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## GRASS VALLEY

### Development Review Committee Meeting

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Tuesday, March 24, 2026 at 9:00 AM

Council Chambers, Grass Valley City Hall | 125 East Main Street, Grass Valley, California

Telephone: (530) 274-4310 - Fax: (530) 274-4399

E-Mail: [info@cityofgrassvalley.com](mailto:info@cityofgrassvalley.com)

Web Site: [www.cityofgrassvalley.com](http://www.cityofgrassvalley.com)

### AGENDA

Any person with a disability who requires accommodations to participate in this meeting should telephone the City Clerk's office at (530)274-4390, at least 48 hours prior to the meeting to make a request for a disability related modification or accommodation.

### MEETING NOTICE

Development Review Committee welcomes you to attend the meetings electronically or in person at the City Hall Council Chambers, located at 125 E. Main St., Grass Valley, CA 95945. Regular Meetings are scheduled at 9:00 a.m. on the 2nd and 4th Tuesday of each month. Your interest is encouraged and appreciated.

Members of the public are encouraged to submit public comments via voicemail at (530) 274-4390 and email to [public@cityofgrassvalley.com](mailto:public@cityofgrassvalley.com). Comments will be reviewed and distributed before the meeting if received by 9 am. Comments received after that will be addressed during the item and/or at the end of the meeting. The committee will have the option to modify their action on items based on comments received. Action may be taken on any agenda item.

Agenda materials, staff reports, and background information related to regular agenda items are available on the City's website: [www.cityofgrassvalley.com](http://www.cityofgrassvalley.com). Materials related to an item on this agenda submitted to the Committee after distribution of the agenda packet will be made available on the City of Grass Valley website at [www.cityofgrassvalley.com](http://www.cityofgrassvalley.com), subject to City staff's ability to post the documents before the meeting.

Please note, individuals who disrupt, disturb, impede, or render infeasible the orderly conduct of a meeting will receive one warning that, if they do not cease such behavior, they may be removed from the meeting. The chair has authority to order individuals removed if they do not cease their disruptive behavior following this warning. No warning is required before an individual is removed if that individual engages in a use of force or makes a true threat of force. (Gov. Code, § 54957.95.)

**Council Chambers are wheelchair accessible and listening devices are available. Other special accommodations may be requested to the City Clerk 72 hours in advance of the meeting by calling (530) 274-4390, we are happy to accommodate.**

### CALL TO ORDER

## **ROLL CALL**

## **ANNOUNCEMENTS, AGENDA REVIEW AND CHANGES**

**PUBLIC COMMENT** - *Members of the public are encouraged to submit public comments via voicemail at (530) 274-4390 and email to [public@cityofgrassvalley.com](mailto:public@cityofgrassvalley.com). There is a time limitation of three minutes per person. For items not on the agenda and within the jurisdiction or interest of the City, please address the Development Review Committee at this time. For items on the agenda please address the Development Review Committee when the number and subject matter are announced. Comments will be reviewed and distributed before the meeting if received by 9AM. Comments received after that will be addressed during the item and/or at the end of the meeting. The Development Review Committee will have the option to modify their action on items based on comments received. Action may be taken on any agenda item.*

## **GENERAL APPLICATION FOR REVIEW**

1. Plan Revision to replace windows on a Priority 2 structure (26PLN-0006)  
Location/APNs: 439 Neal St / APN 008-334-006

**Environmental Status:** Categorical Exemption

**Recommendation:** 1. That the Development Review Committee approve the proposed exterior modification for window replacement as may be modified at the public meeting, and which includes the following actions: a. Determine the project Categorical Exempt pursuant to Section 15301, Class 1, of the California Environmental Quality Act (CEQA) and Guidelines, as detailed in the Staff Report; b. Adopt Findings of Fact for approval of the Window Replacement Plan Revision as presented in the Staff Report; and, c. Approve the Window Replacement in accordance with the Conditions of Approval, as presented in this Staff Report.

## **ADJOURN**

## **POSTING NOTICE**

This is to certify that the above notice of a meeting of a Development Review Committee Meeting, scheduled for Tuesday, March 24, 2026, at 9:00 a.m., was posted at city hall, easily accessible to the public, as of 5:00 p.m. Friday, March 20, 2026.

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Taylor Whittingslow, City Clerk



**DEVELOPMENT  
REVIEW COMMITTEE  
STAFF REPORT  
MARCH 24, 2026**

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**Prepared by:** Amy Wolfson, City Planner

**DATA SUMMARY**

**Application Number:** 26PLN-0006  
**Subject:** Plan Revision to replace windows on a Priority 2 structure  
**Location/APNs:** 439 Neal St / APN 008-334-006  
**Applicant:** Jaya Green, property owner  
**Zoning/General Plan:** Neighborhood General (NG-2)/Urban Low Density (ULD)  
**Entitlement:** Plan Revision – DRC Review  
**Environmental Status:** Categorical Exemption

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**RECOMMENDATION:**

1. That the Development Review Committee approve the proposed exterior modification for window replacement as may be modified at the public meeting, and which includes the following actions:
  - a. Determine the project Categorically Exempt pursuant to Section 15301, Class 1, of the California Environmental Quality Act (CEQA) and Guidelines, as detailed in the Staff Report;
  - b. Adopt Findings of Fact for approval of the Window Replacement Plan Revision as presented in the Staff Report; and,
  - c. Approve the Window Replacement in accordance with the Conditions of Approval, as presented in this Staff Report.

**BACKGROUND:**

The existing structure is a 1,795 square feet residence and was built in 1880, according to the Nevada County Assessor's Office records, and is a Priority 2 structure in the city's historical inventory. Priority 2 structures are significant in contributing to the historic character of the area and have retained good integrity. The City has recognized five independent units on the residential parcel since at least January 1986 according to building records. Density standards for the NG-2 zone allow for four primary dwelling units per acre so the existing density is considered a legal, non-conforming use of the site.

The assessment for the historical inventory recorded that the property “*consists of a two-story, wood-frame Queen Anne style residence. Character defining features of the residence include asymmetric design, gable and hip roof, horizontal shiplap exterior siding, **1 over 1 light sash windows in singles and pairs**, a diamond shaped fixed window on the lower floor adjacent to the porch and the bay, a hipped roof wrap-around porch with turned columns and brackets, balustrades and railing, a vertical board foundation skirt, a front entry Victorian*

*wood paneled and lighted front entry door leading to the staircase facing Neal Street and a separate side (under porch) paneled entrance door. The front yard is landscaped with mature conifers and deciduous trees, shrubs, a lawn, and planting beds. A driveway along the left side of the residence leads to a garage or carport in the rear of the parcel.”*

Today, the façade of the building at 439 Street is nearly identical to the image recorded at the time of the historical inventory. The applicant began remodel work without benefit of a building permit in winter 25/26. The building official issued a violation notice to the property owner in January 2026. A building permit was issued on February 2, 2026, including for window replacement based on a work description indicating a like-for-like replacement. However, after receiving a citizen complaint, staff verified that the existing wood windows had been replaced with vinyl windows.



*Image from historical inventory*



*2024 Google Maps image capture (lower level windows)*



*Image of replaced windows from applicant (lower level windows)*



*2024 Google Maps image capture (upper level windows)*



*Image of replaced windows from applicant (upper level windows)*

**PROJECT PROPOSAL:**

The applicant previously replaced all existing single-hung, wood, windows with vinyl single-hung windows. All new windows are white. The applicant provided photographs of the street-facing windows after replacement had occurred.

Regulatory Authority: Pursuant to Section 17.52.040 of the Grass Valley Municipal Code (GVMC), one of the duties of the Grass Valley Historical Commission is to “provide interested property owners with advice and information on building design and materials that can maintain the historic character of a building.”

