

HISTORIC AND DESIGN REVIEW COMMISSION

July 15, 2015

Agenda Item No: 19

HDRC CASE NO: 2015-285
ADDRESS: 925 BURNET ST
LEGAL DESCRIPTION: NCB 01656 BLK D LOT W 25 FT OF N 60 FT & S 131 FT OF 16
ZONING: R5 H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Francisco Morales
OWNER: Henneke Financial Group LLC
TYPE OF WORK: Window replacement
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace all existing windows with new aluminum windows.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations

6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)

iii. *Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

iv. *Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.

vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.

FINDINGS:

- a. According to the Guidelines for Exterior Maintenance and Alterations, historic windows should be preserved. If deteriorated beyond repair, windows should be replaced in kind to match existing. The applicant has submitted a statement indicating that the wood degradation is too far gone to rehabilitate the existing sash and that with the wood frame in the shape that it is they would leak most likely. Although some of the windows show evidence of previous repairs and may warrant replacement, others still appear to be in good condition and should be repaired.
- b. Consistent with the Guidelines for Exterior Maintenance and Alterations, if deteriorated beyond repair, historic windows should be replaced in kind to match existing in size, type, configuration, material, form, appearance, and detail. Existing wood windows are two over two. The applicant has submitted two sets of window specifications, one for wood windows and one for vinyl windows. The proposed vinyl windows do not match the historic windows in configuration, material, form, appearance, and detail, and are not consistent with the guidelines. The proposed new wood windows may be an appropriate replacement for windows that are deteriorated beyond repair if they match the original windows in size, type, configuration, material, form, appearance, and detail.
- c. Original windows along the back of the house have been previously replaced with one over one aluminum windows. According to the Guidelines for Exterior Maintenance and Alterations, non-historic incompatible windows should be replaced with windows that are typical of the architectural style of the building. Replacement of the non-historic windows is consistent with the guidelines if an appropriate replacement window is used. The proposed vinyl replacement is installed flush with the exterior wall which is not a typical detail of historic windows. The proposed wood window replacement option would be more appropriate in this case.

RECOMMENDATION:

Staff does not recommend approval based on findings a-c. Staff recommends the following:

- a. The existing wood windows are repaired if possible. If deteriorated beyond repair they should be replaced with

new windows that match the existing in size, type, configuration, material, form, appearance, and detail.

- b. Non-historic windows are replaced with new windows that match historic windows in placement of brickmolds, blind stops, and rails.

CASE MANAGER:

Adriana Ziga























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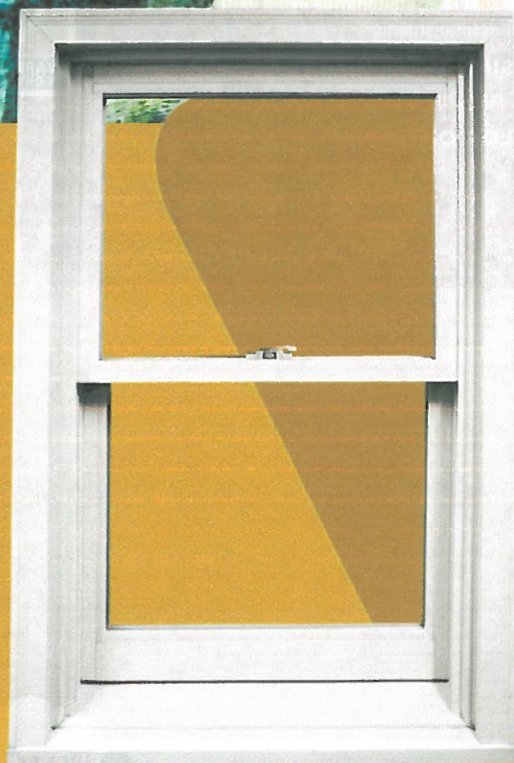


100 DOUBLE HUNG



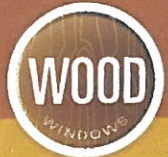
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100 DOUBLE HUNG



100 DOUBLE HUNG

	NFRC CERTIFIED			
	R Value	U Factor	SHGC	VT
WITH WARM EDGE				
5/8" Clear	2.08	0.48	0.58	0.61
5/8" Low-E	2.78	0.36	0.28	0.51
5/8" Low-E ^{SC}	2.78	0.36	0.22	0.40
5/8" Low-E2+	3.23	0.31	0.27	0.50
5/8" Low-E2+ ^{SC}	3.23	0.31	0.21	0.39
5/8" HP Glass	3.13	0.32	0.27	0.51
5/8" HP ^{SC} Glass	3.13	0.32	0.21	0.40
5/8" HP2+ Glass	3.57	0.28	0.27	0.50
5/8" HP2+ ^{SC} Glass	3.57	0.28	0.20	0.39
WITH WARM EDGE+				
5/8" Clear	2.08	0.48	0.58	0.61
5/8" Low-E	2.86	0.35	0.28	0.51
5/8" Low-E ^{SC}	2.86	0.35	0.22	0.40
5/8" Low-E2+	3.23	0.31	0.27	0.50
5/8" Low-E2+ ^{SC}	3.33	0.30	0.21	0.39
5/8" HP Glass	3.23	0.31	0.27	0.51
5/8" HP ^{SC} Glass	3.23	0.31	0.21	0.40
5/8" HP2+ Glass	3.57	0.28	0.27	0.50
5/8" HP2+ ^{SC} Glass	3.70	0.27	0.20	0.39

All units are NAMI certified and rated in accordance with NFRC 100/200 standards by an AAMA accredited lab. Performance values reflect the performance of units tested with the following configuration: 1/2" IGU, 3mm glass and no grilles.

R VALUE: Restrictive ambient air flow; U VALUE: Rate of heat loss; SHGC: Solar Heat Gain Coefficient; VT: Visible Transmittance

STANDARD FEATURES

- Natural wood sash and interior ready for staining to match any interior décor – also available with primed interior for painting
- Exterior water-repellent preservative treated wood components are primed and ready for acrylic latex paints – also available in natural wood exterior for staining
- Energy efficient Warm Edge insulating glass
- Compression balance system for simple tilt-in cleaning of exterior glass
- 4 3/16" jambs eliminate need for drywall work; custom jamb extensions to 8 7/16"
- Standard white cam-action sash locks and matching white jambliner; optional bronzetone cam-action sash locks and matching beige jambliner available
- Routed finger lift in bottom sash rail for easy operation
- Foam-filled weatherstripping on sash for air-tight performance and smooth operation



OPTIONS

GLASS OPTIONS:

Low-E, Low-E^{SC}, HP glass, HP^{SC} glass, HP2+ glass, HP2+^{SC} glass, Warm Edge+, tinted, obscure and tempered



GRILLE OPTIONS:

Grilles between the glass (GBG) in 5/8" and 7/8" flat; 5/8" sculptured; 5/8", 7/8", 1 1/16" wood removable grilles



PRODUCT CONFIGURATION:

Singles, twins, combinations, 30° and 45° angle bays, side lites, stationaries and a wide selection of architectural shapes



CASING OPTIONS:

No Casing, Brickmould, 3 1/2" flat, 3 1/4" Williamsburg

COLOR OPTIONS:

PRIMED

NATURAL WOOD

NOTE: Colors shown are close approximations and may not be accurate representations for color matching. Please request color swatches from your Ply Gem sales representative to do so.

1. Available Low-E options.

2. Optional HP Glass packages combine Low-E options with argon gas fill for high performance.

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1110 SERIES SINGLE HUNG



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1110 SERIES SINGLE HUNG



SINGLE HUNG SELECTION GUIDE

SERIES	NAIL FIN SETBACK	TOP SASH REMOVABLE	HIGH WIND ZONE	FLORIDA APPROVED	CONSTRUCTION TYPE				
					WOOD SIDING	BRICK	3 COAT STUCCO	BLOCK	EIFS
1110	1"				•	•	•		
1110N	1 1/8"				•	•			•
1111	1"		•	•	•	•	•		
1111FL	FLANGE		•	•				•	
1111N	1 1/8"		•	•	•	•			•
1115	1"	•			•	•	•		
1115N	1 1/8"	•			•	•			•

THERMAL PERFORMANCE

		NFRC CERTIFIED ¹		
		R Value	U Factor	SHGC
WITH WARM EDGE				
3/4" Clear	2.04	0.49	0.62	0.65
3/4" Low-E	2.86	0.35	0.29	0.55
3/4" Low-E ^{SC}	2.86	0.35	0.23	0.43
WITH WARM EDGE+				
3/4" HP Glass	3.23	0.31	0.29	0.55
3/4" HP ^{SC} Glass	3.33	0.30	0.22	0.43

¹ All units are NFRC certified and rated in accordance with NFRC 100/200 standards by an AAMA accredited lab. Performance values reflect the performance of units tested with the following configuration: 3" IGU, 3mm glass and no grilles.

R VALUE: Restrictive ambient air flow; U FACTOR: Rate of heat loss; SHGC: Solar Heat Gain Coefficient; VT: Visible Transmittance

- Optional Low-E or Low-E^{SC} (solar cooling) available.
- Optional HP glass, combining Low-E with argon gas fill, or HP^{SC} glass, combining Low-E^{SC} with argon gas fill, available for high performance.
- Optional Warm Edge+ spacer system for enhanced performance.

STANDARD FEATURES

- Energy-efficient Warm Edge insulating glass
- Dual lift rails on bottom sash for easy operation
- Bottom sash tilts in and is removable for easy cleaning
- Integral nail fin (shown) with 1" or 1 1/8" setback or flange for simple installation
- Flush mounted tilt latches
- 2 3/4" frame depth
- Interior glazed top sash
- Exterior glazed bottom sash
- Cam locks and keepers
- Block and tackle balances
- Fully fusion-welded corners on sash and frame for superior structural strength
- Maintenance-free multi-chamber PVC construction



OPTIONS

GLASS OPTIONS:

Low-E, Low-E^{SC}, HP, HP^{SC}, Warm Edge+, obscure and tempered

GRILLE OPTIONS:

Color-coordinated grilles between the glass (GBG) in 1/8" and 3/4" flat

PRODUCT CONFIGURATION:

Singles, twins, triples, fixed, combinations and a wide variety of architectural shapes

HARDWARE OPTION:

Safety vent latch to meet ASTM F2090-2008 requirements

COLOR OPTIONS:



NOTE: Colors shown are close approximations and may not be accurate representations for color matching. Please request color swatches from your Ply Gem sales representative to do so.



PLY GEM BUILDER SERIES 1110 WINDOWS HAVE BEEN GREEN APPROVED BY THE NAHB RESEARCH CENTER.

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