

# HISTORIC AND DESIGN REVIEW COMMISSION

November 06, 2019

**HDRC CASE NO:** 2019-614  
**ADDRESS:** 1126 E CROCKETT ST  
**LEGAL DESCRIPTION:** NCB 585 BLK 1 LOT 2  
**ZONING:** RM-4,H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** MICHAEL PEREZ/MP2 URBAN DEVELOPMENT LLC  
**OWNER:** MICHAEL PEREZ/MP2 URBAN DEVELOPMENT LLC  
**TYPE OF WORK:** Amendment to a previously approved design regarding windows  
**APPLICATION RECEIVED:** October 15, 2019  
**60-DAY REVIEW:** December 14, 2019  
**CASE MANAGER:** Stephanie Phillips  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for an amendment to a previously-approved window specification at the new construction located at 1126 E Crockett. The applicant is proposing Plygem 3710 Builder Series - Aluminum Bronze in lieu of the previously-approved use of wood or aluminum-clad wood windows.

## APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 4, Guidelines for New Construction*

### *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.

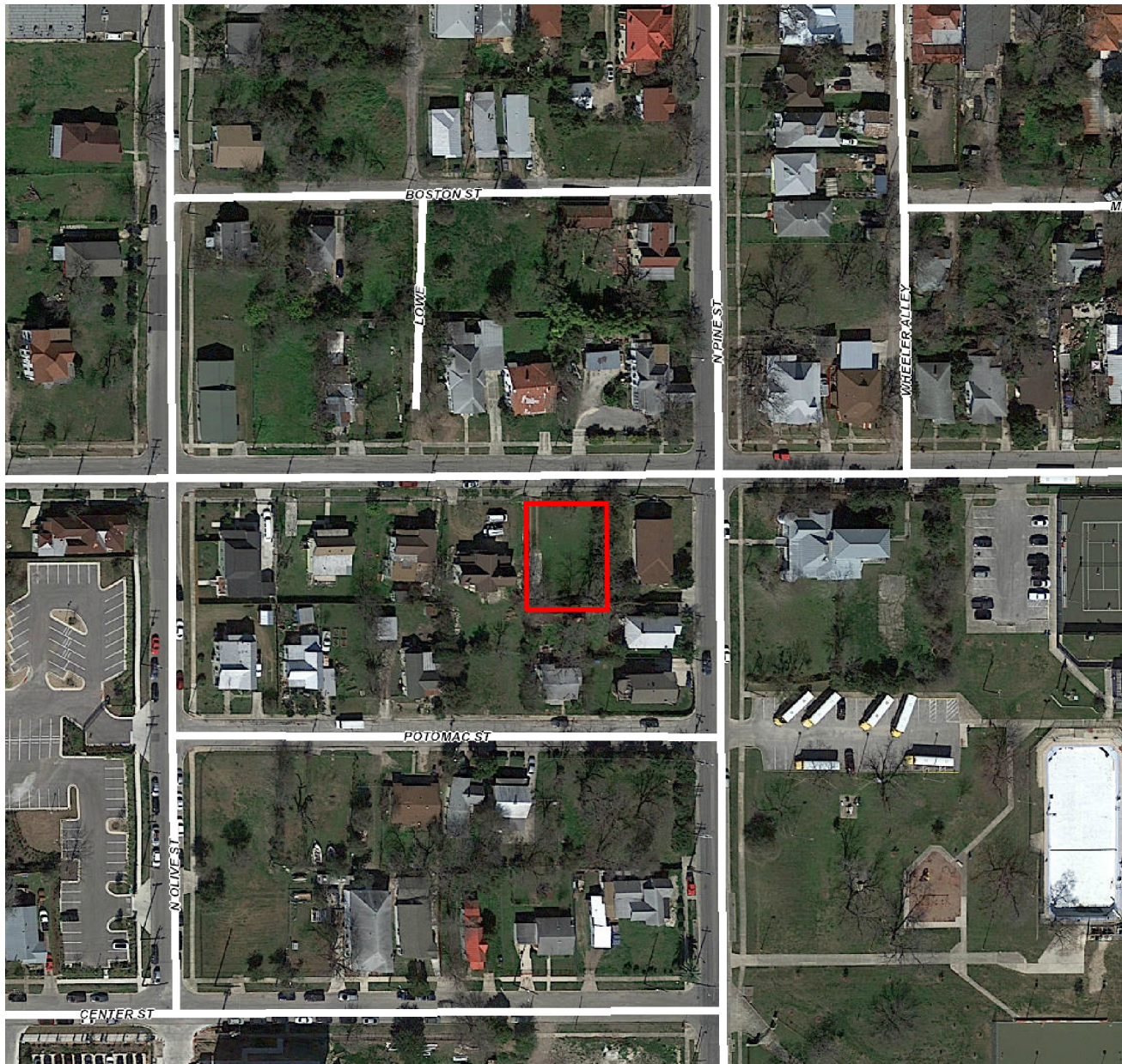
## FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to amend the previously approved design regarding window materials. The applicant has proposed to install aluminum windows in lieu of the previously approved aluminum clad wood windows. The request for new construction at 1126 E Crockett received final approval from the Historic and Design Review Commission on July 18, 2018.
- b. WINDOWS – The applicant has noted the installation of aluminum, one over one windows. The applicant has submitted application documents that the windows will feature a dark bronze color, will feature window tracks that are painted to match the window frames, will feature a one over one profile, will feature a meeting rail that is less than 1.25 inches in height and stiles that feature no more than 2.25 inches in height.
- c. INSTALLATION/WALL SECTION – The applicant has submitted a window details noting the installation of the proposed windows with lap siding, which is the material approved for the new construction. The applicant has noted the detail for the installation within a wall assembly feature siding (Detail 3 in the submitted application) features both a 2x4 and 1x4 to add thickness above the wall sheathing. Staff's specifications for windows note the following: *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 an architecturally appropriate sill detail.* Staff finds the applicant's proposed detail to add depth to the installation is atypical and that 2.25 inches in window trim is not found historically within the district.

