

DRAFT



**September 21, 2022  
Historic Architectural Review Board Minutes  
Troxell Council Chambers  
Borough of Gettysburg**

Chair Gary Shaffer called the Historical Architectural Review Board Meeting to order at 7:00 PM on Wednesday, September 21, 2022 in Troxell Council Chambers, 59 E. High Street. A quorum of six (6) Board Members was present. Those in attendance were **Board Members:** Chair Gary Shaffer, Vice-Chair Brandon Stone, Joan Hodges, Suzanne Christianson, Paul Witt, Gettysburg Building Code Official Clem Malot of PA Municipal Code Alliance and, Director of Historic and Environmental Preservation Debra English, and Planning Management Assistant Karen Mesher; **Absent Board Member:** Justin Harman; **Others in Attendance:** George Makoutz, of 240-242 Chambersburg LLC, and Joe Edgar, Architect of Snyders Design LLC, both representing 240 Chambersburg Street; John Buchheister of the Gettysburg Mercantile Museum, and Gary W. Shaffer of Shaffer Design Associates P.C., both representing 252 Baltimore Street; and Kevin McCready of Orchard County Realty LLC, representing 51 E. Stevens Street; Aaron Ulish, Pella Trade/Contractor Sales Representative and Ryan Bowen, Pella Area Sales Manager Harrisburg/Philadelphia, PA both presenting "Pella Reserve and the Presentation of Historical Authenticity".

**Call Meeting to Order**

Chair Gary Shaffer called the meeting to order at 7:03 PM in Troxell Council Chambers and conducted a roll call of members in attendance and confirmed a quorum of six (6) voting members present.

**Introductions and HARB Review Procedures**

Chair Shaffer introduced the Board members and explained the procedures that would be followed during the meeting. He explained that only the Board members that were present at that meeting can vote on agenda topics and minutes. He noted that the Board serves as a recommending body to Borough Council, which makes the final decision concerning the issuance of Certificates of Appropriateness. He said that *"HARB is a design review board only; and that each project must meet all other Borough ordinances and building code requirements prior to final approval through Borough Council."* Borough Council will next meet on Tuesday, October 11, 2022.

**Review of Agenda and Minutes**

Chair Shaffer asked the Board to move Agenda Item B, COA-220096-252 Baltimore Street, to the beginning of the Agenda under New Business because he will recuse himself to present along with the applicant that project before the Board.

Vice-Chair Stone made a **motion** to accept the September 21, 2022 HARB Meeting Agenda as amended. The motion was seconded by Ms. Hodges and **carried 6-to-0 without dissention**.

Chair Shaffer asked the Board to approve the July 20, 2022 HARB Meeting Minutes as submitted, and that the following members were present at that meeting and eligible to vote: Vice-Chair Brandon Stone, Joan Hodges, Paul Witt, Suzanne Christianson, and Clem Malot.

Mr. Malot made a **motion** to accept the July 20, 2022 HARB Meeting Minutes as submitted. The motion was seconded by Ms. Hodges and **carried 5-0 without dissention**.

Chair Shaffer asked the Board to approve the August 17, 2022 HARB Meeting Minutes as submitted, and that the following members were present at that meeting and eligible to vote: Chair Gary Shaffer, Vice-Chair Brandon Stone, Joan Hodges, and Suzanne Christianson.

Vice-Chair Stone made a **motion** to accept the August 17, 2022 HARB Meeting Minutes as submitted. The motion was seconded by Ms. Hodges and **carried 4-0 without dissention**.

#### **Public Comment for Items Not on the Agenda**

There were no public comments for items not on the meeting agenda.

#### **Public Comment for Items on the Agenda**

There were no public comments for items on the meeting agenda.

#### **New Business: Applications for Review**

*Chair Shaffer recused himself as Chair due to a fiduciary relationship with the following applicant: 252 Baltimore Street – John Buchheister, whereby Vice-Chair Stone assumed the role as Chair.*

#### **B. COA 22-0096 MAJOR PROJECT: 252 Baltimore Street – John Buchheister**

Convert an existing single-family residence into a mixed-use building with a museum on the first floor and a one-dwelling unit on the second floor; add a new exterior door through the brick on the north elevation of the structure; and the door shall be a traditional style half lite door from a salvage yard or a secure insulated half lite high profile metal door.

