



CITY OF PLANO COUNCIL AGENDA ITEM

| | | | | |
|---|----------------|----------------------------------|---|-------------------------|
| CITY SECRETARY'S USE ONLY | | | | |
| <input type="checkbox"/> Consent <input type="checkbox"/> Regular <input type="checkbox"/> Statutory | | | | |
| Council Meeting Date: | | February 24, 2014 | | |
| Department: | | Planning | | |
| Department Head | | Phyllis Jarrell | | |
| Agenda Coordinator (include phone #): T. Stuckey, ext. 7156 | | | | |
| CAPTION | | | | |
| Consideration of an Appeal of the Heritage Commission's Denial of a Certificate of Appropriateness to demolish the existing detached garage at 813 E. 18th Street to construct a 2,208 square foot single story building. Zoned Retail (R), Heritage Resource #20 Designation (H-20). Applicant: Bill Lisle III | | | | |
| FINANCIAL SUMMARY | | | | |
| <input checked="" type="checkbox"/> NOT APPLICABLE <input type="checkbox"/> OPERATING EXPENSE <input type="checkbox"/> REVENUE <input type="checkbox"/> CIP | | | | |
| FISCAL YEAR: | 2013-14 | Prior Year (CIP Only) | Current Year | Future Years |
| | | TOTALS | | |
| Budget | | 0 | 0 | 0 |
| Encumbered/Expended Amount | | 0 | 0 | 0 |
| This Item | | 0 | 0 | 0 |
| BALANCE | | 0 | 0 | 0 |
| FUND(S): N/A | | | | |
| COMMENTS: This item has no fiscal impact. | | | | |
| STRATEGIC PLAN GOAL: Consideration of an Appeal of the Heritage Commission's denial of a Certificate of Appropriateness relates to the City's goal of Partnering for Community Benefit. | | | | |
| SUMMARY OF ITEM | | | | |
| At its December 17, 2013 meeting, the Heritage Commission denied the Certificate of Appropriateness request, by a vote of 7-0. The Commission believed the CA application was incomplete, and was concerned that the proposed new structure had not yet received site plan approval. The Commission further agreed that based on the information provided by the applicant, they could not judge the proposed structure's compliance with heritage district design guidelines. A simple majority vote of 5 of the 8 City Council members is required for approval of the request. | | | | |
| List of Supporting Documents: Letter of Appeal from Applicant Memo to City Manager Heritage Commission Follow-up Memo Staff Report | | | Other Departments, Boards, Commissions or Agencies Heritage Commission | |

Phyllis Jarrell

From: Bill Lisle III <bill@lisleinc.com>
Sent: Friday, December 27, 2013 1:54 PM
To: Phyllis Jarrell; Lori Schwarz
Subject: 813

Hello All, I think I need to turn in a request within 10 days of my denial for CA. i would like to appeal to city council, however I am at hospital with my wife. She is in labor. Not sure when my deadline is and not sure if this email will suffice as my request to appeal. Hopefully you can print this and it will suffice as my request for appeal. Please advise either way.

Bill Lisle III

Sent from my iPhone

MEMORANDUM

Date: January 10, 2014

To: Mr. Bruce D. Glasscock, City Manager

From: Ms. Lori Schwarz, Comprehensive Planning Manager

Subject: Appeal of the Heritage Commission's denial of a Certificate of Appropriateness to demolish the existing detached garage to construct a 2208 square foot single story secondary building at 813 E. 18th Street.

At its December 17, 2013 meeting, the Heritage Commission denied the Certificate of Appropriateness (CA) request by a vote of 7-0. The project was reviewed for conformance with the city's Heritage Preservation Ordinance Section 16-116 - Demolition or Removal of Heritage Resources. Structures located within a designated heritage district requires Heritage Commission review/approval.

During the Commission's discussion of the proposed CA, there were several points raised that were considered in the final decision. These items included:

- Construction work proceeding without an approved CA or a building permit or any Planning & Zoning approvals.
- Construction work progressing regardless of three stop work orders posted by the Building Inspections Department.
- Concern that the applicant had not submitted a 150-foot hose-lay requirement variance request with the Fire Department.
- Applicant not available to address Commission's question/concerns.

The Commission stated that the proposed CA application to demolish the existing detached garage to construct a new secondary building is incomplete without an updated site plan. The Commission further agreed that based on the information provided by the applicant, the proposed structure's compliance with the existing Haggard Park Heritage Resource District Preservation Guidelines could not be determined. A simple majority vote of 5 of the 8 City Council members is required for approval of the appeal request.

cc: Mr. Frank Turner, Deputy City Manager
Ms. Phyllis Jarrell, Planning Director

DATE: December 18, 2013
TO: Applicants with Items before the Heritage Commission
FROM: Gary Graley, Chairman, Heritage Commission
SUBJECT: Results of Heritage Commission Meeting of December 17, 2013

AGENDA ITEM NO. 8 - CERTIFICATE OF APPROPRIATENESS HC-2014-06
813 E. 18TH STREET
APPLICANT: BILL LISLE III

Request for a Certificate of Appropriateness (CA) to demolish the existing detached garage to construct a 2208 square foot single story building per attached drawings and the following details:

1. Demolish the existing 850 square feet, wood framed, metal clad detached garage;
2. Construct a 24'-0" x 92'-0" single story wood framed building to include an office, storage and a bathroom;
3. The new 14'-0" tall structure will be set back 92'-4" from front (south); 4'-3" from left side (west); 61'-7" from right side (east) and 24'-4" from rear (north) property line;
4. Clad the exterior in HardiePanel batten siding with Sherwin Williams, Curio Gray (#SW 0024) paint. The exterior trim shall be painted in Sherwin Williams, Classic Light Buff (#SW 0050);
5. Install a 3:12 low pitch, unpainted Galvalume standing seam metal roof with 6" painted aluminum gutter and downspouts;
6. The two (2) windows at the front elevation and one window at the east elevation shall be 3'-0" x 5'-0" Pella EnduraClad, casement style, wood windows with 1x6 painted wood trim;
7. The doors at the front and east elevations shall be 3'-0" x 6'-8" Pella, ½ light Encompass style, oak-grain fiberglass door painted white;
8. The two (2) painted wood awnings at the front and east elevations shall be 3'-0" (overhang) x 8'-0" (wide) and installed at 8'-2.5" from the grade; and
9. The four (4) overhead doors at the east elevation shall be 16'-0" x 7'-0" steel, non-insulated, C.H.I commercial garage doors.

APPROVED: _____ **DENIED:** 7-0 **TABLED:** _____

STIPULATIONS:

The Heritage Commission denied the CA request stating that this is an incomplete CA application and does not have an updated site plan. The Commission agreed that based on the information provided, they cannot judge the proposed structure's compliance with existing guidelines.

Should you wish to appeal the Heritage Commission's decision regarding the subject request, a signed letter indicating the basis for appeal must be received by the Director of Planning no later than ten (10) days from the date of decision. The appeal will be scheduled for consideration by the City Council for the next available regular meeting. City Council may affirm, modify or reverse the decision of the Commission and may, where appropriate, remand the item to the Commission for further proceedings consistent with City Council's decision.

BM/av

xc: Bill Lisle III

<http://goo.gl/maps/9kQir>

CITY OF PLANO
HERITAGE COMMISSION

December 17, 2013

Agenda Item No. 8

Certificate of Appropriateness (HC-2014-06): 813 E. 18th Street

Applicant: Bill Lisle III

REQUEST:

Request for a Certificate of Appropriateness (CA) to demolish the existing detached garage to construct a 2208 square foot single story building per attached drawings and the following details:

1. Demolish the existing 850 square feet, wood framed, metal clad detached garage;
2. Construct a 24'-0" x 92'-0" single story wood framed building to include an office, storage and a bathroom;
3. The new 14'-0" tall structure will be set back 92'-4" from front (south); 4'-3" from left side (west); 61'-7" from right side (east) and 24'-4" from rear (north) property line;
4. Clad the exterior in HardiePanel batten siding with Sherwin Williams, Curio Gray (#SW 0024) paint. The exterior trim shall be painted in Sherwin Williams, Classic Light Buff (#SW 0050);
5. Install a 3:12 low pitch, unpainted Galvalume standing seam metal roof with 6" painted aluminum gutter and downspouts;
6. The two (2) windows at the front elevation and one window at the east elevation shall be 3'-0" x 5'-0" Pella EnduraClad, casement style, wood windows with 1x6 painted wood trim;
7. The doors at the front and east elevations shall be 3'-0" x 6'-8" Pella, ½ light Encompass style, oak-grain fiberglass door painted white;
8. The two (2) painted wood awnings at the front and east elevations shall be 3'-0" (overhang) x 8'-0" (wide) and installed at 8'-2.5" from the grade; and
9. The four (4) overhead doors at the east elevation shall be 16'-0" x 7'-0" steel, non-insulated, C.H.I commercial garage doors.

GENERAL INFORMATION:

Location: 813 E. 18th Street (between H Avenue and G Avenue)

Zoning: Retail (R); Heritage Resource #20 Designation (H-20)

Resource Type: Haggard Park Heritage Resource District

BACKGROUND:

| | |
|--------------------------------------|-----------------------------|
| Building: | Residential |
| Original Architectural Style: | Minimal Traditional |
| Date of Construction: | Circa 1940 |
| Historic Use: | Residential - Single Family |
| Current Use: | Residence/Office |

STAFF FINDINGS AND ANALYSIS:

The applicant has submitted a new Certificate of Appropriateness (CA) request seeking approval to demolish the existing detached garage to construct a 2208 square foot single story building to include an office, storage space and a bathroom. The proposed building shall be for “service contractor use with no outdoor storage yard” (see Attachments 1 through 4).

The proposed building is under construction without an approved CA. No building permits or Planning & Zoning approvals have been issued to date. Currently, the rear portion of the proposed structure is being built as an extension to the existing detached garage. The applicant has informed staff that he intends to finish this portion of the building first before demolishing the existing garage and constructing the remaining front portion of the proposed building.

