

HISTORIC AND DESIGN REVIEW COMMISSION

February 06, 2019

HDRC CASE NO: 2018-515
ADDRESS: 2002 MCCULLOUGH AVE
311 E COURTLAND PLACE
LEGAL DESCRIPTION: NCB 2995 BLK 5 LOTS 12, 13, 14 & W 36 OF 11
ZONING: IDZ,H
CITY COUNCIL DIST.: 1
DISTRICT: Tobin Hill Historic District
APPLICANT: Patrick W Christensen
OWNER: Imagine Built Homes Ltd
TYPE OF WORK: Construction of six single family townhomes
APPLICATION RECEIVED: January 28, 2019
60-DAY REVIEW: March 29, 2019
REQUEST:

The applicant is requesting final approval to construct nine single family structures on the lots currently addressed 2002 McCullough Ave and 311 E Courtland Place. Six of the nine proposed structures are within or on the boundary of the Tobin Hill Historic District. Only these six will be reviewed as part of this request.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

1. Building and Entrance Orientation

A. FAÇADE ORIENTATION

- i. *Setbacks*—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.
- ii. *Orientation*—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.

B. ENTRANCES

- i. *Orientation*—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

2. Building Massing and Form

A. SCALE AND MASS

- i. *Similar height and scale*—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.
- ii. *Transitions*—Utilize step-downs in building height, wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.
- iii. *Foundation and floor heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.

B. ROOF FORM

- i. *Similar roof forms*—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on non-residential building types are more typically flat and screened by an ornamental parapet wall.

C. RELATIONSHIP OF SOLIDS TO VOIDS

- i. *Window and door openings*—Incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be

considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades.

ii. *Façade configuration*—The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

D. LOT COVERAGE

i. *Building to lot ratio*—New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio.

3. Materials and Textures

A. NEW MATERIALS

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.

ii. *Alternative use of traditional materials*—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.

iii. *Roof materials*—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.

iv. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.

v. *Imitation or synthetic materials*—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

B. REUSE OF HISTORIC MATERIALS

Salvaged materials—Incorporate salvaged historic materials where possible within the context of the overall design of the new structure.

4. Architectural Details

A. GENERAL

i. *Historic context*—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.

ii. *Architectural details*—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.

iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

5. Garages and Outbuildings

A. DESIGN AND CHARACTER

i. *Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.

ii. *Building size*—New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.

iii. *Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.

iv. *Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principal historic structure in terms of their spacing and proportions.

v. *Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the

district.

B. SETBACKS AND ORIENTATION

- i. *Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.
- ii. *Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

6. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

- i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.
- ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way.

B. SCREENING

- i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.
- ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.
- iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

7. Designing for Energy Efficiency

A. BUILDING DESIGN

- i. *Energy efficiency*—Design additions and new construction to maximize energy efficiency.
- ii. *Materials*—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.
- iii. *Building elements*—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.
- iv. *Roof slopes*—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.

B. SITE DESIGN

- i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.
- ii. *Solar access*—Avoid or minimize the impact of new construction on solar access for adjoining properties.

C. SOLAR COLLECTORS

- i. *Location*—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.
- ii. *Mounting (sloped roof surfaces)*—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.
- iii. *Mounting (flat roof surfaces)*—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right-of-way will be minimized.

OHP Window Policy Document

Windows used in new construction should:

- Maintain traditional dimensions and profiles;
- Be recessed within the window frame. Windows with a nailing strip are not recommended;
- Feature traditional materials or appearance. Wood windows are most appropriate. Double-hung, block frame windows that feature alternative materials may be considered on a case-by-case basis;
- Feature traditional trim and sill details. Paired windows should be separated by a wood mullion. The use of low-e glass is appropriate in new construction provided that hue and reflectivity are not drastically different from regular glass.

FINDINGS:

- a. The applicant has proposed to construct nine single family structures on the lots currently addressed 2002 McCullough Ave and 311 E Courtland Place, partially located within the Tobin Hill Historic District. Six of the nine structures are within or partially within the district boundary. Only these six structures will be reviewed as part of this application. The lot addressed 2002 McCullough Ave, which is not within the Tobin Hill Historic District boundary, currently features a carwash constructed in the 1980s, which is proposed to be demolished. The lot addressed 311 E Courtland Place is vacant and does not contain any structures. The parcels are flanked by a historic 1.5-story single family home to the east designed with Queen Anne influences; 1 and 1.5-story single family homes to the south designed with Queen Anne and Craftsman influences; and 2-story townhomes constructed in 2016 on the west across the street on McCullough Ave. The lot addressed 311 E Courtland Place is on the northern boundary of the Tobin Hill Historic District. The structures to the north of this boundary on E Ashby Place include a 1-story commercial structure and several 1 and 1.5 story single family homes that were constructed during the era of significance of the Tobin Hill Historic District.
- b. The applicant received conceptual approval from the Historic and Design Review Commission (HDRC) on October 17, 2018. The approval carried the following stipulations:
 1. That the applicant explores ways to increase the setback on E Courtland Place to be more consistent with the adjacent historic structures as noted in finding e. The applicant is required to submit a full setback analysis of the north and south side of E Courtland, at minimum, for an application to be considered complete; **this stipulation has been partially met.**
 2. That the applicant develops individualized street elevations for each unit to be more consistent with the development pattern of the district as noted in finding n; **this stipulation has been met.**
 3. The applicant explores 1.5 to 2.5-story massing options or prototypes within the district boundary to respond to the dominant historic massing context of the historic neighborhood; **this stipulation has been met.**
 4. That the applicant incorporates a foundation height of at least 18 inches to be more consistent with the foundation heights of nearby historic structures as noted in finding h; **this stipulation has been met.**
 5. That the applicant proposes a fenestration pattern, window opening proportions, and materials that are more consistent with the Guidelines, the OHP Window Policy document, and the historic examples found in the Tobin Hill Historic District; **this stipulation has been partially met.**
 6. That the applicant submits an existing conditions site plan indicating all existing hardscaping on the lot as noted in finding q; **this stipulation has not been met.**
- c. DESIGN REVIEW COMMITTEE AND CASE HISTORY – The applicant met with the Design Review Committee (DRC) on August 28, 2018. A modified design was presented at the time that was more commercial in its design elements. The DRC recommended that the applicant increase the setbacks to be more consistent with the adjacent historic structures within the district. The DRC also recommended that the height of the structures be reduced or visually mitigated by a step-back in mass. The DRC suggested that the applicant explore combining individual units to create footprints that were more common to the Tobin Hill Historic District, potentially creating a visual primary-accessory structure relationship. Additionally, more traditional architectural details for historic houses were recommended to be incorporated. The DRC also commented on the importance of incorporating window sizes and patterns, as well as materials that are consistent with the Historic Design Guidelines. The applicant received conceptual approval from the HDRC on October 17, 2018. The applicant met again with the DRC on January 29, 2019. The DRC commented on the edge condition of the lot and was supportive of limiting the structures closest to the adjacent historic structure to 2-stories. Overall, the DRC was generally in support of the project given its contextual characteristics and limitations.
- d. CONTEXT AND DEVELOPMENT PATTERN – As presented, the individual units reviewed as standalone structures exhibit some features that are generally consistent with the overall principles in the Guidelines. Of the historic structures on the immediate block of E Courtland, bounded by McCullough to the west and Paschal to the east, one house is 2-stories in height, and the remainders are 1-story. Continuing east, on the block of E Courtland bounded by Paschal and Gillespie, the historic homes are predominantly 2 to 2.5-stories in height. In general, the submitted site plan deviates from the development pattern of the Tobin Hill Historic District, which features a primary-accessory structure relationship with a side driveway. However, the context of the McCullough corridor creates an edge condition in transition from commercial to residential. Several components of the design, including the porch configuration, several of the window sizes and configurations, and architectural details are a modern interpretation of the predominant development pattern.
- e. SETBACKS – According to the Guidelines for New Construction, the front facades of new buildings are to align with front facades of adjacent buildings where a consistent setback has been established along the street frontage.