Director English gave background information and a brief project description as noted in her September 21, 2022 HARB Meeting Agenda. She said that the structure first appeared on the Sanborne Fire Insurance Maps in 1886 as a two-story brick structure with a shingled roof with a rear two-story frame addition with a tin roof, and a side two-story porch with a shingled roof and a rear one-and-one-half story outbuilding. The permit history shows RRUO licenses from 2017 to the present, a yard sale permit in 2018, and this current application for interior and exterior alterations for mixed use.

Mr. Gary Shaffer, Architect at Shaffer Design Associates PC, and Mr. John Buchheister of the Gettysburg Mercantile Museum gave a brief presentation and answered Board questions. Mr. Shaffer told the Board that Mr. Buchheister intends to provide access to the exterior stairwell, and project

has minimal impact on the façade elevation. He said that the building is a twin to the one next door. He said that the south-facing porches were removed and that there was a side addition. He said that neither building had original materials intact, but the historic stairway will be maintained; and that there will be a dwelling unit on the second floor and the mercantile museum will be on the first floor. He said that the brick walkway to the door does not have to be ADA compliant, but the bridge from the sutler property to the mercantile museum will be ADA compliant. He said that the front porch will be repaired, and that a change in lighting, internal renovations and the addition of the door would require PMCA review. Mr. Buchheister said that the windows would be scraped and repainted as needed.

Vice-Chair Stone presented *The Proposed Findings of Fact* for this Major Project at 252 Baltimore Street. He said that the structure is located within the boundaries of the Gettysburg Historic District, is a sensitive building over 50 years old at the time of application as defined in the *Code of Ordinances Borough of Gettysburg/Gettysburg Historic District* and is of high architectural integrity despite modern alterations to the front facade, and thus comes under the review right of this Board. He said that the proposed work is a Critical Project with alterations to this sensitive building with modifications to the doors, windows, gutters, roofing, porch and masonry and is viewable from Baltimore Street. He said that the proposed work should maintain the historic character of the property and historic features retained and is consistent with the *Secretary of the Interior Guidelines* and the *Gettysburg Design Guide*.

Mr. Malot made a **motion** to recommend that Borough Council issue a Certificate of Appropriateness for 252 Baltimore Street for the exterior renovations to include doors, windows, gutters, roofing, porch, and masonry as presented to the Board in the application dated September 1, 2022 and is consistent with the *Secretary of the Interior Guidelines* and the *Gettysburg Design Guide*. The motion was second by Ms. Christianson and carried **5-to-0 by without dissention with one abstention**.

*Mr. Shaffer resumed his role as Chair.*

**A. COA 22-0086 MAJOR PROJECT: 240 Chambersburg Street – George Makoutz**

Demolish a concrete block two-car garage (650 sq ft) with a shingled roof to the rear of the property along W. Zerfing Alley to allow work on the house and to expand off-street parking in the rear of the property; replace the roof on the rear of the addition to match the roof on the main original building (change roof pitch).

Director English gave background information and a brief project description as noted in her September 21, 2022 HARB Meeting Agenda. She said that the structure first appeared on the Sanborne Fire Insurance Maps in 1907 as a three-story shingled frame structure with a shared front porch, rear two-story shingled frame extension of the structure, with north extension with a tin roof. Rear building numbered as 240 ½ presents as a frame two-story structure with one-story porch facing towards the dwelling. The permit history shows RRUO history from 2018-2022, an emergency roof repair, board-up windows, new roof and downspouts to direct water away from the neighbor's siding as needed to repair the emergency area in 2021; and this current application for demolition of rear garage.

Mr. Joe Edgar, Architect from Snyder Design LLC, and Mr. George Makoutz of 240-242 Chambersburg LLC, gave a brief presentation and answered Board questions. Mr. Edgar said that the owner bought

the main house structure as a condemned building and is asking to demolish the rear block garage to gain access to the main structure and to avoid overhead power lines. He said that the owner would like to convert the main house into four apartments; and that he would like to paint the siding, doors, trim, replace the roof on the rear of the building to match the original roof on the front of the building replacing the soffit fascia and gutter on the rear of the building only. He would like to demolish the rear garage to allow access to perform work on the main house and would also allow for off-street parking in the rear of the main house. He said that the owner did not neglect either structure and responded to the Demolition Checklist and is only asking to demolish the garage to gain access to the house. Mr. Makoutz would like to extend the second-floor rear wall- to meet the first-floor rear façade wall and will not alter the existing footprint. He said that the trusses for the main house will have to be transported from the rear of the building with the power lines to 238 and 240 Chambersburg Street cross the rear yard. He said that he would like to add four parking spaces where the existing garage stands in the same footprint. He said that there are two front units and will add one additional apartment to the structure.

