to secure the sash into the jamb liner.
4. Make sure the head of the sash is positioned on the same track as the pivot pins.
5. Repeat steps to install the lower sash in the interior track.



6. Test the sash for operation. Check the recommended reveals between the jamb liner and the edge of the sash for any daylight. Shim behind the jamb liner as needed (removal of the interior/exterior stop or jamb liner may be required to apply the shim).

Install Head Parting Stop

1. Position the head parting stop horizontally between the two jamb liners and near the head jamb. The weatherstripping on the head parting stop should slightly compress against the wood interior surface of the upper sash when fully closed.
2. Evaluate the fit of the head parting stop. Mark and trim as needed.
3. After making any necessary adjustments, remove the head parting stop and apply a 1/8" bead of sealant across the upper surface of the head parting stop. Press the head parting stop in position against the head jamb and secure with finishing nails.
4. Secure the interior/exterior stops with finish nails.



5

COMPLETE INSTALLATION

- Close both sashes and test the lock to make sure both sashes are in the correct alignment.
- Apply sealant between the interior stop and jamb liner.
- Apply sealant to the interior/exterior stops for weatherproofing and a finished look.
- Remove the label from the glass within 30 days.
- Remove protective film (if applicable) on the glass within six months and **immediately** from the cladding.
- Protect recently installed units from damage from plaster, paint, etc.
- Reinstall the original interior/exterior trim or replace it with new millwork.
- Finish any exposed wood surfaces before or immediately after installation. Aluminum cladding does not require additional finishing.

Please visit jeld-wen.com for warranty and care and maintenance information.

Thank you for choosing

JELD-WEN



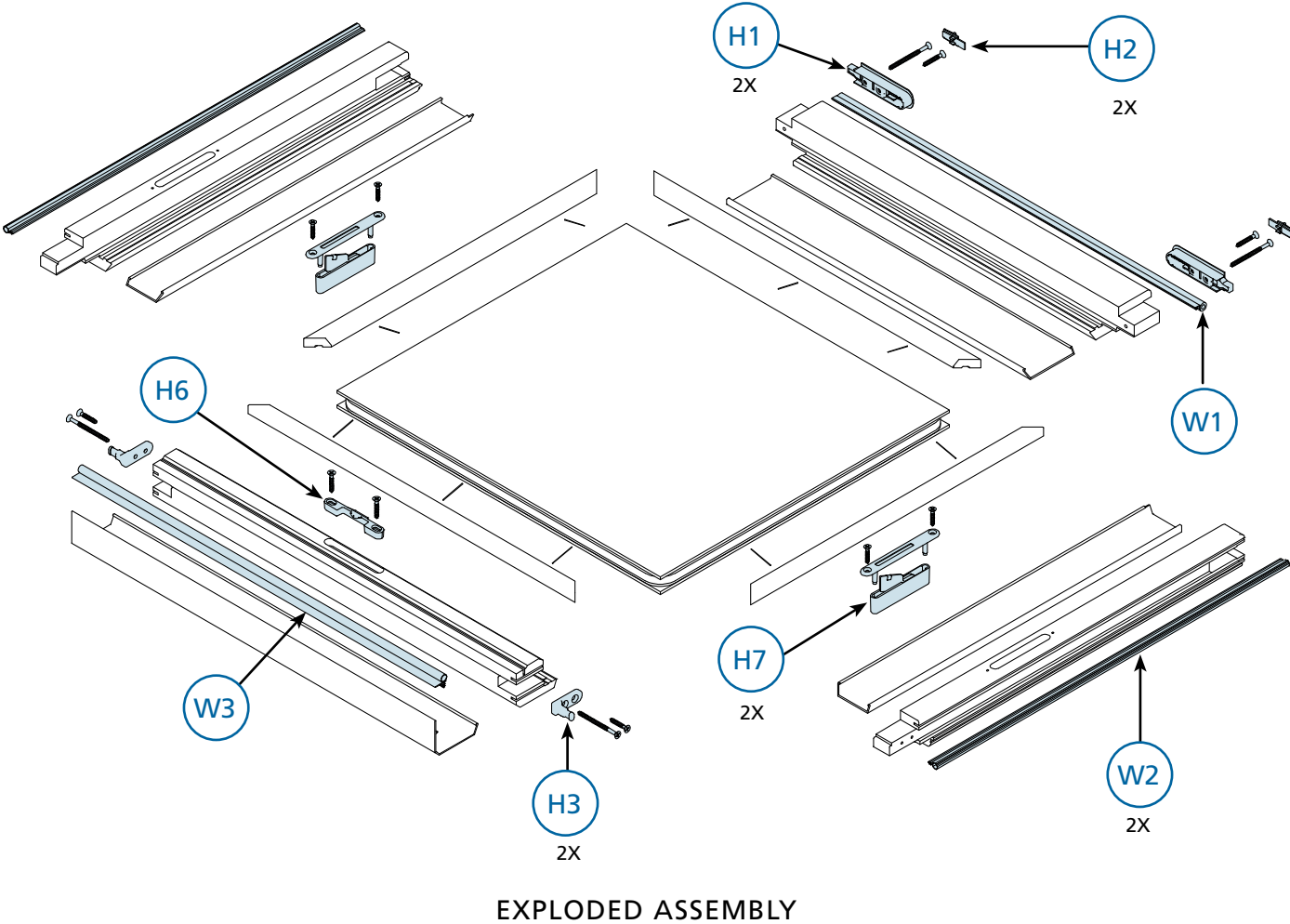
Siteline® Clad Double Hung
Sash Pack Windows
Replacement Parts Catalog
February 2022



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3/16" Bulb Weatherstrip.	18		
Gray 5/16" Hollow Bulb Parting Stop Weatherstrip	18		
Foam Backing	19		

SITELINE® CLAD DOUBLE HUNG SASH PACK TOP SASH ASSEMBLY



Drawing Date: 8/18
NOTE: Replacement parts appear in blue.

