

HISTORIC AND DESIGN REVIEW COMMISSION

October 16, 2019

HDRC CASE NO: 2019-581
ADDRESS: 134 CALLAGHAN AVE
113 LEIGH ST
LEGAL DESCRIPTION: NCB 719 BLK 1 LOT 8 OR RED 6
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: Evan Morris
OWNER: Leslie Meenan
TYPE OF WORK: Fenestration modifications, roof replacement, site modifications
APPLICATION RECEIVED: September 27, 2019
60-DAY REVIEW: November 26, 2019
CASE MANAGER: Rachel Rettaliata
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to perform the following scope of work for 134 Callaghan:

- 1a. Replace all existing one over one windows on the side and rear elevations with new Marvin Elevate fiberglass-clad wood double-hung windows.
- 1b. Perform fenestration modifications.
- 1c. Remove the non-historic chimney.

The applicant is also requesting a Certificate of Appropriateness for approval to perform the following scope of work for 113 Leigh:

- 2a. Replace the existing composition shingle roof with a standing seam metal roof.
- 2b. Replace all existing one over one windows on the side and rear elevations with new Marvin Elevate fiberglass clad wood double-hung windows.
- 2c. Perform fenestration modifications.
- 2d. Construct a new concrete ribbon driveway.

APPLICABLE CITATIONS:

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

3. Materials: Roofs

A. MAINTENANCE (PRESERVATION)

i. *Regular maintenance and cleaning* – Avoid the build-up of accumulated dirt and retained moisture. This can lead to the growth of moss and other vegetation, which can lead to roof damage. Check roof surface for breaks or holes and flashing for open seams and repair as needed.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Roof replacement*—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30 percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.

ii. *Roof form*—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.

iii. *Roof features*—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.

iv. *Materials: sloped roofs*—Replace roofing materials in-kind whenever possible when the roof must be replaced. Retain and re-use historic materials when large-scale replacement of roof materials other than asphalt shingles is required (e.g., slate or clay tiles). Salvaged materials should be re-used on roof forms that are most visible from the public right-of-way. Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible.

vi. *Materials: metal roofs*—Use metal roofs on structures that historically had a metal roof or where a metal roof is

appropriate for the style or construction period. Refer to Checklist for Metal Roofs on page 10 for desired metal roof specifications when considering a new metal roof. New metal roofs that adhere to these guidelines can be approved administratively as long as documentation can be provided that shows that the home has historically had a metal roof.

vii. *Roof vents*—Maintain existing historic roof vents. When deteriorated beyond repair, replace roof vents in-kind or with one similar in design and material to those historically used when in-kind replacement is not possible.

6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)

- i. *Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.
- ii. *Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
- iii. *Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
- iv. *Screens and shutters*—Preserve historic window screens and shutters.
- v. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

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 non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.
- vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.
- viii. *Security bars*—Install security bars only on the interior of windows and doors.
- ix. *Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.
- x. *Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

5. Sidewalks, Walkways, Driveways, and Curbing

B. DRIVEWAYS

- i. *Driveway configuration*—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.
- ii. *Curb cuts and ramps*—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

FINDINGS:

The following findings are for the structure address 134 Callaghan:

- 1a. The primary structure located at 134 Callaghan is a 1-story single family structure constructed circa 1896 and is first found on the 1896 Sanborn Map. The structure was built in the Folk Victorian style. The home features a standing seam metal roof, twin front gables with wood-shingle gable ends, overhanging eaves, spindlework porch detailing, wood siding, and one-over-one wood windows. The structure is contributing to the Lavaca Historic District.
- 1b. PORCH DETAILING – The submitted drawings do not feature the architectural detailing of the existing front porch. No porch modifications are proposed as part of this submittal. Staff clarifies that the architectural detailing of the front porch railing that is absent from the architectural drawing shall not be removed and must be repaired, rather than replaced.
- 1c. FENESTRATION MODIFICATIONS AND WINDOW REPLACEMENT – The applicant has proposed to replace the existing fenestration on the side (east and west) and rear (south) elevations with new Marvin Elevate fiberglass-clad wood double-hung windows and doors and to modify the side (east and west) and rear (south) elevations with new fenestration consisting of new Marvin Elevate fiberglass-clad wood double-hung windows and doors. According to the Guidelines for Exterior Maintenance and Alterations 6.A.iii., and 6.B.iv., in kind replacement of windows is only appropriate when the original windows are beyond repair. The Historic Design Guidelines also state that replacement windows and new windows should match the historic windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair. The Historic Design Guidelines for Doors state that existing door openings should be preserved and creating new primary entrances on the primary façade or where visible from the public-right-of-way should be avoided. Additionally, the Guidelines state that doors should be replaced in-kind when possible and when deteriorated beyond repair. New entrances, when necessary to comply with other regulations, should be compatible in size, scale, shape, proportion, material, and massing with historic entrances. Staff finds that the applicant has not provided evidence that the original windows and doors are deteriorated beyond repair and the proposal is not consistent with the Guidelines.
- 1d. CHIMNEY REMOVAL – The applicant has proposed to remove an existing, non-original chimney located on the east elevation. The chimney is currently clad with wood siding. Per the 1912 Sanborn Map, this structure originally featured a wraparound porch, and no chimney on the east elevation. Staff finds the removal of the chimney to be appropriate as it is neither original nor contributing to the historic structure.

The following findings are for the structure address 113 Leigh:

- 2a. The other primary structure on the lot located at 113 Leigh is a 1-story single family structure constructed circa 1904 and is first found on the 1904 Sanborn Map. The structure was built in the Queen Anne style. The home features a composite shingle roof, covered porch with shed roof, wood siding, one-over-one and multi-lite wood windows, and lattice skirting. The structure is contributing to the Lavaca Historic District.
- 2b. PORCH DETAILING – The submitted drawings do not feature the architectural detailing of the existing front porch. No porch modifications are proposed as part of this submittal. Staff clarifies that the architectural detailing of the front porch railing that is absent from the architectural drawing shall not be removed and must be repaired, rather than replaced.
- 2c. ROOF MATERIAL – The existing roofing material on the structure at 113 Leigh is composite shingle. The applicant has proposed to replace the existing roofing material with a field formed galvalume standing seam metal roof. The Historic Design Guidelines for Metal Roofs state that new metal roofs that use panels that are 18 to 21 inches in width, ensure seams are an appropriate height for the slope of the roof (1 to 2 inches), use a crimped ridge seam that is consistent with the historic application, use a low-profile ridge cap with no ridge cap vent or end cap when a crimped ridge seam is not used, and match the existing historic roof color or use the standard galvalume can be approved as long as documentation can be provided that shows that the home has historically had a metal roof or is of a style or construction period where a metal roof is appropriate. Staff finds the proposed roof material consistent with the Guidelines.
- 2d. FENESTRATION MODIFICATIONS AND WINDOW REPLACEMENT – The applicant has proposed to replace the existing fenestration on the side (west) elevation with Marvin Elevate series fiberglass-clad wood windows to match existing windows in size, operation, and divided lights. The applicant has proposed to reposition the windows and door on the rear (north) elevation and replace the windows and door with Marvin Elevate Series fiberglass-clad wood windows and door. According to the Guidelines for Exterior Maintenance and Alterations 6.A.iii., and 6.B.iv., in kind replacement of windows is only appropriate when the original windows are beyond repair. The Historic Design

Guidelines also state that replacement windows and new windows should match the historic windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair. The Historic Design Guidelines for Doors state that existing door openings should be preserved and creating new primary entrances on the primary façade or where visible from the public-right-of-way should be avoided. Additionally, the Guidelines state that doors should be replaced in-kind when possible and when deteriorated beyond repair. New entrances, when necessary to comply with other regulations, should be compatible in size, scale, shape, proportion, material, and massing with historic entrances. Staff finds that the applicant has not provided evidence that the original windows and doors are deteriorated beyond repair and the proposal is not consistent with the Guidelines.

- 2e. DRIVEWAY CONSTRUCTION – The applicant has proposed the construction of a two-strip concrete driveway. The Historic Design Guidelines for Driveways states that historic driveway configurations, such as ribbon drives, must be retained and repaired and similar driveway configurations – materials, width, and design – to that historically found on the site must be incorporated. Historic driveways are typically no wider than 10 feet. The width and configuration of original curb cuts must be maintained when replacing historic driveways. Staff finds that the proposed two-ribbon concrete driveway is consistent with the Guidelines with the stipulations listed in the recommendation.

RECOMMENDATION:

The following recommendations are for the structure address 134 Callaghan:

Item 1a, Staff does not recommend approval of the window replacement based on finding 1c. Staff recommends that the applicant repair the existing wood windows in place.

If an assembly is deemed deteriorated beyond repair by the HDRC, staff recommends that new windows meet the following stipulation:

- i. That the applicant installs one-over-one fully wood windows to match the existing configuration as closely as possible. The proposed aluminum clad replacement product is not appropriate. Meeting rails must be no taller than 1.25” and stiles no wider than 2.25”. 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. The final specification should be submitted to staff for review prior to the issuance of a Certificate of Appropriateness.

