



# STUDIO BUILDING

LU 16-265061 DZM  
Type III Design Review Appeal

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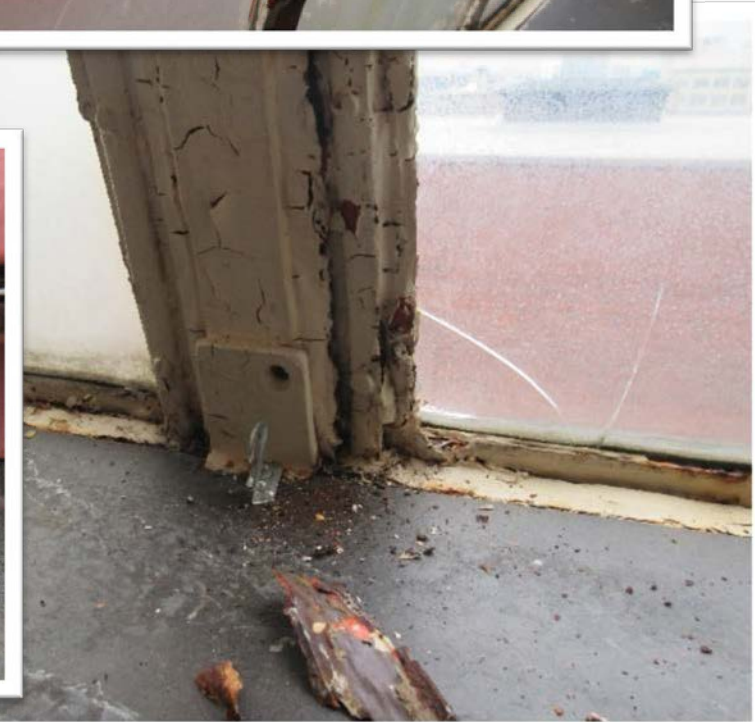
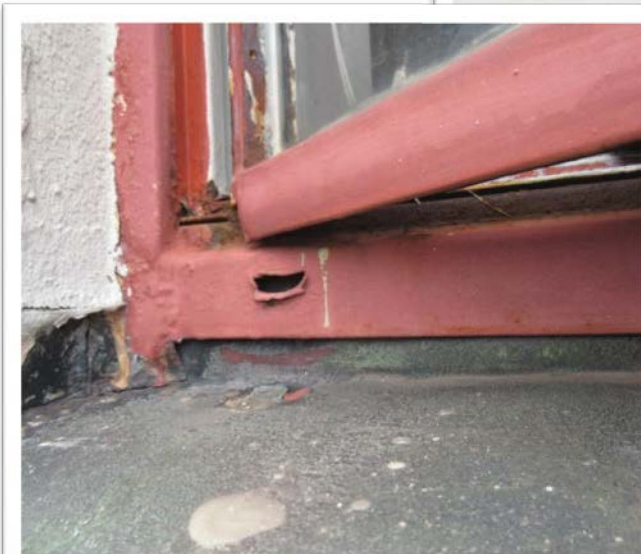
# Project Overview

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- Replacement of 192 existing steel windows, above the first-floor, with new aluminum windows.
- Purpose of window replacement:
  - Windows are currently corroding
  - Improve Tenant comfort
  - Prolong the life of the building
  - Improve energy efficiency
- The proposed new window (Winco series 3250) will convey the building's original craftsmanship and material quality by matching the original windows':
  - Style
  - Color
  - Operability and form

# Existing Window Condition

- Corrosion is evident on about 80% of the windows resulting in:
  - Inoperable casements
  - Concern over attachment integrity
  - Lead dust exposure from peeling and delaminated paint
- Significant leaking on the 7<sup>th</sup>, 8<sup>th</sup> and 9<sup>th</sup> floors of the building.
- Single pane – not energy efficient.





