



## **CALLED HISTORIC ZONING COMMISSION MEETING AGENDA**

**Tuesday, October 22, 2024 at 1:30 PM  
City Hall, 415 Broad Street, Conference Room 226**

---

**This meeting is an open and accessible meeting. If interested parties request special assistance or accommodations, please notify the Planning Department three (3) days in advance of the meeting.**

### **I. INTRODUCTION AND MEETING PROCEDURES**

### **II. APPROVAL OF THE AGENDA**

### **III. APPROVAL OF MINUTES**

### **IV. OLD BUSINESS**

### **V. NEW BUSINESS**

- 1.** 1114 Watauga Street- Exterior Updates (HISTR24-0215)

### **VI. OTHER BUSINESS**

### **VII. PUBLIC COMMENT**

Citizens may speak on issue-oriented items. When you come to the podium, please state your name and address and sign the register that is provided. You are encouraged to keep your comments non- personal in nature, and they should be limited to five minutes.

### **VIII. ADJOURN**

# Kingsport Historic Zoning Commission

Project Number: HISTRC24-0215

Item V1.

Property Information			
Address	1114 Watauga Street		
Tax Map, Group, Parcel	046J H 008.00		
Civil District	11 <sup>th</sup>		
Overlay District	Watauga		
Land Use Plan Designation	Single Family		
Acres	+/- 0.45		
Existing Use	Single Family	<b>Existing Zoning</b>	R-1A
Proposed Use	No Change	<b>Proposed Zoning</b>	No change
Owner Information			
<b>Name:</b> J. Edward Marshall <b>Address:</b> 1114 Watauga Street <b>City:</b> Kingsport <b>State:</b> TN <b>Zip Code:</b> 37660 <b>Email:</b> <a href="mailto:martelim@hotmail.com">martelim@hotmail.com</a> <b>Phone Number:</b> 423-306-2500 <b>Representative:</b> Ronnie Freeman (R F Construction)		<b>Request:</b> Exterior update to windows, adding aluminum wraps on windows, painting, and adding an aluminum soffit and fascia to overhangs.	
Points for Consideration			
<p><b>Request:</b> Exterior upgrade to the house. Proposed changes:</p> <ul style="list-style-type: none"> <li>Window Replacement- installing retro-fit windows that are white vinyl windows with energy efficient glass</li> <li>Aluminum Wraps- wrapping existing exterior molding with aluminum wrap in the color of Deep Moss</li> <li>Painting Cedar Shakes and Board/Batten Siding- repainting the cedar shakes juniper ridge and also repainting the Board/Batten Siding dark brown</li> <li>Soffit and Aluminum Fascia- requesting to do an installation of aluminum soffit and fascia around the overhangs in the color of juniper ridge</li> </ul> <p><b>When considering this request:</b> The design guidelines state that exterior updates to historic dwellings preserve and maintain the overall character of the original dwelling. The changes should blend with the original design and not obscure or conceal the historic dwelling or its primary features.</p> <p><b>Staff recommendations:</b> Historic guidelines state that vinyl windows do not match the appearance of historic wood windows; their texture and thinness are inappropriate for Kingsport Historic Districts. Subsequently, staff recommends against the window proposal.</p> <p>It is staff's opinion that the other proposed changes conform to the historic guidelines as outlined in this report.</p>			
Planning Tech:	Lori Pyatte	Date:	10/04/2024
<b>Historic Zoning Commission Action</b>		<b>Meeting Date:</b>	<b>10/14/2024</b>
Approval:			
Denial:			Reason for Denial:
Deferred:			Reason for Deferral:

# Kingsport Historic Zoning Commission

Project Number: HISTR24-0215

**Historic Guidelines:** This project draws from a variety of Historic Guidelines, ensuring a comprehensive approach.

## Windows:

### 12.0 WINDOWS

**Policy:**

Preserve, maintain, or repair historic windows. Do not cover or enclose original window openings. Historic windows deteriorated beyond repair may be replaced in-kind, fitting the replacements into the original window opening. Replacement windows should also match the originals in number and configuration of panes, or lights and material, such as wood or metal. Adding new window openings on a primary façade is not appropriate.

**Why Preserving Original Windows is Recommended and Makes Economic and Environmental Sense**

Nationally-accepted recommendations for preservation of historic wood and metal windows call for retaining these important features except in cases of extreme deterioration. The reasons for preserving original windows include:

- Studies show that windows typically account for only 10% to 15% of a home's energy loss, and the payback for installing new windows can take decades.
- All windows are subject to expansion and contraction with temperature changes. Vinyl, however, experiences more than twice as much expansion as wood and seven times more than glass. This extreme expansion causes seals to fail between the frame and glass, as well as a significant performance reduction. More than one-third of vinyl windows being replaced today are less than ten years old.
- Vinyl windows do not match the appearance of historic wood windows; their texture and thinness are inappropriate for Kingsport's historic districts. A more acceptable alternative, if the original windows are beyond reasonable repair, aluminum clad wood windows or composite windows which have the appearance of a historic wood window.

### WINDOWS, continued...

- Historic wood and metal windows are sustainable. These features represent embodied energy, already extracted from raw materials natural to the environment.
- Vinyl windows cannot be recycled and are detrimental to the environment when they are discarded.
- The old-growth lumber used in historic window frames can last indefinitely, unlike new-growth wood or vinyl.

#### *Treatment of historic wood windows*

##### **12.1 Preserve and maintain original windows.**

Window openings, windows, window details, and the size and shape of these elements help establish rhythm, scale, and proportion of buildings and reflect architectural style and character

##### **12.2 Repair deteriorating wood windows as needed. When possible, replace missing panes or deteriorated sashes rather than entire windows.**

Retaining as much of the historic window material and detail as possible will help protect the building's historic character and appearance. Replace only those elements necessary. Use epoxy to strengthen deteriorated wood.

#### *Treatment of Historic Metal Windows*

##### **12.3 Preserve, maintain, and repair original metal windows.**

Metal windows such as steel, aluminum, and bronze were widely used into the mid-20th century. Preserving these materials as well as their original designs and details helps convey a sense of time and architectural style. Aluminum windows of the 1950s and 1960s were often installed with single glazing on large curtain walls, and the resulting in poor energy efficiency was cause for their removal. The energy performance of metal windows can be improved with the installation of weather stripping and security fittings. Spring-metal, vinyl strips, compressible foam tapes, and sealant beads are other weather stripping options. Original single-glazed glass may be replaced with thermal glass panes (3/8" to 5/8" thick) provided that the rolled metal sections are at least 1" wide and the design of the historic window is retained.

#### *Replacement Windows*

##### **12.4 Replace windows only if they are beyond repair, and match replacements to the originals in size, materials, and number and arrangement of lights.**

Wood is the preferred replacement material for original wood, but aluminum-clad wood or composite products may be appropriate. Most major window manufacturers have appropriately sized wood windows for historic dwellings. Replace historic metal windows with like materials. The primary concern for replacement windows is achieving the historic appearance of historic wood or metal window through appropriate dimensions, depth of frame, and the appearance of true divided lights. True divided lights for windows are preferred or windows with lights that are bonded to the glass with spacers and appropriate grid profiles. Whenever original windows are removed and replaced, retain and reuse their serviceable hardware and locks.

#### *Storm Windows, Screens and Shutters*

##### **12.7 Storm windows and screens should be full-view or have a similar meeting rail to allow the visibility of the historic window behind it.**

Select storm windows or screens of wood, baked-on enamel, or anodized aluminum. Install models that fit within, not overlap the window frames. Use full-view designs or those with the central meeting rail at the same location as that of the historic window.

##### **12.8 Retain historic shutters.**

Many homes in Kingsport retain their original or early 20th-century louvered shutters. These should be preserved and maintained.

##### **12.9 Added shutters or screens should be consistent with original designs in the city's historic districts.**

Newly-added shutters or screens should be constructed of wood and sized and installed like authentic operable examples.

# Kingsport Historic Zoning Commission

Project Number: HISTRC24-0215

## Paint:

### 7.0 PAINT

*Rehabilitation Guidelines for Residential Historic Properties*

**Policy:**

Exterior paint colors for historic buildings are generally not subject to Commission review. Exceptions are the traditional paint colors in the White City and Park Hill Historic Districts. In White City, white paint is required for the exterior. In Park Hill the required colors are Glidden "Desert Floor" Semi-Gloss, or an identical color of another brand for the stucco and Glidden "Stewart House Brown" High Gloss, or an identical color for the trim and doors. Property owners in the other districts are encouraged to follow general recommendations based on historic precedent. Traditionally, bright, garish colors and jarring combinations are avoided. The use of paint colors appropriate to the style and date of the dwelling will highlight significant details and contribute to the overall character of a building and district.

#### DESIGN GUIDELINES FOR PAINT

- 7.1 Maintain a building's original historic painted or unpainted appearance.**  
Paint has aesthetic and functional purposes, helping to convey a building's style and protect materials from the elements. Maintain the painted exterior of historically painted buildings and features. Do not apply paint to masonry buildings that have not been previously painted, unless the surface is so deteriorated that paint would help strengthen the masonry.
- 7.2 Remove paint using non-abrasive methods, while protecting historic materials.**  
Appropriate non-abrasive methods for removing paint may include chemical cleaning, hand-scraping, or hand-sanding. Abrasive or high-pressure methods that will damage surfaces are inappropriate methods. Low-heat stripping with a heat gun or heat plate, with a temperature of less than 450 degrees, may be used for paint removal. This method softens paint layers by applying heat which then allows scraping.
- 7.3 Remove as little paint as possible.**  
Remove deteriorated paint only to the next sound layer. If paint is blistered to the bare surface level, remove all paint completely. Sand the surface, then apply primer and paint layers.
- 7.4 Use Appropriate Paint.**  
Oil-based or latex paint is compatible and will adhere to the previously painted surface. Do not use elastomeric paints that lack permeability and can trap moisture.
- 7.5 Follow traditional paint color palettes.**  
Paint colors should complement the style and period of the house and the overall streetscape. Select a color scheme of no more than three hues. Use the same color for all trim including horizontal and vertical trim boards, porch columns, and window framing; a contrasting color for walls; and a darker color for doors, shutters, and window sashes.

