

H24-13 True Ridge Window Installation

Property Owner: South Court LLC
Applicant: Craig Strugill
Location: 281 South Court Street
Request: Certificate of Appropriateness approval for the installation of a window

LOCATION AND SURROUNDING USES

The subject site is composed of 0.13 acres on the northwest corner of South Court Street and Smith Road. Adjacent properties include the following uses:

- North – Parking Lot
- East – Parking Lot
- South – Auto Repair
- West - Restaurant



PROPOSED APPLICATION/BACKGROUND

The applicant has made recent improvements to the existing apartment building and rear commercial space. The current proposal is to install a 47.5 in. x 47.5 in. black fiberglass window on the north side of the rear one-story section of the building. A window was previously located near the proposed window, however, the window was enclosed and is located behind an existing exterior staircase.

DESIGN GUIDELINES/DEMOLITION CRITERIA (SECTION 145.07)

- (a) Preservation/rehabilitation/renovation. With respect to preservation/rehabilitation/renovation generally it is the interest of the Board that buildings within the Historic District be preserved, thus maintaining the character of the Historic District. Consistent with the U.S. Secretary of the Interior, Standards for the Treatment of Historic Properties, the intent of these Guidelines is to preserve and restore the features which establish a building's architectural character while making alterations and renovations necessary for the efficient and contemporary use of the building.

The rehabilitation process assumes that some alterations may be necessary to meet the needs of the building owner and the health, safety, and welfare of the building's occupants. Such alterations should be done so as not to destroy the materials and features which help to define a building's historic, cultural and/or architectural character. The historic materials, features and/or craftsmanship are important in defining the building character and should be retained, protected, and repaired when possible.

When the preservation of architectural features is not possible, alterations should be done in a manner respectful of the existing character, but done in a manner that is representative of architectural design and construction of contemporary times.

COMMUNITY DEVELOPMENT DEPARTMENT STAFF RECOMMENDATION

Staff recommends **approval** of application H24-13 as presented.