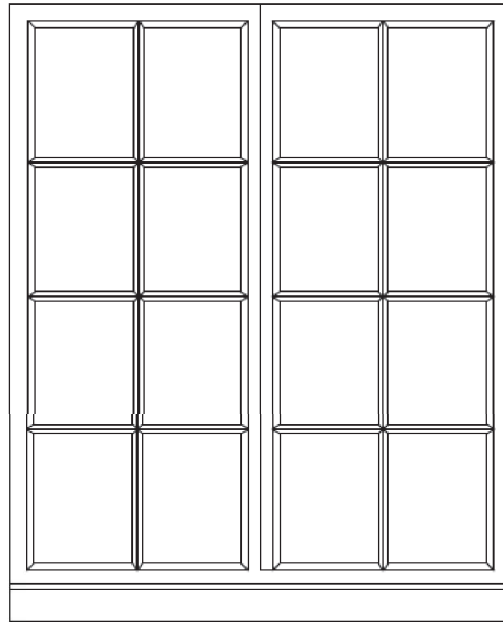
# Window Elevations –Existing and Proposed

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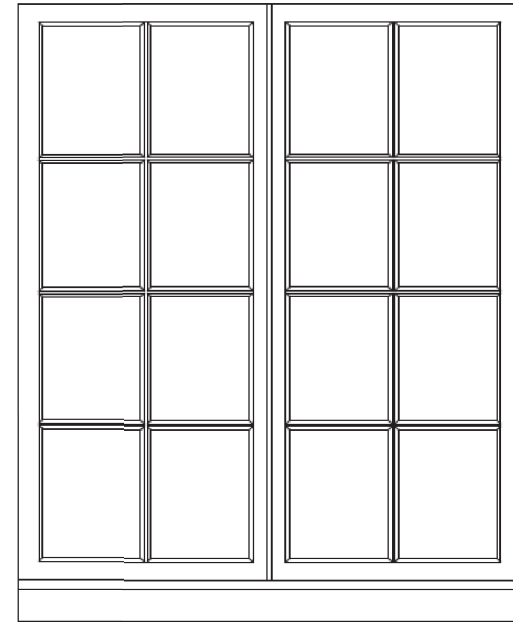
**Existing  
Window**



