

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 PLANNING ADMINISTRATOR

HISTORIC DESIGN REVIEW CASE NO. HIS18-05

APPLICATION NO. : 18-105788-DR

NOTICE OF DECISION DATE: MARCH 9, 2018

SUMMARY: A proposal to replace 27 windows and two sets of double-doors on the Pioneer Trust Bank Building (c.1909).

REQUEST: Minor Historic Design Review of a proposal to remove and replace 27 existing street level windows from the east and south elevations, and two sets of double-door entrances on the east side of the Pioneer Trust Bank Building (c.1909), a contributing resource within the Salem Downtown Historic District, zoned CB (Central Business District), and located at 109-117 Commercial St NE, 97301 (Marion County Assessors Map and Tax Lot number: 073W22CD03800)

APPLICANT: Bill Davis for Pioneer Trust

LOCATION: 109 -117 Commercial St NE / 97301

CRITERIA: Salem Revised Code Chapter 230.040(b) Windows & 230.040(c) Doors

FINDINGS: The findings are in the attached Decision dated March 9, 2018.

DECISION: The Planning Administrator **APPROVED** Historic Design Review HIS18-05 as proposed.

*This Decision becomes effective on **March 27, 2018**. 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 this decision must be exercised by **March 27, 2020** or this approval shall be null and void.

Application Deemed Complete:	<u>March 8, 2018</u>
Notice of Decision Mailing Date:	<u>March 9, 2018</u>
Decision Effective Date:	<u>March 27, 2018</u>
State Mandate Date:	<u>July 6, 2018</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, March 26, 2018**. The appeal must state where the decision failed to conform to the provisions of the historic preservation ordinance (SRC Chapter 230). The appeal must be filed in duplicate with the City of Salem Planning Division.

HIS18-05 Decision
March 9, 2018
Page 2

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 Salem Historic Landmarks Commission will review the appeal at a public hearing. After the hearing, the Historic Landmarks Commission 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>

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BEFORE THE PLANNING ADMINISTRATOR OF THE CITY OF SALEM

**HISTORIC DESIGN REVIEW CASE NO. HIS18-05
DECISION**

**IN THE MATTER OF APPROVAL OF) MINOR HISTORIC DESIGN REVIEW
HISTORIC DESIGN REVIEW)
CASE NO. HIS18-05)
109-117 COMMERCIAL ST NE) MARCH 9, 2018**

In the matter of the application for a Minor Historic Design Review submitted by Bill Davis for Pioneer Trust, the Historic Preservation Officer (a Planning Administrator Designee), having received and reviewed evidence and the application materials, makes the following findings and adopts the following order as set forth herein.

REQUEST

Summary: A proposal to replace 27 windows and two sets of double-doors on the Pioneer Trust Bank Building (c.1909).

Request: Minor Historic Design Review of a proposal to remove and replace 27 existing street level windows from the east and south elevations, and two sets of double-door entrances on the east side of the Pioneer Trust Bank Building (c.1909), a contributing resource within the Salem Downtown Historic District, zoned CB (Central Business District), and located at 109-117 Commercial St NE, 97301 (Marion County Assessors Map and Tax Lot number: 073W22CD03800).

A vicinity map illustrating the location of the property is attached hereto, and made a part of this decision (Attachment A).

DECISION

APPROVED based upon the application materials deemed complete on March 8, 2018 and the findings as presented in this report.

FINDINGS

1. Minor Historic Design Review Applicability

SRC 230.020(f) requires Historic Design Review approval for any alterations to historic resources as those terms and procedures are defined in SRC 230. The Planning Administrator shall render a 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. Analysis of Minor Historic Design Review Approval Criteria

Summary: Staff has reviewed the applicant's proposal (Attachment C), which is summarized below:

Windows.

The applicant is proposing to replace twenty-seven street level windows because most of the windows have failed seals, causing condensation between the panes. The applicant is proposing to replace the glass only on the windows on the south and east elevations on the ground floor. The ground floor on the south and east elevations was altered in the 1960s and therefore the current windows are not historic. The existing non-original glass will be replaced with a double paned vertical sealed insulating glass unit. The exterior pane will be a ¼" PPG Solarcool Bronze Reflective #2 and the Interior Lite will be a ¼" PPG Solarban 60 on Clear Low-E #3. There will be a ½" cavity between the two panes. The aluminum frames will be reused, including the aluminum muntins.

Doors

The applicant is proposing to replace the existing non-original doors on the east façade of the Pioneer Trust Building. The existing doors have worn out hinges and failing closers. The Kawneer Narrow Stile replacement doors will be fit within the existing door openings and will be of metal and glass.

Staff finds that the applicant adequately demonstrated that this proposal complies with the applicable provisions of the Salem Revised Code (SRC) as follows:

Criteria: 230.040 (b) 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.*

Finding: The applicant's proposal will not result in the removal or destruction of any original materials. The original windows on the ground floor were removed in the 1960s, therefore, this standard 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 applicant's proposal will not result in the removal or destruction of any original materials. The original windows on the ground floor were removed in the 1960s,

the applicant is proposing to replace only the glass. The existing aluminum window frames will be reused, and the ground floor windows on the south and eastern facades of the Pioneer Trust Building will retain the same general exterior appearance, thereby meeting this standard.