**RECOMMENDATION:**

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

- i. That the applicant revise detail 3 to feature a reduced amount of exterior trim while maintaining a two inch installation depth from the exterior wall plane. As currently proposed, the front face of the top window sash exceeds past the siding and is only recessed due to the combination of a 2x4 and a 1x4.



## Flex Viewer

Powered by ArcGIS Server

Printed: May 22, 2018

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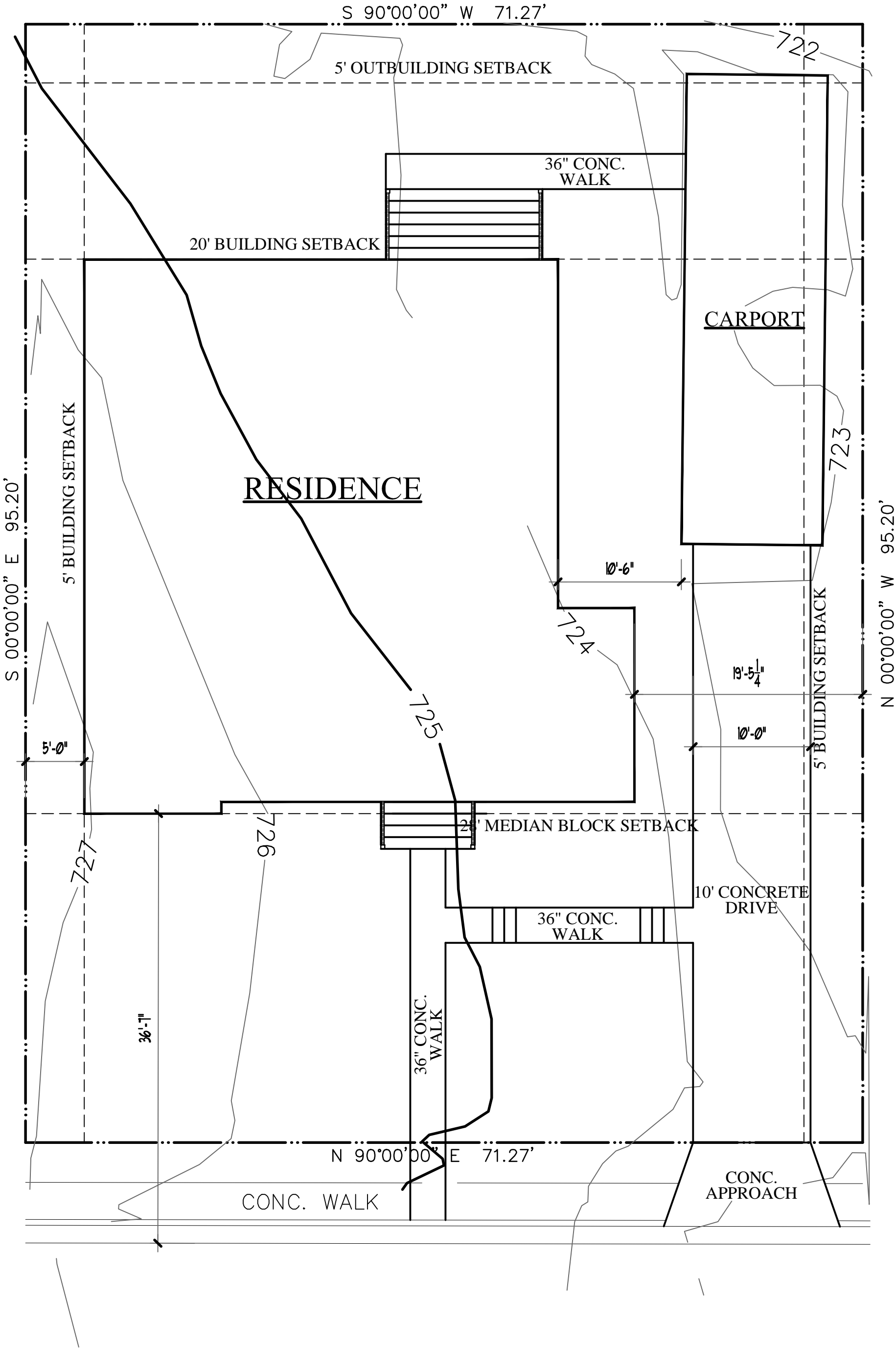