Parts Reference Guide:

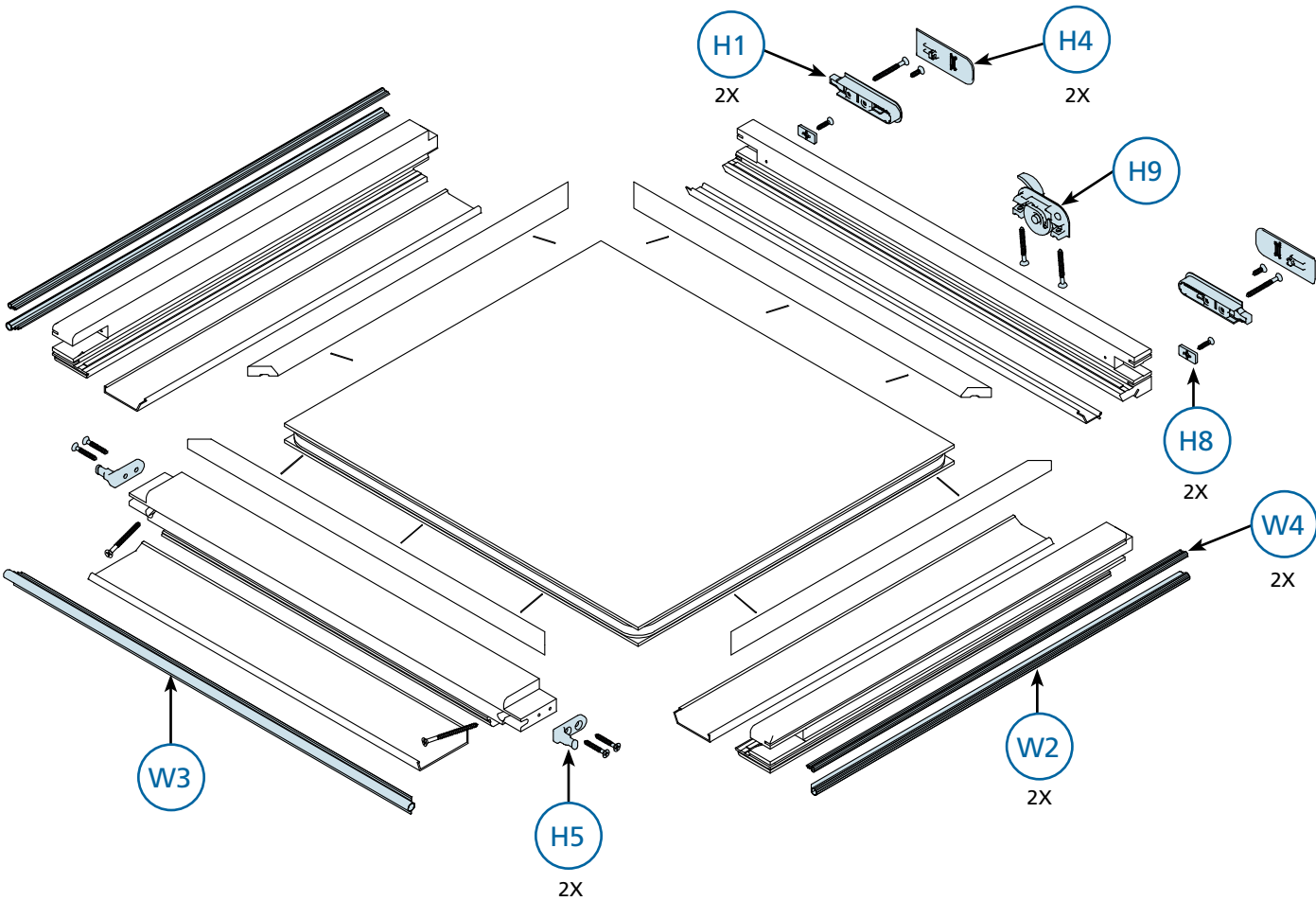
HARDWARE

H1	=	Tilt Latch Body (Top Sash) and Screws.	7
H2	=	Tilt Latch Button	7
H3	=	Pivot Bar with Top Sash Screws	7
H6	=	Keeper and Screws	9
H7	=	WOCD Sash Limiter and Screws	9

WEATHERSTRIP

W1	=	Top Rail Weatherstrip.	18
W2	=	1/4" Bulb Weatherstrip.	18
W3	=	.281" Dia. Foam-Filled Bulb with Flap Weatherstrip.	18

SITELINE® CLAD DOUBLE HUNG SASH PACK BOTTOM SASH ASSEMBLY



EXPLODED ASSEMBLY

Drawing Date: 8/18
NOTE: Replacement parts appear in blue.

Parts Reference Guide:

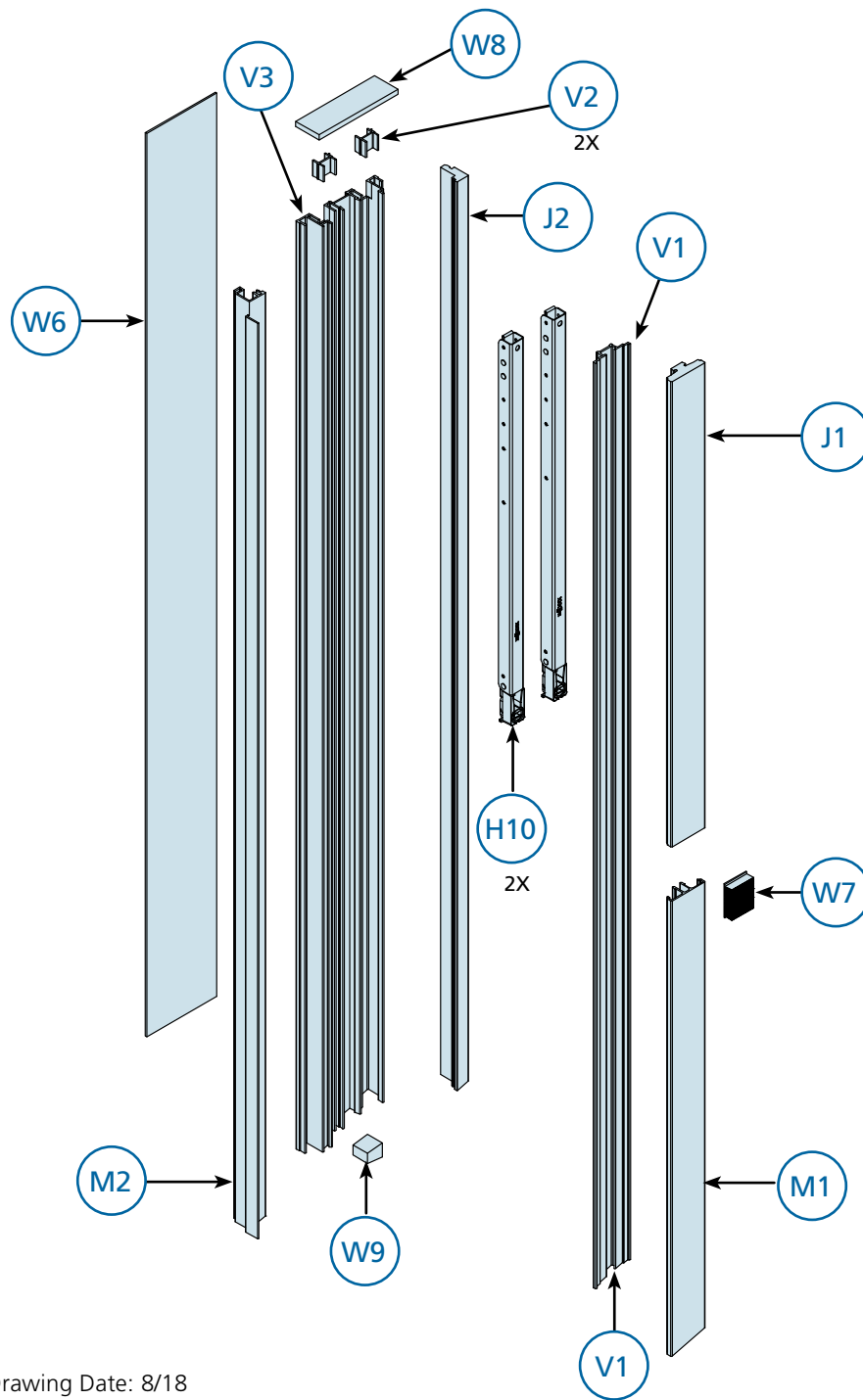
HARDWARE

H1	= Tilt Latch Body (Bottom Sash) and Screws	8
H4	= Tilt Latch Cover	8
H5	= Pivot Bar with Bottom Sash Screws	8
H8	= WOCD Sash Limiter Strike Plate and Screw	10
H9	= Check Rail Flange Mount Sashlock and Screws	10

WEATHERSTRIP

W2	= 1/4" Bulb Weatherstrip	18
W3	= .281" Dia. Foam-Filled Bulb with Flap Weatherstrip	18
W4	= 3/16" Bulb Weatherstrip	18

SITELINE® CLAD DOUBLE HUNG SASH PACK JAMB ASSEMBLY



**EXPLODED LEFT JAMBLINER
ASSEMBLY
(RIGHT MIRRORED)**

Drawing Date: 8/18

NOTE: Replacement parts appear in blue.

Parts Reference Guide:

HARDWARE

H10 = Jambliner Block & Tackle Balance 11

METAL PARTS

M1 = Lower Center Concealed Jambliner Clad Cover 14

M2 = Exterior Aluminum Cover 15

VINYL AND INJECTED PARTS

V1 = Jambliner Cap 16

V2 = Sash Balance Stop 16

V3 = Concealed Jambliner Shell 16

WOOD PARTS

J1 = Concealed Jambliner Wood Cover 17

J2 = Jambliner Wood Cover 17

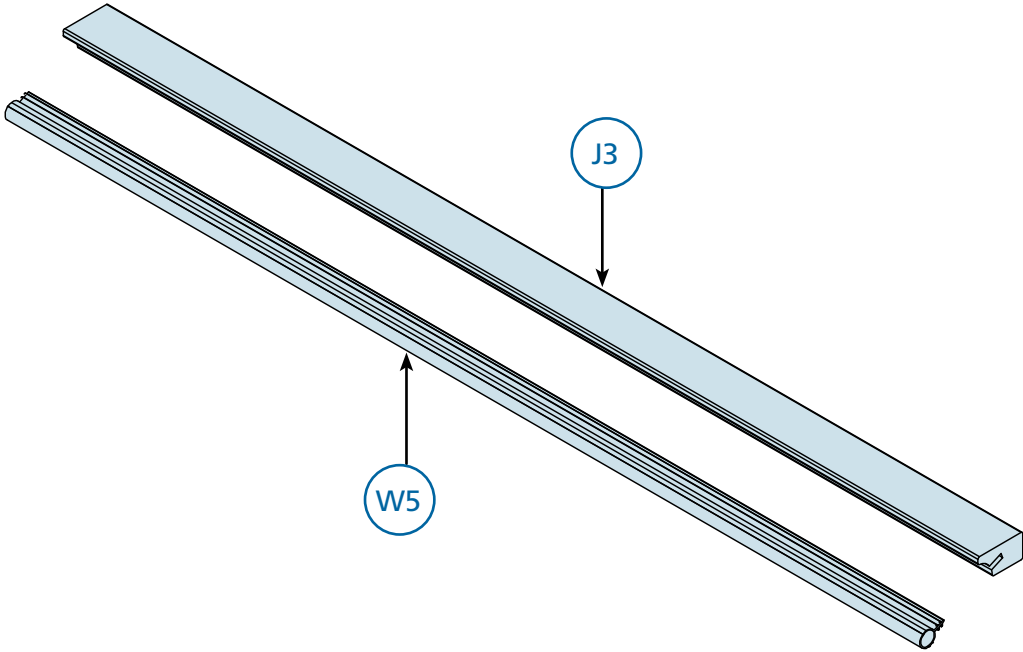
WEATHERSTRIP

W6 = Foam Backing 19

W7 = Jambliner Dust Pad 19

W8 = Foam Cap 19

W9 = Concealed Jambliner Dust Plug 19



EXPLODED ASSEMBLY

Drawing Date: 6/18
NOTE: Replacement parts appear in blue.

