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## CHANGES SINCE PREVIOUS SUBMITTAL:
- VTAC Louvers removed from Window Type B, Re: Page 21  
- Building height increase due to CLT floor structure, Re: Page 28  
- Existing building (1608 Colfax) program change, Re: Page 77  

*Greyed out sheets were reviewed separately by the LPC on 6/29/2021*
OBSERVATIONS:

1. TALLER APARTMENT BUILDINGS, BOTH CONTRIBUTING AND NON-CONTRIBUTING, ARE DISBURSED AMONGST THE SINGLE FAMILY HOMES OF THE DISTRICT, AND ARE A SIGNIFICANT DEFINING FEATURE OF THE NEIGHBORHOOD.

2. THE UPPER MASS OF APARTMENT BUILDINGS ARE TYPICALLY SIMPLE EXTRUSIONS, NOT STEPPED FORMS.
HISTORY & CONTEXT
TIMELINE OF 1600 & 1608 E COLFAX AVE

WYMAN HISTORIC DISTRICT
The area began as a solely residential neighborhood on the outskirts of Denver.

1890
- Original construction the two mansions.

1920
- Introduction of the street car in the late 1800’s allowed the area to flourish.

1989
- Commercial use at 1600 E. Colfax. The storefront addition was completed in 1938.

1990
- Commercial uses began to appear and residential building ceased. By 1900, the automobile changed the make-up of Colfax, eventually being designated U.S. 40, a transcontinental highway.

2020
- The area is considered a designated ‘Area of Change’ by Blueprint Denver, with the goal of an increase in density and pedestrian traffic.

PERIOD OF SIGNIFICANCE (WYMAN DISTRICT)
1893 - Original construction the two mansions.
1928 - Storefront addition to 1608 E. Colfax. By this time, 1608 E. Colfax was converted into multi-family housing.
1989 - Commercial use at 1600 E. Colfax. The storefront addition was completed in 1938.
Circa 2000’s - Commercial use continues at 1600 E. Colfax as a florist.

PERIOD OF DISREPAIR (1600 & 1608 E COLFAX)
Today - Much of the space is unoccupied and uninhabitable. A Mexican restaurant resides in a portion of 1600 E. Colfax.

SITE
The intent of the new building at 1450 Franklin St is to provide a contextually-sensitive masonry structure under the current zoning of MS-8 which will provide multi-family housing along Colfax Ave close to downtown, while also respecting the development pattern of the Wyman Historic District via its alignment with the existing urban datums and street facade.

The combining of this building with the existing structures on Colfax into a single zone lot and mixed-use project will allow the necessary significant investment in the repair and stabilization of the buildings, and their adaptive re-use will provide nearly 5,000 sf of neighborhood-serving eating and drinking establishments.
The existing structures at 1600 and 1608 E Colfax have historically been used in both residential and commercial capacities. The intent is to celebrate this history by reviving the mix of historic uses, reflecting the transitional story of E. Colfax from a boulevard of mansions to a commercial corridor. (Guideline 2.58)

The programmatic intentions of the existing structures includes:

**Single Family Residential**

The home at 1608 E Colfax has been used for a variety of residential uses throughout its lifespan and will be returned to a single family and/or co-living space, functioning as a single family home.

**(Neighborhood Serving) Eating and Drinking Establishments**

The Colfax facing storefronts will be revived to house a variety of restaurants and retail spaces. The first floors of the 1600 E Colfax mansion will also be updated and continue to serve as a commercial space.

**Office**

The second story of 1600 E Colfax will serve as an office space accessed from the courtyard and through a new first floor lobby that celebrates the grand interior stair and sky light.
Colfax Avenue’s original character is found in the stately residence erected by Kemp G. Cooper, visible behind a 1938 commercial addition. The large two and a half story house has a steeply pitched roof with shingled dormers at the corners and brick walls with stone trim. The house occupies a prominent location at Park Avenue’s terminus with East Colfax Avenue.

The first owner served as president and general manager of the Republican Publishing Company, which produced the Denver Republican newspaper. Architect George H. Williamson resided in the house while designing the 1925 East High School. He died here in 1936 after a long illness.

In 1938, a $4,000 addition was constructed on the front of the house. Stanley Furs occupied the storefront from the 1930s to the early 1980s.

- Denver Public Library
The transformation of 1600 & 1608 E. Colfax is illustrative of the historic transition of the community identity of E. Colfax from a boulevard of stately mansions to a commercial corridor.
These photos show the condition of 1600 E Colfax, which is suffering severe levels of deterioration from the impacts of long term neglect that has resulted in water damage, structurally compromised elements and the destruction of many original architectural elements and features.

Nearly all original windows have been removed and replaced and/or infilled. The remaining potentially historic windows are damaged beyond reasonable repair.

The roof line has been altered from its original configuration with the removal of eaves at the primary roof and dormers.

Remaining chimneys are in disrepair, one has been demolished to approximately two feet above the roofline.