#### DESIGN GUIDELINES FOR PAINT, continued...

- These general color schemes are recommended:
- Frame Vernacular of Folk Victorian:** Contrasting wall and trim colors.
  - Colonial Revival/Neo-classical:** Softer colors for walls with white or ivory trim.
  - Bungalow/Craftsman:** Earth tones, sometimes different colors for different floors, for walls and complementary trim.
  - Ranch:** Varied colors but often differing shades for wood siding especially to contrast with brick or stone veneer materials.



The bright paint color of the dwelling at 2305 Netherland Inn Road is appropriate for the Folk Victorian dwellings.



Houses in the White City development originally included the stipulation requiring their exteriors remain painted white, and this tradition should continue to be followed (718 Yarkin Street).

## Porches:

### 8.0 PORCHES

**Policy:**

Porches are highly visible and define a dwelling's façade. They include several design and structure components that convey the historic character and architectural style of a dwelling. Preserve and maintain original porch materials. Keep porches in good repair.

#### DESIGN GUIDELINES FOR PORCHES

- 8.1 Retain, maintain, and repair wooden and masonry porches.**  
Follow the guidelines for wood and masonry as appropriate to maintain and preserve porches and their elements.
- 8.2 Replace when necessary.**  
Replacement of a porch element may be required if it is damaged or deteriorated beyond reasonable repair. Select materials and a design that matches the original aspects.
- 8.3 Enclosure of porches is discouraged.**  
If enclosing a porch is desired, the materials should be of screen panels with minimal structural elements. Insert screen sections of proper dimensions into the openings between the porch's columns, posts, or other original divisions. Do not use solid materials or superfluous cross-members that will create inner divisions of the original openings. Porches on elevations not readily visible from the street may be enclosed with glass if desired.
- 8.4 Composite materials may be appropriate.**  
Wood and plastic composites may be appropriate substitutes for historic wood porch floors. These non-traditional materials may be appropriate under some circumstances. If a substitute material is used, choose a product that resembles wood and matches typical dimensions of wood floor boards. The porch floor should be painted or stained to blend with the house colors.



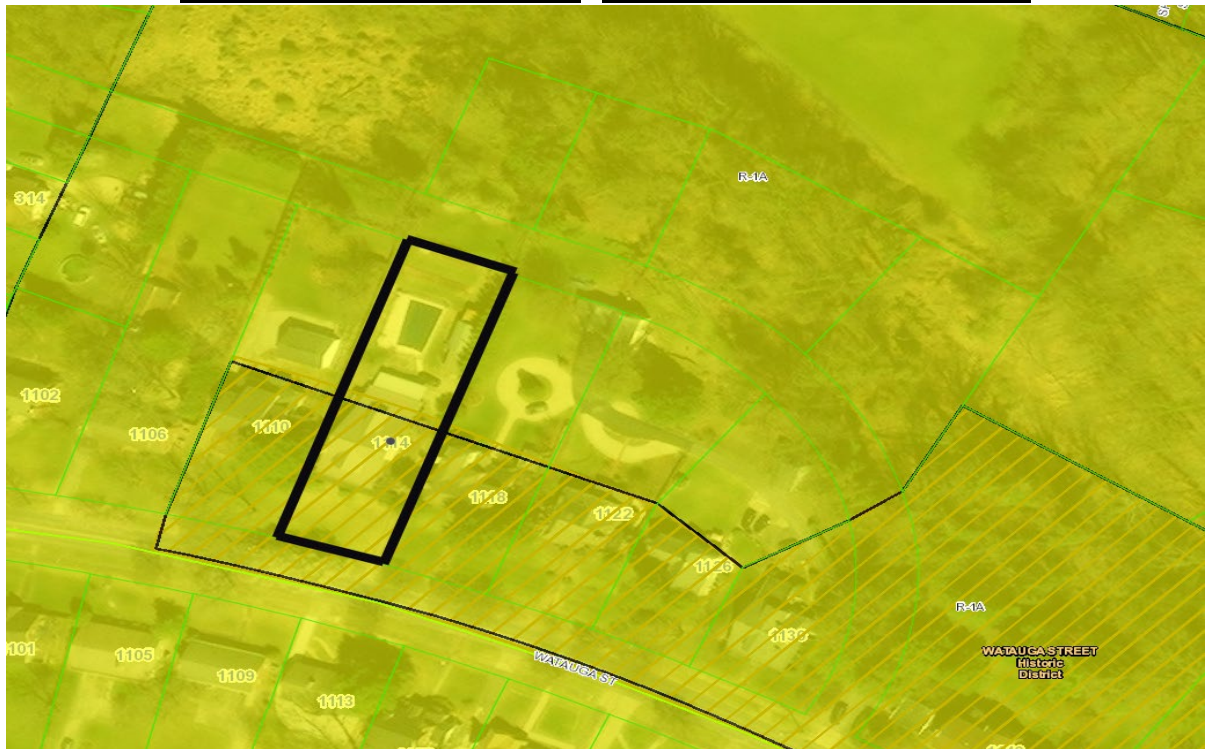
Porches are character-defining features and help convey the architectural style. Their original designs and features should be preserved and maintained (Right: 1125 Waterse Street; left: 2305 Netherland Inn Road).



**Aerial View:**



**Zoning Map: R-1A Residential Historic District: Watauga Street**



Paint Colors:



Juniper Ridge:

- Soffit Fascia
- Cedar Shakes (siding)



Deep Moss:

- Window Frames
  - Molding
- Color for the wraps



Dark Brown:

- Sherwin Williams has this colors as a Urbane Bronze
- Paint the board/batten siding

On-Site Visit: Front of the house view standing on the sidewalk



Side of the house:





**Front Porch:**



Back: Porch and Garage



# HISTORIC ZONING COMMISSION APPLICATION



### APPLICANT INFORMATION:

Last Name MARSHALL First J EDWARD/MARTELI M.I. \_\_\_\_\_ Date 9-24-24  
 Street Address 1114 WATAUGA ST. Apartment/Unit # \_\_\_\_\_  
 City KINGSFORT State TN. ZIP 37660  
 Phone 423-206-2500 E-mail Address martelim@hotmail.com

### PROPERTY INFORMATION:

Tax Map Information Tax map 046J Group: H Parcel: 008.00 Lot: \_\_\_\_\_  
 Street Address 1114 WATAUGA ST. Apartment/Unit # \_\_\_\_\_  
 Name of Historic Zone WATAUGA ST. HISTORIC DISTRICT  
 Current Use RESIDENCE

### REPRESENTATIVE INFORMATION:

Last Name FREEMAN First RONNIE M.I. E. Date 9-24-24  
 Street Address 2145 FORDTOWN RD. Apartment/Unit # \_\_\_\_\_  
 City JONESBOROUGH State TN. ZIP 37659  
 Phone 423-426-1010 E-mail Address rfconstruction@bellsouth.net

### REQUESTED ACTION:

- RETROFIT WINDOWS - REMOVE ALUMINUM STORM WINDOWS AND WINDOW SASHES. REPLACE WITH WHITE VINYL REPLACEMENT WINDOWS, ENERGY EFFICIENT GLASS, WRAP EXISTING EXTERIOR MOULDINGS WITH DEEP MOSS COLOR ALUMINUM WRAPS.
- INSTALL JUNIPER RIDGE COLOR VINYL SOFFIT AND ALUMINUM FASCIA MATERIAL ALL AROUND OPEN OVERHANGS
- PAINT CEDAR SHAKES JUNIPER RIDGE COLOR - PAINT BOARD/BATTEN SIDING DARK BROWN

### DISCLAIMER AND SIGNATURE

By signing below I state that I have read and understand the conditions of this application and have been notified as to the location, date and time of the meeting in which my application will be reviewed by the Commission. I further state that I am/we are the sole and legal owner(s) of the property described herein or have been appointed by the property owner to serve as a representative for this application and that I am/we are appealing to the Historic Commission.

Signature: Jared E Marshall II Date: 9/25/24

Signed before me on this 25th day of Sept, 2024  
 a notary public for the State of Tennessee  
 County of Sullivan

Notary Lori L. Pyatte  
 My Commission Expires 11-21-2026



Item V1.

