PHAP11-00032

Date:	***October 24, 2011***
Application Type:	Certificate of Appropriateness
Property Owner:	The Broker Co.
Representative:	Elma Carreto
Legal Description:	Being Lot 6 Mills 54 Ft On Oregon X 120 Ft On Sheldon NEC, City of El Paso, El Paso County, Texas.
Historic District:	Downtown
Location:	109 N. Oregon
Representative District:	#8
Existing Zoning:	C-5/H (Commercial/Historic)
Year Built:	1920
Historic Status:	Contributing
Request:	Certificate of appropriateness for the replacement of the windows.
Application Filed:	9/14/2011
45 Day Expiration:	10/29/2011

ITEM #1

GENERAL INFORMATION:
The applicant seeks approval for:

The replacement of the windows.

STAFF RECOMMENDATION:

The Historic Preservation Office recommends APPROVAL, with modifications, of the proposed scope of work based on the following recommendations:

The Downtown Historic District Design Guidelines recommend the following*:*

- Windows beyond repair should be replaced to maintain the appearance of the original window.
- Replacement windows should match the same size of the original.
- Window glass should be clear.
- Original window sills and lintels are important window elements. Each should be maintained.

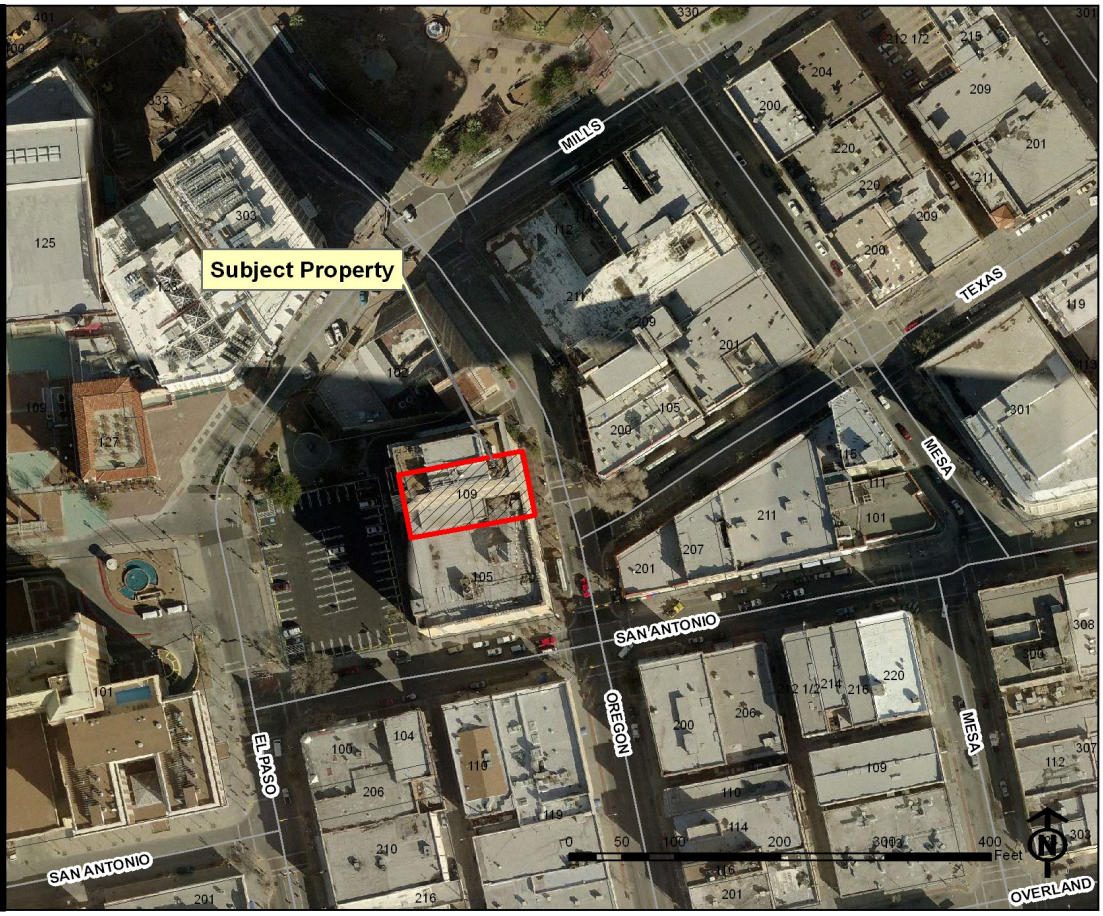
The Secretary of the Interior's Standards for Rehabilitation recommend the following*:*

- The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features that characterize a property will be avoided.
- Distinctive materials, features, finishes, and construction techniques that characterize a property will be preserved.
- Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials.

