

Historic Preservation Commission

Staff Report

Meeting Date: January 13, 2021

Case #: HPC 31-20

Site Address: 1021 Myrtlewood Drive
Parcel ID: 31-06-23-3-005-007.000
Applicant: Jennifer Pickard
Owner: Jennifer Pickard

Proposed Work: Petition for a Certificate of Appropriateness for material and design change to windows on the structure
Current Zoning: R-3H (TOD)

Historic District: Myrtlewood Historic District
Architectural Style: English Cottage
Year Built: Ca 1931
Contributing: Yes
Historic Survey: Myrtlewood Historic District:
The house is derived from brick, stucco and cement, and features the half-timbering and gable roof line. Its large exterior chimney features some brick patterning.

DESCRIPTION OF PROPOSED PROJECT:

November 2020 comments:

The Commission elected to continue this case at the November 18, 2020 meeting to allow the petitioner additional time for research on alternative window components that would provide internal and external muntins.

Installation of windows at this property commenced without approval from the Historic Preservation Commission (HPC). Our office received an anonymous complaint from a concerned citizen claiming that exterior work to this property had potentially initiated without the presence

of a building permit. A site visit conducted by staff confirmed that a majority of windows on the structure had been replaced and installed without proper HPC approval and or city issued building permit. Our office contacted the property owner and requested that an application be submitted for a Certificate of Appropriateness so that the Commission could review the window replacement work for consistency with HPC Design guidelines.

An inspection revealed that the applicant replaced sixteen (16) 6/6, single-hung wood sash windows with Andersen 100 Series composite window inserts. The replacement Andersen Fibrex windows are 1/1, single-hung units and incorporate a Fibrex composite sash. These windows are absent of internal and or external muntins. Sizes of the original window openings appeared to have been unchanged during installation of the replacements. Our records show that the original wood windows were painted white and did display permanently affixed muntins.

According to the applicant, a short time after purchasing this property she discovered that most of the windows on the structure were inoperable due to broken hardware. Broken panes, leaky seals and general deterioration compromised the proper functionality and efficiency of the original windows. In addition, the existence of lead paint forced the applicant to consider replacements. The applicant, who currently resides in California, purchased the home for her daughter to live in while attending the University. When she learned that the windows were in disrepair she hastily hired a local contractor and attempted to manage the project remotely as best she could. As previously mentioned by the applicant, this work commenced during the height of COVID-19. Window materials and selections were somewhat scarce due to the lack of imports allowed into the country at the time.

December 2020 comments:

The petitioner requested a continuance.

January 2021 comments:

The petitioner proposes to utilize a local contractor to install imitation muntins on all existing replacement windows. The new window grids would be constructed from a 3/4 inch thick aluminum flat stock, welded together and painted to match each window. According to the applicant, the original 6/6 grid pattern would be retained visually. Each new grid pattern would be affixed the windows exterior utilizing alien tape.

STAFF ANALYSIS:

Design Character: The replacement windows do not “respect the original design of the structure” and may “hinder the ability to interpret the design character of the historic period of the district” by altering the original 6/6, grid pattern and excluding permanently affixed internal and external muntins (DG 22, 31, 32). The replacement windows will not “mimic a wood finish” (DG 31). All new window sashes are finished in black Fibrex unlike the white painted wood framed windows, which were original to the home. This change does not “express the character of the structure” and as a result depicts a more contemporary or “younger” design (DG 22).

Replacing Original Features: The newly installed replacement windows, in their current state, are not “accurate duplications of [the] original” windows (DG 22). The Fibrex windows neglect to “use materials similar to those employed historically” and do not “match in design, color, texture and other visual qualities” (DG 22).

Materials: The applicant proposes not to maintain the original materials and finishes of the wood windows, (DG 22-23). The Andersen Fibrex composite material utilized in the series 100 window line would be considered an appropriate material if coupled with wood sash, frame and glides (DG 31). The existing replacement windows currently displayed on the structure incorporate the Fibrex material throughout the entire window casing eliminating the presence of natural wood.

Although the proposed window modification would visually mimic the original 6/6 glazing pattern originally displayed on the home, the material proposed (aluminum) with this project would be considered inappropriate (DG, 31).