# Replacement



**VIWINTECH<sup>®</sup>**  
WINDOWS & DOORS

**Let Us Enhance Your View**



**VIWINTECH.COM**



# Vinyl Replacement Windows

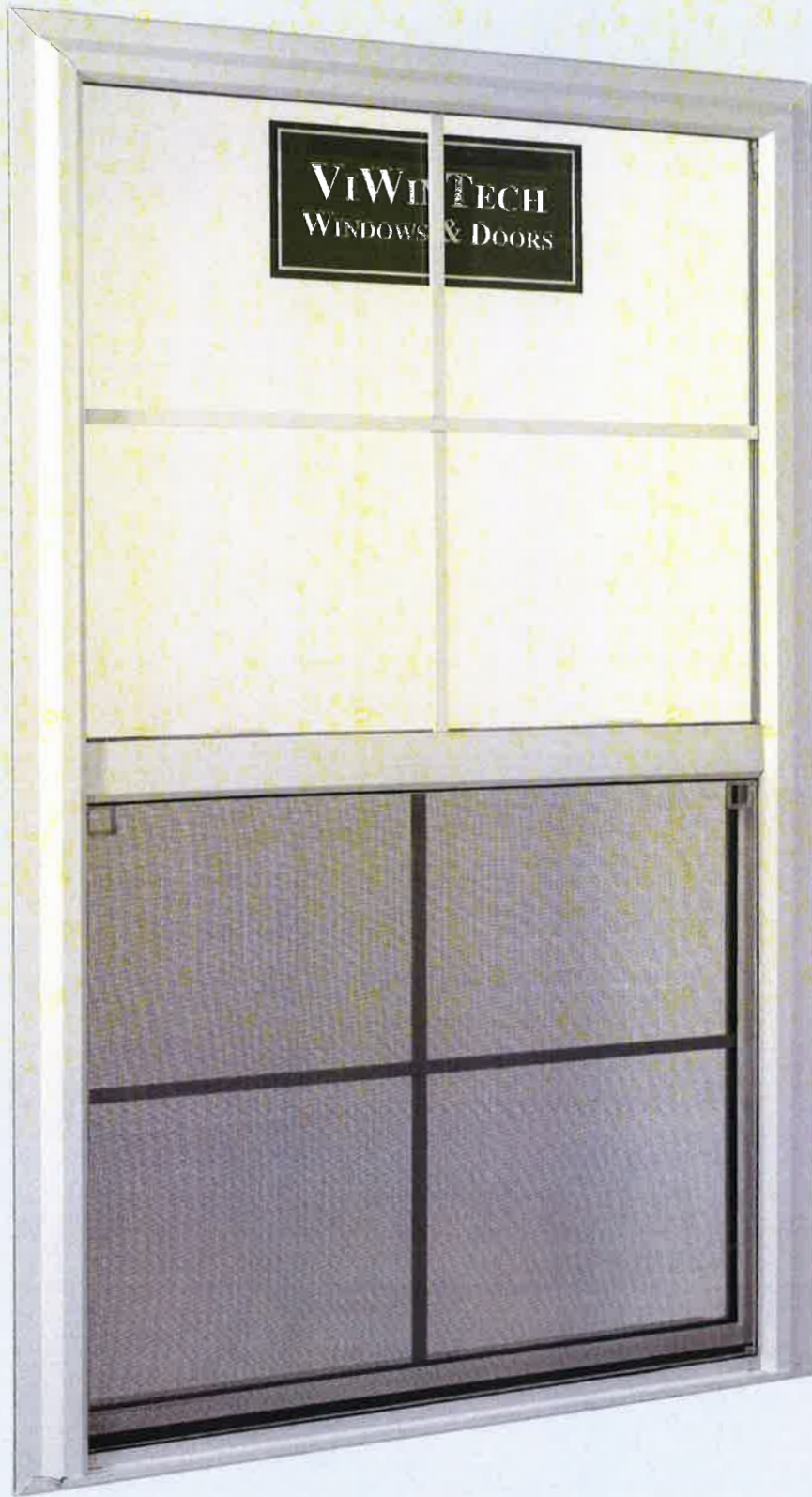
## Enhance Your Home's View (And Value) With One Of Our Replacement Window Options

High quality and energy efficient, our replacement window options can match the style you want with the efficiency you need. Before you get started on your home remodel, ask about the benefits of choosing ViWinTech Vinyl Replacement Windows!

We have a variety of excellent window solutions sure to bring new life to your project. Browse our selection of replacement windows below. Our vinyl replacement windows come available in many color options, grid options and glass options so you can customize your look to fit your home's new style.







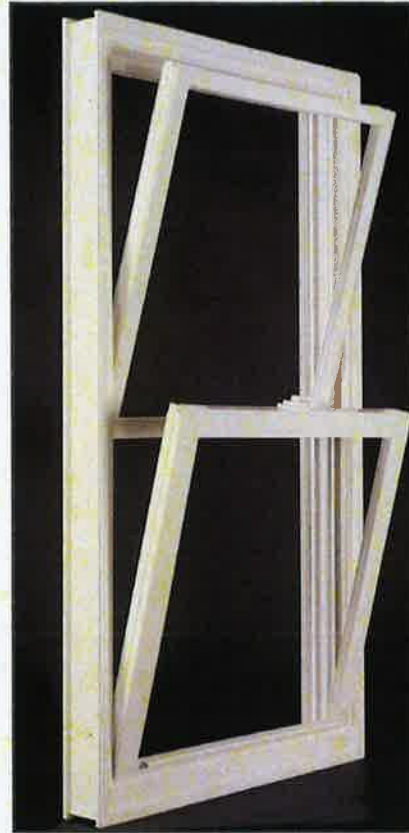
# 1000 Series

# 1000 Series Window Features

Item V1.

## FEATURES AND BENEFITS

- Fully welded frame and sash corners assures strength, durability, and years of trouble-free service in the home
- 3" overall frame size with optional 1/4" snap-in extension available (extension not available in Clay)
- Lead free designer composite cam locks and keepers provide security and performance that exceeds metal / zinc locks Certified Child Safe Locks.
- 3/4" insulating glass
- Positive interlock at meeting rail for added security and structural integrity
- Heavy duty weatherstripping on frame and sash for protection against air and water infiltration
- Time tested maintenance free constant force coil balances designed for years of smooth, easy sash operation and never needs adjustment
- Patented frame design includes a sloped sill that assures water run-off
- Molded-In sash lift rail for easy operation
- Beveled Exterior frame and unequal lite sashes for a traditional look
- Standard PVC colors include white, tan and clay, with a variety of optional exterior colors available
- Available in a variety of window styles and matching geometric shapes
- Heavy duty roll formed aluminum frame with fiberglass mesh screen.
- Intercept® Warm Edge Glass Spacer System
- This window matches the 2100.



Double Hung

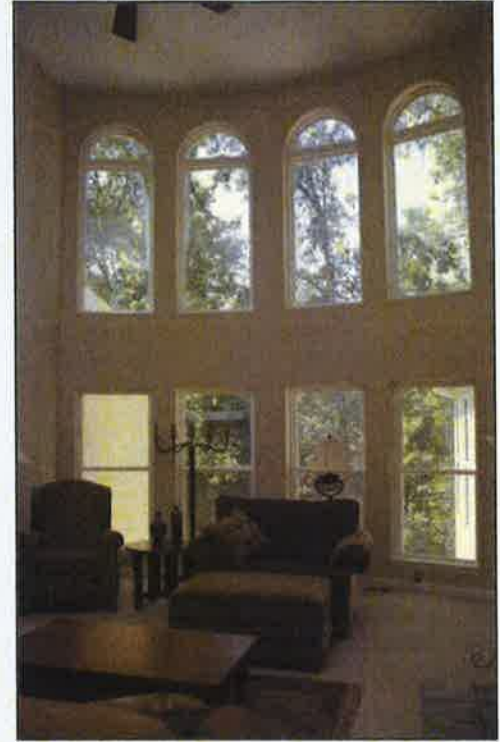


Single Hung





# 1000 Series Additional Window Styles Item V1.



## Gliders

- Two sets of single-wheeled rollers assure effortless sash travel
- Roller housing transfers weight of glass directly to frame, reducing stress
- Independent weep chambers on frame assure effective water runoff
- Unique rounded exterior frame matches the look of double hung and picture windows, to provide a uniform exterior appearance

## Picture Windows

- Mulling system allows picture windows to be mullied to any other window
- Equal sight lines assure uniform exterior appearance of all units

## Specialty Windows

- Fully welded frame and sash corners assures strength, durability and years of trouble-free service in the home.
- 3/4" insulated glass is standard with many glazing options available.
- Reinforcements in mullions and jamb returns for assured strength and stability.

## NFRC Test Results ( National Fenestration Rating Council )

Spacer Type	SINGLE HUNG				DOUBLE HUNG				PICTURE WINDOW/GEO				SINGLE /3 LITE GLIDER			
	Intercept								SuperSpacer							
	E-Max (Low-e2) w/ Argon		Advanced E-Max (Low-e3) w/ Argon		E-Max (Low-e2) w/ Argon		Advanced E-Max (Low-e3) w/ Argon		E-Max (Low-e2) w/ Argon		Advanced E-Max (Low-e3) w/ Argon		E-Max (Low-e2) w/ Argon		Advanced E-Max (Low-e3) w/ Argon	
Low-E Type	No Grids	w/Grids	No Grids	w/Grids	No Grids	w/Grids	No Grids	w/Grids	No Grids	w/Grids	No Grids	w/Grids	No Grids	w/Grids	No Grids	w/Grids
U-Factor	0.29	0.29	0.29	0.29	0.29	0.29	0.29	0.29	0.29	0.29	0.28	0.28	0.30	0.30	0.30	0.30
SHGC	0.29	0.28	0.21	0.19	0.29	0.26	0.21	0.19	0.30	0.27	0.22	0.20	0.29	0.26	0.22	0.20
VT	0.54	0.48	0.50	0.44	0.54	0.48	0.50	0.44	0.56	0.50	0.52	0.46	0.55	0.49	0.50	0.45
CR	55	55	56	56	55	55	56	56	61	61	61	61	56	56	56	56

ViWinTech has Energy Star® rated windows for your area. Your Local Distributor will be able to get the proper information that you will need for Energy Star® certification.

Superior Comfort and Energy Savings - Our vinyl window technology maximizes comfort and minimizes heating & cooling costs by keeping heat where you want it regardless of the climate or season. In warm weather the 1000 series vinyl windows keep cool air inside and hot air outside, decreasing your summer cooling costs. In cold weather the 1000 series vinyl windows keep warm air inside and cold air outside, decreasing your winter heating costs.



## Emax® Glass

Emax® High Performance Glass is a specially formulated, Low-E clear double-coating on the interior surface of your window's insulating glass unit. This coating blocks heat radiation by reflecting light and heat energy back at its source.

## Advanced Emax® Glass

Our Advanced Emax® Performance Glass is the ultimate choice for energy-savings and year-round comfort, no matter where you are. Advanced Emax® Performance Glass sports the same specially formulated, Low-E coating as our standard Emax® glass, but is triple coated for superior protection in southern climates, where solar heat gain is more of an issue.

## Emax4®

Our Emax 4 glass is specially designed to withstand the cold from Northern regions. Sporting our time-tested Low-E coating, Emax 4 glass offers you the same energy savings technology, no matter the climate.

## Impact

ViWinTech Impact glass is for homeowners who want peace of mind in the middle of the storm. These windows withstand debris picked up by the wind that would shatter non-Impact glass options.

## Energy Star

Which glass is right for you? That all depends on where you are.

Your region determines your window options for things like tax rebates. For more information, visit [https://www.energystar.gov/products/building\\_products/residential\\_windows\\_doors\\_and\\_skylights/climate\\_zone/search](https://www.energystar.gov/products/building_products/residential_windows_doors_and_skylights/climate_zone/search).