Section 17.52.070 of the GVMC establishes that minor projects to historic resources include “exterior modifications or alterations that maintain the historic integrity of the building and that comply with the Guidelines”, while major projects are defined as those that include “exterior modifications that alter the character defining features, such as its shape, elevation, massing, and scale and do not comply with the guidelines.” In this case, the proposed exterior modification is to alter all the wood windows with vinyl windows, though the single hung function, as well as the light organization are intact.

Historic Design Guidelines: Section 6.4.2 of the Grass Valley Historic Design Review Guidelines provides guidance for alterations of windows and doors on historic homes, noting that these features “give scale to a home and provide visual interest to the composition of the individual facades.” This section of the guidelines go on to make the following recommendation with respect to windows and the proposed window replacement:

- (8) Use the same material (wood) as that used historically. Vinyl clad and aluminum windows are generally inappropriate.

The design guidelines do not override municipal regulations but are intended to provide guidance to decision-makers in making decisions regarding additions, alterations, infill, and other similar types of changes to historically significant residential homes and business within the Grass Valley Historic Townsite.

**HISTORICAL COMMISSION:**

The Historical Commission reviewed the project at a special meeting held March 10, 2026 and recommended approval of the vinyl windows, noting the most important feature was the size of the window openings, which had been preserved.

**GENERAL PLAN AND ZONING:**

**General Plan:** The Grass Valley 2020 General Plan identifies the site as Urban Low Density (ULD). ULD is intended primarily for single family detached houses, although higher density single family patio homes or Town houses could be accommodated, if offset with sufficient open space to maintain the gross density within the indicated range. ULD is most compatible with the following Zoning districts: Single Family Residential (R-1) and Two-Family Residence (R-2) districts.

**Zoning:** The intent of the Neighborhood General-2 (NG-2) zoning designation is intended to strengthen the character of existing historic neighborhoods within Grass Valley. It seeks to

protect and enhance the unique character of existing neighborhoods, particularly in locations where this character may be most susceptible to change.

### **ENVIRONMENTAL DETERMINATION:**

The proposed project qualifies for a Categorical Exemption pursuant to Section 15301, Class 1, of the California Environmental Quality Act (CEQA) and Guidelines. A Class 1 Categorical Exemption consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alternation of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The proposed window replacement will not result in expansion of use of the residential property.

### **FINDINGS:**

1. The Grass Valley Community Development Department received a complete application for Plan Revision 25BLD-0233.
2. The Grass Valley Historical Commission reviewed Plan Revision application 25BLD-0233 at their regular meeting on May 13, 2025.
3. The Grass Valley Development Review Committee reviewed Plan Revision application 26PLN-0006 at their regular meeting on March 24, 2026.
4. The Development Review Committee reviewed the project in compliance with the California Environmental Quality Act and concluded that the project qualifies for a Class 1, Categorical Exemption in accordance with the California Environmental Quality Act and CEQA Guidelines.
5. This project is consistent with the City's General Plan and any specific plan.
6. The project, as conditioned and to the extent feasible, maintains the historic integrity of the structure and complies with the City of Grass Valley Community Design Guidelines and the Design Review Guidelines for the 1872 Historic Townsite.

### **B. RECOMMENDED CONDITIONS:**

1. The final design shall be consistent with Plan Revision application and plans provided by the applicant and approved by the Development Review Committee (25BLD-233). The project is approved subject to plans on file with the Community Development Department. The Community Development Director may approve minor changes as determined appropriate.
2. Prior to any work occurring, a building permit shall be obtained from the Community Development Department, Building Division.

3. The applicant agrees to defend, indemnify, and hold harmless the City of Grass Valley in any action or proceeding brought against the City of Grass Valley to void or annul this discretionary land use approval.

**ATTACHMENTS:**

1. Vicinity Map
2. Aerial Map
3. Photo of existing street-facing windows
4. Applicant Statement
5. PlyGem Windows Brochure
6. Sears Roebuck Catalog

**439 Neal Street**  
**Development Review for Window Replacement on Historic**  
**Structure**

26PLN-0006

**ATTACHMENT LIST**

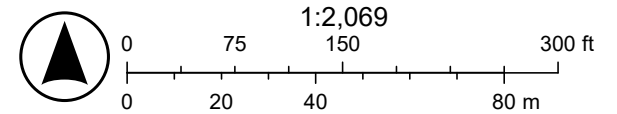
1. Vicinity Map
2. Aerial Map
3. Photo of existing street-facing windows
4. Applicant Statement
5. PlyGem Windows Brochure
6. Sears Roebuck Catalog

# 439 Neal - Aerial Map

Item # 1.

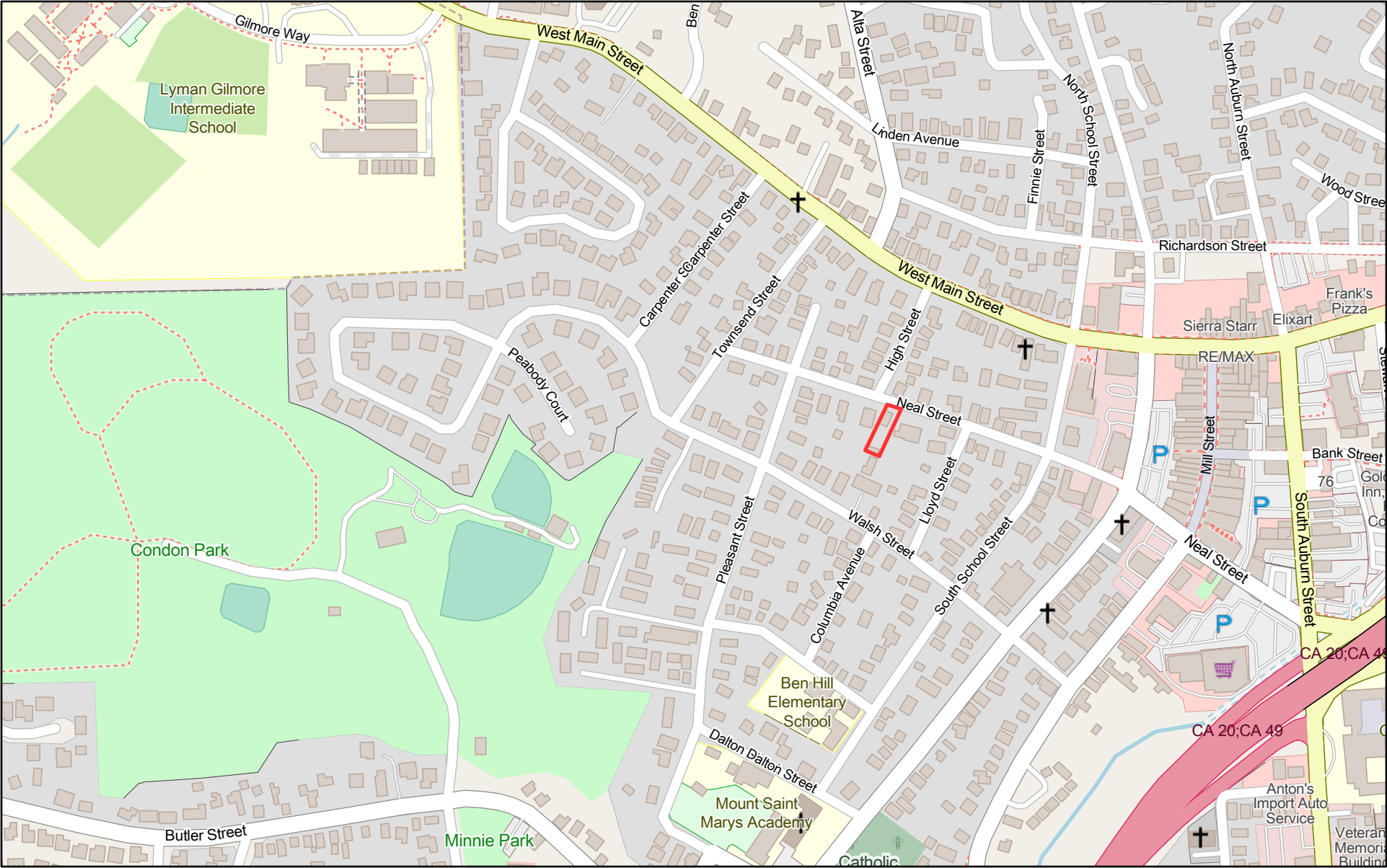


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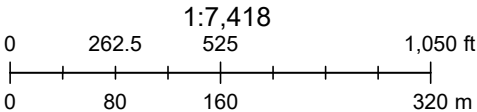


# 439 Neal - Vicinity Map

Item # 1.



3/2/2026, 2:05:02 PM



Map data © OpenStreetMap contributors, Microsoft, Facebook, Google, Esri, and other Community Maps contributors, Map layer by Esri

Grass Valley Historical Committee  
March 2, 2026

Dear Committee,

Quick request for window replacement on my converted Sears Craftsman home (originally kit-delivered 1920s bungalow). Proposing Ply Gem Classic Series single-hung vinyl—the exact dimensional match to original Sears factory windows.

Why authentic:

- Sears catalogs (1912-1932) shipped these fixed upper/operable lower single-hungs
- Matches 2-7/8" jambs, 1-3/8" rails, traditional profiles
- Preserves streetscape light patterns (4-over-1, 6-over-1 grids)

Not modern replacement—Sears-spec recreation. Passes CHP divided light tests + Title 24.

Docs attached: Sears catalog, Ply Gem specs.

Thanks!

Jaya Green

439 Neal St.

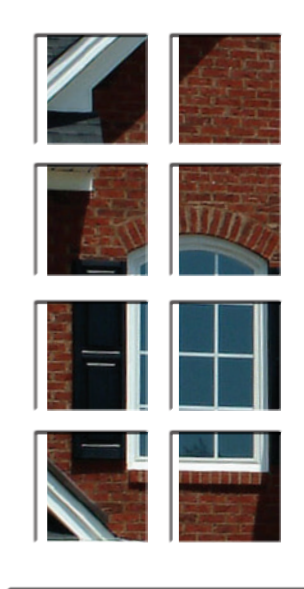
Grass Valley, CA 95945

530-277-4547





CLASSIC SERIES



A WHOLE NEW POINT OF VIEW.

**It's more than a window. It's a whole new point of view.** At Ply Gem Windows, we have a different view for the way the window business should be run. We believe you should have access to all of the top quality styles and brands across the country. That's why we've taken our entire portfolio of brands, brands that you know and trust, and given them one name – Ply Gem Windows. With this one name comes a lot of big advantages, starting with a national manufacturing and distribution network. Pair that with our commitment to customer service, sustainable practices and wide variety of window styles that fit all of your design needs, and you'll get the right window for every project and every budget. And, because we're part of the Ply Gem family, you know

you'll always have access to leading brands. Windows, doors, siding and accessories, stone veneer, fence and rail, rainware, shutters and designer accents, we have something for every project. We work with residential builders, remodelers, architects, distributors and dealers to help build sales. When you combine over 75 years of experience, industry-leading customer service, and trusted local relationships you've got a company you can count on. **Ply Gem. Building products.**

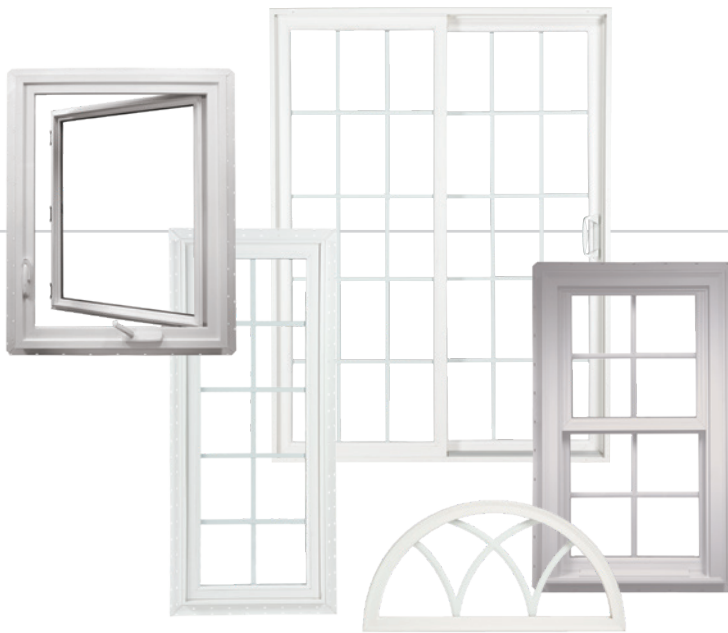
**Building success.**





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**Uncompromising quality. Superior value.** There's one clear choice when it comes to finding the quality and value you want in windows – Ply Gem Windows Pro Classic Series. Our distinct product offerings provide you with the selection and craftsmanship you need to bring your next project to life. Our windows are designed to meet every need and every budget. Plus, with our service and support you'll be able to get the job done right the first time, every time.



A WHOLE NEW POINT OF VIEW.

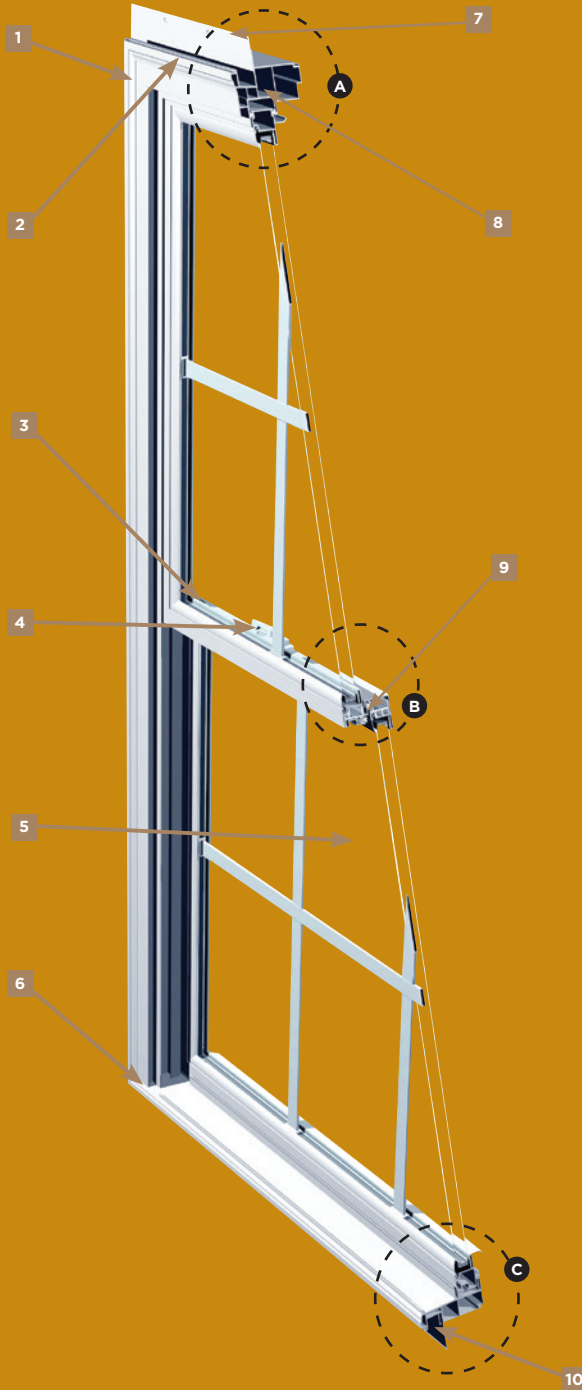


## CLASSIC DOUBLE HUNG

**PRO SERIES CLASSIC DOUBLE HUNG** windows help reflect your own personal style. Constructed with a traditional brickmould or 3½" flat\* exterior (see page 19), they are available in singles, twins, triples, combinations, 30° and 45° angle bays, fixed and a wide selection of architectural shapes.