Note: The historic survey does not make mention of window details for this property however, the current replacement windows fail to match those depicted in a 2017 staff photo.

APPLICABLE DESIGN GUIDELINES:*Article VII. Design Guidelines Relative to Rehabilitation and Alteration***C. Standards for Rehabilitation and Alteration (DG 22-23)****1. Design Character (DG 22)**

- Respect the original design character of the structure.
- Express the character of the structure—do not attempt to make it appear older or younger than it is.
- Do not obscure or confuse the essential form and character of the original structure.
- Do not allow alterations to hinder the ability to interpret the design character of the historic period of the district.

3. Replacing Original Features (DG 22)

- Base replacement of missing architectural elements on accurate duplications of original features, substantiated by physical or pictorial evidence.
- Use materials similar to those employed historically, taking care to match design, color, texture, and other visual qualities.
- Employ new design that relates in style, size, scale and material wherever reconstruction of an element is not possible due to lack of historical evidence.

Article VII. Design Guidelines Relative to Rehabilitation and Alteration

I. Windows (DG 31)

- Maintain the original number, location, size, and glazing pattern of windows on primary building elevations.
- Maintain historic window openings and proportions.
- Permanently affixed internal and external muntins should be employed where appropriate.

Examples of Appropriate Window Materials	Examples of Inappropriate Window Materials
Wood sash windows in double-hung, single-hung, and casement styles	Aluminum or vinyl
Aluminum-clad wood	Snap-in or artificial muntins
Fiberglass (Pella, Marvin, or equal) that mimics wood	Reflective or tinted glass
Steel, if original to the structure	
Composite material with wood sash, frame, and glides	
Cellular PVC material (All-Season or equal) that mimics wood	
Monarch M-Cell vinyl-clad window, Hurd vinyl-clad window, or equal that mimics wood	

Article VIII. Design Guidelines Relative to Specific Work Activity

3. Materials (DG 25)

- Use materials that are inspired by and compatible with those of the general character of the original structure.
- Do not obscure window proportions with inappropriate storm windows.



TUSCALOOSA
HISTORIC PLANNING COMMISSION

CERTIFICATE OF APPROPRIATENESS APPLICATION

Please complete all of the following required fields:

Property

Address of premises affected: 1021 Myrtlewood Dr Historic District: Myrtlewood ▼

Owner Occupied Renter Occupied

Owner

Name: Jennifer Pickard Phone: 949-350-0935 Email: jenipickard@gmail.com

Address: above or PO Box 3143 Saratoga, CA 95070

Applicant (if different from owner)

Name: _____ Phone: _____ Email: _____

Contractor or Architect

Name: _____ Phone: _____ Email: _____

Check the box that best describes your intended action(s) & include all estimated costs: \$ 8,000

- Exterior Alteration
- Addition or New Construction
- Signage

Other (please explain):
Replace window sashes. The windows were broken
and leaking and had no working hardware. Most were

Certification of Applicant

I hereby certify that I have read and examined this application and known the same to be true and correct. I understand that consideration of this application is based upon the correctness of the information I have supplied and that any permit (s) granted may be revoked upon finding by the Tuscaloosa Historic Preservation Commission that any relevant information supplied on or with the application is substantially incorrect. I further understand that only complete applications including all required exhibits, and fees are considered by the commission and must be received by the City of Tuscaloosa Office of Urban Development, Planning Division by the scheduled deadline in order to be placed on the agenda.

It is my understanding that a Certificate of Appropriateness shall become void unless construction is commenced within six (6) months of the date of issuance. Certificates of Appropriateness shall be issued for a period of eighteen (18) months and are renewable.

It is my understanding that a building permit issued by the City of Tuscaloosa Office of Urban Development, Planning Division is required for all work being done in historic districts.

Finally, it is my understanding that the plans submitted with this application and approved by the Commission are *final*, and, pending Commission approval, I am bound to follow the plans as approved. Should there be any changes to the approved plans, I understand that those changes must be reviewed prior to any work associated with such changes occurring.