The porch structure at the south (assumed to have been relocated or added between 1909 and 1924) has been modified with low quality windows and entries.

Brick masonry and stone sills, lintels and accent work have been painted.
EXISTING CONDITIONS
1608 E COLFAX

1608 E Colfax is also suffering from significant structural and water damage. Several non-contributing additions have been made over time and additional alterations have impacted the historic integrity of the structure.

Many alterations to windows and openings have been made. Remaining windows are non-historic and/or damaged beyond repair.

There are areas of structurally compromised masonry as well as significant aesthetic damage caused by vandalism.

The roof is non-performing and eaves have been damaged.
There are two primary retail frontages.

The retail frontage connected to the 1600 E Colfax mansion was constructed during the period of significance and is considered a contributing structure in the Wyman Historic District. This retail addition displays aspects of the Streamline Moderne architectural aesthetic, a subset of the Art Deco movement popular during the 1930’s.

The remaining Colfax facing retail frontages, were built outside of the period of significance or have been altered outside of the period of significance in such a manner that they are no longer considered contributing.

All retail frontages are in a state of significant disrepair as the result of prolonged neglect and vandalism. There is structural and water damage, present primarily at the roofs and window openings.
REHABILITATION INTENTIONS

The existing structures will be repaired and/or rehabilitated to allow for the continued use of the buildings while acknowledging character defining elements. (Guideline 2.40)

1. Remove graffiti, re-point masonry joints and reinforce structural integrity. (Guideline 2.7) Provide graffiti coating at alley facing elevations.

2. Clean and repaint 1600 E Collax, main house and retail frontage (Guidelines 2.5, 2.11)

3. Replace damaged windows and storefront with new, energy efficient and historically compatible replacement windows. (Guideline 2.19, 2.20)

4. Remove window infill and non-original units and replace with historically compatible new windows (Guideline 2.20)

5. Repair and re-roof existing roofs (Guideline 2.25)

6. Rebuild character defining eaves, stabilize and rebuild chimneys as required (Guideline 2.13)

7. Remove non-historic materials, additions on back porch at 1600 E. Colfax (Guidelines 2.5, 2.30). Restore as retail entry.
REHABILITATION INTENTIONS
1600 E. COLFAX - NORTH

Remove and replace existing steel framed storefront at 1600 E. Colfax frontage. Replace with new simulated divided lite (with internal spacers) storefront with matching profiles and configuration, see pg 88-89.

Remove paint, clean and restore glass block.

Remove non-original storefront door and replace with historically compatible entry.

Remove masonry block infill and replace with historically compatible window.

Remove non-original door and replace with historically compatible double door.

Remove remainder of potentially historic windows in significant disrepair (see pg 94 for enlarged photos). Replace with historically compatible window.

Remove non-original windows and infill elements, replace with historically compatible windows

Rebuild character defining eaves at main roof and dormers, see pg 83

Repair and rebuild character defining chimney.

Stabilize, repair and repaint railing.

3/32” = 1'-0"
REHABILITATION INTENTIONS
1600 E. COLFAX - WEST

1. Remove and replace existing steel framed storefront at 1600 E. Colfax frontage. Replace with new simulated divided lite (with internal spacers) storefront with matching profiles and configuration, see pg 88-89.
2. Remove east facing deck additions along Franklin Street.
3. Remove non-original glazed entry door and replace with historically compatible window.

Remove masonry block infill and replace with historically compatible window.
4. Remove non-original windows and infill elements, replace with historically compatible windows
5. New CIP courtyard access ramp and rail. See pg 42 for typical rail details.

Gas meter enclosure alcove under ramp landing with decorative metal screen access panel.
6. Rebuild character defining eaves at main roof and dormers, see pg 83
7. Repair and rebuild character defining chimney.

Stabilize, repair and repaint railing.
8. 9. 10.
REHABILITATION INTENTIONS
1600 E. COLFAX - SOUTH

1. Remove remainder of potentially historic windows in significant disrepair (see pg 94 for enlarged photos). Replace with historically compatible window.
2. Remove east facing deck additions along Franklin Street.
3. Remove non-original entry door and replace with historically compatible entry.
4. Remove masonry block infill and replace with historically compatible window.
5. Remove non-original windows and infill elements, replace with historically compatible windows.
6. New CIP courtyard access ramp and rail. See pg 42 for typical rail details.
7. Remove non-original window opening and replace with solid infill element as required to meet fire separation distances of current fire code. Maintain size and scale of infill and provide for future retail signage.
8. Rebuild character defining eaves at main roof and dormers, see pg 83.
10. Stabilize, repair and repaint railing.
11. Remove non-original windows and infill and provide new infill masonry and waterproofing appropriate for below grade application.
REHABILITATION INTENTIONS
1600 E. COLFAX - EAST

1600 E. COLFAX - EAST [EXISTING]

1. Remove remainder of potentially historic windows in significant disrepair (see pg 94 for enlarged photos). Replace with historically compatible window.
2. Remove infill and expand opening to allow for new, glazed entry door and transom.
3. Remove non-original entry door and replace with historically compatible window, size to be reduced for compatibility with new exterior grade level.