Chair Shaffer presented *The Proposed Findings of Fact* for this Major Project for the garage structure at the rear of 240-242 Chambersburg Street is located within the boundaries of the Gettysburg Historic District, is a sensitive building over 50 years old at the time of application as defined in the *Code of Ordinances Borough of Gettysburg/Gettysburg Historic District* and is visible from the public view way via both Chambersburg Street and Zerfing Alley and thus comes under the review right of this Board. He said that the garage structure has little architectural design significance and that the owner is not responsible for the deterioration of the building or the main house structure that the owner seeks to restore. He said that the removal of the garage would facilitate construction of the main structure which is in the interest of Gettysburg Borough.

Vice-Chair Stone made a **motion** to recommend that Borough Council issue a Certificate of Appropriateness for 240-242 Chambersburg Street to demolish the existing rear CMU (masonry block) garage along the alley as presented to the Board in the application dated September 17, 2022. The motion was second by Ms. Hodges and carried **6-to-0 without dissention**.

Chair Shaffer asked the Board to consider the presented design for the main structure at 240-242 Chambersburg Street which has considerable visibility from both Chambersburg Street and Zerfing Alley. Mr. Makoutz said that the proposed design would use composite materials that would match the existing materials used on the main house structure. He said that he would like to restore the existing rear siding matching it to that used on the front and right facades of the main house with the same size, pattern, and paint to match. He said that the east façade is not visible from the public right-of-way.

Chair Shaffer presented the *Proposed Findings of Fact* to approve the proposed design for the restoration of the main house structure at 240-242 Chambersburg Street as presented. He said that the main structure is located within the boundaries of the Gettysburg Historic District, is a sensitive building over 50 years old at the time of application as defined in the *Code of Ordinances Borough of Gettysburg/Gettysburg Historic District* and is visible from the public view way via both Chambersburg Street and Zerfing Alley and that any additions or alterations to the structure comes under the review right of this Board. He said that the building is a sensitive building, and that the front of the structure is of high architectural integrity, and that the rear of the building has had previous alterations, will be altered again as proposed in the presented design, and is highly visible from Zerfing Alley. The



proposed work is considered a critical project that will include an addition and extension of the second floor, new rear porch and steps, new siding that will match the existing siding in width, color, and design.

Vice-Chair Stone made a **motion** to recommend that Borough Council issue a Certificate of Appropriateness for 240-242 Chambersburg Street for the exterior design plans for the addition only as presented to the Board in the application dated September 17, 2022. The motion was second by Mr. Malot and carried **6-to-0 without dissent**.

**C. COA 22-0057 CRITICAL PROJECT: 51 E. Stevens Street – Orchard County Realty LLC**

Construct a support retaining wall extending the previously permitted wall along the alleyway to the front of the property using Gettysburg gray masonry block; replace the broken concrete steps in front of the property; and demolish the shed/garage to the rear of the property.

Director English gave background information and a brief project description as noted in her September 21, 2022 HARB Meeting Agenda. She said that the structure first appeared on the Sanborne Fire Insurance Maps in 1931 as a two-story split residence as 49 and 51 E. Stevens Street with a frame structure with a one-story front frame porch, two-story rear matching side porches on the side rear with a composition roof on the main structure and porches. 51 E Stevens has a single-story frame outbuilding with a composition roof labeled as 'A' Auto Building. The permit history shows repair/replace floor boards in 2017; fence permit, and the installation of 14' x 14' patio to the rear of the house, addition of a block retaining wall along the side of the property with a 6' -high privacy fence in 2019; replace 300 sf patio in rear yard in 2021; Notice of Violation (NOV posted June 10, 2022) for front porch renovations which later received a permit; and this permit application for the demolition of the rear shed/garage in 2022.