Applicant:  Date: 10-25-20

October 26, 2020

Zach Ponds
Historic District Committee
Office of Urban Development
City of Tuscaloosa
zponds@tuscaloosa.com

Dear Zach and Committee,

I am writing to explain the situation with our home at 1021 Myrtlewood. We purchased the home in July of 2019. When we purchased we were not informed that there was a historic district not that there were rules similar to a HOA for living in this area. We have owned homes in HOA areas before, and we were always given a copy of the guidelines and rules, including architectural committee requirements for any alterations that required approval. Since we were not given these, nor told about the existence of the rules, we had no idea that we had violated any rules. We would never intentionally break any rules.

The house had many issues when we purchased since it was built in the 1930s and was never upgraded to current code requirements. I won't go into all the problems, and focus on the one of interest to you, the windows that we replaced.

The windows were original and contained lead paint (I tested with a kit from Home Depot). The majority were inoperable because of broken hardware, and a majority were painted shut. There were broken panes and they leaked air and allowed in water when it rained. I was most concerned with the lack of egress from anywhere except the front and back doors.

When I ordered the windows, I took anything that could come in quickly because three windows upstairs and one downstairs were broken and were blowing in and falling to the floor when there was wind. (spec sheet included). The windows took triple the time to come, 15 weeks. The only part that was replaced was the sash, the original framing remains. Currently windows are 6 -8 months lead time because of covid and lack of imports arriving into the US.

Currently on our street there are several houses without the grid pattern, so I as I told you on the phone, in addition to being unaware that the approval was needed, I didn't know that it would be an issue to not have the grids.

I have looked into retrofitting the windows with mullion/muntins if that is what needs to happen to satisfy the requirements of the historic district.

As a suggestion, there should be something added to the sales of homes in the historic district so that unknowingly, buyers like me can follow the rules in place. I feel terrible that I was unaware and did something that was against the rules. Since there was no construction needed in replacing the sashes, I didn't need a general contractor and used a handyman I was recommended by someone in a local neighbor group.

With covid, I have not been in town because I am immunocompromised from a stem cell transplant, so I have been at home in California. I have included any photos I have from the real estate listings and I have asked for more from my daughter, and I will send if/when she responds. You had told me you took photos of the house when you went. I'm sorry I can't get her to do a simple task for me.

I'm also sorry for missing the last deadline. It's not an excuse, but my mom died, and my dog died, and I am not handling any of it well.

I look forward to speaking with you all further and doing what needs to be done to rectify this situation. I apologize for not being informed by anyone and not following the correct procedures that are required.

Thank you for your time.

Sincerely yours,

A handwritten signature in black ink, appearing to read 'JP', with a stylized flourish extending from the bottom right.

Jennifer Pickard

100 SERIES



**THE SMART
ALTERNATIVE TO VINYL**

A BETTER CHOICE FOR YOUR HOME

Whether you're replacing, remodeling or building new, Andersen® 100 Series windows and patio doors offer many advantages over vinyl. They offer superior strength and performance because they're made of innovative Fibrex® composite material, which is 2X stronger and more durable than vinyl. They're also available in a variety of rich dark colors with finishes that are made to last and they're designed to retain their stability and rigidity in all climates. Plus, 100 Series windows and doors are environmentally responsible and energy efficient, making them a better choice for your home.



*When 100 Series products were tested against five leading competitors' painted vinyl window products.



STRENGTH & PERFORMANCE

Fibrex® material is **2X stronger than vinyl** and it retains its stability and rigidity in all climates so weathertight seals stay weathertight.

100 Series products can **withstand temperatures up to 150°F**, even in dark colors, meaning they won't warp due to sun exposure.

ENVIRONMENTALLY RESPONSIBLE

Our exclusive Andersen® Fibrex composite material is composed of **40% reclaimed wood fiber by weight**, most of which is reclaimed from the manufacturing of Andersen wood windows.



See how Andersen created Fibrex material at andersenwindows.com/fibrex

ENERGY EFFICIENT

Our weather-resistant construction seals out drafts, wind and water so well, you can relax in comfort whatever the weather. Plus, Fibrex material **blocks thermal transfer nearly 700 times better** than aluminum to help reduce heating and cooling bills.



COLORS THAT LAST

Durable, factory-finished interiors and exteriors feature a premium matte finish that isn't shiny like vinyl plus they **never need painting and won't fade, flake, blister or peel.**

On 100 Series products, **the finish is 12X thicker than that of painted vinyl windows**** resulting in superior scratch resistance so they'll look beautiful for years to come.