1600 E. COLFAX - EAST [PROPOSED]

4. Remove masonry block infill and replace with historically compatible window.
5. Remove non-original windows and infill elements, replace with historically compatible windows.
6. Infill stone band element at sill of new window.
7. Rebuild character defining eaves at main roof and dormers, see pg 83.
8. Repair domed skylight.
9. Stabilize, repair and repaint railing.
REHABILITATION INTENTIONS
1608 E. COLFAIX - NORTH

At non-contributing additions, remove existing aluminum storefront, lower sill at fixed opening and replace with new aluminum framed storefront. Replace existing storefront door.
Remove non-contributing storefront door and replace with fixed aluminum storefront.
Remove non-contributing storefront and entry, provide new recessed entry to allow for ROW clearances.

Remove remainder of potentially historic windows in significant disrepair (see pg 97 for enlarged photos). Replace with historically compatible windows.
Remove non-original windows and infill elements, replace with historically compatible windows.
Remove structurally deficient porch roof, patch and repair masonry as necessary.

Remove non-contributing addition, patch and repair masonry as required.
Replace shingle siding with like product and paint, see pg 85.
Provide decorative metal screen element, align with adjacent parapet height, see pg 85.
At non-contributing additions, remove grated window, replace with entry door to code required water entry room.

Remove portion of non-contributing Colfax addition blocking window openings. Restore modified opening to original size and replace door with historically compatible window.

Repair roof line at dormer to allow for appropriate drainage and water proofing.

Remove remainder of potentially historic windows in significant disrepair (see pg 98 for enlarged photos). Replace with historically compatible windows.

Remove non-original windows and infill elements, replace with historically compatible windows.

Remove non-contributing addition, patch and repair masonry as required.

Replace shingle siding with like product and paint, see pg 85.

Provide decorative metal screen element, align with adjacent parapet height, see 85.
REHABILITATION INTENTIONS
1608 E. COLFAX - SOUTH

1600 E. COLFAX - SOUTH [EXISTING]

1. Remove non-contributing addition, patch and repair masonry as required.
2. Remove exterior fire escape stair, patch and repair masonry as required.
3. Remove infill element at non-original opening, infill with historically compatible window and sill to match adjacent sill height. Infill masonry below to match field brick.

1600 E. COLFAX - SOUTH [PROPOSED]

4. Remove remainder of potentially historic window in significant disrepair (see pg 98 for enlarged photos). Replace with historically compatible windows.
5. Remove non-original windows and infill elements, replace with historically compatible windows.
6. Remove infill elements and patch with infill masonry to match field brick.
7. Replace shingle siding with like product and paint, see pg 85.
8. [No specific instruction provided here]
1600 E. COLFAX - WEST [EXISTING]

1. Remove non-contributing addition, patch and repair masonry as required.
2. Remove exterior fire escape stair, patch and repair masonry as required.
3. Remove door exposed by removal of non-contributing addition. Replace with historically compatible glazed entry door.

1600 E. COLFAX - WEST [PROPOSED]

4. Remove non-original windows and infill elements, replace with historically compatible windows
5. Remove infill elements and patch with infill masonry to match adjacent field brick and stone band.
6. Replace shingle siding with like product and paint, see pg 85
COLFAX ELEVATION
3D VIEWS
VIEWS FROM NORTH WEST & SOUTH WEST

3D VIEWS

FROM NE

FROM SE
VIEWS FROM COURTYARD

3D VIEWS
1600 EAVE RESTORATION
1600 E. COLFAX - MANSION

OUTRIGGER SISTERED ON AT EACH RAFTER
NEW FASCIA AND GUTTER
PAINTED BEADBOARD SOFFIT
REMOVE AND REPLACE TRIM BOARD WITH NEW

TYP. EAVE RESTORATION 1" = 1'-0"

1608 E. COLFAX
1316 GILPIN ST
1368 WILLIAMS ST
1368 GILPIN ST
MATERIAL BOARD
1600 E. COLFAK - MANSION

PAINT COLOR 01 - FIELD BRICK
COLOR: LIGHT OLIVE GREEN

SIDING - PAINTED WD SHINGLE
TYPE: EVEN BUTT SHINGLE
COLOR: DARK OLIVE GREEN

PAINT COLOR 02 - TRIM
COLOR: OLIVE GREY

ROOFING
TYPE: ASPHALT SHINGLE
COLOR: GREY

WINDOWS
MANUFACTURER: QUAKER
COLOR: CHARCOAL GREY
SERIES: BRIGHTON

1600 E. COLFAK - RETAIL FRONTAGE

PAINT COLOR 01 - FIELD BRICK
COLOR: WHITE

STOREFRONT
MANUFACTURER: QUAKER
COLOR: AGATE
SERIES: H600

LIGHTING
MANUFACTURER:
COLOR:
SERIES:
EXISTING BRICK AND STONE MASONRY TO BE CLEANED AND RESTORED.
GRAFFITI COATING AT ALLEY FRONTAGE