PREVIOUSLY-APPROVED NEW CONSTRUCTION DOCUMENTS

SITE PLAN  
SCALE : 1/8"=1'-0"  
LOT-2  
BLOCK-1  
N.C.B.-585  
1126 E. CROCKETT STREET



IMPERVIOUS COVERAGE		
PROPERTY		6785 SQ. FT.
MAIN STRUCTURE		2461 SQ. FT.
FLATWORK		836 SQ. FT.
COVERAGE		48.5% SQ. FT.

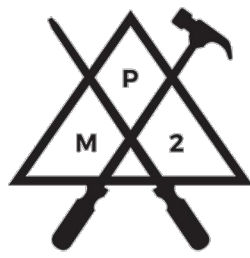
REVISIONS

MAY 29, 2018

JUNE 20, 2018

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E. CROCKETT STREET PROJECT  
1126 E. CROCKETT, LOT-2, BLOCK-1, N.C.B.-585



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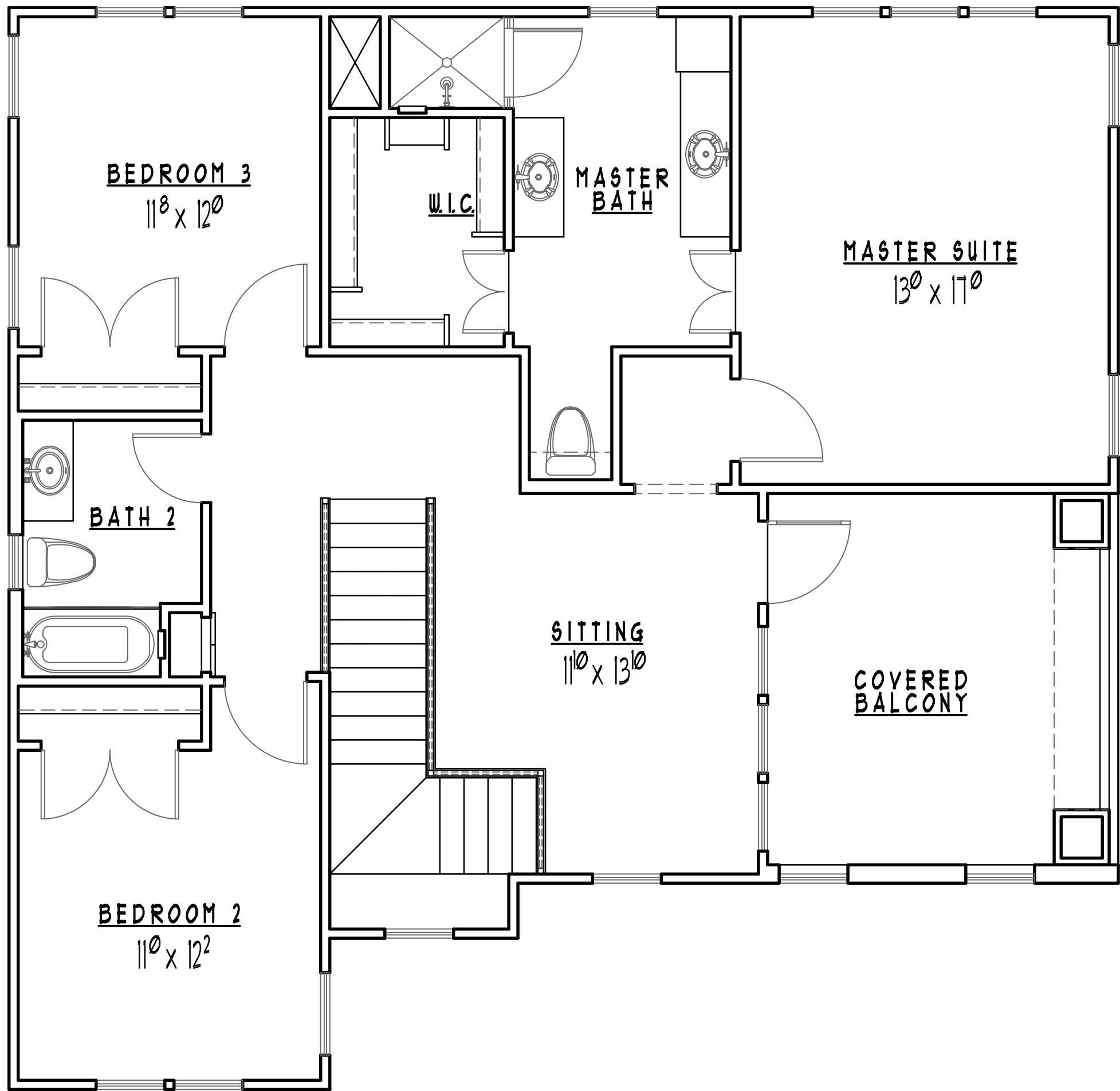
RESIDENTIAL & COMMERCIAL DESIGN & PLANNING