ADVANCED CRAFTSMANSHIP

100 Series products feature **virtually seamless corners** for a cleaner, more contemporary look.



100 Series sash corner seam



Vinyl sash corner seam

TRANSFERABLE LIMITED WARRANTY

Most other window and door warranties end when a home is sold, but our coverage — 20 years on glass, 10 years on non-glass parts — transfers from each homeowner to the next. And, because it's not prorated, the coverage offers **full benefits, year after year, owner after owner.** So it can add real value when you decide to sell your home.

OWNER2OWNER
LIMITED WARRANTY

*Visit andersenwindows.com/warranty for details.

**When 100 Series products were tested against five leading competitors' painted vinyl window products.

WINDOW & DOOR TYPES

Choose the product style and frame type needed to complete your replacement, remodeling or new construction project and bring your vision to life.



SINGLE-HUNG

Single-hung windows feature a stationary upper sash and operable lower sash that slides up and down.



CASEMENT & AWNING

Casement windows are hinged on the side and open outward to the left or right, while awning windows are hinged at the top and open outward.



GLIDING WINDOWS

Gliding windows have one stationary sash and one operating sash that glides horizontally. A three-sash configuration, where two sash glide past a fixed center sash is also available.



GLIDING PATIO DOORS

Patio doors feature one stationary panel and one that glides smoothly on adjustable rollers. Add character and light with a sidelight or transom.

SPECIALTY WINDOWS

Specialty windows are stationary (non-operable) windows characterized by their special shapes, including curves and dramatic angles. A variety of shapes are available to complement your home's architecture.

Windows and doors are available in custom sizes to fit all projects.



COLOR OPTIONS

100 Series windows and patio doors come in five exterior colors, including dark bronze and black — colors that are darker and richer than those of most vinyl windows. They also feature a premium matte finish inside for an attractive appearance.

EXTERIOR COLORS



INTERIOR COLORS



HARDWARE OPTIONS

Single-Hung & Gliding

STANDARD



Lock automatically engages when window is closed. Hardware color matches the window's interior. Shown in white.

OPTIONAL SLIM LINE METAL HARDWARE



Antique Brass | Black | **Dark Bronze**
Sandtone | Satin Nickel | White

Casement & Awning

STANDARD FOLDING



Antique Brass | Black | Dark Bronze
Sandtone | Satin Nickel | White

Folding handle avoids interference with window treatments.

Patio Doors

TULSA



Exterior handle matches exterior door color. Shown in dark bronze.

Interior handle matches interior door color. Shown in white.

OPTIONAL AFTON



Antique Brass | Bright Brass
Black | **Satin Nickel**

Gliding patio doors features a multi-point locking systems for enhanced security. Optional auxiliary foot lock is available to secure the gliding panel and provides an extra measure of security when the door is in a locked position. Exterior keyed lock also available.

Bold names denotes finish shown.

Wireless open/closed sensors are available. Visit andersenwindows.com/connect to learn more.

*Products with dark bronze, black and Sandtone interiors have matching exteriors. Printing limitations prevent exact replication of colors and finishes. See your Andersen supplier for actual color and finish samples.

GLASS OPTIONS

Andersen has the glass you need to get the performance you want with options for every climate, project and customer. Check with your Andersen supplier for the selections that meet ENERGY STAR® requirements in your area.

GLASS	ENERGY		LIGHT	
	U-Factor How well a product prevents heat from escaping.	Solar Heat Gain Coefficient How well a product blocks heat caused by sunlight.	Visible Light Transmittance How much visible light comes through a product.	UV Protection How well a product blocks ultraviolet rays.
SmartSun™ Thermal control similar to tinted glass, with visible light transmittance similar to Low-E glass.	● ● ● ○	● ● ● ●	● ● ● ○	● ● ● ●
SmartSun with HeatLock® Coating Applied to the room-side surface, it reflects heat back into the home and improves U-Factors.	● ● ● ●	● ● ● ●	● ● ○ ○	● ● ● ●
Low-E Outstanding overall performance for climates where both heating and cooling costs are a concern.	● ● ● ○	● ● ● ○	● ● ● ○	● ● ● ○
Low-E with HeatLock Coating Applied to the room-side surface, it reflects heat back into the home and improves U-Factors.	● ● ● ●	● ● ● ○	● ● ● ○	● ● ● ○
Sun Outstanding thermal control in southern climates where less solar heat gain is desired.	● ● ● ○	● ● ● ●	● ○ ○ ○	● ● ● ○
Clear Dual-Pane High visibility with basic thermal performance.	● ○ ○ ○	○ ○ ○ ○	● ● ● ●	○ ○ ○ ○

Center of glass performance only. Ratings based on glass options as of March 2019. Visit andersenwindows.com/energystar for ENERGY STAR® map and NFRC total unit performance data.