PAINT COLOR 01 - TRIM
 COLOR: COOL BROWN

SIDING - PAINTED WD SHINGLE
 TYPE: EVEN BUTT SHINGLE
 COLOR: NATURAL WOOD

MANUFACTURER: QUAKER
 COLOR: BROWN GRAY
 SERIES: BRIGHTON

FIELD BRICK - EXISTING

1608 E. COLFAKX - MANSION

FIELD BRICK - EXISTING
EXISTING GLAZED BRICK TILE TO BE CLEANED, PATCHED AND RESTORED.
GRAFFITI COATING AT ALLEY FRONTAGE

METAL MECHANICAL SCREEN
TYPE: PAINTED, POWDER COATED PERFORATED STEEL
COLOR: RUST BROWN

1608 E. COLFAKX - RETAIL FRONTAGE

STOREFRONT
MANUFACTURER: QUAKER
 COLOR: DARK BRONZE
 SERIES: H600
PROPOSED STOREFRONT REPLACEMENT
1600 E. COLFAX

QUAKER COMMERCIAL WINDOWS AND DOORS
H600

Intended to evoke the Streamline w spirit, storefront replacement at the 1600 E Colfax retail frontage will utilize the Quaker Windows H600 aluminum framed glazing system.

The Quaker Aluminum storefront system is highly customizable and has a successful track record with use in historic districts, and in landmark structures and contributing buildings as well as in new construction.

The improved efficiency and acoustic performance at the street level are necessary to allow for the continued use of the retail space, helping to reinvigorate the community identity of the East Colfax commercial corridor.

QUAKER H600 AT THE RAMBLE HOTEL, DENVER CO

ORIGINAL STOREFRONT DESIGN

PROPOSED STOREFRONT RESTORATION
EXISTING STOREFRONT CONDITION

1600 E. COLFAX
EXISTING STOREFRONT

1600 E. COLFAX

As indicated, the layout illustrated is representative of the typical storefront condition at 1600 E Colfax retail frontage. Configurations (overall width, transom, etc.) may vary slightly per opening but shall be maintained with replacement storefront.
PROPOSED STOREFRONT REPLACEMENT

1600 E. COLFAUX

Storefront replacement maintains the overall size and configuration of the existing storefront.

New aluminum storefront frame and muntins mimic the profiles of the existing storefront. The exterior depth shall be maintained.

A thermally broken system with insulated glass will significantly improve the energy efficiency and acoustics within the space.
The Quaker Historical H600 Series Casement window is ideal for a variety of applications including - Historical, Landmarks, Institutions, Education, Apartments and Assisted Living.

**Features**
- Commercial Framing System
  - 3 ¼” main frame
  - Sealable corner keys
  - Screw connections
  - 0.094” wall thickness of interior and exterior walls, 0.070” wall thickness elsewhere
- Enhanced Design
  - Azon pour and debridge thermal break is ½” wide in all main frame and vent rail extrusions
  - Clean squared edges
  - 1 ⅞” narrow sitelines
- Glazing
  - 1” insulated glass

**Options**
- Available Configurations
- Wire frame capabilities
- Muntin Choices
- Internal or simulated divided lites available
- Nailing Fin
- Glazing
  - Capillary tubes
  - Argon gas
  - Wide variety of glazing, tinting and thickness options
- Panning & Trim Choices
  - Wide variety of panning, receptor and trim available
- Mulling
  - Wide variety of structural mulls

**Benefits**
- The capacity to match exterior colors for unique project facades
- The ability to facilitate large sizes for taller and wider window openings
- Historically accurate panning and trim styles to help your project meet Historic Preservation codes

**Performance**
- Structural & Thermal (test reports or thermal simulations available upon request)

<table>
<thead>
<tr>
<th>Model</th>
<th>Picture Window (Fixed)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Structural Load (psf)</td>
<td>75.19</td>
</tr>
<tr>
<td>Air at 50 MPH (cfm/ft²)</td>
<td>0.05</td>
</tr>
<tr>
<td>Water (in Permeation) (psf)</td>
<td>18.89</td>
</tr>
<tr>
<td>U-Value (with Low-E and Argon)</td>
<td>0.26-0.50</td>
</tr>
<tr>
<td>SHGC (with Low-E and Argon)</td>
<td>0.16-0.37</td>
</tr>
<tr>
<td>Window Test Size</td>
<td>60” x 99”</td>
</tr>
</tbody>
</table>

**H600 Series**
AW-PG50/AW-PG80
3 ¼” Frame Depth

**Picture Window (Fixed)**

**H600 Picture Window without Nailing Fin**
Residential windows in both the 1600 and 1608 mansions are in significant disrepair. Many openings have been modified, replaced or infilled throughout history. The timeline of these modifications is unknown.

The few remaining windows that are presumed to be original and contain decorative leading are no longer functional and are in a state of disrepair that negates the possibility of repair (see following pages for enlarged images of windows in question).

For restoration purposes, the design team proposes the replacement of all windows within the existing homes with new, energy efficient, aluminum clad wood windows. A vast majority of remaining windows require replacement and the infilled openings will require entirely new units. As such, replacement of all windows is proposed for continuity of aesthetic and consistency of envelope and detailing.

The Brighton Series by Quaker provides a high quality, durable window that allows for replacement of all windows and frames (single hung, casement, picture and full light doors) with a matching, historically compatible aesthetic.

Unless specifically noted otherwise, all window replacements will maintain or restore the original window opening size.
1600 E COLFAK
NORTH & WEST STREET FACING ELEVATIONS

1600-35 POTENTIALLY ORIGINAL WINDOWS
See enlarged photos

NORTH   WEST
1600 E COLFAX - WINDOW ELEVATION KEYS
SOUTH & EAST COURTYARD FACING ELEVATIONS

1600-28/29 POTENTIALLY ORIGINAL WINDOWS
See enlarged photos

1600-20 OPENING TO BE ENLARGED FOR ENTRY
Width and lintel location to remain unchanged. Align sill with FF elevation (see 1600-18 sill height). See elevation on page 72.

1600-19 NON-ORIGINAL DOOR REMOVED
Replace non-original door with window. See elevation page 72.
1600 E COLFAX - ENLARGED WINDOW ELEVATIONS

POTENTIALLY ORIGINAL WINDOWS

1600-35 EXTERIOR

1600-35 INTERIOR

1600-28/29 EXTERIOR
1608 E COLFAKX
NORTH & EAST STREET/ALLEY FACING ELEVATIONS

POTENTIALLY ORIGINAL WINDOWS
See enlarged photos

Note: 1608-7, 1608-8 and 1608-9 are not visible from the street due to parapet at retail frontage.
1608 E COLFAKX
SOUTH & WEST COURTYARD FACING ELEVATIONS

POTENTIALLY ORIGINAL WINDOWS
See enlarged photos
1608 E COLFAX - ENLARGED WINDOW ELEVATIONS
POTENTIALLY ORIGINAL WINDOWS

1607-9 EXTERIOR
No photo available for 1608-9 due to temporary water protection measures. Window is assumed to be in similar state of disrepair.

1608-26 EXTERIOR

1608-23 EXTERIOR

1608-37 EXTERIOR
1608 E COLFAX - ENLARGED WINDOW ELEVATIONS
POTENTIALLY ORIGINAL WINDOWS

1608-20 EXTERIOR

1608-33 EXTERIOR
PROPOSED RESIDENTIAL WINDOW REPLACEMENT

WINDOW COMPARISON - TYPICAL

Existing Frame and Sash Exterior Material: WOOD
Proposed Frame and Sash Exterior Material: ALUMINUM CLAD WOOD

<table>
<thead>
<tr>
<th>Measurement</th>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Upper Sash Measurement</td>
<td>3 1/2&quot;</td>
<td>3 1/4&quot;</td>
</tr>
<tr>
<td>from exterior façade to glass</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(Shadow Profile)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2. Lower Sash Measurement</td>
<td>5 1/2&quot;</td>
<td>5 1/4&quot;</td>
</tr>
<tr>
<td>from exterior façade to glass</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(Shadow Profile)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3. Side trim Measurement</td>
<td>2&quot;</td>
<td>2&quot;</td>
</tr>
<tr>
<td>4. Top/bottom Measurement</td>
<td>2&quot;</td>
<td>2&quot; / 2 1/2&quot;</td>
</tr>
<tr>
<td>5. Stile Measurement</td>
<td>2&quot;</td>
<td>1 11/16&quot;</td>
</tr>
<tr>
<td>6. Rail Measurement</td>
<td>2 1/2&quot;</td>
<td>2 9/16&quot;</td>
</tr>
<tr>
<td>7. Meeting Rail Measurement</td>
<td>1 1/2&quot;</td>
<td>2 1/2&quot;</td>
</tr>
<tr>
<td>8. Muntin Measurement</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>9. Glass Height upper</td>
<td>VARIES</td>
<td>VARIES</td>
</tr>
<tr>
<td>10. Glass Width lower</td>
<td>VARIES</td>
<td>VARIES</td>
</tr>
<tr>
<td>11. Glass Height lower</td>
<td>VARIES</td>
<td>VARIES</td>
</tr>
<tr>
<td>12. Glass Width lower</td>
<td>VARIES</td>
<td>VARIES</td>
</tr>
<tr>
<td>13. Overall Sash height</td>
<td>VARIES</td>
<td>VARIES</td>
</tr>
<tr>
<td>14. Overall Sash width</td>
<td>VARIES</td>
<td>VARIES</td>
</tr>
</tbody>
</table>

Overall size of and operation of individual window units varies by location. All window replacements (with the exception of 1600-19 and 1600-20 as indicated on page 72) will utilize existing, or original window opening size. Dimensions of window components shall generally match the predominately consistent size and configuration with dimensions of existing/remaining window components as the basis of design.

See window evaluation matrix for analysis of all window openings to be replaced.
PROPOSED RESIDENTIAL WINDOW REPLACEMENT

LEADED GLAZING RESTORATION

Due to severe levels of degradation and the typical lifespan of leading (approximately 100 years) remnants of existing windows within the project cannot reasonably be restored and shall be replaced in kind.

Where remnants of leaded glazing units are presumed to be original to the homes remain, historic glazing shall be removed, cleaned, repaired, and releaded to match the historic design.

Through this process, the leaded portion shall be rebuilt to match the profile and configuration of the existing windows. These leaded glass inserts shall be installed within new window units built to match the predominant size and configuration of the existing window units.

Ledged, historic glass inserts shall be accommodated within the glazing pocket of the Brighton Quaker Series windows as illustrated in the detail to the right. Installation methods shall allow for future removal of glazing units as required for repair and maintenance as necessary.

See window evaluation matrix for analysis of all window openings to be replaced (window number of leaded units are highlighted for ease of reference).

Proposed stained glass subcontractor, Scottish Stained Glass, has performed a similar restoration reviewed by the LPC at 1560 Race Street. Images for reference below:
BRIGHTON SERIES DOUBLE HUNG/SINGLE HUNG

The Quaker Brighton Series Double Hung/Single Hung window is ideal for a variety of applications including - Energy Efficient, Apartments, Assisted Living and Housing Authority.

FEATURES
- Commercial Framing System
- 6” main frame
- Enhanced Design
- Extruded clad exterior, pine interior
- Glazing
- ¾” insulated glass
- Hardware
  - Two block and tackle balancers and vinyl step jamb liners
  - Self-aligning cam-type locks
- Screen
  - Extruded aluminum screen frame with BetterVue™ mesh

OPTIONS
- Available Configurations
  - Double Hung
  - Single Hung
- Bay or bow unit
- Mullion Choices
  - Internal, wood removable or simulated divided lites available
- Limited travel hardware
- Nailing Fin
- Screen
  - Extruded aluminum screen frame with aluminum wire mesh
  - Extruded aluminum screen frame with sunscreen mesh
  - Extruded aluminum screen frame with stainless steel 0.009” thickness mesh
- Glazing
  - Capillary tubes
  - Argon gas
  - Wide variety of glazing, tinting and thickness options
- Panning & Trim Choices
  - Wide variety of panning, receptor and trim available
- Mulling
  - Wide variety of structural mulls

BENEFITS
- The capacity to match exterior colors for unique project facades
- The ability to facilitate large sizes for taller and wider window openings

PERFORMANCE
- Structural & Thermal (test reports or thermal simulations available upon request)

<table>
<thead>
<tr>
<th>Model</th>
<th>Casement Picture Window</th>
<th>Hung Picture Window</th>
<th>Direct Set</th>
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</thead>
<tbody>
<tr>
<td>AAMA/WDMA/CSA 101/3.2-94 Rating</td>
<td>R-50</td>
<td>C-50</td>
<td>R-50</td>
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<tr>
<td>Structural Load PSE</td>
<td>75.19</td>
<td>75.19</td>
<td>75.19</td>
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<tr>
<td>Air at 50 MPH (cfm/ft²)</td>
<td>6.01</td>
<td>6.01</td>
<td>6.01</td>
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<tr>
<td>Water (No Penetration) PSE</td>
<td>7.02</td>
<td>7.02</td>
<td>7.02</td>
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<tr>
<td>U-Value (with Low-E and Argon)</td>
<td>0.25-0.29</td>
<td>0.25-0.29</td>
<td>0.25-0.28</td>
</tr>
<tr>
<td>SHGC (with Low-E and Argon)</td>
<td>0.84-0.84</td>
<td>0.84-0.84</td>
<td>0.84-0.84</td>
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<tr>
<td>Window Test Size</td>
<td>36” × 84”</td>
<td>48” × 48”</td>
<td>48” × 48”</td>
</tr>
</tbody>
</table>

Benefits
- The capacity to match exterior colors for unique project facades
- The ability to facilitate large sizes for taller and wider window openings

PROPOSED RESIDENTIAL WINDOW REPLACEMENT

Brighton Series
R-50
6” Frame Depth
Double Hung/Single Hung

Brighton Series
LC-50, C-50, R-50
6” Frame Depth
Picture Window (Fixed)
The Quaker Brighton Series Hinged Outswing door is ideal for a variety of applications including: Energy Efficient, Apartments and Assisted Living.

**Features**

- Commercial Framing System
  - 5 7/8" main frame (4 9/16" fin to interior)
- Enhanced Design
  - Solid extruded aluminum clad exterior framing: 0.078" metal thickness
  - Radiata pine interior
  - 6 1/2" bottom rail height
  - Bronze anodized aluminum sill
  - Adjustable nailing fin to fit frame depths ranging from 4 9/16" to 5 5/8"
- Glazing
  - 3/4" insulated glass
  - Low-E with argon gas
- Hardware
  - 3 Heavy-duty, adjustable hinges
  - Multi-point hardware
  - Munchen or New Orleans style handle from Hoppe

**Benefits**

- The capacity to match exterior colors for unique project facades
- The capacity to match interior colors for unique décor
- The ability to facilitate custom sizes for taller and wider door openings

**Performance**

- Structural & Thermal (test reports or thermal simulations available upon request)

<table>
<thead>
<tr>
<th>Model</th>
<th>Brighton Hinged Outswing Door</th>
</tr>
</thead>
<tbody>
<tr>
<td>AAMA/WHI/ASCA/SECS/DA400</td>
<td>R-40, LC-50</td>
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<tr>
<td>Structural Load P-3.0</td>
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</tr>
<tr>
<td>Air at 50 mph (lb/ft²)</td>
<td>15</td>
</tr>
<tr>
<td>Water (No Penetration) P-3.0</td>
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<tr>
<td>U-Value (with Standard Glass Package)</td>
<td>0.32</td>
</tr>
<tr>
<td>U-Value (with EnergyMax Glass Package)</td>
<td>0.24</td>
</tr>
</tbody>
</table>

**Options**

- Available Configurations
  - Single Panel Active
  - Fixed-Active, Active-Fixed or Fixed-Fixed
  - Inactive-Active or Active-Inactive (French)
  - Active-Fixed-Fixed, Fixed-Active-Fixed, Fixed-Fixed-Active or Fixed-Fixed-Fixed
- Sidelites
- Transoms
- Mounting Choices
  - Internal, wood removable or simulated divided lites available
- Bottom Rail
  - 1/4 or 1/2 Panel with 0, 1 or 2 simulated raised plots
  - 10" overall rail height
- Sill
  - ADA option
  - Mill finish
- Hinges
  - Ball bearing hinges
- Glazing
  - Capillary tubes
  - Wide variety of glazing, tinting and thickness options
- Panning & Trim Choices
  - Wide variety of trim available
- Mulling
  - Wide variety of structural mullins

**Referenced Standards**

- American Architectural Manufacturers Association (AAMA)
- American Society for Testing and Materials (ASTM)
- Weather Resistant Association (WRA)
- Window and Door Manufacturers Association (WDMA)