The applicant is concurrently working with the City’s Development Review Division as well as the Building Inspections, Engineering and Fire departments to make sure the proposed structure meets the required Zoning Ordinance and other related building codes. However, Planning’s Development Review Division has confirmed that the proposed structure meets the minimum setback and height requirements.

The exterior of the proposed 24’-0” x 92’-0” single story wood framed structure shall consist of HardiePanel batten siding; three (3) 3’-0” x 5’-0” Pella EnduraClad, casement style wood windows; two (2) 3’-0” x 6’-8” Pella, ½ light Encompass style, fiberglass doors; four (4) 16’-0” x 7’-0” steel, non-insulated, C.H.I commercial garage doors; and two (2) 3’-0” (overhang) x 8’-0” (wide) wood awnings. The new gable roof shall be a simple 3:12 pitch, unpainted Galvalume standing seam metal roof with 6” painted aluminum gutter and downspouts. The exterior siding shall be painted in Sherwin Williams, “Curio Gray” (#SW 0024) and trim shall be painted in Sherwin Williams, Classic Light Buff (#SW 0050). The requested 14’-0” tall structure shall have the following setbacks: 92’-4” from front (south); 4’-3” from left side (west); 61’-7” from right side (east) and 24’-4” from rear (north) property line (see Attachments 3 and 4).

See the attachments for the applicable criteria used in this analysis.

Staff’s review of Sanborn maps and previous city aerial photographs reveals that the original detached accessory structure no longer exists on this historic site. The existing detached garage appears to be newer construction. With the evidence of metal siding and aluminum windows, the building may have undergone alterations since it was built circa 1979 (see Attachment 1 and 2). Therefore, staff believes the existing garage does not appear to be part of the original historic house site and does not contribute to the historic character of the property. The removal of the structure would not adversely impact the historic site.

Per Section 16-116 of the city's Heritage Preservation Ordinance, demolition or removal of heritage resources, or structures located within a designated heritage district requires Heritage Commission review/approval. The applicant provided information that meets the demolition application requirement per Section 16-116(C)(1)(a) (see Attachment 5)

Based on the above demolition related research and findings, Staff believes that the proposed new construction is appropriate for the following reasons:

1. The proposed building size, massing, materials, fenestrations and architectural details are compatible with the existing historic structure and the district;
2. While the requested building area seems large in comparison to the existing primary historic structure, the proposed setback of 92'-4" from the front (south) property line and the linear shape of the new building minimizes the overall scale of the structure.
3. The proposed low pitch standing seam metal gable roof meets section 6.2 of the Haggard Park Heritage Resource District Guidelines for Roofs;
4. The overall height of the proposed building is lower than the height of the primary historic structure and other buildings in the district; and
5. The requested structure meets the minimum setback requirement from the Zoning Ordinance.

For these reasons, the proposed new building meets Sections 9.4, 9.5, 9.6, 9.7, and 9.9 of the Haggard Park Heritage Resource District Guidelines for Additions, Renovations and Outbuildings. Additionally, the paint colors, massing, materials, roof form, fenestration, and general appearance of the building is compatible with the existing historic house and site. Staff believes the request would not have an adverse impact on the character of the site nor the heritage district.

STAFF RECOMMENDATION:

Staff recommends approval of the requested item per submitted documentation provided it meets the following conditions:

1. Fire Department approval of a variance to the 150-foot hose-lay requirement;
2. Planning & Zoning Commission and Planning Department approval of required development plans for the proposed 24'-0" x 92'-0" building;
3. Issuance of any necessary permits from the Building Inspections, Engineering, Public Works and Environmental Health Departments are required prior to construction of the new building; and
4. The applicant shall be allowed to work with staff to resolve any issues that may arise during the permit review and the new construction project.

ATTACHMENTS:

- 1: Sanborn Maps and Aerial Photographs
2. Existing Garage Photos
- 3: Architectural drawings: Floor plans and elevations
- 4: Proposed Door/Window Specifications
- 5: Heritage Preservation Ordinance Section 16-116(C)(1)(a)

APPLICABLE REVIEW CRITERIA:

Haggard Park Heritage District Guidelines

| No. | Guideline Statement |
|--|--|
| Roofs | |
| 6.2 | The following roofing materials are allowed: composition shingles, wood and synthetic wood shingles, and standing seam metal. Built-up, metal corrugated, single-ply membrane, clay tile, and synthetic clay tile roofs are not permitted. |
| Additions, Renovations and Outbuildings | |
| 9.4 | The color, details, form, materials, and general appearance of new construction, renovations and additions must be compatible with the existing historic structures. |
| 9.5 | New construction and additions must have appropriate color, detailing, fenestration, massing, materials, roof form, shape, and solids-to-voids ratios that are typical of the historic structure. |
| 9.6 | The height of new construction and additions must not exceed the height of similar historic structures in the district. |
| 9.7 | Aluminum siding, stucco, and vinyl cladding are not permitted on additions. Aluminum siding, vinyl cladding, "hardi-plank", wood and brick (where appropriate) are allowed on new outbuildings when in compliance with the Uniform Code for Building Conservation. |
| 9.9 | The setback of new construction and additions must conform to the setback of adjacent historic structures. |
| 9.10 | New Construction and additions must be designed so that connections between new construction or additions and the historic structure are clearly discernible. as suggested by the Secretary of the Interior in Preservation Brief No. 14 (on file at the Plano Municipal Center). A clear definition of the transition between new construction or additions and the historic structure must be established and maintained. Historic details in the coping and eaves of the historic structure must be preserved and maintained at the point where the historic structure abuts new construction or additions. |

19TH STREET

Area of Request

18TH STREET



Source: City of Plano, Planning Dept.
Date: December, 2013

813 18th Street

Attachment 1 - San Borne & Aerial Maps



Aerial from 1956 shows historic detached garage located closer to the 18th Street



Aerial from 1972 showing historic garage



Aerial from 1979 showing historic garage and some structure behind it

Attachment 1 - San Borne & Aerial Maps (Continued)



Aerial from 1995 shows the old historic detached garage and the existing garage structure behind it



Aerial from 1997 shows the historic garage demolished and the existing garage structure



Aerial from 2003 shows the present detached garage structure

ATTACHMENT 2



ATTACHMENT 2
(CONTINUED)



ATTACHMENT 2
(CONTINUED)





ATTACHMENT 2 (CONTINUED)

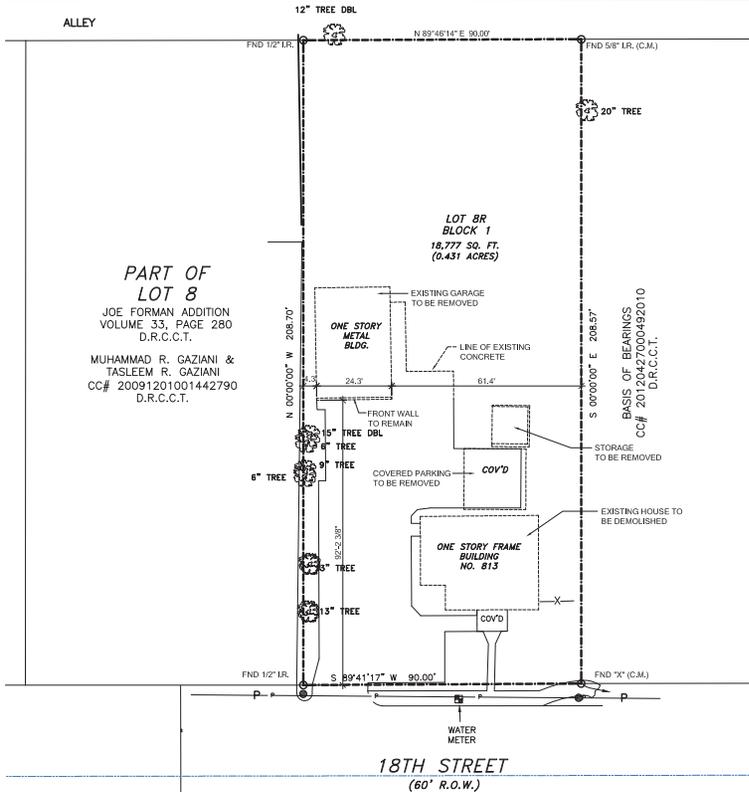
LOT 4
BLOCK C

LOT 3
OLLIE MATHEWS ADDITION
VOLUME 2, PAGE 17
M.R.C.C.T.

LOT 4
BLOCK C

LOT 3
OLLIE MATHEWS ADDITION
VOLUME 2, PAGE 17
M.R.C.C.T.

LOT 1
BLOC

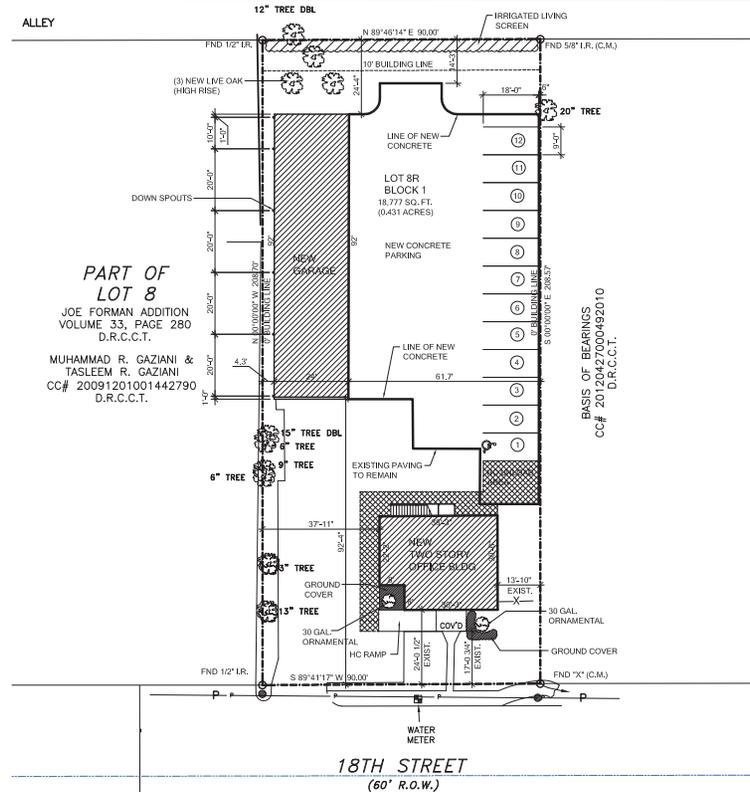


PART OF
LOT 8
JOE FORMAN ADDITION
VOLUME 33, PAGE 280
D.R.C.C.T.
MUHAMMAD R. GAZIANI &
TASLEEM R. GAZIANI
CC# 20091201001442790
D.R.C.C.T.

LOT 8
BLOCK 1
18,777 SQ. FT.
(0.431 ACRES)

BASIS OF BEARINGS
CC# 20120427000492010
D.R.C.C.T.

1 DEMOLITION SITE PLAN
SCALE: 1" = 20'-0"



PART OF
LOT 8
JOE FORMAN ADDITION
VOLUME 33, PAGE 280
D.R.C.C.T.
MUHAMMAD R. GAZIANI &
TASLEEM R. GAZIANI
CC# 20091201001442790
D.R.C.C.T.

LOT 8
BLOCK 1
18,777 SQ. FT.
(0.431 ACRES)

BASIS OF BEARINGS
CC# 20120427000492010
D.R.C.C.T.

1 PROPOSED SITE PLAN
SCALE: 1" = 20'-0"

OCTOBER, 2013 1813 18TH STREET SCALE: 1" = 20'

OWNER:
SMITH-LISLE HOLDINGS, LTD.
1414 E. 14TH STREET
PLANO, TEXAS 75074
CONTACT: BILL LISLE

SURVEYOR:
GLOBAL LAND SURVEYING, INC.
2030 AVENUE G, SUITE 1104
PLANO, TEXAS 75074
PHONE: (972)881-1700
CONTACT: JASON L. MORGAN



Attachment 3 - Architectural drawings

| |
|-----------------------------|
| Revisions: |
| |
| |
| |
| |
| Project No. 813 18th STREET |
| Sheet 1 of 3 |
| Sheet Number: |
| A1 |
| Drawn By: A.P. |
| Date: 11-5-2013 |

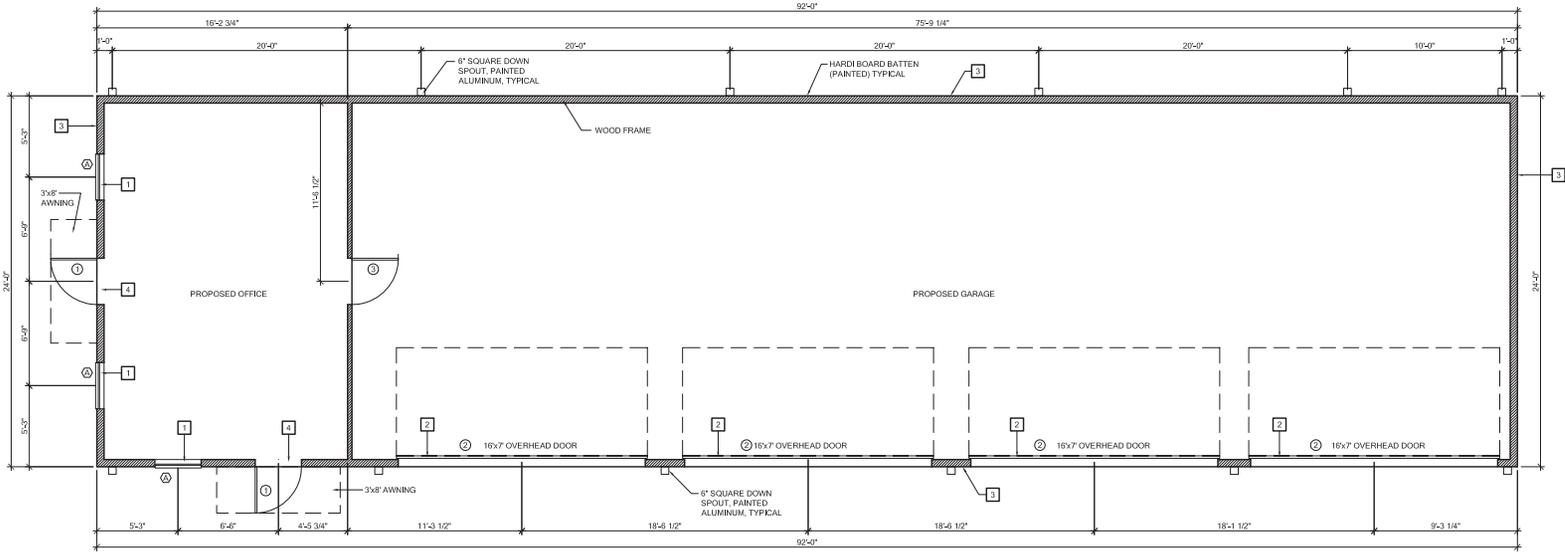
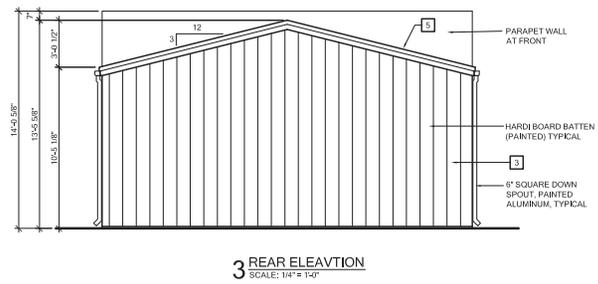
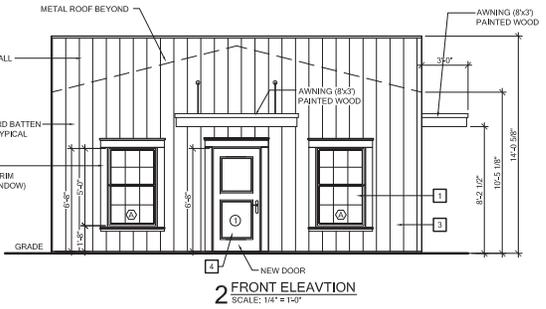
SHEETS PRINTED ON 11x17 PAPER ARE HALF SIZE

DOOR SCHEDULE

| LABEL | SIZE | QTY. | SWING | HARDWARE | COMMENTS |
|-------|--------------|------|-------|----------------|----------------------------|
| 1 | 3'-0"X5'-8" | 2 | R | ENTRY LOCK SET | ENTRY DOOR WITH CLOSER |
| 2 | 16'-0"X7'-4" | 4 | | OPENER | OVERHEAD GARAGE DOOR |
| 3 | 3'-0"X8'-8" | 1 | L | ENTRY LOCK SET | DOOR TO GARAGE WITH CLOSER |

WINDOW SCHEDULE

| LABEL | SIZE | QTY. | STYLE | TYPE | U-VALUE | SHGC | COMMENTS |
|-------|-------------|------|----------|-----------|---------|------|-----------------------|
| A | 3'-0"X5'-4" | 3 | CASEMENT | WOOD CLAD | | | 6 OVER 6 DIVIDED LITE |



SPECIFICATIONS

| | |
|---|--|
| 1 | House and Garage window spec: Manufacturer: Pella Style: Architect Series 850 - Pella EnduraClad Wood Window Casement Finish: Unfinished Douglas Fir primed for paint Grille pattern: Traditional Grille Profile: Integral Light Technology Grilles Hardware Finish: Oil Rubbed Bronze |
| 2 | Garage door spec: C.H.I. - commercial garage door Style: Non-insulated Ribbed Steel Pan Gauge: "3240"; 24 gauge Finish: unfinished metal (not painted) |
| 3 | Exterior Paint Colors: Field color: Sherwin Williams, Historical Colors, "Curlk Gray" SW 0024 Trim color (doors, window trim, etc): Sherwin Williams, Historical Colors, "Classic Light Buff" SW 0050 |
| 4 | House and Garage Door spec: Manufacturer: Pella Style: 1/2 Light Entry Door; Encompass by Pella series Panel Material: Oak-grain Fiberglass Color: White-paint to match trim color of garage/house Glass Insert: Clear, non-decorative Hardware Finish: Oil Rubbed Bronze |
| 5 | Roof Spec: Manufacturer: Calvalume Style: Sheet steel product (55% AZn coated sheet steel product) Color: unpainted |

These plans are intended to provide the best possible information necessary to substantially complete the structure. These plans must be verified and checked by the builder or the person in charge of the construction of the structure. The contractor shall be responsible for obtaining all permits and for the accuracy of the construction. The contractor shall be responsible for the accuracy of the construction. The contractor shall be responsible for the accuracy of the construction.

REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| | | |
| | | |
| | | |

ATTACHMENT 4

Encompass by Pella® Entry Door Systems

In-Swing Wood Frame

Detailed Product Descriptions

Frame

- Primed pine frame with elevated jamb design that guards against moisture.
- Solid extruded aluminum sill is [Mill finish anodized] [Brass finish anodized] [Bronze finish anodized] with adjustable threshold.
- Factory-applied wood brickmould available.

Door Panels (Fiberglass units)

- Fiberglass exterior and interior skins with CFC-free foam insulating core.
- Square-edged top and bottom rails. Bull nosed composite lock stile and finger jointed hinge side stile.
- 22-1/2" solid wood lock block reinforces latch and deadbolt installations [oak] [mahogany]. 12-1/2" solid wood lock block reinforces latch and deadbolt installations [Smooth]
- Panel thickness is 1-11/16" (43 mm).
- Fiberglass grain [Mahogany] [Oak] [Smooth].
- Interior and exterior surfaces are [unfinished] [factory applied [stain finish¹] [paint finish¹]].²
- 20-minute fire panels are Warnock-Hersey labeled³.

Door Panels (Steel units)

- 24-gauge galvanized steel skins on exterior and interior with CFC-free foam insulating core.
- Composite top rail, bottom rail and stiles.
- 12-1/2" solid wood lock block reinforces latch and deadbolt installations
- Panel thickness is 1-11/16" (43 mm).
- Interior and exterior surfaces are [factory primed] [factory applied paint finish¹].
- 20-minute fire panels are Warnock-Hersey labeled.

Weatherstripping

- Compression type foam filled weatherstrip at head and jambs.
- Dual durometer extruded polymer with bulb at bottom rail of door panel will contact threshold and include drip.

Glazing System

- Quality float glass complying with ASTM C 1036.
- All glazing meets ANSI Z97.1 and U.S.C.P.S.C. Standard 16 CRF 1201.
- Glazing rims are expanded polypropylene.
 - Dual-seal insulating glass assemblies consisting of tempered: [multi-layer Low-E coated⁴] [clear], or decorative glass designs of [Madeira] [Isabella] [Sheffield] [Artesian] [Rosetta] shall be installed into high performance glazing.

Exterior Finish

- Heads and jambs are factory primed.

Hardware and Hardware Prep

- Hinges are [three (3) per door panel on 6' 8" units] [four (4) per door panel on 8' 0" units].
- Hinge finish is [Brasstone Zinc Dichromate] [Satin Nickel] [Black].
- Each door panel is factory-prepped for [2-1/8" (54 mm) latch bore] [factory-prepped for 2-1/8" (54 mm) latch bore and 2-1/8" deadbolt, 5-1/2" (140 mm) on center]. Backset is [2-3/8" (60 mm)] [2-3/4" (70 mm)].
- All operable units are available with left- or right-hand hinging.

Optional Products

Grilles

- Fixed grilles
 - 7/8" profile fixed grilles are integrated into the polypropylene glazing frames.
 - Surfaces are [unfinished, ready for site finishing].

– or –
- Grilles-Between-the-Glass
 - Insulating glass contains 3/4" contoured aluminum grilles permanently installed between two panes of glass.
 - Grille pattern is three lights wide Traditional.
 - Grilles are White interior / White exterior.

– or –
- Blinds-Between-the-Glass
 - White aluminum blinds sealed between dual-pane clear insulating glass.
 - Cordless raise, lower and tilt operation.

ATTACHMENT 4 (CONTINUED)

Pella Architect Series® Hung

Rectangular and Arch Head Units, LX Double-, Single- and Simulated-Hung

Wood Exterior

Detailed Product Descriptions

Frame

- Select softwood, water-repellent, preservative-treated with EnduraGuard® triple wood protection in accordance with WDMA I.S.-4. EnduraGuard triple protection formula includes water-repellency, three active fungicides and an insecticide applied to the frame.
- Interior exposed surfaces are [pine] [mahogany] (standard rectangular windows only). Any curved member may have visible finger-jointed surfaces.
- Exterior surfaces are [pine] [mahogany].
- Overall frame depth is 4-3/8" (111 mm) for a wall depth of 4-3/16" (106 mm).
- Jamb liner is wood insert.
- Optional factory applied jamb extensions available for 4-9/16" (116 mm) and 7-3/16" (183 mm) wall depths, with Pella's standard wood exterior trim.

Sash

- Select softwood, water-repellent, preservative-treated with EnduraGuard triple wood protection in accordance with WDMA I.S.-4. EnduraGuard triple protection formula includes water-repellency, three active fungicides and an insecticide applied to the sash.
- Interior exposed surfaces are [pine] [mahogany] (standard rectangular windows only). Any curved member may have visible finger-jointed surfaces.
- Exterior surfaces are [pine] [mahogany].
- Corners [mortised and tenoned on rectangular units] [mitered on arch head units], glued and secured with metal fasteners.
- Sash thickness is 1-7/8" (47 mm).
- [Double-Hung: Upper sash has surface-mounted wash locks] [Single-Hung: Fixed upper sash has surface-mounted wash locks] [Arch Head units have no wash locks].
- Lower sash has concealed wash locks in lower check rail.
- Simulated-Hung units have non-operable upper and lower sashes.

Weatherstripping

- Water-stop santoprene-wrapped foam at head and sill.
- Thermoplastic elastomer bulb with slip coating set into lower sash for tight contact at check rail.
- Vinyl-wrapped foam inserted into jamb liner components to seal against sides of sash.

Glazing System

- Quality float glass complying with ASTM C 1036.
- Silicone-glazed 1 1/16" dual-seal insulating glass [clear] [Advanced Low-E coated with argon] [NaturalSun Low-E coated with argon] [SunDefense™ [dual] Low-E with argon] [[bronze] [gray] [green] Advanced Low-E coated with argon].
- Custom and high altitude glazing available.

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] [factory prefinished [White] [Linen White] [Bright White] [stain,]].