The median setback should be used where a variety of historic setbacks exist. This block of E Courtland contains historic structures that feature a fairly consistent front yard setback of approximately 25-28 feet. Based on the submitted documentation, the immediate historic structure to the east has a front setback of approximately 25-27 feet. Since the project was granted conceptual approval, the applicant has increased the setback of the proposed structure immediately to the west of the historic structure. The applicant has proposed approximately a 13 foot setback for this unit with increasing setbacks closer to McCullough Ave. While the proposed setbacks are not in line with the existing historic structures, staff finds the strategic increasing of setbacks towards the historic district is acceptable given the edge condition and configuration of the lot.

- f. **ORIENTATION & ENTRANCES** – The applicant has proposed to orient three units within the district towards E Courtland Pl and the other three units towards the alley. The rear elevations of all structures will face a shared driveway running centrally through the site. According to the Guidelines for New Construction, the front façade should be oriented to be consistent with those historically found along the street frontage. Typically, historic entrances are oriented towards the primary street. This is true for this particular block of E Courtland Pl. Staff finds the orientation consistent with the Guidelines.
- g. **SCALE & MASS** – The applicant has proposed six detached units within the district. Four are three stories in height and the two closest to the historic 1-story structure on E Courtland are two stories in height. Three will be located along the street frontage of E Courtland, and three will be located in the rear of the property along the alley facing E Ashby Place to the north. The maximum ridge height is approximately 35 feet. Guideline 2.A.i stipulates that the height and scale of new construction should be consistent with nearby historic buildings and should not exceed that of the majority of historic buildings by more than one-story. As noted in finding a, there are taller 2.5-story structures throughout the district, some that meet or exceed 35 feet. Staff finds that reducing the two units closest to the adjacent house on E Courtland is appropriate. Staff finds the heights generally acceptable for the site, but finds that the applicant should further explore material transitions to visually minimize the impact of the 3rd story.
- h. **FOUNDATION & FLOOR HEIGHTS** – According to the Guidelines for New Construction 2.A.iii., foundation and floor heights should be aligned within one (1) foot of neighboring structure’s foundations. Throughout this block, the foundation heights of historic structures are between two and three feet. The elevations for the units are approximately 18 inches. Staff finds the proposal consistent with the Guidelines.
- i. **ROOF FORM** – The applicant has proposed a hipped roof form. Staff finds that the general approach is consistent with the historic precedents in the district, particularly the proposed 2-story structures.
- j. **PORCH** – The applicant has proposed a 1-story porch on each of the units with a standing seam metal shed roof. The porch features a traditional column, post, and railing detail based on the submitted renderings. The depth of the porch has not been provided. According to the Historic Design Guidelines, new construction should not attempt to mirror or replicate historic features, and new structures and design elements should not be so dissimilar as to distract from or diminish the historic interpretation of the district. The conceptual porch configurations pull from Craftsman style precedents in the district and are generally consistent.
- k. **WINDOW & DOOR OPENINGS** – According to the Historic Design Guidelines for New Construction, window openings with a similar proportion of wall to window, as compared to nearby historic facades, should be incorporated. Similarity is defined by windows that are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades. The applicant has proposed several window and door openings that generally feature sizes that are found on historic structures. However, the elevation labeled “left” on the submitted documents contains fixed square windows that are not consistent with the OHP Window Policy Document or historic fenestration precedents in the district. Regarding materiality, the applicant has specified Amsco Artisan windows, which are vinyl. According to the OHP Window Policy Document, wood windows or aluminum clad wood windows are most appropriate. Windows should also maintain traditional dimensions and profiles, and false dividing lites are not encouraged. Each window should be inset at least two (2) inches within walls to ensure that a proper façade depth is maintained. All windows should feature traditional appearance and feature traditional trim and sill details. The window sections provided for the Amso product do not feature appropriate depth or inset details, and trim and sill details have not been provided as part of the application. Additionally, staff finds that the proposed front doors for the 3-story structures should be located on center with the proposed porch columns, similar to the 2-story structures.
- l. **LOT COVERAGE** – New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. The building footprint for new construction should be no more than fifty (50) percent of the size of total lot area. The proposed appears to generally meet this Guideline.
- m. **MATERIALS** – The applicant has indicated the use of James Hardie Artisan lap siding with a smooth finish, Old Texas brick for the base of the front porch columns, and a standing seam metal roof with a galvalume finish. Staff

- finds that this material combination is generally appropriate based on the district, but as noted in finding g, should propose a material treatment or design detail for the 3rd story that visually minimizes the impact of the third floor.
- n. ARCHITECTURAL DETAILS – New buildings should be designed to reflect their time while representing the historic context of the district. Additionally, architectural details should be complementary in nature and should not detract from nearby historic structures. The proposed units feature design elements that are generally consistent with the Guidelines and are appropriate for the Tobin Hill Historic District.
 - o. MECHANICAL EQUIPMENT – Per the Guidelines for new construction, mechanical equipment should be screened from the public right-of-way. The applicant indicated on the site plan the location of proposed AC pads, which will be located behind proposed fencing. Staff finds the proposed screening method generally appropriate, but has not received information on fencing.
 - p. LANDSCAPING – The applicant has not provided staff with a landscaping plan at this time beyond the indications of general portions of sod and hardscape. The applicant is required to provide this information to staff for review and approval prior to receiving a Certificate of Appropriateness.
 - q. HARDSCAPING – The applicant has proposed a 22 foot wide central driveway on the western edge of the property accessible off McCullough. The Guidelines state that driveway should be a maximum of 10 feet to comply with the historic development patterns of the district. However, a double wide curb cut currently exists off McCullough. Staff finds that the retention of this curb cut for parking access is appropriate. While the proposed parking pattern with a shared central drive deviates from the overall historic development pattern of the district, staff finds the proposal acceptable given the site configuration and conditions with the stipulations listed in the recommendation.
 - r. FENCING – As noted in finding o, the applicant has indicated approximate fence locations on their submitted site plan, but has not provided staff with a material specification or height. This information is required for the issuance of a Certificate of Appropriateness.

RECOMMENDATION:

Staff recommends final approval based on findings a through q with the following stipulations:

- i. That the applicant submits final comprehensive construction documents that indicates all heights of the structures, depths of the porches, and all site plan dimensions prior to receiving a Certificate of Appropriateness.
- ii. That the applicant explores additional ways to minimize the visual impact of the third story on the proposed 3-story structures through a break or change in material as noted in findings g and m.
- iii. That the applicant modifies the proposed square windows to be more consistent with the OHP Window Policy Document, the Historic Design Guidelines, and fenestration patterns in the district as noted in finding k.
- iv. That the applicant aligns the front doors for the proposed 3-story structures on center with the proposed porch columns as noted in finding k. The applicant is required to submit updated elevations to staff prior to obtaining a Certificate of Appropriateness.
- v. That the applicant proposes a window product and installation methods that are consistent with the Guidelines. A wood window or aluminum clad wood window is most appropriate. 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. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.
- vi. That the applicant submits a comprehensive final landscaping plan for review and approval to include hardscaping, plant locations and species, and final fence location, height, and design.

CASE MANAGER:

Stephanie Phillips

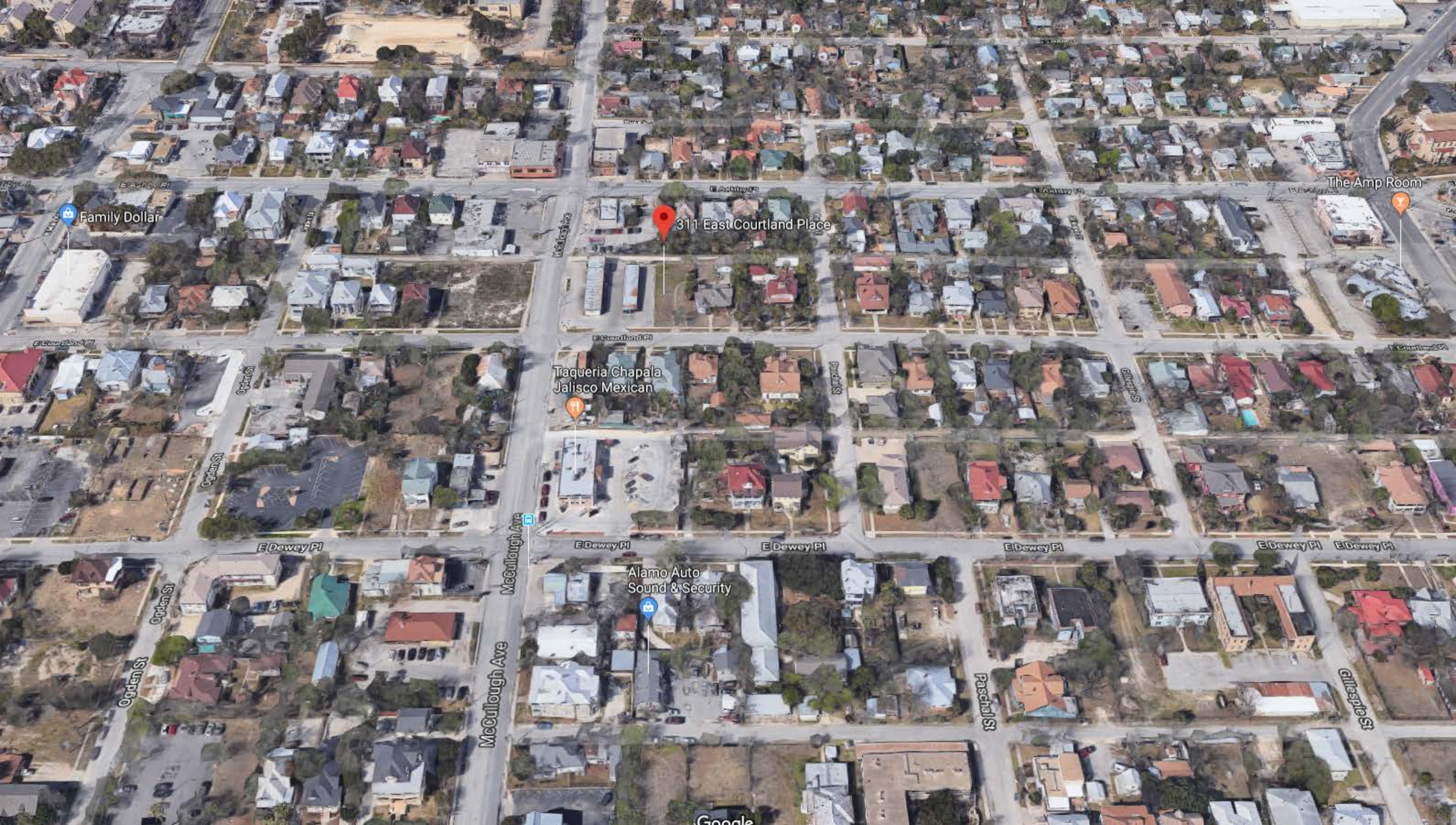


Flex Viewer

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Printed: Oct 09, 2018

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Family Dollar

311 East Courtland Place

Taqueria Chapala
Jalisco Mexican

Alamo Auto
Sound & Security

The Amp Room



COMING SOON!
THE ENCLAVE AT
TOBIN HILL
FROM THE \$280s!
210-399-2074
CIVIL UNO
the architect of
TOBIN HILL

McCollough Ave

McCollough Ave
E Courtland Rd
210-399-2074

McCollough Ave
E Courtland Rd
210-399-2074

STOP



ACCIDENTS & INJURY
FREE CONSULT
738-4040



E Courtland Pl



E Courtland Pl





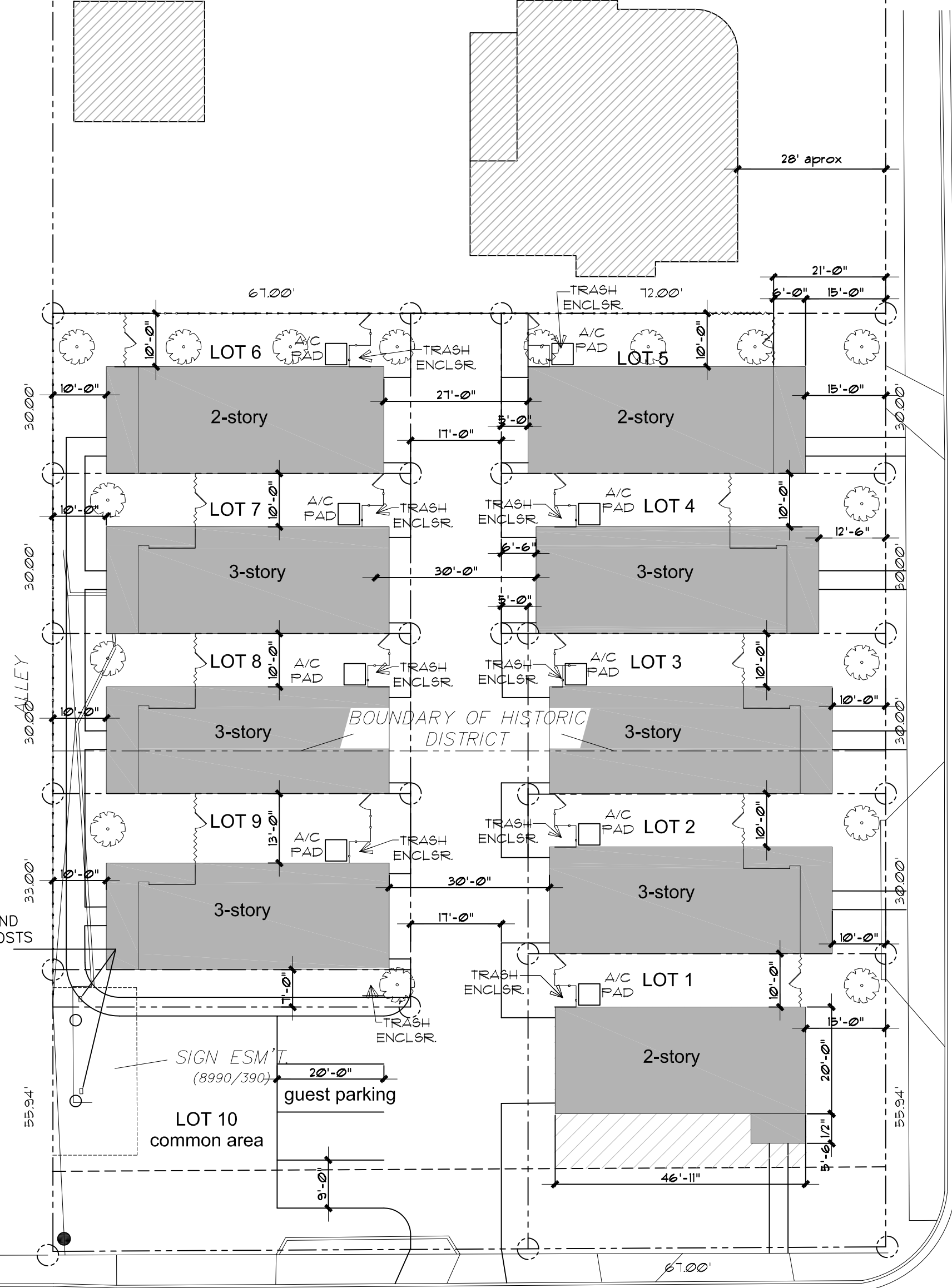
E Courtland Pl





EXISTING GARAGE

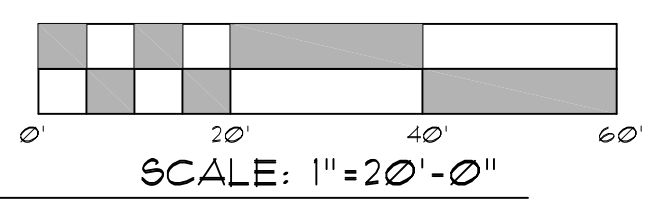
EXISTING RESIDENCE



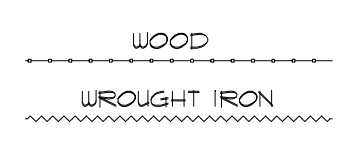
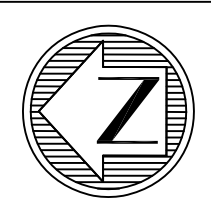
EAST COURTLAND PLACE