DATE DRAWN  
MAY 1, 2018

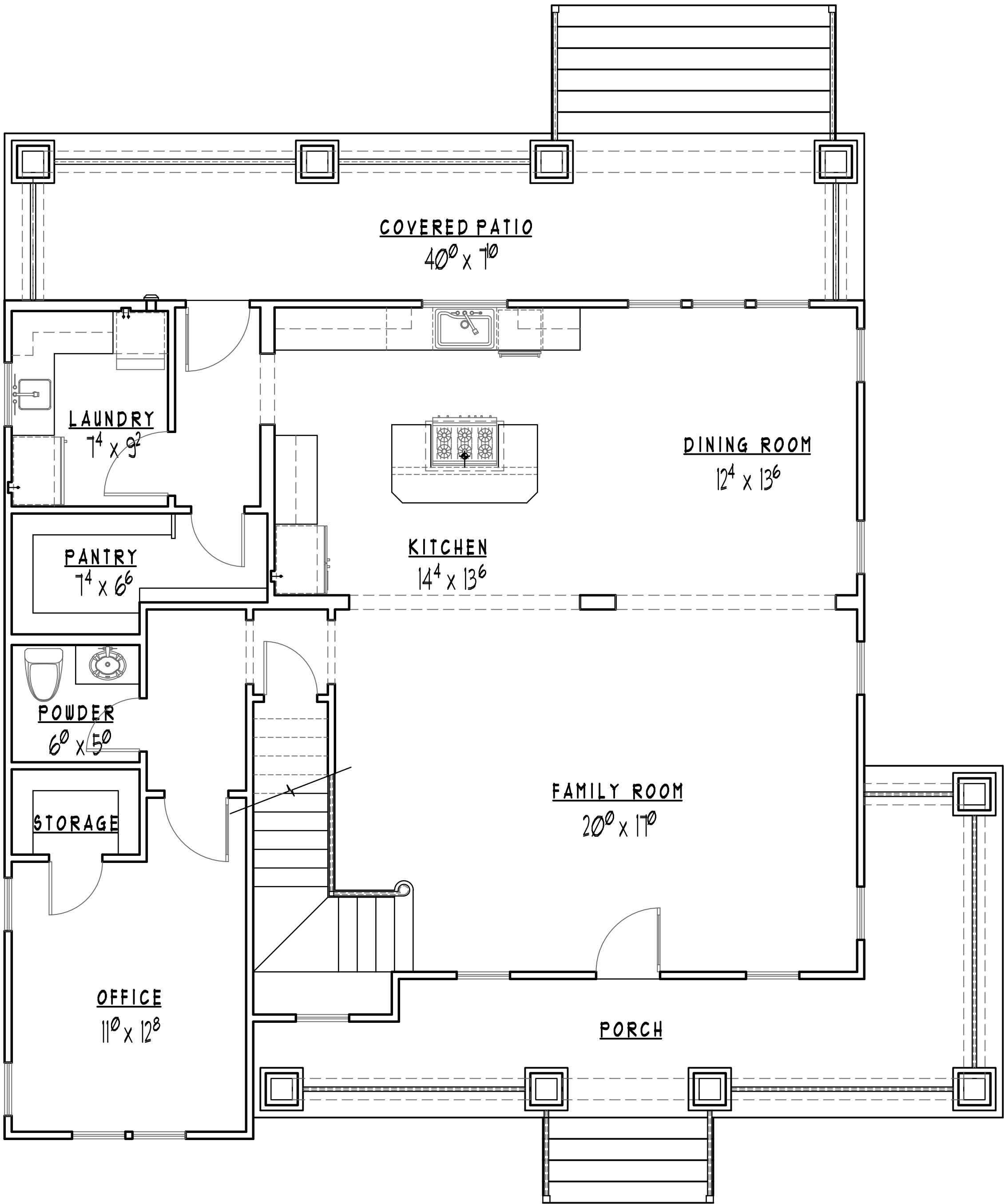
SHEET  
A-1  
1 OF 4



PREVIOUSLY-APPROVED NEW CONSTRUCTION DOCUMENTS



UPPER LEVEL FLOOR PLAN  
SCALE : 1/4"=1'-0"



LOWER LEVEL FLOOR PLAN  
SCALE : 1/4"=1'-0"

SQUARE FOOTAGE CHART		
LOWER LEVEL		1385 SQ. FT.
UPPER LEVEL		1124 SQ. FT.
TOTAL LIVING AREA		2509 SQ. FT.
CARPORT		480 SQ. FT.
PORCH		280 SQ. FT.
COVERED PATIO		316 SQ. FT.
COVERED BALCONY		181 SQ. FT.
TOTAL BUILDING AREA		3766 SQ. FT.

1126 E. CROCKETT

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E. CROCKETT STREET PROJECT

1126 E. CROCKETT, LOT-2, BLOCK-1, N.C.B.-585

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RESIDENTIAL & COMMERCIAL DESIGN & PLANNING

DATE DRAWN

MAY 1, 2018

SHEET

A-2

2 OF 4

PREVIOUSLY-APPROVED NEW CONSTRUCTION DOCUMENTS



RIGHT SIDE ELEVATION  
SCALE : 1/4"=1'-0"



LEFT SIDE ELEVATION  
SCALE : 1/4"=1'-0"



FRONT ELEVATION  
SCALE : 1/4"=1'-0"



REAR ELEVATION  
SCALE : 1/4"=1'-0"

REVISIONS

MAY 29, 2018  
JUNE 20, 2018

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E. CROCKETT STREET PROJECT  
1126 E. CROCKETT, LOT -2, BLOCK-1, N.C.B.-585



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DATE DRAWN  
MAY 1, 2018

SHEET  
A-3  
3 OF 4

1126 E. CROCKETT



Project: 1126 E. Crockett St  
Window for Consideration: Plygem 3710 Builder Series





Click here for more information:

<https://www.plygem.com/windows-doors/brands/ply-gem/windows/3700-aluminum-series/>