ASTM E330  
+/- DP50  
most sizes



## FEATURES

- 1 Classic brickmould profile provides an authentic sculptured appearance that matches traditional exterior millwork
- 2 Interior and exterior accessory grooves allow for easy accessory application
- 3 Both sash tilt in and remove for safe and easy cleaning of exterior glass
- 4 Weather-tight dual action sash lock provides security while sealing out the weather and sealing in your comfort
- 5 3/4" IGU glass systems with energy-efficient Warm Edge (standard) or Warm Edge+ (optional upgrade) available in Low-E or HP glass package options (see page 12 for details)
- 6 Low-profile sill nosing resembles a traditional wood window
- 7 Integral nailing fin with welded corners for simple and accurate installation
- 8 Maintenance-free multi-chamber PVC construction with fusion-welded corners for durability, weather-tight performance and beauty
- 9 Robust interlock satisfies forced entry requirements and improves structural performance
- 10 Integral 1/16" siding pocket with undersill trim leg allows for simple and secure siding installation



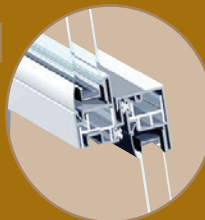
Our Classic vinyl double hung windows are taking quality and value to a whole new level. They come with a convenient tilting sash system that allows for easy cleaning. Integral mulls are available on twin and triple units providing a continuous head and sill for a sleek appearance and enhanced performance.

A



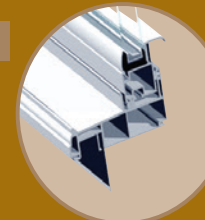
Maintenance-free multi-chamber PVC construction with fully welded corners for durability and weather-tight performance

B



Robust interlock satisfies forced entry requirements and improves structural performance

C

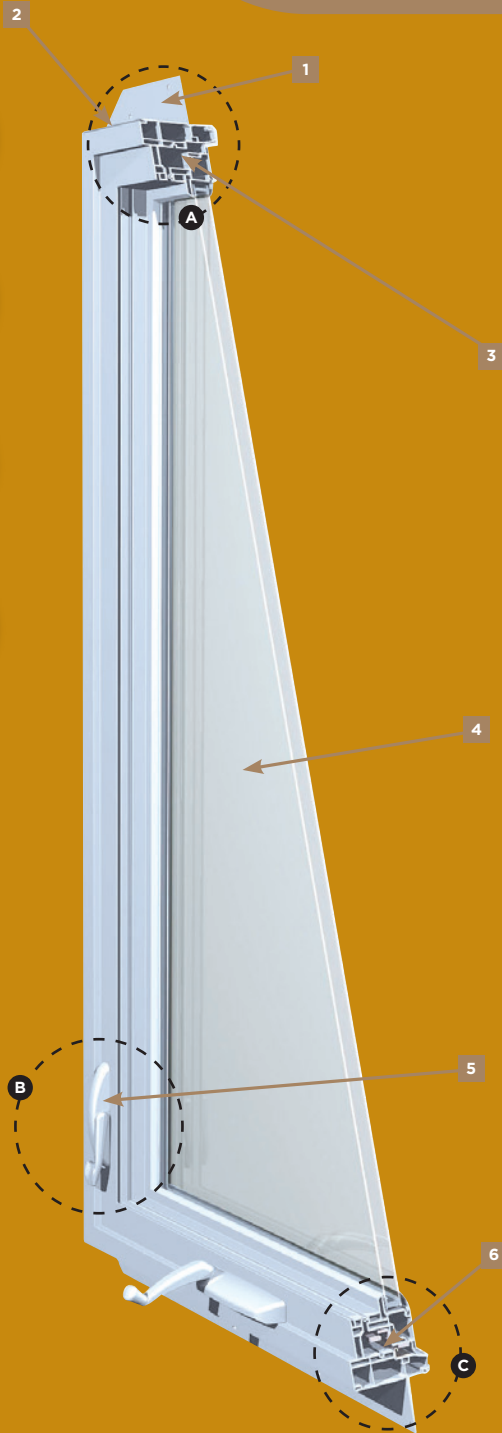


Integral 1/16" siding pocket with undersill trim leg allows for simple and secure siding installation



## CLASSIC CASEMENT & AWNING

**PRO SERIES CLASSIC CASEMENT & AWNING** windows are available in singles, twins, triples, side lites, fixed, combinations, 30° and 45° angle bays, 4 and 5 unit bows and a wide variety of architectural shapes.

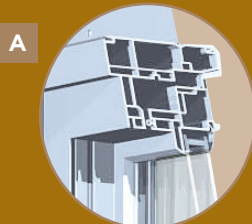


## FEATURES

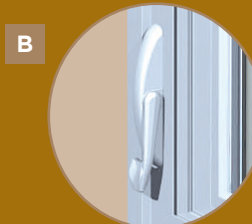
- 1 Integral nailing fin with welded corners for simple and accurate installation
- 2 Interior and exterior accessory grooves for easy accessory application
- 3 Maintenance-free multi-chamber PVC construction with fusion-welded corners for durability, weather-tight performance and beauty
- 4 3/4" IGU glass systems with energy-efficient Warm Edge (standard) or Warm Edge+ (optional upgrade) available in Low-E or HP glass package options (see page 12 for details)
- 5 Single-handle multi-point locking system so you can easily secure your windows in one operation
- 6 Stainless steel hinge track and lock bar on all standard sizes
- 7 Split-arm gear operator for call sizes up to 3050 and dual-arm gear operator on larger units to ensure smooth operation when opening and closing your windows



Make your view one-of-a-kind with Classic casement & awning windows. They feature a weather-resistant stainless steel hinge track and an adjustable hinge to ensure smooth, precise operation. The sash opens a full 90° to make cleaning easy.



Maintenance-free multi-chamber PVC construction with fully welded corners for durability and weather-tight performance



Single-handle multi-point locking system so you can easily secure your windows in one operation



Split-arm gear operator to ensure smooth operation when opening and closing your windows



## CLASSIC SLIDING PATIO DOOR

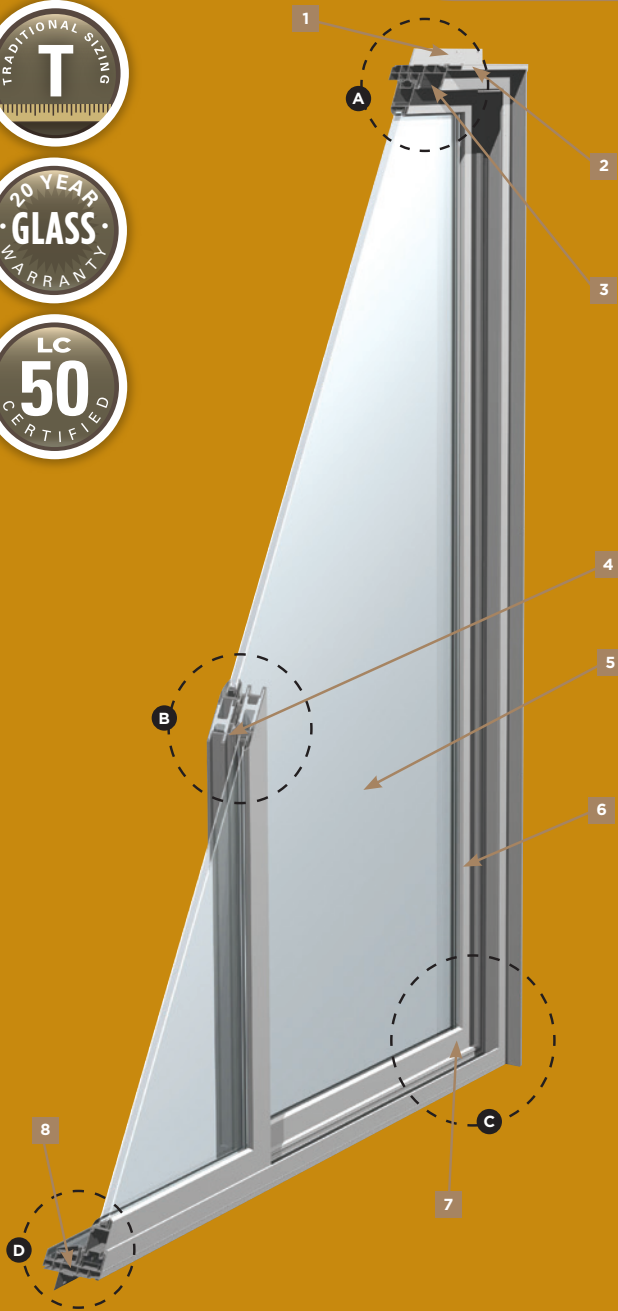
### PRO SERIES CLASSIC SLIDING PATIO DOORS

invite the style in. They are available with matching fixed panels, side lites, transoms and segmented transoms.

# CLASSIC SLIDING PATIO DOOR

Item # 1.

WINDOWS



## FEATURES

- 1 Pre-punched nailing fin with fusion-welded corners for simple and accurate installation
- 2 Interior and exterior accessory groove for drywall return, extension jamb and exterior brickmould application
- 3 Maintenance-free multi-chamber PVC construction with fully welded corners for weather-tight performance
- 4 Self-centering interlock satisfies forced entry requirements
- 5 3/4" IGU tempered glass systems with energy-efficient Warm Edge (standard) or Warm Edge+ (optional upgrade) available in Low-E or HP tempered glass package options (see page 12 for details)
- 6 Field reversible panels for simple on-site conversions (8-0 height is not reversible)
- 7 Simple roller adjustment access through end of panel ensures smooth operation
- 8 Aluminum threshold and sill track for enhanced durability



One door opens up all kinds of possibilities. Our Classic sliding patio doors feature a unique design that allows for simple field reversibility before or even after installation. They are constructed with full-perimeter weatherstripping for a tight and consistent seal. Plus, you can pick from a variety of optional features including exterior handles with or without a keyed lock, coastal hardware or an ADA compliance kit for 6-0 wide doors with an ADA handle and ramps, and coastal hardware.



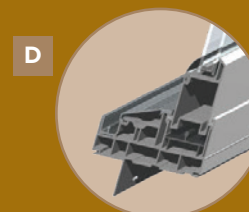
Maintenance-free multi-chamber PVC construction with fully welded corners for weather-tight performance



Simple roller adjustment access through end of panel ensures smooth operation



Self-centering interlock satisfies forced entry requirements



Aluminum threshold and sill track

# WHAT IS LOW-E?

Low-E glass has a secondary, very thin metallic dual layer coating. This allows the sun's heat and light to pass through the insulating glass, but, at the same time, actually works to reflect radiant heat back toward its source. Since Low-E coating reflects radiant heat waves, it helps keep your home warmer in the winter by trapping radiant heat and cooler in the summer by blocking it from your home. Low-E<sup>SC</sup> is optimized for warmer climates by applying two heavier layers, through a patented process, resulting in blocking 73% of the sun's radiant heat from entering your home while providing superior insulation in cooler weather to save you energy year-round.

Our *Interior Surface Low-E* is engineered to have the characteristic window manufacturers and homeowners need most — lower U-Factor — and is applied to the surface of the glass you can touch inside your home, providing increased comfort and improved energy savings. One major benefit is a decrease in U-Factor of approximately 0.04, improving the energy efficiency so that many of our doors and windows meet new energy codes and ENERGY STAR® zone requirements. The neutral color with low haze and ultra-smooth surface of our Interior Surface Low-E provides a clearer view of the outdoors and can be cleaned with common household glass cleaners. No special instructions. Our Interior Surface Low-E is durable and scratch-resistant.

Like our other Low-E glass, Ply Gem's *Passive Solar* glass provides superior U-value performance to reduce your electric bill all year round. Passive Solar glass has the added benefit of allowing the sun's energy to help heat your home in the coldest winter months. It is specifically tailored to meet the latest Energy Star qualifications for the Northern Zone.

## NATURAL LIGHT WITHOUT THE GLARE.

Ply Gem's Low-E glass has many advantages such as minimal visible darkening. Our glass minimizes interior glare, reducing eyestrain and making it easier to watch television or look at a computer screen when bright sunlight fills a room.



# EXPLANATION OF GLASS PACKAGES



## LOW-E GLASS PACKAGES

Our Low-E glass packages combine Low-E and Warm Edge spacer options, providing insulating glass options to meet your specific needs. Our Low-E glass packages provide better performance in regions with hot summers and cold winters. Our Low-E<sup>SC</sup> (solar cooling) glass packages are optimized for regions with significant indoor cooling and glare reduction requirements. Our Low-E glass packages can be combined with capillary tubes to address performance needs in high elevation applications.

**Low-E** — One lite of Low-E

**Low-E<sup>SC</sup>** — One lite of solar cooling Low-E

**Low-E2<sup>+</sup>** — One lite of Low-E and one lite of Interior Surface Low-E

**Low-E2<sup>SC+</sup>** — One lite of solar cooling Low-E and one lite of Interior Surface Low-E

**Low-E<sup>PS</sup>** — One lite of passive solar Low-E glass (surface 3)

**Low-E2<sup>PS</sup>** — One lite of passive solar Low-E and one lite of Interior Surface Low-E

\* These glass packages can be combined with capillary tubes to address performance needs in high elevation applications.



## HIGH PERFORMANCE GLASS PACKAGES

Our HP glass packages combine Low-E with argon gas fill and Warm Edge spacer options, providing high-performance insulating glass options to meet your specific needs. Argon is a safe, odorless, colorless gas, which is heavier or denser than air. When used in conjunction with Low-E glass, argon provides better insulation. That's because heat and cold do not pass through argon gas as easily as through air. Argon is nontoxic and presents no human health or environmental concerns. HP glass packages are also available in solar cooling (<sup>SC</sup>) glass packages for regions with significant indoor cooling and glare reduction requirements.

**HP** — One lite of Low-E and argon gas fill

**HP<sup>SC</sup>** — One lite of solar cooling optimized Low-E and argon gas fill

**HP2<sup>+</sup>** — One lite of Low-E and one lite of Interior Surface Low-E with argon gas fill

**HP2<sup>SC</sup>** — One lite of Low-E and one lite of Interior Surface Low-E with argon gas fill

**HP<sup>PS</sup>** — One lite of passive solar Low-E glass (surface 3) with argon gas fill

**HP2<sup>PS</sup>** — One lite of passive solar Low-E and one lite of Interior Surface Low-E with argon gas fill

## GLASS OPTIONS

### Tinted Glass

Bronze, Grey or  
Black Spandrel

### Patterned Glass

Obscure

### Tempered

(Standard on  
doors, option  
for windows)

## CASEMENT THERMAL PERFORMANCE

| For comparison, these are a few select configurations using 3mm glass within a 3/4" IGU and no grilles | R Value | NFRC CERTIFIED |      |      |
|--------------------------------------------------------------------------------------------------------|---------|----------------|------|------|
|                                                                                                        |         | U Factor       | SHGC | VT   |
| WARM EDGE SPACER                                                                                       |         |                |      |      |
| LE                                                                                                     | 3.13    | 0.32           | 0.25 | 0.46 |
| LE <sup>SC</sup>                                                                                       | 3.33    | 0.30           | 0.19 | 0.36 |
| LE2+                                                                                                   | 3.57    | 0.28           | 0.24 | 0.45 |
| LE2+ <sup>SC</sup>                                                                                     | 3.57    | 0.28           | 0.19 | 0.35 |
| HP                                                                                                     | 3.45    | 0.29           | 0.25 | 0.46 |
| HP <sup>SC</sup>                                                                                       | 3.57    | 0.28           | 0.19 | 0.36 |
| HP2+                                                                                                   | 3.85    | 0.26           | 0.24 | 0.45 |
| HP2+ <sup>SC</sup>                                                                                     | 4.00    | 0.25           | 0.18 | 0.35 |
| WARM EDGE PLUS SPACER (METAL)                                                                          |         |                |      |      |
| HP                                                                                                     | 3.57    | 0.28           | 0.25 | 0.46 |
| HP <sup>SC</sup>                                                                                       | 3.70    | 0.27           | 0.19 | 0.36 |
| HP2+                                                                                                   | 4.00    | 0.25           | 0.24 | 0.45 |
| HP2+ <sup>SC</sup>                                                                                     | 4.00    | 0.25           | 0.18 | 0.35 |

## SLIDING PATIO DOOR THERMAL PERFORMANCE

| For comparison, these are a few select configurations using 3mm glass within a 3/4" IGU and no grilles | R Value | NFRC CERTIFIED |      |      |
|--------------------------------------------------------------------------------------------------------|---------|----------------|------|------|
|                                                                                                        |         | U Factor       | SHGC | VT   |
| WARM EDGE SPACER                                                                                       |         |                |      |      |
| LE                                                                                                     | 3.03    | 0.33           | 0.29 | 0.55 |
| LE <sup>SC</sup>                                                                                       | 3.03    | 0.33           | 0.23 | 0.43 |
| HP                                                                                                     | 3.33    | 0.30           | 0.29 | 0.55 |
| HP <sup>SC</sup>                                                                                       | 3.45    | 0.29           | 0.22 | 0.43 |
| LE2+                                                                                                   | 3.57    | 0.28           | 0.28 | 0.53 |
| LE2+ <sup>SC</sup>                                                                                     | 3.57    | 0.28           | 0.22 | 0.42 |
| HP2+                                                                                                   | 3.85    | 0.26           | 0.28 | 0.53 |
| HP2+ <sup>SC</sup>                                                                                     | 4.00    | 0.25           | 0.21 | 0.42 |
| WARM EDGE PLUS SPACER (METAL)                                                                          |         |                |      |      |
| HP                                                                                                     | 3.45    | 0.29           | 0.29 | 0.55 |
| HP <sup>SC</sup>                                                                                       | 3.57    | 0.28           | 0.22 | 0.43 |
| HP2+                                                                                                   | 4.00    | 0.25           | 0.28 | 0.53 |
| HP2+ <sup>SC</sup>                                                                                     | 4.00    | 0.25           | 0.21 | 0.42 |

R VALUE: Restrictive ambient air flow;  
U FACTOR: Rate of heat loss;

SHGC: Solar Heat Gain Coefficient;  
VT: Visible Transmittance

## DOUBLE HUNG THERMAL PERFORMANCE

| For comparison, these are a few select configurations using 3mm glass within a 3/4" IGU and no grilles | R Value | NFRC CERTIFIED |      |      |
|--------------------------------------------------------------------------------------------------------|---------|----------------|------|------|
|                                                                                                        |         | U Factor       | SHGC | VT   |
| WITH WARM EDGE                                                                                         |         |                |      |      |
| LE (Low-E, Air IGU)                                                                                    | 2.94    | 0.34           | 0.28 | 0.52 |
| LE <sup>SC</sup> (Solar Cooling Low-E, Air IGU)                                                        | 2.94    | 0.34           | 0.22 | 0.41 |
| HP (Low-E, Argon IGU)                                                                                  | 3.23    | 0.31           | 0.28 | 0.52 |
| HP <sup>PS</sup> (Passive Solar Low-E, Argon IGU)                                                      | 3.23    | 0.31           | 0.44 | 0.54 |
| HP <sup>SC</sup> (Solar Cooling Low-E, Argon IGU)                                                      | 3.33    | 0.30           | 0.21 | 0.41 |
| LE2+ (Low-E, Air IGU)                                                                                  | 3.45    | 0.29           | 0.27 | 0.51 |
| LE <sup>SC</sup> 2+ (Low-E, Air IGU)                                                                   | 3.45    | 0.29           | 0.21 | 0.40 |
| HP <sup>PS</sup> 2+ (Passive Solar Low-E, Argon IGU)                                                   | 3.57    | 0.28           | 0.43 | 0.54 |
| HP2+ (Two Lites Low-E, Argon IGU)                                                                      | 3.70    | 0.27           | 0.27 | 0.51 |
| HP <sup>SC</sup> 2+ (Two Lites Low-E, Argon IGU)                                                       | 3.70    | 0.27           | 0.21 | 0.40 |
| WITH WARM EDGE PLUS SPACER                                                                             |         |                |      |      |
| HP (Low-E, Argon IGU)                                                                                  | 3.33    | 0.30           | 0.28 | 0.52 |
| HP <sup>PS</sup> (Passive Solar Low-E, Argon IGU)                                                      | 3.33    | 0.30           | 0.44 | 0.54 |
| HP <sup>SC</sup> (Solar Cooling Low-E, Argon IGU)                                                      | 3.45    | 0.29           | 0.21 | 0.41 |
| HP <sup>PS</sup> 2+ (Passive Solar Low-E, Argon IGU)                                                   | 3.70    | 0.27           | 0.43 | 0.54 |
| HP2+ (Two Lites Low-E, Argon IGU)                                                                      | 3.85    | 0.26           | 0.27 | 0.51 |
| HP <sup>SC</sup> 2+ (Two Lites Low-E, Argon IGU)                                                       | 3.85    | 0.26           | 0.21 | 0.40 |

## AWNING THERMAL PERFORMANCE

| For comparison, these are a few select configurations using 3mm glass within a 3/4" IGU and no grilles | R Value | NFRC CERTIFIED |      |      |
|--------------------------------------------------------------------------------------------------------|---------|----------------|------|------|
|                                                                                                        |         | U Factor       | SHGC | VT   |
| WITH WARM EDGE                                                                                         |         |                |      |      |
| LE (Low-E, Air IGU)                                                                                    | 3.13    | 0.32           | 0.25 | 0.46 |
| LE <sup>SC</sup> (Solar Cooling Low-E, Air IGU)                                                        | 3.33    | 0.30           | 0.19 | 0.36 |
| LE2+ (Low-E, Air IGU)                                                                                  | 3.45    | 0.29           | 0.24 | 0.45 |
| LE2+ <sup>SC</sup> (Low-E, Air IGU)                                                                    | 3.45    | 0.29           | 0.19 | 0.35 |
| HP (Low-E, Argon IGU)                                                                                  | 3.45    | 0.29           | 0.25 | 0.46 |
| HP <sup>SC</sup> (Solar Cooling Low-E, Argon IGU)                                                      | 3.45    | 0.29           | 0.19 | 0.36 |
| HP2+ (Two Lites Low-E, Argon IGU)                                                                      | 3.85    | 0.26           | 0.24 | 0.45 |
| HP2+ <sup>SC</sup> (Two Lites Low-E, Argon IGU)                                                        | 3.85    | 0.26           | 0.18 | 0.35 |
| WARM EDGE PLUS SPACER (METAL)                                                                          |         |                |      |      |
| HP (Low-E, Argon IGU)                                                                                  | 3.57    | 0.28           | 0.25 | 0.46 |
| HP <sup>SC</sup> (Solar Cooling Low-E, Argon IGU)                                                      | 3.57    | 0.28           | 0.19 | 0.36 |
| HP2+ (Two Lites Low-E, Argon IGU)                                                                      | 3.85    | 0.26           | 0.24 | 0.45 |
| HP2+ <sup>SC</sup> (Two Lites Low-E, Argon IGU)                                                        | 4.00    | 0.25           | 0.18 | 0.35 |

### NOTE:

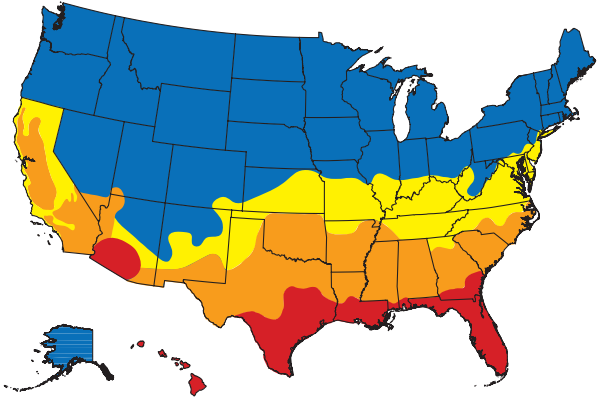
All units are NAMI certified and rated in accordance with NFRC 100/200 standards by an AAMA accredited lab. Performance values reflect the performance of units tested with the following configuration: 3/4" IGU, 3mm glass and no grilles.



LEARN MORE AT  
energystar.gov

### ENERGY STAR® for Windows, Doors, and Skylights

#### CLIMATE ZONE MAP



- Northern
- North-Central
- South-Central
- Southern

Ply Gem Pro Classic Series windows and patio doors can be configured to meet a specific ENERGY STAR zone in all states. Your investment in ENERGY STAR products will pay for itself over time in reduced energy bills, not to mention increase the comfort level inside your home.



**PLY GEM PRO CLASSIC SERIES WINDOWS HAVE BEEN GREEN APPROVED BY THE HOME INNOVATIONS RESEARCH LAB.**

This means you can be assured that Ply Gem Pro Classic Series windows comply with specific green practice criteria in the National Green Building Standard. Visit [www.homeinnovation.com/greenproducts](http://www.homeinnovation.com/greenproducts) for more details.



- **Casement windows** feature corrosion-resistant coastal hardware and are constructed to meet C-LC50 performance.
- **Sliding patio doors** feature corrosion-resistant coastal hardware and are constructed to meet SGD-LC50 performance.
- **Architectural shape windows** are constructed to meet FW-R60 performance.
- Rated in accordance with the International Residential Codes and meet impact requirements in U.S. Zone 2 (110-120 mph) and Zone 3 (120-140 mph).
- Passes ASTM E1886/1996 Large Missile Impact and Cycling Tests.
- Meets AAMA/WDMA/CSA 101/I.S.2/A440 standard.
- Florida Building Commission Approved - FL 15297.
- Meets wind-borne debris specifications for large missile D (8' missile for Impact Zone 3 at 50 ft/sec).



COLOR OPTIONS

Item # 1.



WHITE



BEIGE



CLAY

Colors shown may not be accurate representations. For color matching, please request color swatches from your Ply Gem sales representative.

HARDWARE OPTIONS

PATIO DOOR HANDLES

WHITE



CLASSIC PATIO DOOR HANDLE  
(Exterior with optional lock)

BEIGE



CLASSIC PATIO DOOR HANDLE  
(Exterior)

CLAY



CLASSIC PATIO DOOR HANDLE  
(Exterior)

BRASS



CLASSIC PATIO DOOR HANDLE  
(Exterior with optional lock)

HUNG WINDOW SASH LOCKS



CLASSIC SERIES

CASEMENT & AWNING HANDLES & LOCKS



CLASSIC SERIES

HARDWARE COLOR OPTIONS



WHITE



BEIGE



CLAY

GRILLE STYLES



5/8" Sculptured GBG



1" Contoured GBG



5/8" Flat GBG



7/8" Flat GBG



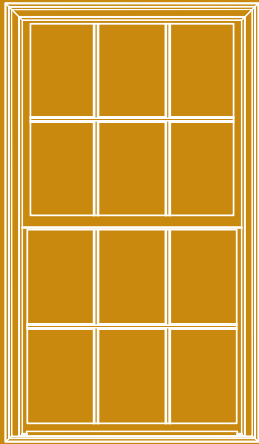
7/8" SDL



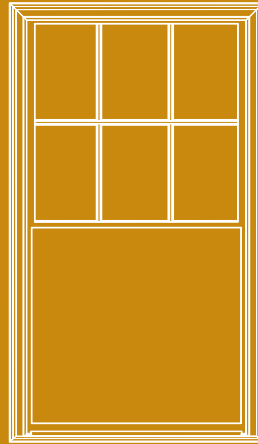
1 1/4" SDL

GBG = Grilles-Between-the-Glass

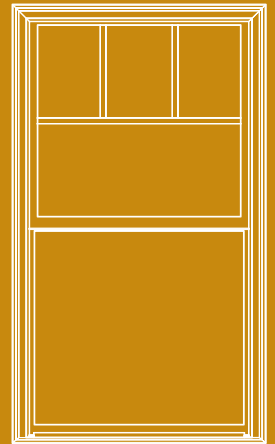
SDL = Simulated Divided Lites



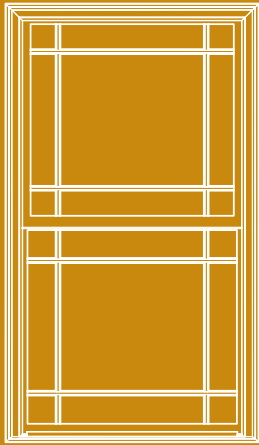
Colonial



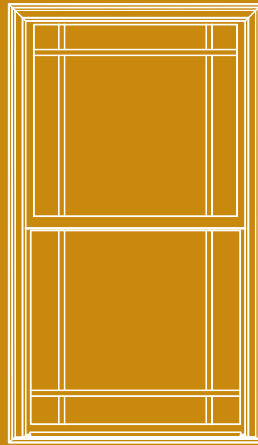
Half Colonial  
(shown on casement)



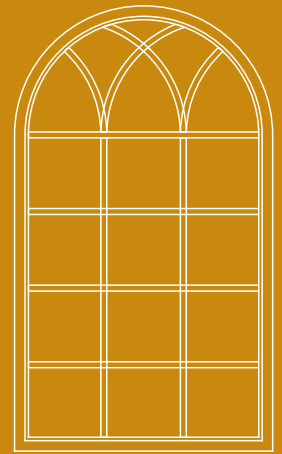
Plaza



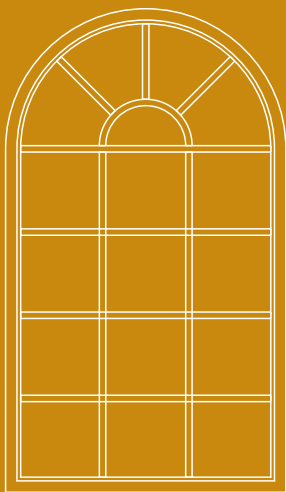
Prairie



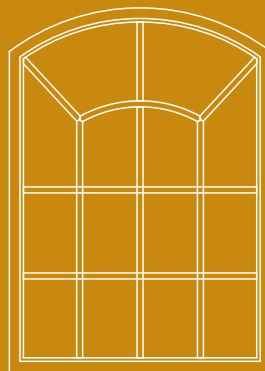
Marginal Prairie



Gothic



Hub and Spoke



Renaissance

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GRILLE PATTERNS  
1.800.999.8400**