Mr. McCready, property owner, answered Board questions. Mr. Malot recommended that the architectural features be preserved and donated to the Architectural Warehouse. Chair Shaffer said that this auxiliary rear building has limited visibility from E. Stevens Street and has high visibility from the alley, and that the structure was hit by a construction vehicle rendering the restoration of the building difficult. He noted that there are two east doors and a north door that are of high architectural integrity. He recommended saving the doors and the roof timbers.

Chair Shaffer presented *The Proposed Findings of Fact* for this Critical Project at 51 E. Stevens Street. He said that the structure is of high architectural integrity, is a contributing structure to the Gettysburg Battlefield National Historic District located within the boundaries of the Gettysburg Historic District, is a sensitive building over 50 years old at the time of application as defined in the *Code of Ordinances Borough of Gettysburg/Gettysburg Historic District* and is visible from the public view way via both East Stevens and the rear alley and thus comes under the review right of this Board. He said that the current auxiliary rear structure is unsound as described by an architectural engineer from Structural Engineering Resources dated July 22, 2022. He said that owner will donate architectural features to include double doors to east, door to the north, roof timbers, and arched windows to the Architectural Warehouse.

Mr. Malot made a **motion** to recommend that Borough Council issue a Certificate of Appropriateness for 51 E Stevens Street to demolish the existing rear shed/garage structure with the condition that the following architectural features: double doors on east façade, door on north façade, roof timbers

and arched windows be donated to the Architectural Warehouse as presented to the Board in the application dated May 2, 2022. The motion was second by Ms. Christianson and carried **6-to-0 without dissent**.

### **Presentation**

Aaron Ulish, Trade/Contractor Sales Representative, and Ryan Bowen, Area Sales Manager for Harrisburg/Philadelphia Pennsylvania, both from PELLA presented to the Board “Pella Reserve and the Preservation of Historical Authenticity” (see attached) addressing the need for historic replacement windows.

### **Reports**

#### **A. Consent Agenda Requiring Board Administrative Approval Since the Last Meeting:**

- **COA 22-0081 MINOR PROJECT: 1 Lincoln Square – Gettysburg Hotel Investors LLC**  
Hang a 4' x 8' (32 sq ft) banner to welcome the US Army 50th Company OCS group to the Gettysburg Hotel from September 6, 2022 through September 9, 2022; and banner will be hung from the front porch over the hotel steps. All applications must meet the *Secretary of Interiors Guidelines*.
- **COA 22-0087 MINOR PROJECT: 53 E. Middle Street - Historic Gettysburg Adams County**  
Hang 8' x 3' (24 sq ft) banner on the front façade of 53 E. Middle Street below the center window or doors. Banner will be hung from September 1, 2022 through November 30, 2022. There are zero banner permits remaining for 2022. All applications must meet the *Secretary of Interiors Guidelines*.
- **COA 22-0088 MINOR PROJECT: 24 Chambersburg Street – Adams County Democratic Committee**  
Hang one six (6) sq ft projecting sign for the Adams County Democratic Committee from existing brackets. All applications must meet the *Secretary of Interiors Guidelines*.
- **COA 22-0089 MINOR PROJECT: 253 Baltimore Street – Radcliffe Schultz**  
Architectural shingle to shingle re-roof on front portion of the building. All applications must meet the *Secretary of Interiors Guidelines*.
- **COA 22-0090 MINOR PROJECT: 123 W. High Street – John Buchheister**  
Install a roof-mounted solar system with 72 solar panels, 36 micro-inverters, and one solar shutoff on REAR garage roof facing away from Legion Alley on a non-sensitive building. Garage roof is not visible from High Street and will be screened by the existing trees, house, and low profile of the proposed location. All applications must meet the *Secretary of Interiors Guidelines*.
- **COA 22-0092 MINOR PROJECT: 35 Carlisle Street – Gettysburg Foundation**  
Install a Tudor Brown aluminum and full glass storm door on main entrance to cover and protect the existing historic wood door. All applications must meet the *Secretary of Interiors Guidelines*.
- **COA 22-0091 MINOR PROJECT: 141 E. Middle Street – Gary and Jamie Shaffer**  
Repair existing 6' fence to include new posts and panels; remove existing shed and install new prefabricated 12' x 8' shed. All applications must meet the *Secretary of Interiors Guidelines*.
- **COA 22-0093 MINOR PROJECT: 28 E. Water Street – Dave Rawlings**

Construct a rear access to the second floor by removing a window and adding a door and decking for a second apartment (changing from single-family dwelling to two apartments). All internal modifications will be reviewed through UCC. The decking and stairs will be constructed from pressure treated lumber. All applications must meet the *Secretary of Interiors Guidelines*.