Mc CULLOUGH AVENUE

PLOT PLAN



LOT: 11,12,13 AND 14 BLK: 5
BEXAR COUNTY, TEXAS

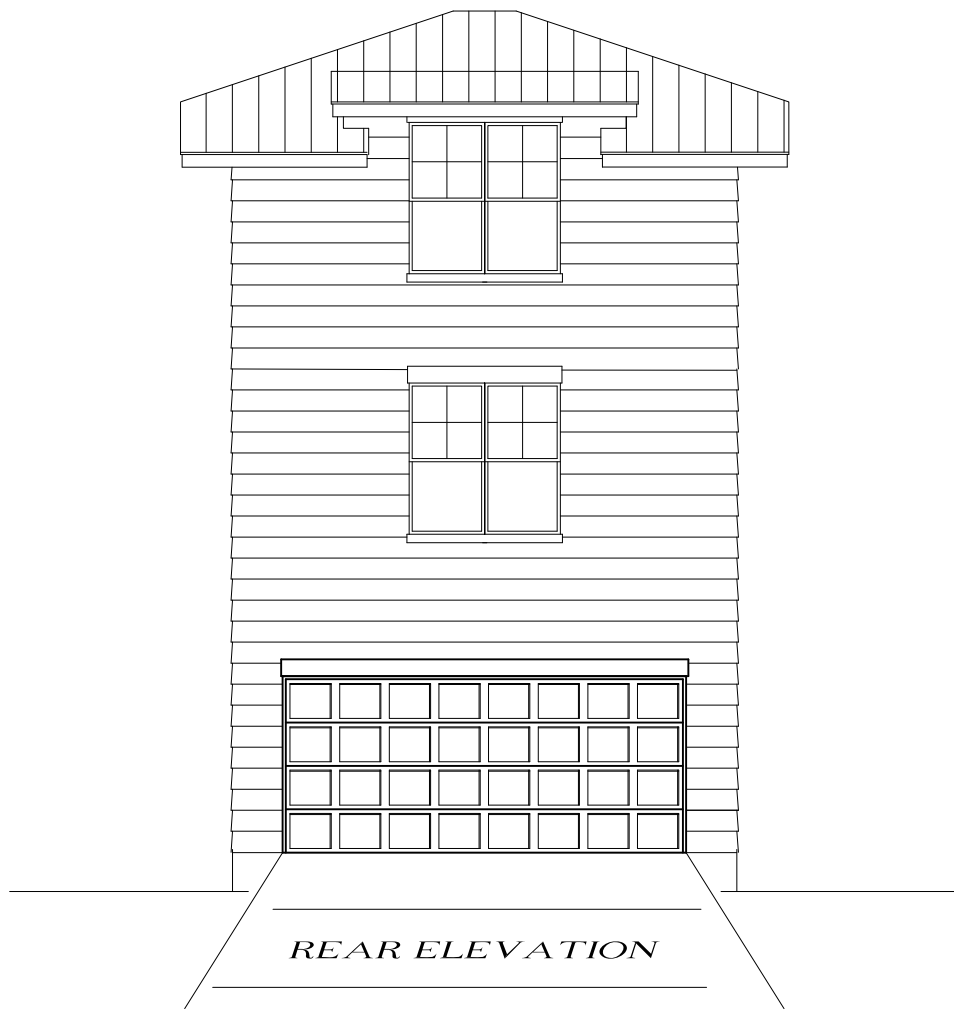


2-story homes : lots: 1,5,6
3-story homes : lots: 2,3,4,7,8,9

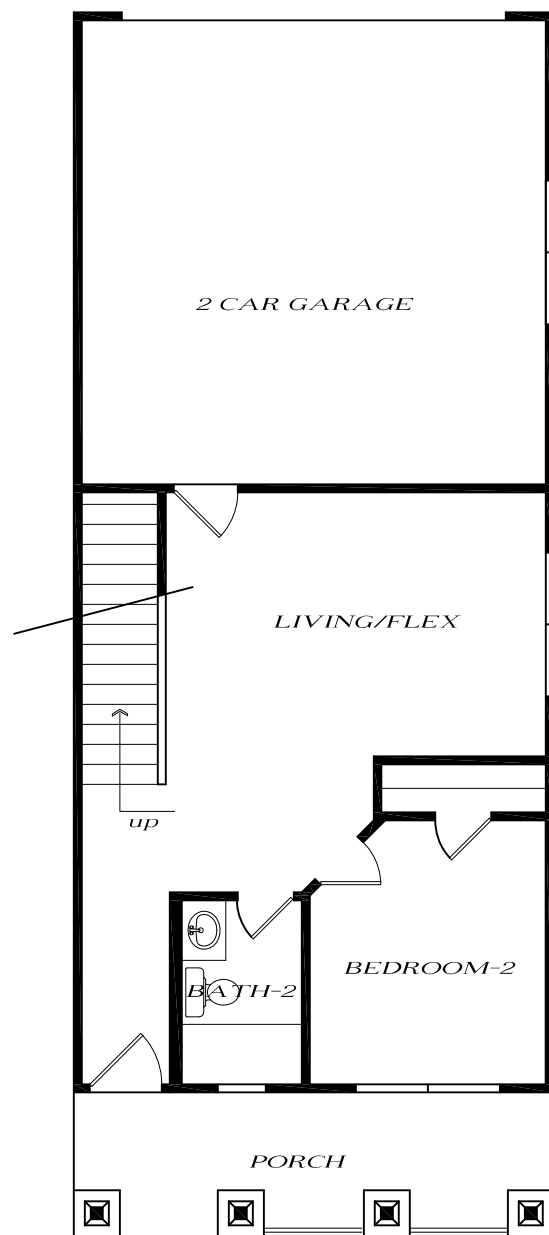


EAST COURTLAN PLACE

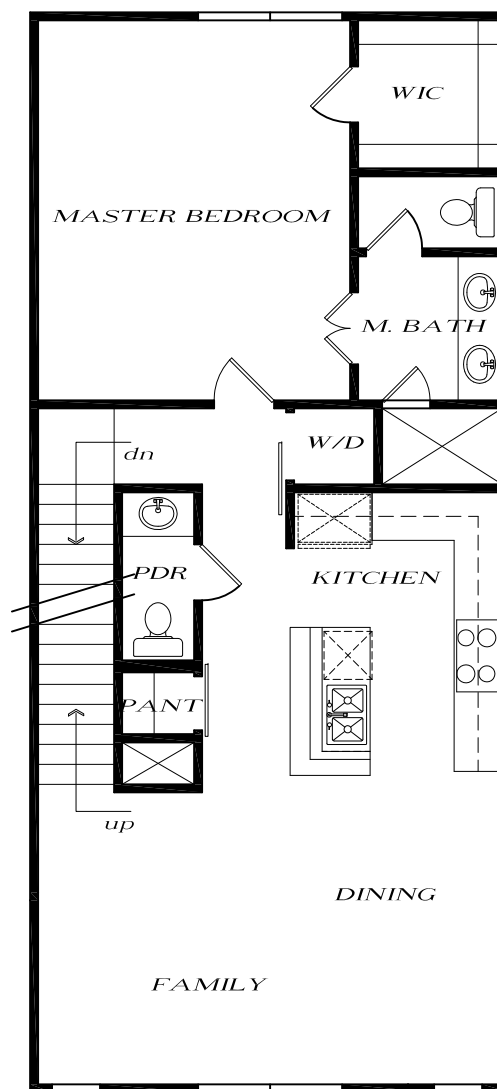




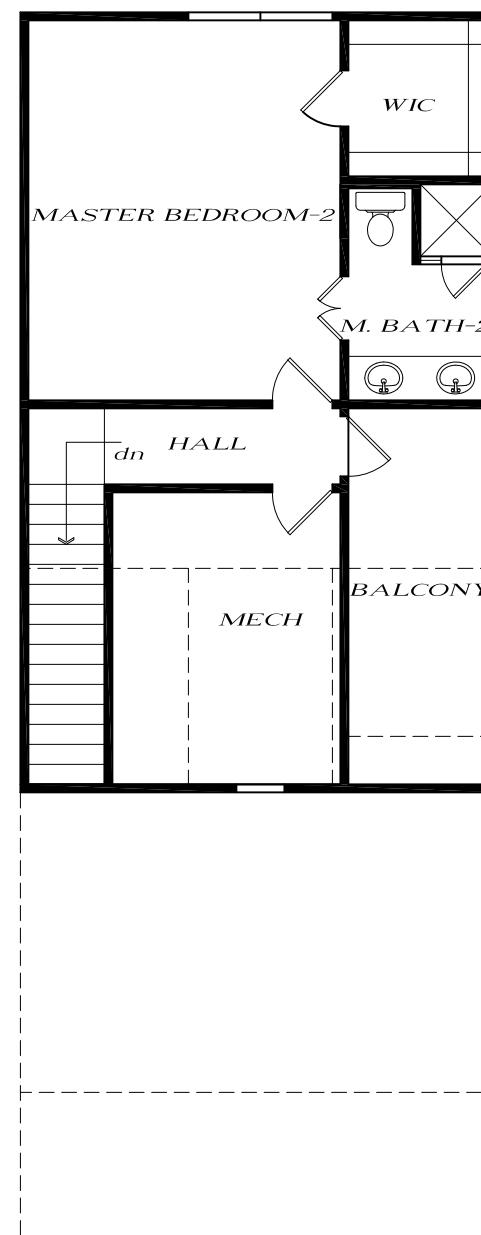
REAR ELEVATION



1ST FLOOR LEVEL

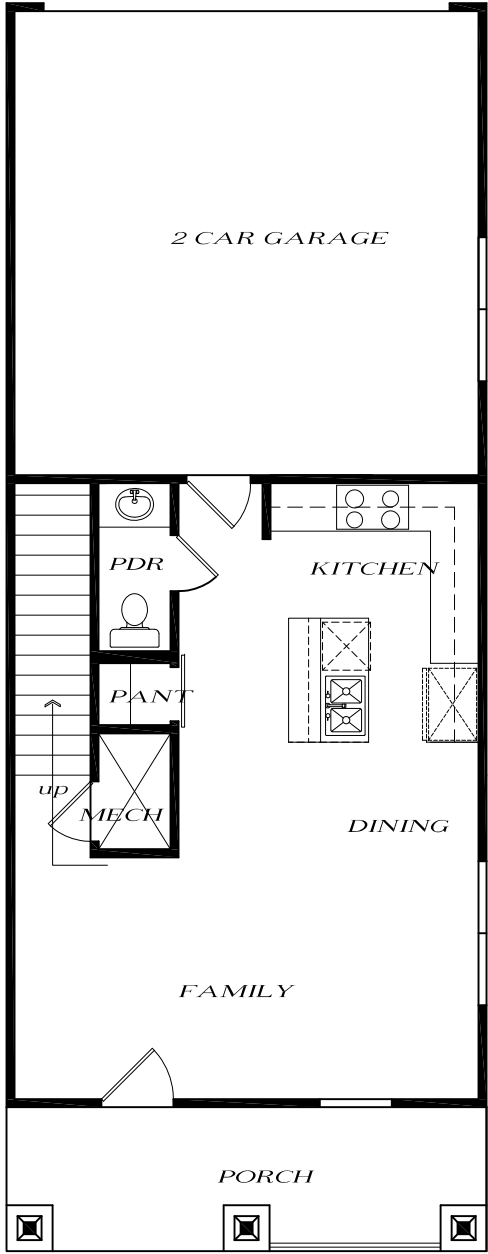


2ND FLOOR LEVEL
1772 SQ FT TOTAL LIVING

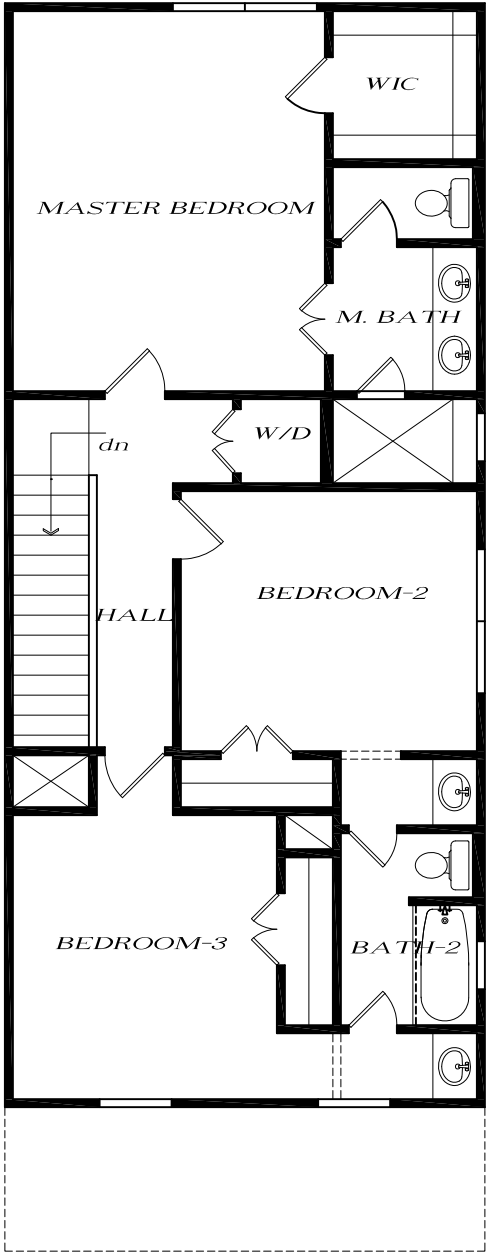


3RD FLOOR LEVEL





1ST FLOOR LEVEL



2ND FLOOR LEVEL
1396 SQ FT TOTAL LIVING

311 E. Courtland & 2002 McCullough