Item 1b, Staff recommends approval of the fenestration modifications based on finding 1c with the following stipulations:

- i. That the applicant repairs all original wood windows in place and that all new windows installed are fully wood windows and doors without cladding. New fenestration must be in keeping with historic size, type, configuration, material, form, appearance, and detail. The fenestration modifications are approved on the east elevation with the stipulation that all original openings remain in the current position. The applicant is required to submit a final window specification for wood windows and doors to staff for review and approval. The windows must meet the following stipulations: meeting rails must be no taller than 1.25” and stiles no wider than 2.25”. 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.
- ii. That the applicant submits updated elevations to staff for review and approval prior to receiving a Certificate of Appropriateness.

Item 1c, Staff recommends approval of the removal of the existing chimney based on finding 1d.

The following recommendations are for the structure address 113 Leigh:

Item 2a, staff recommends approval of the replacement of a shingle roof to metal based on finding 2b with the following stipulation:

- i. That the standing seam metal roof features panels that are 18 to 21 inches wide, seams that are 1 to 2 inches tall, a crimped ridge seam and a standard galvalume finish. Ridges are to feature a double-munch or crimped ridge

configuration; no vented ridge caps or end caps are allowed. An on-site inspection must be scheduled with OHP staff prior to the start of work to verify that the roofing material matches the approved specifications. All chimney, flue, and related existing roof details must be preserved.

Item 2b, Staff does not recommend approval of the window replacement based on finding 2d. Staff recommends that the applicant repair the existing wood windows in place.

If an assembly is deemed deteriorated beyond repair by the HDRC, staff recommends that new windows meet the following stipulation:

- i. That the applicant installs one-over-one fully wood windows to match the existing configuration as closely as possible. The proposed aluminum clad replacement product is not appropriate. Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". 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. The final specification should be submitted to staff for review prior to the issuance of a Certificate of Appropriateness.

Item 2c, Staff recommends approval of the fenestration modifications based on finding 2d with the following stipulations:

- i. That the applicant repairs all original wood windows in place and that all new windows installed are fully wood windows and doors without cladding. New fenestration must be in keeping with historic size, type, configuration, material, form, appearance, and detail. The applicant is required to submit a final window specification for wood windows and doors to staff for review and approval. The windows must meet the following stipulations: meeting rails must be no taller than 1.25" and stiles no wider than 2.25". 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.
- ii. That the applicant submits updated elevations to staff for review and approval prior to receiving a Certificate of Appropriateness.

Item 2c, Staff recommends approval of the driveway construction based on finding 2e with the following stipulation:

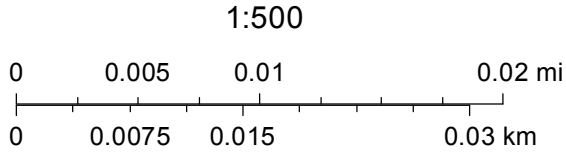
- i. That the two-ribbon concrete driveway is no wider than 10 feet and that the width and configuration of original curb cuts be maintained.

City of San Antonio One Stop



October 3, 2019

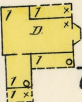
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CALLAHAN

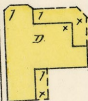
118

134



719

m'