- **COA 22-0094 MINOR PROJECT: 29 E. Middle Street – Darren Glass**  
Replace residential roof shingle-to-shingle on the front portion of the house and replace the rubber roof with rubber on the rear additions. All applications must meet the *Secretary of Interiors Guidelines*.
- **COA 22-0095 MINOR PROJECT: 133 Chambersburg Street – DCPA Holdings**  
Replace existing standing-steam metal roof on the front portion of the building with a new AB seam panel in gray which replicates the existing standing-seam. All applications must meet the *Secretary of Interiors Guidelines*.
- **COA 22-0099 MINOR PROJECT: 27 Hanover Street – Kenneth Eshleman**  
Shingle-to-shingle re-roof and metal to EPDM rubber roofing on small low slope in the rear of the house. All applications must meet the *Secretary of Interiors Guidelines*.
- **COA 22-0098 MINOR PROJECT: 240 Baltimore Street – Tessa G. Bardo**  
Remove all damaged and brittle slate from steeple and replace with it with hand-cut fabricated slate to replicate the existing patterns and fish scales in size, shape color and appearance. Reinstall decorative topper on steeple tower and install custom drip-edge and flashing around the tower. ALL WORK MUST BE IN KIND – all good slate must be reused, and replacement/broken pieces must be custom cut. All applications must meet the *Secretary of Interiors Guidelines*.
- **COA 22-0097 MINOR PROJECT: 3 Steinwehr Avenue – Tessa G. Bardo**  
Replace in-kind EPDM-to-EPDM rubber roof on back porch. All applications must meet the *Secretary of Interiors Guidelines*.

**NOTE:** HARB is a *design review board only*, each project must meet all other Borough Ordinances and Building code requirements prior to final approval through Council.

Ms. Christianson made the **motion** for the Board to administratively approve the presented Certificates of Appropriateness (COAs) since the August 17, 2022 HARB Business Meeting. The motion was seconded by Ms. Hodges and **carried 6-to-0 by roll call vote**.

#### **A. Report of Chair – Chair Shaffer**

Chair Shaffer had no report at this time.

#### **B. Report of Staff – Debra English, Director of Historic and Environmental Preservation**

- 1) Director English informed the Board that Jill Sellers, President and CEO of Mainstreet Gettysburg, is working on a Keystone Community Grant that may be able to help with directional street signage as well as sign designation within the Gettysburg Borough Historic District (grant pending submittal and approval next year).
- 2) Director English discussed with the Board additional language and material changes to address more administrative approvals per council request. She discussed the creation of a list of building

material compromises to consider during her Administrative Approval process for projects involving windows, siding, and roof work.

3) Director English discussed the Satellite Dish updates and stated that Council will need to approve any ordinance or *Gettysburg Design Guide* updates; and that there is a grant application for the updates to the Historic District Ordinance and to the *Gettysburg Design Guide*. She asked the Board to bring their comments for a DRAFT ordinance to finalize text.

4) Director English discussed the HARB "THANK YOU" Hang Tag with the Board, and asked members to provide the address locations of those properties receiving them.

5) Director English reminded the Board to keep track of their training hours, and that each member must have four hours by the end of the year.

#### **Other Business**

There was no other business before the Board at this time.

#### **Public Comment**

There was no public comment.

With no other business before the Board, Ms. Christianson made the **motion** to adjourn, and it was seconded by Ms. Hodges. The **motion passed 6-to-0**. The meeting adjourned at 9:20 PM.