Brick: Old Texas Brick - Tiffany Red
Paint: Sherwin Williams (color as specified below)
Siding: James Hardie Artisan 7.25" Lap Siding with 6" Exposure
Windows: Amsco Artisan Series - Color Autumn Red
Roof: Galvalume standing seam metal

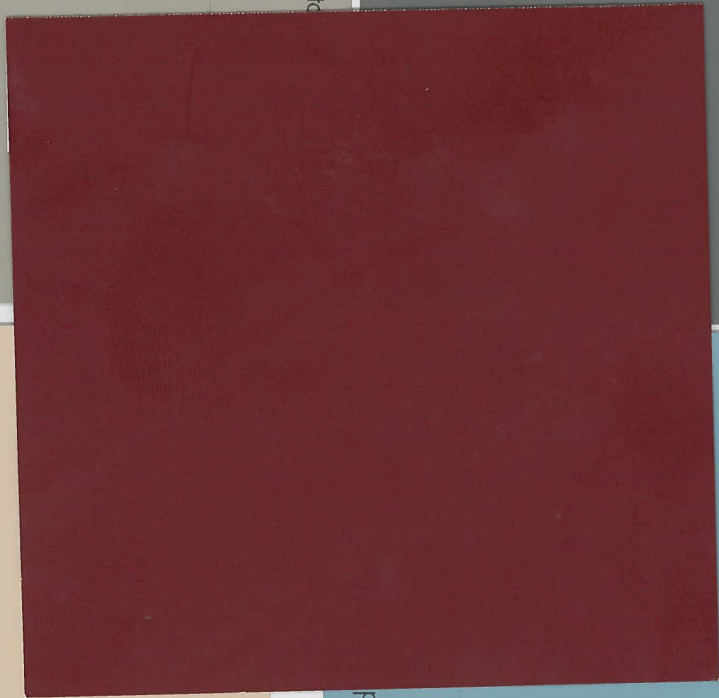
Lot	Siding	Trim
	Color	Color
2	SW 2849 Westchester Gray	SW 7004 Snowbound
3	SW 2863 Powder Blue	SW 7004 Snowbound
4	SW 2821 Downing Stone	SW 7004 Snowbound
5	SW 2822 Downing Sand	SW 7004 Snowbound
6	SW 2849 Westchester Gray	SW 7004 Snowbound
7	SW 2863 Powder Blue	SW 7004 Snowbound
8	SW 2822 Downing Sand	SW 7004 Snowbound
9	SW 2821 Downing Stone	SW 7004 Snowbound