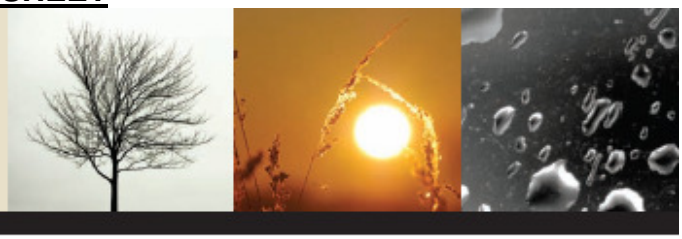
The modifications are that the proposed windows be replaced with windows that more closely resemble the original windows in terms of profiles, details, and finish.

AERIAL MAP

PHAP11-00032



CUT SHEET



ALUMINUM

100 & 175 Series

ALUMINUM 100 & 175 Series

The 100 and 175 Aluminum windows are mainly a new construction window with standard sizes. However, either can be ordered exact size with or without nail fin for additional charge. The 100 single hung has a spiral balance and is non tilt. The 175 has a removable, tilt bottom sash with block & tackle balance system. Call out is actual size, ie. 2030 measures 24X36, suggested rough opening is ½" over window size.

Features

- White, Bronze and Sandstone colors (mill finish available for series 100 only).
- Aluminum is tremendously strong and stable. It will not swell, shrink, split, crack or check over the years. It is very durable and can't rust.
- All 4 frame corners and meeting rail connections are sealed with Polyseamseal to keep the weather out and reduce air infiltration.
- Sash members are interlocked for additional strength at corners and locking rail.
- Two positive sash locks reduce air infiltration (should remain locked when installing).
- Weatherstripping: Sash perimeter is weatherstripped with wool pile and/or soft vinyl for quiet, smooth operation to resist weather penetration.
- 5/8" insulated glass with warm edge glass spacer.
- Sloped sill for easy water run off. Corners sealed with Polyseamseal.
- Quality certified in accordance with AAMA specifications.

Note: All picture windows, shapes and one-frame glass larger than 30 square feet will come with Tempered Glass as standard for safety reasons. All additional charges for Tempered Glass will automatically be applied.

100 Non-tilt

175 Tilt & Take Out

Grille Options

Prairie One Lite Colonial

Grille Between Glass

Color Options

White Bronze Sandstone

Other Options

- Series 125 Mill finish single glazed single hung (uses #100 frame).
- Glazing:
  - LoE E70 is a clear coating perfect solar control for all seasons.
  - LoE E66 is a clear coating with highest levels of solar control.
  - LoE E40 has a soft muted blue color to fight solar glare.
  - Tempered, Obscure, Bronze or Grey glass.
- 5/8" Grilles, Colonial or Prairie.
- Factory mulled or stacked units and field mull accessories.
- Custom sizes available with or without fin.
- Impact windows for coastal areas see Series Aluminum 1100 and Vinyl 4000.

Performance Data

Krestmark Aluminum 100 and 175 Series Windows

Glass Dual 5/8" OA Insulated	Single Hung U-Factor	SHGC	VT	Picture Window U-Factor	SHGC	VT	Slider U-Factor	SHGC	VT
Clear air no grilles	.67	.68	.71	.60	.72	.76	.69	.66	.69
Clear air w/ grilles	.67	.61	.64	.61	.65	.68	.69	.60	.62
E70 LoE air no grilles	.52	.33	.60	.45	.35	.64	.54	.33	.59
E70 LoE air w/grilles	.54	.30	.54	.47	.32	.58	.56	.30	.53
E40 LoE air no grilles	.53	.24	.34	.46	.25	.37	.55	.23	.34
E40 LoE air w/grilles	.54	.22	.31	.47	.23	.33	.56	.21	.30
E66 LoE air no grilles	.52	.25	.56	.45	.26	.59	.54	.25	.54
E66 LoE air w/grilles	.53	.23	.50	.46	.24	.54	.55	.23	.49

*** See Energy Performance Chart for Series 100 with Argon for better U-Factor.**
Check local jurisdictions for current energy codes.

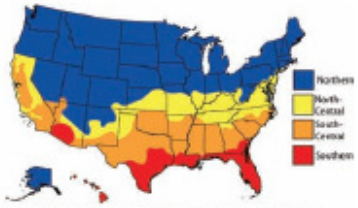
LoE Glass

Krestmark Aluminum Windows are offered in several LoE glass options. LoE high performance glass allows light to filter in while keeping the sun's harmful rays out. In addition, this special glazing saves energy and reduces utility costs by keeping the cool air inside in the summer and the warm air inside in the winter.

Product lines and their components, building codes, installation techniques and third party certifications are constantly evolving. For the most current information, check our website frequently at www.krestmark.com.

Energy Star® Qualifications

Series 100 and 175 aluminum windows exceed Energy Star® requirements for the southern Climate Zone using certain LoE glass options, under version 5.0 effective January 4, 2010.