Respectfully submitted,

Karen M. Mesher, Planning and Management Assistant





# Agenda

- Pella/Gunton Overview
- Pella Reserve Demonstration
- Questions





# Pella Corporation

❑ Founded in 1925 as Rolscreen Company

- Rolscreen® was first product
- Started making windows in 1937

❑ Headquartered in Pella, Iowa since 1926

- Pella brand honors the City
- Population 10,000
- Home to Central College

❑ Company renamed Pella Corporation in 1992

- Aligns better with our brand

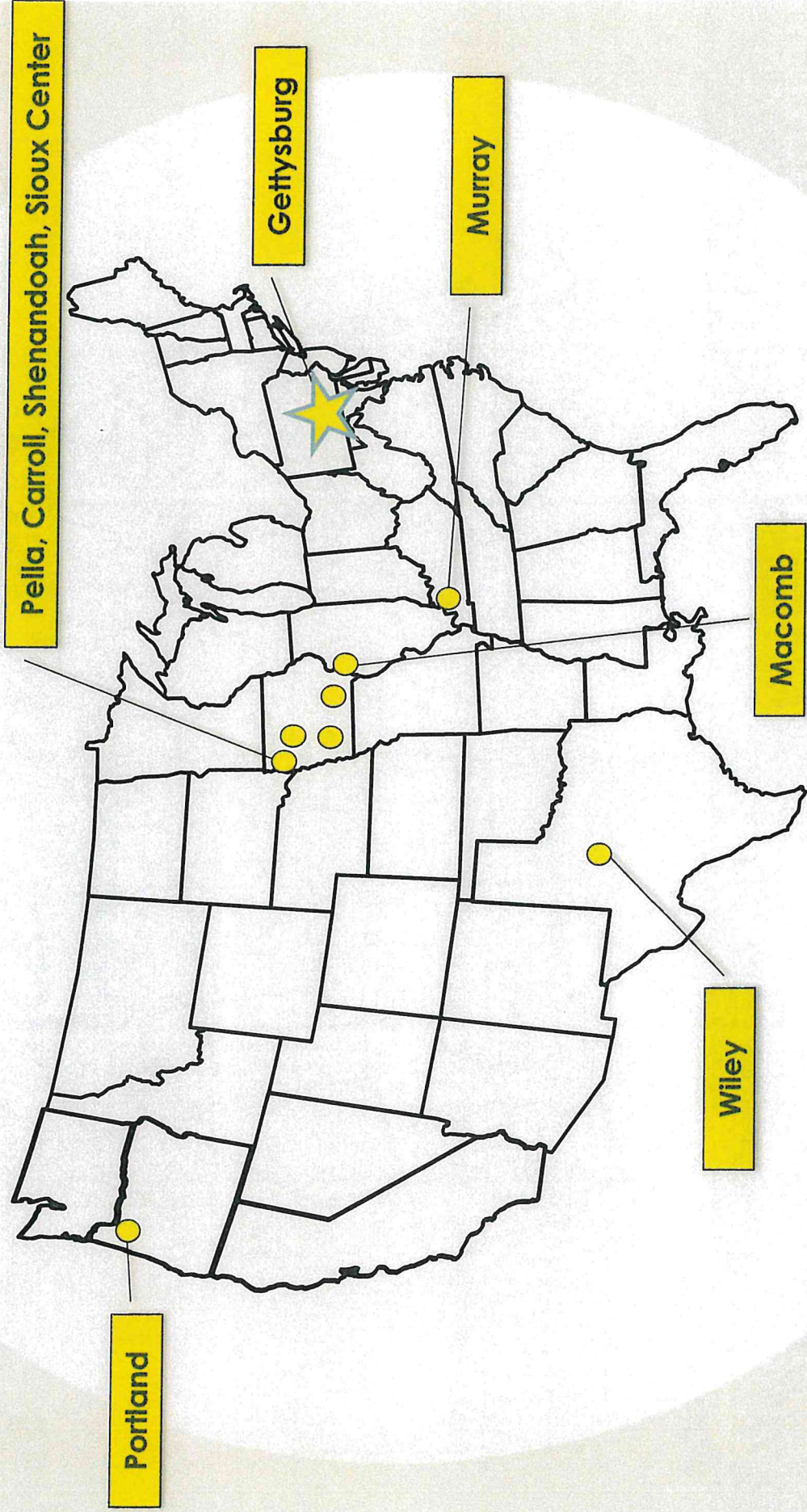


Corporate Headquarters  
Pella, Iowa





# Manufacturing Locations











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# Pella Product Portfolio





# Products – Windows and Patio Doors

BRAND						MATERIAL																																																																													
Encompass by Pella®		Pella® 250 Series		Pella® 350 Series		Pella Impervia®		Lifestyle Series		Architect Series		Pella Reserve																																																																							
Vinyl						Fiberglass						Wood																																																																							
																		Ultimate Design Flexibility																																																																	
																								Innovation Others Can't Touch																																																											
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# Prefinish Options