CALLAGHAN

LEIGH

719

55%

92

Evan Morris, AIA

September 27, 2019

Lavaca Remodel

113 Leigh St & 134 Callaghan Ave

113 Leigh St - SOUTH ELEVATION



113 Leigh St - EAST ELEVATION



113 Leigh St - NORTH ELEVATION



113 Leigh St - WEST ELEVATION



134 CALLAGHAN AVE - SOUTH ELEVATION



134 CALLAGHAN AVE - SOUTH ELEVATION



134 CALLAGHAN AVE - SOUTH ELEVATION



134 CALLAGHAN AVE - EAST ELEVATION



134 CALLAGHAN AVE - EAST ELEVATION



134 CALLAGHAN AVE - SOUTH ELEVATION



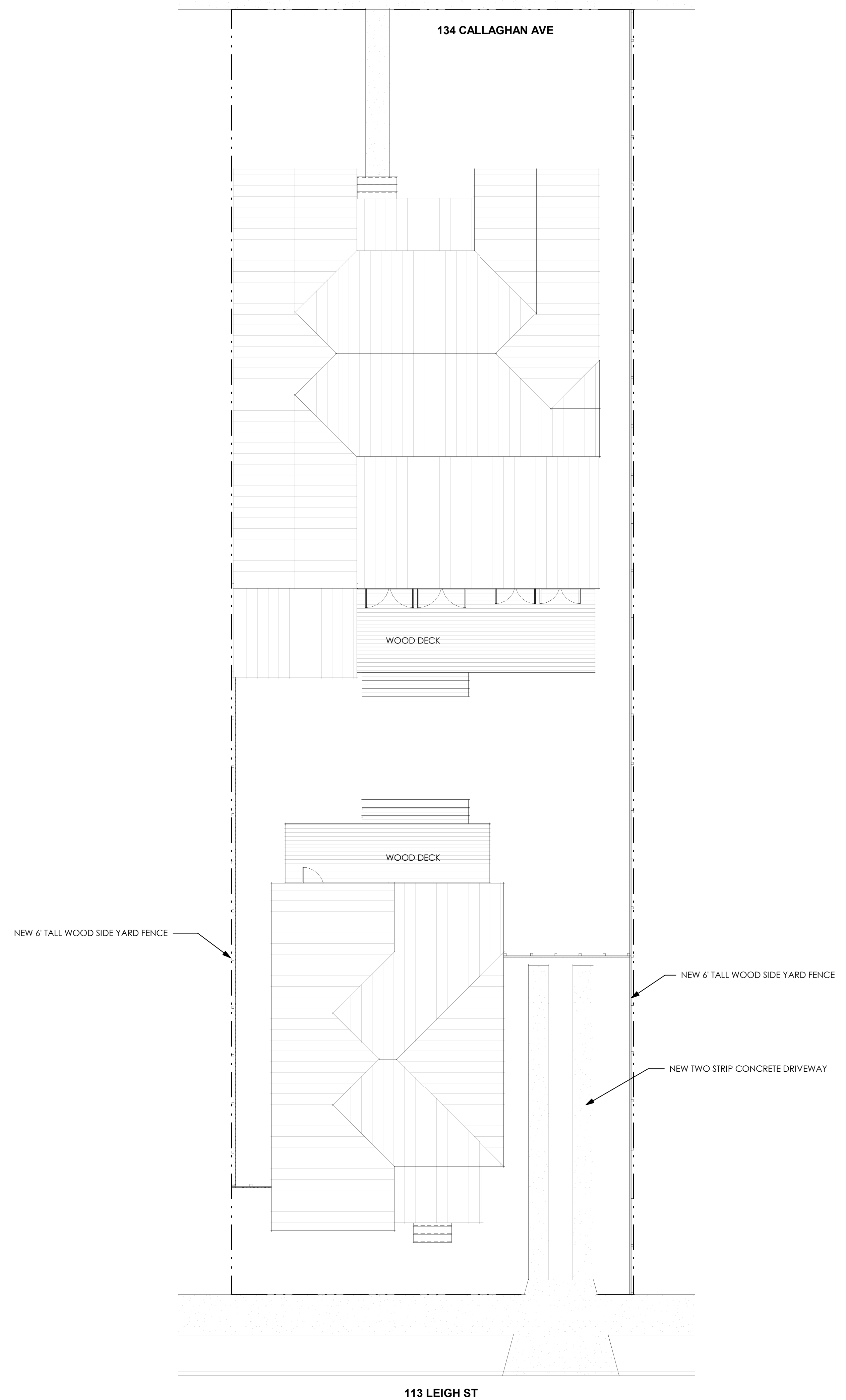
134 CALLAGHAN AVE - SOUTH ELEVATION

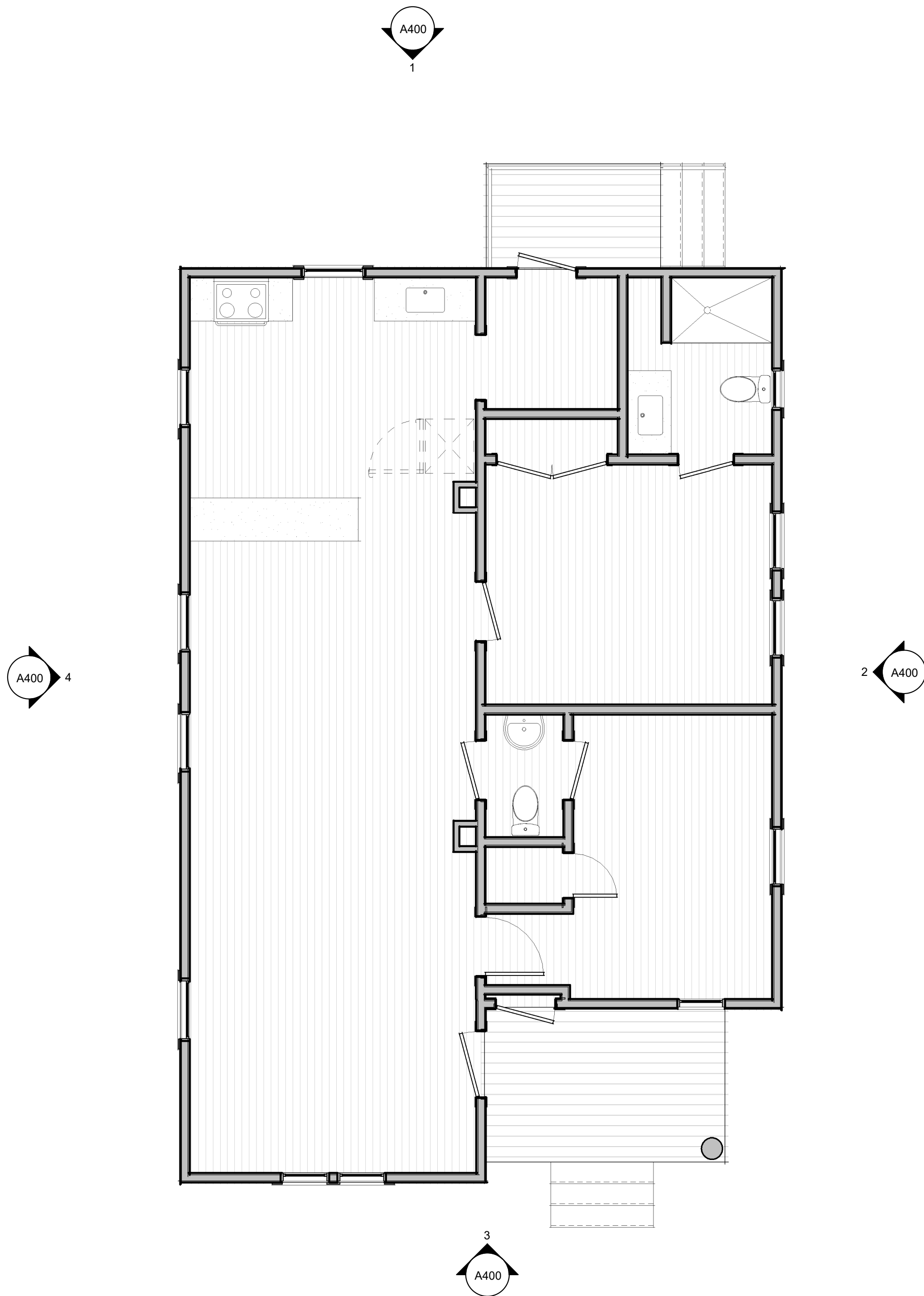


134 CALLAGHAN AVE +
113 LEIGH ST

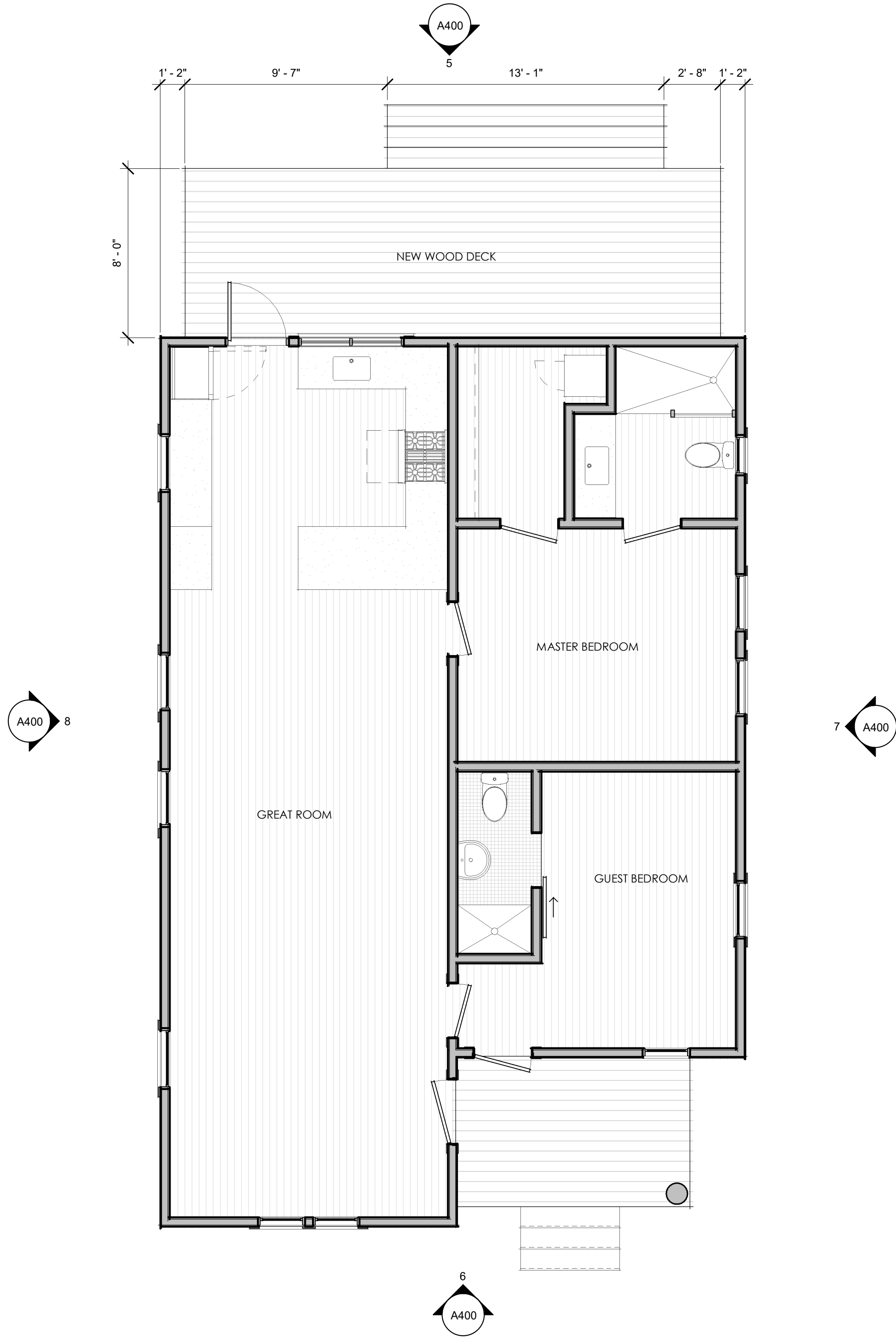
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A100