## Argon fill

Argon fill is an industry-standard gas fill used between the panes of insulated glass units. Unlike air, argon gas enhances soundproofing and, most importantly, doesn't retain moisture, leading to a more impressive thermal performance rating and reduced condensation on your interior window pane.

## SuperSpacer® TrueWarm® Edge Glass System

Most window units use a metal spacer bar to separate the interior and exterior glass panes. Indoor heat escapes through your windows metal frame. Cool air slips into your home and energy savings literally fly out the window.

The SuperSpacer® TrueWarm® Edge Glass System's 100% foam design keeps outside temperatures out and indoor temperatures in. The SuperSpacer® bounces back against winds, temperature fluctuation, rain, snow and UV light, while always returning to its original shape. On top of all of that, this technology withstands the industry's toughest durability test - the Pl Chamber: 140-degree Fahrenheit temperatures, 100 percent humidity and constant UV bombardment.

## Intercept® Stainless Steel Spacer System

The Intercept® Stainless Steel Spacer System is designed to keep your window unit's argon fill between each glass pane for as long as possible. Less argon escapes, more heat stays inside and more savings find their way into your pocket.

The Intercept® spacer system was built for durability and long-lasting performance. Its metal, U-Shaped design is flexible enough to move with your window and strong enough to keep your window seal as airtight as possible. This spacer looks good, is strong enough for the tightest of seals and keeps homeowners' long-term energy savings steady for years to come.



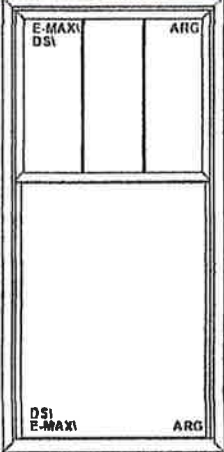
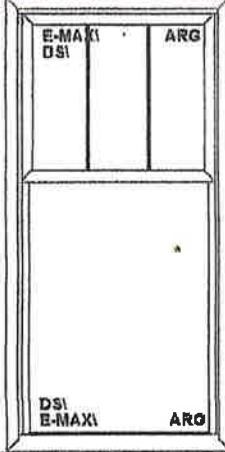
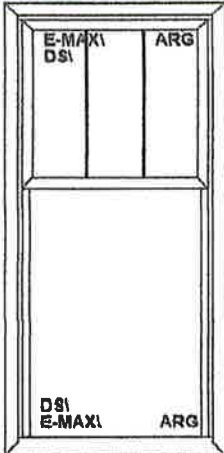
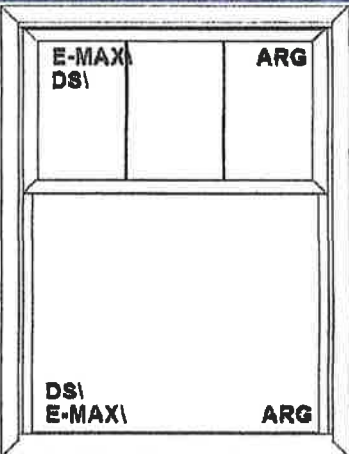
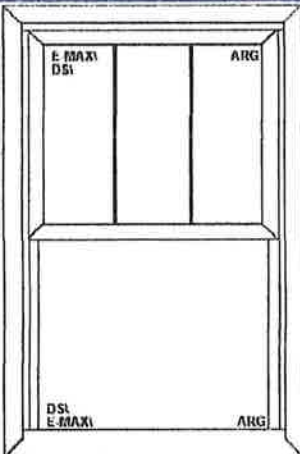
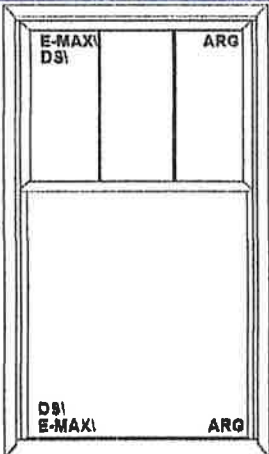
# VIWINTECH<sup>®</sup>

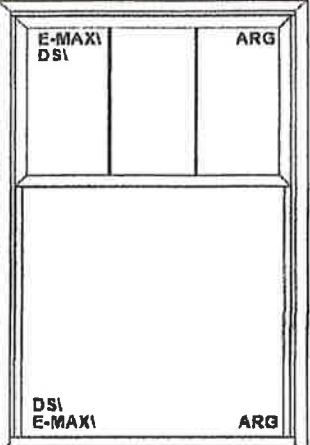
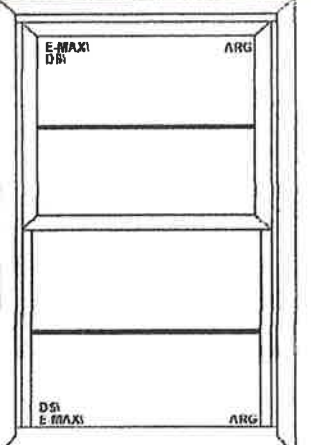
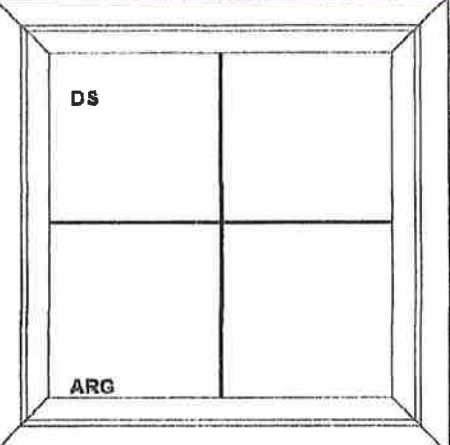
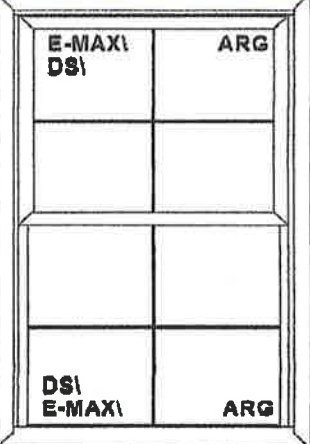
## WINDOWS & DOORS

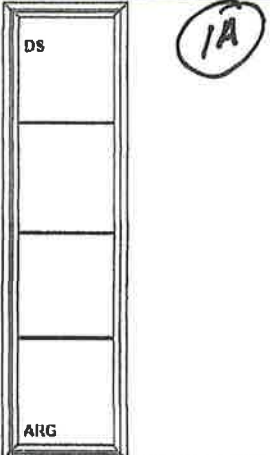
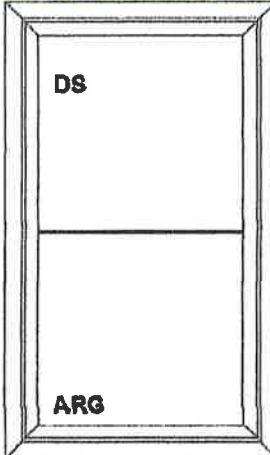
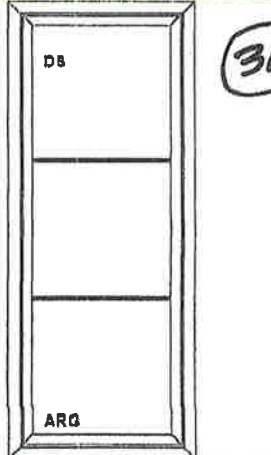


[VIWINTECH.COM](http://VIWINTECH.COM)

Drawings - Order: 720373

ITEM 1	ITEM 2	ITEM 3
		
<p>Corvus Picture Window/1000 27 W X 45 1/2 H QTY: 2</p> <p><i>L. SIDE @ COMPANY</i></p>	<p>1000 Series/Corvus DH with Intercept 34 W X 71 H QTY: 2</p> <p><i>L. SIDE 1ST FL</i></p>	<p>1000 Series/Corvus DH with Intercept 28 W X 57 H QTY: 2</p> <p><i>L. SIDE 1ST FL (BACK)</i></p>
ITEM 4	ITEM 5	ITEM 6
		
<p>Corvus Picture Window/1000 23 W X 61 H QTY: 5</p> <p><i>R. SIDE MUSIC RM.</i></p>	<p>1000 Series/Corvus DH with Intercept 26 W X 54 1/2 H QTY: 1</p> <p><i>R. SIDE KITCHEN</i></p>	<p>1000 Series/Corvus DH with Intercept 38 W X 58 H QTY: 1</p> <p><i>R. SIDE KITCHEN</i></p>
ITEM 7	ITEM 8	ITEM 9
		
<p>1000 Series/Corvus DH with Intercept 31 W X 41 H QTY: 2</p> <p><i>R. SIDE 2ND FL.</i></p>	<p>1000 Series/Corvus DH with Intercept 24 W X 37 H QTY: 1</p> <p><i>R. SIDE 2ND FL.</i></p>	<p>1000 Series/Corvus DH with Intercept 33 W X 57 H QTY: 3</p> <p><i>R. SIDE DINE RM</i></p>

ITEM 10	ITEM 11	ITEM 12
		
<p>1000 Series/Corvus DH with Intercept 35 1/2 W X 52 1/2 H <i>L SIDE</i> QTY: 2 <i>2ND FL</i></p>	<p>1000 Series/Corvus DH with Intercept 24 W X 37 H <i>BACK</i> QTY: 2 <i>DORMER</i></p>	<p>Corvus Picture Window/1000 24 W X 24 H <i>FRONT</i> QTY: 4 <i>DORMER</i></p>
ITEM 13		
		
<p>1000 Series/Corvus DH with Intercept 28 W X 41 H <i>FRONT</i> QTY: 1 <i>DORMER</i></p>		