EPP/10
SW 2821

Downing St

EPP/6
SW 284

Westchester Gray



Powd
SW 2863
EPP/61

E13
SW 7004

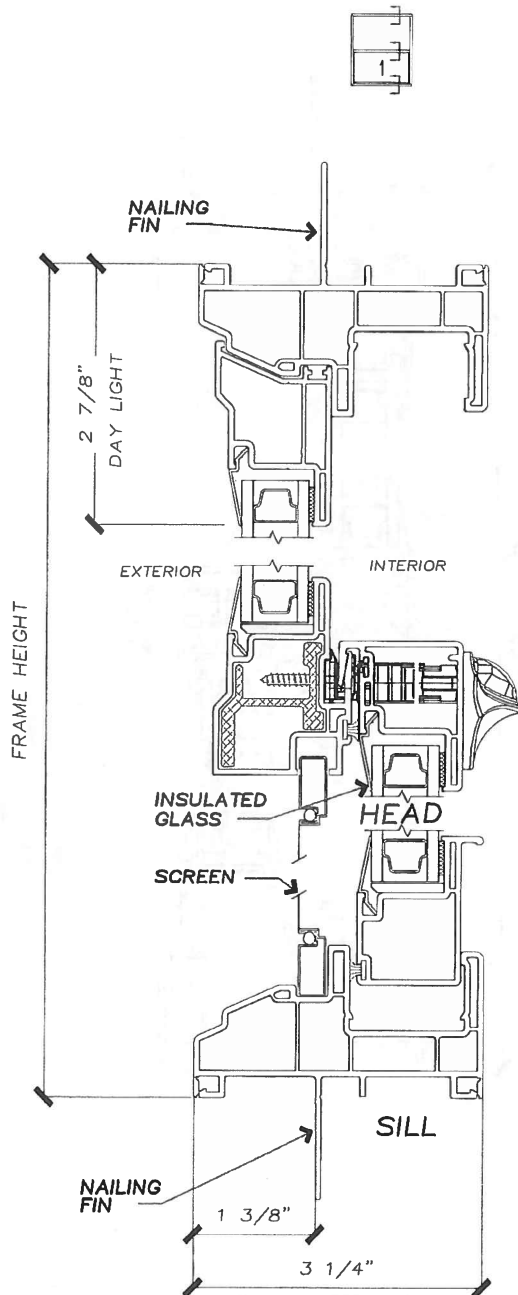
Snowbound



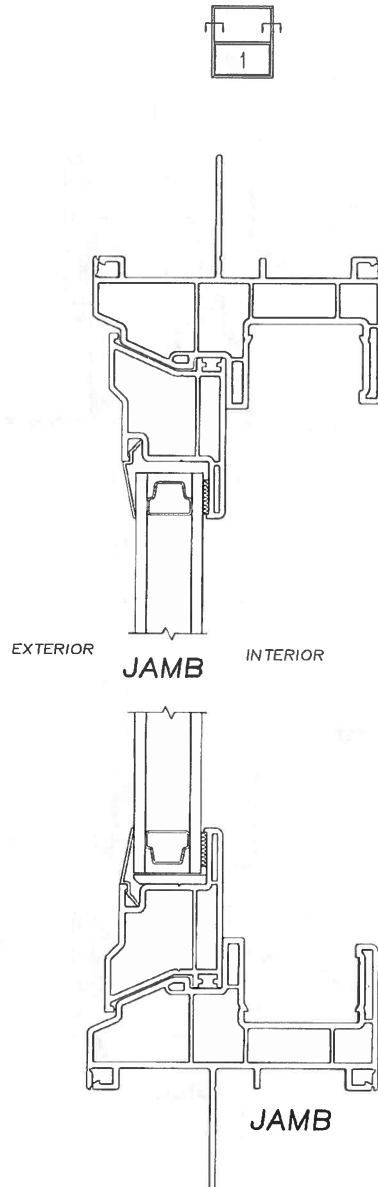
SINGLE-HUNG

DETAIL SECTIONS

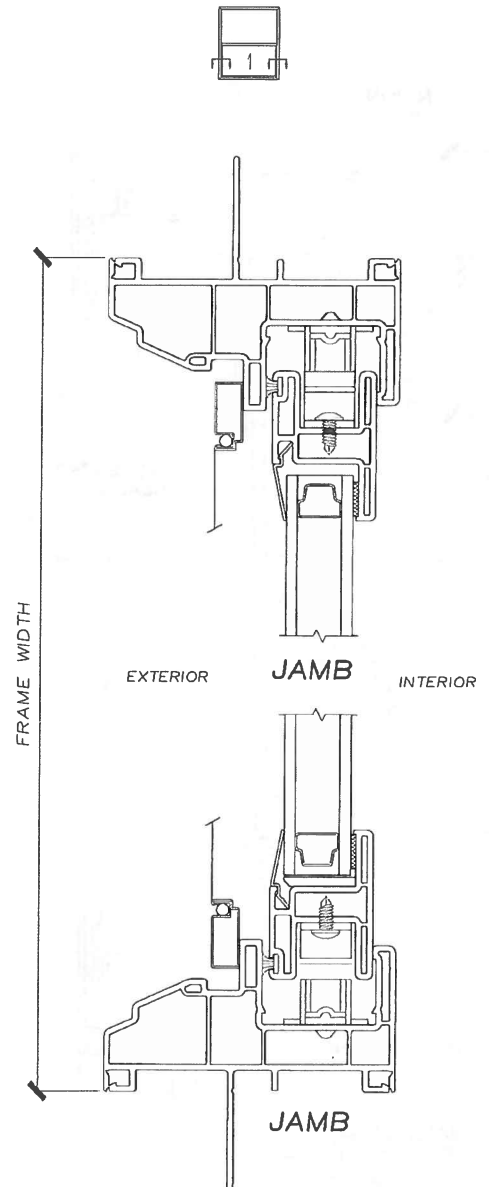
ARTISAN SERIES



VERTICAL SECTION
SCALE 6" = 1'-0"