1 FLOOR PLAN - LEIGH ST
SCALE: 1/4" = 1'-0"



2 FLOOR PLAN - LEIGH ST PROPOSED
SCALE: 1/4" = 1'-0"

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LAVACA
REMODEL

134 CALLAGHAN AVE +
113 LEIGH ST

2019.09.27

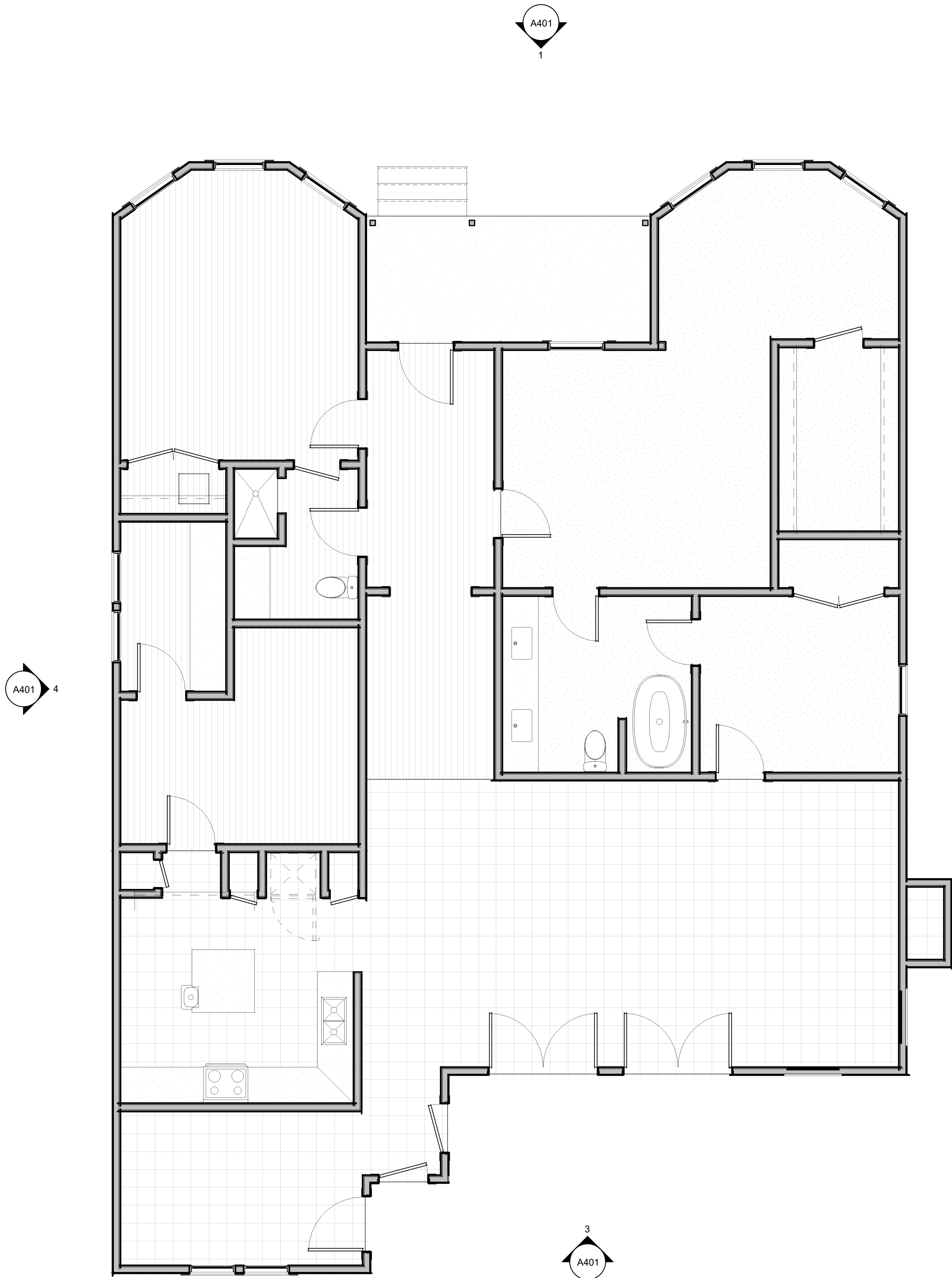
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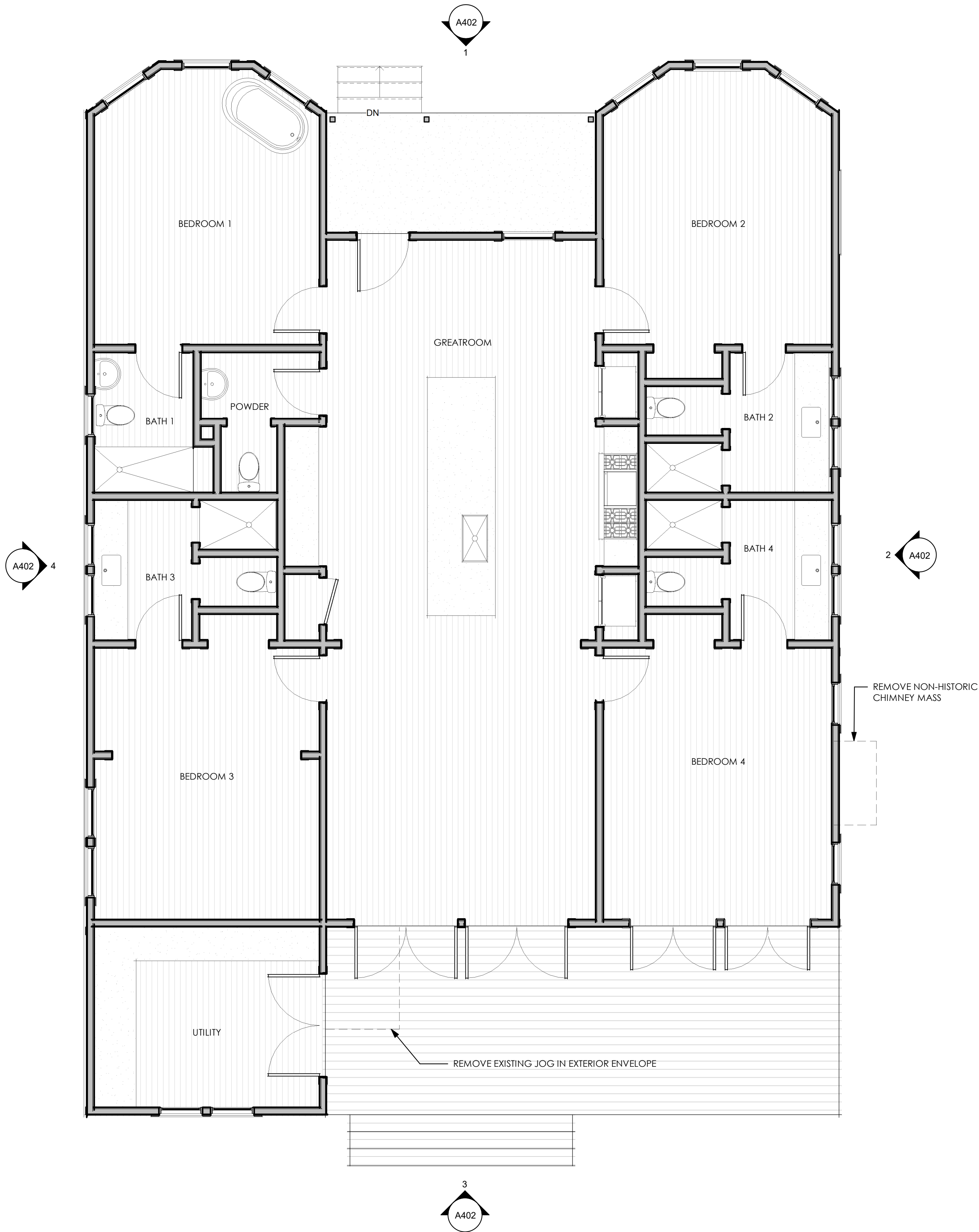
FLOOR PLAN -
LEIGH ST

A201

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Local File Path: C:\Users\morris\OneDrive\FolderName\FolderName...