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

Finding: The applicant's proposal does not include glass block, mirrored or colored glass, thereby meeting this standard. The existing glass within the aluminum frames is currently tinted, and the proposed replacement glass will also be tinted. This glass has been tinted for a significant period of time, and while not the original glazing, this tinted glazing has been the glazing type for the street level windows on this resource since the portion of the building was altered, thereby meeting this standard.

(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: The applicant's proposal will not result in the removal or destruction of any original materials. The original windows on the ground floor were removed in the 1960s. The applicant is proposing to retain the existing aluminum frames and muntins, and will only be replacing the glass, matching the design of the existing glass, thereby meeting this standard.

(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's proposal will ensure that the size and shape of the existing window openings will be retained, thereby meeting this standard.

(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 not proposing any new window openings, nor are they proposing to infill any window openings, thereby meeting this standard.

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

Finding: The applicant's proposal will not result in the re-opening of any original openings, therefore this standard is not applicable to the evaluation of this proposal.

(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's proposal will not result in the installation of windows historically installed on the storefront level that were installed on the upper level. Staff finds this standard has been met.

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

Finding: The applicant's proposal will not result in the substitution of residential window types for commercial, therefore staff finds that this standard 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's proposal does not include interior grilles or stenciled mullions, therefore this standard has been met.

230.040(c) Doors. *Replacement of doors in historic contributing buildings shall be allowed only where the owner has attempted repair, but repair was determined to be unfeasible due to poor condition of the materials. If the doors are 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.*

Finding: The applicant's proposal will not result in the removal or destruction of any original materials. The original doors on the ground floor were removed in the 1960s, therefore this standard 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 door.*

Finding: The applicant's proposal will not result in the removal or destruction of any original materials. The original doors on the ground floor were removed in the 1960s, therefore this standard is not applicable to the evaluation of this proposal. However, the proposed replacement doors will be of metal and glass, replicating the materials within the existing door openings along the eastern façade.

(2) Design.

(A) *The replacement door shall, to the greatest extent feasible, match design, size, proportions, and profile of the original door.*

Finding: The applicant's proposal replicates the overall design of the existing metal doors within the existing door openings along the eastern façade. The proposed doors are of metal and glass. The proposed new Kawneer doors will have a slightly different

door handle system on the north entry. The south entry will have the same type of design, which will be comprised of a narrow horizontal bar along the middle of the glass door.

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

Finding: The applicant's proposal will not result in the alteration of the existing door openings, thereby meeting this standard.

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

Finding: The applicant's proposal will not result in the re-opening of covered or blocked door openings, therefore this standard is not applicable to the evaluation of this proposal.

(D) *Commercial door types shall not be substituted with residential door types.*

Finding: The applicant's proposal does not include the substitution of commercial door types with residential door types, therefore this standard is not applicable to the evaluation of this proposal.

DECISION

Based upon the application materials deemed complete on March 8, 2018 and the findings as presented in this report, the application for HIS18-05 is **APPROVED**.



Kimberli Fitzgerald, AICP
Historic Preservation Officer
Planning Administrator Designee

Attachments: A. Vicinity Map
B. National Register Excerpt and Historic Photo
C. Applicant's Submittal Materials

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State Mandate Date: July 6, 2018

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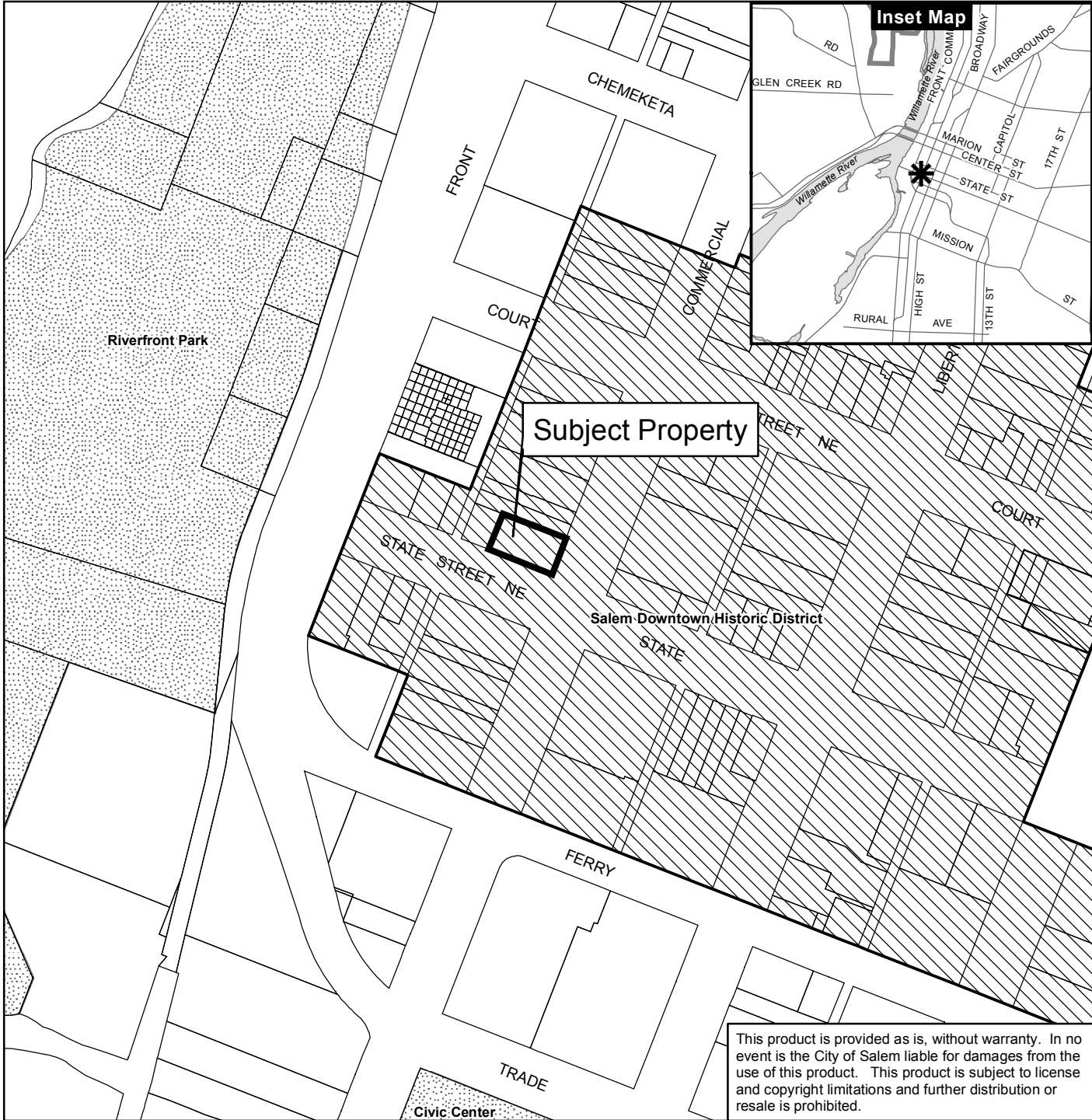
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