- Custom Paint & Stain Solutions
- PPG Partnership, DSI & Sherwin Williams-local companies, local support.
- Stain sample produced and confirmed with homeowner and/or contractor







# Pella Sales Representation

- **Window and Door Specialist**
- **Leveraging Your Pella Resource**
  - Latest options in windows and doors
  - Project measurements
  - Order Accuracy
  - Timely response
  - Knowledgeable on local building codes
  - Available to do homeowner consultations- in home or at showrooms

**Dedicated Pella Sales Representative**

(handsome bald guy in front of you)







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# Installation and Customer Service





# Installation - Replacement

- We are YOUR most-trusted subcontractor
- Professional Project Management
- Installed to Pella's required warranty standards
- Installers are certified annually
- Lead-safe certification- where required
- No finger-pointing – product, prefinishing, and installation responsibilities rest with Pella
- Installation warranty
- Single-Source Window&Door
  - Manufacturer
  - Retailer
  - Installer



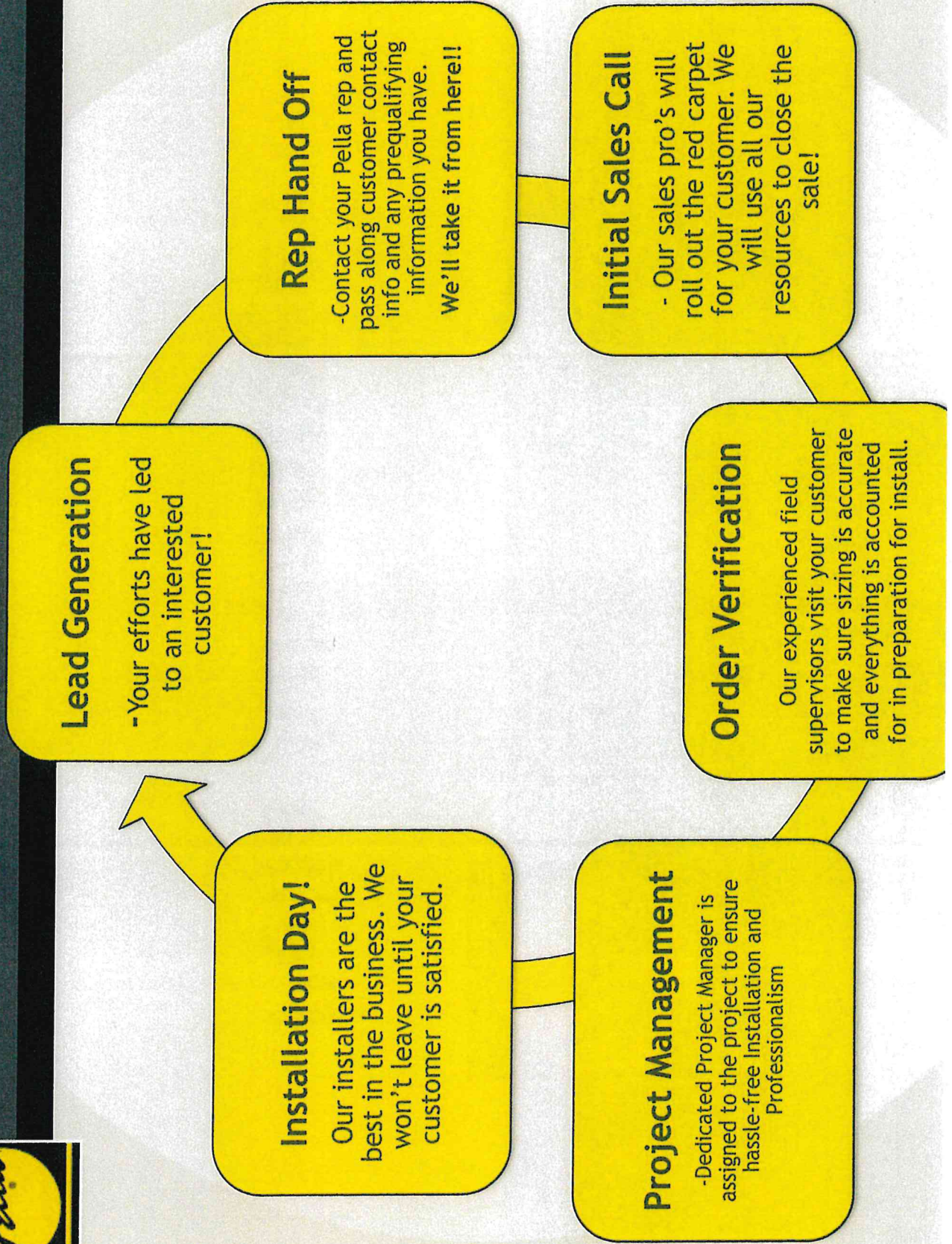
## **\*Contractor Pricing for all HARB Referrals\***