1 FLOOR PLAN - CALLAGHAN AVE EXISTING
SCALE: 1/4" = 1'-0"



2 FLOOR PLAN - CALLAGHAN ST PROPOSED
SCALE: 1/4" = 1'-0"

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LAVACA REMODEL

134 CALLAGHAN AVE +
113 LEIGH ST

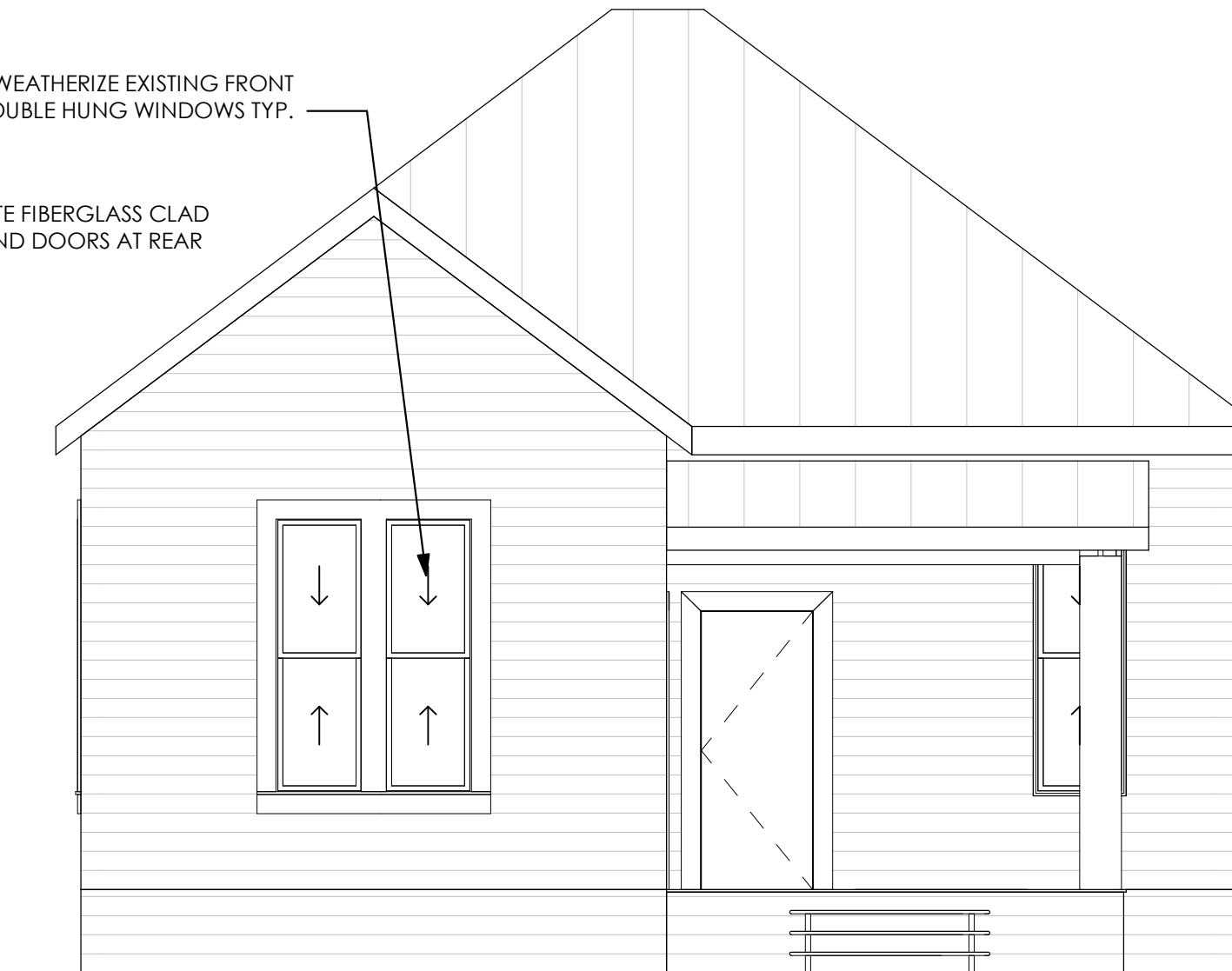
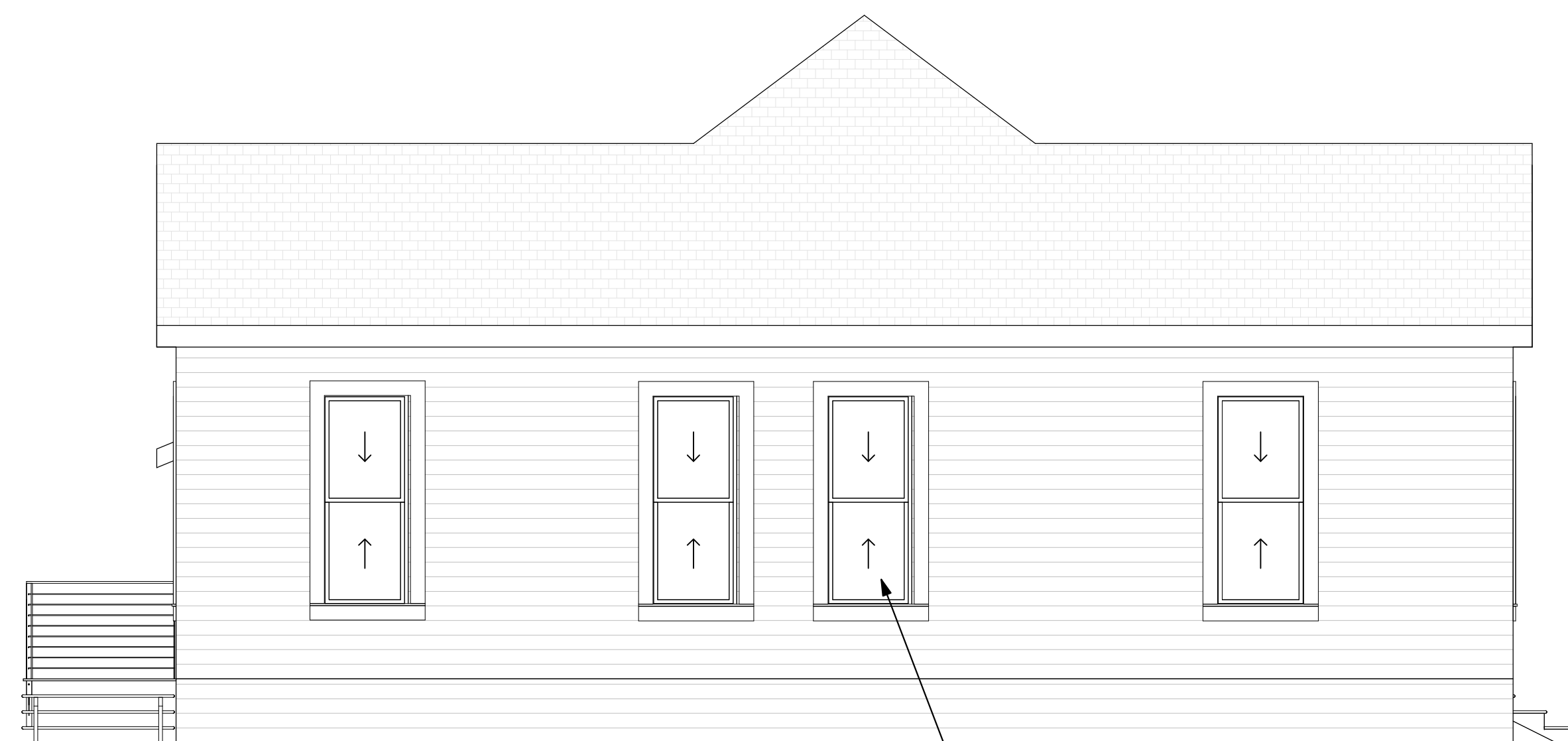
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REVISIONS		
NO.	DATE	DESCRIPTION