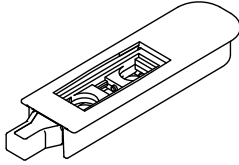
Parts Reference Guide:

WOOD PARTS		WEATHERSTRIP	
J3	= Head Parting Stop	17	W5 = Gray 5/16" Hollow Bulb Parting Stop Weatherstrip 18

HARDWARE - SITELINE® CLAD DOUBLE HUNG SASH PACK WINDOWS

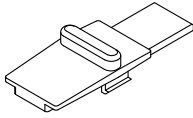
Tilt Latch Body and Button (Top Sash) and Screws

H1



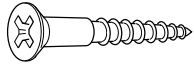
Description	Part No.
Plastic (Prior 6/2017)	
TILT LATCH BODY 03 DH TAN 89555-076	wn405
Metal (Post 6/2017)	
DH TILT LATCH BODY ZNC 2006055 W-14667 TILT LATCH ASSEMBLY	w0hef

H2



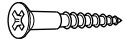
Description	Part No.
TILT LATCH BUTTON 03 DH TAN 13718-076	w3076

#7 x 2" Screw



Description	Part No.
SCREW 7X2 PFH TWINFAST 3/4 THRD. ZINC HARDEND	w07cn

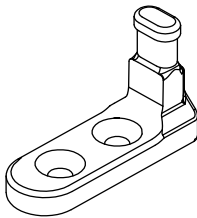
#7-18 x 7/8" Screw



Description	Part No.
#7 - 18 X 7/8 PH FH ZINC PL. D.H. PIVOTS BARS	wk792

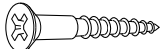
Pivot Bar with Top Sash Screws

H3



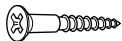
Description	Part No.
JWDH-SASH PACK PIVOT BAR	w0la0

#7 x 2" Screw



Description	Part No.
SCREW 7X2 PFH TWINFAST 3/4 THRD.ANT.BRZ.HARDEND	w07cn

#7-18 x 7/8" Screw

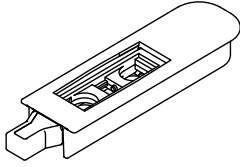


Description	Part No.
#7 - 18 X 7/8 PH FH ZINC PL. D.H. PIVOTS BARS	wk792

HARDWARE - SITELINE® CLAD DOUBLE HUNG SASH PACK WINDOWS

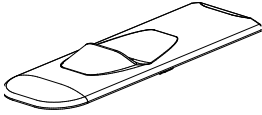
Tilt Latch Body and Cover (Bottom Sash) and Screws

H1



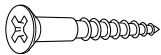
Description	Part No.
Plastic (Prior 6/2017)	
TILT LATCH BODY 03 DH TAN 89555-076	wn405
Metal (Post 6/17)	
DH TILT LATCH BODY ZNC 2006055 W-14667 TILT LATCH ASSEMBLY	w0hef

H4



Description	Finish	Part No.
JSDH TILT LATCH COVER	Antique Brass	w0ctt
	Bright Brass	w0cto
	Brilliant White	w0cts
	Brushed Chrome	w0ctu
	Chestnut Bronze	w0ctr
	Desert Sand	w0ctq
	Gloss Black	w0ctv
	Matte Black	w0p37
	Oil Rubbed Bronze	w0ctn
	Satin Nickel	w0ctp

#7 x 2" Screw



Description	Part No.
SCREW 7X2 PFH TWINFAST 3/4 THRD. ZINC HARDEND	w07cn

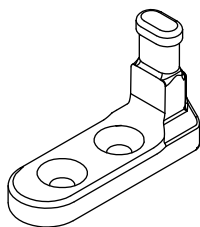
#7 x 1/2" Screw



Description	Part No.
SCRW #7 X 1/2 T17 PH FU SM SS	w0350

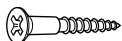
Pivot Bar with Bottom Sash Screws

H5



Description	Part No.
JSDH-DH SASH PIVOT BAR 13486	w0la0

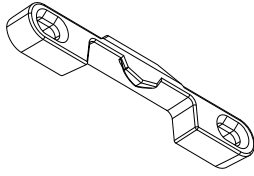
#7-18 x 7/8" Screw



Description	Part No.
#7 - 18 X 7/8 PH FH ZINC PL. D.H. PIVOTS BARS	wk792

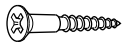
HARDWARE - SITELINE® CLAD DOUBLE HUNG SASH PACK WINDOWS

Keeper and Screws



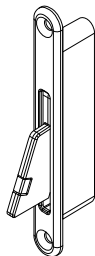
Description	Finish	Part No.
KEEPER EX DH & SL	Antique Brass	wk158
	Black	w0d0y
	Brilliant White	wk155
	Brushed Chrome	wk159
	Chestnut Bronze	wk154
	Desert Sand	wk157
	Oil Rubbed Bronze	wk160
	Polished Brass	wk156
	Satin Nickel	wk161

#7 x 7/8" Screw



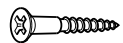
Description	Finish	Part No.
LCK/KPR SCREW #7 X 7/8 PH FH #5 ZINC VNL	Antique Brass	wk166
	Black	w0d0z
	Brilliant White	wk163
	Brushed Chrome	wk167
	Chestnut Bronze	wk162
	Desert Sand	wk165
	Oil Rubbed Bronze	wk168
	Polished Brass	wk164
	Satin Nickel	wk167

WOCD Sash Limiter and Screws



Description	Finish	Part No.
WOCD-DH 4" SASH LIMITER	Antique Brass	w05xn
	Black	w05xl
	Brilliant White	w05xi
	Brushed Chrome	w05xp
	Chestnut Bronze	w05xj
	Desert Sand	w05xk
	Oil Rubbed Bronze	w05xm
	Polished Brass	w05xo
	Satin Nickel	w05xq
NOTE: WHEN ORDERING SASH LIMITER INCLUDE THE SASH LIMITER STRIKE PLATE (H8) ON PAGE 11. PART SHIPS WITH COLOR MATCH SCREWS.		

