



City of Denton

City Hall
215 E. McKinney St.
Denton, Texas 76201
www.cityofdenton.com

Meeting Agenda

Historic Landmark Commission

Monday, February 10, 2025

5:30 PM

Development Service Center

After determining that a quorum is present, the Historic Landmark Commission of the City of Denton, Texas will convene in a Regular Meeting on Monday, February 10, 2025, at 5:30 p.m. in Training Rooms 3, 4 and 5 at the Development Service Center, 401 N Elm Street, Denton, Texas, at which the following items will be considered:

1. PLEDGE OF ALLEGIANCE

- A. U.S. Flag
- B. Texas Flag

“Honor the Texas Flag – I pledge allegiance to thee, Texas, one state under God, one and indivisible.”

2. PRESENTATIONS FROM MEMBERS OF THE PUBLIC

Citizens may complete one Request to Speak “Public Comment” card per night for the “Presentations from Members of the Public” portion of the meeting and submit it to City Staff. Presentations from Members of the Public time is reserved for citizen comments regarding items not listed on the agenda. No official action can be taken on these items. Presentations from Members of the Public is limited to five speakers per meeting with each speaker allowed a maximum of three (3) minutes.

3. ITEMS FOR CONSIDERATION

Interested citizens should arrive at the meeting prior to the scheduled start time. Public comment will be accepted only for those items identified to be "public meeting(s)".

- A. [HLC25-005](#) Consider approval of the January 13, 2025 minutes.
Attachments: [January 13, 2025](#)
- B. [COA25-0001](#) Hold a public meeting and consider an application for a Certificate of Appropriateness, in accordance with Section 2.9.2 of the Denton Development Code, to replace exterior windows at 1011 W Oak Street, within the Oak-Hickory Historic District (OH). The site is located on the south side of W Oak Street between N Welch Street and Denton Street. (COA25-0001, 1011 W Oak Street, Cameron Robertson)
Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Site Location Map](#)
[Exhibit 3 - Oak-Hickory Historic District](#)
[Exhibit 4 - COA Application and Owner Authorization](#)
[Exhibit 5 - Window Details](#)
- C. [HLC25-009](#) Hold a discussion and give staff direction regarding the current historic tax exemption program and potential program changes to better encourage the designation and/or

preservation of historic properties.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)

4. WORK SESSION

- A. [HLC25-003](#) Receive a report, hold a discussion, and give staff direction on the Historic Landmark Commission's request for local historic designation of eligible historic properties.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)

- B. [HLC25-004](#) Hold a discussion regarding the Historic Landmark Commission Project Matrix.

Attachments: [2025 Matrix](#)

5. CONCLUDING ITEMS

A. Under Section 551.042 of the Texas Open Meetings Act, respond to inquiries from the Historic Landmark Commission or the public with specific factual information or recitation of policy, or accept a proposal to place the matter on the agenda for an upcoming meeting AND Under Section 551.0415 of the Texas Open Meetings Act, provide reports about items of community interest regarding which no action will be taken, to include: expressions of thanks, congratulations, or condolence; information regarding holiday schedules; an honorary or salutary recognition of a public official, public employee, or other citizen; a reminder about an upcoming event organized or sponsored by the governing body; information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the municipality; or an announcement involving an imminent threat to the public health and safety of people in the municipality that has arisen after the posting of the agenda.

NOTE: The Historic Landmark Commission reserves the right to adjourn into a Closed Meeting on any item on its Open Meeting agenda consistent with Chapter 551 of the Texas Government Code, as amended, or as otherwise allowed by law.

CERTIFICATE

I certify that the above notice of meeting was posted on the official website (<https://tx-denton.civicplus.com/242/Public-Meetings-Agendas>) and bulletin board at City Hall, 215 E. McKinney Street, Denton, Texas, on February 7, 2025, in advance of the 72-hour posting deadline, as applicable, and in accordance with Chapter 551 of the Texas Government Code.

OFFICE OF THE CITY SECRETARY

NOTE: THE CITY OF DENTON'S DESIGNATED PUBLIC MEETING FACILITIES ARE ACCESSIBLE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT. THE CITY WILL PROVIDE ACCOMMODATION, SUCH AS SIGN LANGUAGE INTERPRETERS FOR THE HEARING IMPAIRED, IF REQUESTED AT LEAST 48 HOURS IN ADVANCE OF THE SCHEDULED MEETING. PLEASE CALL THE CITY SECRETARY'S OFFICE AT 940-349-8309 OR USE TELECOMMUNICATIONS DEVICES FOR THE DEAF (TDD) BY CALLING 1-800-RELAY-TX SO THAT REASONABLE ACCOMMODATION CAN BE ARRANGED.



City of Denton

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215 E. McKinney St.
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Legislation Text

File #: HLC25-005, **Version:** 1

AGENDA CAPTION

Consider approval of the January 13, 2025 minutes.

MINUTES
HISTORIC LANDMARK COMMISSION
January 13, 2025

After determining that a quorum was present, the Historic Landmark Commission of the City of Denton, Texas convened in a Regular Meeting on Monday, January 13, 2025, at 5:32 p.m. at the Development Service Center, 401 N. Elm Street, Denton, Texas, at which the following items will be considered:

PRESENT: Chair Angie Stripling, Vice-Chair Shaun Treat, and Commissioners: Etan Tepperman, Patricia Sherman, Heather Gregory, and Linnie McAdams

ABSENT: Commissioners: Ethan Gillis

REGULAR MEETING

1. PLEDGE OF ALLEGIANCE

- A. U.S. Flag
- B. Texas Flag

Commissioners Heather Gregory and Patricia Sherman joined the meeting at 5:33p.m.

2. PRESENTATIONS FROM MEMBERS OF THE PUBLIC

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No presentations from members of the public.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. **HLC25-001:** Consider approval of the December 9, 2024, minutes.

Commissioner Sherman moved to approve the minutes as presented. Motion seconded by Commissioner McAdams. Motion carried.

AYES (6): Chair Angie Stripling, Vice-Chair Shaun Treat, and Commissioners: Heather Gregory, Etan Tepperman, Patricia Sherman, and Linnie McAdams

NAYS (0):

B. HLC24-062: Elect a Chair and Vice-Chair to the Historic Landmark Commission.

Commissioner McAdams moved to nominate Commissioner Stripling as Chair. Motion seconded by Commissioner Treat. Motion carried.

AYES (6): Chair Angie Stripling, Vice-Chair Shaun Treat, and Commissioners: Heather Gregory, Etan Tepperman, Patricia Sherman, and Linnie McAdams
NAYS ():

Commissioner McAdams moved to nominate Commissioner Treat as Vice-Chair. Motion seconded by Commissioner Sherman. Motion carried.

AYES (6): Chair Angie Stripling, Vice-Chair Shaun Treat, and Commissioners: Heather Gregory, Etan Tepperman, Patricia Sherman, and Linnie McAdams
NAYS (0):

4. WORK SESSION

A. HLC24-060: Receive a report, hold a discussion, and give staff direction on the Historic Landmark Commission’s request for local historic designation of eligible historic properties.

Cameron Robertson, Historic Preservation Officer, presented the item. Updates were provided on Frosty’s and Denton Women’s Club.

B. HLC25-002: Hold a discussion regarding the Historic Landmark Commission.

Cameron Robertson, Historic Preservation Officer, presented the item. There was discussion on Denton Women’s Club, and a final decision was made to add it to the Matrix. There was discussion on signage in historic districts.

5. CONCLUDING ITEMS

With no further business, the meeting was adjourned at 6:06pm.

X

Angie Stripling
Historic Landmark Commission Chair

X

Carly Blondin
Administrative Assistant

Minutes Approved On: _____



City of Denton

City Hall
215 E. McKinney St.
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Legislation Text

File #: COA25-0001, **Version:** 1

AGENDA CAPTION

Hold a public meeting and consider an application for a Certificate of Appropriateness, in accordance with Section 2.9.2 of the Denton Development Code, to replace exterior windows at 1011 W Oak Street, within the Oak-Hickory Historic District (OH). The site is located on the south side of W Oak Street between N Welch Street and Denton Street. (COA25-0001, 1011 W Oak Street, Cameron Robertson)



AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

DCM: Cassey Ogden

DATE: February 10, 2025

SUBJECT

Hold a public meeting and consider an application for a Certificate of Appropriateness, in accordance with Section 2.9.2 of the Denton Development Code, to replace exterior windows at 1011 W Oak Street, within the Oak-Hickory Historic District (OH). The site is located on the south side of W Oak Street between N Welch Street and Denton Street. (COA25-0001, 1011 W Oak Street, Cameron Robertson)

BACKGROUND

The applicant and property owner Thomas Judd is requesting a Certificate of Appropriateness (COA) for the removal of storm windows and replacement of 25 exterior windows on the main structure. The existing wooden framed, double-hung, single pane windows are proposed to be replaced with bronze finished, double-hung, single pane windows with dual pane glass to provide energy efficiency, durability, and noise reduction. The original window openings and style of the windows will not change, except for the material. The dark window frame color will remain the same. Refer to Exhibit 4 – COA Application and Owner Authorization and Exhibit 5 – Window Details. The existing residence was originally constructed in 1929 with an exterior alteration along the front façade circa 1949.

Section 4.9.3A of the DDC requires a COA for any exterior work on a building, structure or land within a Historic District:

No person shall construct, reconstruct, alter, remodel, renovate, restore, demolish, raze, or maintain any building, structure or land with a Historic Landmark designation or a building, structure or land located in a locally designated Historic or Conservation District unless application is made for a Certificate of Appropriateness (COA) for said work and such a certificate is granted as provided in Subsection 2.9.2, and appropriate construction or demolition permits are obtained.

The HLC reviews COAs related to a historic building in terms of architectural compatibility, retention of significant architectural features, as well as compliance with The Secretary of Interior's Standards for the Treatment of Historic Properties. Additionally, the Denton Development Code (DDC) has other zoning regulations and design standards that are applicable with this application.

If the COA is approved by HLC, the next step for the applicant is to submit a permit application to replace the exterior windows. During the review of the permit application, staff will ensure that the dimensional and development standards of the DDC and the requirements of City Building Codes are met.

CONSIDERATIONS

Section 2.9.2 of the DDC specifies the HPO and the HLC shall review the proposed project for compliance with The Secretary of Interior's Standards for the Treatment of Historic Properties (The Standards), any applicable guidelines adopted by the City and any guidelines provided in Subchapter 2.9.

Section 4.9.4C of the DDC specifies the architectural requirements in the Oak-Hickory Historic District. Below are the relevant architectural requirements that apply to the subject application:

Architectural Detail

Materials, colors, structural, and decoration elements and the manner in which they are used, applied, or joined together must be compatible with nearby and adjacent structures.

Many of the structures along W Oak Street appear to have double-hung, single pane windows of both wood and newer materials. Along the street, the colors of the window frames vary in color. Therefore, the proposed materials and colors would be compatible with those used along W Oak Street. Additionally, the structural and decorative elements proposed would be compatible with nearby and adjacent structures, as they are proposed to be double-hung, single pane windows to match the existing style of the windows.