FLOOR PLAN -
CALLAGHAN

A202



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LAVACA REMODEL

134 CALLAGHAN AVE +
113 LEIGH ST

2019.09.27

SET ISSUE DATES	
DATE	ISSUE

REVISIONS		
NO.	DATE	DESCRIPTION

ELEVATIONS - LEIGH ST

A400

LAVACA
REMODEL

134 CALLAGHAN AVE +
113 LEIGH ST

2019.09.27

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DATE	ISSUE	

REVISIONS		
NO.	DATE	DESCRIPTION

ELEVATIONS -
CALLAGHAN
EXISTING

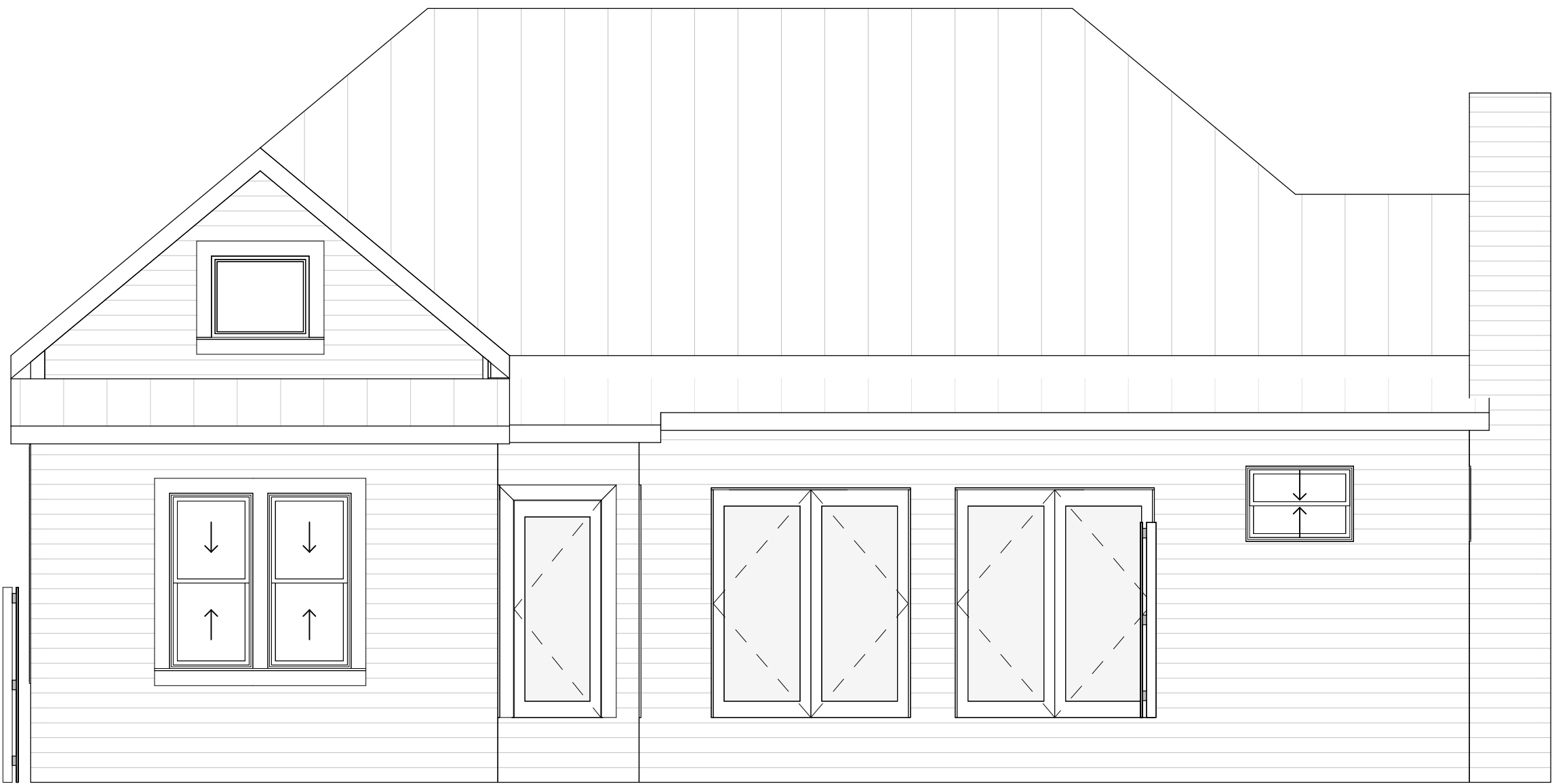
A401



1 CALLAGHAN ST NORTH
SCALE: 1/4" = 1'-0"



2 CALLAGHAN ST EAST
SCALE: 1/4" = 1'-0"



3 CALLAGHAN ST SOUTH
SCALE: 1/4" = 1'-0"



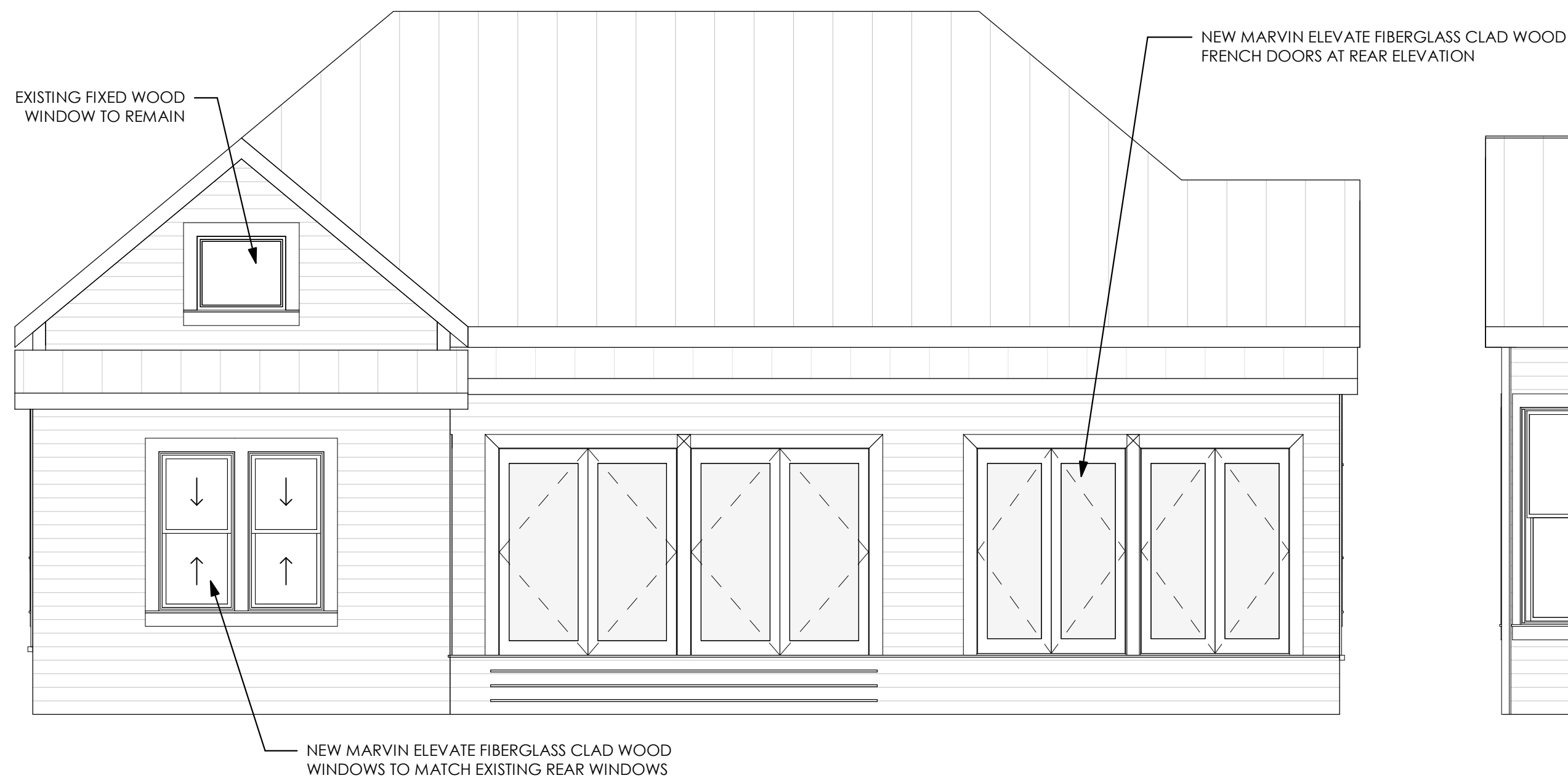
4 CALLAGHAN ST WEST
SCALE: 1/4" = 1'-0"



1 CALLAGHAN ST NORTH - PROPOSED
SCALE: 1/4" = 1'-0"



2 CALLAGHAN ST EAST - PROPOSED
SCALE: 1/4" = 1'-0"



3 CALLAGHAN ST SOUTH PROPOSED
SCALE: 1/4" = 1'-0"



4 CALLAGHAN ST WEST PROPOSED
SCALE: 1/4" = 1'-0"

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LAVACA REMODEL

134 CALLAGHAN AVE +
113 LEIGH ST

2019.09.27

SET / ISSUE DATES
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ELEVATIONS -
CALLAGHAN
PROPOSED

A402

ELEVATE

INTRODUCTION BROCHURE



Marvin Elevate Collection

THE PERFECT BALANCE OF BEAUTY AND STRENGTH

Balancing beautiful design with superior strength, the Elevate Collection delivers style in any climate. Previously known as Integrity Wood-Ultrex, Elevate features warm wood interiors that can blend in or stand out, with Ultrex® fiberglass exteriors for lasting durability. The collection offers a range of carefully selected features and options, making it as versatile as it is elegant.

About Us

At Marvin, we're driven to imagine and create better ways of living, helping people feel happier and healthier inside their homes. We believe that our work isn't just about designing better windows and doors—it's about opening new possibilities for the people who use them.



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WHY MATERIALS MATTER

THE MARVIN MATERIALS DIFFERENCE: ULTREX FIBERGLASS

Choosing the right materials for windows and doors is important when it comes to long-term appearance and performance. Ultrex®, an innovative fiberglass material pioneered by Marvin over 20 years ago, was one of the first premium composites on the market. However, not all composites are created equal.

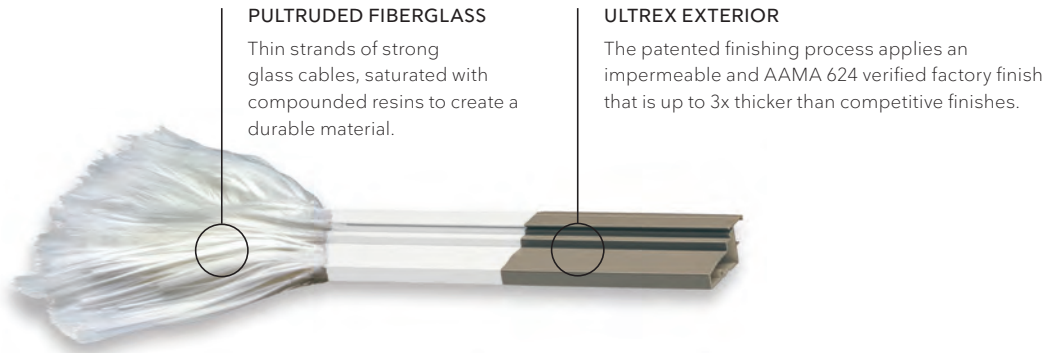
- Some companies use materials like sawdust and vinyl to produce a composite material with fundamentally different properties and performance values. But Ultrex is different. Its material makeup contains a high density of woven fibers bound by a thermally-set resin that makes it more resistant to pressure and temperature than vinyl-based composites.
- With such different materials grouped in the composites category, it becomes important to know what sets them apart.



STRENGTH AND STABILITY OF ULTREX

Ultrex fiberglass is highly impact resistant and more rigid than vinyl and vinyl/wood composites. Issues of instability and less-than-perfect alignment that can complicate installation—and long-term performance—are not a concern with Elevate Collection windows and doors.

The exceptional strength and stability of Ultrex eases installation and establishes a secure, long-lasting fit that stays square and true, year after year.



ULTREX FIBERGLASS: QUITE POSSIBLY
THE PERFECT BUILDING MATERIAL®

WHY MATERIALS MATTER

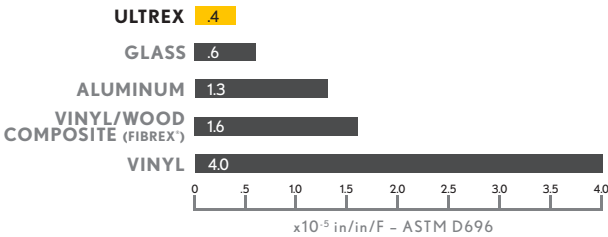
TEMPERATURES MAY FLUCTUATE, BUT ULTREX WON'T

Ultrex® expands and contracts at virtually the same rate as glass so it works with glass rather than against it. This means seals aren't as prone to leaking and windows aren't subjected to sagging issues like other composites.

This is especially true when compared to vinyl, which can distort in extreme heat and crack in fluctuating temperatures. Ultrex resists distortion even at temperatures up to 285°F. Rapid temperature change doesn't faze Ultrex: When the mercury climbs from -30°F to 70°F, a 6 foot stile changes less than 1/32" in length.

EXPANSION MEASUREMENT

Ultrex expands and contracts at virtually the same rate as glass.



INDUSTRY'S BEST FIBERGLASS FINISH FOR LASTING BEAUTY

Ultrex is the first and only fiberglass finish to be verified to AAMA's 624 voluntary finish specifications for fiber reinforced thermoset profiles (fiberglass).

Windows and doors made with Ultrex resist scratches, dings, and marring more than vinyl. Our patented, mechanically bonded acrylic finish is up to three times thicker than painted competitive finishes, and it resists UV degradation up to five times longer than vinyl—even on dark colors.