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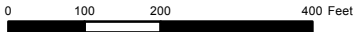
Vicinity Map 109-117 Commercial St. NE



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Legend

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



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number: 7 Salem Downtown Historic District

109-117 Commercial Street, NE

Classification: Historic Contributing (Listed as a Local Landmark)

Historic Name United States National Bank of Salem/Pioneer Trust Bank

Current Name: Pioneer Bank and Trust

Year of Construction: 1909; c.1960s ground floor; addition, west side, c.1990s

Legal Description: T7S/R3W/Sec 22, Salem Add. blk 48, from Lot L4, Tax lot 3800

Owner(s): Pioneer Trust Company,
POB 2305
Salem, Or 97308

Description: This is a five-story Commercial style building situated on the northwest corner of Commercial and State streets. It is a reinforced concrete building with a white pressed brick front, surfaced in black granite at the street level, with a storefront entrance at the north end of the building. There are no awnings or canopies on the building. It has a projecting cornice with large medallion blocks and carved brackets as well as a torus molding belt course between the fourth and fifth floors. All ornamental work is cast stone. The windows have been replaced with aluminum, but the fenestration pattern remains on the second through fifth floors, and consisting of single flat arched openings and stone sills. The west and south side windows have segmental arched openings and double hung windows, some of wood, most with aluminum sash.

Ground floor alterations are not uncommon for commercial structures. The scale and massing of this building provides the majority of its historic features so that the first floor changes do not significantly diminish its contribution to the character of the district.

A very small one-story brick addition was recently (c.1990s) constructed on the west rear wall of the bank building and faces State Street. It does not significantly impact the integrity of the building and it continues to contribute to the historic qualities of the downtown.

History and Significance: United States National Bank of Salem constructed the building. That bank was later sold to the U.S. National Bank of Portland. In 1940 the U.S. National Bank of Portland acquired a large portion of the Ladd and Bush Bank. Ladd and Bush Trust Company survived that acquisition as an independent entity and moved into the subject building and changed its name to the Pioneer Trust Company.

Building occupants included Carson & Carson (lawyers); John H. Allan and Wallace P. Rhoten (both lawyers); William Tringle, the Salem city attorney in 1932; Roy C. Houck (a road contractor) in 1938; Dr. Garnjobst; and Senator Charles McNary in 1942.

This is the first steel and concrete fire-resistant building in Salem and included all the latest banking conveniences, including safety deposit boxes. There were counters of Italian marble, mahogany and grill work throughout. The building included large offices, meeting rooms, and "rest" rooms complete with all accessories. "In constructing this splendid building the stockholders of the United States National Bank have given expression of their confidence in the solidity of Salem and their faith in the unparalleled resources and bright future of the Willamette valley and have demonstrated the fact that their funds thus invested will give larger returns than can be had in outside markets." (January 1, 1910, *Oregon Statesman*)



—P. A. Legg, Architect.
New Five-Story Steel Frame Concrete and Pressed Brick Building of the United States National Bank just Being Completed.

Statesman Journal, January 1, 1910- page 25 – United States National Bank Building



South
Door

North
Door

Historic Alteration Review Worksheet

Site Address: 109-117 Commercial St NE, Salem, OR 97301

Resource Status: Contributing Non-Contributing Individual Landmark

Type of Work Activity Proposed: Major Minor

Chose One: Commercial District Individual Resource Public District
Residential District Sign

Replacement, Alteration, Restoration or Addition of:

Architectural Feature:

- Awning
- Door
- Exterior Trim, Lintel
- Other architectural feature
- Roof/Cornice
- Masonry/Siding
- Storefront
- Window(s) Number of windows: 27

Landscape Feature:

- Fence
- Streetscape
- Other Site feature (describe) _____

New:

- Addition
- Accessory Structure
- Sign
- Mural
- Accessibility Ramp
- Energy Improvements
- Mechanical Equipment
- Primary Structure

Will the proposed alteration be visible from any public right-of-way? Yes No

Project's Existing Material: Glass/Metal Project's New Material: Glass/Metal

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:

Remove and replace 27 street level windows. Replacement will be with like materials, glass with metal mullions. Most of the existing windows have failed seals, causing condensation between the panes.