ENERGY STAR Program Requirements for Windows, Doors, and Skylights: Version 5.0 (April 2, 2009)

Windows

Climate Zone	U-Factor[1]	SHGC[2]	
Northern	≤ 0.30	Any	Prescriptive
	=0.31	≥ 0.35	Equivalent Energy Performance
	=0.32	≥ 0.40	
North-Central	≤ 0.32	≤ 0.40	
South-Central	≤ 0.35	≤ 0.30	
Southern	≤ 0.60	≤ 0.27	

[1] Btu/h/ft²/°F
[2] Fraction of incident solar radiation

You may qualify for a Tax Credit when you replace your existing windows with certain Krestmark Replacement windows. For more information, go to www.energystar.gov.

For information about measuring and installing new Krestmark windows, visit our web site at www.krestmark.com

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Krestmark Industries, L.P. ©2011 ALUM 100

VINYL Replacement Window 220 Series

Features

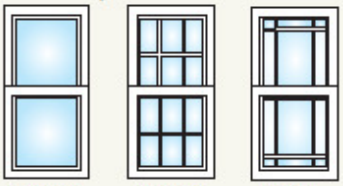
- 3" main frame beveled exterior profile gives an outstanding, bold appearance
- Tilt-in sash for easy cleaning
- Block & tackle balance system for long-lasting smooth, quiet operation
- 3/4" LoE E70 Environsealed Windows™, environmentally friendly with warm edge spacer reduces thermal loss (additional charge)
- Ventilation control for opening windows only 4"
- Metal reinforced center bar for better structural performance and weather tightness
- Multi-chambered design for structural integrity, superior thermal performance, maintenance-free, vinyl frame and sash extrusions

Note: All picture windows, shapes and one-frame glass larger than 30 square feet will come with Tempered Glass as standard for safety reasons. All additional charges for Tempered Glass will automatically be applied.

Other Options

- Argon enhanced glass improves energy efficiency
- The Replacement 220 is available with an integral nail fin
- 3/4" insulated clear glass
- LoE E66 is a clear coating with highest levels of solar control; LoE E40 is a soft muted blue color to reduce solar glare and heat gain
- Tempered glass, rain glass, obscure glass
- Grille patterns: 3/4" colonial, prairie lite, 1" contoured, and 1 1/8" simulated divided lites
- Factory mulls (combined units) with continuous head and sill
- Field mull accessory for job site joining of units
- Accessories: sill angle and head expander

Grille Options



One Lite | Colonial | Prairie

Simulated Divided Lite | Grille Between Glass | Contoured Grille

Color Options

White | Pebblestone | Clay

Performance Data

Krestmark Vinyl 220 Replacement Window

3/4" OA Insulated Glass		Single Hung U-Factor	Single Hung SHGC	Single Hung VT	Picture Window U-Factor	Picture Window SHGC	Picture Window VT
E70 LoE air	no grilles	.33	.30	.55	.32	.31	.58
E70 LoE air	w/grilles	.33	.27	.49	.32	.28	.52
E70 LoE argon	no grilles	.29	.29	.55	.28	.31	.58
E70 LoE argon	w/grilles	.29	.26	.49	.28	.28	.52
E40 LoE air	no grilles	.33	.21	.31	.33	.22	.33
E40 LoE air	w/grilles	.33	.19	.28	.33	.20	.30
E40 LoE argon	no grilles	.30	.20	.32	.29	.21	.33
E40 LoE argon	w/grilles	.30	.18	.28	.29	.19	.30
E66 LoE air	no grilles	.33	.22	.51	.32	.23	.54
E66 LoE air	w/grilles	.33	.20	.45	.32	.21	.48
E66 LoE argon	no grilles	.29	.22	.51	.28	.23	.54
E66 LoE argon	w/grilles	.29	.20	.46	.28	.21	.48

Check local jurisdictions for current energy codes.

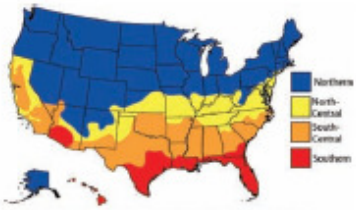
LoE Glass

The Krestmark Replacement 220 Window is offered in several LoE glass options. LoE high performance glass with argon gas allows light to filter in while keeping the sun's harmful rays out. In addition, this special glazing saves energy and reduces utility costs by keeping the cool air inside in the summer and the warm air inside in the winter.

Product lines and their components, building codes, installation techniques and third party certifications are constantly evolving. For the most current information, check our website frequently at www.krestmark.com.

Energy Star® Qualifications

Krestmark manufactures vinyl windows that, with several glazing options, meet Energy Star guidelines in all regions.



Windows

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[1] Btu/h.ft².°F
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