HP PERMIT NUMBER: HP-0249-2021

PROPERTY ADDRESS: 2203 EAST 17th PLACE

DISTRICT: YORKTOWN HISTORIC DISTRICT

APPLICANT: PATRICIA D. BERRY

REPRESENTATIVE: NONE

A. CASE ITEM FOR CONSIDERATION
   1. Construction of residence

B. BACKGROUND
   DATE OF CONSTRUCTION: NONE; ORIGINAL SITE OF BARNARD ELEMENTARY SCHOOL
   ZONED HISTORIC PRESERVATION: 1995
   NATIONAL REGISTER LISTING: YORKTOWN HISTORIC DISTRICT: 2002
   CONTRIBUTING STRUCTURE: NO
   PREVIOUS ACTIONS:
   COA-14-032 - DECEMBER 11, 2014 - TPC APPROVAL

Install ornamental steel fence around east, west and south perimeter of property and between
Block 1 and Block 2, with the condition that the fence be 4’ in height along 17th Place, stepped
down from 5’ on the other sides. Applicant may angle the fence at the southeast corner of the
property so that it is behind the Barnard School kiosk.

Relocate existing Henry Barnard School kiosk to southeast corner of the property along South
Lewis Avenue. Place ceramic mosaic inside the kiosk to recognize the Barnard Elementary
School building.

Insert cast stone monument of 1929 Henry Barnard School in the retaining wall along South
Lewis Avenue at the northeast corner of the site.

Extend retaining wall in certain areas as indicated on plans, using reclaimed stone to match
existing, and mortar to match as closely as possible.

Install 4 new openings in existing retaining wall along 17th Pl. for entry to front of residences.
Stairs will be plain poured concrete and walls will be reclaimed stone to match existing, with
mortar to match as closely as possible.

Enclose 4 existing openings in retaining wall using reclaimed stone to match existing, and
mortar to match as closely as possible.
COA-14-032 – DECEMBER 11, 2014 – TPC APPROVAL
Construct 3.5 ft. fence along interior alley from East 17th Street South

Place three light poles with two bracket attachments with the Barnard Trace name according to site plan submitted

Add light fixtures to retaining wall columns along East 17th Place South

COA-14-032 – DECEMBER 11, 2014 – TPC DENIAL
Construct dry-stack wall along interior alley from East 17th Street South

COA-15-014 – APRIL 21, 2015 – STAFF APPROVAL
Finish retaining wall as indicated on plans presented to the Preservation Commission on December 11, 2014 using matching stone and matching mortar

Add light fixtures to retaining wall columns along East 17th Place South

Construct 3.5 ft. fence along interior alley from East 17th Street South

Place three light poles with two bracket attachments with the Barnard Trace name according to site plan submitted with amendment to the bracket attachments to match Gillette Historic District bronze sign of 24 inches by 24 inches

COA-15-014 – APRIL 28, 2015 – TPC DENIAL
Construct dry-stack wall along interior alley from East 17th Street South

COA-15-014 – MAY 14, 2015 – TPC APPROVAL
Install 5’ ornamental steel fence along E. 17th Pl.

C. ISSUES AND CONSIDERATIONS

1. Construction of residence
   i. Proposed is the construction of a residence in Barnard Trace, whose site is Lot 7, Block 1. During the review by the Historic Preservation Permit Subcommittee on February 4, additional documentation was requested. Presented for review on February 16 were a set of elevations with the representation of a water table, Product Data for the shingles, the door and its hardware, and the fixture for the porch, and confirmation that the finish on the stucco would be smooth without any glaze or trace of marks by tools. During the review on February 16, the discussion focused on the treatment of the east facade and the roof and on the formal relationships between this residence and the adjacent residences. The application has been forwarded with a recommendation for approval with the condition that additional documentation be submitted, including (1) a Roof Plan, (2) an East Elevation with the addition of windows, (3) a Site Plan with an indication of the location of the residences immediately adjacent to the east and west, (4) an elevation of the site with an indication in outline of the residences immediately adjacent to the east and west, and (5) at least two (2) photographs of the site with views eastward and westward.
ii. Reference: *Unified Design Guidelines - Residential Structures*

**SECTION C – GUIDELINES FOR NEW CONSTRUCTION**

**C.1 General Requirements**

C.1.1 Designs for new construction shall not duplicate existing structures within the district. Ensure that each new structure is unique within the district.

C.1.2 When designing new structures, provide consistency and continuity by drawing upon common characteristics of historic structures in the district, placing particular emphasis on the historic structures on the same street. These include but are not limited to porches, entries, roof pitch and form, and window and door styles.