PATENTED ACRYLIC CAP



COOLER IN SUMMER, WARMER IN WINTER

TOP RATED ENERGY EFFICIENCY

The NFRC defines energy performance ratings for the entire window and door industry. It rates:

- **U-factor:** How well a window keeps heat inside a building.
- **Solar heat gain:** A window's ability to block warming caused by sunlight.
- **Visible light transmittance:** How much light gets through a product.
- **Air leakage:** Heat loss and gain by infiltration through cracks in the window assembly.

Ultrrex® fiberglass is 500 times less conductive than roll-form aluminum and is similar to wood and PVC. It provides an insulated barrier against extreme weather temperatures, keeping homes comfortable, and reducing heating and cooling costs.

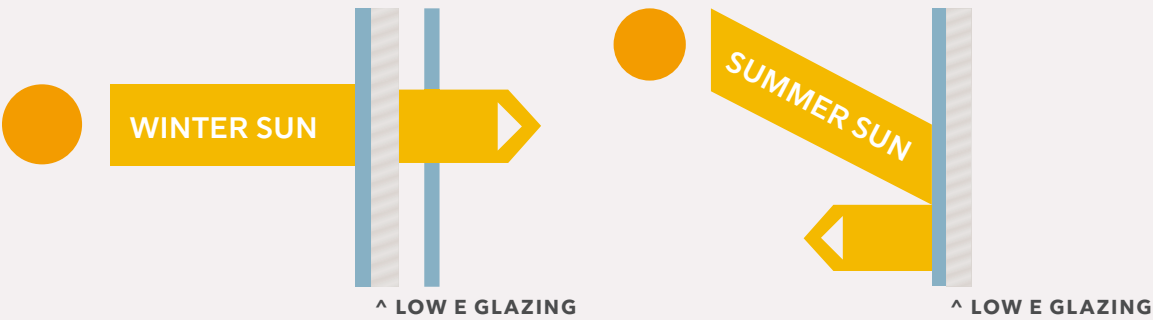
ENERGY COST SAVINGS

Marvin was the first major window and door manufacturer to offer energy-efficient Low E2 glass and ENERGY STAR® certified performance on all of our standard windows and doors. Compared to non-certified products, ENERGY STAR certified windows and doors cut heating and cooling costs by 12%.*

The Elevate Collection offers Tripane, Low E1, Low E2, Low E3, and Low E3/ERS insulated glass with argon gas, which has thermal conductivity 30% lower than that of air. It adds improved solar and thermal protection by distinguishing between visible light, damaging UV, and near-infrared rays to offer the ultimate glass performance, and provides a selection of energy-efficient solutions depending on your climate and needs.

LOW E GLASS COATING

The Low E coating is specially designed to take advantage of the angle of the winter and summer sun. Winter sun is absorbed and conducted indoors. Summer sun is filtered and reflected back outdoors.



A MORE COMFORTABLE INTERIOR, REGARDLESS OF THE SEASON

Keep heat inside during cooler weather and block the sun's rays during warmer weather with Dual Pane windows and Low E coating.

DESIGNED WITH PROS IN MIND

PEACE OF MIND

Every project has its own unique requirements and Marvin is equipped to meet those challenges. Our unique Ultrex® fiberglass construction, available factory services, unmatched delivery, and network of dedicated service and support personnel make the Elevate Collection the perfect choice—no matter the project.

EASY TO ORDER, SIMPLE TO INSTALL

The Elevate Collection offers simplified options to make the order process straightforward. Installation options and accessories make installing Marvin easier than ever. See page 20 for more information.

MARVIN HAS YOU COVERED

The Elevate Collection is backed by a fully transferable 20/10 warranty—10-year coverage on manufacturing materials and workmanship, and 20-year coverage on glass.

FAST & EFFICIENT
DELIVERY
TO THE LOCAL
DISTRIBUTOR



CREATING VALUE AND EFFICIENCY EVERY STEP OF THE WAY

Weather-tight, solid, and durable Ultrex fiberglass means there are virtually no call-backs. Elevate window and door profiles are optimized for the maximum in performance and fit.

Marvin Elevate Collection

PRODUCTS AND OPTIONS



WINDOW PRODUCTS



STYLE AND PERFORMANCE

Available with custom sizes, a variety of interior and exterior color choices, exterior trim, divided lites, and hardware options, Elevate windows are designed to blend seamlessly with any home style and look great for years to come. Double Hung, Casement, and Awning Windows are available as insert products for replacement. Gliders, Bow and Bay configurations, and Special Shaped Windows round out the complete portfolio of products.



CASEMENT AND AWNING



DOUBLE HUNG



GLIDER



SPECIAL SHAPES

DOOR PRODUCTS



BEAUTIFUL AND TOUGH

Elevate Collection doors can be customized to accent any home design with multiple interior and exterior color choices, hardware styles and finishes, custom sizes, and divided lite patterns. With a variety of screen and insulated glass options, Elevate doors perform in any climate with tough, low-maintenance Ultrex® fiberglass. Sliding Patio and French Doors are available in 2, 3, and 4 panel configurations; Inswing and Outswing French Doors are available in 1, 2, and 3 panel configurations.*



SLIDING PATIO DOOR



SLIDING FRENCH DOOR



OUTSWING FRENCH DOOR



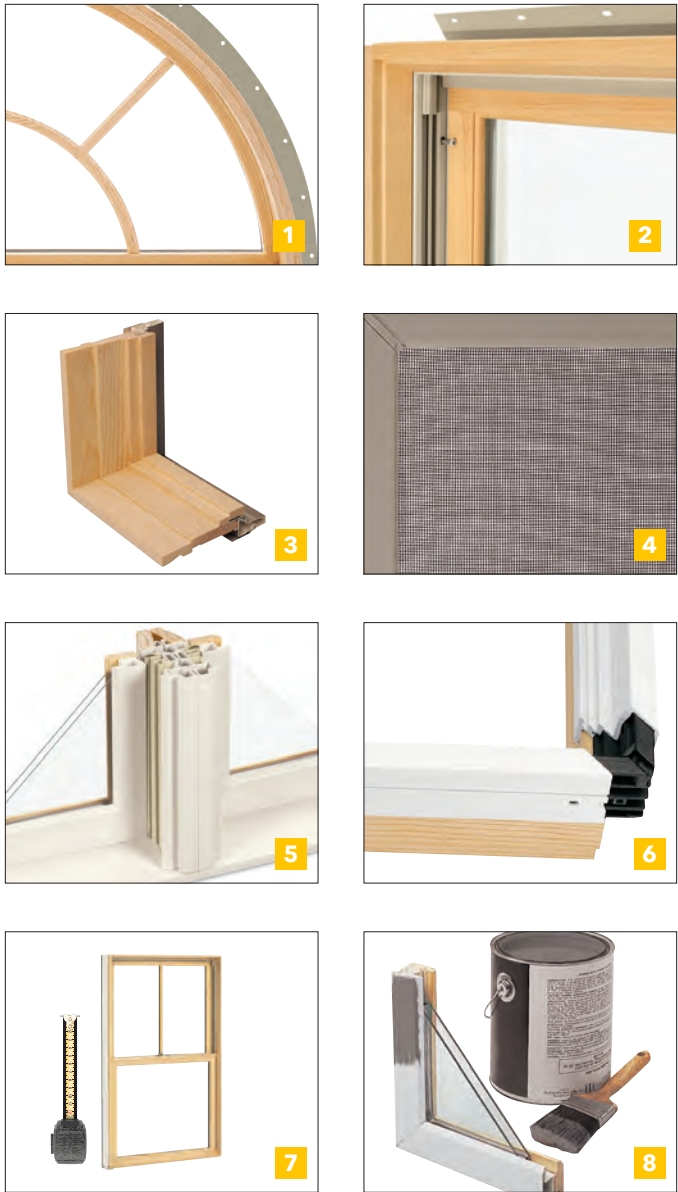
INSWING FRENCH DOOR

* Inswing and Outswing French Door 3 panel configurations are achieved by mulling multiple frames together to create an assembly.

INSTALLATION MADE SIMPLE AND EFFICIENT

INSTALLATION OPTIONS AND ACCESSORIES

- 1. NAILING FIN**
Pre-attached folding nailing fin and drip cap for easier installation.
- 2. THROUGH JAMB**
Available through-jamb and installation bracket options.
- 3. FACTORY-APPLIED JAMB EXTENSIONS**
Factory-applied jamb extensions save time and labor. We supply 4 9/16", 6 9/16", and 6 13/16" jamb depth in bare wood or white interior finish.
- 4. FACTORY-INSTALLED SCREENS**
Factory-installed screens are a standard offering with operating windows. At no extra cost, we can ship your screens separately to reduce on-site damage prior to installation.
- 5. FACTORY MULLED ASSEMBLIES**
Available standard factory mulling, reinforced factory mulling, or field mulling kits. The reinforced mull meets AAMA 450 specifications and performs up to a PG40 assembly rating.
- 6. CORNER KEYS**
Integral corner keys keeps window and door units square. Plus, we inject sealant to create corner joints that stay sealed and square.
- 7. SPECIAL SIZES**
Special sizes are available on windows and doors in 1/64" increments for the perfect fit every time.
- 8. PAINTABLE ULTREX EXTERIOR**
The Ultrex® fiberglass exterior is paintable, and holds dark colors better than vinyl or vinyl/wood composites.