Windows and Doors

- a. **Front Façade Openings:** The location and size of windows and doors in proposed façades must be compatible in scale with the typical style and period of the main building.
The original window openings (size and location) would not change with the replacement of the windows; therefore, remaining compatible in scale with the typical style and period of the main building.
- b. **Glass:** Reflective, tinted, and mirrored glass and plastic are not permitted in any opening.
The proposed windows would not use reflective, tinted, nor mirrored glass or plastic in the window openings. The proposed windows would be dual paned, instead of single pane to provide better energy efficiency and noise reduction. The removal of the old storm windows will help improve the exterior appearance of the historic residence.
- c. **Style:** All windows and doors in the front façade of the main building must be proportionally balanced in a manner typical of the style and period of the building.
The proposed windows style in the front façade would be proportionally balanced in a manner typical of the style and period of the building. Presently the windows are single-pane, double-hung windows. The proposed window replacements along the front, rear and side façades would be single pane, double-hung windows.
- d. **Size:** The size and proportion of window and door openings located on the front and sides of the main building must be typical of the style and period of the main building.
The size and proportion of the window openings on the front, rear, and sides of the main building would remain the same; therefore, remaining typical of the style and period of the main building.
- e. **Frames:** The frames of the windows must be trimmed in a manner typical of the style and period of the building.
The proposed windows would not be trimmed in a manner typical of the style and period of the building; the proposed windows would be trimmed in Ultrex fiberglass instead of wood. In addition, the existing storm windows would be removed. However, residences along W Oak Street have started replacing older wooden double-hung, single pane windows with newer framing materials, providing for greater durability and continued compatibility along the W Oak Street corridor.
- f. **Openings:** All windows, doors, and lights in the front and side façades of the main building must be typical of the style and period of the building. Sidelights must be compatible with the door.

The original window openings on the front, rear, and side facades of the main building would not change with the replacement of the windows; therefore, remaining typical of the style and period of the building.

As previously stated, the proposed project is subject to review under the Standards for Rehabilitation. The Standards for Preservation, Restoration, and Reconstruction do not apply. Below are the Secretary of the Interior's Standards for Rehabilitation requirements.

Standards for Rehabilitation

Definition: Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

1. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

The historic character of the building at 1011 W Oak Street will be retained and preserved. Distinctive materials, such as the wooden framed windows, will be removed. However, the existing single pane, double-hung windows seen on many of the residences in the neighborhood would be retained and preserved, and none of the spaces nor spatial relationships that characterize the building will be altered or removed. Though distinctive materials would be removed, the proposed replacement windows would continue to preserve those features that convey the building's historical and architectural values.

2. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

The proposed project does not create a false sense of historical development.

3. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The proposed project will disturb the original wooden framed windows (distinctive materials) and finishes of the building. However, the features and construction techniques that characterize the building at 1011 W Oak Street will be preserved physically with proposed replacement windows that match in size and design of the original circa 1949 windows, and match in color with those windows presently on the residence.

4. Deteriorated historic features will be repaired rather than replaced. 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. Replacement of missing features will be substantiated by documentary and physical evidence.

The deteriorated historic features will not be repaired, as the wooden windows are not energy efficient and have created air leakage in the building, causing increased road noise and allowing for dust to enter the home. Additionally, over the last 70+ years, the windows have been caulked and/or painted shut, causing damage and making the windows unusable, and needing additional protection by storm windows. The proposed windows would not match the old in texture, nor material; yet the proposed color would be compatible with the window framing currently on the structure and the materials and texture would be compatible with those used for other structures located in the area and along W Oak Street. The structural and decorative elements (design) proposed would be compatible with nearby and adjacent structures, as well as with the present building, as they are proposed to be double-hung, single pane windows to match the existing window pattern.

5. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The proposed project would incorporate the replacement of windows to the building at 1011 W Oak Street. The proposed project would remove historic materials and features; however, the exterior alterations will not negatively affect the spatial relationships that characterize the property. The proposed project will be differentiated from the old with the use of Ultrex fiberglass and would otherwise be compatible with the historic materials, size, scale and proportion, and massing to protect the integrity of the building at 1011 W Oak Street and its environment.

Based on the evaluation criteria stated above and an evaluation of the documentation, staff believes that the new 25 replacement windows meet the Secretary of the Interior's Standards for Rehabilitation requirements and Section 4.9.4C of the Denton Development Code.

PREVIOUS ACTION/REVIEW

No previous action/review.

NEIGHBORHOOD MEETING

No neighborhood meeting was held.

OPTIONS

1. Approval as submitted
2. Approval subject to conditions
3. Deny
4. Continue the item

RECOMMENDATION

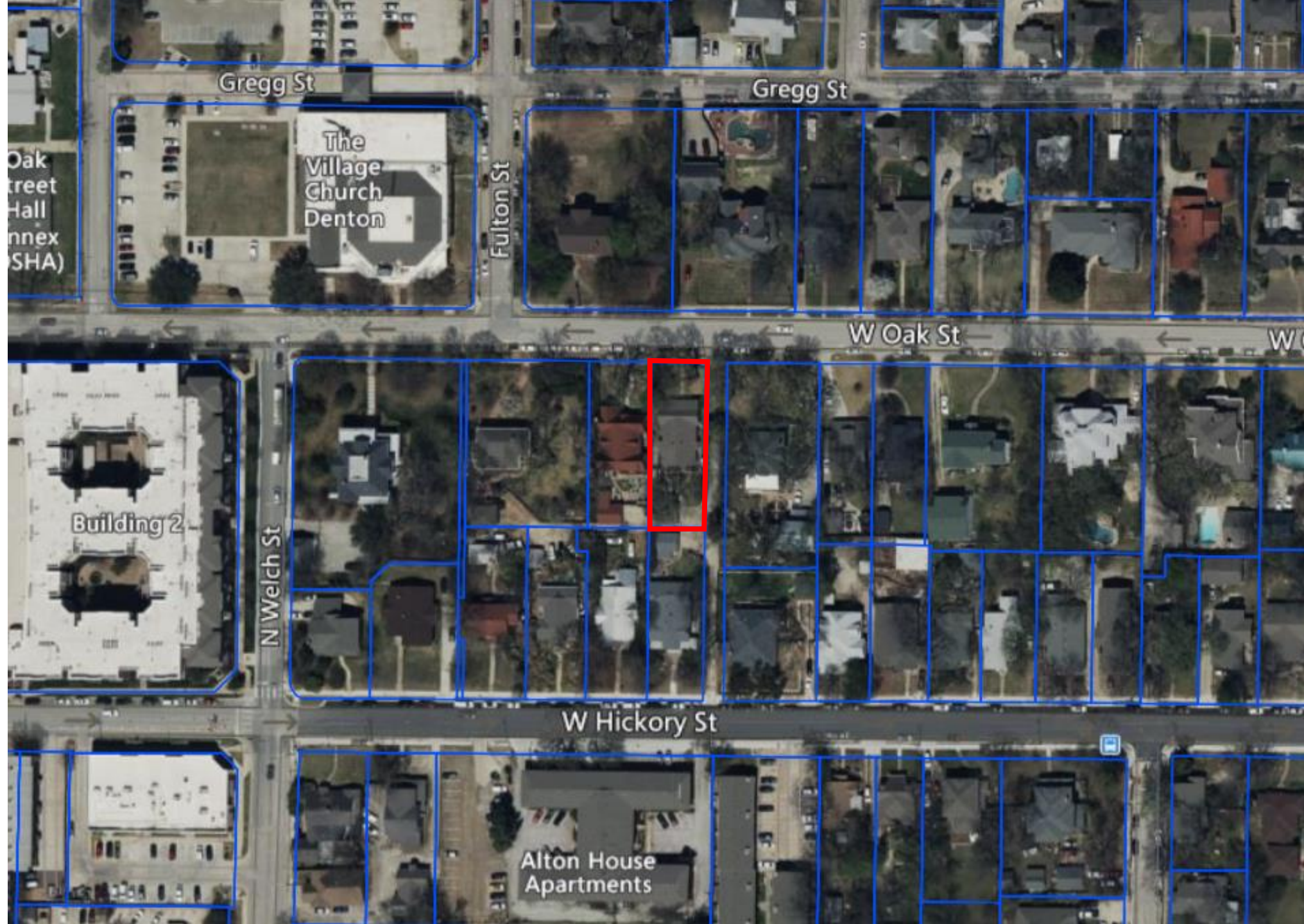
Staff recommends **approval as submitted** of the Certificate of Appropriateness request to replace the 25 main residence windows at 1011 W Oak Street, as the proposed project meets the Secretary of the Interior's Standards for Rehabilitation and Section 4.9.4C of the Denton Development Code.

EXHIBITS:

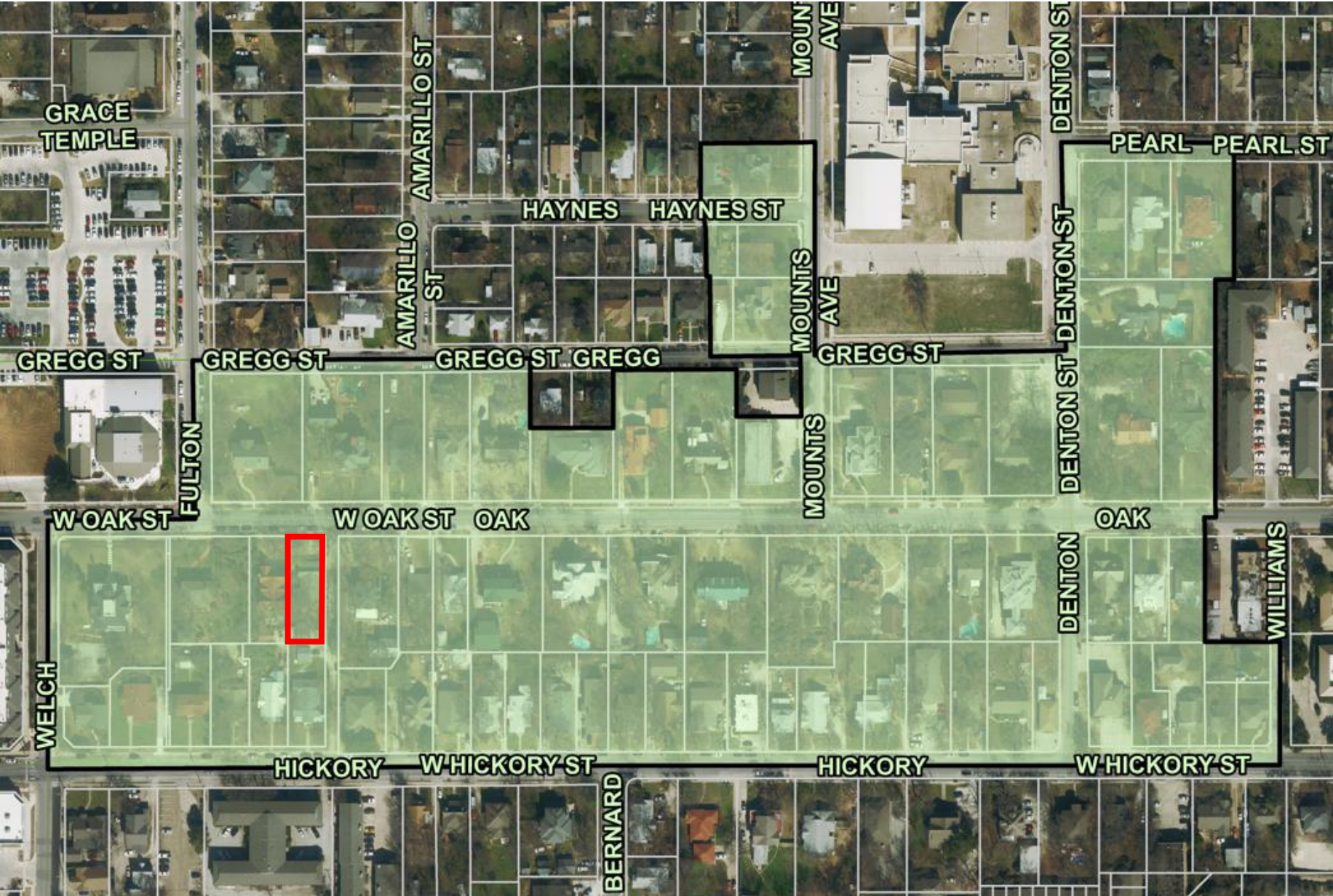
1. Agenda Information Sheet
2. Site Location Map
3. Oak-Hickory Historic District Map
4. COA Application and Owner Authorization
5. Window Details

Respectfully submitted:
Tina Firgens, AICP
Deputy Director Development Services/
Planning Director

Prepared By:
Cameron Robertson, AICP
Historic Preservation Officer



Oak-Hickory Historic District





Development Services – Planning Division

401 N. Elm St., Denton, TX 76201 (940) 349-8600

HISTORIC PROPERTY INFORMATION:

Parcel(s) or Tax ID# (Required): A0996A E. PUCHALSKI TR 22, OLD DCAD TR 178

Historic Property Address: 1011 W. OAK ST Total Acres .181

Proposed Work:

- Exterior Alteration, In-Kind Replacement, Relocation, Demolition, Addition, New Construction, Other (fence, lighting, solar panels, signs)

APPLICANT/ PRIMARY CONTACT INFORMATION:

Name: THOMAS JUDD Company Name:

Address: 1011 W. OAK City: DENTON State: TX Zip: 76201

Phone: 940-387-0604 Cell Number: 940-387-0604

Email Address: tom.judd3@verizon.net

PROPERTY OWNER INFORMATION: check if same as above

Name: Company Name:

Address: City: State: Zip:

Phone: Cell Number:

Email Address:

Email Address:



Development Services – Planning Division

401 N. Elm St., Denton, TX 76201 (940) 349-8600

OWNERS AGENT/ REPRESENTATIVE INFORMATION: check if not applicable

Name: _____ Company Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Phone: _____ Cell Number: _____

Email Address: _____

By signing this application, I certify that the above information is correct and complete to the best of my knowledge and grant staff access to the indicated property to perform work related to this request. I agree to provide any additional information necessary for this application as requested by the Development Services Department or Historic Landmark Commission.

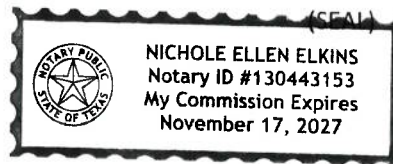
SIGNATURE: Thomas Judd

Print or Type Name: THOMAS JUDD

Known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration expressed and, in the capacity, therein stated. Given under my hand and seal of office on this 7 day of January 2025.

Nichole Ellen Elkins

Notary Public Signature





1 REQUIRED FOR ALL PROJECTS:

- 1.1 [Denton Development Application](#)
- 1.2 **Project Narrative:** Written proposal outlining the project. Describe the purpose of the Certificate of Appropriateness request and include specific information regarding the proposed alteration, materials, colors and any constraints or other relevant details related to the proposal.
- 1.3 Provide a copy of the City of Denton’s [Owner Authorization Form](#)
- 1.4 **Photographs:** Images of the current conditions of all areas which would be affected by the proposal.
- 1.5 Provide a copy of the Certificate of Appropriateness
- 1.6 **Associated Fee(s):** as listed on the [Development Review Fee Schedule](#).

Please refer to the checklists below to fulfill the additional requirements relevant to your proposed project request:

2 ADDITIONAL ITEMS REQUIRED FOR IN-KIND REPLACEMENT REQUESTS

- 2.1 **Material Samples:** A sample of the material to be used, including manufacturer specification sheets.

3 ADDITIONAL ITEMS REQUIRED FOR EXTERIOR ALTERATION AND ADDITION REQUESTS

- 3.1 **Material Samples:** A physical sample and/or photographs of the material to be used, including manufacturer specification sheets.
- 3.2 **Site Plan:** Copy of a site plan with relevant details including, but not limited to, the location of the proposed alteration, street names, sidewalk location and dimensions, building and lot dimensions, landscaping details, fire lane and driveway or parking dimensions and locations, as well as any unique topographical or natural features on the site. Every site plan must include a location map, a North arrow, and generally provide enough detail to clearly identify the site location and orientation. Site plans must be prepared at a scale that provides clearly legible details and dimensions.
- 3.3 **Elevation Drawings:** Illustrations of the façade and orientation of the front, rear, and side of all existing and proposed structures.
- 3.4 **Architectural Drawings:** Illustrations of the construction technique, floor plan, cross sections, or other relevant details of how a proposed alteration or addition will connect with the existing structure.

4 ADDITIONAL ITEMS REQUIRED FOR NEW CONSTRUCTION AND RELOCATION REQUESTS

- 4.1 I understand that all new construction, and some renovations, will require a building permit, which will not be issued prior to approval of a Certificate of Appropriateness.
- 4.2 **Material Samples:** A physical sample and/or photographs of the material to be used, including manufacturer specification sheets.
- 4.3 **Site Plan:** Copy of a site plan with relevant details including, but not limited to, the location of the proposed alteration, street names, sidewalk location and dimensions, building and lot dimensions, landscaping details, fire lane and driveway or parking dimensions and locations, as well as any unique topographical or natural features on the site. Every site plan must include a location map, a North arrow, and generally provide enough detail to clearly identify the site location and orientation. Site plans must be prepared at a scale that provides clearly legible details and dimensions.
- 4.4 **Elevation Drawings:** Illustrations of the façade and orientation of the front, rear, and side of all existing and proposed structures.
- 4.5 **Architectural Drawings:** Illustrations of the construction technique, floor plan, cross sections, or other relevant details of how a proposed alteration or addition will connect with the existing structure.



- 4.6 Survey: Professional illustration of the exact boundaries, position and extent of a parcel or a tract of land.

5 ADDITIONAL ITEMS REQUIRED FOR DEMOLITION REQUESTS

- 5.1 I understand that a demolition permit will be required prior to beginning demolition, which will not be issued prior to approval of a Certificate of Appropriateness.
- 5.2 Structural Report: Documentation outlining the structural condition, reasoning, and methods of demolition.

6 ADDITIONAL SUBMITTAL IF APPLICABLE

- 6.1 Those COAs that are not administratively reviewed by the Historic Preservation Officer (HPO), require a Notice of Public Meeting sign. The Historic Landmark Commission Notice of Public Meeting Requirements document is available beginning on **Page 7** of this document.
 - a. The HPO will inform you upon preliminary review of the COA application if your proposed project requires HLC review.

I have read the submission requirements for the Certificate of Appropriateness and the associated checklists, application, and supporting documents, and verified that this submission has been prepared according to these instructions, and these packages have been reviewed for completeness and accuracy. I understand that failure to submit the information as noted above will result in the rejection of this Certificate of Appropriateness submission.

By signing below, I indicate that I have reviewed this checklist and all included materials for completeness and accuracy.

Thomas Judd
Signature

1/7/25
Date

THOMAS JUDD
Print Name



Development Services

401 N. Elm St., Denton, TX 76201 (940)349-8600

Owner Authorization

Name: THOMAS JUDD

Company Name: _____

Address: 1011 W. OAK ST., DENTON, TX 76201

Telephone: 940-387-0604 Email: tom.judd3@verizon.net

CHECK ONE OF THE FOLLOWING:

- I will represent the application myself; or
- I hereby designate _____ (name of project representative) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this development application. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this application.

I am the owner of the property and further confirm that the information provided on this form is true and correct. By signing below, I agree that the City of Denton (the "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any information submitted in connection with the application, if such reproduction is associated with the application in response to a Public Information Request. By signing this application, staff is granted access to your property to perform work related to your case.

Owner's Signature: Thomas Judd Date: 1/7/25

Monday, January 6, 2025

Thomas and Doryce Judd

1011 West Oak Window Project

Window Replacement Objectives

- Remove old, damaged, caulked and painted-shut, single-pane windows and storm windows.
- Achieve better energy efficiency with high-end Marvin, double-pane, insulated windows which are Energy Star Rated and may be painted any color desired.
- Receive available energy credits/rebates from City and/or Federal entities for installing new, more energy-efficient windows.
- Improve sound insulation inside home and reduce dust infiltration.
- Be able to finally open windows for fresh air, when desired.
- Improve the appearance inside and outside (curb appeal) by removal of old windows and storm windows.
- Maintain and enhance the historic aesthetic of the property with the use of visually appropriate, replacement windows.
- Add overall value with both a visual and functional upgrade to the property for us and future owners.

Thomas and Doryce Judd
1011 West Oak St.
Denton, TX 76201
940/387-0604
tom.judd3@verizon.net





Front 1011 Windows-0001004



Front 1009 Windows-0001005



Front 1009 Close-up-0001006



Front 1011 Close-up-0001007



Front 1011 Close-up-0001008



Front 1011 Close-up-0001009



1011 East Side-0001010



1011, Dining, East Side close-up-0001011



1011, Dining, East Side detail-0001012



1011 East Side, kitchen-0001013



1011 East Side, laundry-0001014



1009 Street View, west side-0001015



1009 West Side, #1-0001016



1009 West Side, close-up #1-0001017



1009 West Side, detail #1-0001018



1009 West Side, detail #2-0001019



1009 West Side, close-up #2-0001021



1009 West Side, #3-0001023



1009 Kitchen (east side)-0001024



1009 Back Door (east side)-0001025



1009 Bedroom (east side)-0001026



1009 Bedroom, detail #1 (east side)-0001027



1009 Bedroom, detail #2 (east side)-0001028



Back Bedrooms (South Side)-0001029



Back Bedroom, 1009, Close-up-0001030



Back Bedroom, 1009, Detail #1-0001031



Back Bedroom, 1011, Bedroom-0001032



Back Bedroom, 1011, Bedroom, Detail #1-0001033



Back Bedroom, 1011, Bedroom, Detail #2-0001034



1009 East Side (looking north)-0001035



Front 3-4, East Side-0001036



Straight On, 1009-1011-0001038



Interior, 1011 Dining Room, West Facing-0001051



Interior, 1011 Living Room, North Facing-0001066



Interior, 1011, Kitchen, West Facing-0001068



Interior, 1011, Living Rm, North Facing-0001077



Interior, 1011, Living Rm, North Facing, Detail-0001082



Front 1011 Windows-0001004



Front 1009 Windows-0001005



Front 1009 Close-up-0001006



Front 1011 Close-up-0001007



Front 1011 Close-up-0001008



Front 1011 Close-up-0001009



1011 East Side-0001010



1011, Dining, East Side close-up-0001011



1011, Dining, East Side detail-0001012



1011 East Side, kitchen-0001013



1011 East Side, laundry-0001014



1009 Street View, west side-0001015



1009 West Side, #1-0001016



1009 West Side, close-up #1-0001017



1009 West Side, detail #1-0001018



1009 West Side, detail #2-0001019



1009 West Side, close-up #2-0001021



1009 West Side, #3-0001023



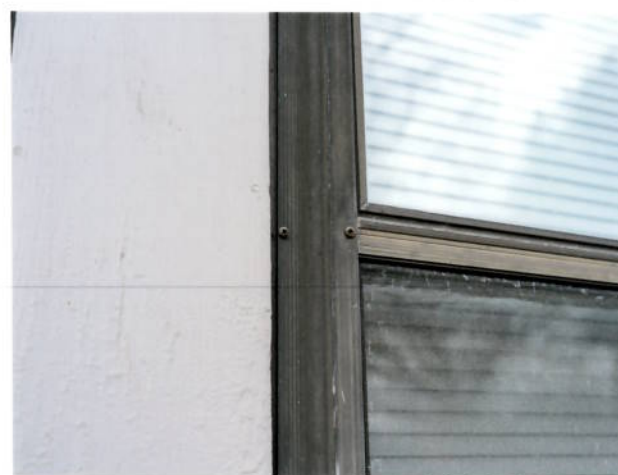
1009 Kitchen (east side)-0001024



1009 Back Door (east side)-0001025



1009 Bedroom (east side)-0001026



1009 Bedroom, detail #1 (east side)-0001027



1009 Bedroom, detail #2 (east side)-0001028



Back Bedrooms (South Side)-0001029



Back Bedroom, 1009, Close-up-0001030



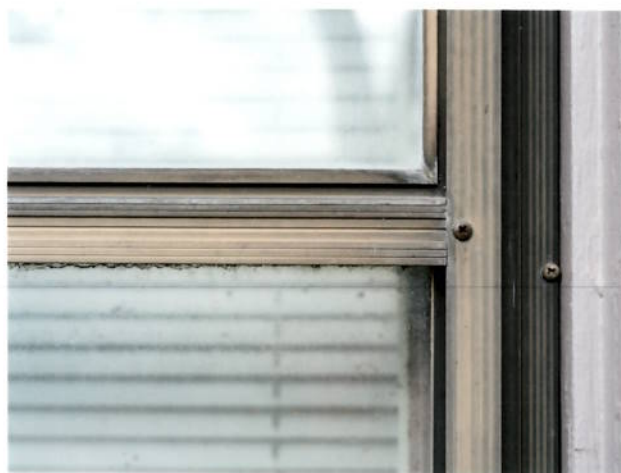
Back Bedroom, 1009, Detail #1-0001031



Back Bedroom, 1011, Bedroom-0001032



Back Bedroom, 1011, Bedroom, Detail #1-0001033



Back Bedroom, 1011, Bedroom, Detail #2-0001034



1009 East Side (looking north)-0001035



Front 3-4, East Side-0001036



Straight On, 1009-1011-0001038



Interior, 1011 Dining Room, West Facing-0001051



Interior, 1011 Living Room, North Facing-0001066



Interior, 1011, Kitchen, West Facing-0001068



Interior, 1011, Living Rm, North Facing-0001077

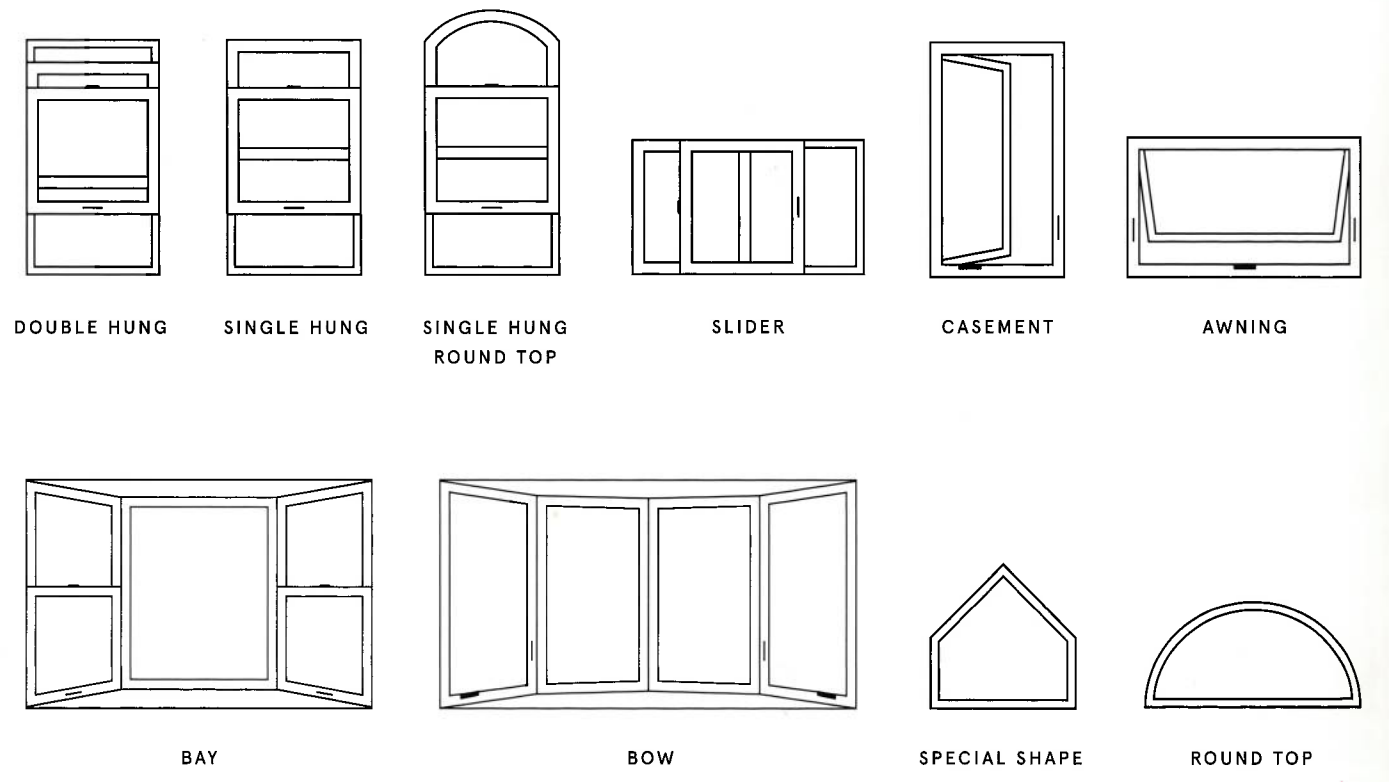


Interior, 1011, Living Rm, North Facing, Detail-0001082



CHOOSE A STYLE TO FIT YOUR HOME

Window Styles



WINDOW INSTALLATION OPTIONS

Creating the best fit for your home

Depending on the age and style of your home, Infinity offers two window replacement methods. Your local Infinity partner will help you determine the best solution for your home. Both methods are designed for maximum efficiency and minimal disruption to your home.

01
Full-frame replacement

During a full-frame installation project, the entire window and trim is removed and replaced. Full-frame replacement is also used for new window styles or enlarging your existing opening for a bigger view.

02
Insert replacement

Insert replacement is an efficient approach if your existing window frames are in good condition and you only need to replace your sash and hardware. Our insert solution installs directly into your existing window frame with no disruption to existing trim, interior walls, or exterior siding.



SINGLE HUNG ROUND TOPS CASEMENT AND SPECIAL SHAPE AWNINGS AND SPECIAL SHAPES SLIDER AND ROUND TOP

Timeless design with an attention to detail

Ultrex® fiberglass not only provides unmatched durability compared to other window replacement materials – it also makes a lasting impression both inside and out. From slimmer profiles that deliver bigger views and more daylight to color options that resist fading, Ultrex simply delivers.

More view for your money

Because Ultrex is so strong, we actually use less of it in Infinity window frames. That means you get more daylight and greater views outside, without bulky frames getting in the way.



Beauty that lasts

Infinity's proprietary, high-performance, co-extruded finishing process is unlike anything else in the industry. Our thick, even acrylic finish is free of pinholes, striations, and imperfections and will resist scratches, fading, and chalking to retain its original beauty.



A finish that resists fading

Want long-term color retention in a variety of styles? Ultrex uses an acrylic finish that is fade-resistant and virtually maintenance-free.

With a finish that's 3x thicker than competitive options, Ultrex resists chipping, denting, or peeling.



Energy Efficiency

Replacing your windows can help reduce utility bills and improve your home's comfort. Ultrex fiberglass is far less thermally conductive than aluminum (5000x less) and insulates much like wood. This means that Ultrex provides an insulating barrier against extreme weather temperatures, keeping your home comfortable and helping to reduce heating and cooling costs.¹

61-68.5%

Average investment recovered on new windows and doors when selling your home.²

SUSTAINABLE DESIGN

An investment that pays

Infinity window and door ratings are certified by the National Fenestration Rating Council (NFRC). NFRC-certified products are independently tested, certified, and labeled to help you make the best purchase decision for your home.



ENERGY STAR

Infinity products are ENERGY STAR® certified.³ ENERGY STAR certified windows can help save on energy bills when replacing existing single pane.¹



Longer life expectancy

Fiberglass windows have a **longer useful life expectancy** than vinyl.⁴ That means fiberglass not only delivers superior performance, but long-lasting durability as well.

1. Savings reflects installing ENERGY STAR certified products compared to non-certified when replacing single pane windows based on the average savings among homes in modeled cities. Actual savings will vary by product type, location, method of installation, individual home characteristics, local climate and conditions, utility rates and other factors. https://www.energystar.gov/products/res_windows_doors_skylights. See your local Infinity partner to learn more about energy efficiency in your climate.

2. "2023 Cost vs Value Report" Remodeling. <http://remodeling.hw.net/cost-vs-value/2023>

3. ENERGY STAR at energystar.gov

4. "Life cycle assessment of windows for the North American residential market: Case study" by the University of British Columbia. Scandinavian Journal of Forest Research, 2008.



Infinity uses fiberglass for unmatched performance.

Replacement windows and doors have always been our sole focus. And that means we pioneered the use of materials like fiberglass that simply outperform and outlast other options. However, Infinity goes even further with Ultrex® – our proprietary fiberglass solution that offers unsurpassed durability and timeless style.

How Ultrex fiberglass measures up

We created Ultrex with one goal in mind: develop the most durable window material in the industry. It's not only 8x stronger than vinyl – it resists expanding and contracting in any climate. So you get a tight, snug fit that will last.

87%
Ultrex expands 87% less than vinyl.

01

Ultrex vs. Vinyl Windows

Vinyl can warp and shift under everyday conditions – potentially making vinyl windows difficult to open and close and affecting their all-around performance. Ultrex resists sticking, swelling, and warping so Infinity windows and doors will continue to easily open and close.

02

Ultrex vs. Wood Windows

Wood windows offer classic beauty that, depending on the environment, can require maintenance and care. Infinity windows built with Ultrex capture the beautiful details and profiles of wood – without the maintenance.

PERFORMANCE

A fit that never quits

Ultrex fiberglass expands at virtually the same rate as glass, so our windows stay tight and true. This makes Infinity windows resistant to leaks, seal failures, and stress cracks that can compromise energy efficiency and long-term performance.



ULTREX STAYS TRUE



VINYL CAN EXPAND

Ultrex is stable like the glass in your window

Vinyl expands at a much higher rate than glass which may compromise your window's performance.



x10⁻⁵ in/in/F – ASTM D696

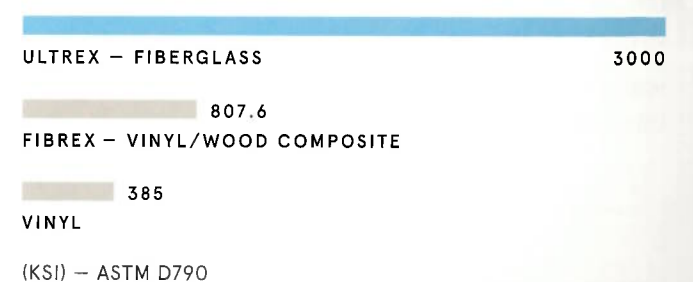
STRENGTH

Stands up to the pressure

Compared to other materials, Ultrex is the strongest window framing material in the replacement industry. This means Ultrex resists bending and flexing – that's confidence Fibrex and vinyl simply can't match.

Ultrex is 8x stronger than vinyl

Ultrex offers superior bend and flex resistance to protect the integrity of your home.



(KSI) – ASTM D790

COMPARE INFINITY	VINYL	VINYL/WOOD COMPOSITES (FIBREX®)	INFINITY ULTREX FIBERGLASS	WHY INFINITY?
DURABILITY	BASIC	BETTER	BEST	Infinity's acrylic finish is 3x thicker than the competition and resists scratches, fading, and chalking.
STABILITY	BASIC	BETTER	BEST	Ultrex's low expansion rate means our windows stay tight and true for a weathertight seal.
STRENGTH	BASIC	BETTER	BEST	Ultrex is 8x stronger than vinyl and 3x stronger than Fibrex.

Finishes

Exterior

We use a proprietary acrylic finish on our Ultrex® fiberglass that's virtually impermeable to help protect your investment from wind, weather, and color fading.

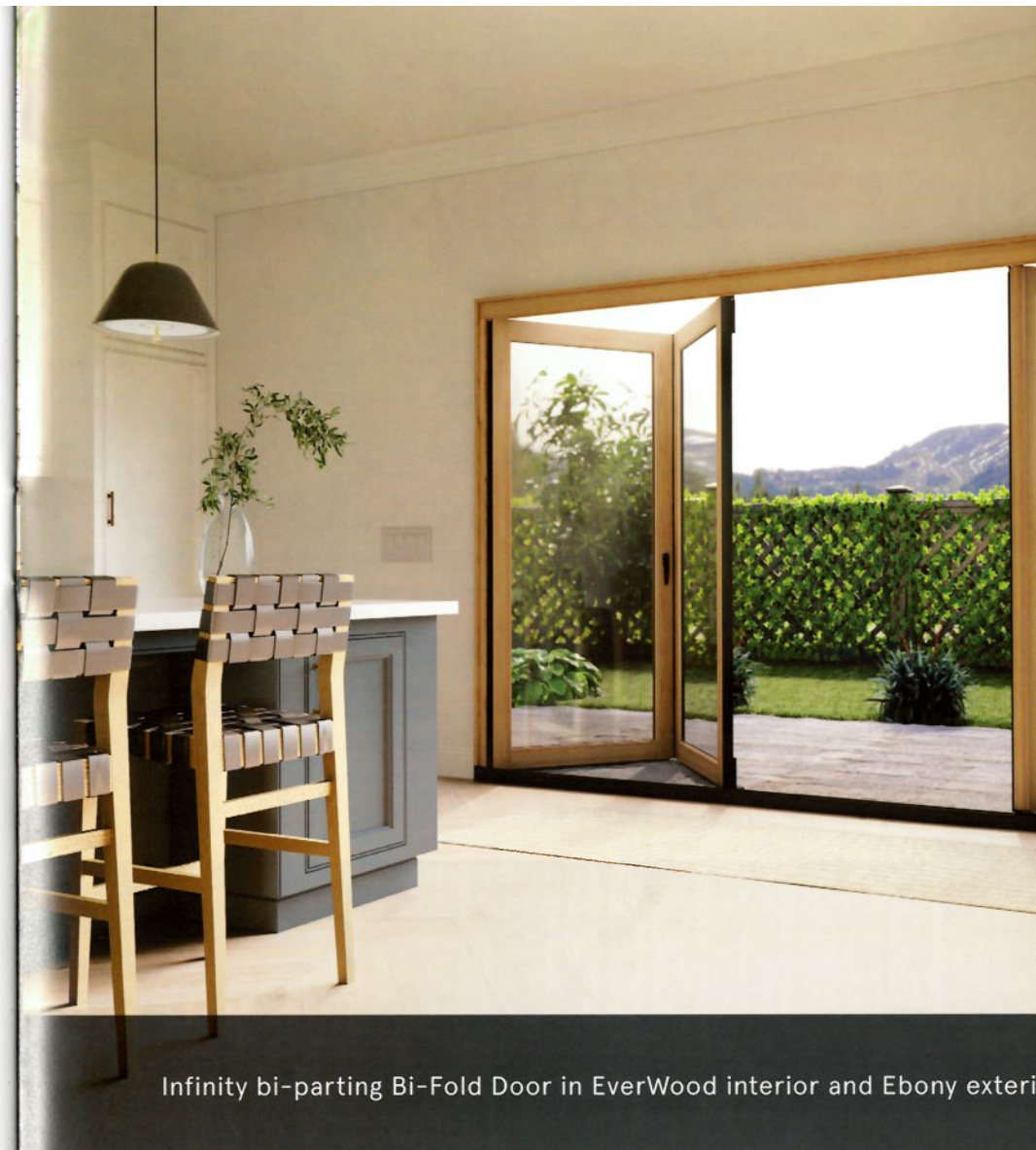


Interior

We use the same acrylic finish on our interior as on our exterior for superior performance. Or choose our EverWood® option for the classic appeal of wood.



1. Sierra interior is not available with Ebony exterior.
 2. Bronze interior is only available with Bronze exterior.
 3. Ebony interior is only available with Ebony exterior.



EverWood

EverWood, our breakthrough engineered wood grain interior finish, offers natural looks and textures – combined with the durability you expect from Infinity. It looks, feels, paints, and stains like wood but is completely low maintenance.

Match your existing woodwork or take your home in a new design direction with EverWood.



Durable and low

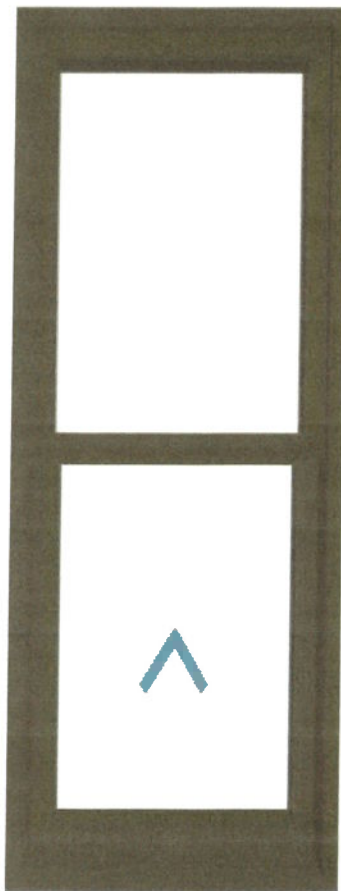
Long-lasting EverWood material, so it won't fade over time. That means no discoloration, moisture contraction – just durability and lasting beauty.



12/18/2024 04:00 PM
Quote #276604
Prepared by: Eric Atkins

Thomas & Doryce Judd Project





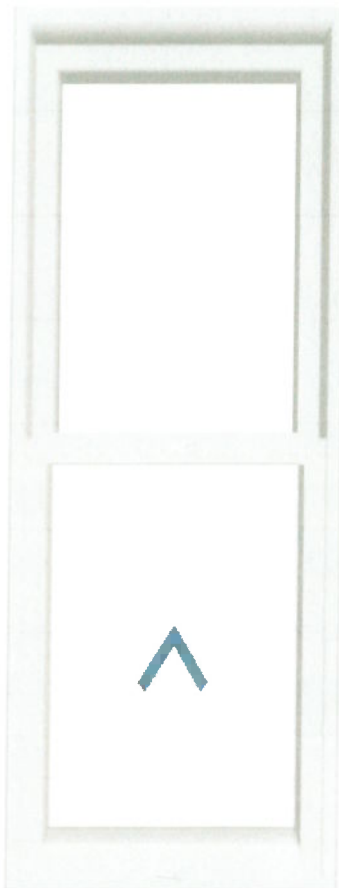
Exterior Visualization
Drawing

Window 1

4 x \$1,809.00

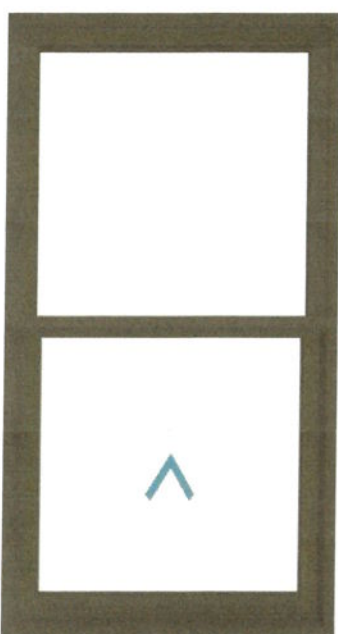
Options

Description:	<i>Infinity Insert Single Hung</i>
Number Wide:	1
Unit Type:	<i>Complete</i>
Measurement Type:	<i>Frame Size</i>
Overall Frame Width:	24
Overall Frame Height:	64
Frame Width:	24
Configuration / Venting:	<i>Single Hung</i>
Sash Split:	<i>Standard</i>
Exterior Color:	<i>Bronze</i>
Interior Color:	<i>Stone White</i>
Hardware Color:	<i>White</i>
Lift Options:	<i>Sash Lift</i>
Interior Weatherstrip Package:	<i>White</i>
Glass Surface:	<i>Low E3</i>
Tempered:	<i>No</i>
Obscure:	<i>None</i>
Perimeter Bar Color:	<i>Stainless</i>
Grille Type:	<i>None</i>
Grille Pattern:	<i>None</i>
Screen Type:	<i>Extruded Full Screen</i>
Screen Mesh Type:	<i>Bright View Mesh</i>
Exterior Screen Surround:	<i>Bronze</i>
Assembly Rough Opening:	<i>Rough Opening 25" x 64 1/2"</i>
Assembly Inside Opening:	<i>Inside Opening 24 3/8" x 64 1/4"</i>
Assembly Masonry Opening:	<i>Masonry Opening 24 1/2" x 64 1/4"</i>
Glazing Configuration:	<i>Standard Glazing</i>
Tint:	<i>None</i>
Laminated:	<i>No</i>
Gas Fill:	<i>Argon Gas</i>
Capillary Tubes:	<i>No</i>
Window Opening Control Device (WOCD):	<i>No</i>



Interior Visualization
Drawing

Request Assistance?:	No
CPD Number:	MAR-N-244-01470-00001
U-Factor:	0.28
SHGC:	0.22
VT:	0.5
CR:	57
ENERGY STAR:	SC, S
Egress Width:	21 5/16"
Egress Height:	26 9/32"
Net Clear Opening Square Ft:	3.888049
DLO Width:	18.8019981
DLO Height:	28.1915054

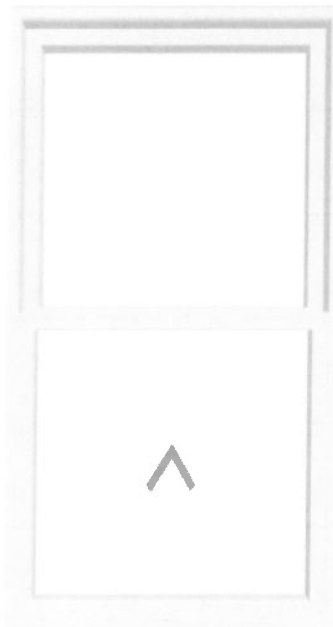


Window 2

2 x \$1,939.00

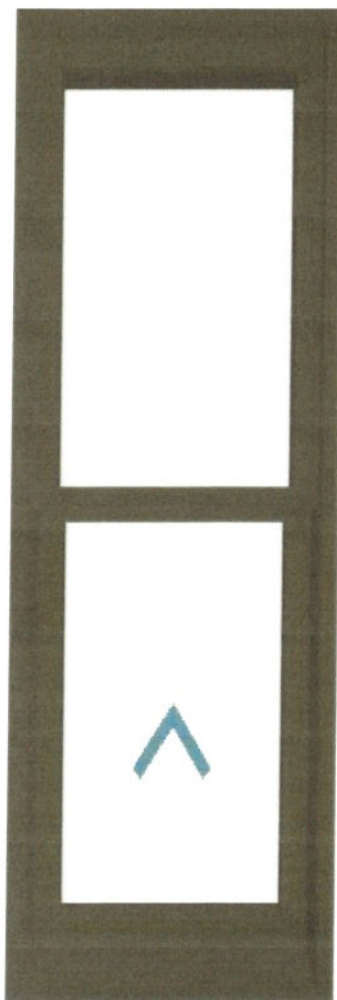
Options

Description:	Infinity Insert Single Hung
Number Wide:	1
Unit Type:	Complete
Measurement Type:	Frame Size
Overall Frame Width:	34
Overall Frame Height:	64
Frame Width:	34
Configuration / Venting:	Single Hung
Sash Split:	Standard
Exterior Color:	Bronze



Interior Visualization Drawing

Lift Options:	<i>Sash Lift</i>
Interior Weatherstrip Package:	<i>White</i>
Glass Surface:	<i>Low E3</i>
Tempered:	<i>No</i>
Obscure:	<i>None</i>
Perimeter Bar Color:	<i>Stainless</i>
Grille Type:	<i>None</i>
Grille Pattern:	<i>None</i>
Screen Type:	<i>Extruded Full Screen</i>
Screen Mesh Type:	<i>Bright View Mesh</i>
Exterior Screen Surround:	<i>Bronze</i>
Assembly Rough Opening:	<i>Rough Opening 35" x 64 1/2"</i>
Assembly Inside Opening:	<i>Inside Opening 34 3/8" x 64 1/4"</i>
Assembly Masonry Opening:	<i>Masonry Opening 34 1/2" x 64 1/4"</i>
Glazing Configuration:	<i>Standard Glazing</i>
Tint:	<i>None</i>
Laminated:	<i>No</i>
Gas Fill:	<i>Argon Gas</i>
Capillary Tubes:	<i>No</i>
Window Opening Control Device (WOCD):	<i>No</i>
Jamb Size:	<i>3 1/4"</i>
Screen/Combo Ship Loose:	<i>No</i>
Request Assistance?:	<i>No</i>
CPD Number:	<i>MAR-N-244-01470-00001</i>
U-Factor:	<i>0.28</i>
SHGC:	<i>0.22</i>
VT:	<i>0.5</i>
CR:	<i>57</i>
ENERGY STAR:	<i>SC, S</i>
Egress Width:	<i>31 5/16"</i>
Egress Height:	<i>26 9/32"</i>
Net Clear Opening Square Ft:	<i>5.71291</i>
DLO Width:	<i>28.8019981</i>
DLO Height:	<i>28.1915054</i>

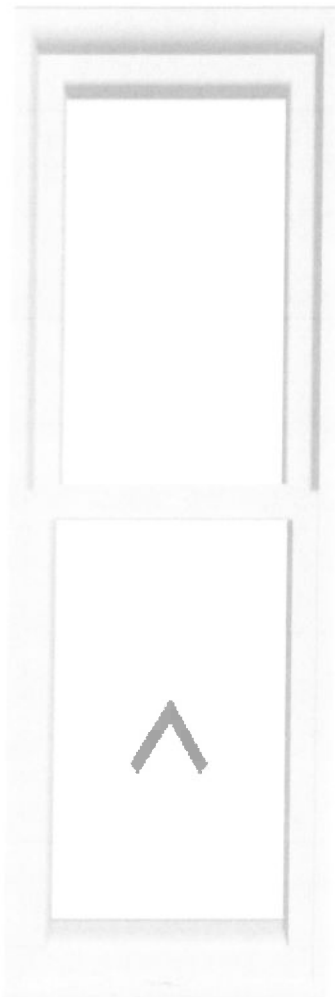


Exterior Visualization
Drawing

Options

1 x \$1,809.00

Description:	<i>Infinity Insert Single Hung</i>
Number Wide:	<i>1</i>
Unit Type:	<i>Complete</i>
Measurement Type:	<i>Frame Size</i>
Overall Frame Width:	<i>21</i>
Overall Frame Height:	<i>64</i>
Frame Width:	<i>21</i>
Configuration / Venting:	<i>Single Hung</i>
Sash Split:	<i>Standard</i>
Exterior Color:	<i>Bronze</i>
Interior Color:	<i>Stone White</i>
Hardware Color:	<i>White</i>
Lift Options:	<i>Sash Lift</i>
Interior Weatherstrip Package:	<i>White</i>
Glass Surface:	<i>Low E3</i>
Tempered:	<i>No</i>
Obscure:	<i>None</i>
Perimeter Bar Color:	<i>Stainless</i>
Grille Type:	<i>None</i>
Grille Pattern:	<i>None</i>
Screen Type:	<i>Extruded Full Screen</i>
Screen Mesh Type:	<i>Bright View Mesh</i>
Exterior Screen Surround:	<i>Bronze</i>
Assembly Rough Opening:	<i>Rough Opening 22" x 64 1/2"</i>
Assembly Inside Opening:	<i>Inside Opening 21 3/8" x 64 1/4"</i>
Assembly Masonry Opening:	<i>Masonry Opening 21 1/2" x 64 1/4"</i>
Glazing Configuration:	<i>Standard Glazing</i>
Tint:	<i>None</i>
Laminated:	<i>No</i>
Gas Fill:	<i>Argon Gas</i>
Capillary Tubes:	<i>No</i>
Window Opening Control Device (WOCD):	<i>No</i>
Jamb Size:	<i>3 1/4"</i>



Interior Visualization
Drawing

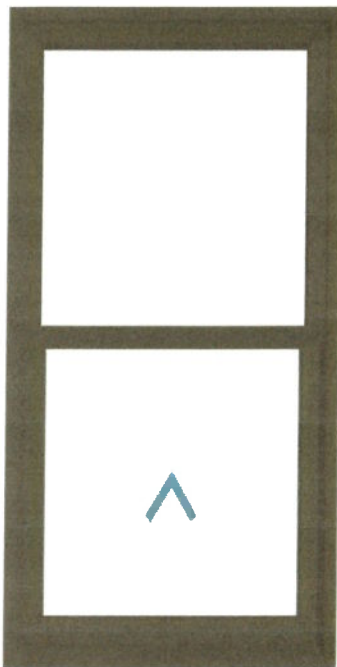
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U-Factor:	0.28
SHGC:	0.22
VT:	0.5
CR:	57
ENERGY STAR:	5C, S
Egress Width:	18 5/16"
Egress Height:	26 9/32"
Net Clear Opening Square Ft:	3.340591
DLO Width:	15.8019991
DLO Height:	28.1915054

Side 2

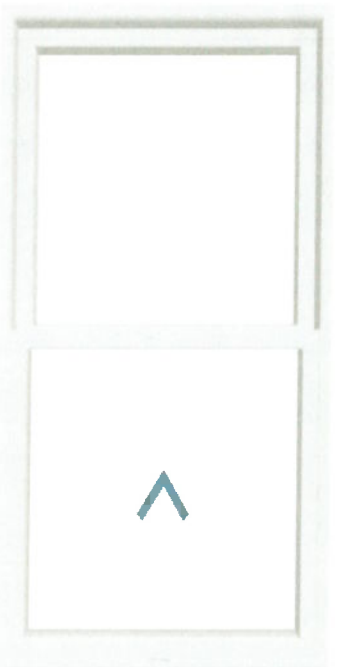
2 x \$1,939.00

Options

Description:	Infinity Insert Single Hung
Number Wide:	1
Unit Type:	Complete
Measurement Type:	Frame Size
Overall Frame Width:	32
Overall Frame Height:	64
Frame Width:	32
Configuration / Venting:	Single Hung

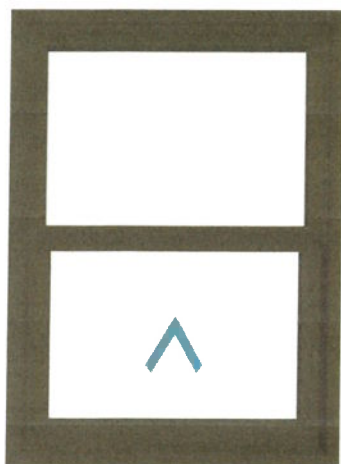


Exterior Visualization
Drawing



Interior Visualization
Drawing

Interior Color:	Stone White
Hardware Color:	White
Lift Options:	Sash Lift
Interior Weatherstrip Package:	White
Glass Surface:	Low E3
Tempered:	No
Obscure:	None
Perimeter Bar Color:	Stainless
Grille Type:	None
Grille Pattern:	None
Screen Type:	Extruded Full Screen
Screen Mesh Type:	Bright View Mesh
Exterior Screen Surround:	Bronze
Assembly Rough Opening:	Rough Opening 33" x 64 1/2"
Assembly Inside Opening:	Inside Opening 32 3/8" x 64 1/4"
Assembly Masonry Opening:	Masonry Opening 32 1/2" x 64 1/4"
Glazing Configuration:	Standard Glazing
Tint:	None
Laminated:	No
Gas Fill:	Argon Gas
Capillary Tubes:	No
Window Opening Control Device (WOCD):	No
Jamb Size:	3 1/4"
Screen/Combo Ship Loose:	No
Request Assistance?:	No
CPD Number:	MAR-N-244-01470-00001
U-Factor:	0.28
SHGC:	0.22
VT:	0.5
CR:	57
ENERGY STAR:	SC, S
Egress Width:	29 5/16"
Egress Height:	26 9/32"
Net Clear Opening Square Ft:	5.347938



Exterior Visualization Drawing



Interior Visualization Drawing

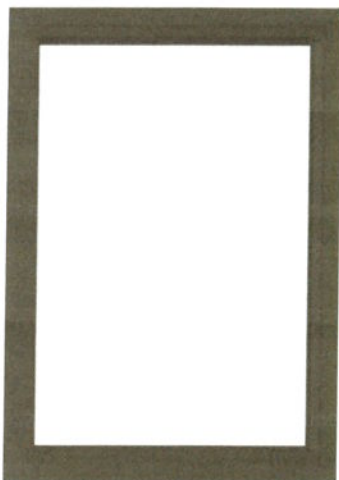
Side 2 (1)

1 x \$1,539.00

Options

Description:	<i>Infinity Insert Single Hung</i>
Number Wide:	<i>1</i>
Unit Type:	<i>Complete</i>
Measurement Type:	<i>Frame Size</i>
Overall Frame Width:	<i>29</i>
Overall Frame Height:	<i>40</i>
Frame Width:	<i>29</i>
Configuration / Venting:	<i>Single Hung</i>
Sash Split:	<i>Standard</i>
Exterior Color:	<i>Bronze</i>
Interior Color:	<i>Stone White</i>
Hardware Color:	<i>White</i>
Lift Options:	<i>Sash Lift</i>
Interior Weatherstrip Package:	<i>White</i>
Glass Surface:	<i>Low E3</i>
Tempered:	<i>No</i>
Obscure:	<i>None</i>
Perimeter Bar Color:	<i>Stainless</i>
Grille Type:	<i>None</i>
Grille Pattern:	<i>None</i>
Screen Type:	<i>Extruded Full Screen</i>
Screen Mesh Type:	<i>Bright View Mesh</i>
Exterior Screen Surround:	<i>Bronze</i>
Assembly Rough Opening:	<i>Rough Opening 30" x 40 1/2"</i>
Assembly Inside Opening:	<i>Inside Opening 29 3/8" x 40 1/4"</i>
Assembly Masonry Opening:	<i>Masonry Opening 29 1/2" x 40 1/4"</i>
Glazing Configuration:	<i>Standard Glazing</i>
Tint:	<i>None</i>
Laminated:	<i>No</i>
Gas Fill:	<i>Argon Gas</i>
Capillary Tubes:	<i>No</i>
Window Opening Control Device (WOCD):	<i>No</i>

Request Assistance?:	No
CPD Number:	MAR-N-244-01470-00001
U-Factor:	0.28
SHGC:	0.22
VT:	0.5
CR:	57
ENERGY STAR:	SC, S
Egress Width:	26 5/16"
Egress Height:	14 9/32"
Net Clear Opening Square Ft:	2.608313
DLO Width:	23.8019981
DLO Height:	16.1915



Exterior Visualization
Drawing



Side 2 (1) 2

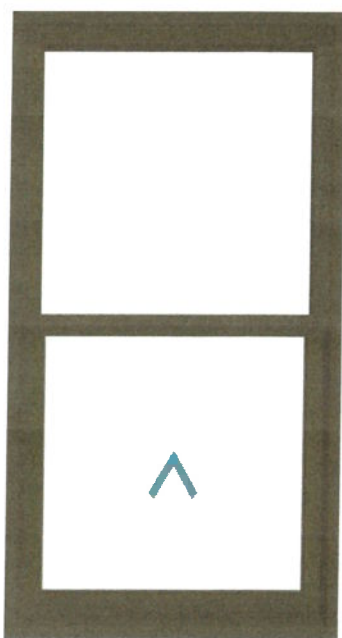
2 x \$1,432.00

Options

Description:	Infinity Insert Rectangle
Number Wide:	1
Unit Type:	Complete
Measurement Type:	Frame Size
Overall Frame Width:	28
Overall Frame Height:	40
Frame Width:	28
Additional Mull Info:	Stand Alone
Configuration / Venting:	Fixed
Exterior Color:	Bronze
Interior Color:	Stone White
Glass Surface:	Low E3
Tempered:	No
Obscure:	None
Perimeter Bar Color:	Stainless
Grille Type:	None
Grille Pattern:	None
Assembly Rough Opening:	Rough Opening 29" x 40 1/2"
Assembly Inside Opening:	Inside Opening 28 3/8" x 40 1/4"

Interior Visualization Drawing

Tint:	None
Laminated:	No
Gas Fill:	Argon Gas
Capillary Tubes:	No
Jamb Size:	3 1/4"
Request Assistance?:	No
CPD Number:	MAR-N-374-03676-00001
U-Factor:	0.27
SHGC:	0.24
VT:	0.56
CR:	59
DLO Width:	24.2060013
DLO Height:	36.206



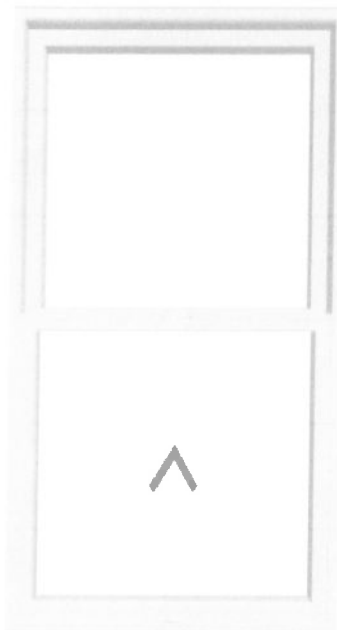
Exterior Visualization Drawing

Back and side

11 x \$1,939.00

Options

Description:	Infinity Insert Single Hung
Number Wide:	1
Unit Type:	Complete
Measurement Type:	Frame Size
Overall Frame Width:	34
Overall Frame Height:	64
Frame Width:	34
Configuration / Venting:	Single Hung
Sash Split:	Standard
Exterior Color:	Bronze
Interior Color:	Stone White
Hardware Color:	White
Lift Options:	Sash Lift
Interior Weatherstrip Package:	White
Glass Surface:	Low E3
Tempered:	No
Obscure:	None
Perimeter Bar Color:	Stainless



Interior Visualization
Drawing

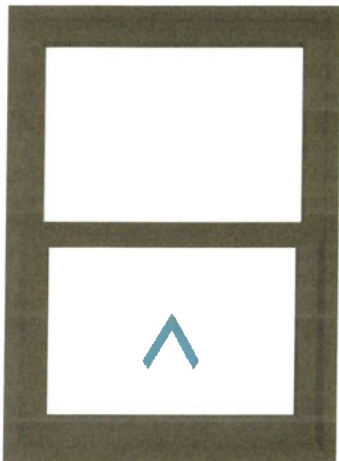
Screen Type:	<i>Extruded Full Screen</i>
Screen Mesh Type:	<i>Bright View Mesh</i>
Exterior Screen Surround:	<i>Bronze</i>
Assembly Rough Opening:	<i>Rough Opening 35" x 64 1/2"</i>
Assembly Inside Opening:	<i>Inside Opening 34 3/8" x 64 1/4"</i>
Assembly Masonry Opening:	<i>Masonry Opening 34 1/2" x 64 1/4"</i>
Glazing Configuration:	<i>Standard Glazing</i>
Tint:	<i>None</i>
Laminated:	<i>No</i>
Gas Fill:	<i>Argon Gas</i>
Capillary Tubes:	<i>No</i>
Window Opening Control Device (WOCD):	<i>No</i>
Jamb Size:	<i>3 1/4"</i>
Screen/Combo Ship Loose:	<i>No</i>
Request Assistance?:	<i>No</i>
CPD Number:	<i>MAR-N-244-01470-00001</i>
U-Factor:	<i>0.28</i>
SHGC:	<i>0.22</i>
VT:	<i>0.5</i>
CR:	<i>57</i>
ENERGY STAR:	<i>SC, S</i>
Egress Width:	<i>31 5/16"</i>
Egress Height:	<i>26 9/32"</i>
Net Clear Opening Square Ft:	<i>5.71291</i>
DLO Width:	<i>28.8019981</i>
DLO Height:	<i>28.1915054</i>

Side smaller

1 x \$1,539.00

Options

Description:	<i>Infinity Insert Single Hung</i>
Number Wide:	<i>1</i>
Unit Type:	<i>Complete</i>
Measurement Type:	<i>Frame Size</i>

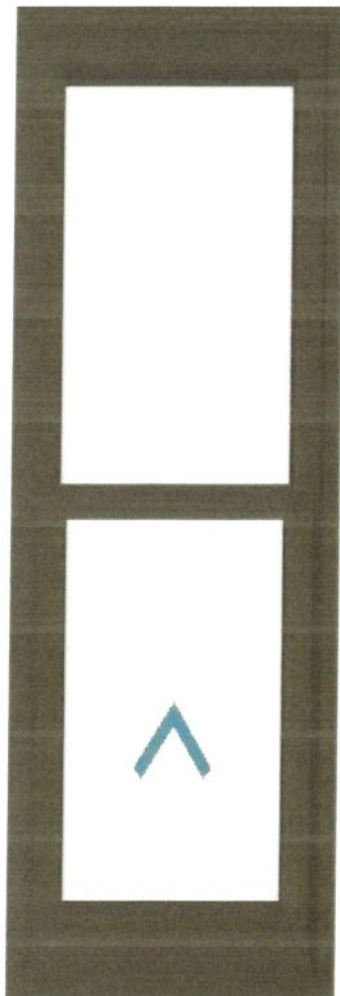


Exterior Visualization Drawing



Interior Visualization Drawing

Frame Width:	29
Configuration / Venting:	Single Hung
Sash Split:	Standard
Exterior Color:	Bronze
Interior Color:	Stone White
Hardware Color:	White
Lift Options:	Sash Lift
Interior Weatherstrip Package:	White
Glass Surface:	Low E3
Tempered:	No
Obscure:	None
Perimeter Bar Color:	Stainless
Grille Type:	None
Grille Pattern:	None
Screen Type:	Extruded Full Screen
Screen Mesh Type:	Bright View Mesh
Exterior Screen Surround:	Bronze
Assembly Rough Opening:	Rough Opening 30" x 40 1/2"
Assembly Inside Opening:	Inside Opening 29 3/8" x 40 1/4"
Assembly Masonry Opening:	Masonry Opening 29 1/2" x 40 1/4"
Glazing Configuration:	Standard Glazing
Tint:	None
Laminated:	No
Gas Fill:	Argon Gas
Capillary Tubes:	No
Window Opening Control Device (WOCD):	No
Jamb Size:	3 1/4"
Screen/Combo Ship Loose:	No
Request Assistance?:	No
CPD Number:	MAR-N-244-01470-00001
U-Factor:	0.28
SHGC:	0.22
VT:	0.5
CR:	57