Hardware

- Galvanized block-and-tackle balances are connected to self-locking balance shoes which are connected to the sashes using zinc die cast terminals and concealed within the frame.
- Sash lock is [standard] [spoon-shaped]. Two sash locks on units with frame width 37" and greater.
 - Finish is [baked enamel [Champagne] [White] [Brown]] [Bright Brass] [Satin Nickel] [Oil-Rubbed Bronze].
- Optional sash lift furnished for field installation. Two lifts on units with frame width 37" and greater.
 - Finish is [baked enamel [Champagne] [White] [Brown]] [Bright Brass] [Satin Nickel] [Oil-Rubbed Bronze].
- [Simulated-Hung: Single-piece lock ties upper and lower sash together. When removed lower sash becomes operable.]
- Optional factory applied limited opening device available for rectangular and arch head vent units in stainless steel; nominal 3-3/4" opening. Limiting device concealed from view.

Optional Products

Grilles

ATTACHMENT 4 (CONTINUED)

- **Integral Light Technology® grilles**
 - Grilles are solid [7/8"] [1-1/4"] [2"] regular profile [pine] [mahogany].
 - Patterns are [Traditional] [Prairie] [Top Row] [New England] [Victorian].
 - Exterior surfaces are pine, water repellent, preservative-treated in accordance with WDMA I.S.-4, and are factory primed.
 - Interior surfaces are [unfinished, ready for site finishing] [factory primed] [pine: factory prefinished [White] [Linen White] [Bright White] [stain 1]].
 - Insulating glass contains foam grid between two panes of glass. Foam grid is adhered to the glass.
 - Grilles are adhered to both sides of the insulating glass with VHB acrylic adhesive tape and aligned with the foam grid.

– or –

- **Grilles-Between-the-Glass 2**
 - Insulating glass contains 3/4" contoured aluminum grilles permanently installed between two panes of glass.
 - Patterns are [Traditional] [Prairie] [Cross] [Top Row]
 - Interior color is [White] [Tan 2] [Brown 2] [Ivory] [Brickstone] [Harvest] [Cordovan].
 - Exterior color 5 is [White] [Tan] [Brown] [feature 3].

– or –

- **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 [White] [Linen White] [Bright White] [stain 1]].
 - Exterior [unfinished, ready for site finishing] [factory primed] [factory prefinished, finish color matched to exterior cladding 5].

Screens (for Double- and Single-Hung)

- **InView™ Screens**
 - [Half-Size] [Full-Size 4] black vinyl-coated 18/18 mesh fiberglass screen cloth complying with 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 [baked enamel, White] [feature 3].

– or –

- **Vivid View® Screens**
 - [Half-Size] [Full-Size 4] 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 [baked enamel, White] [feature 3].
 - Arch head units have half-size screen only.

- (1) Contact your local Pella sales representative for current color options.
- (2) Available in clear or Low-E insulating glass only. White exterior grille color is the only option for clear insulating glass.
- (3) Tan and Brown Interior GBG colors are available in single-tone (Brown/Brown or Tan/Tan). Other interior colors are also available with Tan or Brown exterior.
- (4) Full screens are available on units ≤ 96" height.
- (5) Appearance of exterior grille color will vary depending on Low-E coating on glass.

doubt that a repair is a minor in-kind repair, the Heritage Preservation Officer should be consulted.

Sec. 16-116. Demolition or removal of heritage resources.

- (A) Purpose. Demolition or removal of any heritage property, pre-designated heritage resource, designated heritage resource, or structure located within a designated heritage district constitutes an irreplaceable loss affecting the quality of life and character of the city. Therefore, a demolition or removal of heritage property shall be allowed only in limited situations.
- (B) Procedure. An owner seeking demolition or removal of a structure shall submit a complete application to the Chief Building Official. The Building Official shall immediately forward the application to the Heritage Preservation Officer (HPO). The HPO shall forward a completed application to the Heritage Preservation Commission.
- (C) Application. An application for demolition of any structure located within a designated heritage district must be signed and sworn to by all the owners of the property or their duly authorized representatives. Applicants for demolition or removal of individually designated resources shall state one of the following reasons for removal or demolition, and shall provide the corresponding documentation to substantiate the request for removal or demolition. If the applicant seeks to demolish or remove a structure for more than one reason, he/she shall provide all documentation required for each reason. Applicants for demolition or removal of a heritage resource property other than an individually designated resource shall solely be required to provide the documentation listed in 16-116(C) (1)(a).

If the information requested is not available or cannot be provided, the applicant must state the item that is unavailable and provide an explanation regarding its absence from the application.

- (1) Replacing an existing structure with another structure.

An application for demolition or removal for the purpose of replacing the existing structure with another structure and all other Heritage resource property application for demolition or removal for any purpose shall include the documentation listed below.

- a. Records depicting the original construction of the existing structure, including drawings, pictures, or written descriptions.
- b. Records depicting the current condition of the existing structure, including drawings, photographs, or written descriptions.
- c. Estimated cost of restoration and/or repair.