(Non-historical projects included)





# Next Steps







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# Pella Advantages





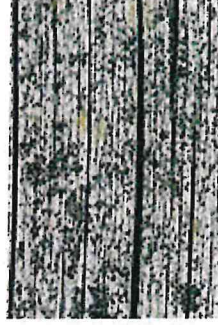
# Enduraguard



STRONG PROTECTION FROM:



MOISTURE



STAINS AND DECAY



TERMITES

- Advanced protection against effects of moisture, decay, and insects.
- Three active ingredients.
- No exposed edges untreated.





# Pella Advantages

- **Limited Lifetime Warranty on Pella Wood Windows & Patio Doors**

- Seal failure
- Wood rot
- Exterior cladding

- **Limited Lifetime Warranty on vinyl products.**

- All non-glass components
- Seal failure 20 years

- **Limited Lifetime Warranty on fiberglass, Impervia products.**

- All fiberglass frame material.
- 10 year parts
- 20 year seal failure





# Design Works



BEFORE



AFTER (2D) - OPTION 1



AFTER (3D) - OPTION 2



## Rendering



Before



Rendered





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# Goal: To Keep Gettysburg

Authentic

Beautiful

Charming

[Factory Video Tour](#)



Pella Windows & Doors  
3950 TECPORT Rd  
Harrisburg, PA 17111  
Aaron Ulish  
[Aaron\\_Ulish@gunton.com](mailto:Aaron_Ulish@gunton.com)  
(223) 279-9279

9-21-2022

#### Pella Reserve Series – Historic Review double hung presentation:

In 2016 Pella set out to create the most historically accurate production window on the market. During the design process they consulted with multiple historic preservation groups and consulted with the National Park Service to gain a thorough understanding of historic authenticity in windows. What they created is the Pella Reserve Series. This product not only emulates historic details, but also outperforms the competition and has been named the most innovative window by Window and Door magazine (2019).

#### EXTERIOR FEATURES:

- Historic putty glazed sash and grill profile
- Through-stile sash construction\*
- Equal narrow sash and check rail profile
- Optional historic sash lugs
- 3" lower bottom sash rail
- Integral Light Technology divided light muntins with non-metallic, non-conductive, dark gray spacer. Muntins available in 5/8", 7/8", 1-1/4", and 2" widths. 5/8" deep grill profiles give an authentic detailed shadow line and match the sash depth.
- Screen options: Half or Full screen in either fiberglass or Vivid View high-transparency mesh. Integral Rolscreen available in lower sash only or upper and lower sash. Screen is completely hidden when the window is closed.
- Exterior available in aluminum clad, primed wood, or clear mahogany. 27 standard exterior clad colors plus any custom color including all Benjamin Moore historic colors



## INTERIOR FEATURES:

- Ogee profile interior sash and grill profiles
- Authentic spoon style lock hardware available in ten finishes
- Hidden tilt mechanism for easy tilting and cleaning of both sash
- No visible fasteners. Mortise and tenon sash corner joinery

## PERFORMANCE FEATURES:

- High efficiency Advanced Low-e argon insulating glass produces a U factor of .29 and Solar Heat Gain Coefficient of .25
- CW commercial window performance class and PG 50
- Pella Enduraguard Wood Treatment provides protection from mold, moisture, mildew, and insects.
- Pella's Limited LIFETIME Warranty provides lifetime coverage to the original purchaser against wood deterioration, glass seal failure, and crack/peel on the exterior cladding. All other components are covered for ten years and include Pella two year service labor coverage.

\*Wood exterior windows will have horizontal butt joints on the sash instead of vertical. This is due to modern construction fundamentals that would not allow for exposed wood end grain on the bottom edge of the sash.