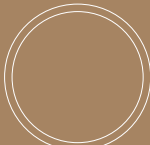
## ARCHITECTURAL SHAPES



Isosceles Triangle



Pentagon



Full Round



Full Oval



Octagon



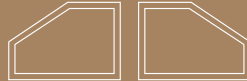
Right Angle Triangle



Transom



Eyebrow



Clipped Right Angle Triangle



Quarter Round



Half Round



Extended Eyebrow Transom



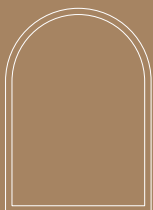
Extended Eyebrow Transom



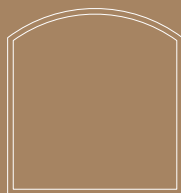
Trapezoid Transom



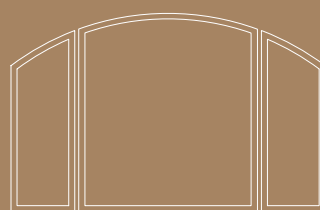
Extended Quarter Round



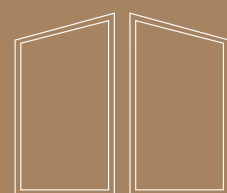
Extended Half Round



Extended Eyebrow



Segmented Extended Eyebrow



Trapezoid



## FRAME/CASING OPTIONS

## EXTENSION JAMBS



**BRICKMOULD**



**3 1/2" FLAT\***



**3/4" RECEIVER**  
(For simpler  
drywall or trim  
applications)

Brickmould and 3 1/2" flat frame available on double hung windows. Brickmould and 3 1/2" flat\* snap-on casings available for casement and awning windows and sliding patio doors.

### PRO SERIES CLASSIC

Available in natural "clear" wood, primed or cellular PVC in 4 9/16" and 6 9/16" widths; custom widths up to 9 1/8" on windows and doors

## SCREENS

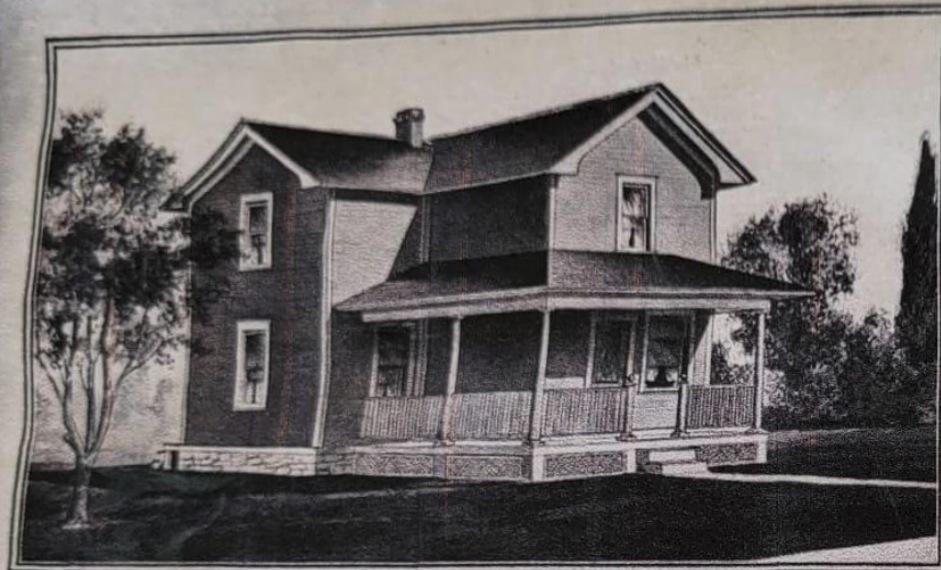
Pro Classic Series screens feature aluminum frames with fiberglass mesh. Screens for double hung, casement and awning windows are full length. Sliding patio door screens are full-length and feature steel rollers for ease of operation.

\*Currently not available on radius or bay units.

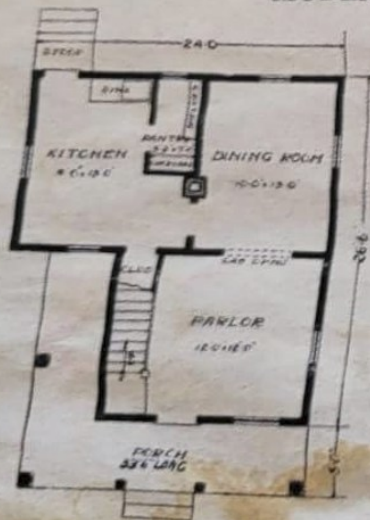


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3706115251103/RevG/MS/CG/0319

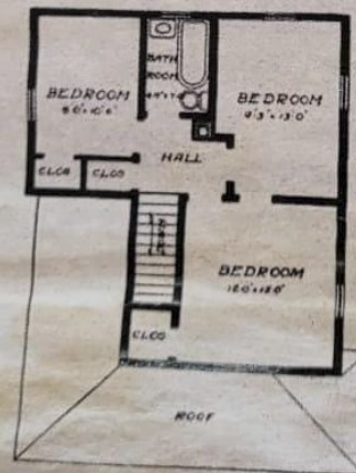
For more information, call 888-9PLYGEM.



MODERN HOME No. 159



FIRST FLOOR PLAN



SECOND FLOOR PLAN

-75-

**\$652<sup>00</sup>**

For \$652.00 we will furnish all the material to build this Six-Room Two-Story House, consisting of Lumber, Lath, Shingles, Mill Work, Ceiling, Siding, Flooring, Finishing Lumber, Building Paper, Pipe, Gutter, Sash Weights and Painting Material. NO EXTRAS, as we guarantee enough material to build this house according to our plans.

By allowing a fair price for labor, cement, brick and plaster, which we do not furnish, this house can be built for about \$1,171.00, including all material and labor.

For Our Offer of Free Plans See Page 3.

**T**HIS house is well arranged, having no waste space. Has six good size rooms, well lighted and ventilated with large windows. Is suitable for suburban or country home and has been frequently built in large numbers, proving to be a very good investment. It rents well, as it is practically two full stories high and of good appearance. It has a large front porch, 3 1/2 feet 6 inches long, with Colonial columns.

**First Floor**—Parlor with staircase leading to second floor. Cased openings from parlor to dining room. Has a large front window facing the street. Dining room and kitchen are of good size.

**Second Floor**—Has three good size bedrooms, three closets and bathroom.

At the above price we furnish a massive front door, 3x7 feet, 1 1/2 inches thick, glazed with bevel plate glass. Interior doors are five-cross panel with Nona pine stiles and rails and yellow pine panels. Clear yellow pine interior trim, such as baseboard, casing, molding and clear yellow pine staircase. Clear yellow pine flooring throughout house and porches.

This house is built on a concrete foundation, frame construction, sided with narrow bevel clear cypress siding and has cedar shingle roof.

Painted two coats outside; your choice of color. Varnish and wood filler for two coats of interior finish.

The rooms on the first floor are 9 feet from floor to ceiling; rooms on second floor, 8 feet from floor to ceiling.

This house can be built on a lot 27 feet wide.

|                                                            |          |
|------------------------------------------------------------|----------|
| Complete Warm Air Heating Plant, for soft coal, extra..... | \$ 70.98 |
| Complete Warm Air Heating Plant, for hard coal, extra..... | 73.95    |
| Complete Steam Heating Plant, extra.....                   | 126.55   |
| Complete Hot Water Heating Plant, extra.....               | 161.49   |
| Complete Plumbing Outfit, extra.....                       | 102.78   |

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AND CO.



CHICAGO,  
ILLINOIS