

HISTORIC AND DESIGN REVIEW COMMISSION

June 05, 2019

HDRC CASE NO: 2019-260
ADDRESS: 107 N FLORES ST
LEGAL DESCRIPTION: NCB 122 BLK LOT 1 & 2
ZONING: D, H, RIO-7B
CITY COUNCIL DIST.: 1
DISTRICT: Main/Military Plaza Historic District
APPLICANT: David Hannan/Fisher Heck Architects
OWNER: All Out of Bubblegum LP
TYPE OF WORK: Storefront system replacement, window replacement, rehabilitation
APPLICATION RECEIVED: April 30, 2019
60-DAY REVIEW: June 29, 2019
CASE MANAGER: Edward Hall
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Perform rehabilitative scopes of work to the historic structure to include the cleaning and repair of all exterior masonry, repair to the existing street canopy and replace the existing roof flashing and membrane.
2. Install new lighting on the south (E Commerce) and east (N Flores) facades.
3. Install new, wood framed transom windows above the canopy to match those shown in historic photos.
4. Replace the existing, aluminum, ground level storefront system with a new, aluminum storefront system.
5. Replace the existing, second floor wood windows.

APPLICABLE CITATIONS:

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

2. Materials: Masonry and Stucco

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. Patching*—Repair masonry or stucco by patching or replacing it with in-kind materials whenever possible. Utilize similar materials that are compatible with the original in terms of composition, texture, application technique, color, and detail, when in-kind replacement is not possible. EIFS is not an appropriate patching or replacement material for stucco.
- ii. Repointing*—The removal of old or deteriorated mortar should be done carefully by a professional to ensure that masonry units are not damaged in the process. Use mortar that matches the original in color, profile, and composition when repointing. Incompatible mortar can exceed the strength of historic masonry and results in deterioration. Ensure that the new joint matches the profile of the old joint when viewed in section. It is recommended that a test panel is prepared to ensure the mortar is the right strength and color.

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)

- i. Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
- ii. New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
- iii. Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
- 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.

v. *Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.

vi. *Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other nontraditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.

10. Commercial Facades

A. MAINTENANCE (PRESERVATION)

i. *Character-defining features*—Preserve character defining features such as cornice molding, upper-story windows, transoms, display windows, kickplates, entryways, tiled paving at entryways, parapet walls, bulkheads, and other features that contribute to the character of the building.

ii. *Windows and doors*—Use clear glass in display windows. See Guidelines for Architectural Features: Doors, Windows, and Screens for additional guidance.

iii. *Missing features*—Replace missing features in-kind based on evidence such as photographs, or match the style of the building and the period in which it was designed. iv. *Materials*—Use in-kind materials or materials appropriate to the time period of the original commercial facade when making repairs.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *New features*—Do not introduce new facade elements that alter or destroy the historic building character, such as adding inappropriate materials; altering the size or shape of windows, doors, bulkheads, and transom openings; or altering the facade from commercial to residential. Alterations should not disrupt the rhythm of the commercial block.

ii. *Historical commercial facades*—Return non-historic facades to the original design based on photographic evidence. Keep in mind that some non-original facades may have gained historic importance and should be retained. When evidence is not available, ensure the scale, design, materials, color, and texture is compatible with the historic building. Consider the features of the design holistically so as to not include elements from multiple buildings and styles.

11. Canopies and Awnings

A. MAINTENANCE (PRESERVATION)

i. *Existing canopies and awnings*—Preserve existing historic awnings and canopies through regular cleaning and periodic inspections of the support system to ensure they are secure.

FINDINGS:

- a. The historic structure located at 107 N Flores feature architectural elements and forms that date to approximately 1915. A structure is found at this location on the 1885 Sanborn Map; however, the existing form of the historic structure dates to approximately 1915. The historic structure features a two story, brick façade, wood windows and a modified storefront system. Staff performed a site visit on March 11, 2019, where the condition of the second story, wood windows was reviewed. Staff found that while some window sashes featured deteriorated or replacement parts, the windows were generally in repairable condition.
- b. **REHABILITATION** – The applicant has proposed rehabilitative scopes of work that include the cleaning and repair of all exterior masonry, repair to the existing street canopy and replace the existing roof flashing and membrane. Staff finds the proposed scope of rehabilitative work to be appropriate and consistent with the Guidelines. All scopes should be done in-kind with like materials. All exterior masonry should be cleaned in a manner which does not cause damage.
- c. **LIGHTING** – The applicant has proposed to install architectural lighting on both the south (E Commerce) and east (N Flores) facades. The proposed architectural lighting will illuminate both the underside of the street canopy as well as the façade above the canopy. Per the application documents, the proposed lighting will not cast illumination above the parapet wall. Staff finds the proposed lighting to be appropriate.
- d. **TRANSOM/CLERESTORY** – The historic structure originally featured transom windows above the ground level storefront which have been previously removed. At this time, the applicant has proposed to reintroduce these windows in the existing, enclosed openings. The applicant has proposed both the transom pattern and size of the

transom lites to be based off of historic photos and to be constructed of wood, which is consistent with the Guidelines.

- e. **STOREFRONT REPLACEMENT** – The applicant has proposed to replace the existing, non-original storefront system with a new aluminum storefront system. The existing storefront system consists of aluminum frames and mullions. The applicant has proposed to install a new storefront system to feature wider, aluminum framed windows with smaller mullion profiles to match as closely as possible to those shown in historic photos, in regards to profile. Staff finds the reintroduction of storefront windows where openings have been previously enclosed to be appropriate. Additionally, staff finds the profile and window width as well as the reintroduction of spandrel panels on at column locations to be appropriate.
- f. **WINDOW REPLACEMENT** – The applicant has proposed to replace all of the original, wood windows on the second floor with new wood windows to feature a matching profile. The Guidelines for Exterior Maintenance and Alterations A.iii. notes that historic windows should be preserved. As noted in finding a, staff performed a site visit on March 11, 2019, where staff found that while some window sashes featured deteriorated or replacement parts, the windows were generally in repairable condition. The applicant’s proposed replacement is not consistent with the Guidelines. Staff finds that windows that are unable to be repaired, or those that are missing significant structural elements may be replaced in-kind, administratively.
- g. **HISTORIC TAX CERTIFICATION** – At this time, the applicant has not requested Historic Tax Certification. Staff encourages the applicant to apply for Historic Tax Certification.
- h. **ARCHAEOLOGY** – The project area is within the River Improvement Overlay District, Main and Military Plazas Local Historic District, and Main and Military Plazas National Register of Historic Places District. The property is also within the general footprint of the 1722 San Antonio de B  xar Presidio. In addition, the project area is in close proximity to previously recorded archaeological sites 41BX1598 and 41BX795. Thus, the property may contain sites, some of which may be significant. Therefore, archaeological investigations shall be required if excavations are necessary for the development.

RECOMMENDATION:

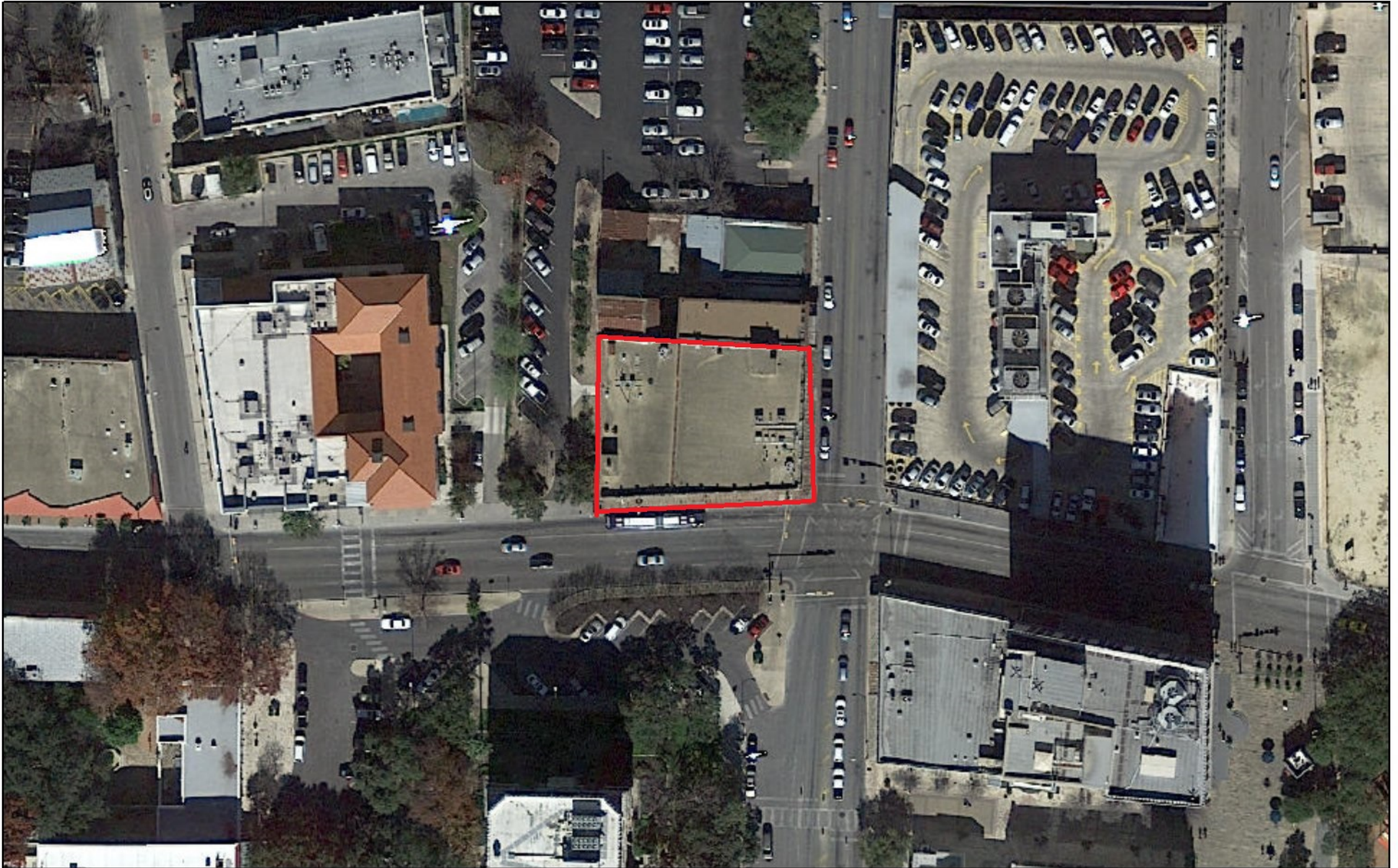
Staff recommends approval of items #1 through #4 based on findings a through e with the following stipulations:

- i. That all rehabilitative scopes of work be done in-kind with like materials.
- ii. That the existing masonry be cleaned in a manner which does not cause permanent damage.

Staff does not recommend approval of item #5, the replacement of the existing wood windows based on finding f. Staff finds that the window should be repaired. Windows that are unable to be repaired, or those that are missing significant structural elements may be replaced in-kind, administratively.

ARCHAEOLOGY – Archaeological investigations shall be required if excavations are necessary for the development. The archaeological scope of work should be submitted to the Office of Historic Preservation archaeologists for review and approval prior to beginning the archaeological investigation. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.