HDRC Requirements	
No use of white manufacturer's color	YES
One-over-One	YES
Meeting rail 1.25" or less	YES
Stiles no wider than 2.25"	YES
2" minimum depth from Front face window trim	YES
2" minimum depth from Front face window sash	YES
Window tracks to be painted to match sill	YES
Aluminum-clad	NO



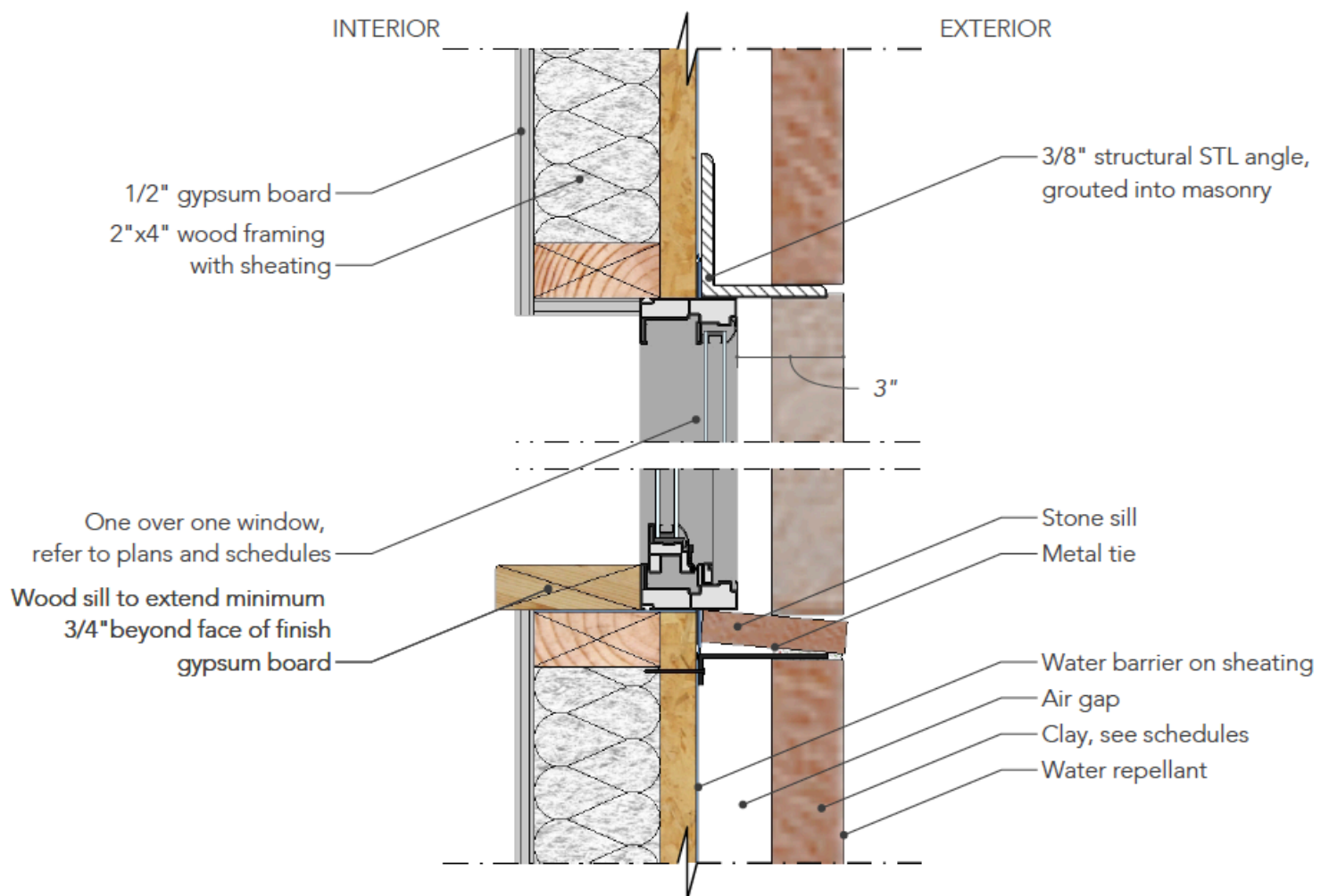