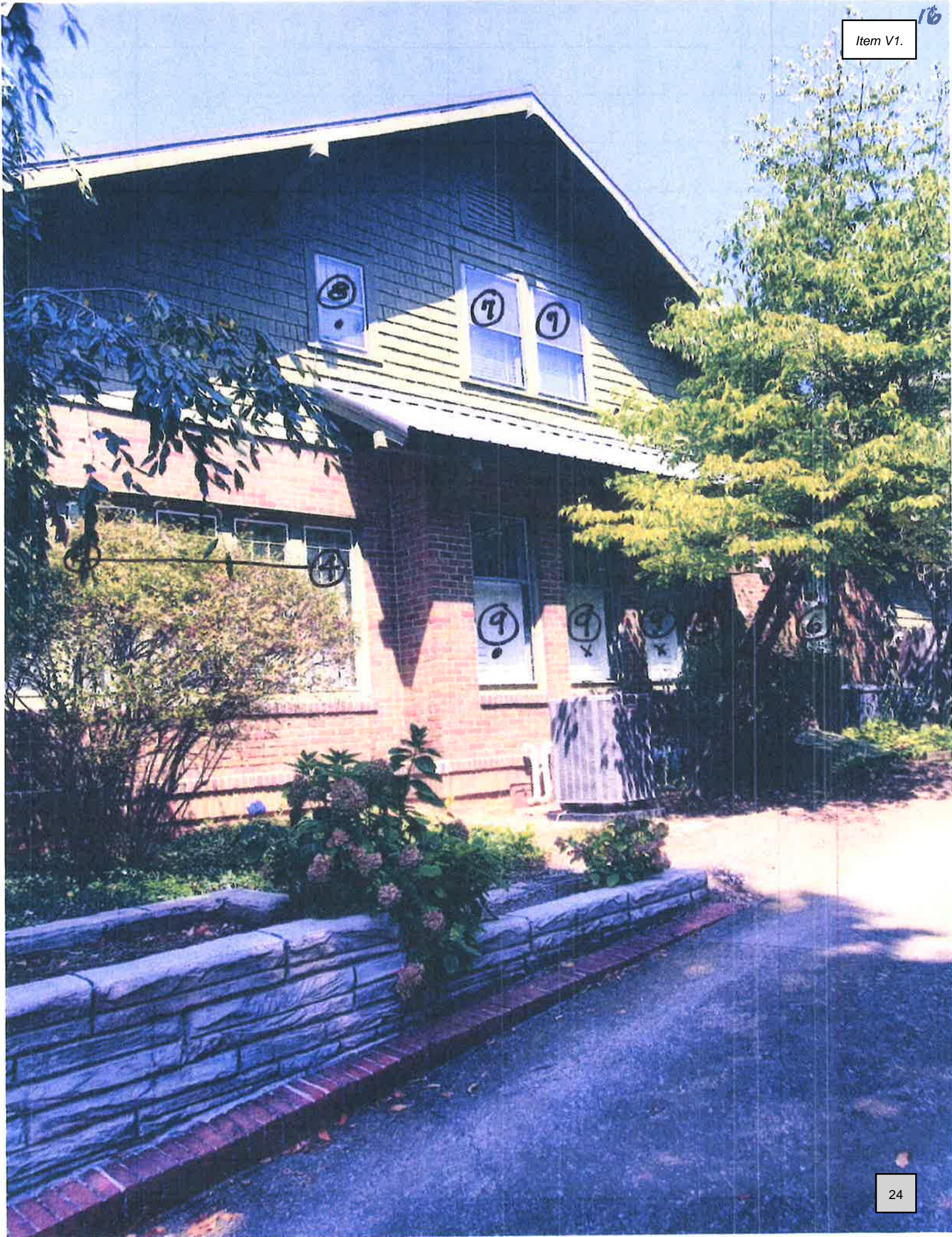
ITEM 1 A	ITEM 2 A	ITEM 3 A
		
<p>Corvus Picture Window/1000 26 W X 95 1/2 H QTY: 4</p>	<p>Corvus Picture Window/1000 24 W X 40 1/2 H QTY: 4</p>	<p>Corvus Picture Window/1000 23 W X 56 H QTY: 6</p>