City of San Antonio One Stop

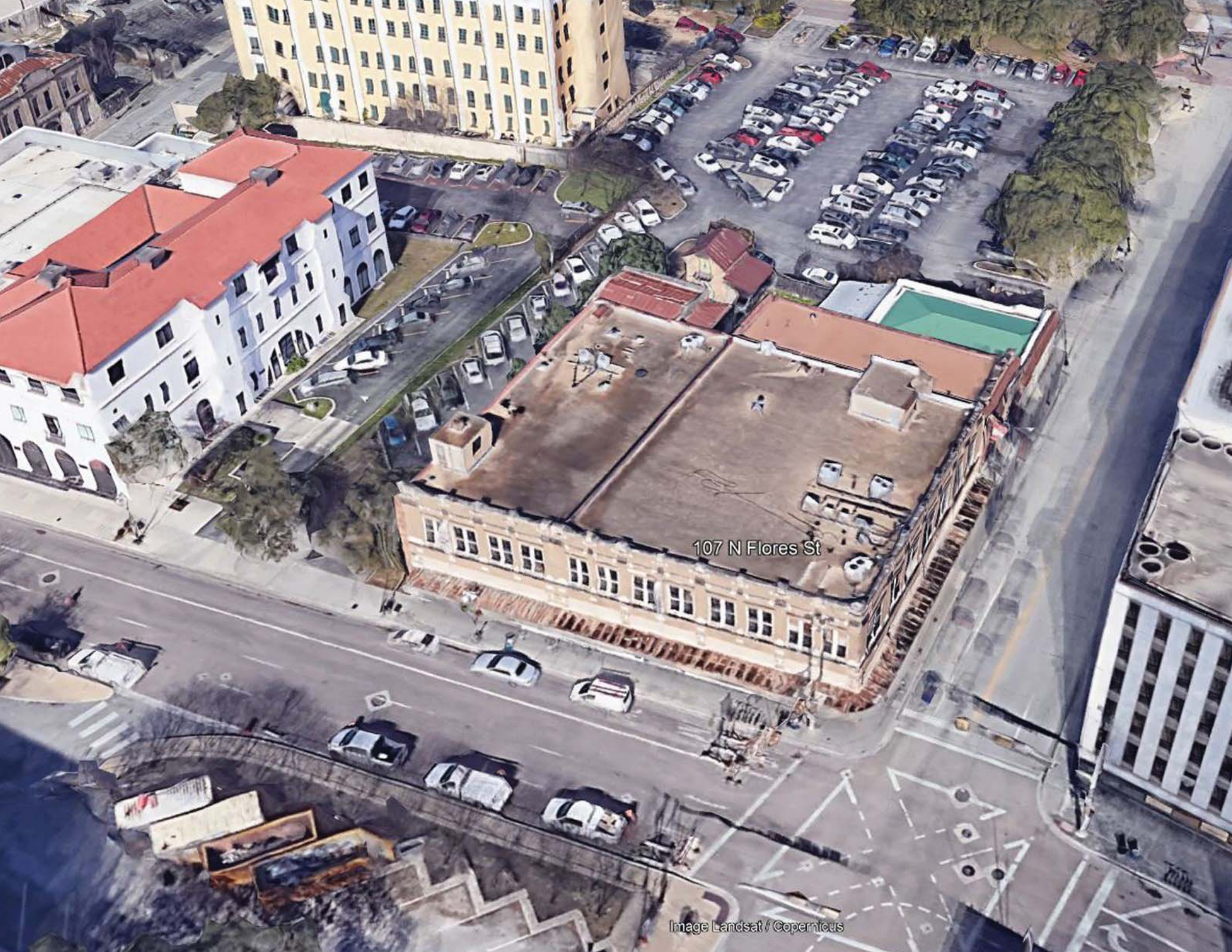


May 8, 2019

1:1,000
0 0.0075 0.015 0.03 mi
0 0.0125 0.025 0.05 km

1951 SANBORN MAP





107 N Flores St





WEST FACADE



Stone Bldg. Galloping Bros San Antonio, Tex



107 N FLORES PRIOR TO 1940'S ADDITION AND SALE TO KRESS



107 N FLORES PRIOR TO 1940'S ADDITION AND AFTER KRESS SALE

Store	--- SAN ANTONIO, TEXAS
Owner	--- S. H. Kress & Co.
Architect	--- Edward F. Sibbert
Contractor	--- Ed. W. Oeffinger
Date	--- 12-14-40

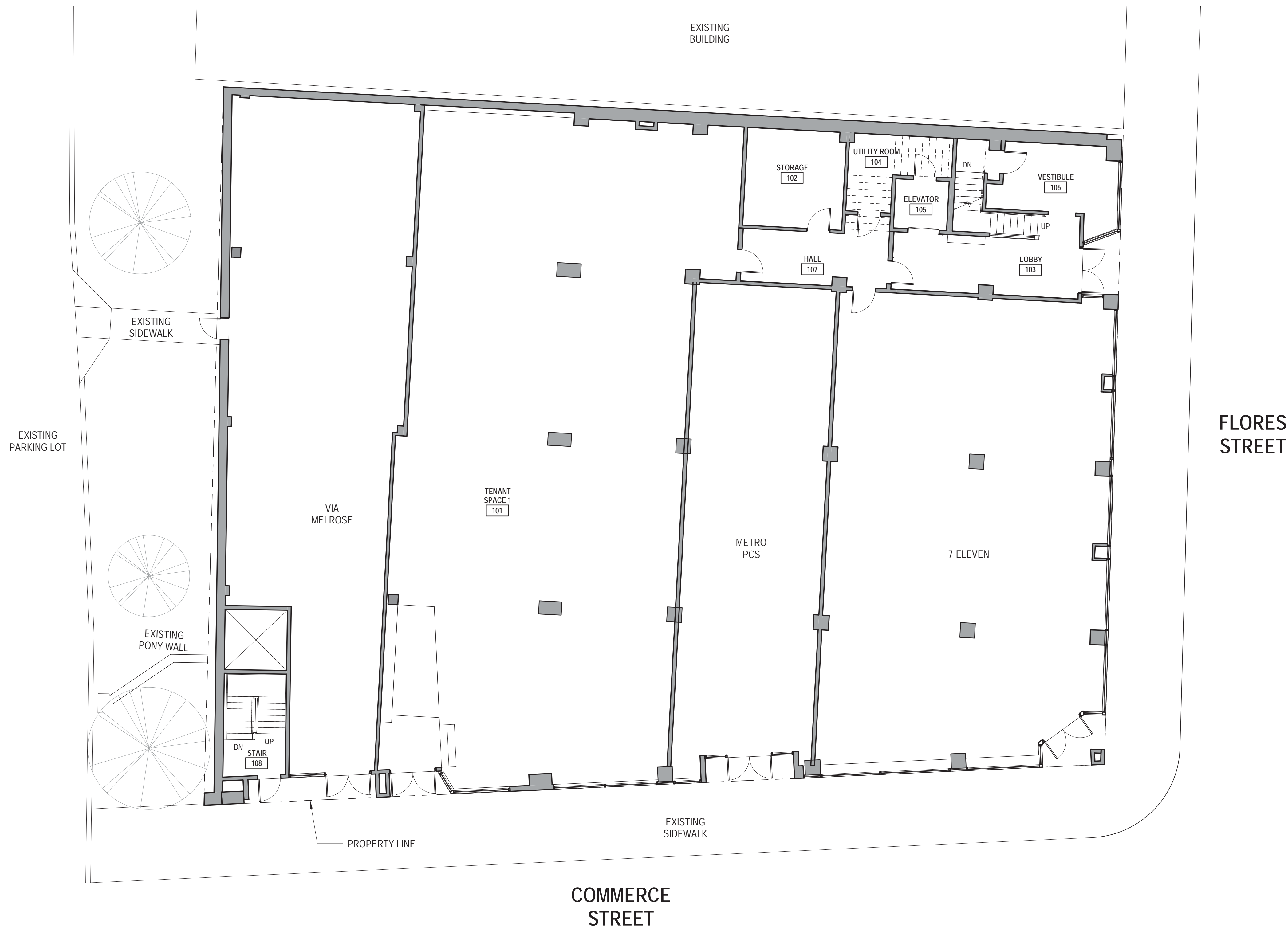


107 N FLORES

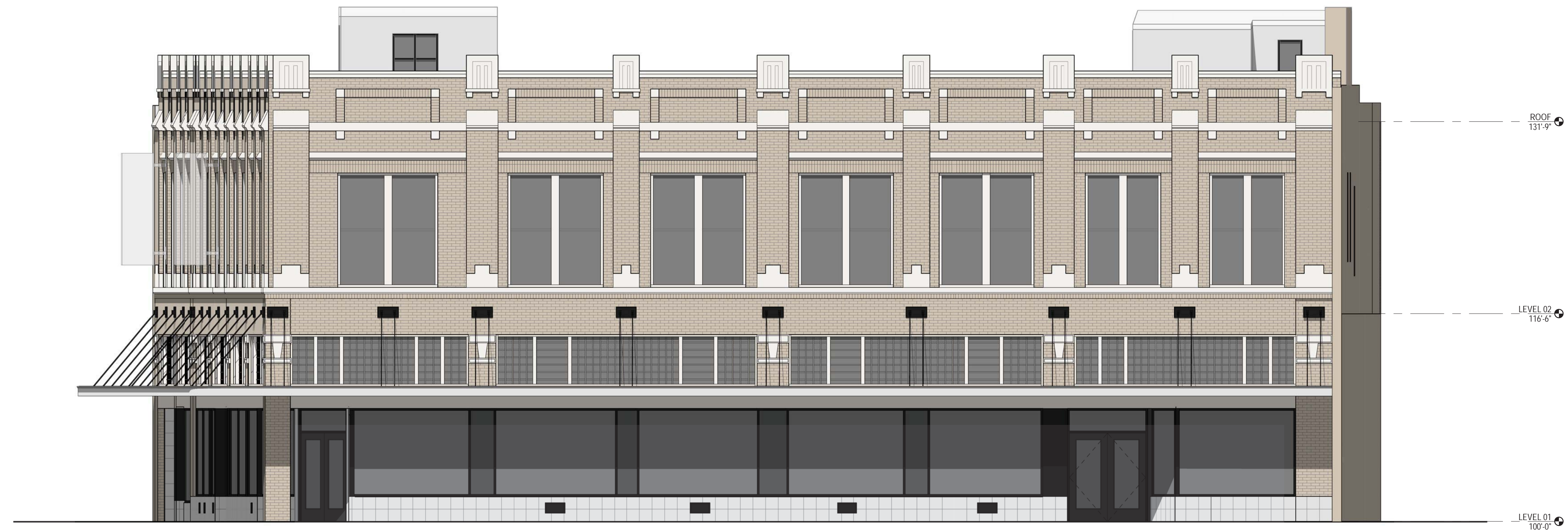


WestonUrban

Fisher Heck
ARCHITECTS



1 FIRST FLOOR / SITE PLAN
1/8" = 1'-0"

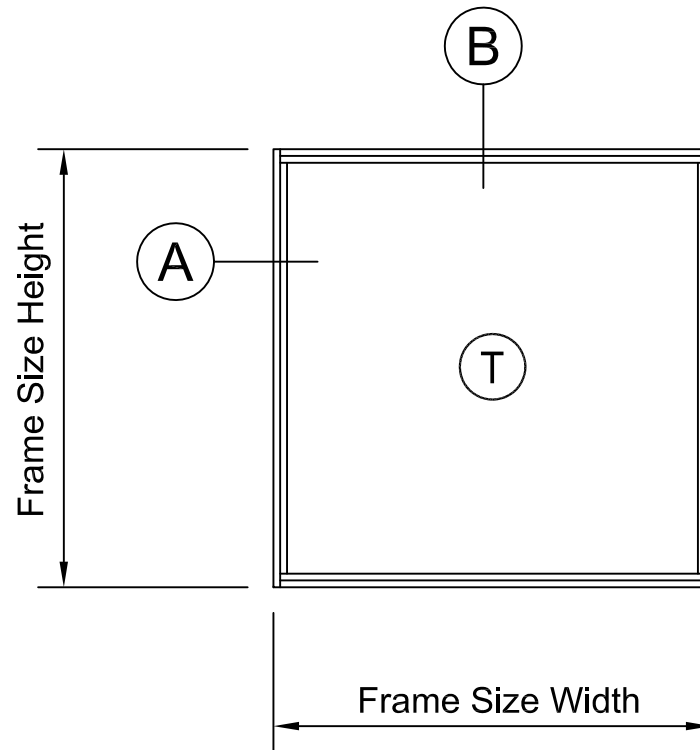


1 EAST EXTERIOR ELEVATION
3/16" = 1'-0"



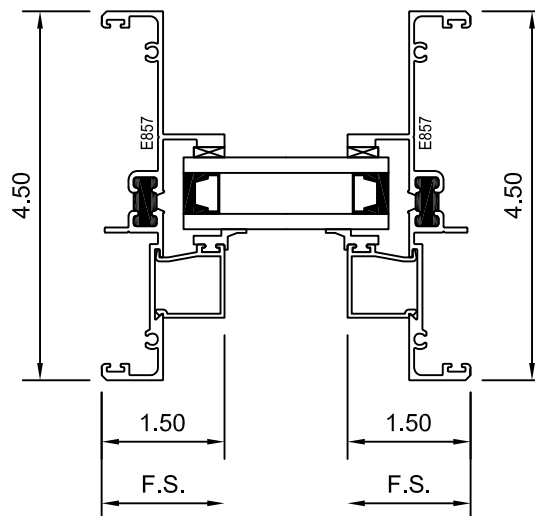
2 SOUTH EXTERIOR ELEVATION
3/16" = 1'-0"