Remove and replace 2 sets of double-doors, but sets are on Commercial Street. New doors will be of like material, glass with metal frames. Existing doors have worn out hinges and failing closers.

Since both replacements are with like kind materials and configuration, table 230-1 indicates this requires a Minor Historic Design Review.

Pioneer Trust Bank, N.A.

William C. Damm, Vice President

Signature of Applicant

1-26-18

Date Submitted/Signed



Proposed window and door replacement only for first floor windows and doors



Proposed window and door replacement only for first floor windows and doors

COMMERCIAL ST. LOBBY ENTRANCE



Project Name: EK-Pioneer Trust Doors Replace

8/15/2017 12:54 PM

Frame Set Name: Frame Set 1

Frame Name: Sth Entry-Commercial St

Metal Group: M450 CG/SS/OG STOPS UP

D/S: 1 Frame Type: Standard

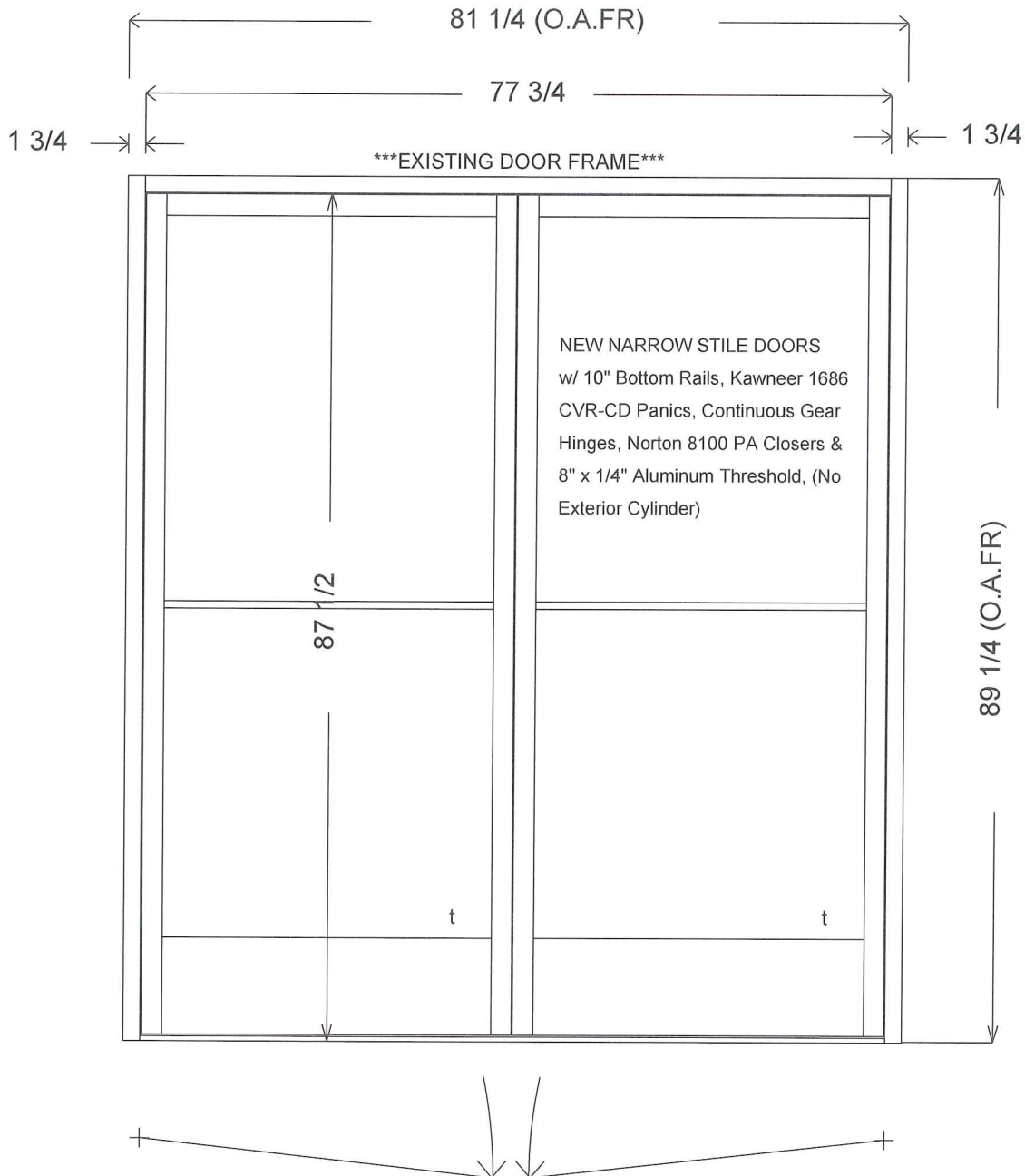
Required: 1 Panels: 1 Rows: 1

Frame Width: 81 1/4

Frame Height: 89 1/4

Back Member Color: #17 CLEAR : PERMANODIC

Face Member Color: #17 CLEAR : PERMANODIC



COMMERCIAL ST. MAIN ENTRANCE

109



PIONEER TRUST BANK

HOURS
MON - THURS 9:30 AM - 5 PM
FRIDAY 9:30 AM - 5:30 PM



ACCESS

Project Name: EK-Pioneer Trust Doors Replace

8/15/2017 12:54 PM

Frame Set Name: Frame Set 1

Frame Name: Nrth Entry-Commercial St

Metal Group: M450 CG/SS/OG STOPS UP

D/S: 1 Frame Type: Standard

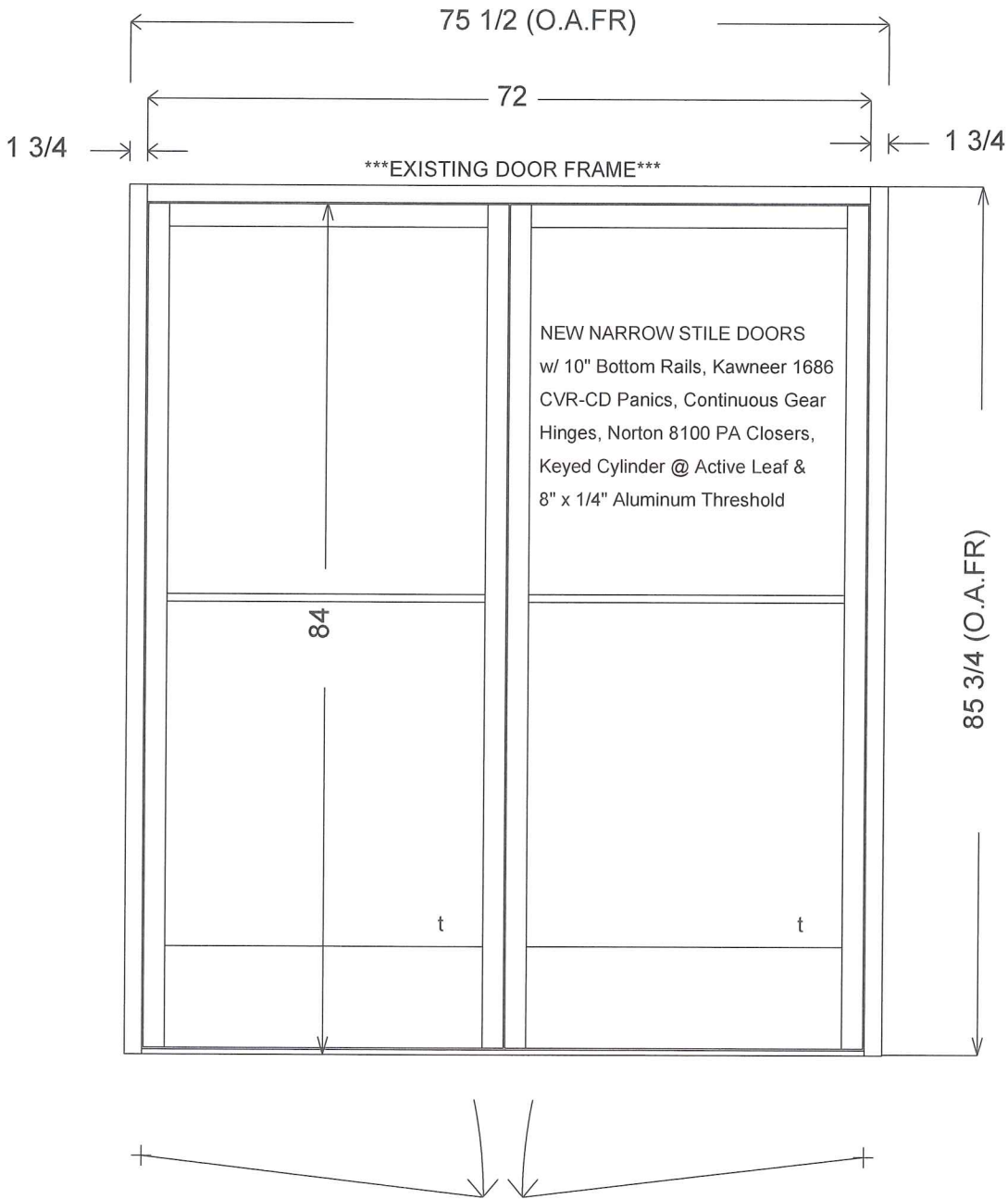
Required: 1 Panels: 1 Rows: 1

Frame Width: 75 1/2

Frame Height: 85 3/4

Back Member Color: #17 CLEAR : PERMANODIC

Face Member Color: #17 CLEAR : PERMANODIC



190, 350 and 500 Standard Entrances

Single Source Packages
Generate Versatile
First Impressions

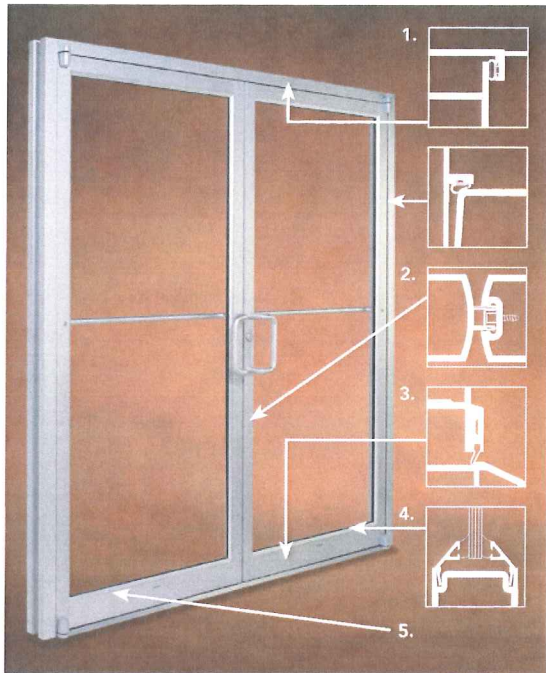


Garland Special Events Center, Garland, TX
Architect: HKS, Inc., Dallas, TX
Glazing Contractor: B & B Glass, Inc., Dallas, TX