FRONT PORCH PICTURE  
WINDOW  
TEMPEREA  
BRONZE FRAME

FRONT

3CA. L. SIDE  
& R. SIDE  
1



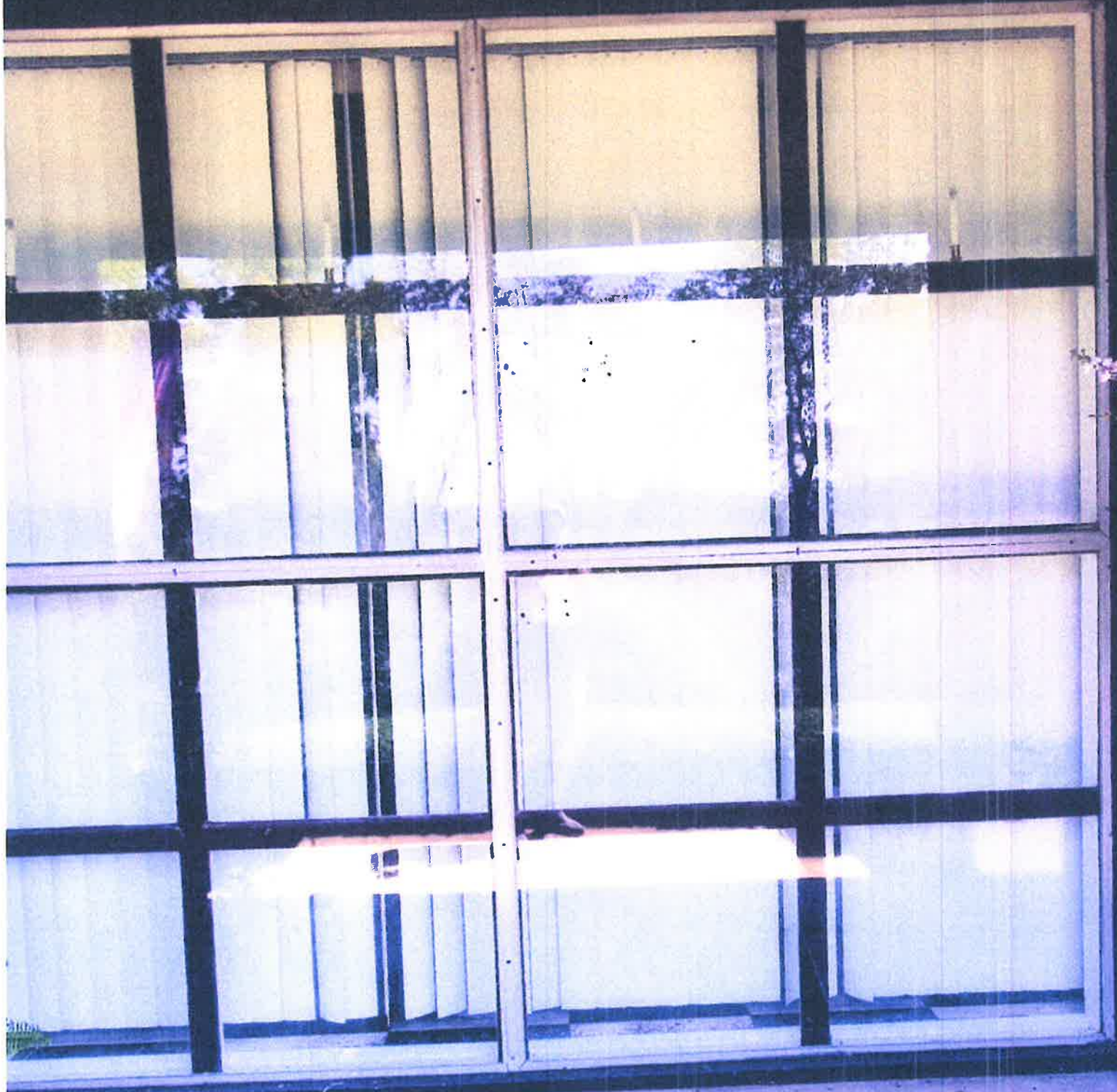








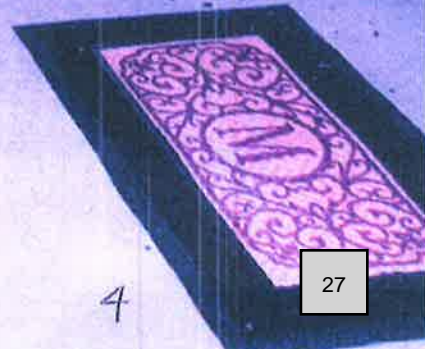
3A



ITEM 1  
NO BRICKMOLD  
New Window

1A

TEMPERED





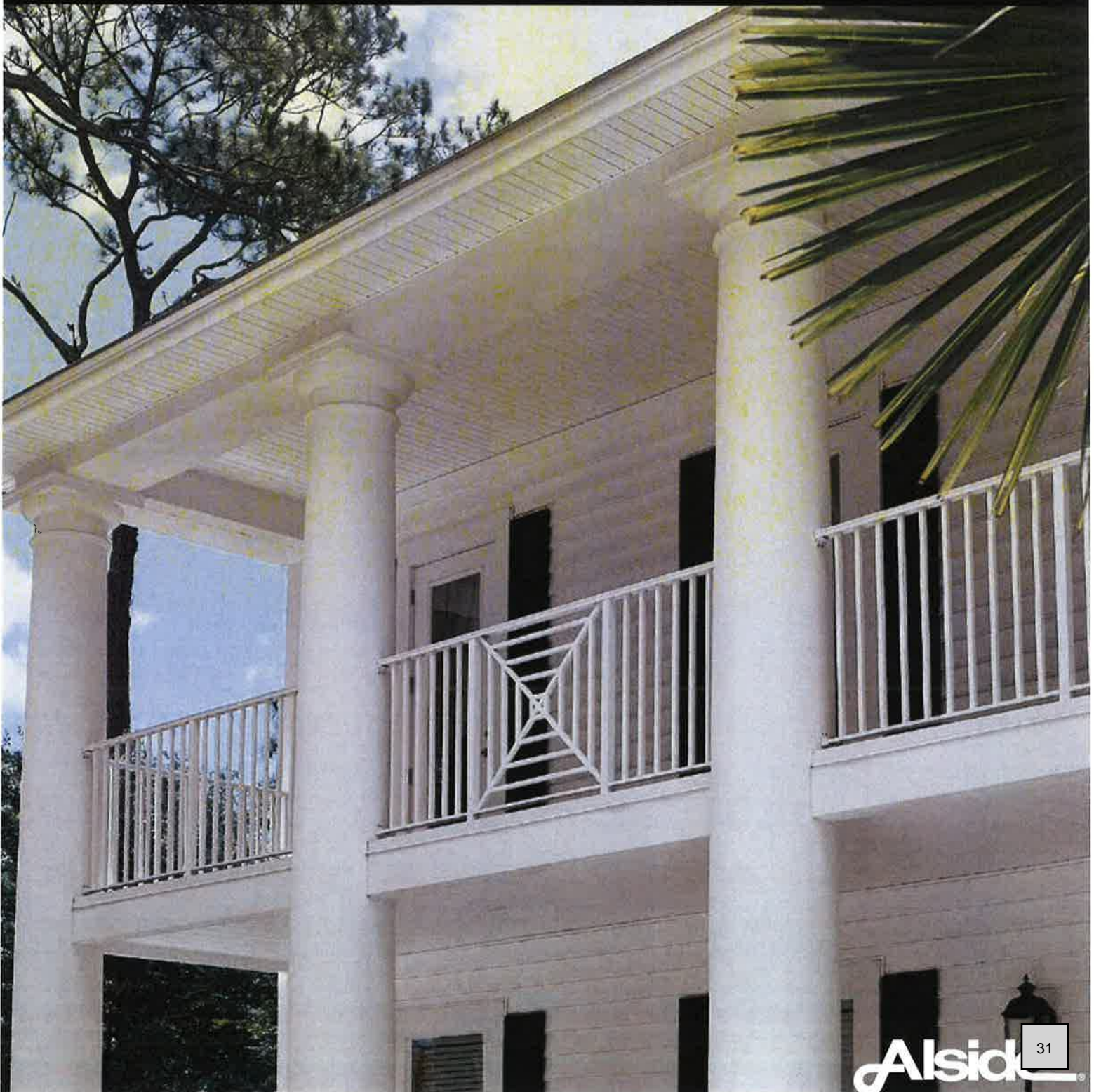




Charter Oak

REINFORCED PREMIUM VINYL SOFFIT

*Superior Rigidity, Beautiful Ventilation*



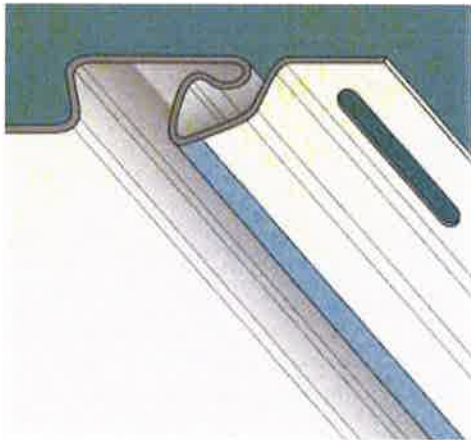
# CHARTER OAK'S TRIBEAM® SYSTEM

## *Designed for Superior Performance*

*Charter Oak panels are so rigid that they can be used as vertical siding to create dramatic emphasis at entry ways, gable end walls and other accent areas.*

### INNOVATIVE TRIBEAM SYSTEM PROVIDES IMPRESSIVE PANEL RIGIDITY AND SUPERIOR WIND RESISTANCE

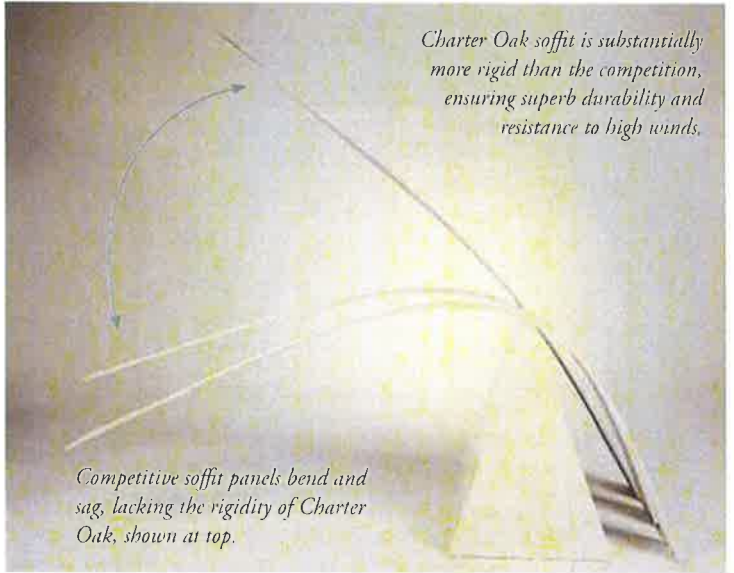
Charter Oak's lasting beauty isn't a result of just blending premium raw materials. Product engineers have created an exceptional design for Charter Oak that provides greater rigidity and resistance to high winds.



Charter Oak soffit is one of the most rigid soffit products on the market. Its superior rigidity is the result of Alside's innovative TriBeam system, which makes Charter Oak not only stiffer than competitive panels, but also lighter and easier to install.







*Charter Oak soffit is substantially more rigid than the competition, ensuring superb durability and resistance to high winds.*

*Competitive soffit panels bend and sag, lacking the rigidity of Charter Oak, shown at top.*

**NO SAGGING – TESTS PROVE IT**

This advanced panel design allows Charter Oak soffit to easily span long runs without sagging. Plus, cupping is virtually eliminated. The result is an installation of exceptional beauty.

In independent tests, Charter Oak proved to be substantially more rigid than leading competitive soffit panels.



*Extra-rigid Charter Oak stays flat, providing outstanding appearance and quality, year after year.*



*Ordinary soffit lacks stiffness, so it tends to cup when installed.*

---

**DID YOU KNOW** for nearly two decades vinyl siding has been a leading choice for exterior cladding on new single-family homes. This broad appeal stems not only from its beauty, durability, and easy upkeep, but also from the fact that vinyl siding adds value to homes.

---

# CHARTER OAK PREMIUM VINYL SOFFIT

*Exceptional Quality, Durability and Style*



## PREMIUM APPEARANCE

The look of custom-milled soffit has gently rounded “board” edges and an elegant 3-1/3” exposure width. Its finely textured, low-gloss finish looks and feels like painted wood and has deep, realistic shadow lines. Plus for greater design flexibility, it’s available in a full selection of architectural colors.

## SUPERIOR RIGIDITY

Featuring the superior rigidity of the TriBeam design, Charter Oak soffit panels are performance-engineered to stay flat and level like solid wood soffit. It’s beauty ordinary vinyl soffit can’t provide.

## OUTSTANDING DEPENDABILITY

Wood soffit looks good, but it can warp and rot after exposure to dampness normally found at eaves and porch ceilings. Charter Oak soffit is made with weather-resistant vinyl, so rain and humidity don’t cause problems.

## EASY-CARE CONVENIENCE

Dampness also produces a tough cleanup problem – mold and mildew stains. But with Charter Oak, simply wash panels occasionally with a garden hose to remove most airborne dust and dirt and restore the like-new beauty. No more sanding, staining or painting.

## BEAUTIFUL VENTILATION

Aeration openings are hidden in the grooves of Charter Oak vented soffit panels. This means exceptional beauty . . . plus the continuous airflow needed to keep attics cool and dry.

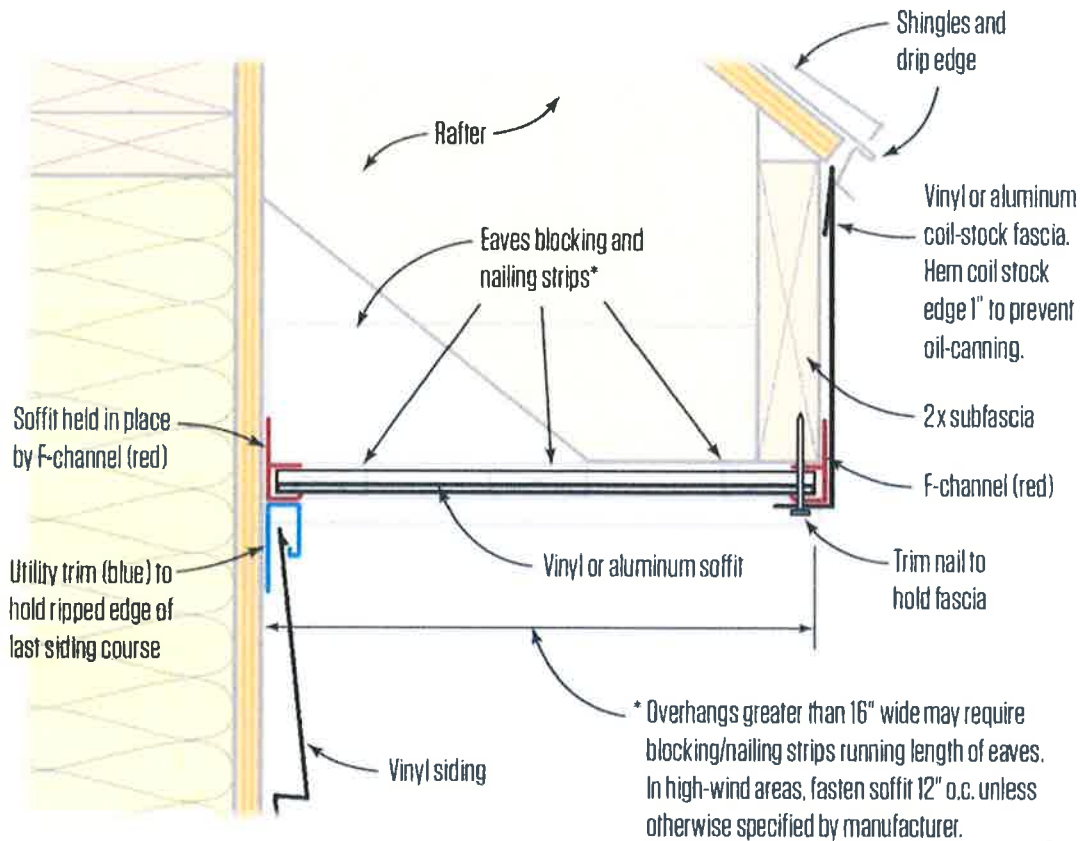


*Virtually invisible vented panels emphasize beauty while providing essential airflow to attics.*

place while allowing the piece to move with temperature changes. A slot punch makes an elongated hole for a fastener that allows the siding panel to move under the fastener head.