## STANDARD FEATURES

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

## SINGLE HUNG SELECTION GUIDE

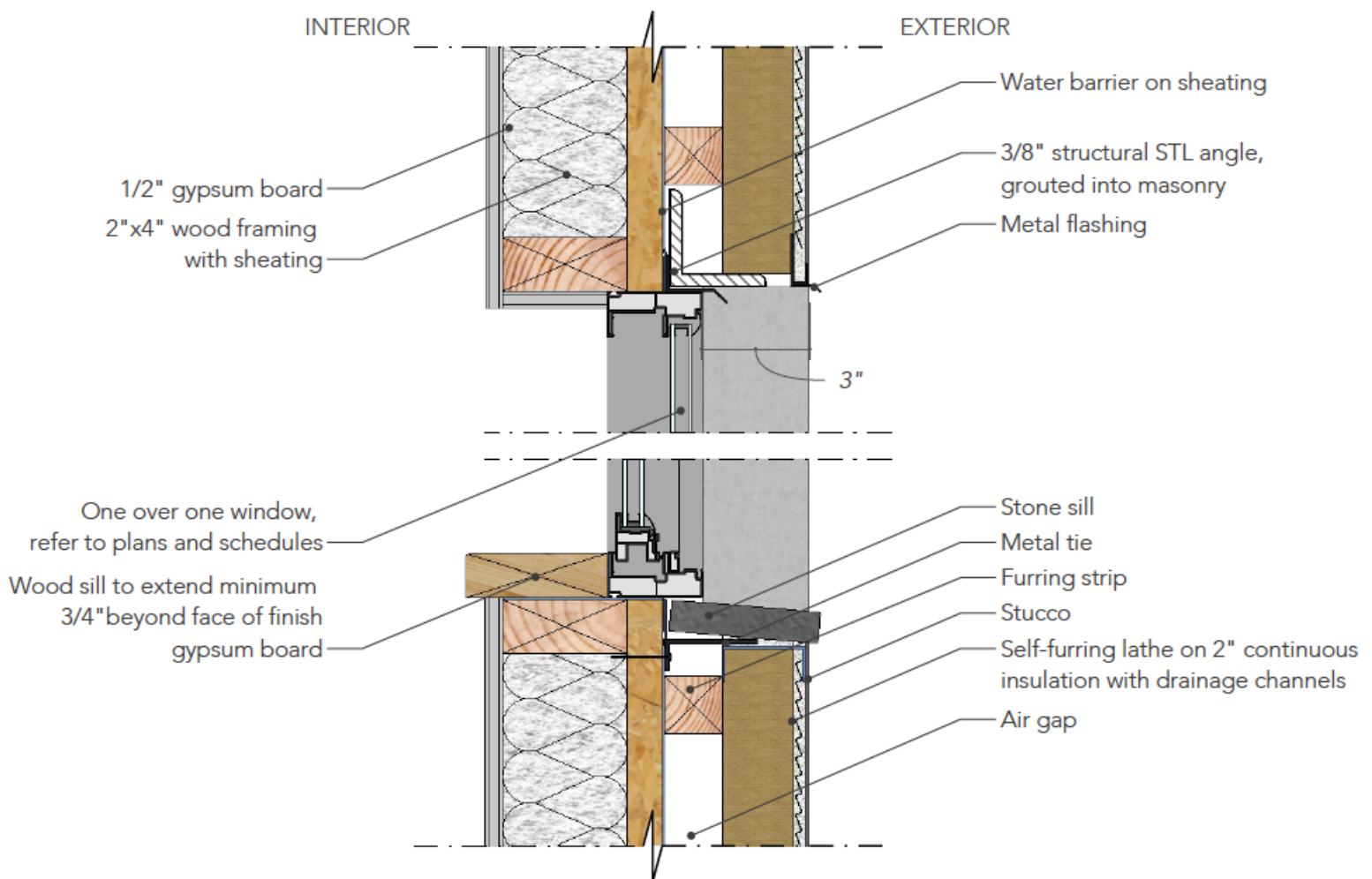
SERIES	FRAME DEPTH	NAIL FIN SETBACK	CONSTRUCTION TYPE				
			WOOD SIDING	BRICK	3 COAT STUCCO	BLOCK	EIFS
3710	2"	7/8"	●		●		
3710N	2"	1 3/8"			●		●
3710F	2 7/16"	1 3/8"	●	●	●		●