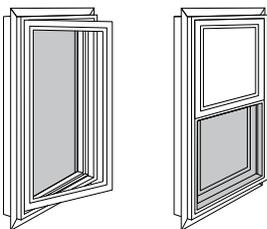
Additional glass options are also available. Visit andersenwindows.com/glass or see your Andersen supplier.

ADDITIONAL GLASS OPTIONS

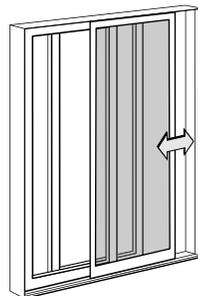
Tempered safety glass is available and is standard on gliding patio doors. Sound reducing glass options are also available. Patterned glass lets in light while obscuring vision and adds a unique, decorative touch to your home.

INSECT SCREEN OPTIONS

Insect screens for windows and patio doors have a fiberglass screen mesh. Optional TruScene® insect screens for windows are made with a micro-fine stainless steel mesh, providing 50% more clarity than our conventional insect screens.



Insect screens are available for all venting windows.



Gliding insect screens are available for two-panel doors.

GRILLE OPTIONS

Customize the look of your windows and patio doors with a variety of grille options to complement virtually any style of home.

CONVENIENT CLEANING OPTIONS

Finelight™ grilles-between-the-glass are installed between the glass panes to make glass easy to clean. With an elegant, sculpted profile and a two-sided color scheme, they match both the interior and exterior of the window or door. Finelight grilles-between-the-glass with exterior grilles make interior glass easier to clean, while permanent exterior grilles provide architectural style and detail.



Finelight Grilles-Between-the-Glass



Finelight Grilles-Between-the-Glass Permanent exterior

FULL DIVIDED LIGHT

Permanently applied to the interior and exterior of your window with a spacer between the glass for an authentic look.



Permanent exterior Permanent interior with spacer

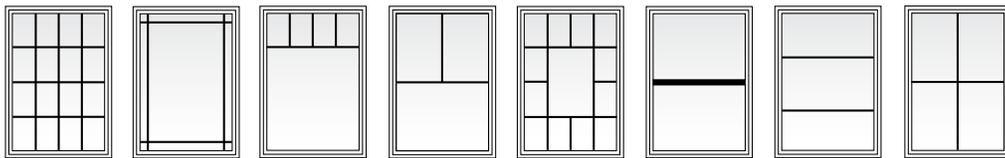
SIMULATED DIVIDED LIGHT

Permanent grilles on the exterior and interior with no spacer between the glass.



Permanent exterior Permanent interior

Grille Patterns



Colonial*

Prairie A

Short Fractional*

Tall Fractional*

Victorian

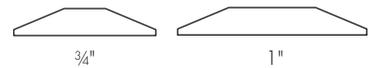
Simulated Single-Hung

Specified Equal Light**

*Modified pattern also available.

**Specify number of same-size rectangles across or down.

Grille Bar Widths



Grille width for windows is 3/4".
Grille width for patio doors is 1".

A 2 1/4" simulated meeting rail is available for casement windows to replicate the look of single-hung windows.
Actual size shown.





THE ENVIRONMENT HAS A BUSINESS PARTNER

Respect for the environment is nothing new at Andersen. For more than a century, it's been part of who we are. Our commitment to recycle and reclaim materials began simply because it was good business. Now it's part of our broader commitment to sustainability and responsible stewardship of all our resources. Andersen is committed to providing you with long-lasting,* energy-efficient windows and doors. Visit andersenwindows.com/sustainability for more information.



Andersen makes windows and doors with options that make them ENERGY STAR® v. 6.0 certified throughout the U.S.