EXTERIOR TRIM

Ultrex Exterior Trim is offered with all rectangular Elevate products in the same six exterior finishes. The durability, performance, and look of Marvin Elevate windows and doors can be extended to the trim.

BRICK MOULD
2" Brick Mould is available with or without 2 1/8" sill nosing.

FLAT
3 1/2" Flat Trim is available in Flat and Flat Ranch configurations with or without 2 1/8" sill nosing.

SILL NOSE
2 1/8" Sill Nose provides authentic sill appearance.

CONNECTION BARB
Barb and receiver attachment method provides for quick, secure installation.



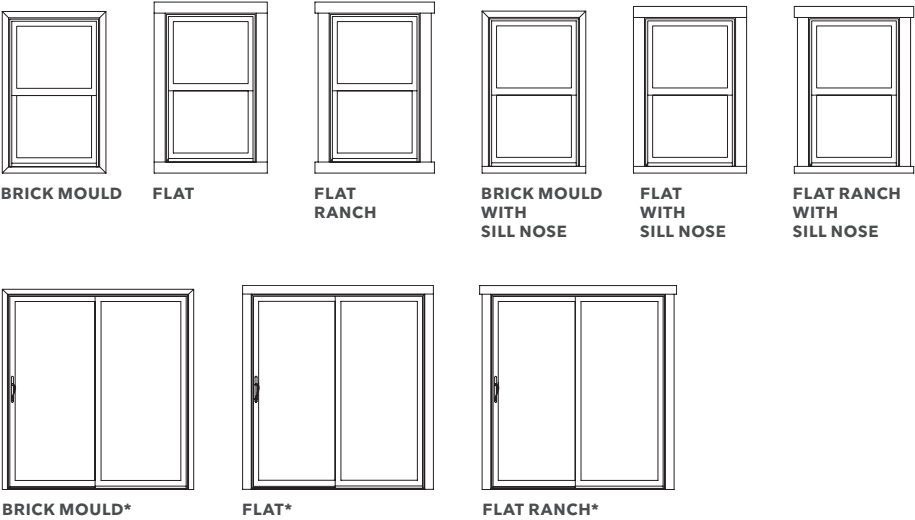
Elevate Casement Window with Flat Exterior Trim in Stone White



BRICK MOULD FLAT SILL NOSE CONNECTION BARB

TRIM CONFIGURATIONS

Multiple configurations are available in lineal lengths and factory pre-cut kits in all of the Elevate Collection exterior colors.



* Brick Mould, Flat, and Flat Ranch profiles are available on doors. Sill profiles are not included for door trim sets.

DESIGN OPTIONS

INTERIOR AND EXTERIOR FINISHES

Elevate windows and doors features rich pine interiors and a durable, strong Ultrex® fiberglass exterior, featuring our AAMA-verified acrylic finish for low-maintenance and superior aesthetics. Choose bare wood to stain or paint on the interior as well as a variety of exterior colors to match your style.

WOOD INTERIOR FINISHES

BARE PINE
Wood comes bare and ready to be painted or stained

CLEAR COAT
Wood is finished in the factory with a clear coat

PRE-FINISHED WHITE
Factory painted

DESIGNER BLACK
Factory painted

FIBERGLASS EXTERIOR COLORS

STONE WHITE

CASHMERE

PEBBLE GRAY

EVERGREEN

BRONZE

EBONY

GRILLES

GRILLES-BETWEEN-THE-GLASS (GBG)
Available in several popular lite cut options for a classic divided lite look and easy glass cleaning. Available in Stone White, Bronze, and Ebony interior and Stone White, Cashmere, Pebble Gray, Evergreen, Bronze, or Ebony exterior.*



GRILLES-BETWEEN-THE-GLASS



SIMULATED DIVIDED LITE



WOOD INTERIOR GRILLES

SIMULATED DIVIDED LITE (SDL)
Bars permanently adhered to both sides of the glass for a more authentic look. Available with or without spacer bar and in several lite cut options.

WOOD INTERIOR GRILLES (WIG)
Removable grilles. Available in bare wood or factory applied Clear Coat, Pre-finished White, or Designer Black on interior and exterior.

GLASS OPTIONS

Glass is available with Standard Dual Pane or optional Triple Pane on select products. Available with Low E1, Low E2, Low E3, and Low E3/ERS insulated glass with argon gas.* Options include glazing for sound abatement (STC/OITC), high altitudes, and California fire zones. Laminated glass is also offered in products designed specifically for hurricane zones.

DECORATIVE GLASS

OBSCURE

GLUE CHIP

RAIN

REED

NARROW REED

FROST

BRONZE TINT

GRAY TINT

GREEN TINT

SIMULATED CHECKRAIL

Simulated Checkrail is the perfect solution when aesthetics call for the beauty of a double hung, but operation, egress, or performance demand another solution.

You specify placement of the horizontal simulated checkrail bar, and the lite cut patterns above and below.

These illustrations offer a sampling of 7/8" Simulated Divided Lite (SDL) patterns that can be selected in combination with the 2 11/32" Simulated Checkrail on Casement, Awning, Glider, Direct Glaze Rectangle, Picture Windows and all Elevate doors.



HARDWARE STYLES

WINDOW HARDWARE

Windows feature classic low-profile durable hardware for clean aesthetics, safety, and security.



SASH LOCK
Double Hung, Single Hung, and Glider



FOLDING HANDLE
Casement and Awning



Elevate Casement
with White Folding Handle

DOOR HANDLES

Door handles are available in two distinct hardware styles.



CAMBRIDGE

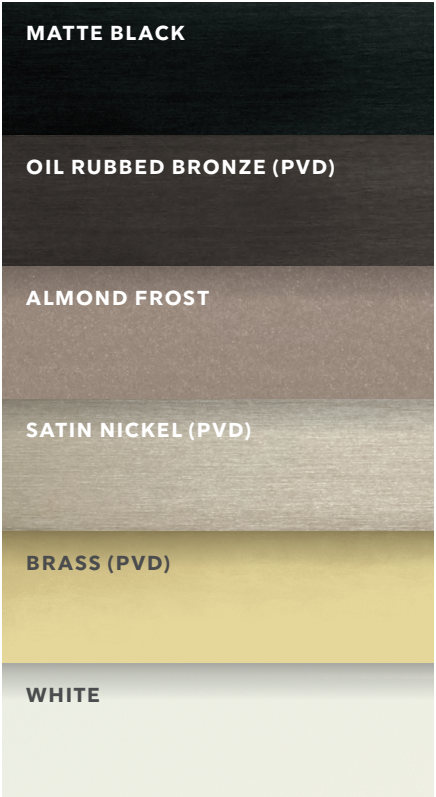


NORTHFIELD

DOOR HANDLE OPTIONS

- Available keyed-alike option (use one key on multiple locks, with up to 3 different keys on each project)
- Choose a distinct interior and exterior handle finish that matches or complements the interior and exterior color of your door

FINISHES



Choose from a variety of hardware finishes to complement your Elevate Collection windows and doors.

The Physical Vapor Deposition (PVD) process adds a layer of toughness to hardware exposed to environmental factors like direct sun and humidity. PVD finishes resist fading and discoloration, even in coastal areas. PVD has the highest grade corrosion resistant finish.

PVD finish is available on exterior door hardware in Oil Rubbed Bronze, Satin Nickel, and Brass.



Elevate Casement Narrow Frame Window with
Oil Rubbed Bronze Folding Handle and Lock Lever



Elevate Sliding French Door with Cambridge Handle in Oil Rubbed Bronze

SAFE AND SOUND

ACCESSIBILITY OPTIONS

OPENING CONTROL DEVICE

Limits opening to 4", while providing for full egress. ASTM F2090-10 compliant. Available on Casement, Double Hung, Single Hung, and Glider Windows.

SASH LIMITER

Permanently limits sash movement for safety and security.



OPENING CONTROL DEVICE



DOUBLE HUNG
OPENING CONTROL DEVICE



GLIDER
OPENING CONTROL DEVICE



AWNING
SASH LIMITER

IMPACT ZONE 3 (IZ3) PRODUCTS
FOR COASTAL LIVING

Our Elevate Impact Zone 3 (IZ3) Certified products are specifically designed for the extreme conditions and construction requirements of coastal areas. Rigorously tested by third-party agencies to meet or exceed the most stringent coastal codes, they protect against flying debris, driving rain, cyclic pressure, and extreme temperatures. The Ultrex® fiberglass finish passes AAMA 624 standards for weathering and fading resistance.



IN HARSH COASTAL CONDITIONS,
YOUR WINDOWS AND DOOR MATTER

Marvin offers windows and doors specifically designed for the coast.



Since we opened as a family-owned and -operated cedar and lumber company in 1912, Marvin has designed products to help people live better. We remain committed to bringing beauty and simplicity into people's lives with windows and doors that stand the test of time.

MARVIN.COM

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Colors shown in printed materials are simulations and may not precisely duplicate product or finish colors. Contact your local Marvin dealer to view actual product and finish color samples.