Exterior Visualization
Drawing

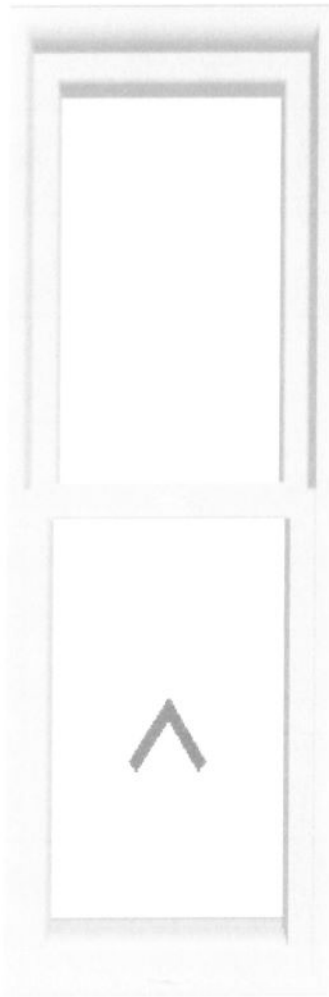
Egress Height:	14 9/32"
Net Clear Opening Square Ft:	2.608313
DLO Width:	23.8019981
DLO Height:	16.1915

Side small

1 x \$1,809.00

Options

Description:	<i>Infinity Insert Single Hung</i>
Number Wide:	1
Unit Type:	<i>Complete</i>
Measurement Type:	<i>Frame Size</i>
Overall Frame Width:	21
Overall Frame Height:	64
Frame Width:	21
Configuration / Venting:	<i>Single Hung</i>
Sash Split:	<i>Standard</i>
Exterior Color:	<i>Bronze</i>
Interior Color:	<i>Stone White</i>
Hardware Color:	<i>White</i>
Lift Options:	<i>Sash Lift</i>
Interior Weatherstrip Package:	<i>White</i>
Glass Surface:	<i>Low E3</i>
Tempered:	<i>No</i>
Obscure:	<i>None</i>
Perimeter Bar Color:	<i>Stainless</i>
Grille Type:	<i>None</i>
Grille Pattern:	<i>None</i>
Screen Type:	<i>Extruded Full Screen</i>
Screen Mesh Type:	<i>Bright View Mesh</i>
Exterior Screen Surround:	<i>Bronze</i>
Assembly Rough Opening:	<i>Rough Opening 22" x 64 1/2"</i>
Assembly Inside Opening:	<i>Inside Opening 21 3/8" x 64 1/4"</i>
Assembly Masonry Opening:	<i>Masonry Opening 21 1/2" x 64 1/4"</i>
Glazing Configuration:	<i>Standard Glazing</i>



Interior Visualization
Drawing

Gas Fill:	<i>Argon Gas</i>
Capillary Tubes:	<i>No</i>
Window Opening Control Device (WOCD):	<i>No</i>
Jamb Size:	<i>3 1/4"</i>
Screen/Combo Ship Loose:	<i>No</i>
Request Assistance?:	<i>No</i>
CPD Number:	<i>MAR-N-244-01470-00001</i>
U-Factor:	<i>0.28</i>
SHGC:	<i>0.22</i>
VT:	<i>0.5</i>
CR:	<i>57</i>
ENERGY STAR:	<i>SC, S</i>
Egress Width:	<i>18 5/16"</i>
Egress Height:	<i>26 9/32"</i>
Net Clear Opening Square Ft:	<i>3.340591</i>
DLO Width:	<i>15.8019991</i>
DLO Height:	<i>28.1915054</i>

Additional Project Details

Installation:

Installation

25 x \$485.00

Package Price:

\$58,006.00

Your Price:

\$58,006.00

About Us

Jeff Ludy and the team at The Window Experts are devoted to creating the most delightful home-improvement experience you have ever had. We pride ourselves on having the best products, and our installation processes are the gold standard in the industry. We welcome the opportunity to serve you with your window and door replacement project.

Terms and Conditions

PLEASE NOTE: Unless otherwise stated, this proposal does not include painting if needed.



City of Denton

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215 E. McKinney St.
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Legislation Text

File #: HLC25-009, **Version:** 1

AGENDA CAPTION

Hold a discussion and give staff direction regarding the current historic tax exemption program and potential program changes to better encourage the designation and/or preservation of historic properties.



AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

DCM: Cassey Ogden

DATE: February 10, 2025

SUBJECT

Hold a discussion and give staff direction regarding the current historic tax exemption program and potential program changes to better encourage the designation and/or preservation of historic properties.

BACKGROUND

On July 8, 2024, in preparation for updates to the historic tax exemption program, staff held a discussion and sought direction from the Commission regarding the following:

1. How should the City expand the tax-exemption eligibility criteria for the present 'Designated Historic Sites' Tax Exemption program to cover additional historic resources?
2. What additional actions would the Commission like to take to encourage historic property owners to designate and/or preserve their properties?

During the discussion, the following information from the 2019 Denton Historic Preservation Plan was presented:

Goal #2: Promote the preservation, adaptive use, and stewardship of historic resources as integral elements to a vibrant and sustainable Downtown Denton and residential neighborhoods.

Policy 2.1: Continue ongoing support for Main Street revitalization efforts and other preservation-based economic development initiatives, including heritage tourism, as a means to preserve, adapt, and reuse Denton's historic resources.

Recommendation #2.1 (*contributing properties*): Broaden the tax-exemption eligibility criteria for improvements to historic buildings.

Recommendation #2.2: Explore a program allowing for the partial or full property tax exemption from City of Denton and other applicable taxing authorities for locally designated homes.

The Commission directed staff to not move forward with Recommendation 2.1 to expand the tax-exemption eligibility criteria to cover additional historic resources (contributing properties); but unanimously agreed with Recommendation 2.2 that the tax exemption should be expanded to provide additional tax relief to owners to assist with maintenance and long-term preservation of historic properties.

Staff has been working on developing possible options to expand the historic tax exemption program. However, before staff proceeds any further, staff seeks to confirm the previous direction from the Commission and/or receive any additional direction that may impact the historic tax exemption options to be presented at a future HLC meeting.

EXHIBITS:

1. Agenda Information Sheet
2. [HLC24-024 Agenda Item](#) (July 8, 2024 HLC Meeting)

Respectfully submitted:
Tina Firgens, AICP
Deputy Director Development Services/
Planning Director

Prepared By:
Cameron Robertson, AICP
Historic Preservation Officer



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Legislation Text

File #: HLC25-003, **Version:** 1

AGENDA CAPTION

Receive a report, hold a discussion, and give staff direction on the Historic Landmark Commission's request for local historic designation of eligible historic properties.



City of Denton

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Denton, Texas
www.cityofdenton.com

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

DCM: Cassey Ogden

DATE: February 10, 2025

SUBJECT

Receive a report, hold a discussion, and give staff direction on the Historic Landmark Commission's request for local historic designation of eligible historic properties.

BACKGROUND

At the November 14, 2022, HLC meeting, staff started including a standing agenda item that pertains to the designation of local historic properties. Commissioners have the opportunity to bring forward one to two properties from Denton's Historically Eligible Structures map to discuss and vote on. A Commissioner proposing a property for local designation consideration will have a maximum of two-minutes to justify the need for designation of the property. Remaining Commissioners will then have a maximum of one minute each to provide feedback and indicate their support for the designation. Each proposed property will need a minimum of four Commissioner votes to pursue designation of the property. If the property receives four or more votes, the property will be added to an active designation list to be maintained by staff for the HLC. The HLC will have the opportunity to utilize the list to reach out to property owners to encourage the designation of their property or properties.

EXHIBITS

1. Agenda Information Sheet
2. Denton's [Historically Eligible Structures](#) Map

Respectfully submitted:
Tina Firgens, AICP
Deputy Director Development Services/
Planning Director

Prepared by:
Cameron Robertson, AICP
Historic Preservation Officer



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File #: HLC25-004, **Version:** 1

AGENDA CAPTION

Hold a discussion regarding the Historic Landmark Commission Project Matrix.

**2025
Historic Landmark Commission
Requests for Information**

Request		Request Date	Status
Continuation of the historic tax exemption discussion	HLC	6/12/2024	On-going
Focus group of historic property owners to discuss present historic preservation procedures and incentives	HPO	12/27/2023	Will schedule after the historic tax exemption discussions are complete
Discussion regarding marketing the historic preservation program; forming new partnerships; educating property owners, etc.	HLC	12/9/2024	Discussion will occur in Spring 2025
Template/agenda to be utilized by HLC members at community meetings to discuss and educate historic property owners on designation, HLC/HPO processes, etc.	HLC	2/12/2024	On-going
Staff to reach out to the Denton Woman’s Club about a meeting/discussion with the Historic Landmark Commission about the club’s plans for the future	HLC	1/13/2025	On-hold until budget determination
Review local Historic District signage; larger discussion of beautification standards/expectations for local historic districts	HLC	1/13/2025	Discussion will occur in Spring 2025
Items for Historic Landmark Commission Consideration			

Discuss 'Stop Work Order' fees for properties working without Certificates of Appropriateness	HPO	7/9/2024	Deters inappropriate work from taking place to historically recognized properties and fees collected can be utilized for preservation efforts. Strengthens the COA process.
Update the COA Process to include inspection dependent upon the scale of work taking place (i.e. new construction, demolition, addition)	HPO	7/9/2024	Further strengthen and clarify the COA process
Annual Update			
Prepare an annual study list of potential landmarks and districts.	HLC/HPO	2025 Work Plan Goal	Implemented; On-going from 2024
Broaden the tax-exemption eligibility criteria for improvements to historic buildings.	HLC/HPO	2025 Work Plan Goal	Discussion has started; on-going from 2024
Explore a program allowing for the partial or full property tax exemption from the City of Denton and other applicable taxing authorities for locally designated historic homes.	HLC/HPO	2025 Work Plan Goal	Discussion has started; on-going from 2024
Complete designation reports for landmarks and districts.	HLC/HPO	2025 Work Plan Goal	Implemented; On-going from 2024
Improve visibility and awareness of tax exemption program to increase participation.	HLC/HPO	2025 Work Plan Goal	New for 2025
Increase awareness and use of Federal Rehabilitation Tax Credit.	HLC/HPO	2025 Work Plan Goal	New for 2025

Include additional historic preservation information materials in the City of Denton website	HLC/HPO	2025 Work Plan Goal	New for 2025
Create a marketing plan to encourage additional Local Landmark designations.	HLC/HPO	2024 Work Plan Goal	On-going from 2024
Provide training to local realtors and bankers.	HLC/HPO	2024 Work Plan Goal	On-going from 2024

Future HLC Meetings:

- Monday, March 3rd
- Monday, April 14th
- Monday, May 12th
- Monday, June 9th
- Monday, July 14th
- Monday, August 11th
- Monday, September 8th
- Monday, October 13th
- Monday, November 10th
- Monday, December 8th