Andersen is a charter member of the **U.S. Green Building Council** and a strong supporter of its LEED® (Leadership in Energy and Environmental Design) National Green Building Standard rating system.



*Visit andersenwindows.com/warranty for details.
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December 28, 2020

Zach Ponds
Historic District Committee
Office of Urban Development
City of Tuscaloosa
zponds@tuscaloosa.com

Dear Zach and Committee,

This is a follow up to the quest to find suitable grids for the window for our home at 1021 Myrtlewood.

I was finally able to find a local contractor through a local realtor. He said he has done many windows grids on windows in and around Tuscaloosa, but not in the historic district.

I have attached information on the products he uses. I pulled all of the information off of Home Depot's website. He uses $\frac{3}{4}$ aluminum flat stock that is welded together and then painted to match the existing window. He can do 4 or 6 square, picture of the example he made is attached. He said that the half window look for the grids is from that time period also, but he can do what is required. He attaches it to the outside of the window frame using alien tape. The description and specs of that product is also attached.

I hope that this will be sufficient to satisfy the requirements of the rules and the committee. In no way did I ever try and change rules or not follow the rules. As I said in the last meeting and in my last letter, I had no idea that the rules existed. I am very sorry and I look forward to discussing this more at the next meeting.

Thank you for you time.

Sincerely yours,



Jennifer Pickard

Examples of Style on Window

Here are photos of the welded examples of the 2 styles. They are the same color, it is just the lighting that makes them appear different.



3/4 in Aluminum Flat Bar

3/4 in. x 48 in. Aluminum Flat Bar with 1/8 in. Thick

338

by [Everbilt](#) > [Shop the Collection](#) >

★★★★★ (83) [Write A Review](#) [Questions & Answers \(5\)](#)

Tuscaloosa Store

✓ 6 in stock Aisle 14, Bay 018 [Text to Me](#)

- Frequently used to support braces, ladder hangers or gate latches
- Use a metal saw for cutting to suit your project needs
- Extremely durable, lightweight and corrosion-resistant
- [See More Details](#)

\$6⁹⁸

 Save up to \$100[◇] on your qualifying purchase.
[Apply for a Home Depot Consumer Card](#)

CORROSION RESISTANCE



LOW

HIGH

SCALE INDICATES THE RESISTANCE TO DAMAGE CAUSED BY OUTSIDE ELEMENTS.

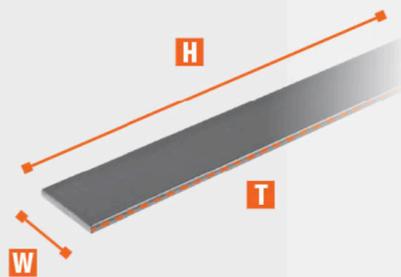
PRODUCT TYPE AND DIMENSIONS

FLAT SOLID BAR

H 48 in.

W .75 in.

T .125 in.



T THICKNESS

The Aluminum Flat Bar has versatile uses for supporting braces, ladder hangers and gate latches. These aluminum bars come in a variety of sizes and materials including aluminum, zinc and steel. Flat bars may be cut to a custom length to support your project needs.

- Includes 1-piece per package
- Features sturdy and strong aluminum construction
- Aluminum finish
- Dimensions measure 3/4 in. x 1/8 in. x 48 in.
- Note: Product may vary by store

[Feedback](#) [Live Chat](#)



Brand	Everbilt
Name	3/4 in. x 48 in. Aluminum Flat Bar with 1/8 in. Thick
Price	\$6 ⁹⁸
Ratings	★★★★★ (83)
Product Thickness (in.)	0.125 in
Product Length (in.)	48 in
Slotted	Unslotted
Product Width (in.)	0.75
Finish Family	Silver Metallic
Material	Aluminum
Type	Unslotted flat

Alien Tape



ALIEN TAPE

Features & Benefits:

- Holding power : 17 pounds
- Double-sided tape with Nano Technology
- Roll length: 30 Feet total
- Water-resistant
- Reusable (just remove and rinse)
- Non-toxic
- Multipurpose, for any surface, indoors and out
- Transparent
- No sticky residue