Item V1.

## Soffit and Fascia Detail



### SOFFIT AND FASCIA

Complete soffit and fascia details before installing the siding. Soffit panels come in many styles and colors, and may be vented or unvented; many contractors combine the two types, depending on the overall venting strategy for the home.

F-channel or L-shaped fascia captures outer-panel edges. At the wall of the house, panel edges can fit into F-channels or can be hidden by J-channel or a utility or finish channel that captures the top edge of the siding. Soffit panels come in 10-foot lengths but are usually cut to fit across the soffit, so nailers may be needed depending on the rafter spacing and the overhang depth.

There are many low-maintenance options for fascia, including aluminum coil stock that can be fabricated on site. Vinyl fascia is available as well, and PVC trim boards offer yet another alternative.

JUNIPER RIDGE COLOR  
ALUMINUM FASCIA  
VINYL SOFFIT



JUNIPER RIDGE COLOR

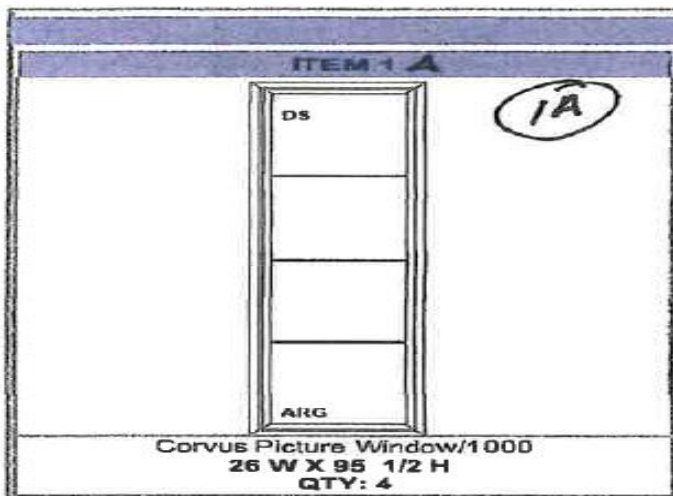
- ALUMINUM FASCIA WRAP
- VINYL SOFFIT



Window at the front of the house/ front door area:



Current Windows



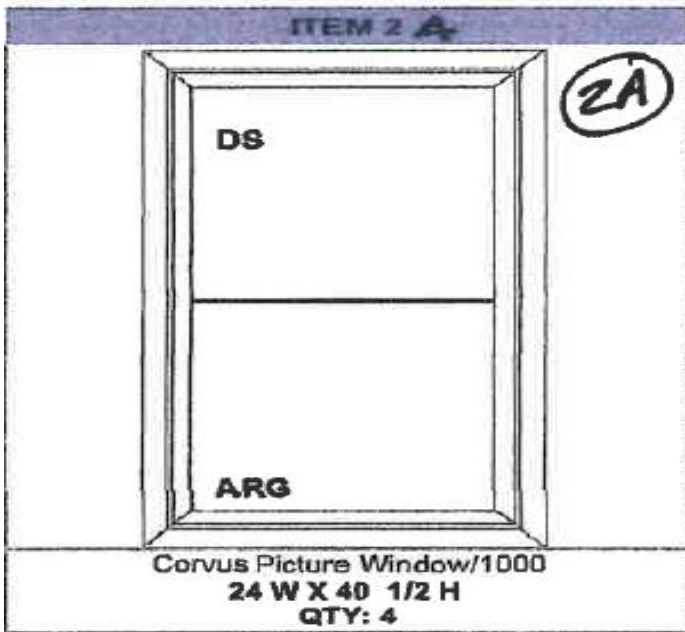
Proposed Windows

FRONT PORCH PICTURE  
WINDOW  
TEMPERED  
BRONZE FRAME

Window on the front of the house/ porch:



Current Windows



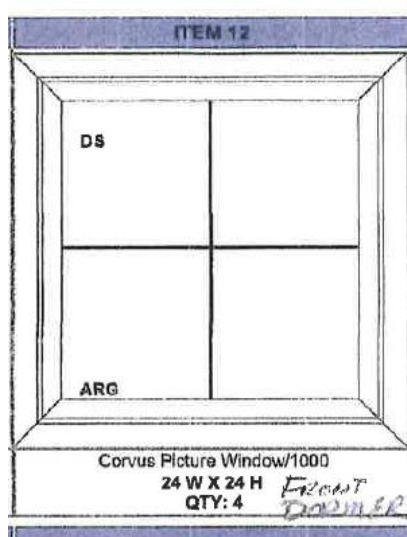
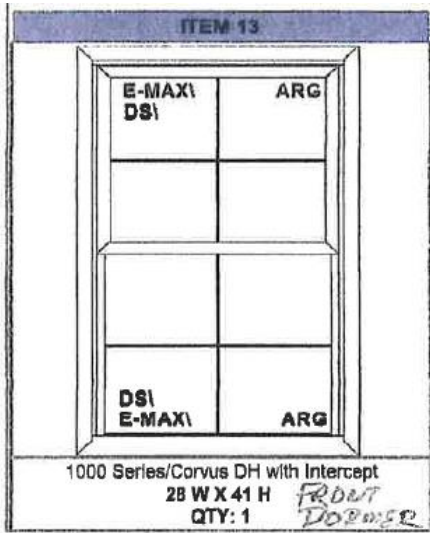
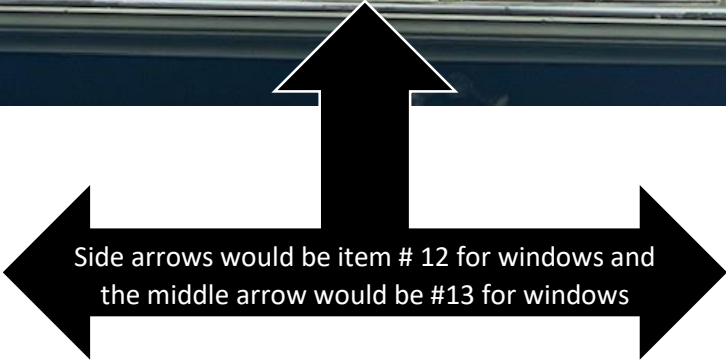
Proposed Windows

Front

Front of the house:



Current Windows



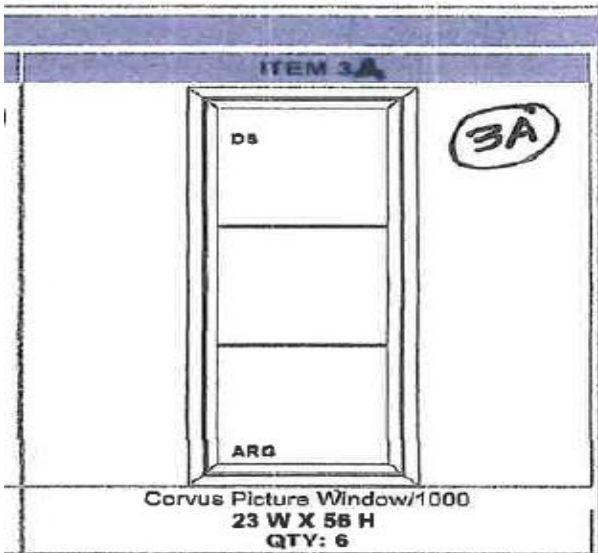
Proposed Windows



West side of the house windows:



Current Windows



Proposed Windows

3ea. L. SIDE  
& R. SIDE

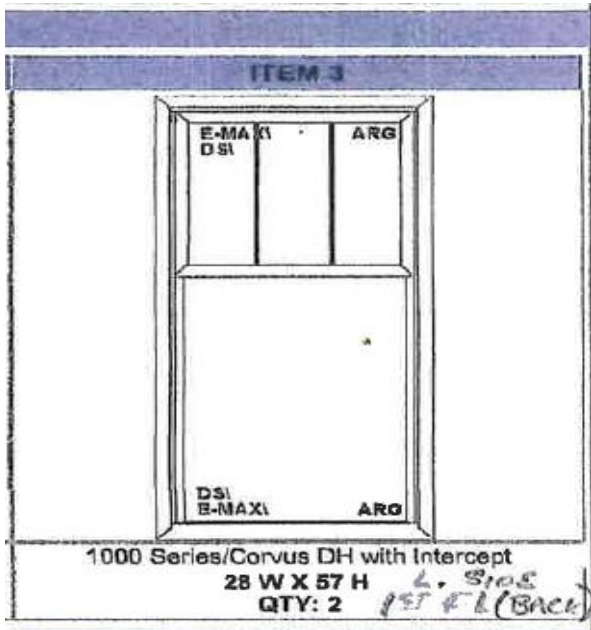
West side of the house windows (cont.):



Current Windows:

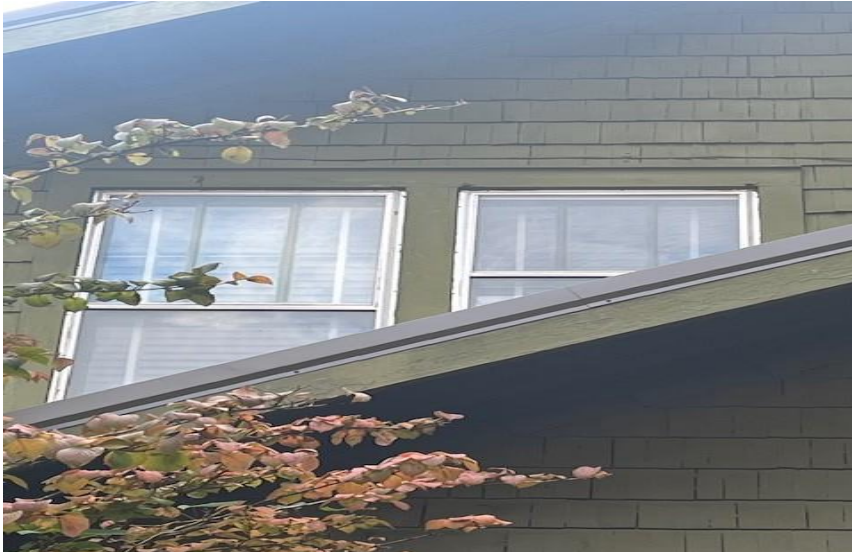
This window will not be change, recent bathroom remodel and window was done at that time.

