

HISTORIC AND DESIGN REVIEW COMMISSION

December 05, 2018

HDRC CASE NO: 2018-577
COMMON NAME: 126, 130, 134 N Swiss
ADDRESS: 422 CENTER ST
LEGAL DESCRIPTION: NCB 590 BLK 3 LOT S 45 FT OF N 95 FT OF 18 & 19 ARB A-29
ZONING: IDZ
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Ricardo Turrubiates/TerraMark
OWNER: SA URBAN HOMES, LLC
TYPE OF WORK: Request to amend windows previously approved by the HDRC
APPLICATION RECEIVED: November 16, 2018
60-DAY REVIEW:
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install aluminum windows into the new construction at 126, 130 and 134 N Swiss in place of the previously approved aluminum clad wood windows.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

i. *Complementary materials*—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.

FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to install aluminum windows into the new construction at 126, 130 and 134 N Swiss in place of the previously approved aluminum clad wood windows.
- b. PREVIOUS APPROVAL – The request for new construction was reviewed and approved by the Historic and Design Review Commission at the November 7, 2018, HDRC hearing, with the following stipulation regarding windows:
 - i. That double-hung, one-over-one wood windows or aluminum-clad wood windows be used. Meeting rails must be no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail (need to add detail here). Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.
- c. WINDOW MATERIALS – The applicant has proposed aluminum windows. Staff finds that double-hung, one-over-one wood windows or aluminum-clad wood windows be used. Meeting rails must be no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail (need to add detail here). Window track components must be

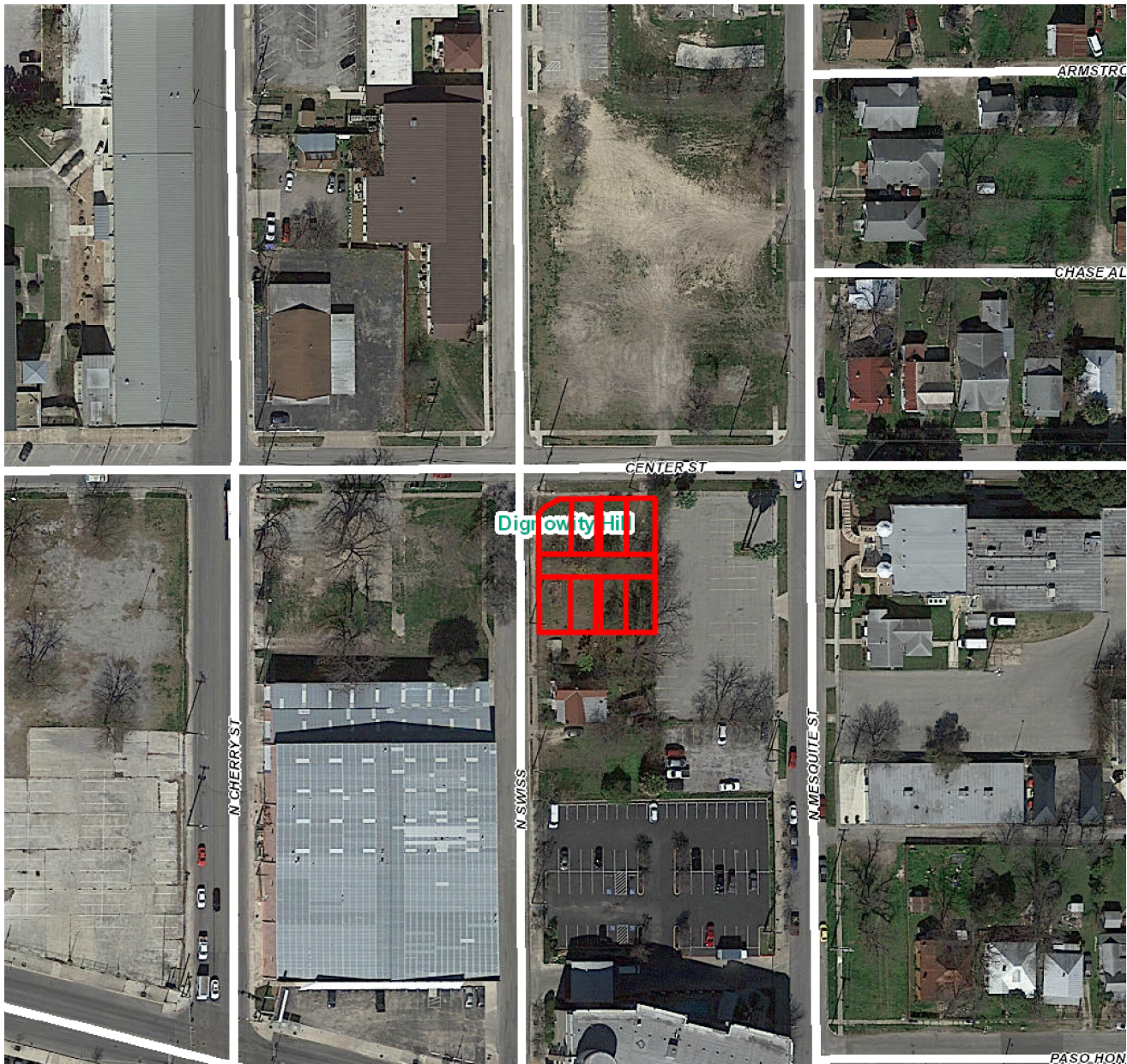
painted to match the window trim or concealed by a wood window screen set within the opening.

RECOMMENDATION:

Staff does not recommend approval based on findings b and c. Staff recommends that the applicant install windows that are consistent with the previous approval and staff's window specifications as noted in finding c.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Oct 30, 2018

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N Mesquite St

Chase Alley

[illegible]

NOV. 07, 2018 - HDRC MEETING



CITY CENTER

PHASE 1

UPDATED ELEVATIONS

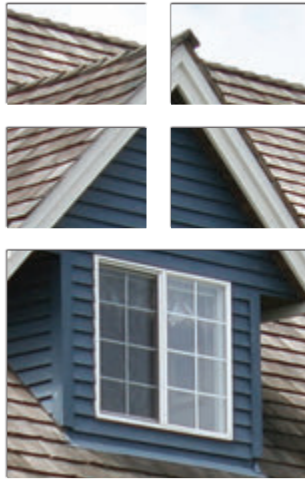
SHEET 17



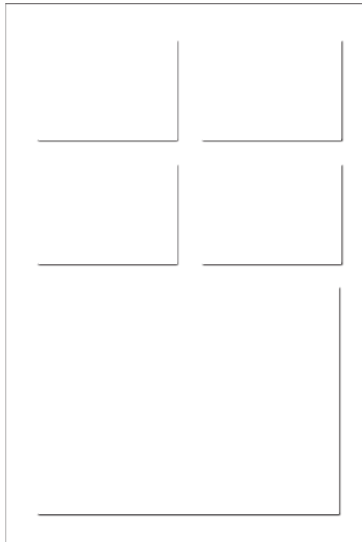
DESIGN APPROVED BY THE HDRC ON NOVEMBER 7, 2018



ALUMINUM PRODUCTS



A WHOLE NEW POINT OF VIEW.



It's more than a window. It's a whole new point of view. At Ply Gem Windows, we have a different view for the way the window business should be run. We believe you should have access to all of the top quality styles and brands across the country. That's why we've taken our entire portfolio of brands, brands that you know and trust, and given them one name – Ply Gem Windows. With this one name comes a lot of big advantages, starting with a national manufacturing and distribution network. Pair that with our commitment to customer service, sustainable practices and wide variety of window styles that fit all of your design needs, and you'll get the right window for every project and every budget.



And, because we're part of the Ply Gem family, you know you'll always have access to leading brands. Windows, doors, siding and accessories, stone veneer, fence and rail, rainware, shutters and designer accents, we have something for every project. We work with residential builders, remodelers, architects, distributors and dealers to help build sales. When you combine more than 50 years of experience, industry-leading customer service, and trusted local relationships, you've got a company you can count on. **Ply Gem. Building products.**

Building success.





More value. More performance. More solutions.

If you're looking for a window that delivers the best possible performance at the best possible value, look no further than Ply Gem Windows Builder Series. It's energy-efficient, virtually maintenance-free and can withstand the toughest tests, including the test of time. Combine that quality with our commitment to customer service and you've got a company that knows how to deliver exactly what you want.



A WHOLE NEW POINT OF VIEW.



3710 SERIES SINGLE HUNG



MORE VALUE. MORE PERFORMANCE. MORE SOLUTIONS.

If you're looking for a window that delivers the best possible performance at the best possible value, look no further than Ply Gem Windows Builder Series. It's energy efficient, offers a variety of material choices, most of which are virtually maintenance free and can withstand the toughest tests, including the test of time. Plus, with our service and support you'll be able to get the job done the right way on time and on budget.

windows.plygem.com



3710 SERIES SINGLE HUNG



3710/3710N³ THERMAL PERFORMANCE

		NFRC CERTIFIED		
		U Factor	SHGC	VT
WARM EDGE				
5/8" Clear	1.52	0.66	0.65	0.68
5/8" Low-E	1.92	0.52	0.32	0.57
5/8" Low-E ^{SC}	1.92	0.52	0.25	0.45
5/8" HP Glass	2.08	0.48	0.32	0.58
5/8" HP ^{SC} Glass	2.08	0.48	0.25	0.46

3710F⁴ THERMAL PERFORMANCE

		NFRC CERTIFIED		
		U Factor	SHGC	VT
WARM EDGE				
5/8" Clear	1.49	0.67	0.65	0.68
5/8" Low-E	1.89	0.53	0.32	0.57
5/8" Low-E ^{SC}	1.89	0.53	0.25	0.45
5/8" HP Glass	2.00	0.50	0.32	0.58
5/8" HP ^{SC} Glass	2.04	0.49	0.25	0.46

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: 5/8" 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

STANDARD FEATURES

- Virtually maintenance-free extruded aluminum construction with electrostatically applied finish.
- Sloped sill allows for proper water drainage to the exterior
- Sleek profile provides larger viewing area
- Interior glazing allows for easier glass replacement
- Side loading removable bottom sash
- Block and tackle balance for smooth operation
- Energy-efficient warm edge insulating glass for enhanced performance
- 2" or 2 7/16" frame depth (see chart below)
- Structural meeting rail provides rigid stability and allows for a tighter, weather-resistant unit
- Dual lift rails on bottom sash for easy operation
- Integral nailing fin for simple installation



OPTIONS

GLASS OPTIONS:

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

GRILLE OPTIONS:

Color-coordinated grilles-between-the-glass (GBG) in 5/8" and 3/4" flat

PRODUCT CONFIGURATION:

Twins, triples, combinations, fixed and a wide selection 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.

SINGLE HUNG SELECTION GUIDE

SERIES	FRAME DEPTH	NAIL FIN SETBACK	CONSTRUCTION TYPE				
			WOOD SIDING	BRICK	3 COAT STUCCO	BLOCK	EIPS
3710	2"	7/8"	●		●		
3710N	2"	1 3/8"			●		●
3710F	2 7/16"	1 3/8"	●	●	●		●

1. Available Low-E option.

2. Optional HP Glass combines Low-E with argon gas fill for high performance.

3. 3710 and 3710N units feature a 2" frame depth.

4. 3710F units feature a 2 7/16" frame depth.

GLASS OPTIONS

- Low-E
- Obscure
- Low^{SC}
(Solar Cooling optimized Low-E)
- HP Glass (Low-E/argon)
- HP^{SC} Glass
- Tempered¹
- HP²⁺
- HP^{sc2+}

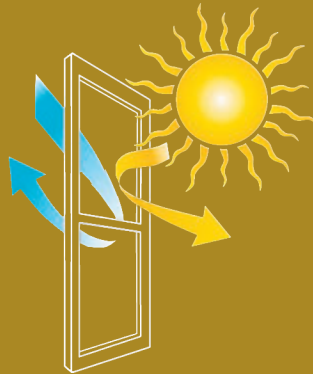
1. Tempered glass is standard on sliding patio doors.

SCREENS

Builder Series screens feature color matched aluminum frames with fiberglass or wire mesh. Sliding patio door screens feature steel rollers for ease of operation.

WHAT IS LOW-E?

It is a microscopically thin, virtually invisible metallic oxide layer deposited on a window glazing surface. Low-E can reduce heating and cooling bills while dramatically improving overall comfort.