C.1.3 Avoid mixing incongruous architectural styles: for example, Prairie-style windows on a Colonial Revival-inspired house.

C.1.4 Respect the scale, proportions, historic patterns, and relationships of both principal and accessory structures along the same street and within the district.

C.1.5 Maintain the established height of those structures along the same side of the street.

C.1.6 Establish the height of the floor (finished floor elevation) between the minimum and maximum finished floor elevation of those structures along the same side of the street.

**C.2 Building Site**

C.2.1 Match the front setback of the historic buildings along the same side of the street. When the front setback pattern of the historic structures on the same side of the street varies, locate the new structure between the minimum and maximum of the prevailing front setbacks.

C.2.2 Maintain the pattern and rhythm of the side yard setbacks of the other historic structures on the same side of the street.

C.2.3 Maintain the same orientation to the street as established by the historic structures on the same street.

C.2.4 Limit paving within the street yard to primary driveways and sidewalks. Curb cuts and new driveways through the street yard are strongly discouraged for properties with alley access.

C.2.5 On interior lots, limit the surface area of driveways and sidewalks to no more than 50% of the street yard lot area.

C.2.6 On corner lots, limit the surface area of driveways and sidewalks to no more than 30% of the street yard lot area.

**C.3 Building Materials**

C.3.1 Maintain the visual characteristics, scale, proportions, directional orientation and rhythms that are created by the materials on existing historic structures in the district, in order to maintain the overall appearance and character of the district. Deviation from the materials on existing historic structures in the district will be considered on a case-by-case basis. The use of unfinished or clear-finished metals will be considered on a case-by-case basis.

**C.4 Garages**

C.4.1 Locate garages within the rear yard and detached from the primary residential structure. Detached buildings or structures, such as garages and sheds, not located in the street yard as defined in the Zoning Code are exempt from HP Permit review.

C.4.2 Adding a garage attached to the rear elevation of the primary residential structure will be considered on a case-by-case basis.
C.4.3 Permitted attached garages shall be located so that the front façade of the garage is not located forward of the rear wall of the primary structure.

C.4.4 Historically appropriate garage doors, such as carriage house doors, are encouraged.

C.5 Mechanical Systems, Etc.

C.5.1 Install engineering systems and their associated elements such as, but not limited to, air conditioning and heating units, flues, conduits, cables, electrical equipment, ventilators, and louvers, on the side or rear façade of the structure.

C.5.2 Install utility meters on the side or rear façade of the house, or underground in a subterranean vault. Above-ground installation of utility systems, such as pedestals and transformers, is prohibited in the street yard unless approved on a case-by-case basis.

C.5.3 Install systems requiring exterior components, such as solar panels or devices, where they will have minimal impact, preferably at the rear of your house or yard or on an outbuilding. Install exterior components on a historic building in a manner that does not damage the historic roofing material or negatively impact the building’s historic character and is reversible. These considerations will be made on a case-by-case basis.

C.5.4 Installation of radio or television antennas, including satellite dishes and similar devices, not visible from abutting streets, as determined by staff, is exempt from HP Permit review.
A. Opening Matters
   1. Call to Order and Verification of Quorum
     Commissioner Turner called the Regular Meeting to order at 4:34 P.M.

     Members Present
     James E. Turner, AIA
     Mark D. G. Sanders
     Matthew D. McAfee

     Staff Present
     Felicity O. Good
     Roy M. (Jed) Porter, Jr.

     Others Present
     Patricia D. Berry*, Michael R. Dankbar*

     *Present via Remote Access

   2. Historic Preservation Permit Subcommittee Review
      a. Disclosure of Conflicts of Interest
         No Conflicts of Interest were disclosed.
b. Application for Historic Preservation Permit

2203 E. 17th Pl. (Yorktown)
Applicant: Patricia D. Berry
Proposal:
1. Construction of residence

Discussion:
• Staff presented its report, noting that the applicant had responded to the request for additional documentation. Commissioner Sanders commented on the previous version of the proposal, as Commissioner Turner was not present for its review, and noted that the members of the Historic Preservation Permit Subcommittee were pleased with the concept but had requested delineation of a water table, an indication of the texture of the stucco, and Product Data. In response to a request for clarification, staff indicated the representation of the water table on the elevations.