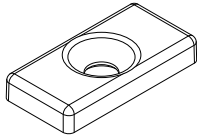
#6 x 5/8" Screw



Description	Finish	Part No.
SCREW #6 X 5/8 PFH WOOD	Antique Brass	w060q
	Black	w060o
	Brilliant White	w066d
	Brushed Chrome	w060t
	Chestnut Bronze	w060m
	Desert Sand	w060n
	Oil Rubbed Bronze	w060p
	Polished Brass	w060r
	Satin Nickel	w060s

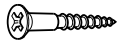
HARDWARE - SITELINE® CLAD DOUBLE HUNG SASH PACK WINDOWS

WOCD Sash Limiter Strike Plate and Screw



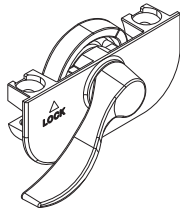
Description	Finish	Part No.
WOCD-DH 4" SASH STRIKE PLATE	Antique Brass	w0inm
	Black	w0ink
	Brilliant White	w0inh
	Brushed Chrome	w0ino
	Chestnut Bronze	w0ini
	Desert Sand	w0inj
	Oil Rubbed Bronze	w0inl
	Polished Brass	w0inn
	Satin Nickel	w0inp
NOTE: PART SHIPS WITH COLOR MATCH SCREWS.		

#6 x 5/8" Screw



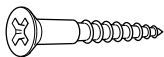
Description	Finish	Part No.
SCREW #6 X 5/8 PFH WOOD	Antique Brass	w060q
	Black	w060o
	Brilliant White	w066d
	Brushed Chrome	w060t
	Chestnut Bronze	w060m
	Desert Sand	w060n
	Oil Rubbed Bronze	w060p
	Polished Brass	w060r
	Satin Nickel	w060s

Check Rail Flange Mount Sashlock and Screws



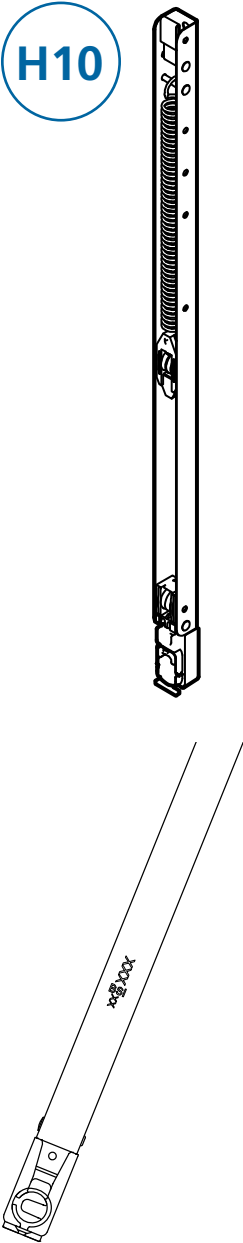
Description	Finish	Part No.
SASHLOCK DH	Antique Brass	wk150
	Brilliant White	wk147
	Brushed Chrome	wk151
	Chestnut Bronze	wk146
	Desert Sand	wk149
	Gloss Black	w0d0x
	Matte Black	w0p47
	Oil Rubbed Bronze	wk152
	Polished Brass	wk148
	Satin Nickel	wk153

#6 x 1-1/4" Screw



Description	Part No.
SCREW #6 X 1 1/4 PH/SQ FH TYPE	w0atc

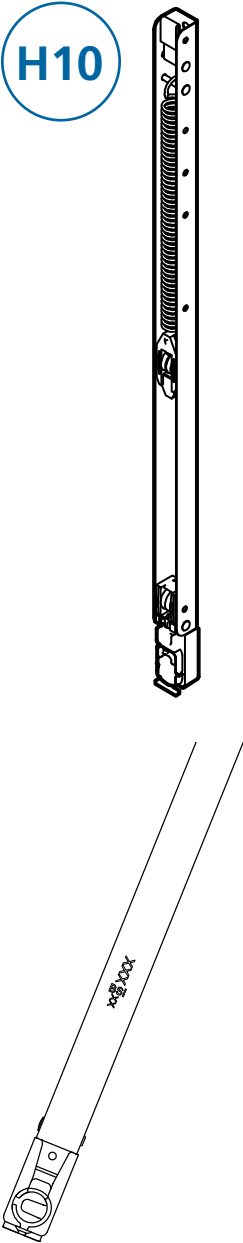
Jambliner Block and Tackle Balance



Description	Size	Part No.
716 SERIES 533 78791 BALANCE SYSTEM	10A	w0l9q
	10B	w0l9r
	10C	w0l9s
	10D	w0l9t
	10E	w0l9u
	12A	w0kzf
	12B	w0kzg
	12C	w0l71
	12D	w0l72
	14A	w0l73
	14B	w0l74
	14C	w0l75
	14D	w0l76
	14i	w0l77
	16A	w0l78
	16B	w0l79
	16C	w0l7a
	16D	w0l7b
	16E	w0l7c
	16i	w0l7d
	18A	w0l7e
	18B	w0l7f
	18C	w0l7g
	18D	w0l7h
	18E	w0l7i
	18F	w0l7j
	20A	w0l7k
	20B	w0l7l
	20C	w0l7m
	20D	w0l7n
	20E	w0l7o
	20F	w0l7p
	22A	w0l7q
	22B	w0l7r
	22C	w0l7s
	22D	w0l7t
	22E	w0l7u
	22F	w0l7v
	24A	w0l7w
	24B	w0l7x
	24C	w0l7y
	24D	w0l7z
	24E	w0l80
	24F	w0l81
	26A	w0l82
	26B	w0l83
	26C	w0l84
	26D	w0l85
	26E	w0l86
	26F	w0l87
	28A	w0l88
	28B	w0l89
	28C	w0l8a