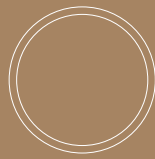
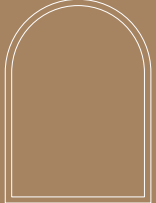
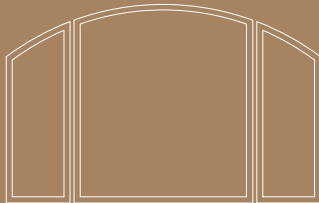
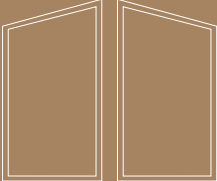
IMPACT RATED WINDOWS & DOORS



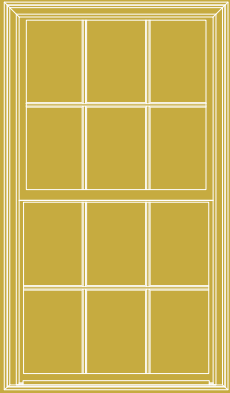
- **4712FIR/FLIR impact single hung units** are constructed to meet H-R50 performance.
- **4720FIR impact sliding window units** are constructed to meet HS-R50 up to 72" x 48" XO performance.
- **4810FIR impact single hung units** are constructed to meet H-LC40 performance.
- Rated in accordance with the International Residential Codes and meet impact requirements in U.S. Zone 2 (110-120 mph) and Zone 3 (120-140 mph).
- Passes ASTM E1886/1996 Large Missile Impact and Cycling Tests.
- Meets AAMA/WDMA/CSA 101/I.S.2/A440 standard. 4712FIR/FLIR and 4720F units are Florida Building Commission Approved.



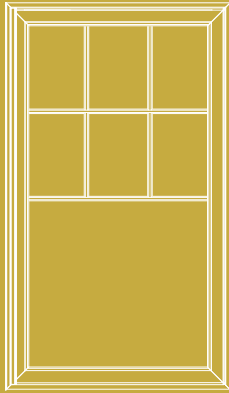
ARCHITECTURAL SHAPES

					
Triangle	Pentoid	Full Round	Oval	Octagon	Right Triangle
					
Rectangle	Eyebrow	Elliptical	Clip Trapezoid		
					
Quarter Circle	Circle Head	Arch Transom	Segmented Arch Transom	Trapezoid Transom	
					
Ext. Quarter Circle	True Radius	Arch	Segmented Arch Picture	Trapezoid Picture	

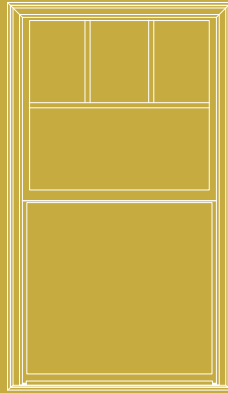
STANDARD GRILLE PATTERNS



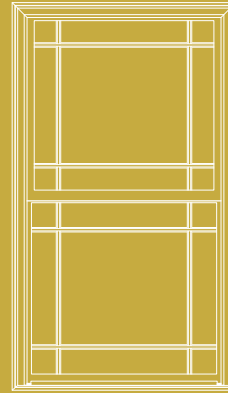
Colonial



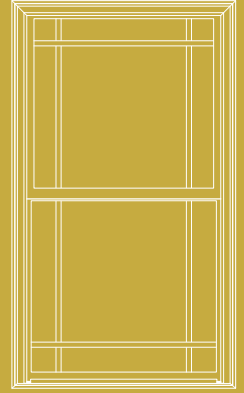
Half Colonial
(shown on Casement)



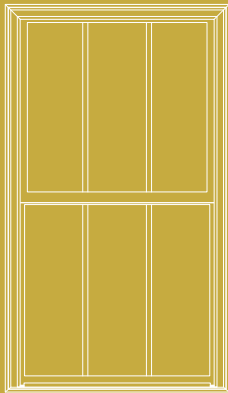
Plaza



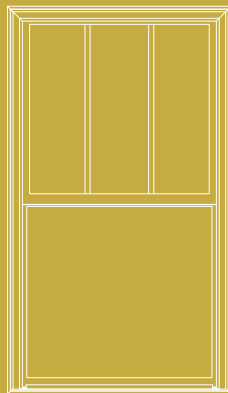
Prairie



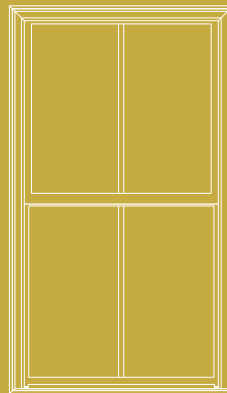
Perimeter Prairie



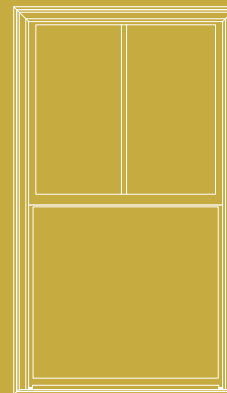
Three over Three



Three over One



Two over Two



Two over One

Call customer service for optional grille patterns (800.999.8400).