Discussion focused on the treatment of the East Elevation. Commissioner Turner commented on the lack of detail on the elevations, and Commissioner Sanders noted that no objections had been voiced previously. The applicant interjected that the stucco would not be white in order to contrast with the color of the adjacent residences to the east of the site. Commissioner Turner requested clarification of the presentation of the two stories of the residence and was informed that the section with the second story would be placed near the rear of the residence. Neighborhood Representative McAfee commented on the presentation of the west facade as a gesture towards the adjacent residence and the residence itself as a transition between the neighborhood and Barnard Trace and noted the absence of windows on the east facade. Commissioner Turner observed that the proximity of the adjacent residence posed a challenge for the placement of windows, and the applicant expressed her desire for privacy on that side of the residence. Mr. McAfee commented that other designs for residences in Barnard Trace had been revised to add windows to create variety in facades and avoid the appearance of a lengthy expanse of uninterrupted masonry and expressed concern about the establishment of the precedent of a facade without windows. Commissioner Turner requested documentation to indicate the location of the adjacent residence on its site and proposed the addition of fenestration for the Living Room. Mr. Dankbar, the applicant’s architect, proposed that windows could be inserted at a height of six feet (6’-0”), which would allow natural illumination of the Living Room and permit the arrangement of furniture or shelves underneath the windows.
Discussion then focused on the design of the roof. Commissioner Turner inquired about the height of the gable on the east side, as it appeared to be higher than the ridge of the roof, and Mr. Dankbar responded that the planes of the roof were purposely not aligned.

As there was no further discussion, Commissioner Sanders made a motion to recommend approval of the application with the condition that additional documentation be submitted, including (1) a Roof Plan, (2) an East Elevation with the addition of windows, (3) a Site Plan with an indication of the location of the residences immediately adjacent to the east and west, (4) an elevation of the site with an indication in outline of the residences immediately adjacent to the east and west, and (5) at least two (2) photographs of the site with views eastward and westward. The motion was seconded by Commissioner Turner and was approved unanimously.

Vote: 2203 E. 17th Pl. (Yorktown)

<table>
<thead>
<tr>
<th>In Favor</th>
<th>Opposed</th>
<th>Abstaining</th>
<th>Not Present</th>
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<tbody>
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<td>Sanders</td>
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<tr>
<td>McAfee</td>
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3. New Business
None

4. Adjournment
Commissioner Turner adjourned the Regular Meeting at 5:27 P.M.
Sketch seems to indicate:

The stone wall was on original property. It is approximately 6 feet tall and the fence is approximately 5 feet tall. The view from street level is not nearly as elevated as the house extends out south from the rear. This line is even with front of other home on the west, except for porch of this house. Broken red dash represents building line for Trace Barnard properties.

Note:

House on right: Existing home on Trace Barnard Lot.
Center house: Will be new construction for Berry.
House on far left: Existing home from original neighborhood.
Building line of Trace Barnard homes.

Looking West from Berry property at older home.
Partial street view of older home adjacent to Berry property on West.
Close street view of wall as it sits by older home
Looking East from Berry property at existing home.
Street view of house adjacent to Berry property on East.
Street view of distance between houses. (this view is two doors East of Berry property.)
FINE FINISH
MORNING MIST #751
MARCH 9, 2020

BASF Corporation - Wall Systems
5500 S. John Bluff Road South
Jacksonville, FL 32224-2814
Phone 603-321-9090
Fax 603-922-0849
sales@Senergy.basf.com

The purpose of this sample is to provide a basic representation of the COLOR and TEXTURE of a particular product. It is prepared on a standard medium which is not specified for application. This sample is for use as a selection aid. Color differences may occur between this Sample material and finished product due to the method of sampling employed by the applicator and slight color variations of natural materials used in this product. BASF Corporation makes no claims for any particular performance or durability in any installation. As with any sample, it may be necessary to match the natural color in the final application on-site. The actual appearance may vary from the sample as presented.
PRODUCT INFORMATION

Landmark shingles reflect the same high manufacturing standards and superior warranty protection as the rest of CertainTeed’s line of roofing products. Landmark Premium (and Algae Resistant-AR), Landmark PRO (and AR) and Landmark (and AR) are built with the industry’s toughest fiber glass mat base, and their strict dimensional tolerance assures consistency. Complex granule color blends and subtle shadow lines produce a distinctive color selection. Landmark is produced with the unique NailTrak® nailing feature. Please see the installation instruction section below for important information regarding NailTrak.

In the Northwest Region Landmark PRO (AR) is double-branded as Landmark PRO/Architect 80 (AR).

Landmark algae-resistant (AR) shingles are algae-resistant and help protect against dark or black discoloration, sometimes called staining or streaking, caused by blue-green algae. AR shingles are not available in all regions.

Colors: Please refer to the product brochure or CertainTeed website for the colors available in your region.