ALIEN TAPE

- Washable
- Multipurpose, for any surface, indoors and out



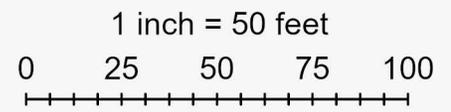
- **SUPER STRONG ADHESION** Double-sided acrylic tape with nano tech is ideal for mounting purposes. High adhesion capacity allows mounting on metal, plastic, aluminum, or glasses surfaces. Warning: Not for use on dry-painted surfaces.
- **INSTANT BONDING** Does not require curing or drying stage, just press the item against the surface with tape in between for instantaneous mounting.
- **TEMPERATURE & WEATHERPROOF** This tape is both weatherproof and waterproof, making it perfect for indoor and outdoor use such as mounting photo frames, kitchen tools, stopping furniture, rugs or carpeting from moving and sliding.
- **REUSABLE** Alien tape can be reused multiple times, and it should work just as effectively the seventh time as it did the first. Just rinse it off in the sink and let it dry before applying it to a new surface.
- **DURABLE** It has a thickness of 2.0 mm, width of 3.0 cm, length per roll is 10 feet and it's durable enough to withstand the pressure of up to 17.5 pounds of weight without ripping or otherwise refraining from doing its job.

Series Name	Alien Tape	Repositionable	✓
Package Quantity	3	For Use on Metal	✓
Width (Inches)	4.7	For Use on Tile	✓
Length	10	For Use on Laminate	✓
Length Unit of Measurement	Feet	For Use on Plastic	✓
Thickness	2	For Use on Drywall	✓
Thickness Unit of Measure	Millimeters	For Use on Wood	✓
Core Diameter (Inches)	4.7	For Use on Glass	✓
Manufacturer Color/Finish	Clear	For Use on Concrete/Masonry	✓
Color/Finish Family	Clear	For Use on Vinyl	✓
Use Location	Interior/Exterior	Maximum Weight Capacity (lbs.)	17.5
Backing Type	Adhesive	Warranty	None
Type	Roll	Removable	✓
Water Resistant	✓	For Use with Kitchen Backsplashes	✓
UV Resistant	✗		