- Equal Leg Block Frame
- Poured & De-Bridged For Thermal Break
- Tempered Dual Pane Glass



Series 600 Fixed Window - (Thermally Broken)

Single Stand Alone - Equal Leg Block Frame

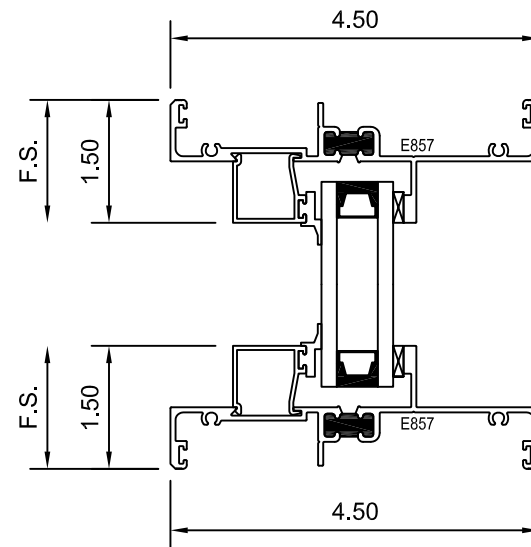


Section @ Jambs

Series 600 Thermally Broken Fixed Window

Series 600 Fixed Window - (Thermally Broken)

Single Stand Alone - Equal Leg Block Frame



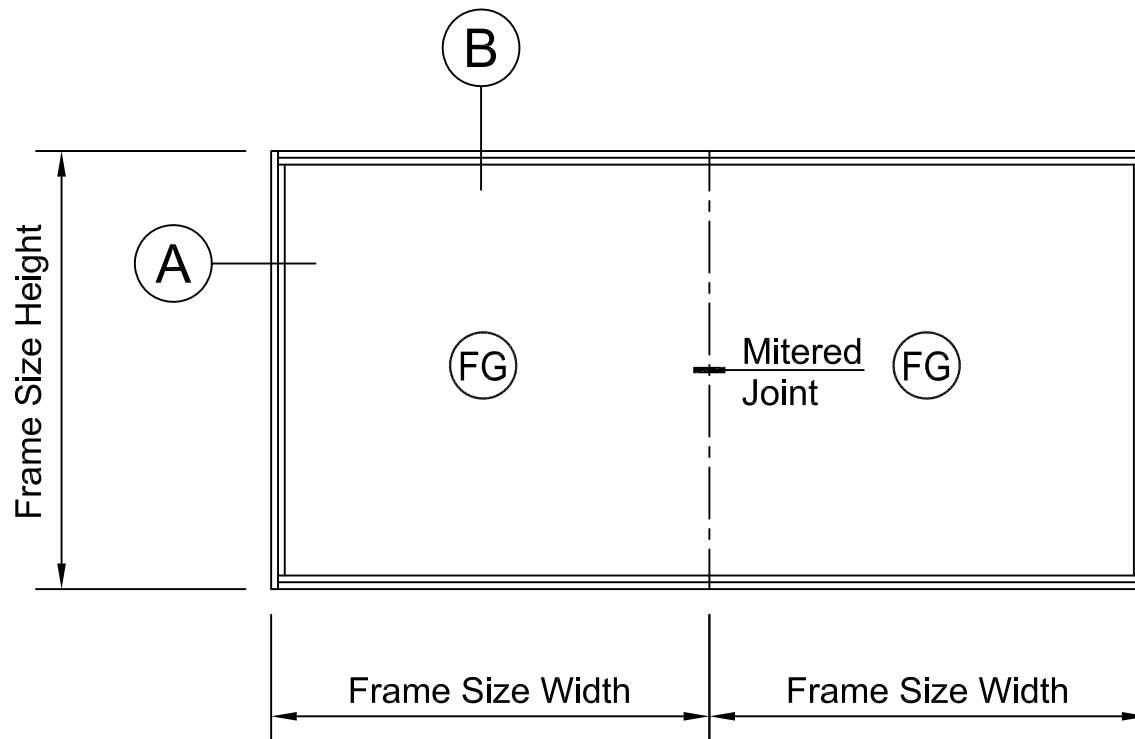
Section @ Head / Sill

Series 600 Thermally Broken Fixed Window

Series 600 Fixed Window - (Thermally Broken)

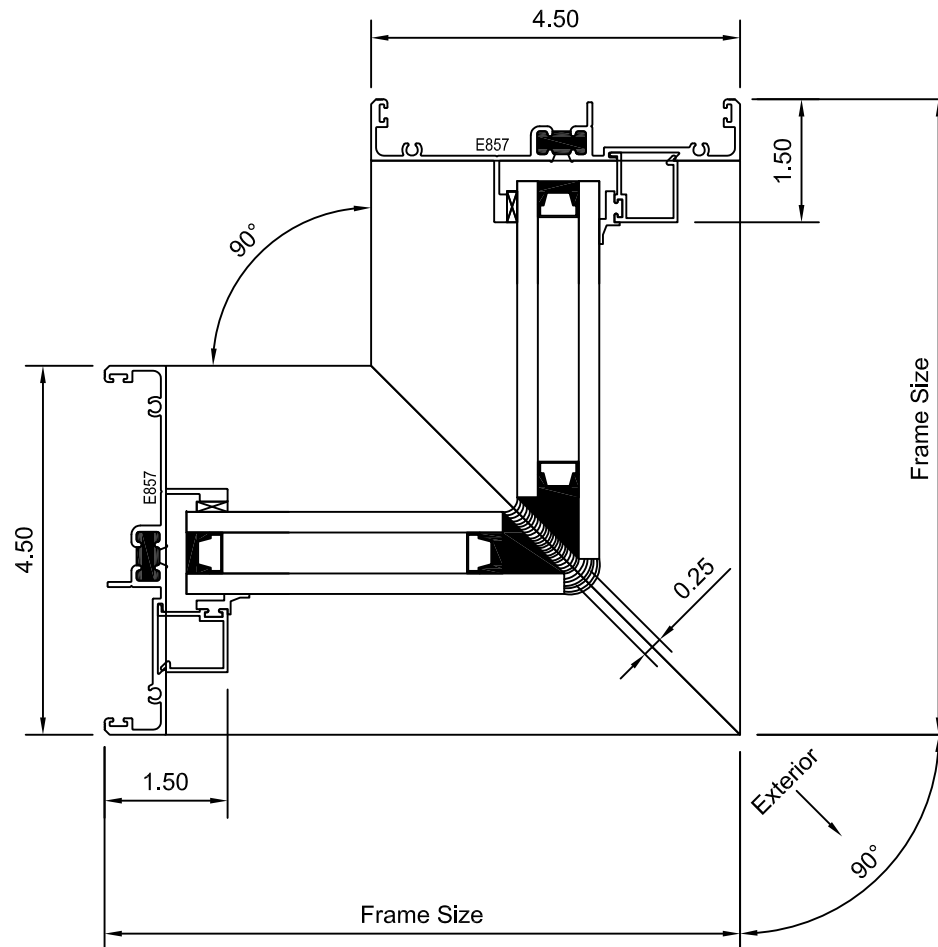
Single Stand Alone - Equal Leg Block Frame

- Equal Leg Block Frame
- Poured & De-Bridged For Thermal Break
- 90° Mitered Frame
- Tempered Dual Pane Glass



Series 600 Fixed Window - (Thermally Broken)

90° Mitered Window - Equal Leg Block Frame

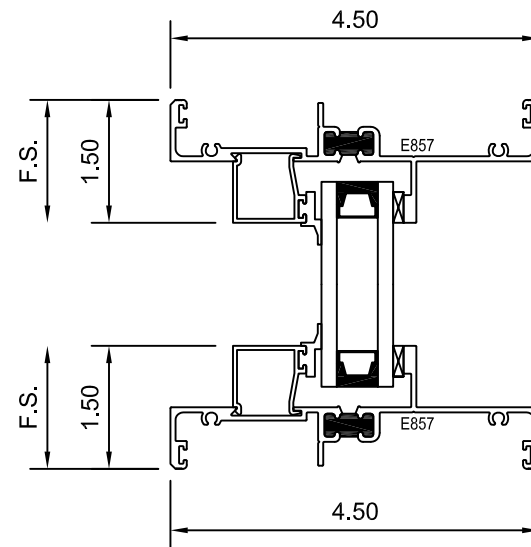


Section @ Jambs

Series 600 Thermally Broken Fixed Window

Series 600 Fixed Window - (Thermally Broken)

90° Mitered Window - Equal Leg Block Frame



B

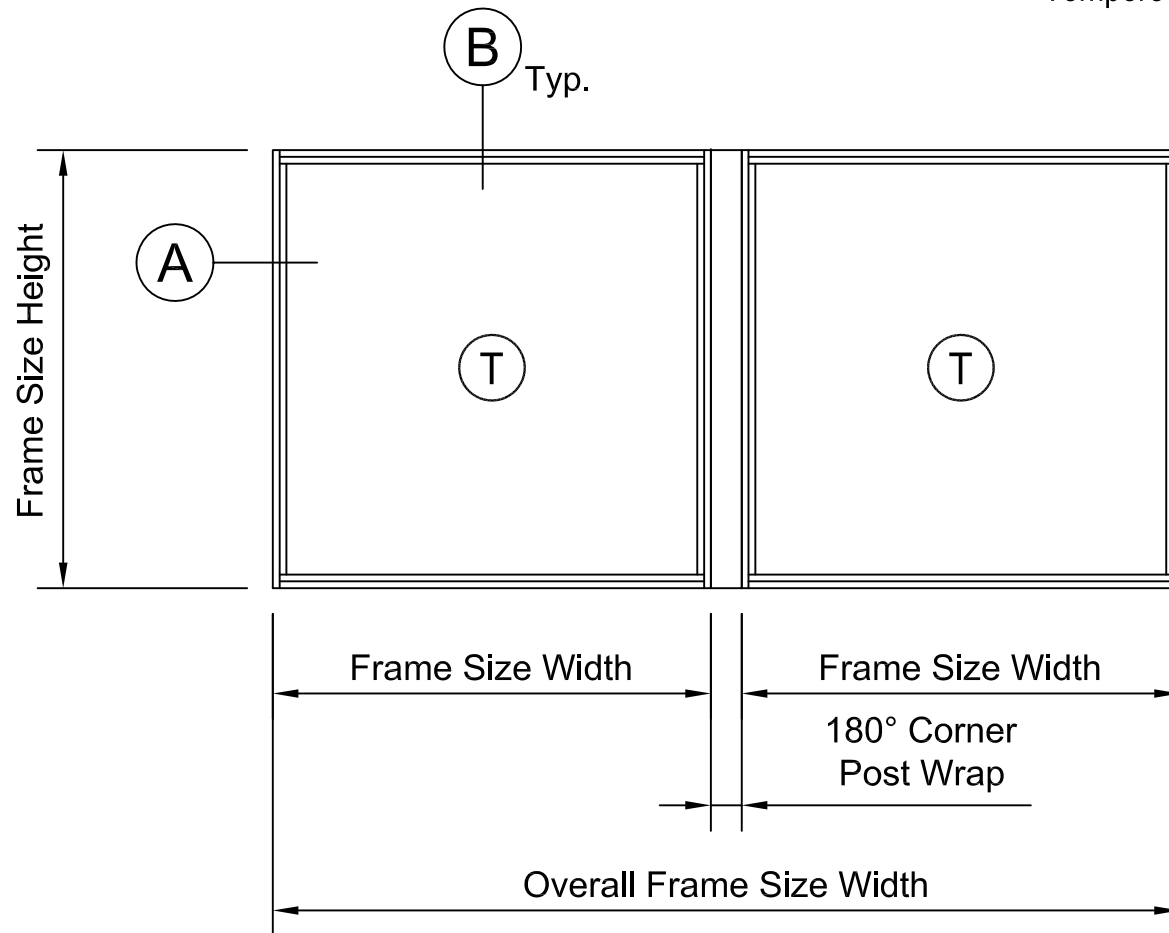
Section @ Head / Sill

Series 600 Thermally Broken Fixed Window

Series 600 Fixed Window - (Thermally Broken)

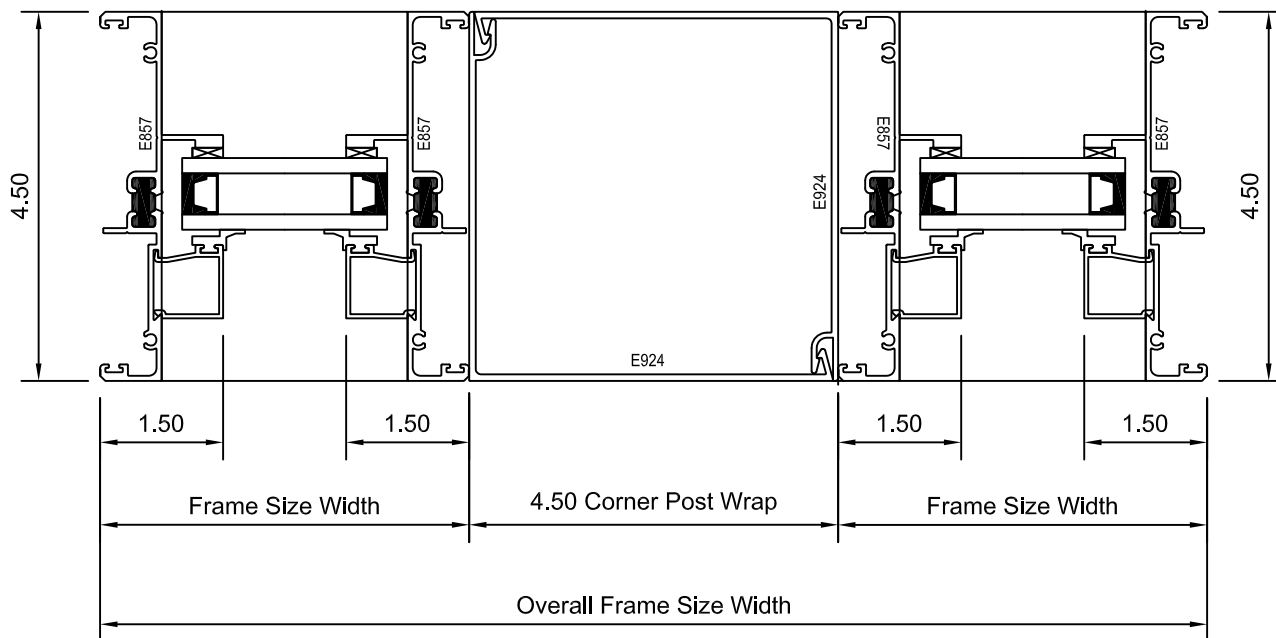
90° Mitered Window - Equal Leg Block Frame

- Equal Leg Block Frame
- Poured & De-Bridged For Thermal Break
- 180° Corner Post Wrap
- Tempered Dual Pane Glass



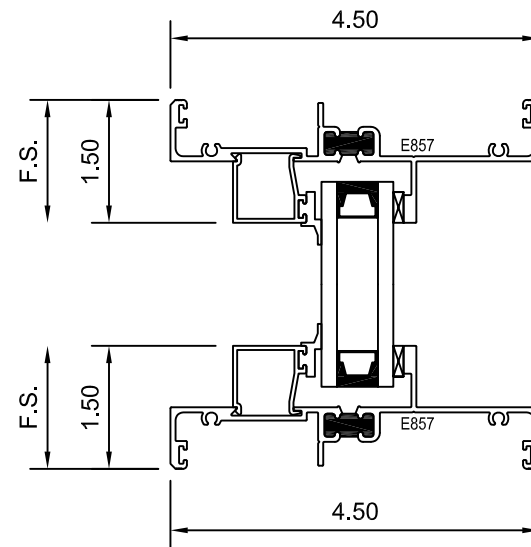
Series 600 Fixed Window - (Thermally Broken)

180° Corner Post Wrap Window - Equal Leg Block Frame



A Section @ Jambs
Series 600 Thermally Broken Fixed Window

Series 600 Fixed Window - (Thermally Broken)
180° Corner Post Wrap Window - Equal Leg Block Frame



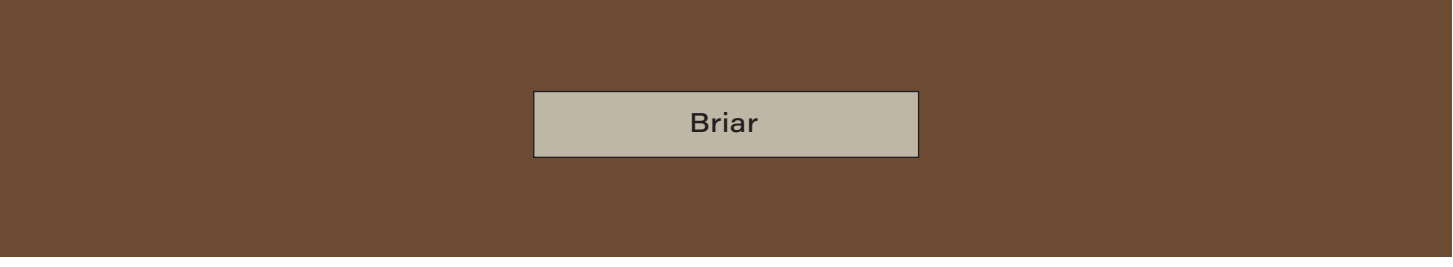
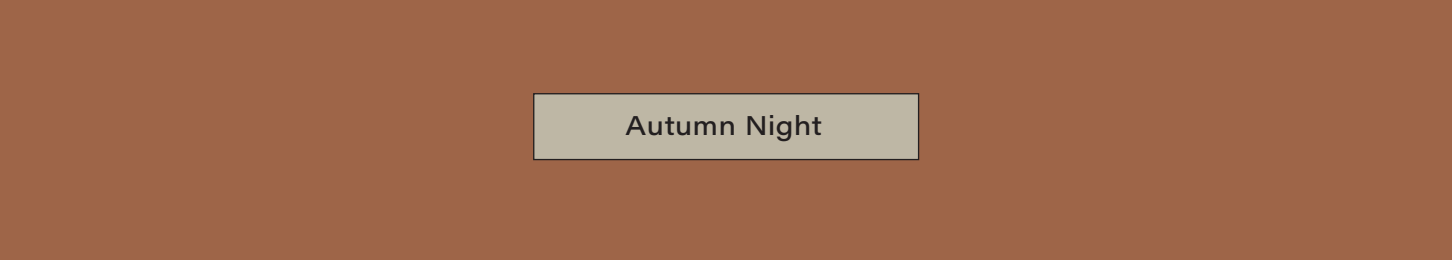
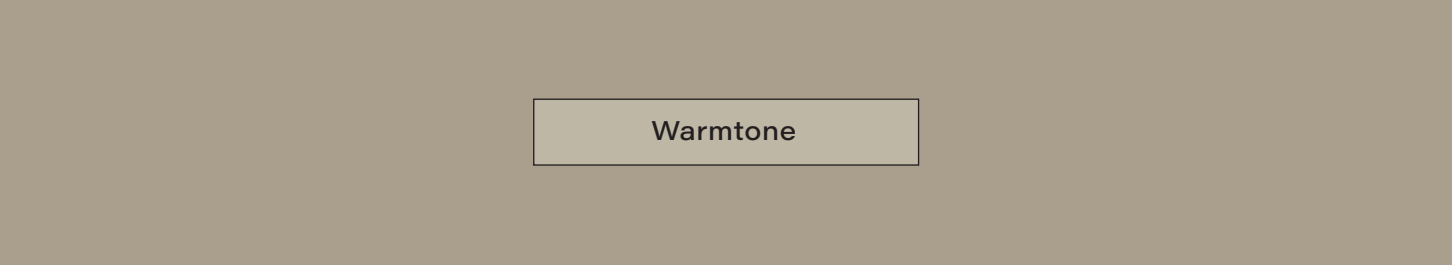
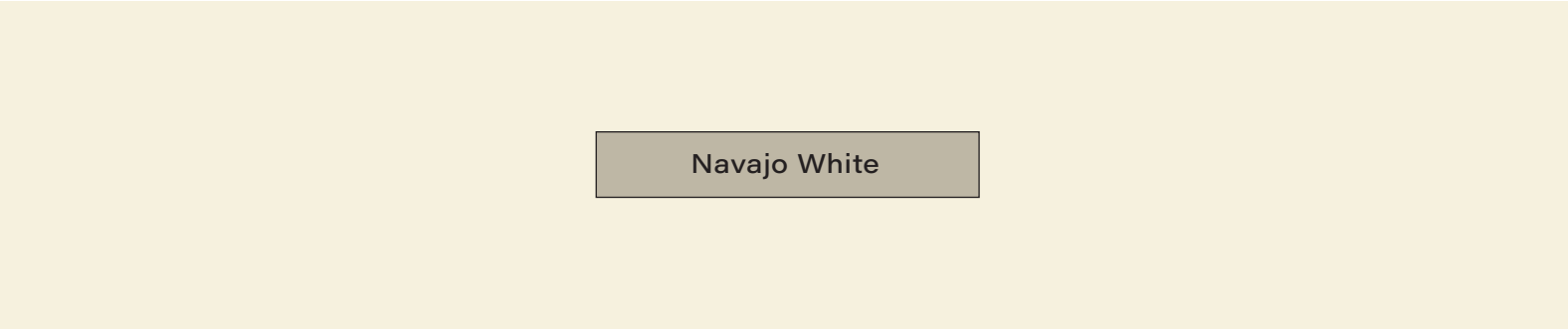
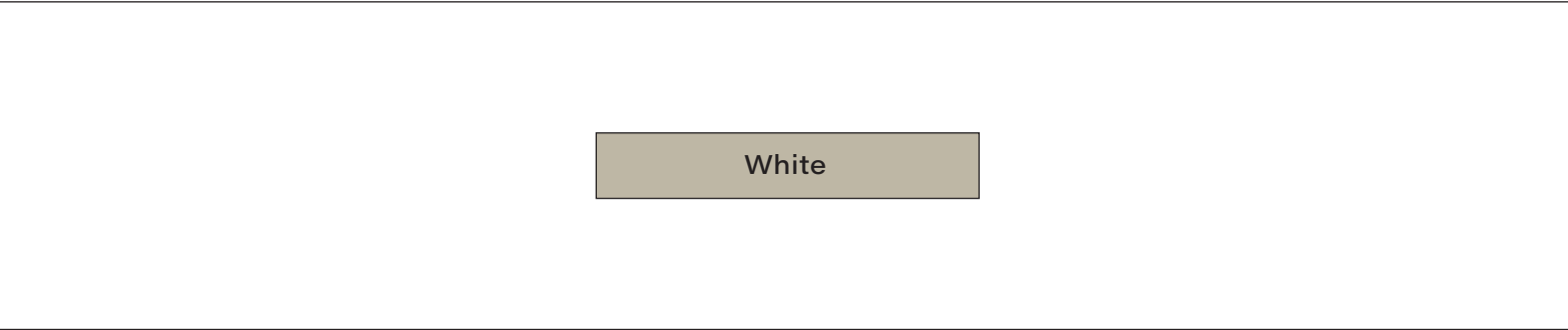
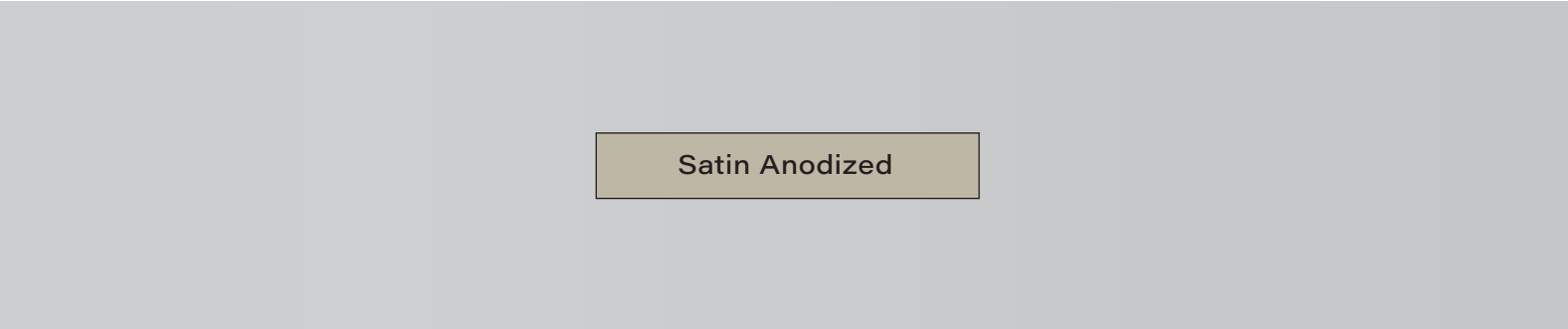
B

Section @ Head / Sill

Series 600 Thermally Broken Fixed Window

Series 600 Fixed Window - (Thermally Broken)
 180° Corner Post Wrap Window - Equal Leg Block Frame

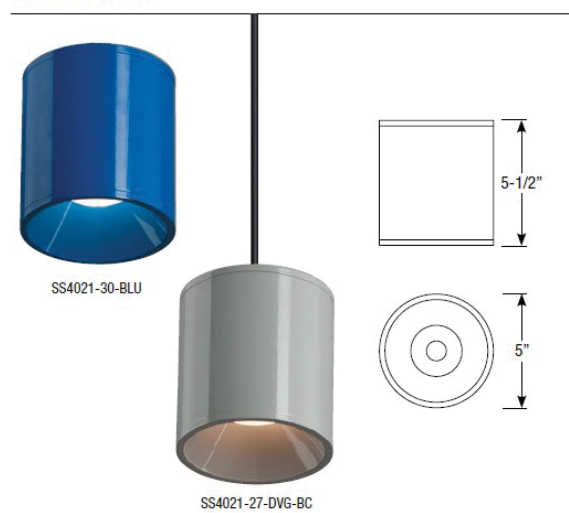
Aluminum Frame Finishes



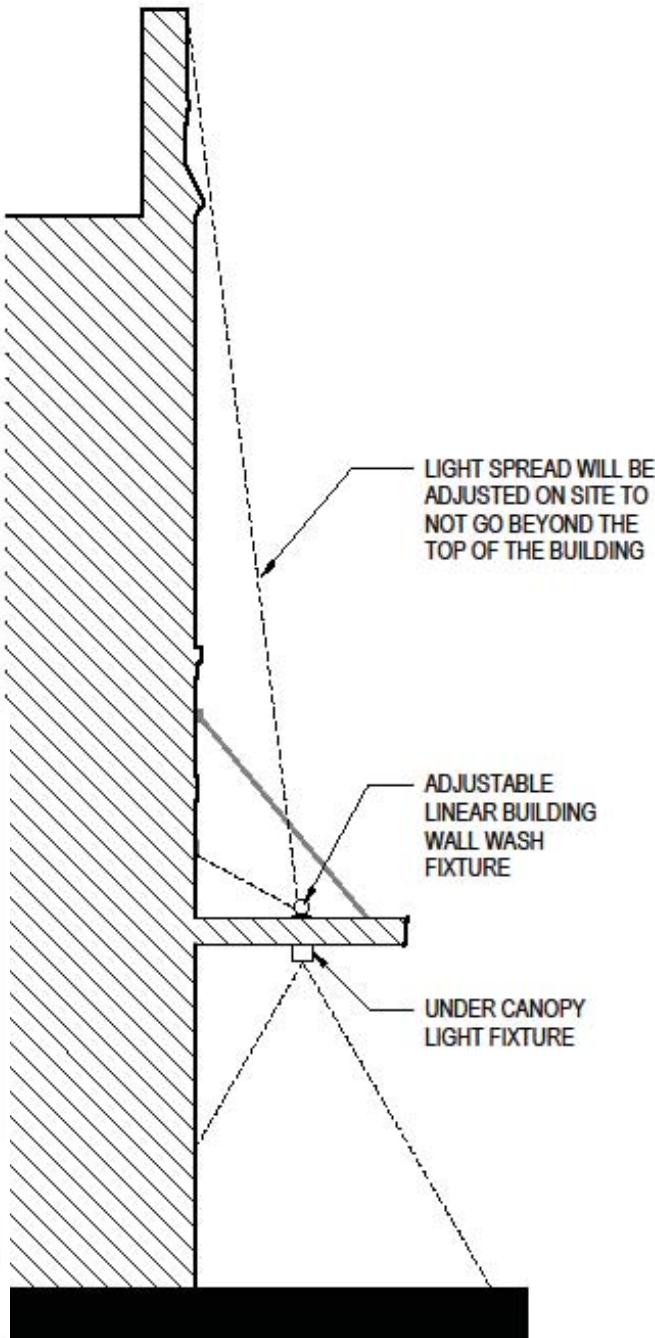
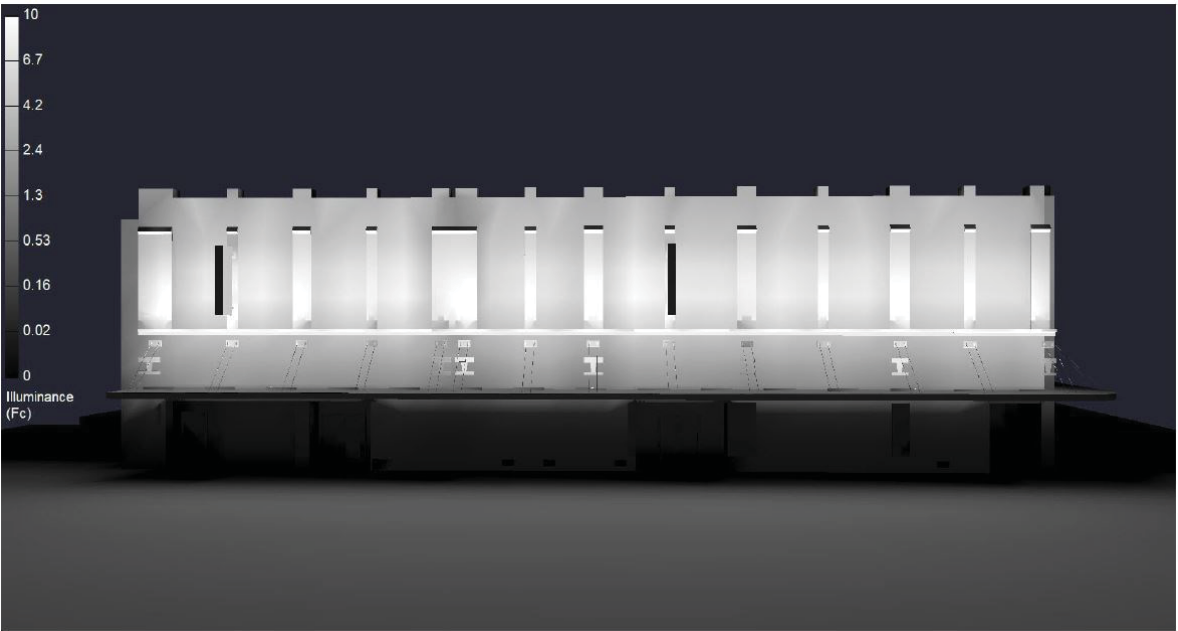
107 N FLORES EXTERIOR BUILDING LIGHTING SCHEME

BELOW CANOPY FIXTURE:

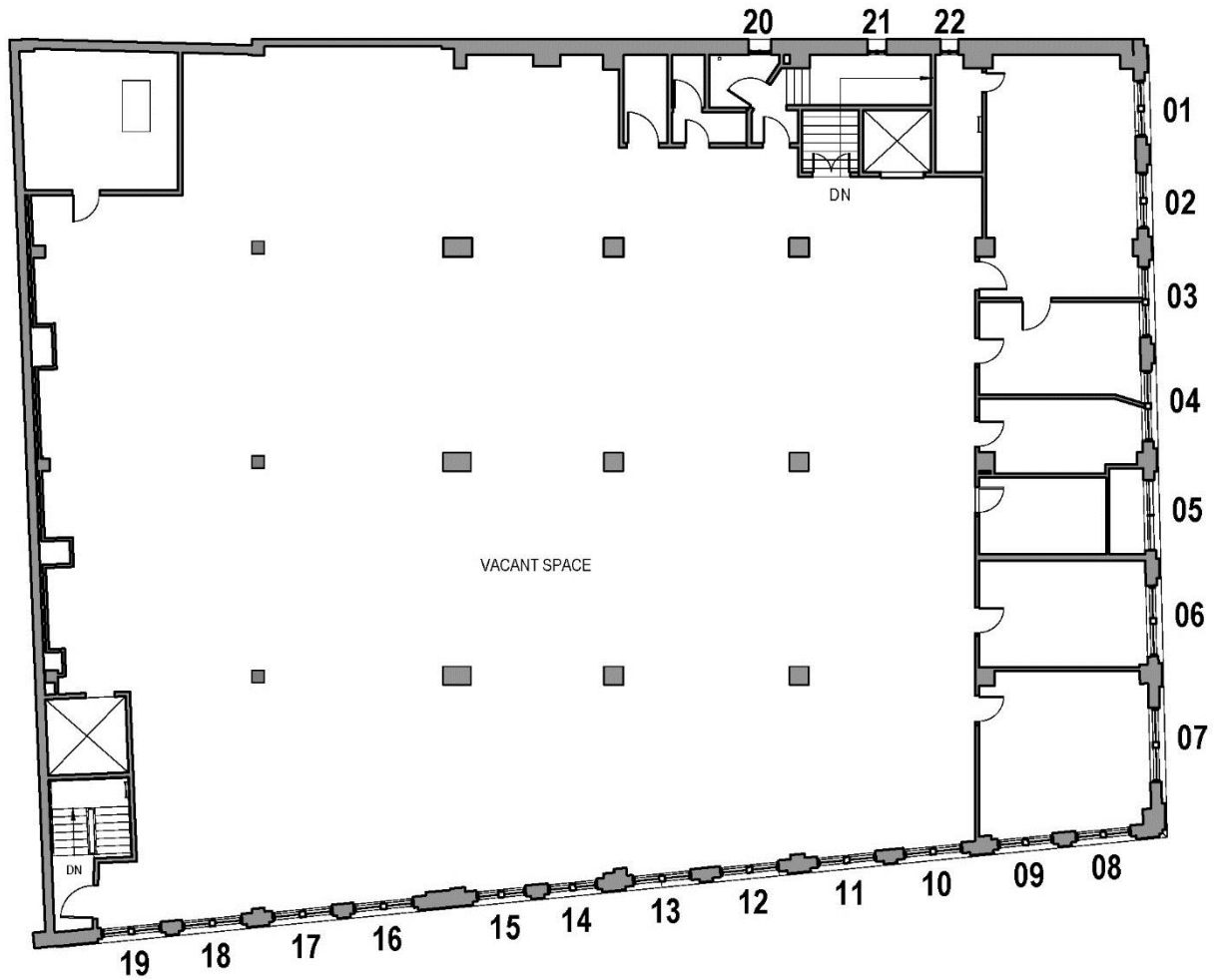
Entity
25W LED Cylinder
Surface Mounted



ABOVE CANOPY PHOTOMETRIC RENDERING MOCKUP:

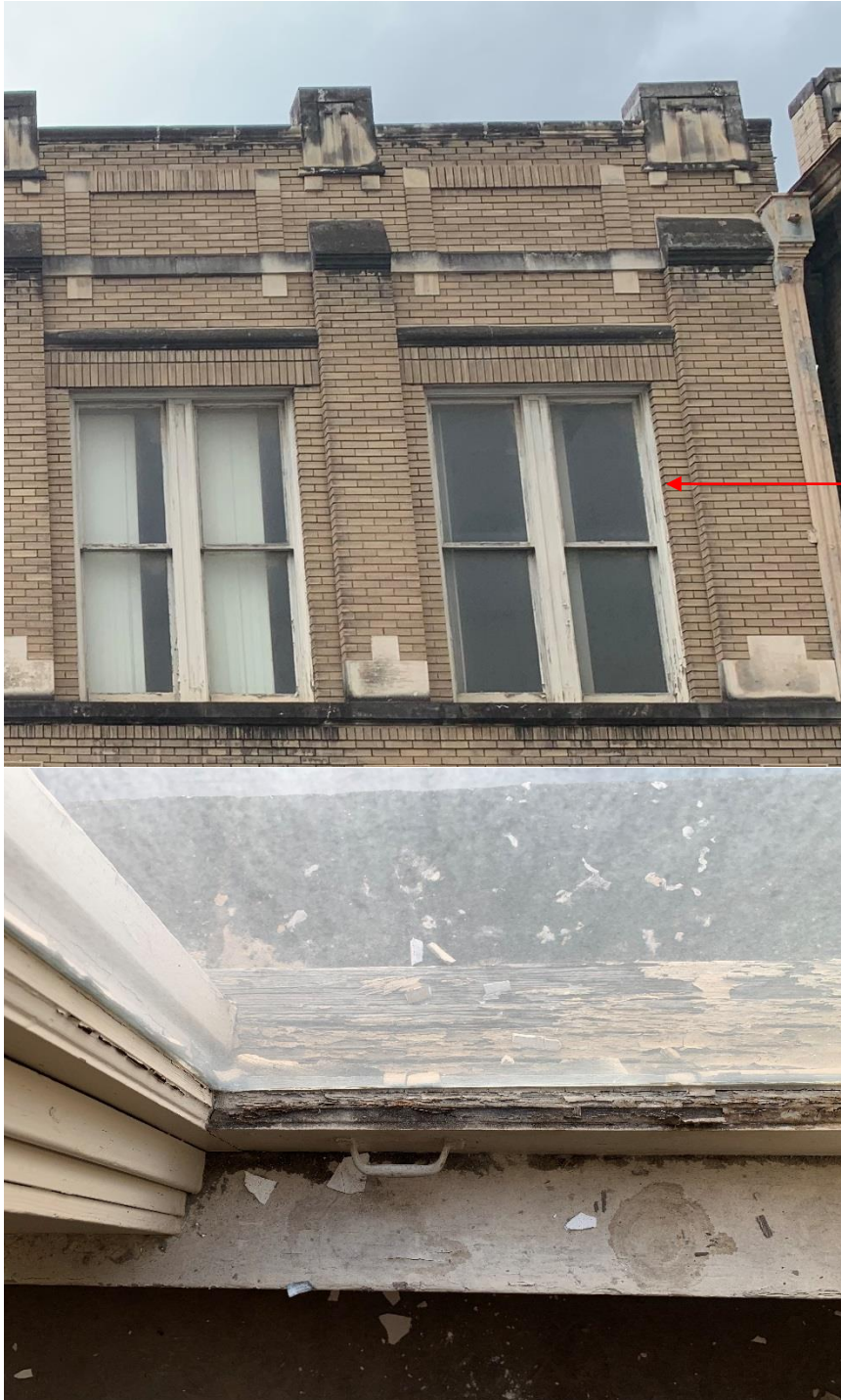


WINDOW KEY PLAN



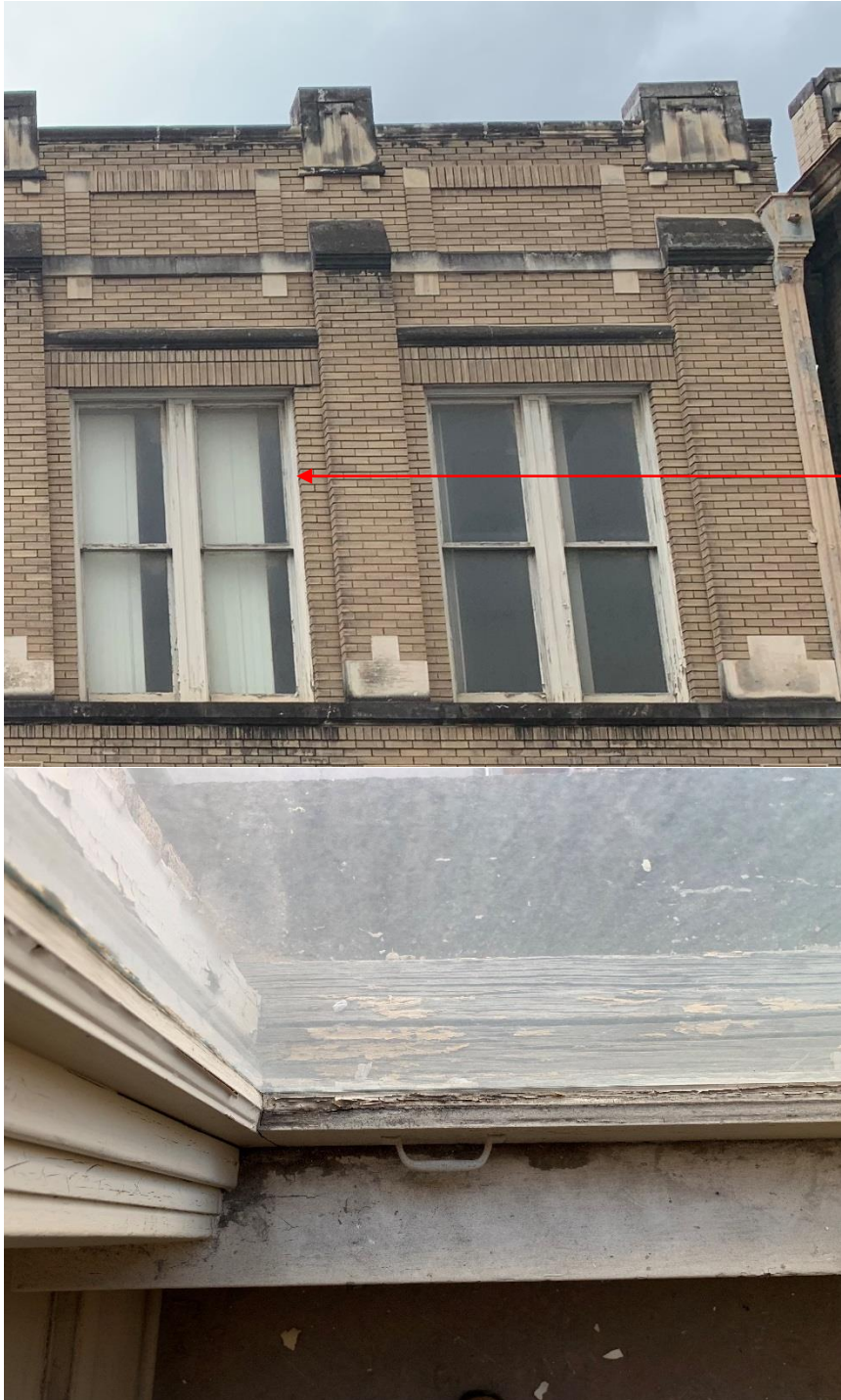
WINDOW 01

Notes: Window sashes, glazing and frame are in fair condition; the lower sashes and exterior sill show signs of decay and rot from moisture exposure; Interior casing and window hardware are in good condition and will be refinished and reinstalled; Glazing putty has completely deteriorated.



WINDOW 02

Notes: Window sashes, glazing and frame are in fair condition; the lower sashes and exterior sill show signs of decay and rot from moisture exposure; Interior casing and window hardware are in good condition and will be refinished and reinstalled; Glazing putty has completely deteriorated.



WINDOW 03

Notes: Window sashes, glazing and frame are in fair condition; the lower sashes and exterior sill show signs of decay and rot from moisture exposure; Interior casing and window hardware are in good condition and will be refinished and reinstalled; Glazing putty has completely deteriorated.



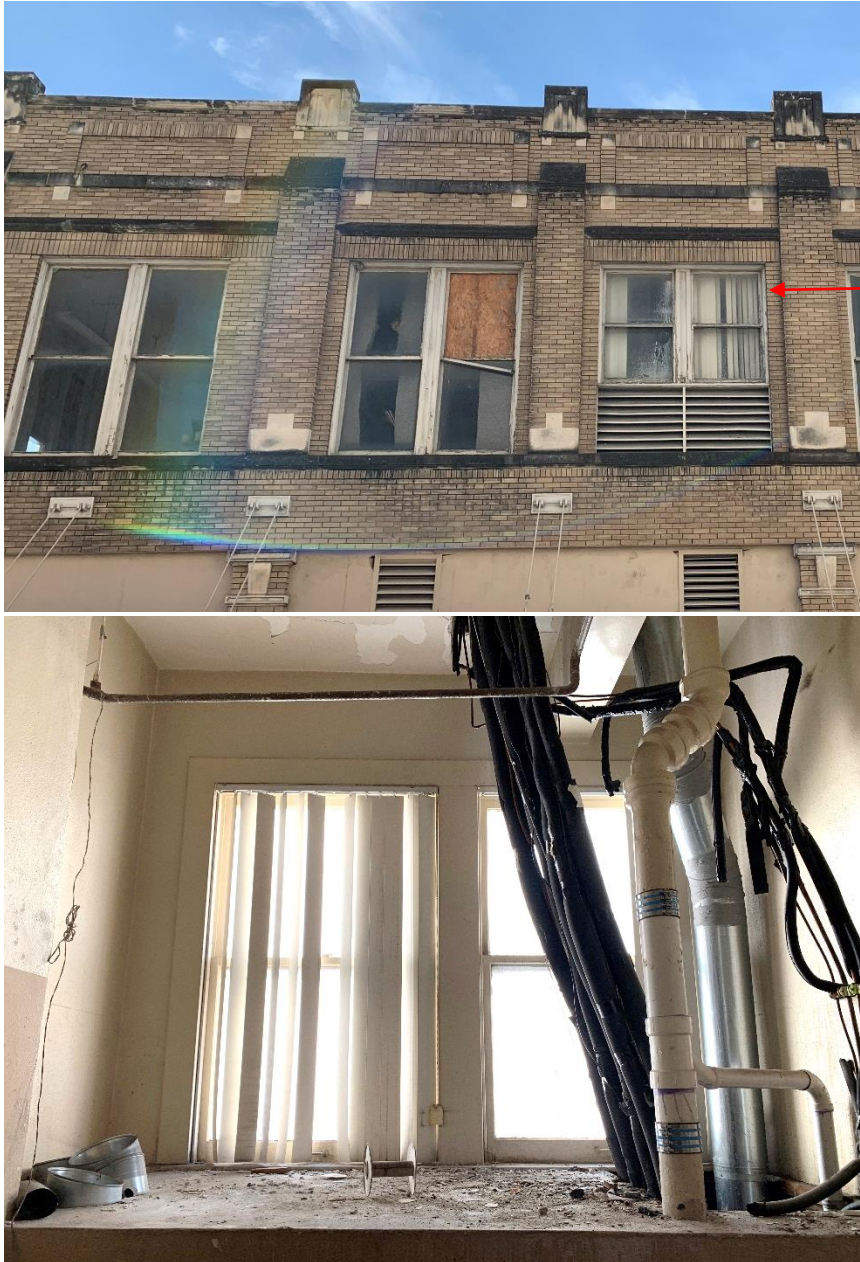
WINDOW 04

Notes: Window sashes, glazing and frame are in fair condition; the lower sashes and exterior sill show signs of decay and rot from moisture exposure; Interior casing and window hardware are in good condition and will be refinished and reinstalled; Glazing putty has completely deteriorated.