Limitations: Use on roofs with slopes greater than 2” per foot. Low-slope applications (2:12 to < 4:12) require additional underlayment. In areas where icing along eaves can cause the back-up of water, apply CertainTeed WinterGuard® Waterproofing Shingle Underlayment, or its equivalent, according to application instructions provided with the product and on the shingle package.

Product Composition: Landmark Series shingles are composed of a fiber glass mat base. Ceramic-coated mineral granules are tightly embedded in carefully refined, water-resistant asphalt. Two pieces of the shingle are firmly laminated together in a special, tough asphaltic cement. All Landmark shingles have self-sealing adhesive strips.

Applicable Standards

<table>
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<th>Standard</th>
<th>Certification</th>
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<tr>
<td>ASTM D3018 Type I</td>
<td>ICC-ES ESR-1389 and ESR-3537</td>
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<tr>
<td>ASTM D3462</td>
<td>CSA Standard A123.5 (Regional)</td>
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<td>ASTM E108 Class A Fire Resistance</td>
<td>Miami-Dade Product Control Approved</td>
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<td>ASTM D3161 Class F Wind Resistance</td>
<td>Florida Product Approval # FL5444</td>
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<td>ASTM D7158 Class H Wind Resistance</td>
<td>Meets TDI Windstorm Requirements</td>
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<td>UL 790 Class A Fire Resistance</td>
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Technical Data:

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<th><strong>Landmark (and AR)</strong></th>
<th><em><em>Landmark PRO</em> (and AR)</em>*</th>
<th><strong>Landmark Premium (and AR)</strong></th>
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<td>13 1/4&quot; x 38 3/4&quot;</td>
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*Includes Landmark PRO AR/Architect 80

**Dependent on manufacturing location
INSTALLATION
Detailed installation instructions are supplied on each bundle of Landmark shingles and must be followed. Separate application sheets may also be obtained from CertainTeed.

Hips and Ridges: For capping hip and ridge apply CertainTeed Shadow Ridge®, Cedar Crest® or Mountain Ridge® shingles of a like color.

MAINTENANCE
These shingles do not require maintenance when installed according to manufacturer's application instructions. However, to protect the investment, any roof should be routinely inspected at least once a year. Older roofs should be looked at more frequently.

WARRANTY
Landmark Premium (and AR), Landmark PRO/Architect 80 AR, Landmark PRO (and AR), and Landmark (and AR) shingles carry a lifetime limited, transferable warranty to the consumer against manufacturing defects when applied to stated CertainTeed application instructions for this product. In addition, Landmark Premium (and AR), Landmark PRO (and AR), Landmark PRO/Architect 80 AR, and Landmark (and AR) carry 10-years of SureStart™ Protection. Landmark AR shingles carry a 10-year algae resistance warranty. Landmark Premium AR, Landmark PRO AR, and Landmark PRO/Architect 80 AR shingles carry a 15-year algae resistance warranty. For specific warranty details and limitations, refer to the warranty itself (available from the local supplier, roofing contractor or on-line at www.certainteed.com).

FOR MORE INFORMATION
Sales Support Group: 800-233-8990
Web site: www.certainteed.com
See us at our on-line specification writing tool, CertaSpec®, at www.certainteed.com/certaspec.
# Classic Craft®
Visionary Collection™ in Fir Grain

8" Full Lite Shaker Flush-Glazed | Style No. CCA82300-SDLF4

1 Available Size:

<table>
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<tr>
<th>Therma-Tru PrismaGuard Stain Options</th>
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<tbody>
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<td><img src="image" alt="Stain Options" /></td>
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Looking for more information on finishing options? Check out our finishing page and learn how you can use finish to make your house a home with Therma-Tru.

## ENTRANCE HANDLESETS - BRASS TUBULAR -

### Baden Trim
- [Image of Baden Trim]
- Doorway brass knobs or levers for the inside trim.
- [Image of Baden Trim Installation]

### Davos Trim
- [Image of Davos Trim]
- Doorway brass knobs or levers for the inside trim.
- [Image of Davos Trim Installation]

### Lausanne Trim
- [Image of Lausanne Trim]
- Doorway brass knobs or levers for the inside trim.
- [Image of Lausanne Trim Installation]

### Baden Style

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<th>Description</th>
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<th>Knobs or Lever Style for Inside Trim</th>
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### Davos Style

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### Lausanne Style

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<td>See Page 4 for Brass Knobs &amp; Lever Options</td>
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### Interconnect Device
- Available for Davon & Lausanne Styles
- Product Code: 442
- List Price: $68.00

Specify by adding "IP" to the beginning of Product Code for Wurster (TOPS) Keyway (For example: WUR0190-KLUS15).