**1** TYP HEAD AND SILL, MASONRY FINISH

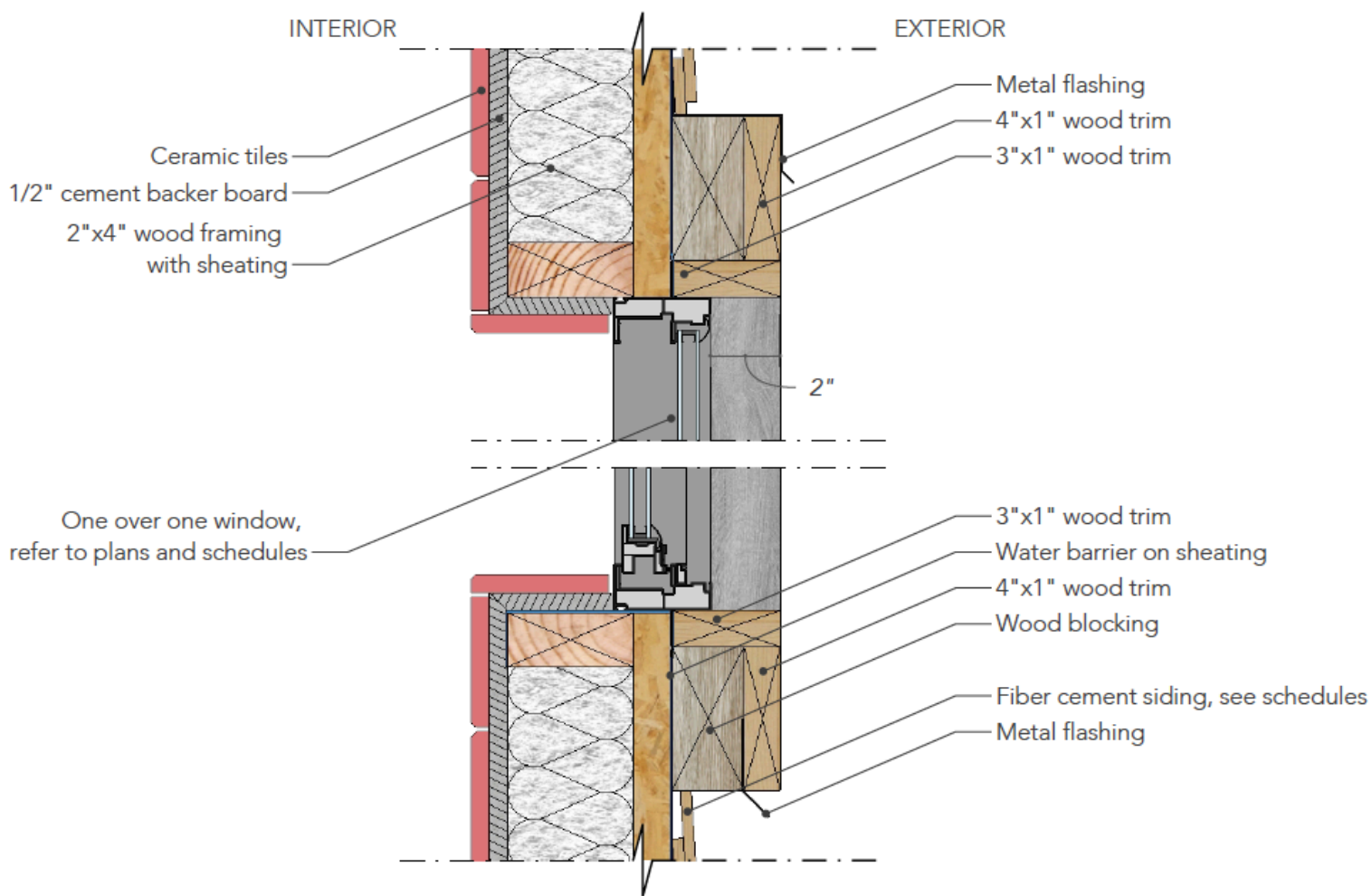
A7.00 SCALE 3" = 1'-0"





**2** TYP HEAD AND SILL, STUCCO FINISH

A7.00 SCALE 3" = 1'-0"



**3** TYP HEAD AND SILL, SIDING FINISH

A7.00 SCALE 3" = 1'-0"



River Road - 112 Lindell Pl.



Dignowity Hill - 814 N. Pine