Continued on page 12

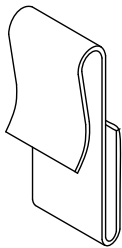
Jambliner Block and Tackle Balance...(continued from page 11)



Description	Size	Part No.
716 SERIES 533 78791 BALANCE SYSTEM	28D	w0l8b
	28E	w0l8c
	28F	w0l8d
	30A	w0l8e
	30B	w0l8f
	30C	w0l8g
	30D	w0l8h
	30E	w0l8i
	30F	w0l8j
	32A	w0l8k
	32B	w0l8l
	32C	w0l8m
	32D	w0l8n
	32E	w0l8o
	32F	w0l8p
	34A	w0l8q
	34B	w0l8r
	34C	w0l8s
	34D	w0l8t
	34E	w0l8u
	34F	w0l8v
	36A	w0l8w
	36B	w0l8x
	36C	w0l8y
	36D	w0l8z
	36E	w0l90
	36F	w0l91
	38A	w0l92
	38B	w0l93
	38C	w0l94
	38D	w0l95
	38E	w0l96
	38F	w0l97
	40A	w0l98
	40B	w0l99
	40C	w0l9a
	40D	w0l9b
	40E	w0l9c
	40F	w0l9d
	42A	w0l9e
	42B	w0l9f
	42C	w0l9g
	42D	w0l9h
	42E	w0l9i
	42F	w0l9j
	44A	w0l9k
	44B	w0l9l
	44C	w0l9m
	44D	w0l9n
	44E	w0l9o
	44F	w0l9p

HARDWARE - SITELINE® CLAD DOUBLE HUNG SASH PACK WINDOWS

Short S-Clip



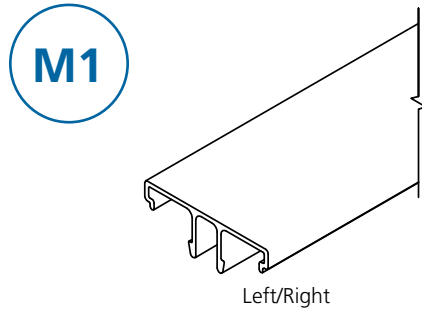
Description	Part No.
JSDH-DH 533 BALANCE S-CLIP	w0d0u

Siteline Pocket Hardware Bag

Illustration Not Available

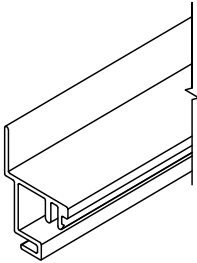
Description	Part No.
SITELINE POCKET HARDWARE BAG	w0lcl

Lower Center Concealed Jambliner Clad Cover



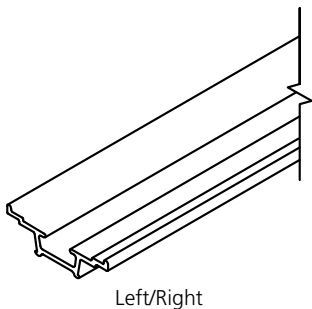
Description	Width	Length	Standard Color	Part No.
JSDH PCKT JBLNRCVR 8-0	1.452	96"	Black	w0kt8
	1.452	96"	Brilliant White	w0kt2
	1.452	96"	Chestnut Bronze	w0kt3
	1.452	96"	Dark Chocolate	w0kt9
	1.452	96"	Desert Sand	w0kt4
	1.452	96"	French Vanilla	w0kt7
	1.452	96"	Hartford Green	w0kt5
	1.452	96"	Mesa Red	w0kt6
	1.452	96"	Mill Finish (Wood)	w0kta
	1.452	96"	Silver	w0kth
	1.452	96"	Steele Gray	w0ktg
	Width	Length	Optional Color	Part No.
	1.452	96"	Admiral	w0ktq
	1.452	96"	Bone White	w0ktb
	1.452	96"	Cocoa	w0ktl
	1.452	96"	Cranberry	w0ktn
	1.452	96"	Flagstone	w0ktk
	1.452	96"	Heirloom White	w0kta
	1.452	96"	Hunter Green	w0ph0
	1.452	96"	Ivory	w0kte
	1.452	96"	Luxury Bronze	w0p0g
	1.452	96"	Mocha Cream	w0ktf
	1.452	96"	Moss	w0kto
	1.452	96"	Navy	w0ktr
	1.452	96"	Sea Foam	w0p0l
	1.452	96"	Smoke	w0ktd
	1.452	96"	Stone	w0kti
	1.452	96"	Stormy	w0ktp
	1.452	96"	Surf	w0ktn

Exterior Aluminum Cover



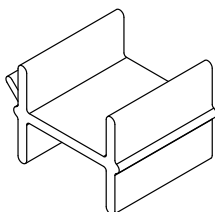
Description	Standard Color	Part No.
SASHKIT JBLNRCVR	Black	w0l2l
	Bone White	w0l2o
	Brilliant White	w0l2f
	Chestnut Bronze	w0l2g
	Dark Chocolate	w0l2m
	Desert Sand	w0l2h
	French Vanilla	w0l2k
	Hartford Green	w0l2i
	Heirloom White	w0l2p
	Hunter Green	w0p08
	Ivory	w0l2r
	Luxury Bronze	w0p07
	Mesa Red	w0l2j
	Millwork (wood)	w0l2n
	Mocha Cream	w0l2s
	New Silver	w0l2u
	Sea Foam	w0p09
	Smoke	w0l2q
	Steele Gray	w0l2t
	Optional Color	Part No.
	Admiral	w0l33
	Cocoa	w0l2y
	Cranberry	w0l2z
	Flagstone	w0l2x
	Moss	w0l31
	Navy	w0l34
	Shortbread	w0l2w
	Stone	w0l2v
	Stormy	w0l32
	Surf	w0l30

Jambliner Cap



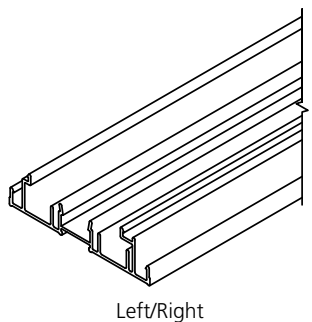
Description	Length	Color	Part No.
SDH PCKT JLNR CAP	48"	Tan	w0kr4
	60"	Tan	w0kr5
	72"	Tan	w0kr6
	96"	Tan	w0kr7
	48"	White	w0lag
	60"	White	w0lah
	72"	White	w0lai
	96"	White	w0laj

Sash Balance Stop



Description	Color	Part No.
JWDH-SASH PACK BALANCE STOP	Tan	w0l9z
	White	w0lcj

Concealed Jambliner Shell

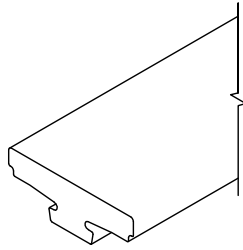


Description	Length	Color	Part No.
JSDH SASHKIT JLNR SHELL	48"	Tan	w0l9v
	60"	Tan	w0l9w
	72"	Tan	w0l9x
	96"	Tan	w0l9y
	48"	White	w0la8
	60"	White	w0la9
	72"	White	w0laa
	96"	White	w0lab

WOOD PARTS - SITELINE® CLAD DOUBLE HUNG SASH PACK WINDOWS

Center Concealed Jambliner Wood Cover

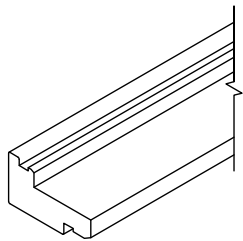
J1



Description	Size	Length/Inches	Part No.
SITELINE POCKET DH UPPER JAMBLINER COVER - 348	36"	17-5/8"	ja3303
	48"	23-5/8"	ja3304
	50"	24-5/8"	ja3305
	60"	29-5/8"	ja3306
	72"	35-5/8"	ja3307
	80"	39-5/8"	ja3308
	96"	47-5/8"	ja3309
NOTE: STANDARD LENGTH = (FRAME HEIGHT / 2) - .375" NON-STANDARD LENGTH = TOP SASH HEIGHT - .359".			

Jambliner Wood Cover

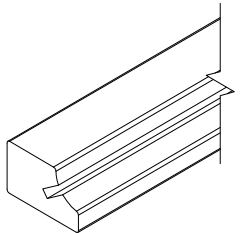
J2



Description	Part No.
JMBLNR CVR WOOD PKT DH 8-0 JSDH-367	ja3838

Head Parting Stop

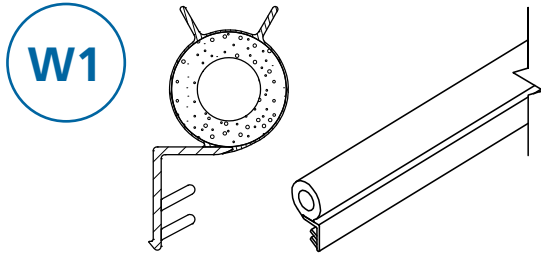
J3



Description	Frame Width	Part No.
DH OPER. HEAD PARTING STOP JSDH-303	21-3/8"	ja0581
	25-3/8"	ja0582
	29-3/8"	ja0583
	31-3/8"	ja0584
	33-3/8"	ja0585
	35-3/8"	ja2799
	37-3/8"	ja0586
	41-3/8"	ja0587
	45-3/8"	ja0588
8-0 LINEAL	—	—

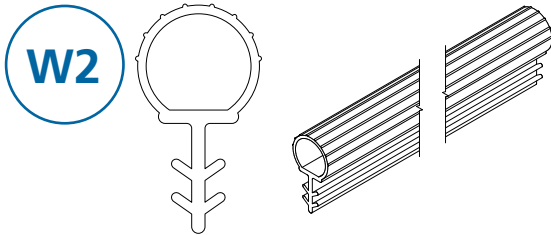
WEATHERSTRIP - SITELINE® CLAD DOUBLE HUNG SASH PACK WINDOWS

Top Rail Weatherstrip



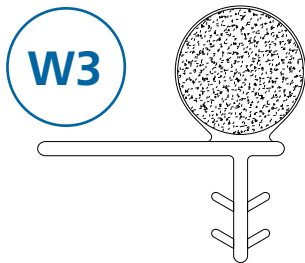
Description	Part No.
SITELINE POCKET DH TOP RAIL WEATHERSTRIP TOP/BTM & CHECK RAIL LF BLACK	w0lci
NOTE: LENGTH NOT INCLUDED, PLANT SENDS OUT LINEAL PIECE FOR FIELD TRIMMING.	

1/4" Bulb Weatherstrip



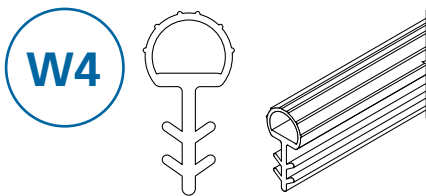
Description	Color	Part No.
JSDH-BULB PP-1227 1/4 DH LIN	Beige	wg052
	White	wg053
NOTE: LENGTH NOT INCLUDED, PLANT SENDS OUT LINEAL PIECE FOR FIELD TRIMMING.		

