

NOTICE OF DECISION

PLANNING DIVISION
555 LIBERTY ST. SE, RM 305
SALEM, OREGON 97301
PHONE: 503-588-6173
FAX: 503-588-6005



*Si necesita ayuda para comprender esta informacion, por favor llame
503-588-6173*

DECISION OF THE HISTORIC LANDMARKS COMMISSION

HISTORIC DESIGN REVIEW CASE NO.: HIS19-05

APPLICATION NO. : 19-104491-DR

NOTICE OF DECISION DATE: MARCH 22, 2019

SUMMARY: A proposal to reopen windows on the south façade of the Bligh Building (aka Pacific Building, 1926).

REQUEST: Major Historic Design Review of a proposal to reopen two windows on the south façade of the Bligh Building (aka Pacific Building, 1926), a contributing resource within the Salem Downtown Historic District, in the CB (Central Business District) zone and located at 508-524 State Street (aka 100-150 High Street SE) (Marion County Tax Assessors Map and Tax Lot Number 073W27AB02300).

APPLICANT: Leonard Lodder, Studio3 Architecture

LOCATION: 508-524 State St (aka 100-150 High St SE)

CRITERIA: Salem Revised Code (SRC) Chapter 230.040

FINDINGS: The findings are in the attached Decision dated March 22, 2019.

DECISION: The **Historic Landmarks Commission APPROVED** Historic Design Review HIS19-05 based upon the application materials deemed complete on February 28, 2019 and the findings as presented in this report.

VOTE:

Yes 7 No 0 Absent 2 (French, Schwartz)

Russell Schutte, Vice-Chair
Historic Landmarks Commission

This Decision becomes effective on April 9, 2019. No work associated with this Decision shall start prior to this date unless expressly authorized by a separate permit, land use decision, or provision of the Salem Revised Code (SRC).

The rights granted by the attached decision must be exercised, or an extension granted, by April 9, 2021 or this approval shall be null and void.

Application Deemed Complete:	<u>February 28, 2019</u>
Public Hearing Date:	<u>March 21, 2019</u>
Notice of Decision Mailing Date:	<u>March 22, 2019</u>
Decision Effective Date:	<u>April 9, 2019</u>
State Mandate Date:	<u>June 28, 2019</u>

Case Manager: Kimberli Fitzgerald, kfitzgerald@cityofsalem.net, 503-540-2397

This decision is final unless written appeal from an aggrieved party is filed with the City of Salem Planning Division, Room 305, 555 Liberty Street SE, Salem OR 97301, no later than 5:00 p.m., Monday, April 8, 2019. Any person who presented evidence or testimony at the hearing may appeal the decision. The notice of appeal must contain the information required by SRC 300.1020 and must state where the decision failed to conform to the provisions of the applicable code section, SRC Chapter(s) 230. The appeal must be filed in duplicate with the City of Salem Planning Division. The appeal fee must be paid at the time of filing. If the appeal is untimely and/or lacks the proper fee, the appeal will be rejected. The Hearings Officer will review the appeal at a public hearing. After the hearing, the Hearings Officer may amend, rescind, or affirm the action, or refer the matter to staff for additional information.

The complete case file, including findings, conclusions and conditions of approval, if any, is available for review at the Planning Division office, Room 305, City Hall, 555 Liberty Street SE, during regular business hours.

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

Si necesita ayuda para comprender esta informacion, por favor llame 503-588-6173

DECISION OF THE SALEM HISTORIC LANDMARKS COMMISSION

CASE NO. Historic Review Case No. HIS19-05

FINDINGS: Based upon the application materials, the facts and findings in the Staff Report incorporated herein by reference, and testimony provided at the Public Hearing of March 21, 2019, the Historic Landmarks Commission (HLC) finds that the applicant adequately demonstrated that their proposal complies with the applicable provisions of the Salem Revised Code (SRC) 230.040 as follows:

Salem Revised Code (SRC) 230.040. Standards for Contributing Buildings and Structures in Commercial Historic Districts

FINDINGS

Salem Revised Code (SRC) 230.040. Standards for Contributing Buildings and Structures in Commercial Historic Districts

(b) Windows

(1) *Materials.*

(A) *Original material shall, if possible, be retained or repaired.*

Finding: The HLC finds that there are no historic materials or features proposed for removal, reconstruction, or repair and Standard 230.040 (b)(1)(A) is not applicable to the evaluation of this proposal.

(B) *Replacement materials shall be, to the greatest extent practicable, of the same type, quality, design, size, finish, proportions, and configuration of the original materials in the windows.*

Finding: The HLC finds that the original window material is no longer extant, and there is no physical or photographic evidence of the original windows. It is likely that the original windows were either wood or metal and trimmed with wood. The applicant is proposing to install paintable fiberglass windows, which when painted have the same appearance as a metal window. Further, the applicant is proposing to trim the windows in wood. Therefore, the HLC finds that Standard 230.040 (b)(1)(B) has been met for this proposal.

(C) *Glass block or tinted, mirrored, opaque, or colored glass is not permitted, unless it is the historic glazing type.*

Finding: The HLC finds that the applicant is not proposing block or tinted, mirrored, opaque or colored glass, therefore Standard 230.040(b)(1)(C) has been met.

(2) Design.

(A) A replacement window shall, to the greatest extent feasible, match design, size, proportions, configuration, reflective qualities, and profile of the original window.

Finding: While the original window is no longer extant, and there is no physical or photographic evidence of the design of the original windows, the applicant is proposing to install paintable fiberglass windows trimmed that will fit within the original window opening(s). Therefore, the HLC finds that SRC 230.040(b)(2)(A) has been met.

(B) The size and shape of original window openings should be preserved so that the configuration of the façade is not changed.

Finding: The applicant is proposing to reopen the original window openings, preserving their original size and shape and retaining the configuration of the eastern façade. The HLC finds that SRC 230.040(b)(2)(B) has been met.

(C) New window openings into the principal elevations, enlargement or reduction of original window openings and infill of original window openings are not permitted.

Finding: The applicant is proposing to reopen previously infilled openings on the eastern façade. No new window openings are proposed, and the applicant is not proposing to enlarge or reduce any original window openings. The HLC finds that SRC 230.040(b)(2)(C) has been met.

(D) Original openings that have been covered or blocked should be re-opened when feasible.

Finding: The applicant is proposing to reopen original openings that have been filled in. The HLC finds that SRC 230.040(b)(2)(D) has been met.

(E) Windows historically used on upper levels shall not be installed at storefront level, and storefront windows shall not be installed on upper levels.

Finding: The applicant is not proposing to install storefront level windows on this upper story. The HLC finds that SRC 230.040(b)(2)(E) has been met.

(F) Commercial window types shall not be substituted with residential window types.

Finding: The applicant is not proposing to substitute a commercial window type with a residential window type. The HLC finds that there SRC 230.040(b)(2)(F) has been met.

(G) Interior grilles, grilles between layers of insulating glass, or stenciled mullions in lieu of true divided lights or exterior mullions are not permitted.

Finding: The applicant is not proposing new windows that have interior grilles or divided lights therefore the HLC finds that this standard is not applicable to the evaluation of this proposal.

DECISION: The Historic Landmarks Commission **APPROVES THE PROPOSAL.**

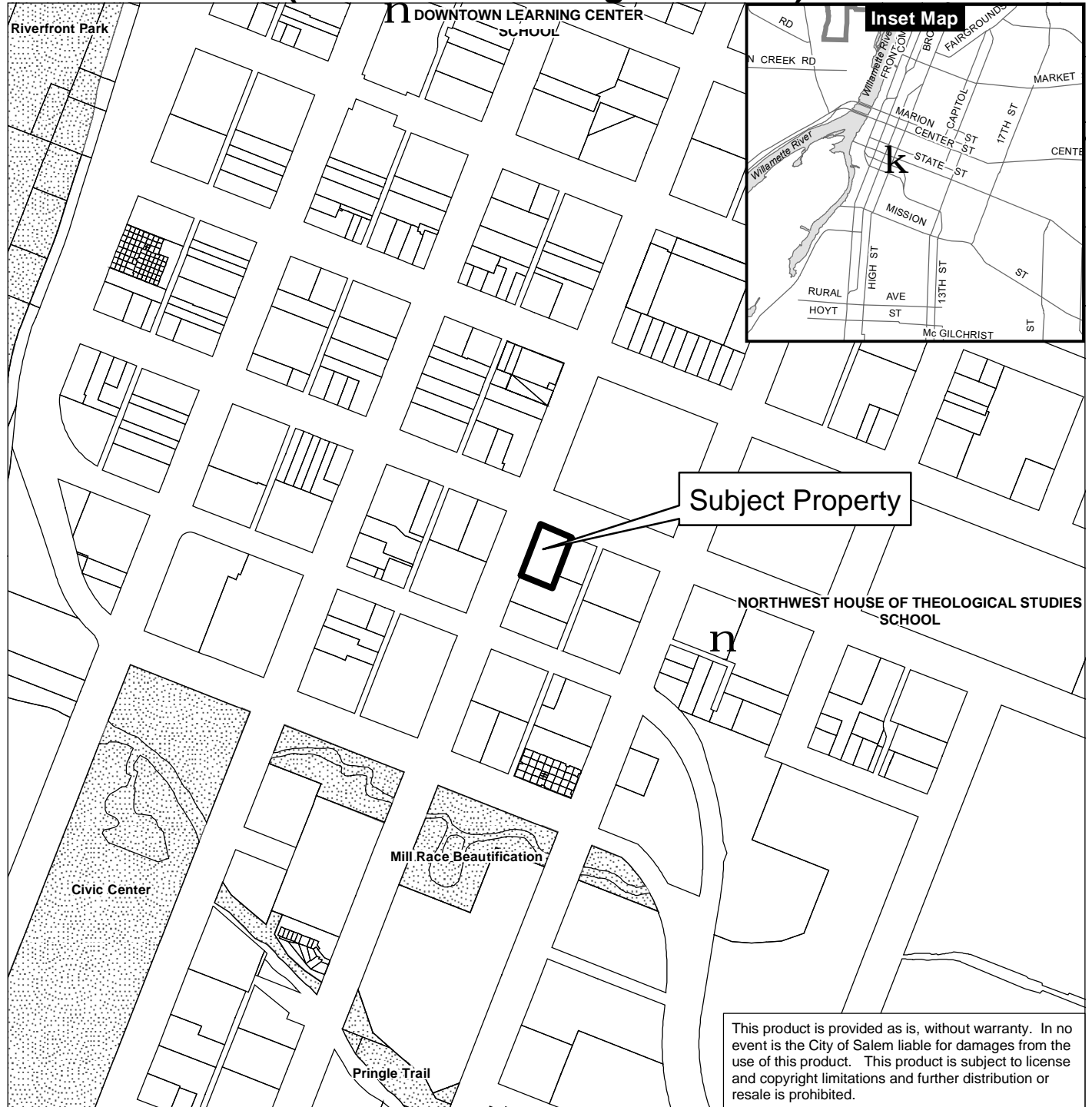
VOTE: Yes 7 No 0 Absent 2 (French, Schwartz) Abstain 0

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

Prepared by Kimberli Fitzgerald, Historic Preservation Officer G:\CD\PLANNING\HISTORIC

\\DECISIONS\2019\HIS19-05 508-524 State Street NE. Dec.doc

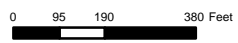
Vicinity Map 508-524 State Street (aka 100-150 High Street)



This product is provided as is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.

Legend

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



E

United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet

Section number: 7 Salem Downtown Historic District

508 - 524 State Street

Classification: Historic Contributing

Historic Name: Bligh Building

Current Name: Pacific Building

Year of Construction: 1926/1970s

Legal Description: 073W27AB02300; Salem Addition, from Lots 7 and 8 in Block 7

Owner(s): Samuel Blair
POB 1108
Salem, Oregon 97308

Description: This 21,438 square-foot concrete, white brick-faced Commercial style building occupies the southeast corner of State and High streets. The west side, second-floor fenestration is comprised of sixteen windows, some that are one-over-one, double-hung wood sash and others that are fixed. The building has a dentiled cornice, a wide frieze, a terra cotta beltcourse, and lion's head downspouts. The ground floor appears to have been altered in the 1970s and is devoted to display windows with overhanging fabric awnings. The building retains its overall historic materials and design and contributes to the historic character of the downtown district.

History and Significance: The Bligh Building, constructed in 1926, conveys a sense of the historical evolution of the Salem commercial district. Although the street-level facade has been successively altered over the years and the present awning is not historical, the original second-floor materials, fenestration, and decorative details have been recovered in recent years after remodeling in the 1960s completely covered the exterior walls with smooth vertical paneling. Rehabilitation of the second floor would be completed if the reflective single-pane glass in the second-floor windows were replaced with historically accurate double-hung sash windows. This building is also associated with the life of Frank D. Bligh, Salem hotel and theater owner.

Frank D. Bligh and his mother, Anna Bligh, bought this large corner property when the Hotel Salem (formerly the Monroe House, then, Cook's House), a large two-story structure set back from State Street, stood on the site. Born in 1890 in Winnipeg, Manitoba, Canada, Frank D. Bligh came to the United States with his parents in 1904, settling first in Portland, Oregon, and, in Salem in 1908. T.G. Bligh and his son, Frank, soon opened the Star Theater, and, later, the Liberty Theater. In 1912 the Blighs built the combined Bligh Hotel and Bligh Theater on the north side of State Street, next to the Masonic Building, between High and Liberty streets. (This complex is now gone and the site is occupied by a parking lot.) Following the death of T.G. Bligh, Frank D. Bligh took over the family hotel and theater business. In 1926 he built the Bligh Building and the adjoining (to the east) Capitol Theater of reinforced concrete. At that time, the Bligh Building had no less than ten separate shop spaces, facing State and High streets. He also opened the Salem Hotel and operated the Grand Hotel. Frank Bligh married Mildred Rhodes. They raised a daughter, Margaret Ann Schweigert.¹³⁵

In 1945 Walter C. and Lottie D. Winslow bought the Bligh Building. Walter C. Winslow was born in 1882 in Polk County a short distance from Salem. After graduating from the University of Oregon in 1906 and Willamette University Law School in 1908, Winslow was admitted to the Oregon State Bar and began practicing law in the Salem offices of Oregon Senator Charles L. McNary and J.H. McNary. A highlight of his

¹³⁵ "Theater, Hotel Building Passes," *Capital Journal*, November 5, 1960; "Salem, Oregon," New York: Sanborn Map Company, 1888, 1890, 1895, updated to 1914, 1926.

United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet

Section number: 7 Salem Downtown Historic District

career came in 1947 when he served as an Oregon Supreme Court justice pro tem while Justice James T. Brand was officiating at the war crimes trials in Nuremberg, Germany. Winslow was a leader in Salem's YMCA and in the First Methodist Church. He was also an avid outdoorsman. Lottie and Walter Winslow raised three children: Norman (a partner in his father's law firm), Genevieve Mickenham, and Gertrude Blanchard. Lottie died in 1961. Walter died of a heart attack in 1962. The Winslow family retained ownership of the building until 1976 when Norman Winslow sold it to S. Blair and T.K. Haenny.¹³⁶

¹³⁶ Marion County, deed book, vol. 329, p. 199; Clark, *History of the Willamette Valley, Vol. II*, 475-76; "Searchers Find Winslow's Body," *Oregon Statesman*, May 25, 1962, 1.



MEMORANDUM

To:	Kimberli Fitzgerald, Senior Planner, Historic Preservation Officer City of Salem Community Development Department 555 Liberty St SE Salem OR 97301	Date:	1/31/2019
Project:	Pacific Building, 100 High St, SE Salem OR 97301	Architect's Project No:	2018-137
From:	Leonard Lodder, AIA, LEED AP Studio 3 Architecture, Inc 275 Court Street NE Salem OR 97301	Sent Via:	Email
Subject:	Historic Landmarks Commission, Narrative		

Comments:

The work anticipated by this application involves opening a sealed up window opening on the second floor of the Pacific Building, located in the south elevation, which overlooks the roof over the mezzanine spaces of the same building.

The window(s) in question were concealed from public view until the demolition of the Capitol Theater. In the event that the site of the Capitol Theater is redeveloped, these windows would again be concealed from view from any part of the public right-of-way.

Given the condition of the rest of the windows from this floor that face over the mezzanine roof, it is reasonable to assume that the original windows succumbed to weather induced deterioration, particularly since this wall is south facing, and therefore exposed to the worst weather conditions. The wall is a board formed concrete material which is relatively porous, and seems to take on water in rainy conditions. Given these conditions, Studio 3 Architecture cannot recommend restoration with wood frame windows.

Narrative response to Criteria identified in Salem Revised Code, Section 230.040.(b) regarding windows.

Windows. Replacement of windows in historic contributing buildings shall be allowed only where the owner has attempted repair, but repair unfeasible due to poor condition of the materials. If the window is not original then every effort shall be made to replicate the original feature; the effort shall be substantiated by historic, physical, or pictorial evidence. If the feature cannot be replicated then it should be of a compatible design and material.

(1) Materials

(A) Original material shall, if possible, be retained or repaired.

The Original materials for the window were removed many years ago.

(B) *Replacement materials shall be, to the greatest extent practicable, of the same type, quality, design, size, finish, proportions, and configuration of the original materials in the windows.*

We propose installing aluminum storefront window systems, 2" x 4.5" size framing, with clear Low-E insulated glass.

(2) *Design*

(A) *A replacement window shall, to the greatest extent feasible, match design, size, proportions, configuration, reflective qualities, and profile of the original window.*

The replacement windows match the proportions and configuration of the original windows but use an aluminum framing system designed to ensure longevity of the window within the type of wall construction in which they are located.

(B) *The size and shape of original window openings should be preserved so that the configuration of the facade is not changed.*

Re-opening the existing openings and placing new windows to fit these openings should result in restoring the original configuration of this façade.

(C) *New window openings into the principal elevations, enlargement or reduction of original window openings and infill of original window openings are not permitted.*

The subject windows are not located in a principal façade of the building.

(D) *Original openings that have been covered or blocked should be re-opened when feasible.*

This proposal involves re-opening an existing window opening which had previously been filled in.

(E) *Windows historically used on upper levels shall not be installed at storefront level, and storefront windows shall not be installed on upper levels.*

The size of the window openings, 5'-8" wide x 7'-0" high are significantly larger than standard window unit sizes available today.

(F) *Commercial window types shall not be substituted with residential window types.*

It would be hard to characterize the original window types as residential. Even as wood double or single hung windows, they were always a commercial sized unit.

(G) *Interior grilles, grilles between layers of insulating glass, or stenciled mullions in lieu of true divided lights or exterior mullions are not permitted.*

The original windows were not mullioned or grilled, and neither are the new ones.

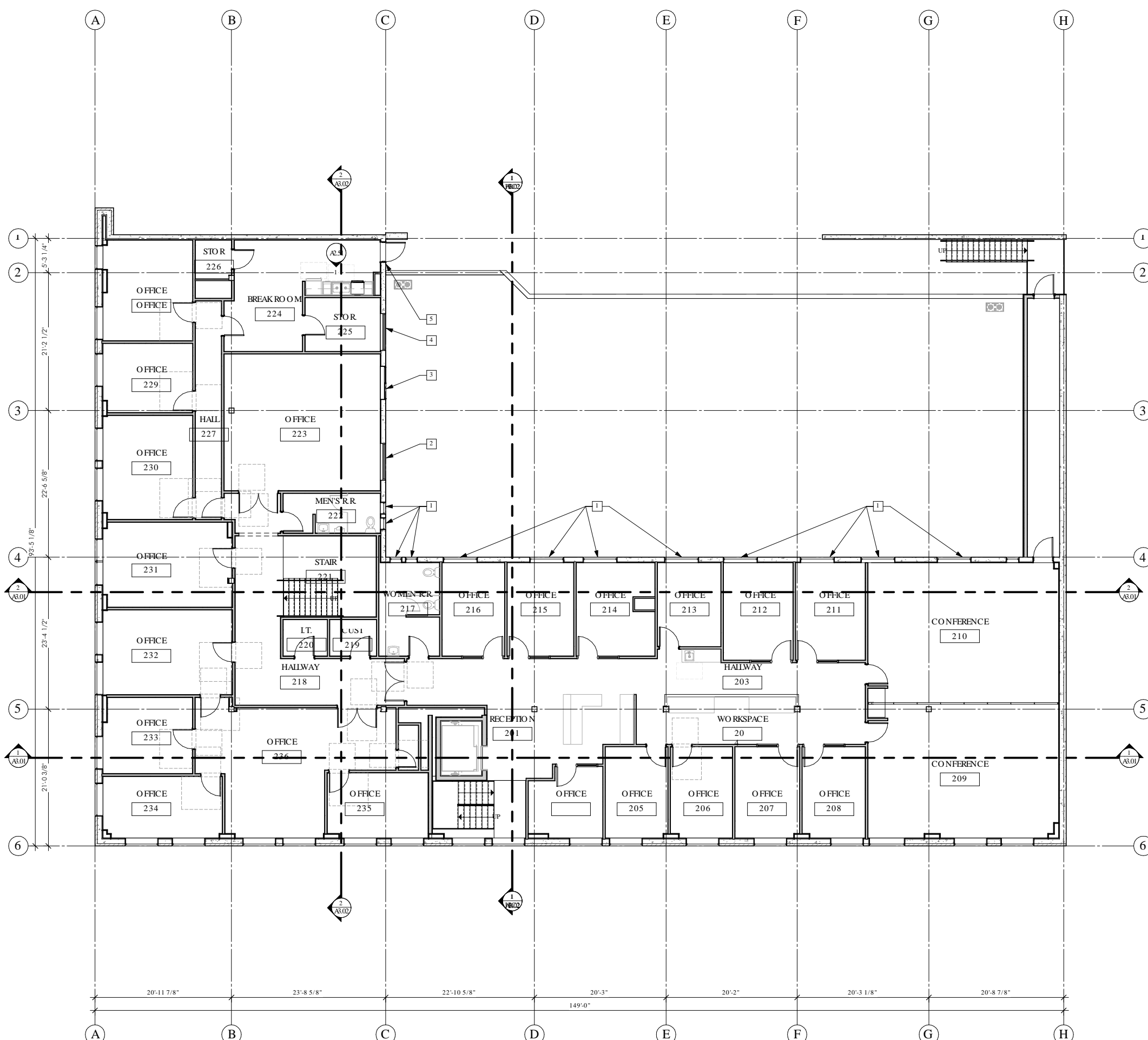
This memorandum will be included in the project file.

GENERAL PLAN NOTES:

- GENERAL NOTES APPLY TO ALL DRAWINGS.
- DRAWINGS ARE DIAGNOSTIC ONLY AND SHOULD NOT BE SCALED. NOTIFY ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY UPON DISCOVERY. OBTAIN CLARIFICATION OF DIMENSIONS OR DISCREPANCIES PRIOR TO PROCEEDING WITH AREA OF REQUIRED WORK.
- DIMENSIONS ARE TO FACE OF FRAMING. DIMENSIONS STATED AS CLEAR ARE TO FACE OF FINISH.
- SEE WALL SECTIONS FOR DESCRIPTION OF EXTERIOR WALL MATERIALS.
- ALL INTERIOR PARTITIONS TO RECEIVE GLASS FIBER INSULATION, FULL HEIGHT.
- COORDINATE LOCATION OF RECESSED OR SEMI-RECESSED ITEMS TO AVOID BACK TO BACK INSTALLATION AND TO REDUCE NOISE TRANSFER THROUGH PARTITIONS.
- INSTALL WALL BACKING FOR ALL WALL MOUNTED ITEMS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: DOORS, TOYS, PICTURES, WALL CABINETS, SHELVING, COATERS, TOILET ACCESSORIES, SECURITY EQUIPMENT, TACK BOARDS AND MARKER BOARDS, HAND RAIS AND WINDOW COVERING TRACKS.
- SEPARATE AREAS IN WHICH WORK IS BEING CONDUCTED FROM OTHER AREAS THAT ARE STILL OCCUPIED.
 - PROVIDE, ERECT, AND MAINTAIN TEMPORARY DUST PROTECTION OF SUITABLE CONSTRUCTION IN LOCATIONS INDICATED ON DRAWINGS OR AS DIRECTED.
 - PROTECT EXISTING WORK TO REMAIN.
 - PREVENT MOVEMENT OF STRUCTURE; PROVIDE SHORING AND BRACING IF NECESSARY.
 - PERFORM CUTTING TO ACCOMPLISH REMOVALS NEATLY AND AS SPECIFIED FOR CUTTING NEW WORK.
 - REPAIR ADJACENT CONSTRUCTION AND FINISHES DAMAGED DURING REMOVAL WORK.
 - PATCH AS SPECIFIED FOR PATCHING NEW WORK.
 - REMOVE DEBRIS, JUNK, AND TRASH FROM SITE.
 - REMOVE FROM SITE ALL MATERIALS NOT TO BE REUSED ON SITE; DO NOT BURN OR BURY.
 - LEAVE SITE IN CLEAN CONDITION, READY FOR SUBSEQUENT WORK.
 - CLEAN UP SPILLAGE AND WIND-BLOWN DEBRIS FROM PUBLIC AND PRIVATE LANDS.
 - WORK SHOWN ON THESE DRAWINGS IS TO BE SUPPLIED, FURNISHED, CONSTRUCTED, INSTALLED ALL AS PER THE GENERAL CONDITIONS AND THE SPECIFICATIONS; EXCEPTIONS AS DESCRIBED BY THE FOLLOWING ABBREVIATIONS:
 - CFCI - CONTRACTOR FURNISHED - CONTRACTOR INSTALLED.
 - OFCI - OWNER FURNISHED - CONTRACTOR INSTALLED.
 - OFOW - OWNER FURNISHED - OWNER INSTALLED.
 - NIC OR N.I.C. - NOT IN CONTRACT OR NOT A PART OF THIS CONTRACT.

HISTORIC LANDMARKS COMMISSION NOTES:

- EXISTING WOOD DOUBLE OR SINGLE HUNG WINDOW. NOTE THESE WINDOWS ARE GENERALLY NO LONGER OPERABLE, BECAUSE THEY ARE BOTH PAINTED SHUT, AND/OR SWOLLEN BY MOISTURE PENETRATION INTO THE WOOD. GIVEN THEIR CURRENT STATE, THESE WINDOWS HAVE PRETTY MUCH REACHED 'END-OF-LIFE' STATUS. PREVIOUS REPAIRS ARE VERY NOTICEABLE AND FURTHER DETERIORATION HAS OCCURRED.
- EXISTING WINDOW OPENING THAT HAS BEEN INFILLED WITH FRAMING AND STUCCO. WINDOW TO BE RE-OPENED AND RECEIVE NEW WINDOW WITH CONFIGURATION TO LOOK SIMILAR TO ORIGINAL AND EXISTING WINDOWS. MATERIAL TO BE EITHER PAINTABLE FIBERGLASS OR ALUMINUM.
- EXISTING WINDOW OPENING THAT HAS BEEN INFILLED WITH FRAMING AND STUCCO, AND SUBSEQUENTLY PARTIALLY RE-OPENED. EXISTING WINDOW IS AN ALUMINUM OR VINYL HORIZONTAL SLIDER.
- EXISTING WINDOW OPENING THAT HAS BEEN INFILLED WITH FRAMING AND STUCCO. TO BE RE-OPENED AT A LATER DATE.
- EXISTING WINDOW OPENING THAT HAS PREVIOUSLY BEEN INFILLED WITH FRAMING AND STUCCO. SUBSEQUENTLY PARTIALLY RE-OPENED TO PROVIDE AN EXT DOOR. (NO CHANGE).



1 LEVEL 02 FLOOR PLAN HLC SUBMISSION

Copyright © 2016-17 STUDIO 3 ARCHITECTURE, INC.



IN THE EVENT CONFLICTS ARE DISCOVERED BETWEEN THE ORIGINAL SIGNED AND SEALED DOCUMENTS PREPARED BY THE ARCHITECTS AND/OR THEIR CONSULTANTS, AND ANY COPY OF THE DOCUMENTS TRANSMITTED BY MAIL, FAX, ELECTRONICALLY OR OTHERWISE, THE ORIGINAL SIGNED AND SEALED DOCUMENTS SHALL GOVERN.

PROJECT# 2018-137
DATE 02/13/2019

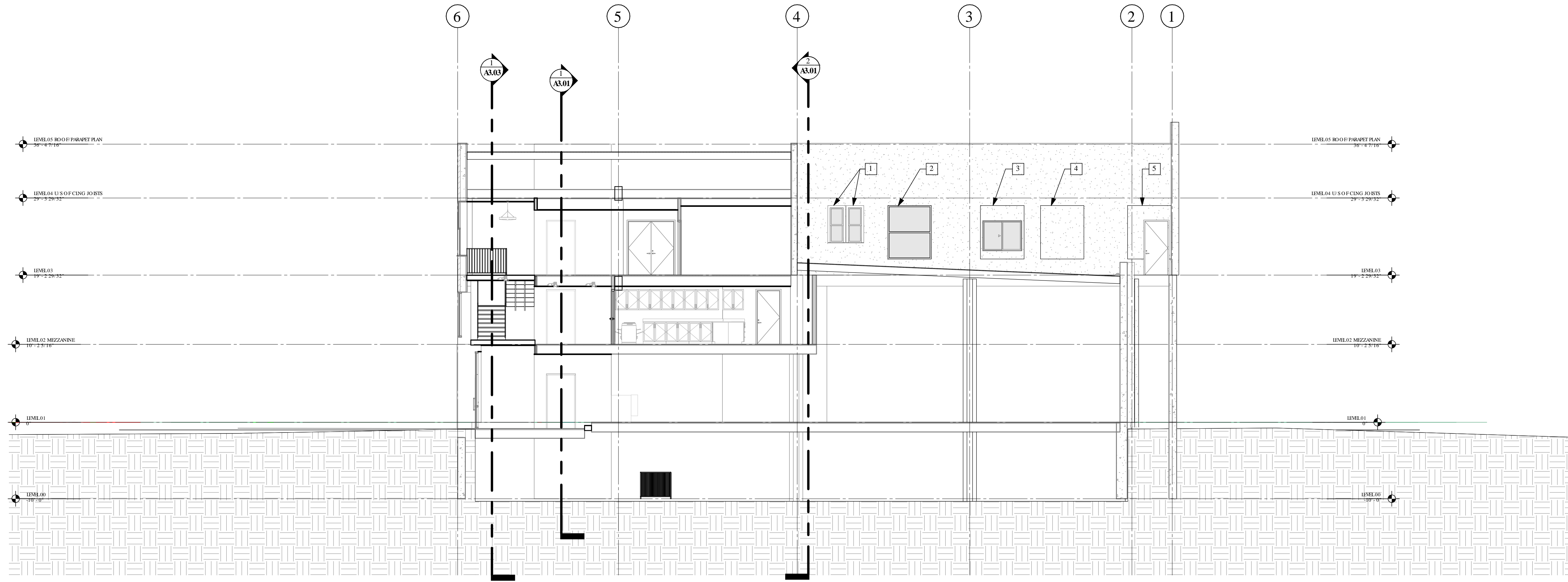
REVISIONS

PACIFIC BUILDING
T.I. for: MWVCOG
100 HIGH STREET SE SALEM OR 97301

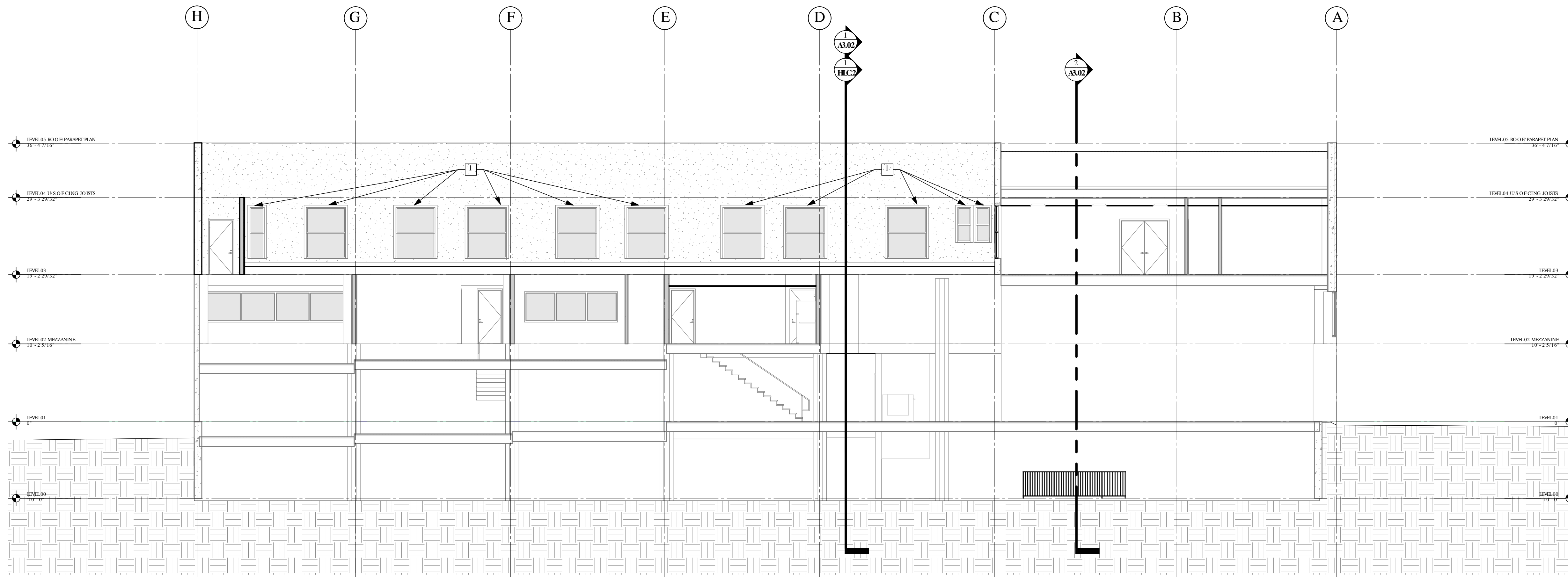
SHEET:
HLC2

SECTION NOTES:

- 1 EXISTING WOOD DOUBLE OR SINGLE HUNG WINDOW. NOTE THESE WINDOWS ARE GENERALLY NO LONGER OPERABLE, BECAUSE THEY ARE BOTH PAINTED SHUT, AND/OR SWOLLEN BY MOISTURE PENETRATION INTO THE WOOD. GIVEN THEIR CURRENT STATE, THESE WINDOWS HAVE PRETTY MUCH REACHED 'END-OF-LIFE' STATUS. PREVIOUS REPAIRS ARE VERY NOTICEABLE AND FURTHER DETERIORATION HAS OCCURRED.
- 2 EXISTING WINDOW OPENING THAT HAS BEEN INFILLED WITH FRAMING AND STUCCO. WINDOW TO BE RE-OPENED AND RECEIVE NEW WINDOW WITH CONFIGURATION TO LOOK SIMILAR TO ORIGINAL AND EXISTING WINDOWS. MATERIAL TO BE EITHER PAINTABLE FIBERGLASS OR ALUMINUM.
- 3 EXISTING WINDOW OPENING THAT HAS BEEN INFILLED WITH FRAMING AND STUCCO, AND SUBSEQUENTLY PARTIALLY RE-OPENED. REMOVE EXISTING WINDOW AND WALL CLOSURE, AND PREPARE FOR NEW WINDOW WITH CONFIGURATION TO LOOK SIMILAR TO ORIGINAL WINDOWS, SAME AS NOTE 2 ABOVE. MATERIAL TO BE EITHER PAINTABLE FIBER GLASS OR ANODIZED ALUMINUM.
- 4 EXISTING WINDOW OPENING THAT HAS BEEN INFILLED WITH FRAMING AND STUCCO. NO ACTION AT THIS TIME.
- 5 EXISTING WINDOW OPENING THAT HAS PREVIOUSLY BEEN INFILLED WITH FRAMING AND STUCCO. SUBSEQUENTLY PARTIALLY RE-OPENED TO PROVIDE AN EXIT DOOR. (NO CHANGE).



1 SECTION 3, HLC SUBMISSION
0" 2" 4" 8" 16" 24" 1/8" = 1'-0"



2 SECTION 6, HLC SUBMISSION
0" 2" 4" 8" 16" 24" 1/8" = 1'-0"



HISTORIC LANDMARKS COMMISSION NOTES:

- 1 EXISTING WOOD DOUBLE OR SINGLE HUNG WINDOW. NOTE THESE WINDOWS ARE GENERALLY NO LONGER OPERABLE, BECAUSE THEY ARE BOTH PAINTED SHUT, AND/OR SWOLLEN BY MOISTURE PENETRATION INTO THE WOOD. GIVEN THEIR CURRENT STATE, THESE WINDOWS HAVE PRETTY MUCH REACHED "END-OF-LIFE" STATUS. PREVIOUS REPAIRS ARE VERY NOTICABLE AND FURTHER DETERIORATION HAS OCCURRED.
- 2 EXISTING WINDOW OPENING THAT HAS BEEN INFILLED WITH FRAMING AND STUCCO. WINDOW TO BE RE-OPENED AND RECEIVE NEW WINDOW WITH CONFIGURATION TO LOOK SIMILAR TO ORIGINAL AND EXISTING WINDOWS. MATERIAL TO BE EITHER PAINTABLE FIBERGLASS OR ALUMINUM.
- 3 EXISTING WINDOW OPENING THAT HAS BEEN INFILLED WITH FRAMING AND STUCCO, AND SUBSEQUENTLY PARTIALLY RE-OPENED. EXISTING WINDOW IS AN ALUMINUM OR VINYL HORIZONTAL SLIDER.
- 4 EXISTING WINDOW OPENING THAT HAS BEEN INFILLED WITH FRAMING AND STUCCO. TO BE RE-OPENED AT A LATER DATE.
- 5 EXISTING WINDOW OPENING THAT HAS PREVIOUSLY BEEN INFILLED WITH FRAMING AND STUCCO. SUBSEQUENTLY, PARTIALLY RE-OPENED TO PROVIDE AN EXIT DOOR. (NO CHANGE).

BY THE USE OF THESE ARCHITECTURAL DRAWINGS, THE CLIENT AGREES TO HOLD STUDIO 3 ARCHITECTURE, INC. HARMLESS FROM ALL LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY, INCLUDING BUT NOT LIMITED TO, DAMAGE TO PERSONS OR PROPERTY, ARISING OUT OF THE USE OF THESE ARCHITECTURAL DRAWINGS, WHETHER SUCH DAMAGE IS CAUSED BY NEGLIGENCE, ACTIVE OR PASSIVE NEGLIGENCE, OR OTHERWISE.

PROJECT# 2018-137
DATE: 01/31/2019

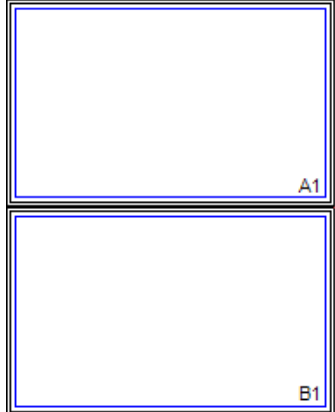
REVISIONS

PACIFIC BUILDING
T.I. for: MWVCOG
100 HIGH STREET SE SALEM OR 97301

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit:	
Qty: 1		



As Viewed From The Exterior

FS 67 1/2" X 83 1/2"
Egress Information A1, B1
 No Egress Information available.
Performance Information A1, B1
 U-Factor: 0.27
 Solar Heat Gain Coefficient: 0.24
 Visible Light Transmittance: 0.56
 Condensation Resistance: 59
 CPD Number: MAR-N-325-00720-00001
 ENERGY STAR: N, NC, SC, S
Performance Grade A1, B1
 Licensee #814
 AAMA/WDMA/CSA/101/ LS.2/A440-08
 LC-PG50 1854X1854 mm (73.5X73.5 in)
 LC-PG50 DP +50/-50
 FL12378
Performance Grade Mull
 Licensee #1133
 AAMA 450-10
 LC-40 1194X2426 mm (47.75X95.5 in)
 LC-40 DP 40
 17163
Performance Grade Overall Assembly
 LC-40 DP

Stone White Exterior
 Stone White Interior
 Window Frame
 1W2H - Rectangle Assembly
 Assembly Rough Opening
 68" X 84"

Unit: A1
 Integrity Rectangles - Direct Glaze
 All Ultrex
 Basic Frame 67 1/2" X 41 1/2"
 Rough Opening 68" X 42"
 IG - 1 Lite
 Low E3 w/Argon
 Stainless Perimeter Bar

Unit: B1
 Integrity Rectangles - Direct Glaze
 All Ultrex
 Basic Frame 67 1/2" X 41 1/2"
 Rough Opening 68" X 42"
 IG - 1 Lite
 Low E3 w/Argon
 Stainless Perimeter Bar
 Horizontal 1/2" MRF
 2" Jambs
 Nailing Fin with 4" Structural Brackets
 ***Note: This configuration is certified to AAMA 450.
 ***Note: Unit Availability and Price is Subject to Change

Initials required

Seller: _____

Buyer: _____