WINDOW 05

Notes: Window sashes, glazing and frame are in poor condition; the window has been heavily modified to accommodate a louver grille below, which is no longer required; the lower sashes and exterior sill show signs of decay and rot from moisture exposure; Interior & exterior casings would have to be replaced; Glazing putty has completely deteriorated.



WINDOW 06

Notes: Window sashes, glazing and frame are in poor condition; the sashes are starting to fall apart and one of the glass panes is broken; the lower sashes and window sill show signs of decay and rot from moisture exposure; Interior casing and hardware are in good condition and will be refinished and reinstalled; Glazing putty has completely deteriorated.



WINDOW 07

Notes: Window sashes, glazing and frame are in fair condition; the lower sashes and exterior sill show signs of decay and rot from moisture exposure; Interior casing and hardware are in acceptable condition and will be refinished and reinstalled; Glazing putty has completely deteriorated.



WINDOW 08

Notes: Window sashes, glazing and frame are in very poor condition; the lower sashes and exterior sill show signs of decay and rot from moisture exposure. Interior casing and hardware are in acceptable condition and will be refinished and reinstalled; Two of the four glass panels are broken and have been replaced with plywood; Glazing putty has completely deteriorated.



WINDOW 09

Notes: Window sashes, glazing and frame are in very poor condition; the lower sashes and exterior sill show signs of decay and rot from moisture exposure. Interior casing and hardware are in acceptable condition and will be refinished and reinstalled; Two of the four glass panels are broken and have been replaced with plywood; Glazing putty has completely deteriorated.



WINDOW 10

Notes: Window sashes, glazing and frame are in poor condition; the lower sashes and exterior sill show signs of decay and rot from moisture exposure; Interior casing and hardware are in good condition and will be refinished and reinstalled; The meeting rails do not match each other; Glazing putty has completely deteriorated.



WINDOW 11

Notes: Window sashes, glazing and frame are in poor condition; the lower sashes and exterior sill show signs of decay and rot from moisture exposure; Interior casing and hardware are in good condition and will be refinished and reinstalled; The meeting rails do not match each other; Glazing putty has completely deteriorated.



WINDOW 12

Notes: Window sashes, glazing and frame are in poor condition; the lower sashes and exterior sill show signs of decay and rot from moisture exposure. One of the glass panels has been broken and replaced with plywood; Interior casing and hardware are in good condition and will be refinished and reinstalled; The meeting rails do not match each other; Glazing putty has completely deteriorated.



WINDOW 13

Notes: Window sashes, glazing and frame are in poor condition; the lower sashes and exterior sill show signs of decay and rot from moisture exposure; Interior casing and hardware are in good condition and will be refinished and reinstalled; The meeting rails do not match each other; Glazing putty has completely deteriorated.



WINDOW 14

Notes: Window sashes, glazing and frame are in poor condition; the lower sashes and exterior sill show signs of decay and rot from moisture exposure; The glass has begun to separate from the sash; Interior casing and hardware are in good condition and will be refinished and reinstalled; Glazing putty has completely deteriorated.



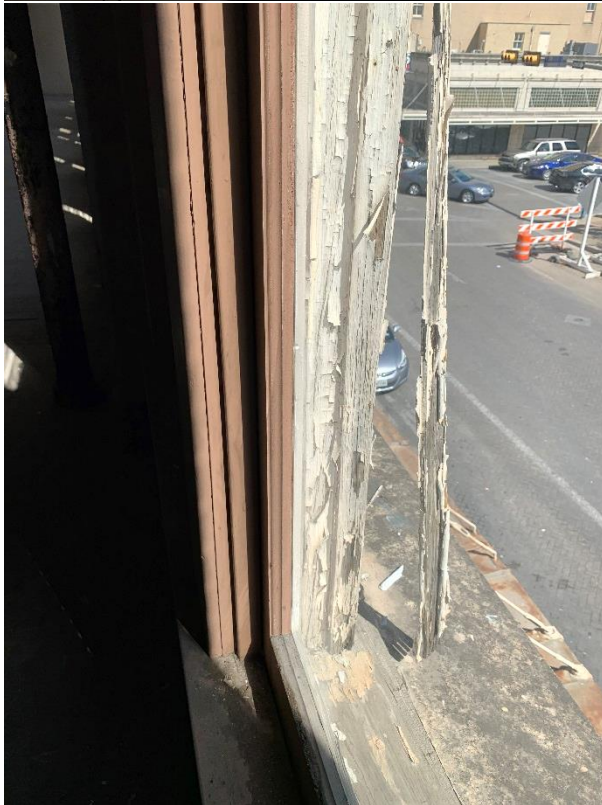
WINDOW 15

Notes: Window sashes, glazing and frame are in poor condition; the lower sashes and exterior sill show signs of decay and rot from moisture exposure; Interior casing and hardware are in good condition and will be refinished and reinstalled; Glazing putty has completely deteriorated.



WINDOW 16

Notes: Window sashes, glazing and frame are in poor condition; the lower sashes and exterior sill show signs of decay and rot from moisture exposure; One of the glass panels and sash have been removed and replaced with plywood; Interior casing and hardware are in good condition and will be refinished and reinstalled; Glazing putty has completely deteriorated.



WINDOW 17

Notes: Window sashes, glazing and frame are in poor condition; the lower sashes and exterior sill show signs of decay and rot from moisture exposure; One of the lower sashes has begun to split apart; Interior casing and hardware are in good condition and will be refinished and reinstalled; Glazing putty has completely deteriorated.



WINDOW 18

Notes: Window sashes, glazing and frame are in poor condition; the lower sashes and exterior sill show signs of decay and rot from moisture exposure; The meeting rails do match each other; One of the lower sashes has begun to split apart; Interior casing and hardware are in good condition and will be refinished and reinstalled; Glazing putty has completely deteriorated.



WINDOW 19

Notes: Window sashes, glazing and frame are in poor condition; the lower sashes and exterior sill show signs of decay and rot from moisture exposure; One side of the window is completely missing the sashes and has been replaced with wood stops and plexiglass; On the other side, one window pane has been broken and replaced with masonite; Interior casing and hardware are in good condition and will be refinished and reinstalled; Glazing putty has completely deteriorated.



WINDOW 20

Notes: Window sashes, glazing and frame are in fair condition; the lower sashes and exterior sill show signs of minor decay; Interior casing and hardware are in good condition and will be refinished and reinstalled; Glazing putty has completely deteriorated.



WINDOW 21

Notes: Window sashes, glazing and frame are in fair condition; the lower sashes and exterior sill show signs of minor decay; Interior casing and hardware are in good condition and will be refinished and reinstalled; Glazing putty has completely deteriorated.



WINDOW 22

Notes: Window sashes, glazing and frame are in fair condition; the lower sashes and exterior sill show signs of minor decay; Interior casing and hardware are in good condition and will be refinished and reinstalled; Glazing putty has completely deteriorated.

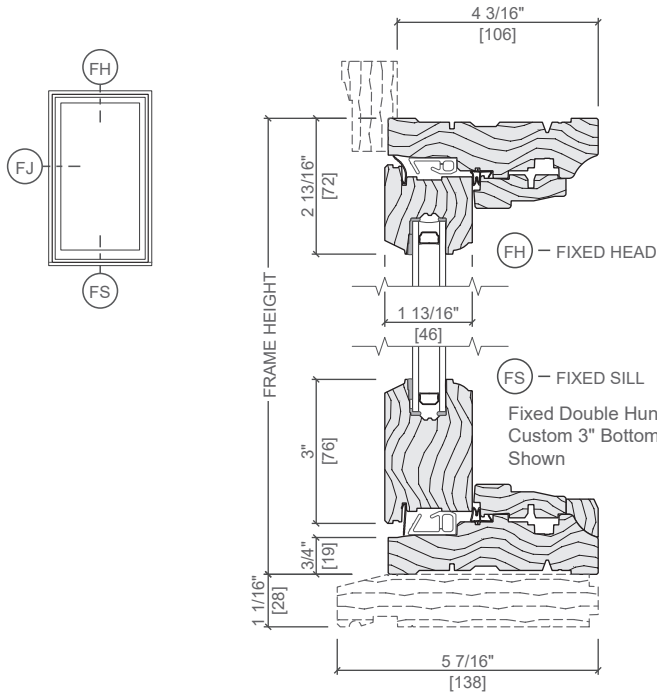




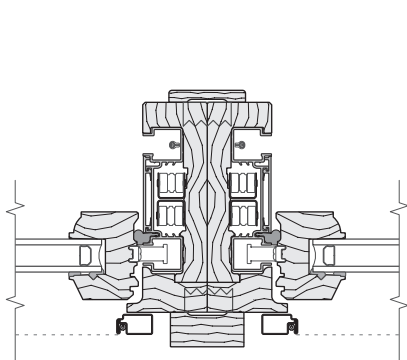
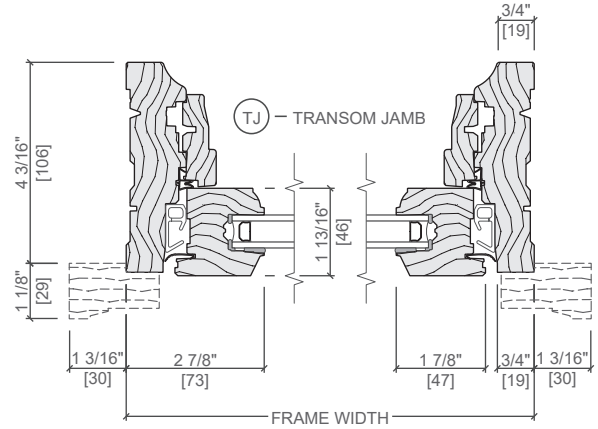
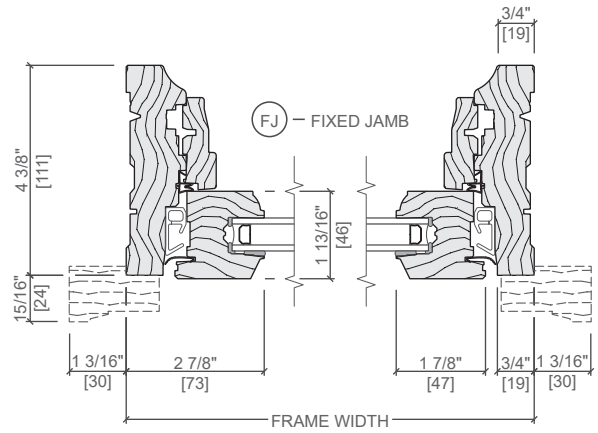
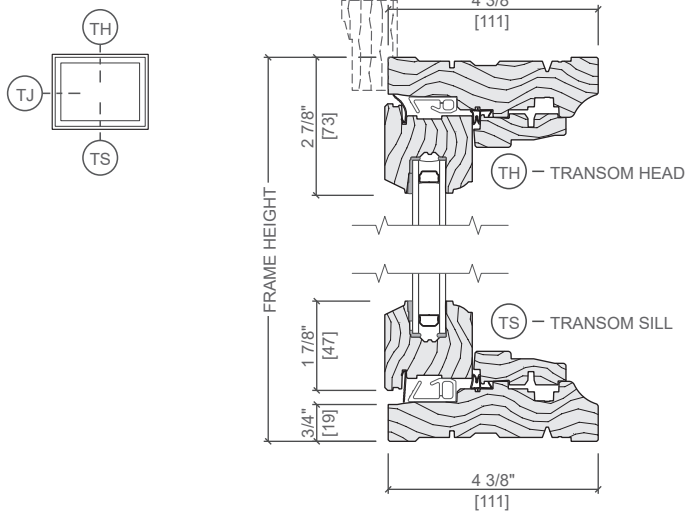
UNIT SECTIONS

Wood Exterior

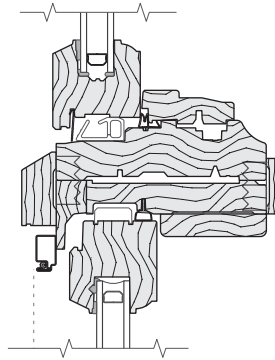
Fixed and Transom - Putty Glaze Exterior Profile



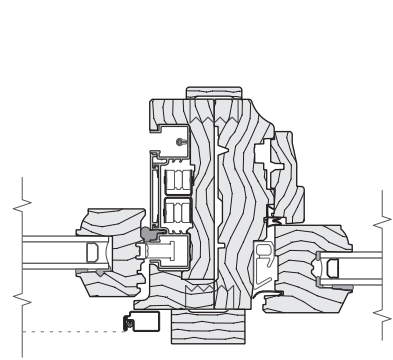
1-78" Brickmould #3443
1-1/8" Subsill #3544
Shown



VERTICAL JOINING MULLION
LX VENT / LX VENT



HORIZONTAL JOINING MULLION
TRANSOM / VENT



VERTICAL JOINING MULLION
LX VENT / FIXED

Scale 3" = 1' 0"

All dimensions are approximate.



SPECIFICATIONS

Line #	Quote No.	Unit ID	Windowset Name	Operation / Venting	Exterior Material Type	Wood Type	Base Frame Depth	Interior Finish	Exterior Sash / Panel Profile	Interior Sash / Panel Profile	Glazing Type	Insulated Type	Glass Strength	Low-E Glass Style	Gas Filled	Hardware Finish	U-Factor	SHGC	VLT	Performance Class	PG	Attachment Method	Jamb Extended Wall Depth
15	10706155	None Assigned	Architect Series(R) Reserve Traditional Monumental Double-Hung	Double Hung	Wood	Pine	5 5/8"	Primed	Putty Glaze	Ogee	Insulated	Dual	Annealed	SunDefense (R) Low-E Insulating Glass	Argon	Brown	0.28	0.19	0.45	CW	30	Wood Brickmould	6 9/16"
15	10706155	None Assigned	Architect Series(R) Reserve Traditional Monumental Double-Hung	Double Hung	Wood	Pine	5 5/8"	Primed	Putty Glaze	Ogee	Insulated	Dual	Annealed	SunDefense (R) Low-E Insulating Glass	Argon	Brown	0.28	0.19	0.45	CW	30	Wood Brickmould	6 9/16"

NOTE: CUSTOM ATTRIBUTES (IF ANY) WILL BE NOTED UNDER THE ELEVATION LABEL



REVIEW ALL EXISTING CONSTRUCTION FOR OPENING SIZE & ENSURE STABILITY OF EXISTING MATERIALS. CONFIRM THAT THE PROPOSED DETAILS WILL COMPLY W/ EXISTING FLASHING TO PROVIDE EFFECTIVE WATER MANAGED SYSTEM.

REV:	DATE:	REV:	DATE:
1	4-18-2019		

PRELIMINARY SHOP DRAWING FOR

107 NORTH FLORES

LOCATION: SAN ANTONIO, TX

ARCHITECT: ---

ORIGINAL: 10/26/2018

DRAWN BY: SM

CHECKED BY: MH & JH

Project No.:
207007.01

SHEET: 02 OF 02

Pella Architect Series® Reserve™ – Monumental Double-Hung Windows

Wood Exterior

Detailed Product Descriptions

Frame

- Select wood, immersion treated with Pella's EnduraGuard® wood protection formula in accordance with WDMA I.S.-4. The EnduraGuard formula includes three active ingredients for protection against the effects of moisture, decay, stains from mold and mildew. Plus, an additional ingredient adds protection against termite damage.
- Interior exposed surfaces are [clear pine] [mahogany] curved members may have visible finger joints.
- Exterior surfaces are [pine] [mahogany].
- Vinyl Jamb liner includes wood inserts.
- Overall frame depth is 5-5/8" (143mm) for a wall depth of 5-7/16" (138mm).
- Optional factory applied jamb extensions available from 5-7/16" (138mm) and 7-3/16" (183mm) wall depths.
- Optional factory installed fold-out installation fins with flexible fin corners.
- Optional factory-applied pine [1-7/8"] [3-1/2"] brickmould and [1-1/8"] [1-7/8"] subsill.

Sash

- Select wood, immersion treated with Pella's EnduraGuard® wood protection formula in accordance with WDMA I.S.-4. The EnduraGuard formula includes three active ingredients for protection against the effects of moisture, decay, stains from mold and mildew. Plus, an additional ingredient adds protection against termite damage.
- Interior exposed surfaces are [clear pine, curved members may have visible finger joints] [mahogany (not available if sash weight > 200 lbs.)].
- Exterior surfaces are [pine] [mahogany].
- Corners mortised and tenoned, glued and secured with metal fasteners.
- Sash thickness is 2-1/4" (57mm).
- Exterior sash profile is putty glaze, interior sash profile ogee.
- Double-hung upper sash (if sash weight ≤ 92 lbs.) has surface-mounted wash locks for tilt-in cleaning.
- Double-hung and single-hung lower sash (if sash weight ≤ 92 lbs.) has concealed wash locks in lower check rail for tilt-in cleaning.

Weatherstripping

- Santoprene-wrapped foam at head and sill.
- Full length glass filled polypropylene interlocker with integrated slip-coated thermoplastic elastomer leaf.
- Secondary nylon bristle rain strip on lower sash at sill.
- Vinyl-wrapped foam with secondary nylon bristle rain strip inserted into jamb liner to seal against sides of sash.

Glazing System

- Quality float glass complying with ASTM C 1036.
- Custom and high altitude glazing available.

Silicone-glazed dual-pane 13/16" dual-seal insulating glass [[annealed] [tempered]], [[clear] [[Advanced Low-] [SunDefense™ Low-E] [NaturalSun Low-E] [AdvancedComfort Low-E] with argon]] [[bronze] [gray] [green] Advanced Low-E [with Argon]] [obscure] [Reflective Bronze] [Reflective Gray]

or-

- Silicone-glazed dual-pane 13/16" dual-seal tempered spandrel glass [Lava Bronze Amber] [Black] [Ford Blue] [Symmetry Bronze] [Symmetry Gray] [Symmetry Green].

-or-

- Silicone-glazed dual-pane 13/16" dual-seal [[annealed] [tempered]] non-impact laminated glass [[clear] [[Advanced Low-E] [SunDefense Low-E] with Argon]] [[bronze] [gray] [green] Advanced Low-E [with argon]].

– or –

- Silicone-glazed triple-pane 1-1/16" dual-seal insulating glass (not available if sash weight > 200 lbs.) [[annealed] [tempered]] [[Advanced Low-E] [SunDefense™ Low-E] [NaturalSun Low-E] with [argon] [krypton]] [Obscure [standard] [fern]].

Exterior

- [Pine: factory primed with one coat acrylic latex] [Mahogany: [factory primed with one coat acrylic latex] [Unfinished, ready for site finishing]].

Interior

- [Unfinished, ready for site finishing] [factory primed with one coat acrylic latex] [pine: factory prefinished [paint] [stain]].

Hardware

- Galvanized block-and-tackle balances are attached to self-locking balance shoes connected to the sashes using zinc die cast terminals concealed within the frame.
- or-
- Class 5 hybrid balance attached to [locking] [non-locking] balance shoes connected to the sashes using zinc die cast terminals and concealed within the frame.
- or-
- Galvanized block-and-tackle balances combined with a Class 5 hybrid balance attached to non-locking balance shoes connected to the sashes using zinc die cast terminals and concealed within the frame.
- All balances comply with AAMA 902 specification
- Sash lock is [standard (cam-action)] [historic spoon-style] [air-conditioner lock] [simulated lock (Single-piece lock ties upper and lower sash together. When removed, lower sash becomes operable)]. Two sash locks on units with frame width 37" and greater.
- Hardware finish is [baked enamel [Champagne] [White] [Brown] [Matte Black]] [Bright Brass] [Satin Nickel] [Oil-rubbed Bronze] [Antique Brass] [Distressed Bronze] [Distressed Nickel].

Optional Products

Grilles

- Integral Light Technology® grilles
 - Interior grilles are [5/8"] [7/8"] [1-1/4"] [2"] ogee profile that are solid [pine] [mahogany]. Interior surfaces are [unfinished, ready for site finishing] [factory primed] [pine: factory prefinished [paint] [stain] ₁].
 - Exterior grilles are solid [5/8"] [7/8"] [1-1/4"] [2"] putty glaze profile that are [pine] [mahogany]. Exterior surfaces are water repellent, preservative-treated in accordance with WDMA I.S.-4, and are [unfinished, ready for site finishing] [factory primed].
 - Patterns are [Traditional] [Prairie] [Top Row] [Cross] [New England] [Victorian].
 - Insulating glass contains non-glare spacer between the panes of glass.
 - Grilles are adhered to both sides of the insulating glass with VHB acrylic adhesive tape and aligned with the non-glare spacer.
- or -
- Grilles-Between-the-Glass₂
 - Insulating glass contains 3/4" contoured aluminum grilles permanently installed between two panes of glass (exterior air-space on triple-pane insulating glass).
 - Patterns are [Traditional] [Prairie] [Cross] [Top Row]
 - Interior color is [White] [Tan₃] [Brown₃] [Putty₃] [Black] [Morning Sky Gray] [Ivory] [Sand Dune] [Harvest] [Cordovan] [Brickstone].
 - Exterior color₄ is [standard₁].
- or -
- Roomside Removable grilles
 - [[3/4"] [1-1/4"] [2"] regular] [[1-1/4"] [2"] colonial] profile, with [Traditional] [Prairie] patterns that are removable solid pine wood Grilles steel-pinned at joints and fitted to sash with steel clips and tacks.
 - Interior [unfinished, ready for site finishing] [factory primed] [pine: factory prefinished [paint] [stain] ₁].
 - Exterior [unfinished, ready for site finishing] [factory primed] [factory prefinished, finish color matched to exterior₄].

Screens

- InView™ Screens
 - [Full-screen (not available on units > 120" tall)] [half-screen] black Vinyl-coated 18/18 mesh fiberglass screen cloth complying with the performance requirements of SMA 1201, set in aluminum frame fitted to outside of window, supplied complete with all necessary hardware.
 - Full screen spreader bar placed on units > 37" width or > 65" height.
 - Screen frame finish is [standard screen: baked enamel] [premium extruded: [baked enamel] [anodized]], color to match window cladding.
- or -
- Vivid View® Screens
 - [Full-screen (not available when frame Height > 84" or frame width > 48" & frame height > 48")] [Half-screen] PVDF 21/17 mesh, minimum 78 percent light transmissive screen, set in aluminum frame fitted to outside of window, supplied complete with all necessary hardware.
 - Full screen spreader bar placed on units > 37" width or > 65" height.
 - Screen frame finish is [standard screen: baked enamel] [premium extruded: [baked enamel] [anodized]], color to match window cladding.

Hardware

- Optional sash lift furnished for field installation. Finish matches lock hardware. Two lifts on units having frame width 37" or greater.
- Optional factory applied limited opening device available for venting units; nominal 3-3/4" opening. Limiting device concealed from view.
- Optional factory applied window opening control device for venting units. Sash mounted device allows window to open less than 4" with normal operation, with a release mechanism that allows the sash to open completely. Finish matches lock hardware. Complies with ASTM F2090-10.
- Optional [head, sill, stool locks].

Sensors

- Optional factory installed integrated security sensors available in vent units.

(1) Contact your local Pella sales representative for current color options.

(2) Available in clear or Low-E Insulating Glass only.

(3) Tan, Brown and Putty Interior GBG colors are available in single-tone (Brown/Brown, Tan/Tan or Putty/Putty). Other interior colors are also available with Tan or Brown exterior.

(4) Appearance of exterior grille color will vary depending on Low-E coating on glass.