Tough yet attractive, the clean lines of Kawneer's Standard Entrances are designed as a single-source package of door, door frame and hardware that is easily adaptable to custom requirements. Designed to complement new or remodel construction, modern or traditional architecture, they are engineered, constructed and tested to make good first impressions while withstanding the rigors of constant use by occupants and visitors.

Performance

To resist both lever arm and torsion forces that constantly act on any door, all three entrances feature welded corner construction with Sigma deep penetration and fillet welds plus mechanical fastenings at each corner – a total of 16 welds per door. Each door corner comes with a Limited Lifetime Warranty, good for the life of the door under normal use operation. It is transferable from building owner to owner and is in addition to the standard two-year warranty covering material and workmanship of each Kawneer Door.



1. Thermoplastic elastomer weatherstrip in blade-stop of frame jambs, header or transom bar.
2. Integral polymeric fin is attached to adjustable astragal creating an air barrier between pairs of doors.
3. Optional surface-applied bottom weatherstrip with flexible blade gasket. Extruded raised lip on threshold to provide a continuous contact surface for bottom weatherstrip.
4. Standard 1/4" beveled glass stops sheet water and dirt off without leaving residue.
5. Available in all finishes offered by Kawneer.

The 190 Narrow Stile Entrance

- Is engineered for moderate traffic in applications such as stores, offices and apartment buildings
- Vertical stile measures 2-1/8"; top rail 2-1/4" and bottom rail 3-7/8"
- Results in a slim look that meets virtually all construction requirements

The 350 Medium Stile Entrance

- Provides extra strength for applications such as schools, institutions and other high traffic applications
- Vertical stiles and top rails measure 3-1/2"
- Bottom rail measures 6-1/2" for extra durability

The 500 Wide Stile Entrance

- Creates a monumental visual statement for applications such as banks, libraries and public buildings
- Vertical stiles and top rail are 5"; bottom rail measures 6-1/2"
- Results in superior strength for buildings experiencing heavy traffic conditions

Economy

Kawneer's Sealair™ bulb neoprene weatherstripping forms a positive seal around the door frame and provides a substantial reduction in air infiltration, resulting in improved comfort and economies in heating and cooling costs. The system is wear and temperature-resistant and replaces conventional weathering. Bottom weatherstrip at the interior contains a flexible blade gasket to meet and contact the threshold, enhancing the air and water infiltration performance characteristics.

For the Finishing Touch

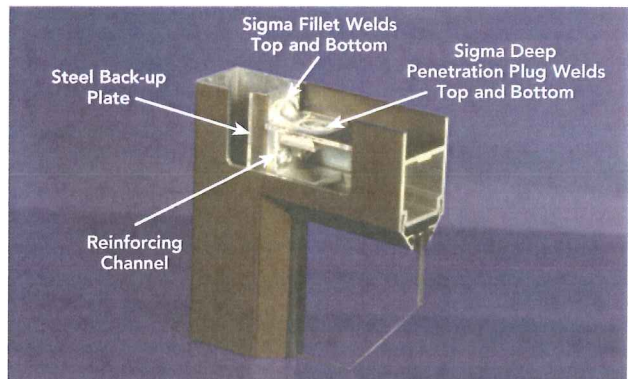
Architectural Class I anodized aluminum finishes are available in clear and Permanodic™ color choices.

Painted finishes, including fluoropolymer, that meet AAMA 2605 are offered in many standard choices and an unlimited number of specially designed colors.

Solvent-free powder coatings add the green element with high performance, durability and scratch resistance that meet the standards of AAMA 2604.

General

- Heights vary to 10'; widths range from approximately 3' to 4'
- Door frame face widths range to a maximum of 4", while depths range to 6"
- Door operation is single or double-acting with maximum security locks or Touch Bar Panics standard
- Architect's Classic one inch round, bent bar push/pull hardware is available in various finishes and sizes
- Infills range from under 1/4" to more than 1"



Kawneer Company, Inc.
Technology Park / Atlanta
555 Guthridge Court
Norcross, GA 30092

kawneer.com
770 . 449 . 5555


AN ARCONIC COMPANY

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Features

- 190 narrow stile has 2-1/8" (54) vertical stile, 2-1/4" (57.2) top and ~~3-7/8" (98.4)~~ ^{10"} bottom rail
- ~~350 medium stile has 3-1/2" (88.9) vertical stile, 3-1/2" (88.9) top and 6-1/2" (165.1) bottom rail~~
- ~~500 wide stile has 5" (127) vertical stile, 5" (127) top and 6-1/2" (165.1) bottom rail~~
- Door is 1-3/4" (44.5) deep
- Dual moment welded corner construction
- Single ~~or double~~ acting
- Infills range from 1/4" (6.4) to ~~1" (25.4)~~
- ~~Offset pivots, butt hinges,~~ continuous geared hinge ~~or center pivots~~
- MS locks ~~or panic~~ hardware
- Surface mounted ~~or concealed~~ closers
- Architects Classic push/pulls
- Adjustable astragal utilizing pile weathering with polymeric fin at meeting stiles
- Polymeric bulb weatherstripping in door frames
- Permanodic™ anodized finishes ~~in seven choices~~ Clear Anodized
- ~~Painted finishes in standard and custom choices~~

Optional Features

- ~~Paneline™ exit device or Paneline™ EL exit device~~
- Wide variety of bottom rail ~~and cross rail~~ 10" Tall

Product Applications


- 190 narrow stile - engineered for moderate traffic in applications such as offices and stores
- ~~350 medium stile - provides extra strength for schools, institutions and other high traffic applications~~
- ~~500 wide stile - creates a monumental visual statement for banks, libraries or buildings that experience heavy traffic conditions~~

For specific product applications,
Consult your Kawneer representative.

Window Assessment – Exterior

Date: 2-12-2018

Building: Pioneer Trust Building - Ground Floor Only


	Location: South & East Elevations - Ground Floor
	Window Description: Aluminum Framed Insulating Glass - Replacement Of Glass Only. Aluminum Frame To Be Re-used.
	Sill: <u>N/A</u> <input type="checkbox"/> Remove paint <input type="checkbox"/> Repair <input type="checkbox"/> Replace
	Frame/Trim: <u>N/A</u> <input type="checkbox"/> Remove paint <input type="checkbox"/> Repair <input type="checkbox"/> Replace
	Sash/Muntins/Leading: <u>N/A</u> <input type="checkbox"/> Remove paint <input type="checkbox"/> Repair <input type="checkbox"/> Replace
	Glazing Putty: <u>Glazing Tapes And Sealants</u> % to repair _____ % to replace _____
Dimensions of window: (7) +/- 40" x 126" (20) +/- 48" x 126"	Glazing: <u>Insulated Glazing - Close To Failure</u> <input checked="" type="checkbox"/> Old <input type="checkbox"/> New <input type="checkbox"/> Broken
Remarks: Project consists of replacement of the glazing units only. Existing frames will be re-used. Result will be slight tint difference as well as increased energy performance.	Hardware Description: <u>N/A</u> <input type="checkbox"/> Remove paint <input type="checkbox"/> Missing

Overall Condition: Fair

Window Assessment – Interior

Date: 2-13-18

Building: Pioneer Trust Building - Ground Floor Only

	Location: South & East Elevations Only
	Window Description: Aluminum Framed Insulating Glass - Replacement Of Glass Only. Aluminum Frame To Be Re-used.
	Stool: <u>N/A</u> <input type="checkbox"/> Remove paint <input type="checkbox"/> Repair <input type="checkbox"/> Replace
	Frame/Pulley/Stiles: <u>N/A</u> <input type="checkbox"/> Remove paint <input type="checkbox"/> Repair <input type="checkbox"/> Replace
	Sash/Muntins/Leading: <u>N/A</u> <input type="checkbox"/> Remove paint <input type="checkbox"/> Repair <input type="checkbox"/> Replace
	Trim: <u>N/A</u> <input type="checkbox"/> Remove paint <input type="checkbox"/> Repair <input type="checkbox"/> Replace
Dimensions of window: See Exterior page.	Hardware Description: <u>N/A</u> <input type="checkbox"/> Remove paint <input type="checkbox"/> Missing
	Ropes/Chains: <u>N/A</u> <input type="checkbox"/> Replace
	Weatherstripping: <u>Tapes & Sealants</u> <input checked="" type="checkbox"/> Replace
Remarks: Little If Any Change At Interior Of Existing Window Openings	

Overall Condition: Good

Note to Specifiers:

The specifications below are suggested as desirable inclusions in glass and glazing specifications (section 08 81 00), but are not intended to be complete. An appropriate and qualified Architect or Engineer must verify suitability of a particular product for use in a particular application as well as review final specifications. Oldcastle BuildingEnvelope® assumes no responsibility or liability for the information included or not included in these specifications.

PRODUCTS

Approved Glass Fabricator Oldcastle BuildingEnvelope®
Glass Description FLOAT GLASS

1. USA - Annealed float glass shall comply with ASTM C1036, Type I, Class 1 (clear), Class 2 (tinted), Quality-Q3. Canada - Annealed float glass shall comply with CAN/CGSB-12.3-M, Quality-Glazing.
2. USA- Heat-strengthened float glass shall comply with ASTM C1048, Type I, Class 1 (clear), Class 2 (tinted), Quality Q3, Kind HS. Canada - Heat-strengthened float glass shall comply with CAN/CGSB-12.9-M, Type 2-Heat-Strengthened Glass, Class A-Float Glass.
3. USA - Tempered float glass shall comply with ASTM C1048, Type I, Class 1 (clear), Class 2 (tinted), Quality Q3, Kind FT. Canada - Tempered float glass shall comply with CAN/CGSB-12.1-M, Type 2-Tempered Glass, Class B-Float Glass.
4. USA - Laminated glass to comply with ASTM C1172. Canada - Laminated glass to comply with CAN/CGSB-12.1-M, Type 1-Laminated Glass, Class B-Float Glass.
5. Glass shall be annealed, heat-strengthened or tempered as required by codes, or as required to meet thermal stress and wind loads.



Oldcastle
BuildingEnvelope®

Sealed Insulating Glass (IG) GENERAL
Vision Glass (Vertical)

1. IG units consist of glass lites separated by a dehydrated airspace that is hermetically dual sealed with a primary seal of polyisobutylene (PIB) and a secondary seal of silicone or an organic sealant depending on the application.
2. USA - Insulating glass units are certified through the Insulating Glass Certification Council (IGCC) to ASTM E2190. Canada - Insulating Glass units are certified through the Insulating Glass Manufacturers Alliance (IGMA) to either the IGMAC certification program to CAN/CGSB-12.8, or through the IGMA program to ASTM E2190.

IG VISION UNIT PERFORMANCE CHARACTERISTICS

1. Exterior Lite
1/4" PPG Solarcool® Bronze Reflective #2
2. Interior Lite
1/4" PPG Solarban® 60 on Clear Low-E #3
3. 1/2" Cavity
1/2 inch (Air Fill)
4. Performance Characteristics

Thermal	Optical		
Winter U-factor/U-value:	0.29	Visible Light Transmittance:	17%
Summer U-factor/U-value:	0.27	Visible Light Reflectance (outside):	14%
Solar Heat Gain Coefficient:	0.18	Visible Light Reflectance (inside):	29%
Shading Coefficient:	0.21	Total Solar Transmittance:	9%
Relative Heat Gain (Btu/hr-ft ²):	46	Total Solar Reflectance (outside):	17%
Light to Solar Gain:	0.94	Ultraviolet Transmittance:	3%

Contact Oldcastle BuildingEnvelope® at 866-Oldcastle (653-2278) for samples or additional information concerning performance, strength, deflection, thermal stress or application guidelines. GlasSelect® calculates center of glass performance data using the Lawrence Berkeley National Laboratory (LBNL) Window 6.3 program (version 6.3.74.0) with Environmental Conditions set at NFRC 100-2001. Gas Library ID#1 (Air) is used for Insulating Glass units with air. Gas Library ID#9 (10% Air/90% Argon) is used for Insulating Glass units with argon. Monolithic glass data is from the following sources: 1. LBNL International Glazing Database (IGDB) version 38.0; 2. Vendor supplied spectral data files. Laminated glass data is from the following sources: 1. LBNL International Glazing Database (IGDB) version 38.0; 2. LBNL Optics 6 (version 6.0 Maintenance Pack 1); 3. Vendor supplied spectral data files; 4. Vendor supplied data. 5. Based on vendor testing, clear acid-etched glass performance data is estimated using regular clear glass of equivalent thickness. Thermal values are in Imperial units.



Product Comparison Chart

Customer: Pioneer Trust Bank

Project: PTB Upgrade

Color	Product Description - Performance Characteristics	Thickness (inches)	Visible Trans. (%)	Visible Refl. Out (%)	Visible Refl. In (%)	UV Trans. (%)	Solar Trans. (%)	Solar Refl. Out (%)	Winter U-factor	Summer U-factor	Shading Coeff.	Solar Heat Gain Coeff.	Relative Heat Gain	Light to Solar Gain
	OB: 1/4" PPG Solarban® 60 on Clear Low-E #2 AS: 1/2 inch (Air Fill) IB: 1/4" Clear	0.946	70	11	12	18	34	28	0.29	0.27	0.45	0.39	94	1.79
	OB: 1/4" PPG Solarcool® Bronze Reflective #2 AS: 1/2 inch (Air Fill) IB: 1/4" PPG Solarban® 60 on Clear Low-E #3	0.946	17	14	29	3	9	17	0.29	0.27	0.21	0.18	46	0.94

NOTES: ***Larry Snyder w/ Pioneer Trust Has Glass Sample For Review - Glass Types Alone Do Not Photograph Well***

GlasSelect® calculates center of glass performance data using the Lawrence Berkeley National Laboratory (LBNL) Window 6.3 program (version 6.3.74.0) with Environmental Conditions set at NFRC 100-2001. Gas Library ID#1 (Air) is used for Insulating Glass units with air. Gas Library ID#9 (10% Air/90% Argon) is used for Insulating Glass units with argon. Monolithic glass data is from the following sources: 1. LBNL International Glazing Database (IGDB) version 38.0; 2. Vendor supplied spectral data files. Laminated glass data is from the following sources: 1. LBNL International Glazing Database (IGDB) version 38.0; 2. LBNL Optics 6 (version 6.0 Maintenance Pack 1); 3. Vendor supplied spectral data files; 4. Vendor supplied data.5. Based on vendor testing, clear acid-etched glass performance data is estimated using regular clear glass of equivalent thickness.

Glass colors represented herein are included only for the general purpose of glass selection. Accurate representation of optical properties, including color and reflectivity, can only be achieved by viewing glass mock-ups in conditions that are similar to the actual job. User assumes all responsibility and liability for glass color selection. Thermal values are in Imperial units.

The top line PPG Solarban 60 is the minimum performance required by code.

The second line PPG Solarcool Bronze Reflective shows performance of the glass proposed.

Some relevant comparisons are highlighted for easy reference.