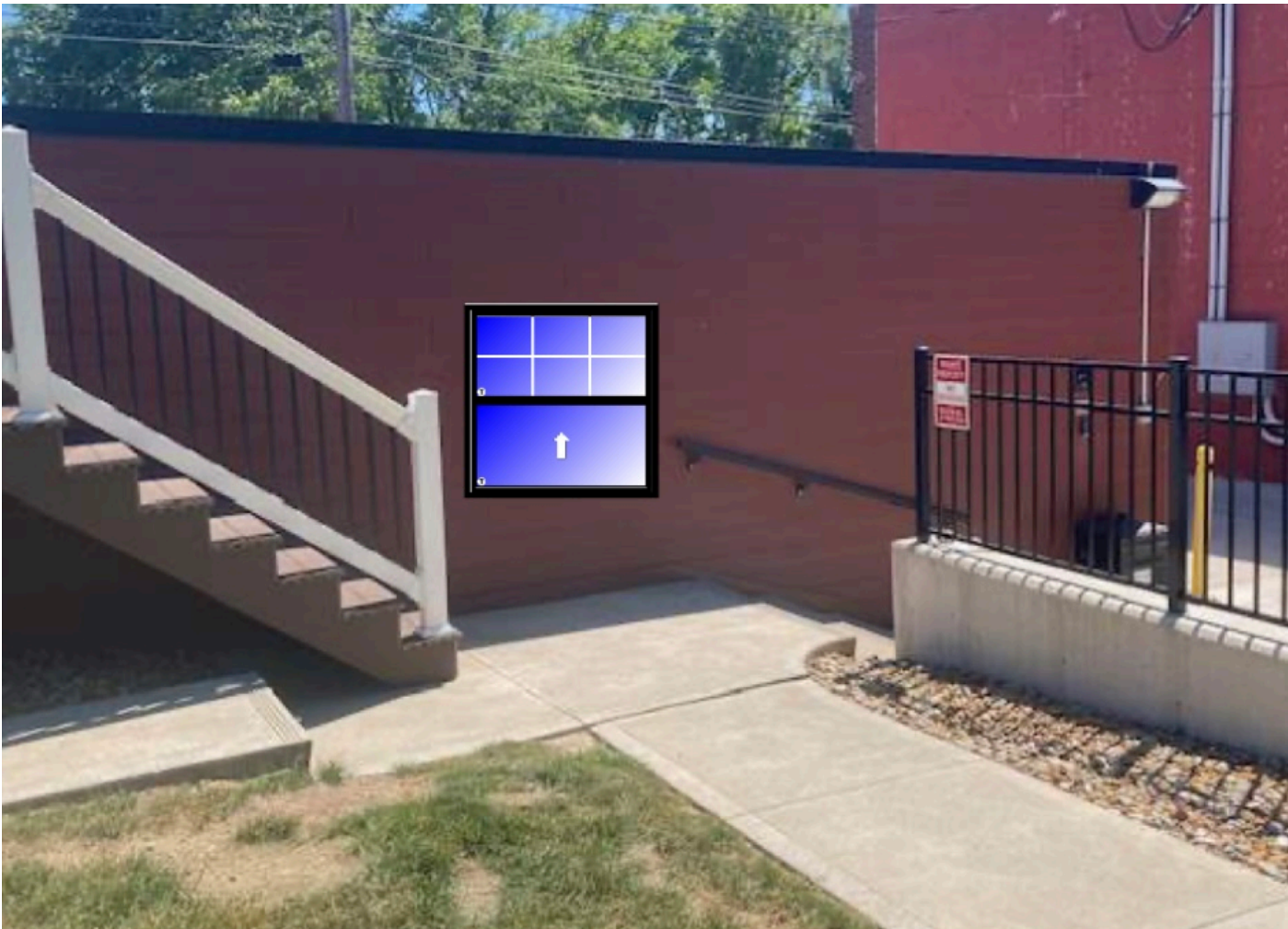
281 S. Court St. Window Addition

We want to install a window on the rear portion, north side (an old addition) of our 281 S. Court St. building, part of the lower level commercial space. The room currently doesn't have any windows or natural light, so adding this window will help immensely.

At one point in the past it did have a window in the spot where I'd like to put this new window. The old window was covered up before me owning the building at some point in the past.

Photos below of what we'd like to do. We would install the same Pella windows to match the rest of the building. The single hung window would be 48x48" in size with grids in the top sash to match the rest of the windows in the building.

Proposed Window



Window Location



Old Abandoned Window



Street View





PELLA WINDOW & DOOR CO.

Trade Name of Gunton Corporation

PELLA WINDOW & DOOR CO.

26150 RICHMOND ROAD
BEDFORD HEIGHTS, OH 44146
PHONE: (216) 831-2420

SALESMAN: Tom Walpole (330) 312-7313

COMMERCIAL QUOTATION/CONTRACT

To: TruRidge, LLC
445 West Liberty Street, Suite 215
Medina, OH 44256

Attn: Craig Sturgill
C: (330) 408-3366
E: craig@truridge.com

Date: 06/19/2024

Project: South Court Apartments Office

Location: 281 South Court Street
Medina, OH 44256

We propose to furnish the following:

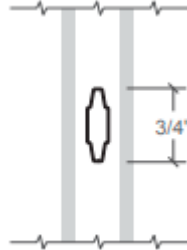
- **PELLA® IMPERVIA SERIES®, FIBERGLASS WINDOWS**

Specifications for **WINDOWS** include the following:

- **Product Line:** Pella® Impervia Series® Fiberglass
- **Operation/Venting:** Single Hung
- **Frame/Sash:**
 - Duracast® Fiberglass Composite - 5-Layer, Pultruded Fiberglass Material Reinforced w/ A Pella® Patented Interlocking Mat.
 - Frame Members Are Mitered, Joined And Bonded w/ Corner Lock And Mechanically Fastened w/ Injected Polyurethane Adhesive.
 - All Sash Members Have Mitered Corners w/ Corner Lock And Sealed w/ Injected Polyurethane Adhesive.
- **Base Frame Depth:** 3"
- **Base Wall Depth:** 1-11/16"
- **Solid Color Frame Color/Finish:**
 - Duracast Fiberglass Composite Surfaces w/ Solid Color, Powder-Coat Paint Finish
 - 5-Solid Color Options At Below-Listed Price Levels:
 - **5-Standard Solid Color Options:** (White, Brown, Black, Tan, Morning Sky Gray); BLACK
- **Glass Panel:**
 - **Glazing Type:** Dual Insulated
 - **Glass Strength:** Tempered Strength
 - **Insulated Glass Option:** Low-E
 - **Glass Style:** Advanced Low-E Protection Glass & Insulating Argon Between The Panes. Blocks 84% Of The Sun's Ultraviolet Rays
 - **Gas Filled:** Argon
 - **Best Use:** Most U.S. Climates
- **Hardware:**
 - **Single Hung:** Cam-Action Lock
 - **Hardware Finish:** Match Interior Frame Color Selection; BLACK
 - **Window Opening Control Device (WOCD):** N/A
 - **Limited Opening Limited Travel (LOLT):** N/A
- **Screen:**
 - **Screen Option:** Half Screen
 - **Screen Frame Color:** Match Exterior Frame Color Selection; BLACK
 - **Screen Cloth:** InView™ Black Vinyl Coated 18/18 Mesh Fiberglass Screen Cloth Complying w/ SMA 1201