GRILLE STYLE OPTIONS



5/8" Flat GBG



3/4" Flat GBG



COLOR OPTIONS

WHITE
(INTERIOR/
EXTERIOR)

ADOBE GREY
(INTERIOR/
EXTERIOR)

BLACK
(INTERIOR/
EXTERIOR)

HARDWARE OPTIONS

DOOR HANDLE COLOR OPTIONS

WHITE

BLACK

4780 Sliding Patio Door



4780 Sliding Pocket Patio Door



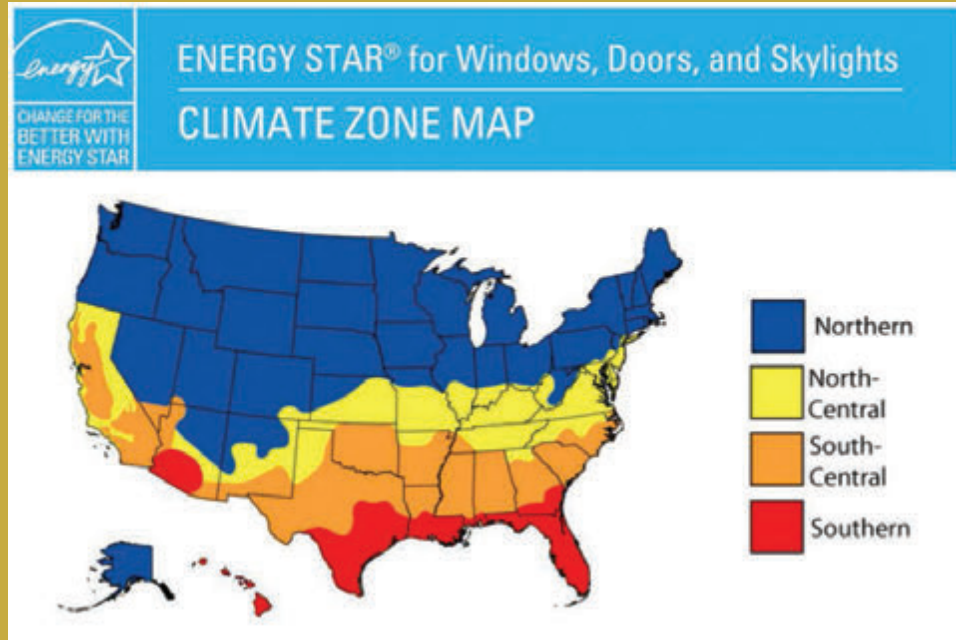
4880 Sliding Patio Door



4880 Sliding Pocket Patio Door



Colors shown may not be accurate representations. For color matching, please request color swatches from your Ply Gem sales representative.



ENERGY STAR® Qualification Criteria WINDOWS and DOORS		
Zone	U Factor	SHGC
Northern	≤ 0.27	ANY
North-Central	≤ 0.30	≤ 0.40
South-Central	≤ 0.30	≤ 0.25
Southern	≤ 0.40	≤ 0.25

NOTE: Low-E^{SC} = Solar cooling optimized Low-E
 HP = Combines Low-E and argon gas fill for high performance
 HP^{SC} = Combines solar cooling optimized Low-E and argon gas fill for enhanced performance
 Warm Edge+ = High performance Warm Edge+ spacer system
 1 Btu/h ft²·°F
 2 Solar Heat Gain Coefficient

All units rated in accordance with NFRC 100/200 standards by a NAMI Accredited lab. Performance values reflect the performance of units tested with the following configuration:
 3mm glass, no grilles and IGU thickness specified in the chart.

1. 3752/3753 units feature a standard frame.
2. 3752T units feature a thermally enhanced frame.



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For more information, call 888-9PLYGEM. 3751101101173/MS/CG/0517



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