**HORIZONTAL SECTION
FIXED LITE**
SCALE 6" = 1'-0"



**HORIZONTAL SECTION
VENT**
SCALE 6" = 1'-0"

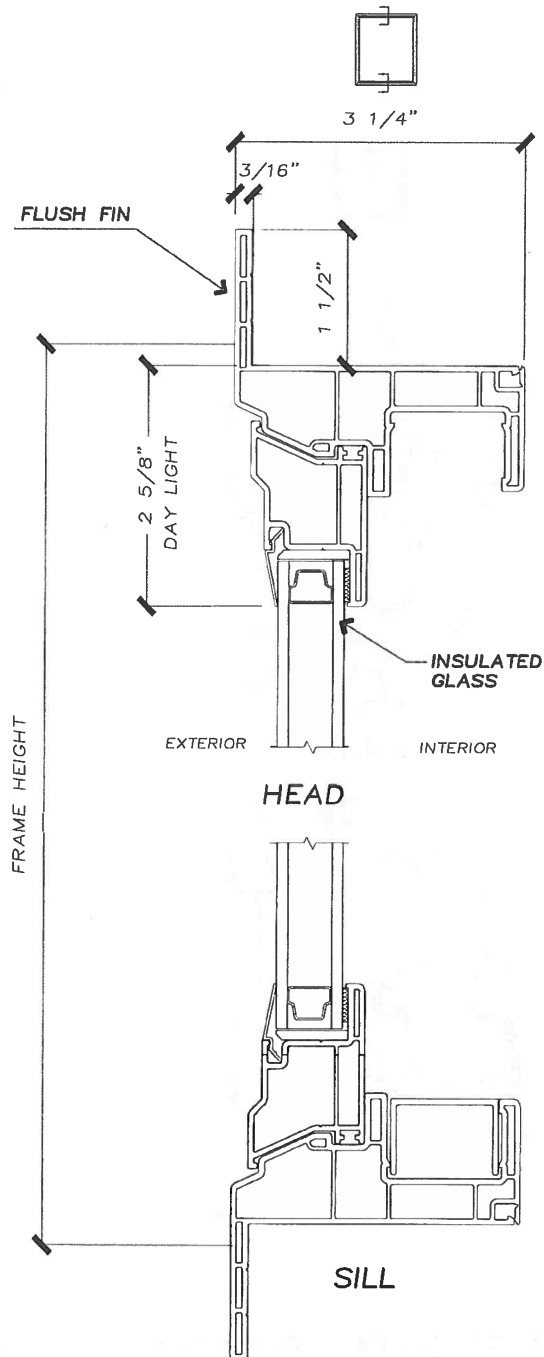


PICTURE SASH & FRAME

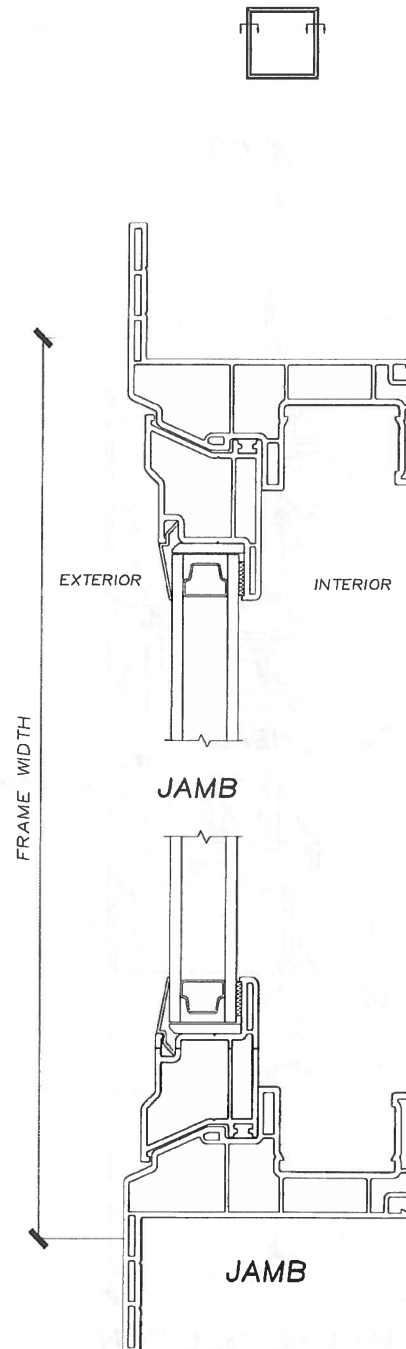
DETAIL SECTIONS

ARTISAN SERIES

FLUSH FIN



VERTICAL SECTION
SCALE 6" = 1'-0"



HORIZONTAL SECTION
SCALE 6" = 1'-0"

Make Your Home a Masterpiece.®



The ArtisanTM Series

by AMSCO Windows®



amscowindows.com | 800.748.4661



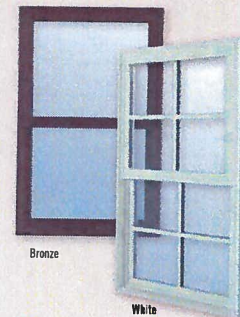
WHY CHOOSE AMSCO WINDOWS ARTISAN SERIES?

If you think your choice in vinyl windows is limited to boring white squares, think again. With the Artisan Series, AMSCO Windows has engineered style and design into a functional vinyl window. With deep beveled edges, sturdy frames and a variety of styles, it's the architectural, aesthetically pleasing details you crave, all in low-maintenance vinyl. Combine that with your pick of six traditional and contemporary, durable colors, and you'll find your choices in a vinyl window are now anything but dull.

COLORS



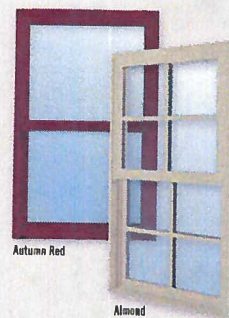
This co-extruded process fuses the color to the vinyl for excellent resistance to scratching and peeling and does not fade or chalk. The superior solar reflective performance prevents heat build-up within the material; historically, a problem with darker color vinyl windows.



Bronze

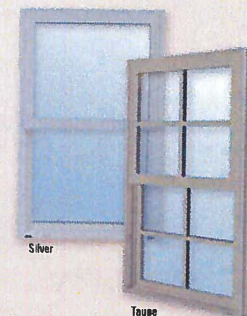
White

ARTISAN SERIES COLORS



Autumn Red

Almond



Silver

Taupe

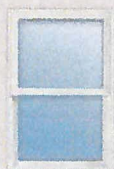
AMSCO Windows® | *Make Your Home a Masterpiece.®*

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STYLES TO FIT YOUR DESIGN

The Artisan Series offers multiple styles for almost any home design. It is available in:

- Single Hung
- Double Hung with Tilt
- Horizontal Slider
- Casement
- Awning
- Picture Window
- Speciality Shapes
- Patio Door



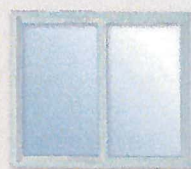
Single Hung

- Standard side load single hung.
- Integral finger pulls on the bottom of the sash.
- Block and tackle balance system.



Double Hung with Tilt Sash

- Tilt upper and lower sash for easy cleaning of exterior
- Integral finger pulls.
- Block and tackle balance system.



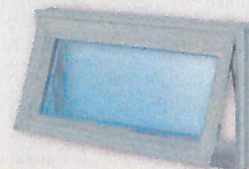
Horizontal Slider

- Heavy-duty nylon rollers with a stainless steel axle.
- Integral finger pulls on vent.
- Available with an integral nail fin or retrofit flush fin.



Casement

- Centered sash for ease of cleaning (excludes egress hardware)
- Unison lock with concealed hardware
- Standard folding handle
- Standard color-matched or optional plated hardware



Awning

- Scissor-style hardware for smooth operation
- Two locks with concealed hardware
- Standard folding handle
- Standard color-matched or optional plated hardware



Specialty Shapes

- Round Tops
- Arch Tops
- Octagons
- Full Circles
- Half Circles
- Quarter Circles
- Quarter Angles
- Trapezoids
- Quarter Rectangles
- Eyebrows



Picture/Fixed Windows

- Direct set, allows for the maximum glass viewing area available.
- These units are available in a retrofit flush fin application.
- Equal site line options.

Patio Door

Available in:

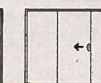
- 2 panel (OX or XO) doors.
- 3 panel (OXO, XXO or OXX) doors.
- 4 panel (OXXO) doors.
- Up to 16 feet wide and 8 feet tall configurations.
- Available in 10 feet wide 2 panel configuration (OX or XO).
- Standard nail fin or optional retrofit flush fin.
- J Channel option.
- Stucco Key option.



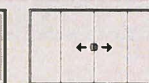
2 PANEL
(OX or XO)



3 PANEL
(OXO or XOX)



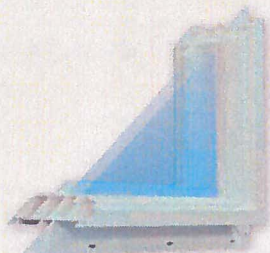
3 PANEL
(OXO)



4 PANEL
(OXXO)

FRAME STYLES

The Artisan Series is available in a variety of frame styles designed for any possible need from new construction to retrofit/remodeling applications.



Nail Fin

3 1/4 inch frame depth with an integral 1-3/8 inch nail fin setback, which is the most common frame style for new construction applications.



Retrofit-Flush Fin

Integral 1-1/2 inch dual wall retrofit flush fin is located on the exterior of the frame. This frame is also called a jump frame. It allows you to install the window in a retrofit application without removing the old window frame. This method does not damage or interrupt the existing water barrier. It can be used in stucco, brick and siding applications.



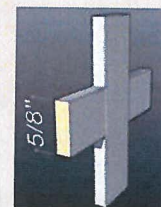
Continuous Frame Option

The continuous frame, or T-Bar, option allows you to join more than one window in a single frame thereby increasing structural integrity.

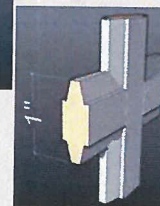


GRID OPTIONS

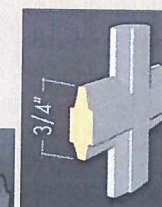
The Artisan Series allows several grid options to add architectural interest and design elements both inside and out. Grids are available inside of the insulated unit in 5/8 inch flat, 3/4 inch and 1 inch sculptured and 13/16 inch flat grids. Also available in Simulated Divided Lites (SDL's) which are located on the outside of the glass to give the old world look of divided lite windows.



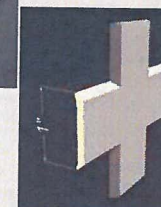
5/8 Inch
Flat Grid



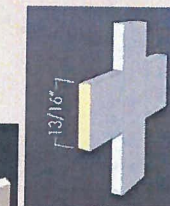
1 Inch
Sculptured Grid



3/4 Inch
Sculptured Grid



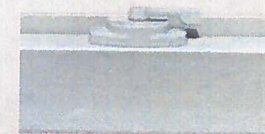
1 Inch
SDL Grid



13/16 Inch
Flat Grid

SECURE LOCKING OPTIONS

The Artisan Series features the most popular window hardware options with two choices in locks. You can choose from the classic, time-tested cam-action lock or for a more contemporary look, choose the sleek, easy-to-use positive action lock, available on all sliding and single hung windows. Both offer secure locking and peace of mind.



Cam Lock

The standard cam lock is a classic, dependable, long lasting and easy to use option.



Positive Action Lock

The SentryLock is one of the industry's first automatic magnetic-action locks. This state-of-the-art lock offers an audible click when the magnets engage the locking bolts so you can feel confident that your windows are securely locked.

QUALITY VINYL

Not all vinyl is created equal. Lesser quality vinyl can discolor and warp with exposure to sun and harsh UV light. AMSCO's unique, western-climate specific PVC formula is scientifically formulated to withstand even the harshest conditions season after season – all while maintaining its stability and function, without cracking, chipping, flaking or chalking.



- Will not absorb moisture.
- Color-stabilized vinyl to prevent discoloration.
- Formulated specifically for mountain and southwest climate to maintain stability.
- Protects against damaging effects of UV rays.

INDEPENDENT DESERT CONDITION TESTS

AMSCO's vinyl is subjected to independent desert condition tests beyond what the industry requires so you can be assured of enjoying your AMSCO windows worry-free for years to come:

- Heat Resistance
- Weatherability
- Air Infiltration
- Water Resistance
- Dimensional Stability
- Impact Resistance
- Weight Tolerance
- Tensile Strength
- Corner-weld Strength



Arizona testing facility

PATENTED VINYL FORMULA

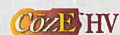
When exposed to identical condition of light intensity, lesser quality vinyl allows more light to pass through. More light means ultraviolet rays can degrade the polymer, leading to deformation and a "dingy" appearance. We add Calcium Carbonate and Titanium Dioxide to boost our patented vinyl formula and deliver superior color retention and stability. So AMSCO windows stay looking like new.

GLASS OPTIONS

High performance, Energy efficient Glass Options protect your home from temperature extremes. All of our glass options feature warm edge spacer technology, which reduces thermal transfer and condensation.



AMSCO CoZE
(Standard Low E Glass,
Cardinal 270)
Standard on every AMSCO
window.



AMSCO CoZE HV
(Cardinal 366)
High energy performance
rating, high visibility and
significant UV protection.

Argon Gas

Can be added to any of
our glass configurations to
improve energy efficiency.

Brite

Glass designed to be easier to
clean and to stay clean longer.



AMSCO CoZE Tint
(Cardinal 240)
High energy performance
rating, glare control, and
tinted for a beautiful
aesthetic appearance.



AMSCO Vantage Glass
Unique insulated glass
unit designed to give you
maximum performance in
U value and SHGC by
utilizing Hard Coat Low E
technology. Low E is on two
surfaces in this option.

Super Spacer IG units

Closed dense cell material
for higher performance.



ADDITIONAL FEATURES

AAMA Gold Labeled

All Artisan Series windows
and patio doors are tested and
certified to both structural
and water infiltration test
requirements. (This is
the highest standard in
the industry and requires
independent auditing for
quality assurance)

Hassle-Free Installation

Engineered for hassle-free
installation, giving your
installers the flexibility they
need.

CERTIFIED QUALITY

Every AMSCO product meets or exceeds the criteria for a host of critical quality standards.



In addition to our own stringent quality control standards, AMSCO is a proud member of the National Fenestration Rating Council, the American Architectural Manufacturers Association and has earned the right to carry the Energy STAR label, a program sponsored by the Department of Energy. These organizations set the standards for the entire window and door industry.

PERFORMANCE DATA

	U-VALUE*	SHGC**	VT***	STC****	STRUCTURAL RATING	MAXIMUM SIZE
THE ARTISAN SERIES						
SINGLE HUNG	0.34 – 0.29	0.29 – 0.21	0.54 – 0.50	24 – 31	LC-PG35	48x96 / 48x84 / 44x75
DOUBLE HUNG	0.35 – 0.30	0.27 – 0.20	0.50 – 0.46	24 – 31	R-PG20 / LC-PG25	48x84 / 44x75
HORIZONTAL SLIDER	0.35 – 0.30	0.29 – 0.21	0.54 – 0.50	24 – 31	R-PG15 / LC-PG25 / LC-PG35 / LC-PG35	144x72 / 96x60 / 72x72 / 72x60
CASEMENT	0.32 – 0.28	0.25 – 0.18	0.46 – 0.43	NR	R-PG20 / LC-PG25 / C-PG50	36x72 / 36x72 / 36x72
AWNING	0.32 – 0.28	0.25 – 0.18	0.46 – 0.42	NR	LC-PG30 / LC-PG40	60x36 / 48x36
PICTURE WINDOW (DIRECT SET)	0.32 – 0.27	0.33 – 0.24	0.62 – 0.57	NR	CW-PG35	120x72
PICTURE WINDOW (SASHED)	0.33 – 0.28	0.27 – 0.22	0.57 – 0.52	24 – 31	LC-PG25	72x96
PICTURE WINDOW (CASEMENT)	0.32 – 0.28	0.25 – 0.18	0.46 – 0.43	NR	LC-PG25	72x72

*U-Value represents the amount of heat transfer as measured in accordance with NFRC 100.

**Solar Heat Gain Coefficient (SHGC) measures the amount of solar radiation entering the building as measured per NFRC 200.

***Visible Transmittance (VT) measures the amount of visible light through the overall unit.

NOTE: Data shown is for comparison purposes only and is accurate as of September 1, 2016. Performance data is for overall window units and not glass only. Data presented is a range based on (SS annealed glass, dual pane 3/4" IG, CoE, without grids, Intercept spacer with air fill) to (DS annealed glass, dual pane 3/4" IG, CoE HV, without grids, Cardinal spacer with argon fill). Other options may affect performance values including values that may be outside of the ranges shown here. Please contact your Authorized AMSCO Dealer for actual values of units. All values are certified through AAMA or NFRC.



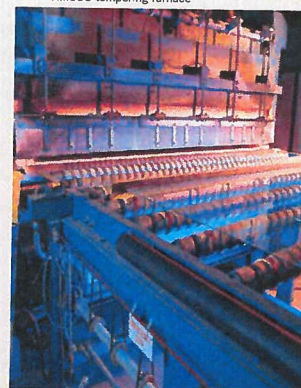
ABOUT US

AMSCO Windows is a privately held company founded in 1949. Our 535,000 square foot manufacturing plant is located in Salt Lake City, Utah.

Many of AMSCO's employees have helped to grow the company over decades of service to AMSCO. This stable work environment provides for quality, long-term stability and a company you can count on now and into the future.

AMSCO has an on-site tempering furnace, multiple insulated glass lines and state-of-the-art equipment to assure a consistent and efficient manufacturing process.

AMSCO tempering furnace



THE AMSCO GUARANTEE

Simply put, we back our windows with a warranty that gives you peace of mind. Our Limited Lifetime Warranty covers any defects in materials or workmanship in our vinyl windows and doors as long as you own your home. Our warranty process is administered by your local dealer to ensure your satisfaction. See your authorized AMSCO dealer or visit us online at www.amscowindows.com for complete warranty details.



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AMSCO Windows

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amscowindows.com



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