**Existing Window  
Elevation**

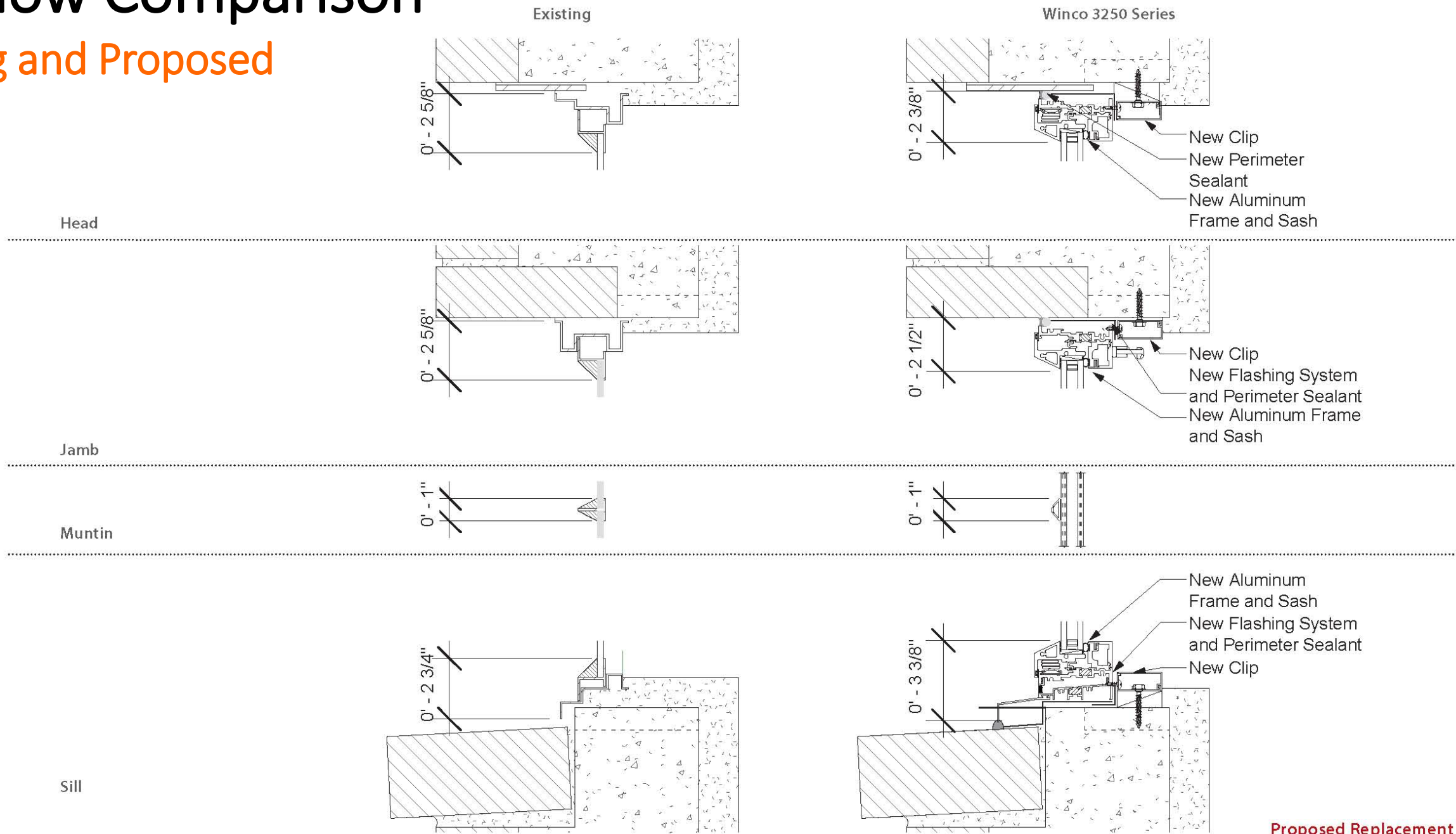


**Proposed Window  
Elevation  
Winco series 3250**



# Window Comparison

## Existing and Proposed



Proposed Replacement

# Source of the Appeal

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## **Central City Design Guideline - C3: Respect Architectural Integrity**

*“respect the original character of an existing building  
when modifying its exterior.”*

**It is our position that the proposed window (Winco 3250)  
meets the C3 Guideline and the conditions of approval go  
beyond a reasonable interpretation of the intent of the code.**

# What Are We Appealing?

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The two conditions of approval for the Winco Window Series 3250 resulting from the March 2<sup>nd</sup> Design Commission Hearing:

- **First condition** - the glazing for all new windows shall have a greater clarity than the sample presented at the March 2, 2017 hearing, with a clarity comparable to- or greater than- the Solarban 60 Starphire glass product.
- **Second condition** - All new windows shall feature simulated divided lights with both spacer bars and interior muntins in addition to the exterior muntins.

# First Condition - Glass Clarity

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- Glass clarity is based off of Visible Light Transmittance (VLT); the Solarban 60 starphire glass has a **VLT that is *only 4% greater* than** the Solarban 60 clear + clear that was proposed to the Design Commission on January 19<sup>th</sup> and March 2<sup>nd</sup>.
- Replacement windows start on the second floor (16 feet above ground level) and continue to the 9<sup>th</sup> level of the building (87.5 feet above ground level).



# Second Condition – Interior Muntins

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- Per zoning code 33.825.035 the Design Review Commission is entitled to review exterior alterations of a project; the interior muntins being required as a conditional approval will not be visible from the street.
- Our proposed window is **respecting the original character** of the Studio Building by replicating the exterior muntins of the current window.
- Again, replacement windows start on the second floor (16 feet above ground level) and continue to the 9<sup>th</sup> level of the building (87.5 feet above ground level).

**North Facing  
View**



**East Facing  
View**





# South Facing View