These are the only windows that will change.

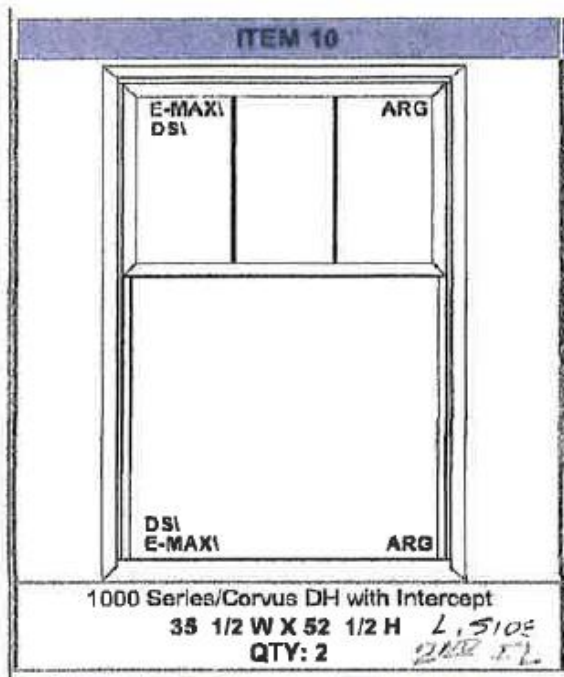


Proposed Windows:

West side of the house windows (cont.):



Current Windows:

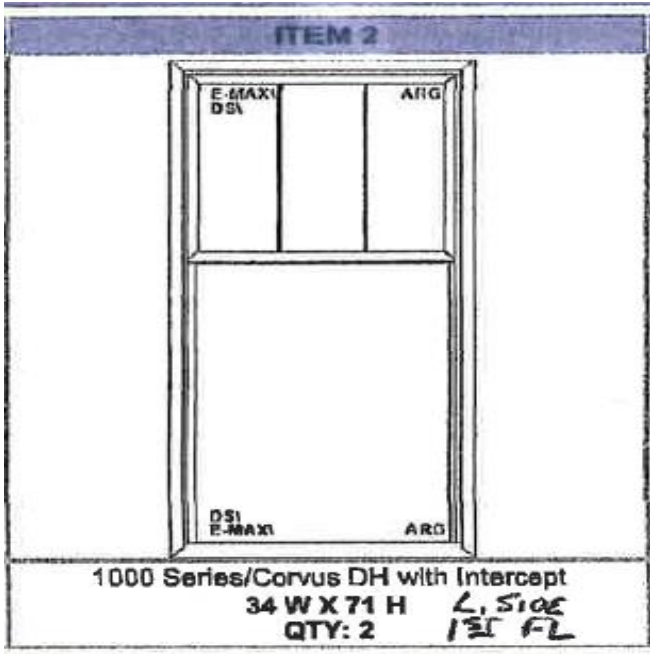


Proposed Windows:

West side of the house windows (cont.):



Current Windows:

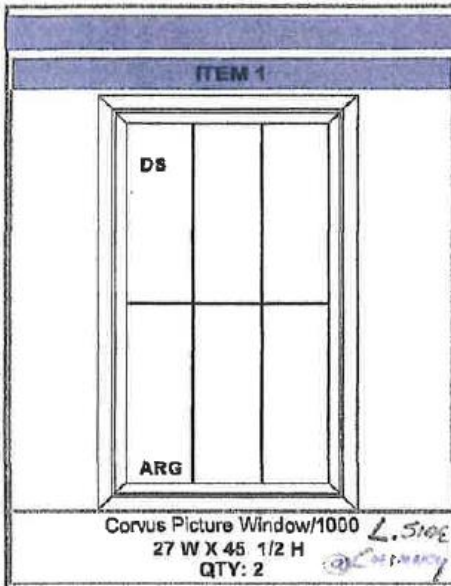


Proposed Windows:

West side of the house windows (cont.):



Current Windows:

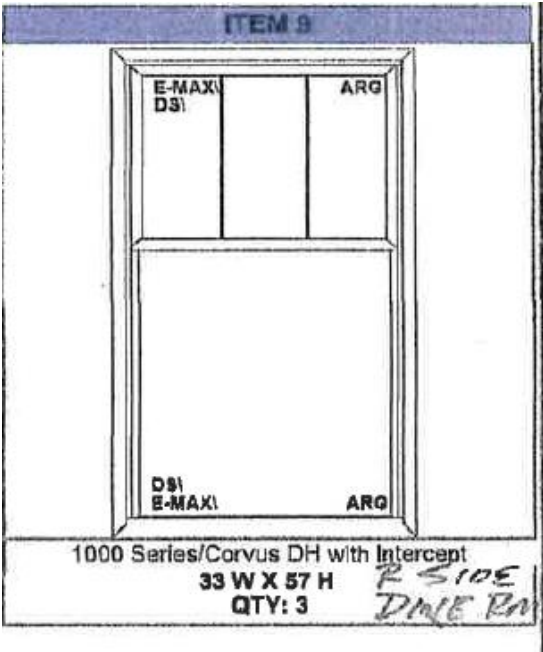


Proposed Windows:

East side of the house windows:



Current Windows:

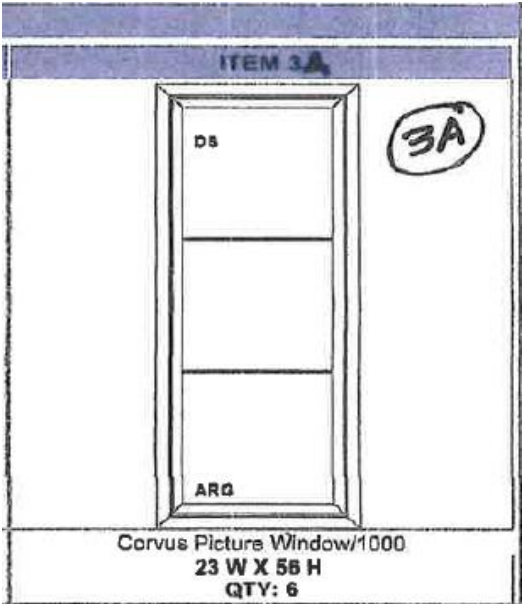


Proposed Windows:

East side of the house windows (cont.):



Current Windows



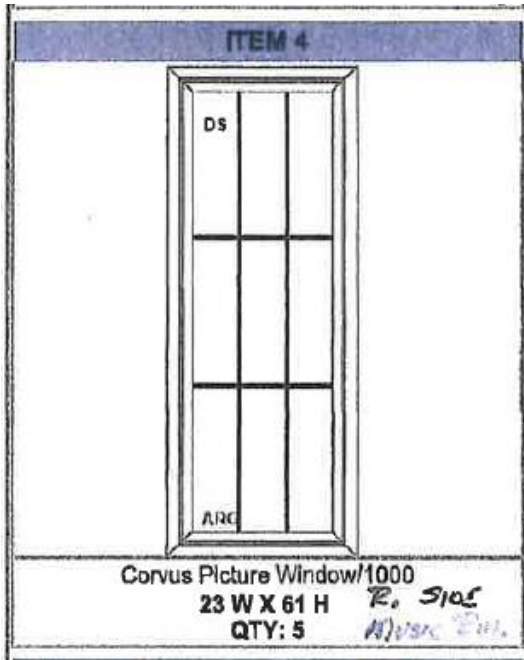
Proposed Windows

3ea. L. SIDE  
& R. SIDE  
1

East side of the house windows (cont.):



Current Windows:



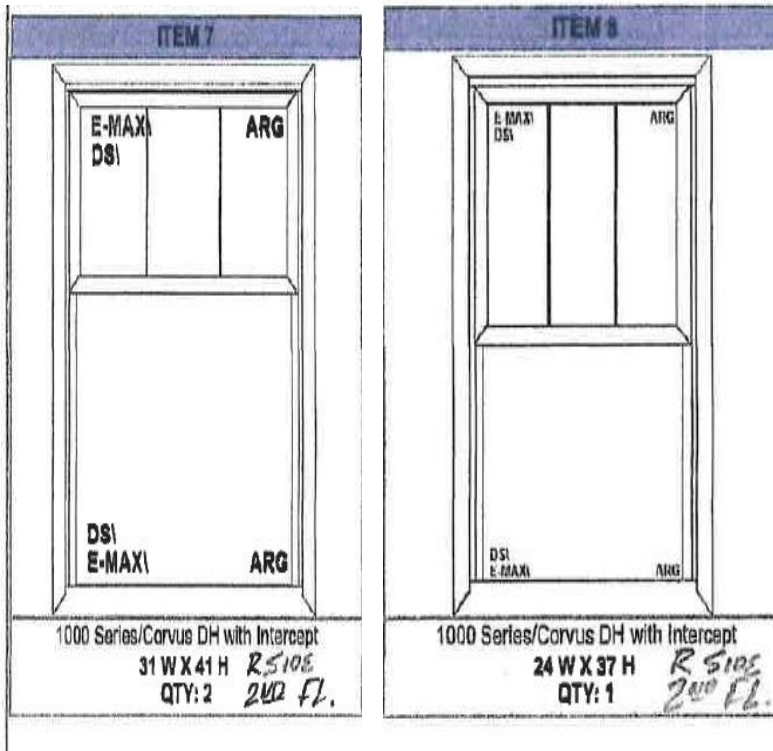
Proposed Windows:



East side of the house windows (cont.):



Current Windows:



Proposed Windows: