

FOR THE MEETING OF: March 19, 2020
AGENDA ITEM: 5.a

TO: Historic Landmarks Commission

THROUGH: Lisa Anderson-Ogilvie, AICP, Deputy Community Development Director and Planning Administrator

FROM: Kimberli Fitzgerald, AICP, Historic Preservation Officer

HEARING DATE: March 19, 2019

CASE NO.: Historic Design Review Case No. HIS20-07

APPLICATION SUMMARY: A proposal to replace a driveway, add a fence and gate and install new windows on the east and west facades of the Stiffler House (1895).

LOCATION: 1677 Chemeketa Street NE

REQUEST: Major historic design review of a proposal to replace a driveway, add a fence and gate and two windows on the east and west facades of the Stiffler House (1895) a historic contributing resource within the Court-Chemeketa National Register Historic District on property zoned RD (Duplex Residential) and located at 1677 Chemeketa Street NE, (Marion County Tax Assessor's Number: 073W26AB10500).

APPLICANT(S): Matthew Miller

APPROVAL CRITERIA: Salem Revised Code (SRC) Chapter 230
230.065 General Guidelines for Historic Contributing Resources

RECOMMENDATION: APPROVE

BACKGROUND

On January 15, 2020, the applicant submitted materials for a Major Historic Design Review for a proposal to replace a driveway, add a fence and gate and two windows on the east and west facades of the Stiffler House (1895). The application was deemed complete for processing on February 27, 2020.

Notice of public hearing was sent by mail to surrounding property owners and tenants pursuant to Salem Revised Code (SRC) requirements on March 5, 2020 (**Attachment A**). Public hearing notice was also posted on the property in accordance with the posting provision outlined in SRC 300.620.

The City of Salem Historic Landmarks Commission will hold a public hearing for the case on March 19, 2020 at 5:30 p.m., in Council Chambers, Room 240, located at 555 Liberty Street SE.

The state-mandated 120-day deadline to issue a final local decision, including any local appeals in this case is June 26, 2020, unless an extension is granted by the applicant.

PROPOSAL

The applicant is proposing the following alterations:

- Site:** Driveway: New concrete 12' x 80' long driveway
- Fencing and Gate(s): 6' cedar fence with 3' wide 'people' gate and 9' wide vehicular gate.
- East Elevation:** Window: Installation of new double hung 2'4" x 4' wood window Marvin); wood trim designed and painted to match
- West Elevation:** Window: Installation of new double hung 2'4" x 4' wood window Marvin); wood trim designed and painted to match

SUMMARY OF RECORD

The following items are submitted to the record and are available upon request: All materials submitted by the applicant and any materials and comments from public agencies, City departments, neighborhood associations, and the public; and all documents referenced in this report.

APPLICANT'S STATEMENT

A request for historic design review must be supported by proof that it conforms to all applicable criteria imposed by the Salem Revised Code. The applicants submitted a written statement, which is included in its entirety as **Attachment C** in this staff report.

Staff utilized the information from the applicant's statements to evaluate the applicant's proposal and to compose the facts and findings within the staff report. Salem Revised Code (SRC) **Salem Revised Code (SRC) Chapter 230, 230.065 General Guidelines for Historic Contributing Resources** are the applicable criteria for evaluation of this proposal.

FACTS & FINDINGS

1. Historic Designation

Under Salem Revised Code (SRC) Chapter 230, no development permit for a designated historic resource shall be issued without the approval of the Historic Landmarks Commission (HLC). The HLC shall approve, conditionally approve, or deny the application on the basis of the project's conformity with the criteria. Conditions of approval, if any, shall be limited to project modifications required to meet the applicable criteria.

According to SRC 230.020(f), historic design review approval shall be granted if the application satisfies the applicable standards set forth in Chapter 230. The HLC shall render its decision supported by findings that explain conformance or lack thereof with relevant design standards, state the facts relied upon in rendering the decision, and explain justification for the decision.

2. Historic Significance

According to nomination documents the Stiffler House was constructed in 1895. Carrie Nichols Reeves, who had purchased the lot from a developer in 1890, who constructed the house. Rady and Grace Stiffler purchased the house in 1909 from Ms. Reeves. Rady Stiffler was a carpenter and his wife Grace Stiffler, was a dressmaker. They lived in the home for twenty years. (**Attachment B**).

This resource is historic contributing to Salem's Court Chemeketa Historic District and retains a high degree of integrity.

3. Neighborhood and Citizen Comments

The subject property is located within the Northeast Neighbors Neighborhood Association (NEN). Notification of the public hearing was sent to the neighborhood association, all property owners and tenants within the Court Chemeketa Historic Register District, and surrounding property owners within 250 feet of the property pursuant to Salem Revised Code (SRC) requirements on March 5, 2020. Notice of public hearing was also posted on the subject property. At the time of writing this staff report, no comments were received from the neighborhood association or from adjoining property owners.

4. City Department and Public Agency Comments

The Planning Division has stated that: *Off-street parking is allowed on a driveway in the front yard leading to a screened off-street parking area or vehicle storage area. Applicant is required to install a sight-obscuring fence/gate to create a screened vehicle parking area or storage area for the new driveway.* Building and Safety Division indicates that the applicant must obtain required building permits. The Public Works Department has noted: *The driveway approach is existing, no proposed changes on plan submitted for design review. If any new plans indicate new driveway approach, a driveway approach repair permit will be required from Public Works.*

5. Historic Design Review

SRC Chapter 230.065 specifies the standards applicable to this project. The applicant, is proposing to add a new driveway, fencing and gate and install two new windows on the Stiffler House (1895) (**Attachment C**). Historic Landmarks Commission staff reviewed the project proposal and has the following findings for the applicable guidelines.

FINDINGS

Criteria 230.065 General Guidelines for Historic Contributing Resources

(a) Except as otherwise provided in this Chapter, the property shall be used for its historic purpose, or for a similar purpose that will not alter street access, landscape design, entrance(s), height, footprint, fenestration, or massing.

Finding: The applicant will continue to use the property as a residence, which is its historic purpose. Staff recommends that the HLC find that guideline has been met.

(b) Historic materials, finishes and distinctive features shall, when possible, be preserved and repaired according to historic preservation methods, rather than restored.

Finding: The applicant is not proposing to repair or restore any original material as part of this proposal, therefore staff recommends that the HLC find that Guideline 230.065 (b) is not applicable to the evaluation of this proposal.

(c) Distinctive stylistic features or examples of skilled craftsmanship significance shall be treated with sensitivity.

Finding: Staff recommends that the HLC find that there are no distinctive stylistic features proposed for removal, reconstruction, or repair and Guideline 230.065 (c) does not apply to the evaluation of this proposal.

(d) Historic features shall be restored or reconstructed only when supported by

physical or photographic evidence.

Finding: The applicant is not proposing to restore or reconstruct any features as part of this proposal. Staff recommends that the HLC find that Guideline 230.065 (d) is not applicable to the evaluation of this proposal.

(e) Changes that have taken place to a historic resource over the course of time are evidence of the history and development of a historic resource and its environment, and should be recognized and respected. These changes may have acquired significance in their own right, and this significance should be recognized and respected.

Finding: Staff recommends that the HLC find that there are no distinctive historic materials or features that have acquired significance in their own right within the scope of this project and that SRC 230.065 (e) does not apply to the evaluation of this proposal.

(f) Additions and alterations to a historic resource shall be designed and constructed to minimize changes to the historic resource.

Finding: The applicant is proposing to remove existing original siding in order to install windows on the exterior of the east and western facades of the Stiffler House. The proposed new windows will be trimmed in the same manner as the remaining windows throughout and painting to match. While original siding will be removed from the east and western facades causing a loss of original integrity, these alterations are located on secondary facades, minimizing the adverse effect of these alterations to the resource. The proposed cedar fence and gate extending across the driveway at the west end of the site will not be attached to the resource and will not result in any alterations to the resource. Staff recommends that the HLC find that the proposed alterations are compatible with the size and scale of the Stiffler House, and that SRC 230.065(f) has been met.

(g) Additions and alterations shall be constructed with the least possible loss of historic materials and so that significant features are not obscured, damaged, or destroyed.

Finding: The applicant is proposing to remove original siding to install a window within the gable area on the east façade and a new window is proposed within the gable area on the west façade. While original historic siding materials will be lost, the location of the new openings are on secondary facades, minimizing the adverse effect of these alterations. The siding that will be removed is not character defining or significant, and the overall form of the gable ends and roofline will be maintained. The proposed fence and gate will not obscure any significant features of the Stiffler House, as it is located at the west end of the site, set back from the primary façade and not attached to the resource. Staff recommends that the HLC find that the proposed alterations are compatible with the size and scale of the Stiffler House, and that SRC 230.065(g) has been met.

(h) Structural deficiencies in a historic resource shall be corrected without visually changing the composition, design, texture or other visual qualities.

Finding: While the applicant is not proposing alterations to the Stiffler House structure to correct structural deficiencies, the applicant is requesting retroactive approval for the installation of a new concrete driveway (12' wide and 80' in length) in order to correct deficiencies that existed with the driveway. The original driveway was in poor condition and not improved to current City standards (SRC 806.025(e)) and was comprised of gravel, mud and grass. Staff recommends that the HLC find that the proposal to correct the deficiency in the driveway does not adversely affect any character defining features of the Stiffler House or the site, and that Guideline 230.065 (h) has been met.

(i) Excavation or re-grading shall not be allowed adjacent to or within the site of a historic resource which could cause the foundation to settle, shift, or fail, or have a similar effect on adjacent historic resources.

Finding: While the applicant improved the driveway adjacent to the west side of the house which required a minimum amount of surface scraping to level the surface prior to paving, this work did not include significant excavation or grading that could adversely affect the foundation of the Stiffler House (ie. no Public Works permit was required). Therefore, staff recommends that the HLC find that Guideline 230.065 (i) has been met for this proposal.

RECOMMENDATION

Based upon the information presented in the application, plans submitted for review, and findings as presented in this staff report, staff recommends that the Historic Landmarks Commission **APPROVE** the proposal.

DECISION ALTERNATIVES

1. APPROVE the proposal as submitted by the applicant and indicated on the drawings.
2. APPROVE the proposal with conditions to satisfy specific guideline(s).
3. DENY the proposal based on noncompliance with identified guidelines in SRC 230, indicating which guideline(s) is not met and the reason(s) the guideline is not met.

Attachments: A. Hearing Notice and Vicinity Map
B. Excerpt from National Register Historic Resource Document
C. Applicant's Submittal Materials

Prepared by Kimberli Fitzgerald, AICP, Historic Preservation Officer



HEARING NOTICE

LAND USE REQUEST AFFECTING THIS AREA

There is a development proposal for the property listed in this notice and shown on the attached map. The City is seeking input from neighbors on the proposal. If you have questions or comments about the proposal, contact the case manager.

Esta carta es un aviso sobre una propuesta de desarrollo para la propiedad enumerada y que se muestra en el mapa adjunto. La ciudad está buscando la opinión de los vecinos sobre la propuesta. Si tiene preguntas o comentarios sobre la propuesta, póngase en contacto con nosotros al 503-588-6213

CASE NUMBER:	Historic Design Review Case No. HIS20-07
HEARING INFORMATION:	<u>Historic Landmarks Commission, Thursday, March 19, 2020, 5:30 P.M., Council Chambers, Room 240, Civic Center, 555 Liberty Street SE, Salem, OR 97301</u>
PROPERTY LOCATION:	1677 Chemeketa St NE, Salem OR 97301
SUMMARY:	A proposal to replace a driveway, add a fence and gate and install new windows on the east and west facades of the Stiffler House (1895).
CASE MANAGER:	Kimberli Fitzgerald, Historic Preservation Officer , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, OR 97301. Telephone: 503-540-2397; E-mail: kfitzgerald@cityofsalem.net .
NEIGHBORHOOD ORGANIZATION:	<i>Neighborhood associations are volunteer organizations of neighbors coming together to make neighborhoods the best they can be. They receive notice of land use applications within their boundaries, and they often submit comments on the applications to the City. Neighborhood association meetings are open to everyone. Contact your neighborhood association to get involved:</i> Northeast Neighbors (NEN), Joan Lloyd, Historic Land Use; Email: jello879@gmail.com .
STAFF REPORT:	The Staff Report will be available seven (7) days prior to the hearing and will thereafter be posted on the Community Development website: https://www.cityofsalem.net/notice .
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA:	Salem Revised Code (SRC) Chapter(s) 230.065 - General Guidelines for Historic Contributing Resources Salem Revised Code (SRC) is available to view at this link: http://bit.ly/salemorcode . Type in the chapter number(s) listed above to view the applicable criteria.

OWNER/APPLICANT:	Matthew Miller
PROPOSAL REQUEST:	Major historic design review of a proposal to replace a driveway, add a fence and gate and two windows on the east and west facades of the Stiffler House (1895) a historic contributing resource within the Court-Chemeketa National Register Historic District on property zoned RD (Duplex Residential) and located at 1677 Chemeketa Street NE, (Marion County Tax Assessorfts Number: 073W26AB10500).
HOW TO PROVIDE TESTIMONY:	Any person wishing to speak either for or against the proposed request may do so in person or by representative at the Public Hearing. Written comments may also be submitted at the Public Hearing. Include case number with the written comments. Prior to the Public Hearing, written comments may be filed with the Salem Planning Division, Community Development Department, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Only those participating at the hearing, in person or by submission of written testimony, have the right to appeal the decision.
HEARING PROCEDURE:	<p>The hearing will be conducted with the staff presentation first, followed by the applicant's case, neighborhood organization comments, testimony of persons in favor or opposition, and rebuttal by the applicant, if necessary. The applicant has the burden of proof to show that the approval criteria can be satisfied by the facts. Opponents may rebut the applicant's testimony by showing alternative facts or by showing that the evidence submitted does not satisfy the approval criteria. A hearing is not a venue to ask questions of staff, the applicant or the decision maker(s) on this case but rather an opportunity to provide testimony to the decision maker(s) on the merits of the land use case; questions about the application, the recommended conditions of approval, or the Planning Administrator's recommendation, should be directed to the Case Manager prior to the hearing.</p> <p>Any participant may request an opportunity to present additional evidence or testimony regarding the application. A ruling will then be made to either continue the Public Hearing to another date or leave the record open to receive additional written testimony. Failure to raise an issue in person or by letter prior to the close of the Public Hearing with sufficient specificity to provide the opportunity to respond to the issue, precludes appeal to the Land Use Board of Appeals (LUBA) on this issue. A similar failure to raise constitutional issues relating to proposed conditions of approval precludes an action for damages in circuit court.</p> <p>Following the close of the Public Hearing a decision will be issued and mailed to the applicant, property owner, affected neighborhood association, anyone who participated in the hearing, either in person or in writing, and anyone who requested to receive notice of the decision.</p>
MORE INFORMATION:	Documents and evidence submitted by the applicant are available for review and paper copies can be obtained at a reasonable cost. You can also find out more information about the status of the proposed application on the City's online Permit Application Center at https://permits.cityofsalem.net . Just enter the permit number listed here: 20 101965
NOTICE MAILING DATE:	February 27, 2020

PLEASE PROMPTLY FORWARD A COPY OF THIS NOTICE TO ANY OTHER OWNER, TENANT OR LESSEE.

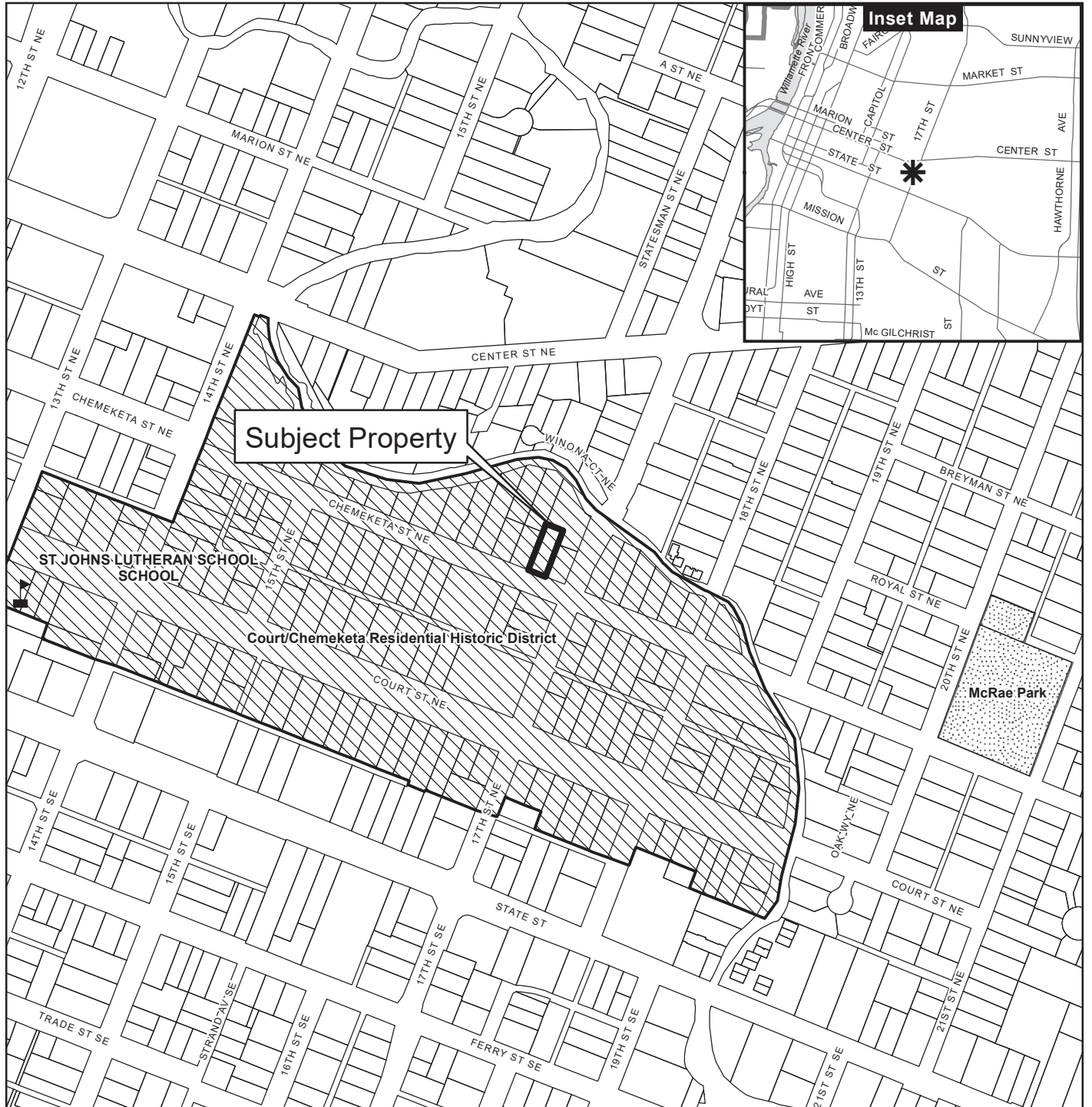
For more information about Planning in Salem:

<http://www.cityofsalem.net/planning>








It is the City of Salem's policy to assure that no person shall be discriminated against on the grounds of race, religion, color, sex, marital status, familial status, national origin, age, mental or physical disability, sexual orientation, gender identity and source of income, as provided by Salem Revised Code Chapter 97. The City of Salem also fully complies with Title VI of the Civil Rights Act of 1964, and related statutes and regulations, in all programs and activities. Disability-related modification or accommodation, including auxiliary aids or services, in order to participate in this meeting or event, are available upon request. Sign language and interpreters for languages other than English are also available upon request. To request such an accommodation or interpretation, contact the Community Development Department at 503-588-6173 at least three business days before this meeting or event.

TTD/TTY telephone 503-588-6439 is also available 24/7

Vicinity Map 1677 Chemeketa St NE



Legend

-  Taxlots
-  Urban Growth Boundary
-  City Limits
-  Outside Salem City Limits
-  Historic District
-  Schools
-  Parks

CITY OF Salem
AT YOUR SERVICE
Community Development Dept.

0 100 200 400 Feet



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95. RADY AND GRACE STIFFLER HOUSE (c.1895) PRIMARY (Contributing)

1677 Chemeketa Street, NE; Assessor's Map 26AB073W; 073W-26AB-10500; Tax Lot 1-84400-470

Owner: Florence Marie Berry, 1677 Chemeketa Street NE, Salem, Oregon 97301

Description and Cultural Data: This is a side-gabled vernacular wood house of one-and-one-half stories, with a one-story rear-gabled wing in the back. The house has two full porches: the one across the back (north) is supported by turned columns, has "gingerbread" detailing, and probably is original to the house, suggesting a building date in the 1890's; the front porch is a later addition, of perhaps about 1910, in a Craftsman style. It is formed by an extended, flared-roof section and supported by four squared piers atop a boarded balustrade. The cornice returns on the side-facing gables terminate arbitrarily to allow for the new porch configuration. A flared, hipped dormer probably was added at the time of reworking the roof and adding the porch. Exterior walls are covered in simple dropsiding except for the vertical boards of the skirting of the front porch. Carrie E. Nichols purchased the lot from the developer O. E. Krausse in 1890 and probably built the original version of the house soon after, though there is no evidence that she actually lived there. As Carrie Nichols Reeves, she sold the house in 1909 to Rady and Grace Stiffler, who are listed as living there by 1911. He was a carpenter and she a dressmaker. Mrs. Stiffler lived on in the house until about 1929.

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM

HIST. NAME: _____ DATE OF CONSTRUCTION: _____
COMMON NAME: _____ ORIGINAL USE: _____
ADDRESS: _____

95 Rady and Grace Stiffler House (c. 1895)
1677 Chemeketa Street, NE; Assessor's Map 26AB 7-3W; Tax Lot 84400-470
Owner: Florence Berry, 1677 Chemeketa Street, NE, Salem, OR 97301

Primary

BLK: _____ LOT: _____ QUAD: _____

PLAN TYPE/SHAPE: _____ NO. OF STORIES: _____
FOUNDATION MATERIAL: _____ BASEMENT (Y/N): _____
ROOF FORM & MATERIALS: _____
WALL CONSTRUCTION: _____ STRUCTURAL FRAME: _____

PRIMARY WINDOW: _____
EXTERIOR FINISH: _____
OTHER CONDITION: _____
Description and Cultural Data: This is a side-gabled vernacular wood house of one-and-one-half stories, with a one-story rear-gabled wing at the back. The house was two full porches: the one across the back (north) is supported by turned columns, has "gingerbread" detailing, and probably is original to the house, suggesting a building date in the 1890's; the front porch is a later

NOTEWORTHY LANDSCAPE FEATURES: _____

ASSOCIATED STRUCTURES: _____

KNOWN ARCHEOLOGICAL FEATURES: _____

addition, of perhaps about 1910, in a Craftsman style. It is formed by an extended, flared-roof section and supported by four squared piers atop a boarded balustrade. The cornice returns on the side-facing gables terminate arbitrarily to allow for the new porch configuration. A flared, hipped dormer probably was added at the time of reworking the roof and adding the porch. Exterior walls are covered in simple drop siding except for the vertical boards of the skirting of the front porch. Carrie E. Nichols purchased the lot from the developer O. E. Krausse in 1890 and probably built the original version of the house soon after, though there is no evidence that she actually lived there. As Carrie Nichols Reeves, she sold the house in 1909 to Rady and Grace Stiffler, who are listed as living there by 1911. He was a carpenter and she a dressmaker. Mrs. Stiffler lived on in the house until about 1929.

SOURCES: _____

NEGATIVE NO.: _____
SLIDE NO.: _____

RECORDED BY: _____
DATE: _____

SHPO INVENTORY NO.: _____



1677 Chemeketa St NE,

© 2010 Google
© 2011 Google

© 2010 Google

44°56'15.57" N 123°01'10.25" W elev 55 m

Eye alt 56 m

Historic Alteration Review - Residential Resource Worksheet

Site Address: 1677 Chemeketa Resource Status: Contributing
 Non- Contributing

Type of Work Activity Proposed

Major Minor

Replacement, Alteration, Restoration or Addition of:

Architectural Feature:

- Deck
- Door
- Exterior Trim
- Porch
- Roof
- Siding

Window(s) Number of windows: 2

Other architectural feature (describe) _____

Landscape Feature:

- Fence
- Retaining wall
- Other Site feature-**Driveway**
- Streetscape

New Construction:

- Addition
- New Accessory Structure

Will the proposed alteration be visible from any public right-of-way? YES NO

Project's Existing Material: _____ Project's New Material: _____

Project Description

Briefly provide an overview of the type of work proposed. Describe how it meets the applicable design criteria in SRC Chapter 230. Please attach any additional information (i.e., product specification sheets) that will help Staff and the HLC clearly understand the proposed work:

Proposal to install two new windows (east/west façade); new concrete driveway and new fence and gate

Signature of Applicant

Date Submitted/Signed



© 2019 Google

Google Earth

44°56'15.94" N 123°01'10.81" W elev. 190 ft eye alt. 515 ft

N

SITE PLAN

SCALE: NTS





Sider Fence

Proposed Fence Location

12'

40'

New driveway



Old driveway

Dog Boards
Frame

3' Hinged
Margin

40' from
Subway

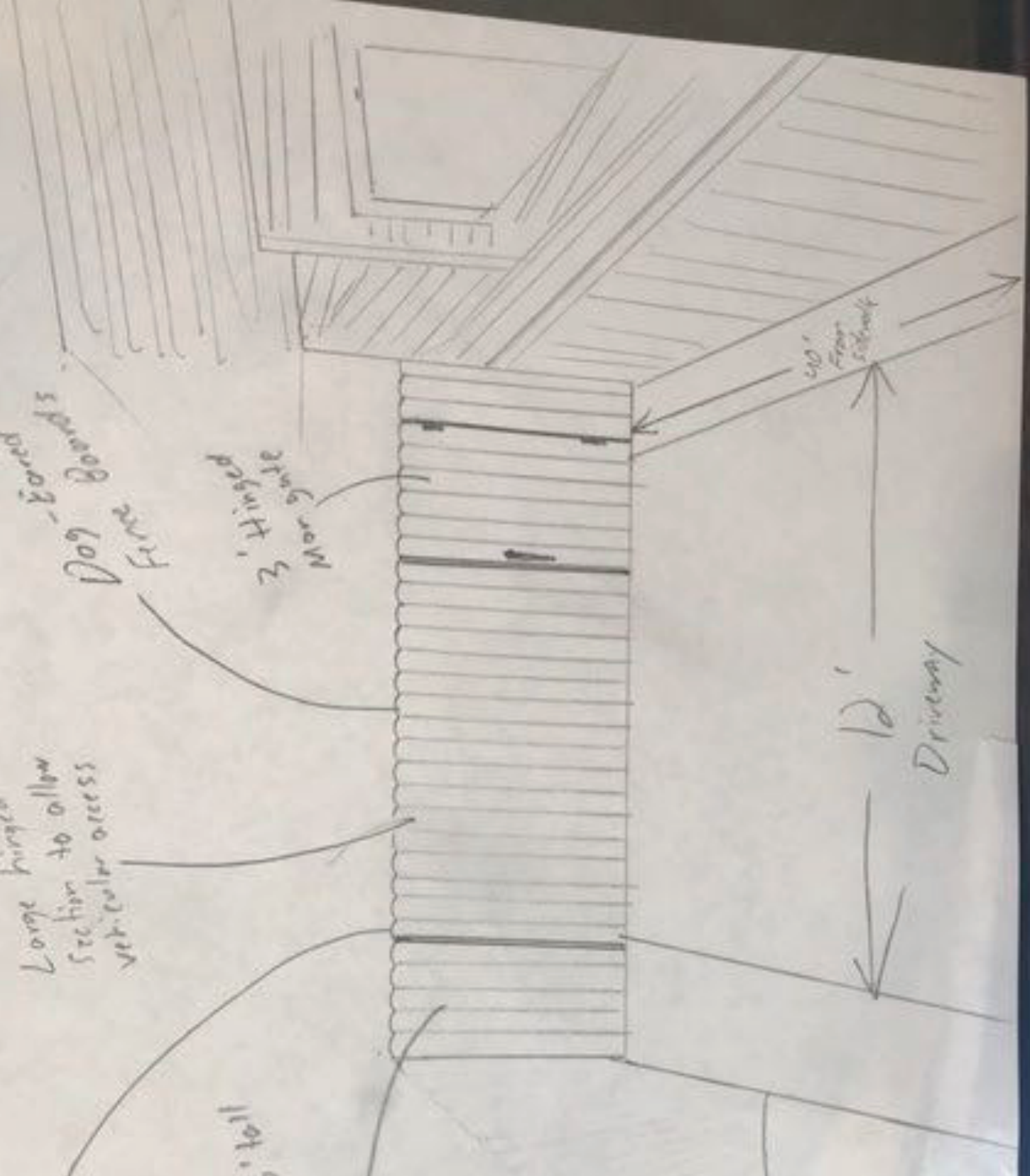
12' Driveway

Large hinged
Section to allow
vertical access

Pressure treated
Frame & Black Hardware

Cedar fence 2 1/2" wide x 6" tall
boards

Property line



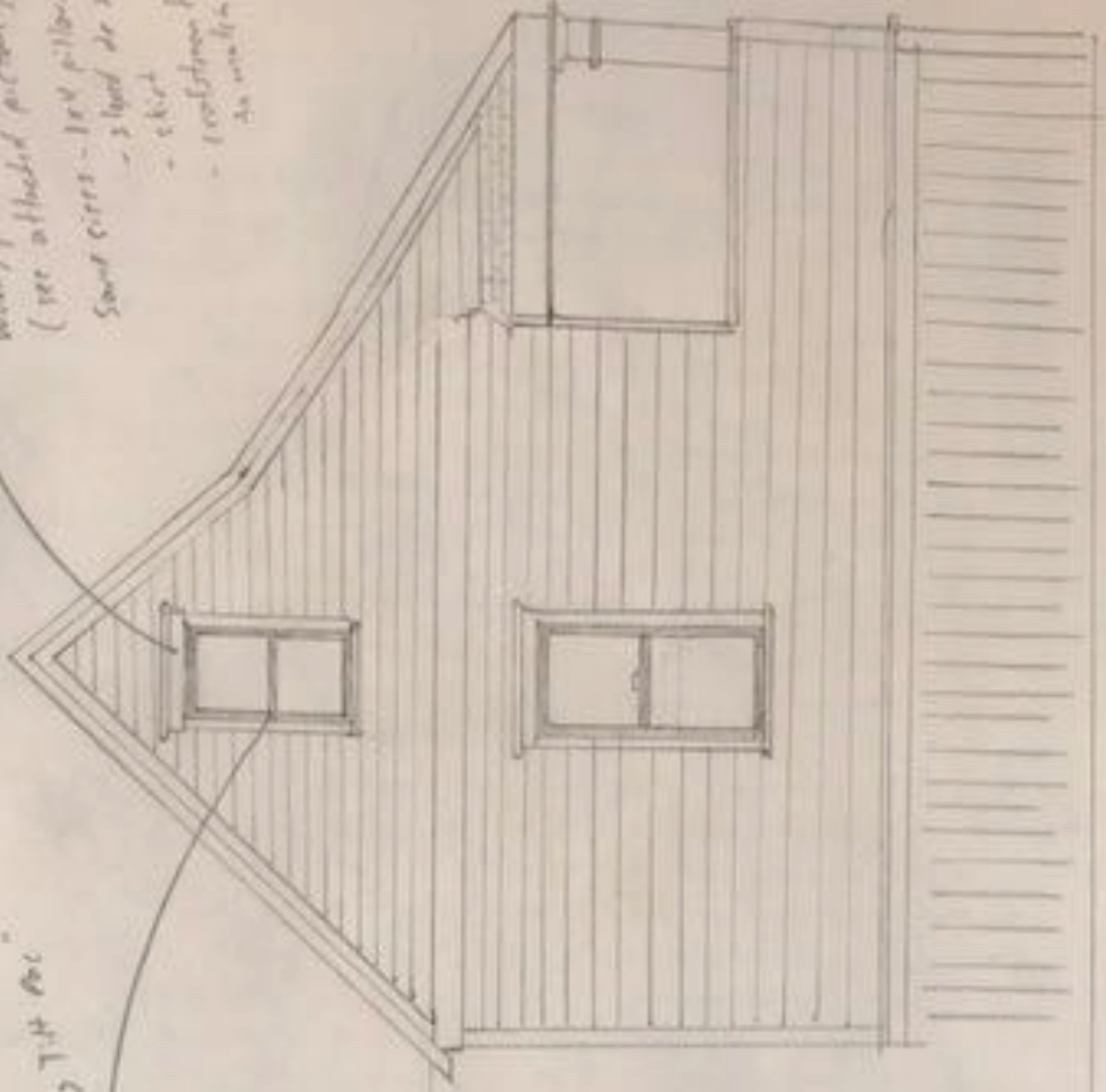


Cedar fence with gate abutting historic house (example)

Proposed west window *

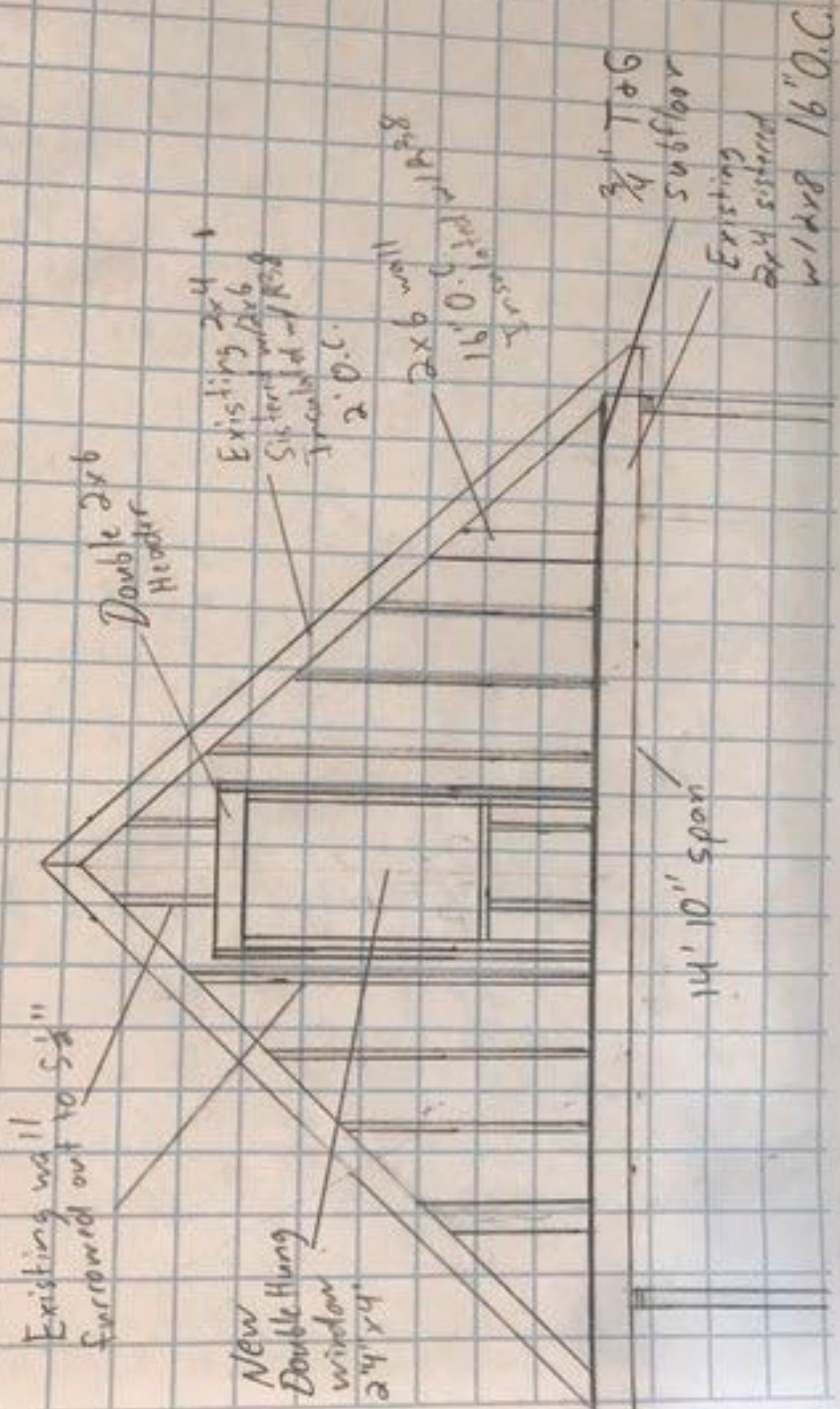
New Double-Hung
24" x 41" wood window
- ultimate wood Double-Hung Tilt Out
by Marvin windows
for spec sheet attached.

New Trim will be
wood, painted to match house
(see attached picture)
Same specs - 1x4 pilings
- 3/4" bead on sill
- skirt
- 1x6/8 trim header
on window



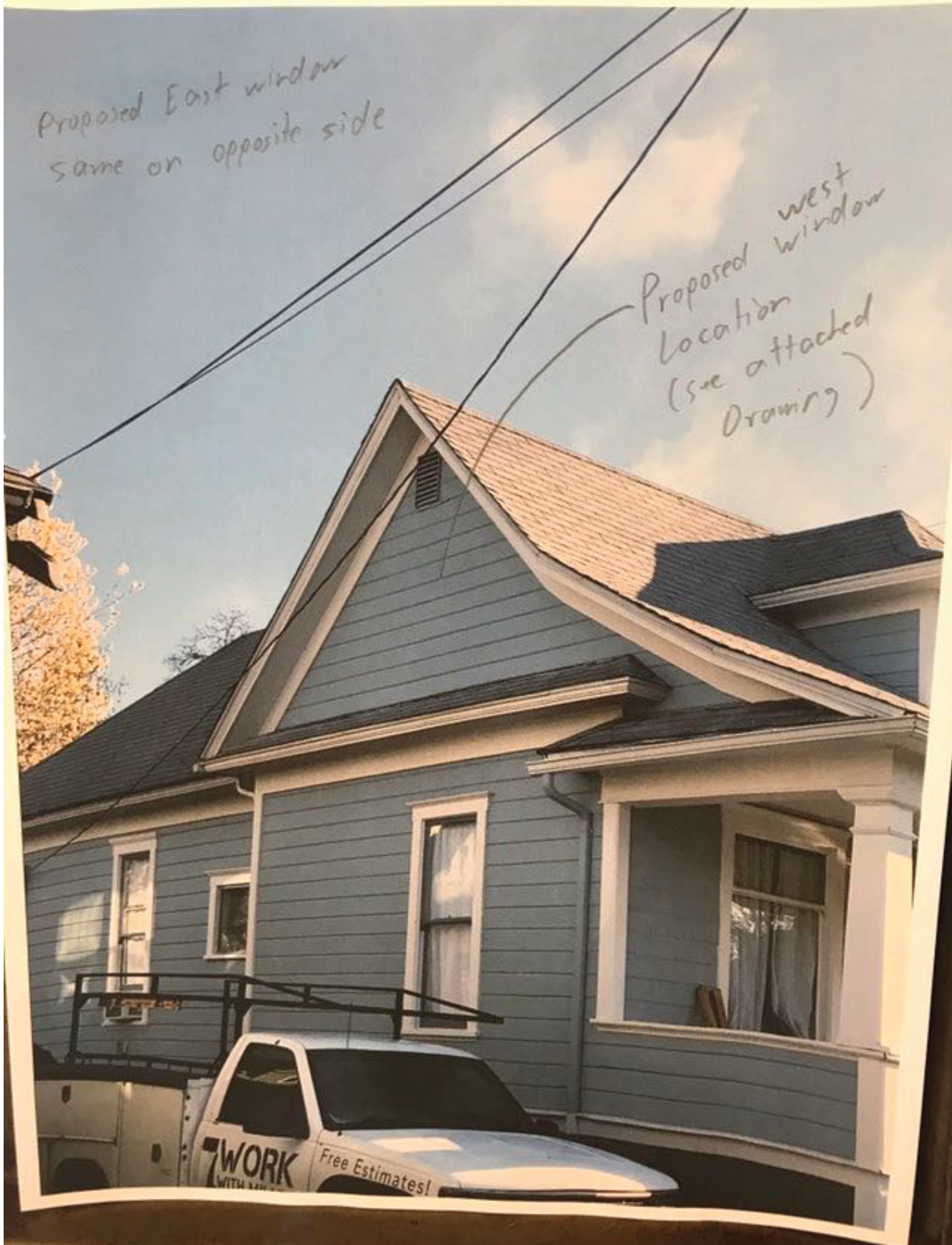
*Proposed East window
Same on opposite side

③ Elevation



Proposed East window
same on opposite side

Proposed west
Location
(see attached
Drawing)



Section 08 01 52 Ultimate Wood Double Hung Tilt Pac

K. Fitzgerald @ cityofbaltimore

Part 1 General

1.1 Section Includes

- A. Ultimate Wood Double Hung Tilt Pac replacement sash complete with hardware, glazing, weather trip, insect screen, grilles-between-the-glass, simulated divided lite, standard or specified anchors trim and attachments.

1.2 Related Sections

- B. Section 01 33 23 – Submittal Procedures; Shop Drawings, Product Data and Samples
- C. Section 01 62 00 – Product Options
- D. Section 01 65 00 – Product Delivery
- E. Section 01 66 00 – Storage and Handling Requirements
- F. Section 01 71 00 – Examination and Preparation
- G. Section 01 73 00 - Execution
- H. Section 01 74 00 – Cleaning and Waste Management
- I. Section 01 76 00 – Protecting Installed Construction
- J. Section 06 22 00 – Millwork: Wood trim other than furnished by window manufacturer
- K. Section 07 92 00 – Joint Sealant: Sill sealant and perimeter caulking
- L. Section 09 90 00 – Painting and Coasting: Paint and stain other than factory applied finish

1.3 References

- M. American Society for Testing Materials (ASTM):
 - 1. E2190: Specification for Sealed Insulated Glass Units
 - 2. C1036: Standard Specification for Flat Glass
- N. WDMA I.S.4: Industry Standard for Water Repellent Preservative Treatment for Millwork
- O. Sealed Insulating Glass Manufactures Association/Insulating Glass Certification Council (SIGMA/IGCC)
- P. American Architectural Manufactures Association (AAMA): 2605: Voluntary Specification for High Performance Organic Coatings on Architectural Extrusions and Panels
- Q. National Fenestration rating Council (NFRC):
 - 3. 101: Procedure for Determining Fenestration Product thermal Properties
 - 4. 200: Procedure for Determining Solar Heat Grain Coefficients at Normal Incidence

1.4 Submittals

- R. Shop Drawings: Submit shop drawings under provision of Section 01 33 23
- S. Product Data: Submit catalog data under provision of Section 01 33 23
- T. Samples:
 - 5. Submit corner section under provision of section 01 33 23

10. Kiln dried to moisture content no greater than twelve (12) percent at the time of fabrication

11. Water repellent preservative treated with accordance with WDMA I.S.4.

AF. Sash thickness: 1 5/16" (33mm) for operable units

AG. Bottom rail bevel 14 degrees

AH. Interior Sash Sticking: Ovolo

2.3 Glazing

AI. Select quality complying with ASTM C1036. Insulating glass SIGMA/IGCC certified to performance level CBA when tested in accordance with ASTM E2190

AJ. Glazing method: Insulating glass, single glaze with or w/out energy panel

AK. Glazing seal: Silicone bedding

AL. Glass Type: Clear, Bronze, Gray, Reflective Bronze, Tempered, Obscure, Laminated, Low E2 with or without Argon, Low E3 with or without Argon, Low E1 with or without Argon

2.4 Finish

AM. Interior/Exterior: Treated bare wood

12. Prime: Factory applied enamel primer. Available on Pine product only.

AN. Interior Finish options:

13. Painted Interior Finish. Available on Pine product only. Available in White or Designer Black. Meets WDMA TM-14 requirements.

14. Factory applied water-borne acrylic enamel clear coat. Applied in two separate coats with light sanding between coats. Available on Pine, Mahogany, and Vertical Grain Douglas Fir. Meets WDMA TM-14 requirements.

15. Factory applied water-borne urethane stain. Stain applied over a wood (stain) conditioner. A water-borne acrylic enamel clear coat applied in two separate coats, with light sanding between coats, applied over the stain. Available on Pine, Mahogany, and Vertical Grain Douglas Fir. Colors available: Wheat, Honey, Hazelnut, Leather, Cabernet, and Espresso. Meets WDMA TM-14 requirements.

2.5 Hardware

AO. Balance system: Double coil spring block and tackle with nylon cord and metal clutch

AP. Jamb track: Vinyl extrusion with foam backing

16. Color: Beige, white

AQ. Lock: High pressure zinc die-cast cam lock and keeper

17. Two locks on glass sizes of 36" (914mm) and wider

18. Finish: Phosphate coated and electrostatically painted Satin Taupe

a. Optional: Bronze, White, Plated Brass, Antique Brass, Satin Chrome, Oil Rubbed Bronze, Satin Nickel, Polished Chrome

AR. Sash retainer plates: Polycarbonate thermoplastic

19. Color: Bronze, White

AS. Sash lift: High pressure zinc die-cast with finish matching lock

2.6 Weather Strip

AT. Dual durometer double leaf weather strip at check rail; bulb type dual durometer weather strip

BI. Verification of Condition: Before installation, verify openings are plumb, square and of proper dimensions as required in Section 01 71 00. Report frame defects or unsuitable conditions to the General contractor before proceeding.

BJ. Acceptance of Condition: Beginning on installation confirms acceptance of existing conditions

3.2 Installation

BK. Comply with Section 01 73 00.

BL. Assemble and install window/door unit(s) according to manufacturer's instruction and reviewed shop drawing.

BM. Install sealant and related backing materials at perimeter of unit or assembly in accordance with Section 07 92 00 Joint Sealants. Do not use expansive foam sealant.

BN. Install accessory items as required.

BO. Use finish nails to apply wood trim and mouldings.

3.3 Field Quality Control

BP. Remove visible labels and adhesive residue according to manufacturer's instruction.

BQ. Unless otherwise specified, air leakage resistance tests shall be conducted at a uniform static pressure of 75 Pa (~1.57 psf). The maximum allowable rate of air leakage shall not exceed 2.3 L/sm² (~0.45 cfm/ft²).

BR. Unless otherwise specified, water penetration resistance testing shall be conducted per AAMA 502 and ASTM E1105 at 2/3 of the fenestration products design pressure (DP) rating using "Procedure B" – cyclic static air pressure difference. Water penetration shall be defined in accordance with the test method(s) applied.

3.4 Cleaning

BS. Remove visible labels and adhesive residue according to manufacturer's instruction.

BT. Leave windows and glass in a clean condition. Final cleaning as required in Section 01 74 00.

3.5 Protecting Installed Construction

BU. Comply with Section 07 76 00.

BV. Protecting windows from damage by chemicals, solvents, paint or other construction operations that may cause damage.

End of Section

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