- **Grilles:**

- **Grille Type:**
 - Grilles-Between-The-Glass (GBG).
 - Insulating Glass Contains 3/4" Contoured Aluminum Grilles Permanently Installed Between 2-Panes Of Glass.
 - Grilles Are Factory Prefinished To Match Exterior & Interior Frame Color Selection.
- **Grille Profile Width:** 3/4" Contour
- **Grille Interior Color:** Match Interior Frame Color Selection; BLACK
- **Grille Exterior Color:** Match Exterior Frame Color Selection; BLACK
- **Grille Pattern:** 3-Wide / 2-High @ Upper Sash Only



- **Wrapping:**

- **Attachment Method:** Installation Clips
- **Exterior Trim:** Frame Expander; BLACK
- **Interior Trim:**
 - 3-1/2" Craftsman 2 Profile; Pine Wood; PELLA® PREFINISHED WHITE PAINT
 - Stool Round 2 Profile; Pine Wood; PELLA® PREFINISHED WHITE PAINT
- **Jamb Extension:** 1"x8" Pine Wood; PELLA® PREFINISHED WHITE PAINT

Performance Information:

- **Performance Class/Grade:** LC 40
- **Design Pressure:** 40 / -40
- **Sounds Transmission Class (STC) Rating:** 26
- **Outdoor-Indoor Transmission Class (OITC) Rating:** 22
- **U-Factor:**
 - Measures The Rate Of Heat Transfer And Tells You How Well The Window Insulates.
 - U-factor Values Generally Range From 0.25 to 1.25 And Are Measured In Btu/h* ft^2 * F°.
 - The Lower The U-factor, The Better The Window Insulates.
 - **U-Factor: 0.30**
- **Solar Heat Gain Coefficient (SHGC):**
 - Measures How Well A Window Blocks Heat From The Sunlight.
 - SHGC Values Generally Range From 0 to 1.
 - The Lower The SHGC, The Lower The Heat Gain Through The Window.
 - **SHGC: 0.25**
- **Visible Light Transmittance (VLT):**
 - A Rating Based On How Much Visible Light Comes Through A Product.
 - VT Values Generally Range From 0 to 1.
 - The Higher The VT, The Higher The Potential For Daylighting.
 - **VLT: 0.47**

Warranty:

- **20-YEAR WARRANTY:** Pella Fiberglass-Resin Material (NonLaminated Glass) – Basic Coverage (includes coverage for premature failure or permanent material obstruction of vision due to a failure of the glass seal); Transferable
- **10-YEAR WARRANTY:** Pella Fiberglass-Resin Material (Non-Duracast Material) – Basic Coverage (includes coverage for fiberglass-resin material which makes up the frame and glass stops); Transferable
- **10-YEAR WARRANTY:** Pella Nonglass Materials And Workmanship (Duracast Material) – Basic Coverage (includes coverage for nonglass components); Transferable
- **10-YEAR WARRANTY:** Pella Exterior Powder Coat Finish Coverage For Excessive Chalk Or Excessive Fade; Transferable
- **2-YEAR WARRANTY:** Labor Coverage (for repair or replacement); Transferable

Installation Includes The Following:

- Set/Shim
- Frame Expander Material/Labor
- Interior Trim Material/Labor
- Jamb Extension Material/Labor
- Low-Pressure, Expansion Foam Insulation Material/Labor
- Exterior Caulking Material/Labor
- Installation Will Be Performed By Certified, Union, Prevailing Wage Labor

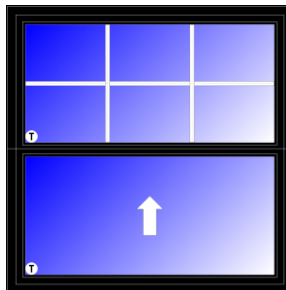
Installation DOES NOT Include The Following:

- Window Alarms & Electronic Hardware Is By Others
- All Roomside Window Blinds, Curtains, Etc... To Be Removed/Replaced By Others
- All Furniture, Personal Belongings, Window Air Conditioners, Etc... To Be Moved By Others Prior To Installation
- Window Opening Prepared By Others

Special Notes:

- Use Tax Is Included
- Window Opening / (1) Window Unit
- Current Material Lead-Time Is ~ 8 Weeks After Material Order Is Placed
- 50% Deposit (check, credit card or wire transfer) To Place Order & Remaining Balance Due After Installation
- Windows Will NOT Meet (E1) Rated Egress (Ground Floor); Minimum Clear Opening Of 24"H, 20"W and 5.0ft²
- **Proposal Valid Until December 31, 2024**

WINDOW SCHEDULE					
QTY	FRAME SIZE	R/O SIZE	DESCRIPTION	TAG	LOCATION
1	47-1/2"W x 47-1/2"H	48"W x 48"H	1-Unit; Single Hung	H-Temper	(1) Lower Office



(1) H-Temper

MATERIAL	\$1,575.00
INSTALLATION & USE TAX	\$1,625.00
TOTAL	\$3,200.00

VOLUNTARY ADDS / DEDUCTS:

- N/A