AGENDA

DESIGN REVIEW BOARD – NEIGHBORHOOD DESIGN PANEL

AGENDA

Regular Meeting

May 2, 2019

3:00 PM

10th Floor Council Chambers, City Hall

1. Call to Order

2. Roll Call

3. Welcome and Opening Remarks from the Chair

4. Approval of Minutes – April 4, 2019

5. Call for Public Notice Affidavit from Applicants

6. Acceptance of Agenda

7. Conflict of Interest Statement

8. Old Business

9. New Business

A. CA 18-776 Application by Michael and Jenna Mumma for a CERTIFICATE OF APPROPRIATENESS for a new single-family detached house and modifications to an existing structure on property located at 315 HAMPTON AVE (TM# 0016000100600)
10. Other Business

11. Adjournment

Welcome to the City of Greenville Design Review Board (DRB) meeting. The DRB is responsible for reviewing and taking action on various types of applications including Certificates of Appropriateness, multifamily review and comment, and certification for special tax assessment. The DRB is divided between an Urban Panel and Neighborhood Panel. Both panels usually meet the first Thursday of each month, and as needed for special-called meetings. The Neighborhood Panel is primarily responsible for historic overlays, and the Urban Panel is primarily responsible for projects in the downtown.

For your convenience and to help you follow along with the meeting, an overview of the meeting procedure is provided below. Please take a moment to familiarize yourself with the process and locate the item(s) of interest to you on the agenda.

Public hearing rules and procedures:

- For each item, the Board will first hear the staff report and a presentation from the applicant.
- After the staff and applicant presentations, the chairperson will open the public hearing for that item. Comments in favor of the application are heard first, followed by those opposed.
- Any member of the audience wishing to comment has 3 minutes to do so. It is not necessary to sign up to speak beforehand. All comments must be made into the podium microphone located at the front of the center aisle.
- Begin by clearly stating your name and address for the record. Please spell your name if it is prone to being misspelled. The 3-minute timer will start after you have provided this information.
- Please do not repeat information already presented by someone else, and avoid off-topic statements. People sharing similar concerns are encouraged to appoint a spokesperson to speak on behalf of the group.
- All comments and questions must be directed to the chairperson, who will respond or direct the question to the appropriate party for response.
- After all comments are offered, the chairperson will close the public hearing for that item. Once closed, no additional public comments will be heard.
- After the public hearing portion, the Board members will deliberate amongst themselves. A decision will usually be rendered at this meeting; however, the item may be deferred to provide additional time to revise the application, provide supplemental information, etc.

Written comments and materials intended for the board members should be given to a staff member for distribution before the meeting begins. Any comments that were submitted to the Planning office prior to the meeting have already been provided to the members for their review and consideration.

Public meeting disclosure: All written comments and materials submitted to the Planning Office or DRB, as well as audio recordings of public hearings, are considered public record and subject to FOIA requests under the South Carolina Freedom of Information Act. In addition, all public meetings are open to the press and may be covered or recorded by the media.
Thank you for attending the DRB meeting. Public participation in the planning process helps the City make informed decisions about growth and development in our community.

Please contact the Planning Department at (864) 467-4476 with any questions about this agenda as well as those for upcoming meetings. Visit our website at HTTPS://GREENVILLESC.GOV/172/PLANNING-ZONING for more detailed information about specific agenda items.

The DRB is comprised of volunteers appointed by City Council. When selecting members for the board, Council strives to ensure a broad range of interests and viewpoints are represented. Current and previous board members have served with professional backgrounds in residential and commercial development, architecture, urban planning, engineering, real estate, and more. Standard board terms are 4 years. If you are interested in serving on the DRB or another City board, please apply online at HTTPS://GREENVILLESC.GOV/478/BOARDS-COMMISSIONS.
### Planning Staff Report to
Design Review Board - Neighborhood
April 26, 2019
for the May 2, 2019 Public Hearing

<table>
<thead>
<tr>
<th>Docket Number:</th>
<th>CA 18-776</th>
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</thead>
<tbody>
<tr>
<td>Applicant:</td>
<td>Michael and Jenna Mumma</td>
</tr>
<tr>
<td>Property Owner:</td>
<td>Michael and Jenna Mumma</td>
</tr>
<tr>
<td>Property Location:</td>
<td>315 Hampton Ave</td>
</tr>
<tr>
<td>Tax Map Number:</td>
<td>0016000100600</td>
</tr>
<tr>
<td>Acreage:</td>
<td>0.179</td>
</tr>
<tr>
<td>Zoning:</td>
<td>R-6, Single-Family Residential District</td>
</tr>
<tr>
<td>Proposal:</td>
<td>Construction of a new single-family detached home</td>
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<tr>
<td>Staff Recommendation:</td>
<td>Approval</td>
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### Staff Analysis:

The applicant proposes to construct a new single-family home and modify an existing accessory structure in the Hampton-Pinckney Neighborhood Preservation Overlay, located at 315 Hampton Avenue.

**Principal structure**

The proposed house is two-story, clad with composite (cement board) siding. A majority of the home will be lap siding with shake in the gables; the color is Argos (light brownish-gray) with Extra White trim. The base will be brick and the roofing is proposed as asphalt shingles.

The overall size of the house is 3,342 square feet. Setbacks meet the typical condition of the neighborhood and all impervious requirements appear to be met, noting that final numbers will be reviewed at the time of building permit.

The front elevation includes a deep porch highlighted with an arched entrance. Above, an arched window provides light into the foyer. A bay window on the first floor incorporates a metal roof for the shallow pitch. On the second level, a shed dormer is provided to add some square footage for a future seating area or study area in the front bedroom. Windows are proposed as aluminum clad.

The side elevations respond to the interior arrangement of space/use in terms of most window placements.

The rear elevation incorporates another deep porch with a double-sided fireplace. The arched doorway is echoed from the front elevation, as well as an arched window. French doors provide access to this porch.

Overall, the house design seems consistent with the massing and scale of other houses in the area and within the district. Staff provided the following feedback to advance the design; the architect has stated he has justification for many of these concerns:

- Provide historic sill on all windows (similar to garage). This seems more consistent with the overall neighborhood.
- Reconsider the porkchop eaves.
- Shed dormer on front elevation does not seem necessary.
- Bracket spacing on front elevation is odd and inconsistent.

**Accessory Structure**

The existing accessory structure is proposed to be modified as part of this application. A portion of the existing structure will be removed in order to meet the Land Management Ordinance’s 50% accessory structure size rule, leaving an L-shaped building. Much of the exiting building will remain untouched; removed windows will be repurposed on the new façade. Certain details do not match the proposed house, such as the eave condition and window sills. Staff recommends the following in order to tie the two structures on the property closer together:

- Provide windows on blank wall.
- Since removing and replacing the façade, the design should be consistent with the proposed house.

Staff notes that the surrounding area is comprised of homes of varying scale, materiality and colors. The proposed house incorporates many of the architectural characteristics outlined in the design guidelines for new residential construction. The setbacks, mass, scale and other proportions are consistent with the fabric of the block and district. Staff also reviewed preliminary site plan area calculations and confirms the house meets setbacks and impervious regulations. Therefore, staff recommends approval.

**APPLICABLE DESIGN GUIDELINES:**

**AR.1** Maintain the line of building fronts in a block.
A. A building should fit within the range of yard dimensions seen in the block.
B. Maintain the uniform spacing of side yards.

**AR.6** A new building should appear similar in scale to traditional single family houses.
A. New construction should appear similar in mass and scale to nearby historic structures.
B. New construction should be within five feet of the average height of historic structures within the immediate neighborhood.
C. On larger structures, subdivide larger masses into smaller “modules” that are similar in size to single-family residences seen traditionally.

**AR.7** The form of a new building should be similar to those seen traditionally in the historic district.
A. Use building forms similar to those found traditionally in a district.
B. Use traditional roof forms.
C. The number and size of dormers should be limited on a roof, such that the primary roof form remains prominent.
D. Roofs should be similar in scale to those used historically on comparable buildings.

**AR.8** Building materials for new construction should be similar to materials seen historically.
A. Maintain the existing range of exterior wall materials found in the historic district.
B. Exterior wood finishes should appear similar to those used historically.
C. Masonry should appear similar to that used historically.
D. Materials should be applied in a manner similar to that used historically.
E. Newer, synthetic materials may be considered for a new structure, if they appear similar in character and detailing to traditional building materials.
F. Roof materials should be composite shingles and convey a scale and texture similar to that used traditionally.

**AR.9** A new building should be visually compatible with historic structures in the area.
A. A new building should not be designed to look old.
B. Using contemporary interpretations of historic styles is encouraged for new buildings.
C. New architectural details should relate to comparable historic elements in general size, shape, scale and finish.
D. Where a deck is used, it should be unobtrusive, as seen from the street.
E. Use contemporary interpretations of architectural features that are common to traditional buildings in the neighborhood.
F. If they are to be used, design ornamental elements, such as brackets and porches, to be in scale with similar historic features.

AR.15 **Use colors to create a coordinated color scheme for a building.**
A. The facade should “read” as a single composition.
B. Employ color schemes that are simple in character.
C. Base or background colors should be muted.
D. Reserve the use of bright colors for accents only.
E. Consider the architectural period when choosing paint colors for a building based on the date of construction.
F. Consider the architectural style when choosing paint colors for a building.

AR.5 **Minimize the visual impacts of mechanical equipment and service areas as seen from the public way.**
A. Screen mechanical equipment from view.
B. Do not locate utility connections and service boxes on the primary facade.
C. A service area should not be visible from a public way.
D. Trash storage should be designed to be secure from animals.
Application for Certificate of Appropriateness – Neighborhood Design Panel
(For Properties in any Preservation Overlay District, except the West End Preservation Overlay District*)

Applicant/Owner Information

**Applicant**

**NAME:** Michael and Jenna Mumma

**ADDRESS:** 315 Hampton Ave
Greenville, SC 29601

**PHONE:** 352-267-3419

**EMAIL:** jenna.mumma@gmail.com

**Property Owner**

**NAME:** Michael and Jenna Mumma

**ADDRESS:** 315 Hampton Ave
Greenville, SC 29601

**PHONE:** 352-267-3419

**EMAIL:** jenna.mumma@gmail.com

Property Information

**STREET ADDRESS:** 315 Hampton Ave

**TAX PARCEL #:** 0016000100600

**ZONING DESIGNATION:** R-6

**WHICH PRESERVATION DISTRICT?** Hampton-Pinckney

**NATIONAL REGISTER?** No

Description Of Request

Approval of plans for a new residence on the front portion of the property at 315 Hampton Avenue, along with modifications to the existing structure in order to meet the City of Greenville Code of Ordinances Section 19.4.4.2 (F).

*Applicable districts are: Col. Elias Earle, East Park Avenue, Hampton-Pinckney, Heritage, Pettigru, and Overbrook.

Instructions

1. The application and fee, made payable to the City of Greenville, must be received by the planning and development office no later than 5:00 pm of the date reflected on the attached schedule.

Revised 7/17/13
2. See Section 19-2.3.8(e), Standards, for additional information; you may attach a separate sheet addressing these questions.

3. You must attach scaled drawings that reflect, at a minimum, the information reflected on page 3. Drawings must be drawn at an appropriate scale, such as 1"=20' or 1/4"=1', etc. Although construction drawings are not required, applicants for "final approval" must be able to provide construction drawings at the Design Review Board's (DRB) request. Applicants seeking informal review may do so at any stage of the design process. The Board may request additional information at any time to fully understand the proposal. Items submitted to the Board become the property of the City and will not be returned.

4. You must attach the required application fee:
   a. Applications requiring review by the Neighborhood Design Panel - $150.00
   b. Applications that meet criteria for Staff review* - $25.00
   c. Modification of approved Certificate of Appropriateness – 1/2 the original fee
   d. Informal Review - $0.00

5. The Administrator will review the application for "sufficiency" pursuant to Section 19-2.2.6, Determination of Sufficiency, prior to placing the application on the DRB agenda. If the application is determined to be "insufficient", the Administrator will contact the applicant to request that the applicant resolve the deficiencies. You are encouraged to schedule an application conference with a planner, who will review your application for "sufficiency" at the time it is submitted. Call (864) 467-4476 to schedule an appointment.

6. If the application requires review by the Neighborhood Design Panel, you must post the subject property at least 15 days (but not more than 18 days) prior to the scheduled hearing date.

Public Hearing sign(s) are acknowledged as received by the applicant.

Applicant signature

7. Please read carefully: The applicant and property owner affirm that all information submitted with this application, including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

In addition the applicant affirms that the applicant or someone acting on the applicant’s behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction.

If the planning office by separate inquiry determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the planning office will indicate in its report to the planning commission that granting the requested change would not likely result in the benefit the applicant seeks.

To that end, the applicant hereby affirms that the tract or parcel of land subject of the attached application is ____ or is not ____ restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.

Jenna Mumma  Jenna Mumma
3/15/19

Jenna Mumma
3/15/19

APPLICANT
DATE

PROPERTY OWNER
DATE

Revised 7/1/7/13
Application documents must be submitted as one (1) hard copy and, for DRB review, a digital copy in pdf format (each drawing as a separate file).

### A. For Construction of a New Building or Structure and an Addition to an Existing Building or Structure:
- 1. Site Plan, indicating the extent of the proposal and its relationship to any existing structures on the property and neighboring properties, as well as the relationship to property lines.
- 2. Building elevations for all sides. Drawings must show the relationship to buildings on the property and adjacent lots. Drawings for building additions must illustrate the relationship to the existing structure.
- 3. Fully labeled color photographs of the property, with detailed photos of any existing elements that you wish to change.
- 4. A list of proposed materials and colors, including manufacturer's specifications. All material and color board must be submitted and will not be returned to the applicant.
- 5. Cut sheets or other information, illustrating the design and type of lighting and other details.
- 6. Other information needed to clearly illustrate your request such as labeled photos of existing elements that you wish to imitate from the subject property or any other property.

### B. For Alteration of an Existing Building or Structure:
- 1. Scaled drawings indicating the extent of the proposed alteration.
- 2. Fully labeled color photographs of the property, with detailed photos of any existing elements that you wish to change.
- 3. A list of proposed materials and colors, including manufacturer's specifications. Actual material and color must be presented at the public hearing. Paint samples will not be returned to the applicant.
- 4. Other information needed to best illustrate your request such as labeled photos of existing elements that you wish to imitate from the subject property or any other property.

### C. For Demolition or Relocation of an Existing Building or Structure:
- 1. A written narrative indicating the reason for demolition or relocation and what steps have been taken to remedy the situation. If the reasons are structural, reasons a technical report prepared by an engineer or architect must be submitted.
- 2. If the structure is less than 50 years old and located in the Central Business District, submit documentation of its age.
- 3. Documentation on the costs of rehabilitation and forecast of possible economic return.
- 4. Photographs of the property and surrounding properties, 1 color set, fully labeled.
- 5. Site plan and or building plans for post demolition, including a time frame for development.

### Site Design, Parking, Plazas, Landscape:
- 1. Site Plan, indicating the extent of the proposal and its relationship to any existing structures on the property, streets, public property, and any structures on immediate adjacent lots.
- 2. Landscape plan, indicating species and planting sizes, irrigation, lighting location and detail, hardscape materials and colors.
- 3. Photographs of the property and surrounding properties, 1 color set, fully labeled.
- 4. Cut sheets or other information, illustrating the design and type of lighting or details to better illustrate your request.

### Signs:
- 1. Scaled drawings for proposed signs.
  - a. Drawings for wall signs should include a scaled drawing of the façade on which the signs will be placed.
  - b. For free-standing signs, a site plan must include the location of signs and the relationship to existing building and other site features on the property.
- 2. Photographs of the property and surrounding properties, 1 color set, fully labeled.
- 3. A list of proposed materials and colors, including manufacturer's specifications. Actual material and color must be presented at the public hearing. Paint samples will not be returned to the applicant.
- 4. Cut sheets or other information, illustrating the design and type of lighting, if any.
MUMMA RESIDENCE | Material Board

315 Hampton Ave
Greenville, SC 29601

Re: DRB Application

BRICK VENEER

New brick veneer to match existing wall as close as possible. Current selection is “Full Range Wire Cut 6035” from General Shale. Refer to drawings for location & pattern.

FIBER CEMENT SIDING

Allura fiber cement lap and shingle siding in traditional textured finish. Refer to Exterior Paint section for color and drawings for location.

Lap Siding - 7-1/4” exposure
See Exterior Paint for color.

Shingle Siding - 7” Staggered
See Exterior Paint for color.
EXTerior Paint

Please reference the following exterior paint selections:

SW 7017
Dorian Gray
Interior / Exterior
Locator Number: 244-C3

SW 7006
Extra White
Interior / Exterior
Locator Number: 257-C1

Exterior Siding Paint:
All exterior lap and shake siding (existing structure and new const.) shall be painted Sherwin Williams 7017 “Dorian Gray”

Exterior Trim:
All exterior trim shall be painted Sherwin Williams 7006 “Extra White.”

SW 6505
Atmospheric
Interior / Exterior
Locator Number: 175-C1

SW 7006
Extra White
Interior / Exterior
Locator Number: 257-C1

Porch Ceiling:
Porch ceilings shall be painted beadboard. Color to be Sherwin Williams SW 6505 “Atmospheric.”

Porch Columns & Railings
Porch columns and railings shall be painted Sherwin Williams 7006 “Extra White.”
ROOFING:
Main roof to be Timberline HD asphalt shingles in "Charcoal".

METAL ROOF:
Metal roof to be Advantage-Lok II standing seam metal roof in "Charcoal Gray".

Charcoal Gray
TSR = 31%
WINDOWS:
All windows are to be Sierra Pacific H3 aluminum clad wood windows. Grilles to be 7/8" SDL, putty wood. Refer to drawings for sizes, grille patterns and operation. See attached spec sheets for more product info.

Grille Style: 7/8" Putty
Exterior Clad Finish: White

EXTERIOR DOORS:
Front door to be hand-crafted mahogany door. Stain color to be Sherwin Williams color MW 2716 "Dark Walnut." Refer to drawings for size and elevation.
UPGRADE YOUR EXPECTATIONS
WITHOUT UPGRADING YOUR BUDGET.
STILL “THE MOST INNOVATIVE WINDOW OF THE YEAR.”

When we introduced our advanced H3 window, Window & Door magazine gave it the Crystal Achievement Award for Innovation. Since then, all we’ve done is make it even better.

At the core of the H3 is our patented Fusion Technology*. It integrates three perfect materials – extruded aluminum, vinyl and wood – into one perfect window. This unique fusion results in improved energy efficiency & performance, noticeably enhanced aesthetics, an extreme seal, and easier installation.

MORE IMPROVEMENTS FOR AN INDUSTRY LEADER.

The past few years have seen some incredible improvements to an already over-achieving window line. We recently introduced our H3 Accessory Frame with four available profiles.

Now we’ve added a completely new lineup of simulated divided lite grille profiles to give our H3 windows even more design options.

You’ll also find our H3 FeelSafe product line making a name for itself in Zone III impact prone locations. Add the continuous head and sill offered on all of our H3 products, and you’ll see why our H3 Series remains a game changer.
Nobody's Ever Built A CaseMENT Like This Before.

H3

H3 Awning Window

Like all our products, Stems Pacific awning windows are custom made, by hand, to your exact specifications. We think you'll notice the difference in how they look and how they perform.

Awning windows are a great choice when you want the fresh air of an open window even if it's raining. Our awning windows are commonly used alone or combined underneat a large picture window to provide ventilation.
Nobody's Ever Built A
Double Hung Like This Before.

H3

Wood windows for warmth, beauty and durability. Insulated double-pane windows with a "H"-profile, weatherproof, and energy efficient. No low-e windows can compare!

Some strong H3 windows have five separate operating sections: right, middle, and pinnacentapps rise and enhance resistance in air or water tracks.

Pre-assembled 100% resistant to an aggressive environment. Tight, mitered, and precision-applications resist heat and moisture for superior air resistance.

Pre-assembled window technology™ 2 perfect materials into 1 perfect window.

Innovative, simple key design features on awning or downswing on the center.

Revolutionary patent pending H3 Accessory Frame technology with soft line in an easier installation of lower swing profiles with an adjustable radius.

Low profile, surface mounted lock w/ easy in recessed covers.

Continuous lock(s) balance the window, easy operation.

Integrated spring loading to give greater structural integrity. Improved water barrier and easy installation.

The H3 virtually eliminates neglect problems.

Available for your睿 ремонт applications with no impact nails for or an awning window for replacement applications.

Choose from brick, stone, or stained wood.

Concealed panel for side that has no external hold, high installed windows.

Easy-in labor for easy installation.

Pressure leashes for airtightness.

Custom sizing in 1/8" available.

Aid and repair by H3 with our premium line or stop any window budget.
Our H3 easy glide slider is a welcome addition to our option rich, easy tilt double hung, and our casement and awning windows. Depending on design and operational preference, each is an exceptionally smart choice for new construction or window replacement.

Precise sashlines and rollers are standard.

Proprietary new VISION TECHNOLOGY™ upgrade: 3 perfect materials into 1 perfect window.

Innovative snap-clip design means no removably screens or latches on the window. Text bars and hooks so fill-in the vented stack.

Integral wood molding for greater structural integrity. Improved water barrier and ease installation. This H3 virtually eliminates leaking problems.

Extra strong-thick vinyl base frame for superior rigidity, light control, this protection against rot, and enhanced resistance to air or water leaks.
Expand Your Design Choices With Direct Sets.

Get ready to widen your views with the newly introduced H3 Direct Set. Up to 50 square feet of glass as a single unit or in combination, with future configurations going even larger. The slim frame design and narrow sightlines make its contemporary profile the perfect match for our H3 Casement, Sliding and Double Hung windows. It's a look that's opening up new possibilities in H3 design.
A Top Performer In Zone III Areas.

H3 has long been a favorite with architects, builders, and homeowners. With the addition of our hurricane resistant FeelSafe glazing, H3 FeelSafe is an amazing and often necessary choice for zone III homeowners. Exceptionally easy to install and extremely energy efficient, choose from casement, awning, double hung and fixed set. Our full H3 FeelSafe line is perfect for coastal building challenges.
The Advantage of No-Metal Spacers.

Cardinal’s triple layer silver product with their exclusive XL Edge Spacer for superior performance, 62% UV protection. Solar heat gain coefficient of 0.22%. Also available with Preserve® protected film or with Preserve and Neo® coating for a naturally cleaner glass.

The same superior performance as regular Low E 366 (above), but with the addition of 869 coating on the interior surface to increase insulating value and reduce solar heat gain. Meets even the most extreme requirements in the majority of the Canadian Energy Star zones. Also available with Preserve protective film or with Preserve and Neo coating.

Cardinal’s newest glazing innovation. It has an amazingly low 0.018 solar heat gain coefficient to keep out the heat even in the blazing sun. Blocks 99% of UV rays. Less heat gain when it’s hot, less heat loss when it’s cold, and maximum glare control. Also available with Preserve protective film or with Preserve and Neo coating.

A very high (0.70%) coefficient for capturing solar heat gain. Ideal for reducing your heating bills in colder climates. Superior insulation value blocks cold and keeps in the heat. Also available with Preserve protective film or with Preserve and Neo coating.

The same superior performance as regular Low E 180 (above), but with the addition of 869 coating on the interior surface to increase insulating value. Meets even the most extreme requirements in the majority of the Canadian Energy Star zones. Also available with Preserve protective film or with Preserve and Neo coating.

Insulated for improved energy efficiency. Single surface low E coating to reduce solar heat gain and block UV rays.

Dual or Triple Pane Low E

Insulated Glass

Sound Control

FeelSafe® Insulated Low E
with or without Sea Turtle Glazing

FeelSafe® Laminated
with or without Sea Turtle Glazing

What’s the best glazing for your windows and patio doors? Obviously, what’s best for a freezing northern winter is not necessarily right for a hot southern summer. We have the answer. With one of the broadest selections of glazing options in the window industry, Sierra Pacific lets you choose exactly the right performance glass for your exact weather and environmental conditions.

You can choose glazing to improve your energy efficiency and lower your energy bills. You can capture more sun’s heat, or reflect it. You can also reduce outside noise, block the sun’s damaging UV rays, or even enhance your privacy.

100% polymer structural foam, for excellent thermal performance and a superior seal.
The Warmth & Beauty of Select Woods.

We happen to think that your windows should match your cabinets perfectly. So whether it's your den or your kitchen, or throughout the whole house. Sierra Pacific lets you choose from nine beautiful woods for your windows, patio doors and trim. In fact, as long as it's workable, we're willing to make your windows out of any wood in the world.

A Premium Factory Finish.

Nothing beats a factory finish performed with state-of-the-art equipment under rigorously controlled, ultra clean conditions.

Sierra Pacific gives you two premium options: Ultra Stain and Ultra Coat.

Ultra Stain is an advanced, multi-step process that brings out all the beauty of your wood interior. Ultra Coat is a white or black durable interior paint.

Both Ultra Stain and Ultra Coat are so tough they resist scratching and maring and so superior, they provide advanced protection against moisture.
Choose Carefully. These Colors Stay a Long, Long, Long Time.

The exterior of Sierra Pacific H3 windows is fully encased in low-maintenance, heavy-duty extruded aluminum. Ours is at least twice as thick as our competitors' roll-form cladding.

What's more, our finishing process leads the industry in durability and environmental safety. Non-hazardous AAMA 2604 and 2605 powder-coatings have the color retention, surface hardness and scratch resistance necessary to withstand even the harshest conditions.

As for colors? Nobody gives you more choices than Sierra Pacific. 75 colors and some sensational textures allow you to add warmth, a splash of cheerfulness or a new statement to your designs. We'll also custom match any color you choose.
MAKE OUR WINDOWS UNIQUELY YOURS.

With our grille and hardware design options, you can make the look of your H3 windows truly complement your home - whether your decor is traditional, contemporary, or something in between.

CASEMENT HARDWARE.
Our standard handle is the Encore from Truth. It's the same high-end handle as on our premium casements. It folds out of the way of window treatments, and comes in beautiful hardware finishes, including our newly created black matte finish.

DOUBLE HUNG HARDWARE.
Easy sill latches make window cleaning a breeze. Available in multiple finishes.

CLASSIC APPEAL, MODERN EASE.
Sierra Pacific offers two ways to achieve the classic appeal of traditional divided lights. Our newly expanded selection of simulated divided light profiles, with optional aluminium spacers between the glass, and our grilles between the glass, giving you the visual appeal you want without the grille ever getting in your way.

SIMULATED DIVIDED LITE PROFILES

5/8" Contemporary wood

5/8" Maple wood

1" Traditional wood

GRilles BETWEEN THE GLASS.
Grilles between the glass come in your choice of profiles: 1/2" or 1" contour or 5/8" flat. Available in 8 colors. Two tone grilles also available.

GRille CONFIGURATIONS.
Your grilles can be as traditional or as unique as you choose. Our standard configurations include equal and prairie. But with our custom configurations, we're ready to transform your inspiration into reality.
CONTINUOUS HEAD & SILL ADVANTAGE

The continuous head & sill of our H3 windows makes installing multi-wide units much simpler. It also improves structural integrity and dramatically increases performance with a water-tight mull joint certified up to three-wide and two-high.

MULLING OPTIONS

One of the industry's top performers keeps getting design improvements to make it even easier to install, more efficient to own and more beautiful to look at.

PATENTED H3 ACCESSORY FRAME

This is an entirely different frame cladding profile system with an integral mulling fin, in four available profiles. Four cover options snap in place on the frame with a clip system. No through-frame anchors or excessive nail holes, leaving you an integrated frame that gives homeowners the flexibility to choose the aesthetic they want.

EXTERIOR TRIM ADD-ON PROFILES

Need box mulls or other additions in the field? We've also created a new set of H3 add-ons with the same profiles as our accessory frames.
COREGUARD PLUS™ WOOD PRESERVATIVE.

Sierra Pacific wood windows and doors are protected by CoreGuard Plus™ wood treatment, a patented process that, when needed, penetrates wood right to the core to repel water so our windows and patio doors are less likely to warp or swell and have superior dimensional stability. In addition, CoreGuard Plus contains fungicides and insecticides to deeply protect all wood species from pests and rotting. Amazingly, this strong protection comes from a naturally organic, water-based treatment with nearly zero VOCs, which helps us maintain our strict environmental stewardship.

A WARRANTY AS TOUGH AS THE PRODUCT IT GUARANTEES.

Sierra Pacific Windows and Doors are backed by our fully transferable 10/20 Limited Warranty (20/20 for commercial products). It provides 30 year residential AAMA 2603 clad exterior coating coverage, 20 year insulated glass coverage, 10 year parts coverage, 3 year labor coverage, and 10 year AAMA 2604 clad exterior coating coverage. For warranty specifics, please refer to SierraPacificWindows.com.

The H3 isn't just remarkably advanced. It's also remarkably easy to install and finish. A rigid nailing fin is integral to H3 windows. It produces greater structural integrity, an improved water barrier and the virtual elimination of rocking problems.

Plus, our innovative snap-lock design also means no unsightly screws or fasteners on the interior and fewer nail holes to fill. In fact, the only nail holes on the casement are in the screen track.

The bottom line is that you save time. And time is money.

The Perfect Complement To Your H3 Windows.

In addition to the remarkably advanced H3, Sierra Pacific also offers several complete lines of wood windows and patio doors. We build them with careful attention to detail, superb craftsmanship, innovative engineering, and the newest technology.

Of course, they're designed to complement your H3 windows.
OUR 1,900,000-ACRE MANUFACTURING PLANT.

Sierra Pacific Industries, our parent company, sustainably manages 1.9 million acres of timberland. We’re the largest millwork producer and one of the largest lumber companies in the U.S.

But our size is only a small part of the story.

Sierra Pacific Industries plants 7 million new trees every single year. So 100 years from now, our forests will have more trees—and bigger trees—than today.

As a proud part of this family-owned, environmentally-committed company, Sierra Pacific is the only window company that maintains continuous quality control from the moment our tree seeds are planted until our beautiful wood windows are produced, approved and delivered to you.