Handling Required if Lever Used on Inside or if Interconnect Device is Specified. Standard latch is for 2 1/8" backsets. Specify 3" backsets if required.
MODERNVU SERIES PICTURE WINDOW (FIXED)

The Quaker ModernVu Series Picture window is ideal for a variety of applications including - Single-Family Residential, Multi-Family, Healthcare, Hotel, Education, Office and Assisted Living.

FEATURES
◊ Commercial Framing System
  • 3 ¼” main frame
  • Sealable corner keys
  • Crimp/Screw connections
  • 0.094” wall thickness of interior and exterior walls, 0.070” wall thickness elsewhere
◊ Enhanced Design
  • Azo-braided channel receives Azon pour and debridge thermal break which is ½” wide in all main frame and vent rail extrusions
  • Clean squared edges
  • 1 ⅞” narrow sitelines
◊ Glazing
  • 1” insulated glass

OPTIONS
◊ Available Configurations
  • Wire frame capabilities
◊ Muntin Choices
  • Internal or simulated divided lites available
◊ Nailing Fin
◊ Glazing
  • Capillary tubes
  • Argon gas
  • Wide variety of glazing, tinting and thickness options
◊ Panning & Trim Choices
  • Wide variety of panning, receptor and trim available
  • Jamb filler
◊ Mulling
  • Wide variety of structural mulls

BENEFITS
◊ The capacity to match exterior colors for unique project facades
◊ The ability to facilitate large sizes for taller and wider window openings
◊ Modern appearance merged with superior structural integrity

PERFORMANCE
◊ Structural & Thermal

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<td>SHGC</td>
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Window test size: 72” x 120” (with tempered glass)
Other tests performed using the following sizes: 60” x 60” (with 1/4”, 1/4”) = AW80
60” x 99” (with 1/4”, 1/4”) = AW100
48” x 120” (with 1/4”, 1/4”) = AW40

Thermal values shown are a range based on Quaker’s most popular glass package options. Other available glass options may result in scores outside of the range shown.
ARCHITECTURAL PAINT COATINGS AND FINISHES

◊ Baked on powder coat finish meets ANSA/AAMA 2604 specs and is available in unlimited colors

- 11 Popular Colors
  - White
  - Sandstone
  - Holly Green
  - Redwood
  - Chestnut
  - Satin Creme
  - Dark Bronze
  - Toffee
  - Beige
  - Earthone
  - Black

- 15 Impressive Colors
  - Agate Grey
  - Beige Grey
  - Burgundy
  - Gloss Black
  - Interstate Blue
  - Moss Green
  - New Bone White
  - New Dark Bronze
  - Patina Green
  - Polar White
  - Sky White II
  - Slate Gray
  - Teal
  - Telegrey 1
  - Oyster White

- 7 Resemble Colors (painted finish resembling anodized)
  - Black Anodized
  - Champagne Anodized Light Range
  - Champagne Anodized Dark Range
  - Clear Anodized
  - Light Bronze Anodized
  - Dark Bronze Anodized Light Range
  - Dark Bronze Anodized Dark Range

- Unlimited Custom Colors

◊ ANSA/AAMA 2605 powder coat finishes
◊ AAMA 611-98 Class I clear and tinted anodized finishes

* Printed colors shown here may not accurately depict actual painted colors. Color samples are available upon request.

MODERNVU SERIES PICTURE WINDOW WITHOUT NAILING FIN

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Our products are tested to the standards of and certified by the American Architectural Manufacturer's Association, the National Fenestration Rating Council and the Window & Door Manufacturers Association.
MODERNVU SERIES PICTURE WINDOW WITH NAILING FIN

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ELEVATION SCALE 3/8" = 1'-0"
ModernVu Series
AW-PG70
3 ¼” Frame Depth
Picture Window (Fixed)

MODERNVU SERIES PICTURE WINDOW (FIXED/FIXED - SIDE BY SIDE)

Double Jamb with Narrow 1 7/8” Sightline

Double Jamb with Wide 3” Sightline

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Our products are tested to the standards of and certified by the American Architectural Manufacturers Association, the National Fenestration Rating Council and the Window & Door Manufacturers Association.
MODERNVU SERIES PICTURE WINDOW (FIXED/FIXED - STACKED)

Double Jamb with Narrow 1 7/8” Sightline

Double Jamb with Wide 3” Sightline

ModernVu Series
AW-PG70
3 ¼” Frame Depth
Picture Window (Fixed)