.281" Dia. Foam-Filled Bulb with Flap Weatherstrip



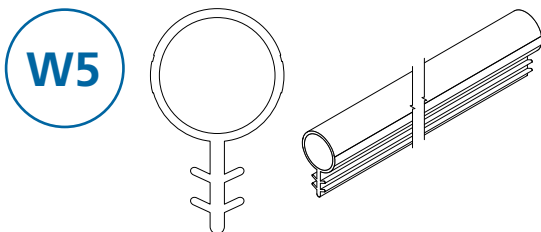
Description	length/Inches	Part No.
JSDH W/S CLAD DH SASH BLACK TOP/BTM & CHECK RAIL 144"	144"	w0ct8

3/16" Bulb Weatherstrip



Description	Color	Part No.
JSDH-BULB 3/16 DH LIN	Beige	wg054
	White	wg055
NOTE: LENGTH NOT INCLUDED, PLANT SENDS OUT LINEAL PIECE FOR FIELD TRIMMING.		

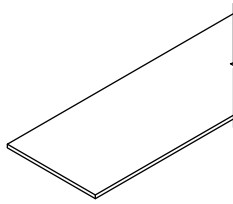
Gray 5/16" Hollow Bulb Parting Stop Weatherstrip



Description	Part No.
W/S 5/16" DH BULB PARTING STOP GRAY 50243A	w0753
NOTE: LENGTH NOT INCLUDED, PLANT SENDS OUT LINEAL PIECE FOR FIELD TRIMMING.	

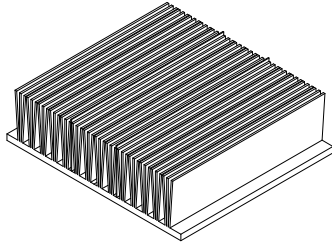
WEATHERSTRIP - SITELINE® CLAD DOUBLE HUNG SASH PACK WINDOWS

Foam Backing



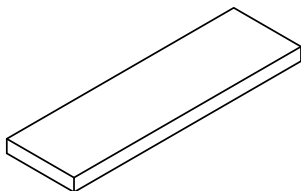
Description	Part No.
FOAM GASK SPCR 3 DH REPL 3 WHT - 210'/ROLL	w0la2
NOTE: LENGTH NOT INCLUDED, PLANT SENDS OUT LINEAL PIECE FOR FIELD TRIMMING.	

Jambliner Dust Pad



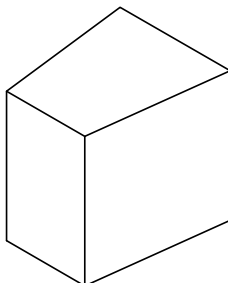
Description	Color	Part No.
JSDH-JMBLNR FLEXIBLE DUST PAD 1-1/4 X 15/16	Beige	w0kw8
	White	w0kw7

Foam Cap



Description	Part No.
FOAM PAD HD BAL PAD DH GRY	w0la1

Concealed Jambliner Dust Plug



Description	Part No.
JSDH-SASHKIT DH SEALANT PLUG P1002643	w0led



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The exterior painted colors of the house are virtually the same as the color of the exterior of the new windows

JIM SMITH

210 732-4250

238

out side

W. Holly wood

Holly wood

#	Color	Brand	Type of Paint	Area
	Trans Gray SW 2097	Sherwin Williams	flat ext. lat	. hal . roof . porch . scre . walls
	Cyprus Black SW 2252		Semigloss ext. latex	. W. sh . sh . door
			Semigloss ext. oil base	. door . scr . wrou
	Stone Lion 2037		flat ext. latex	sto.
	Beach House 2051		flat int. latex	st
	Yearling			dow on acc
	SW 2183		flat latex	
	Zeus SW 2085		Semigloss ext.	. Burgl . interio . Lead





Moss



Clad Colors
Exterior Wood Window
and Patio Door Finishes

JW JELD-WEN
WINDOWS & DOORS

6







Type of Paint	Brand	Color	#
flat ext. lat.	Sherwin Williams	Terra Gray SW 2097	
Semi-gloss ext. lat.		Cypres Black SW 2252	
Semi-gloss ext. oil base			
flat ext. lat.		Stone Lion	

When windows 1 through 9 are replaced I intend to reinstall the current window guards, wood copper screens, and repaired/restored original venetian blinds.

The before and after look of the new window replacements will be exactly the same on both the outside and inside of the building

The sashes on the replaced new windows 1 through 9 will not be visualized from the outside or inside.

I want to install 9 replacement windows on the 1st floor of my house. Most of these windows have rotted wood and peeling paint. These existing windows are all covered on the outside with wooden/copper screens. The window I intend to use is JELD WEN "Siteline Clad-Wood Double Hung Sash Kit" The exterior painted colors of the house are virtually the same as the color of the exterior of the new windows. The existing wood/copper screens will remain in place. As demonstrated in the photos the sash of the windows are virtually invisible while looking at the outside of the structure.

JIM SMITH 210 732-4250			238	W. Hollywood Hollywood
#	Color	Brand	Type of Paint	Areas to be Painted
1		Wic	flat	half timber trim
2		Wic	ext.	roof fascia, gutters porch brackets screens, garage doors walls of green house
		Moss	semigloss	Window frames, sashes shutters door & mullions of green house
			semigloss ext. oil base	door frames screen front kitchen door wrought iron
			flat ext. latex	Stone area at front
4		Beach House	flat int. latex	Stucco
	SW 2051			

JELP WEN
Chad Colors
Exterior Wood Windows
and Exterior Door Finishes



OHP Staff Site Visit: Window Inspection

11 July 2022, 4:45 PM



Windows 1 and 2



Windows 3 and 4



Windows 5 and 6



Windows 7 and 8



Windows 8 and 9 (interior)