CHA



HPC-31-20: 1021 Myrtlewood Drive



MYRTLEWOOD DR

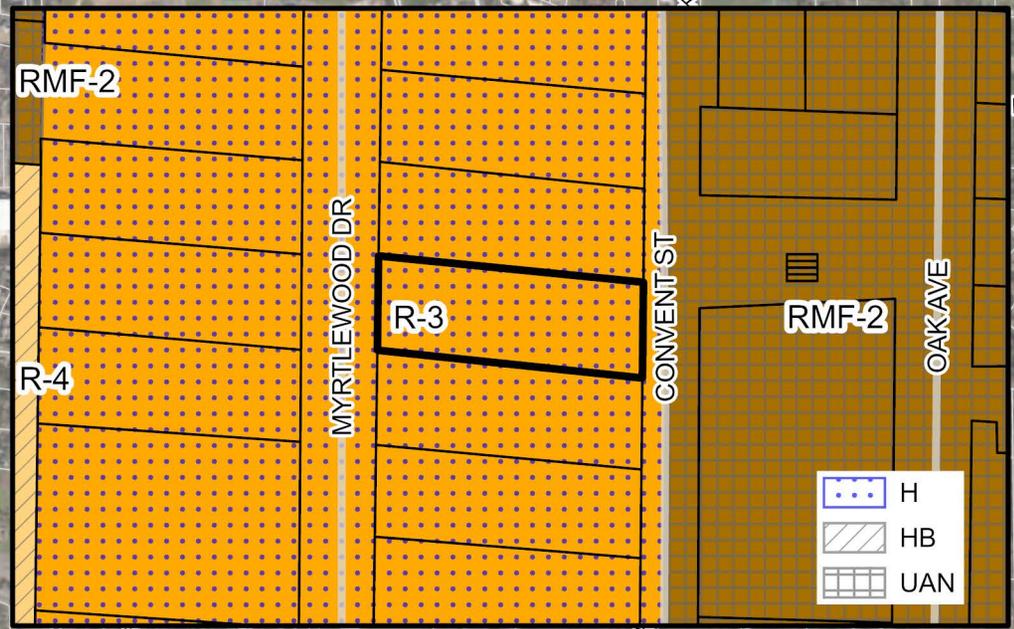
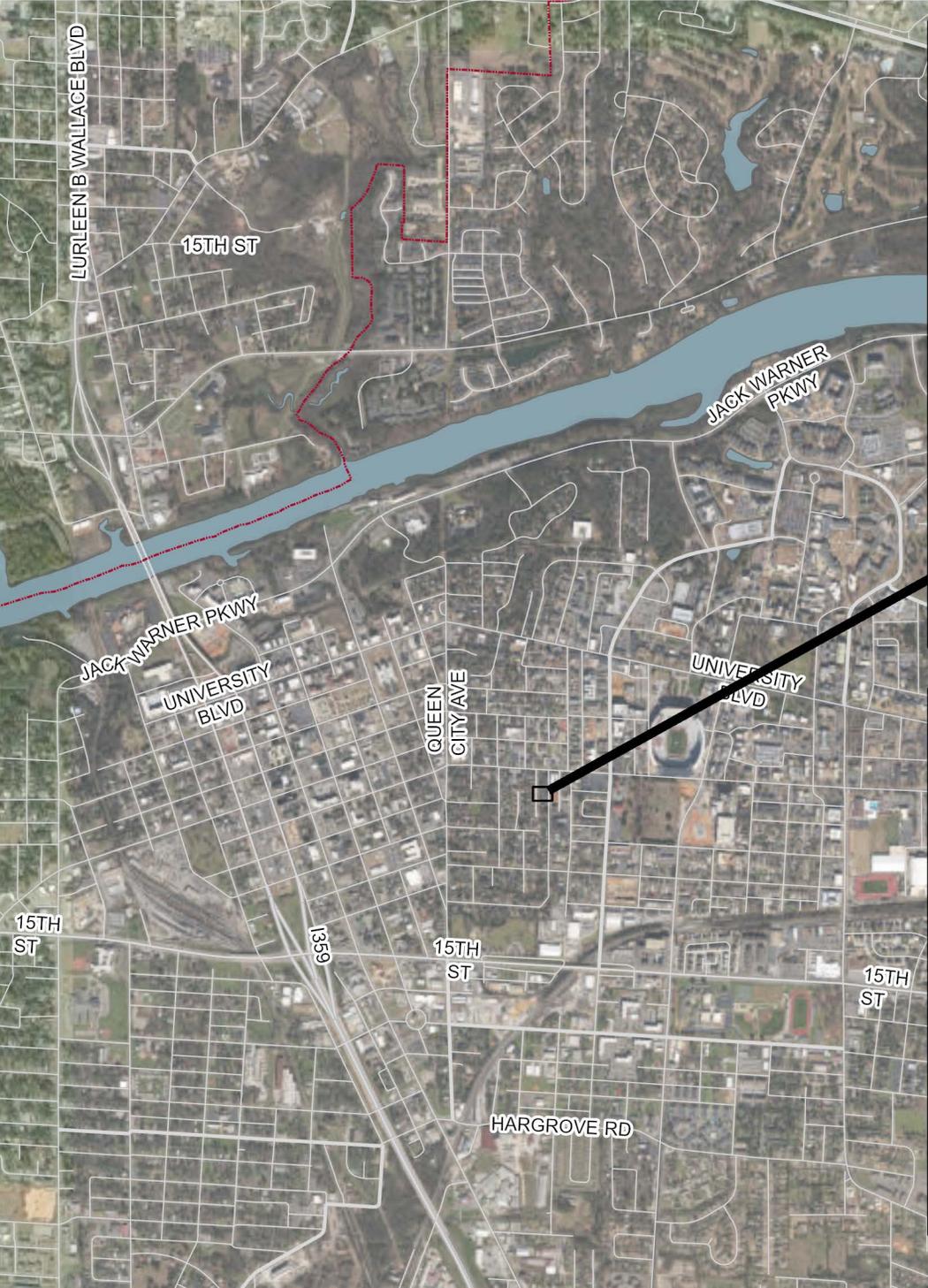
CONVENT ST

OAK AVE

 HPC-31-20



HPC-31-20: 1021 Myrtlewood Drive







03.0



1021

1021

08 14 2020



08 14 2020



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