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<table>
<thead>
<tr>
<th>Number</th>
<th>Style</th>
<th>Width × Height</th>
<th>Material</th>
<th>Historic</th>
<th>Lead-Lined Glazing</th>
<th>Paint Condition</th>
<th>Glazing Condition</th>
<th>Sill</th>
<th>Frame</th>
<th>Bottom Rail</th>
<th>Sash</th>
<th>Meeting Rail</th>
<th>TREATMENT / COMMENT</th>
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</thead>
<tbody>
<tr>
<td>1600-1</td>
<td>SF - M</td>
<td>6'-0&quot; × 6'-0&quot;</td>
<td>Steel Y</td>
<td>-</td>
<td>Bad</td>
<td>Bad 2 3</td>
<td>-</td>
<td>-</td>
<td>Overall condition of 1600 Colfax retail storefront is severely degraded.</td>
<td></td>
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<tr>
<td>1600-1a</td>
<td>SF - M</td>
<td>6'-0&quot; × 1'-4&quot;</td>
<td>Steel Y</td>
<td>-</td>
<td>Bad</td>
<td>Bad 3 3</td>
<td>-</td>
<td>-</td>
<td>Recommend replacing with new, insulated storefront to match historic aesthetic and style. Entry door is non-historic, replace with new storefront door to match style of other replacement storefront on this facade. Clean glass block insert.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1600-2</td>
<td>SF - M</td>
<td>12'-0&quot; × 6'-0&quot;</td>
<td>Steel Y</td>
<td>-</td>
<td>Bad</td>
<td>Bad 2 3</td>
<td>-</td>
<td>-</td>
<td>Non-historic, consider replacing with new, insulated storefront to match historic aesthetic and style.</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>1600-2a</td>
<td>SF - M</td>
<td>12'-0&quot; × 1'-4&quot;</td>
<td>Steel Y</td>
<td>-</td>
<td>Bad</td>
<td>Bad 3 3</td>
<td>-</td>
<td>-</td>
<td>Non-historic, consider replacing with new, insulated storefront to match historic aesthetic and style.</td>
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<tr>
<td>1600-3</td>
<td>SFD</td>
<td>6'-0&quot; × 7'-6&quot;</td>
<td>Aluminum N</td>
<td>-</td>
<td>Bad</td>
<td>Bad 1 1</td>
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<td>1600-3a</td>
<td>GB</td>
<td>6'-0&quot; × 4'-0&quot;</td>
<td>Glass Block Y</td>
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<td>-</td>
<td>-</td>
<td>-</td>
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<td>Non-historic, consider replacing with new, insulated storefront to match historic aesthetic and style.</td>
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<td>12'-0&quot; × 6'-0&quot;</td>
<td>Steel Y</td>
<td>-</td>
<td>Bad</td>
<td>Bad 2 3</td>
<td>-</td>
<td>-</td>
<td>Non-historic, consider replacing with new, insulated storefront to match historic aesthetic and style.</td>
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<td>1600-4a</td>
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<td>Steel Y</td>
<td>-</td>
<td>Bad</td>
<td>Bad 3 3</td>
<td>-</td>
<td>-</td>
<td>Non-historic, consider replacing with new, insulated storefront to match historic aesthetic and style.</td>
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<td>1600-5</td>
<td>SF - M</td>
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<td>Steel Y</td>
<td>-</td>
<td>Bad</td>
<td>Bad 2 3</td>
<td>-</td>
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<td>Non-historic, consider replacing with new, insulated storefront to match historic aesthetic and style.</td>
<td></td>
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<tr>
<td>1600-6</td>
<td>SF - M</td>
<td>9'-0&quot; × 6'-0&quot;</td>
<td>Steel Y</td>
<td>-</td>
<td>Bad</td>
<td>Bad 3 3</td>
<td>-</td>
<td>-</td>
<td>Non-historic, consider replacing with new, insulated storefront to match historic aesthetic and style.</td>
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<tr>
<td>1600-7</td>
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<td>2'-10&quot; × 5'-10&quot;</td>
<td>Wood N N</td>
<td>Mod</td>
<td>-</td>
<td>2 2</td>
<td>-</td>
<td>-</td>
<td>Non-historic, consider replacing with new, insulated storefront to match historic aesthetic and style.</td>
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<td>H</td>
<td>2'-10&quot; × 5'-10&quot;</td>
<td>Wood N N</td>
<td>Mod</td>
<td>-</td>
<td>2 2</td>
<td>-</td>
<td>-</td>
<td>Non-historic, consider replacing with new, insulated storefront to match historic aesthetic and style.</td>
<td></td>
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<tr>
<td>1600-9</td>
<td>FLD</td>
<td>6'-0&quot; × 8'-0&quot;</td>
<td>Vinyl N N</td>
<td>-</td>
<td>Ok</td>
<td>2 3</td>
<td>-</td>
<td>-</td>
<td>Non-historic, consider replacing with new, insulated storefront to match historic aesthetic and style.</td>
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<tr>
<td>1600-10</td>
<td>P</td>
<td>4'-0&quot; × 5'-0&quot;</td>
<td>Vinyl N N</td>
<td>-</td>
<td>Ok</td>
<td>2 3</td>
<td>-</td>
<td>-</td>
<td>Non-historic, consider replacing with new, insulated storefront to match historic aesthetic and style.</td>
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<td>1600-11</td>
<td>P</td>
<td>5'-0&quot; × 5'-0&quot;</td>
<td>Vinyl N N</td>
<td>-</td>
<td>Ok</td>
<td>2 3</td>
<td>-</td>
<td>-</td>
<td>Non-historic, consider replacing with new, insulated storefront to match historic aesthetic and style.</td>
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<tr>
<td>1600-12</td>
<td>DR</td>
<td>3'-0&quot; × 7'-0&quot;</td>
<td>WD N N</td>
<td>Bad</td>
<td>-</td>
<td>3 3</td>
<td>-</td>
<td>-</td>
<td>Non-historic, consider replacing with new, insulated storefront to match historic aesthetic and style.</td>
<td></td>
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<tr>
<td>1600-13</td>
<td>-</td>
<td>4'-0&quot; × 5'-0&quot;</td>
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<td>-</td>
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<td>-</td>
<td>-</td>
<td>-</td>
<td>Non-historic, consider replacing with new, insulated storefront to match historic aesthetic and style.</td>
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<td>1600-14</td>
<td>-</td>
<td>5'-0&quot; × 5'-0&quot;</td>
<td>-</td>
<td>-</td>
<td>-</td>
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<td>Non-historic, consider replacing with new, insulated storefront to match historic aesthetic and style.</td>
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<tr>
<td>1600-15</td>
<td>H</td>
<td>3'-0&quot; × 4'-4&quot;</td>
<td>WD N N</td>
<td>Bad</td>
<td>Bad</td>
<td>2 3 3 2</td>
<td>-</td>
<td>-</td>
<td>Non-historic, consider replacing with new, insulated storefront to match historic aesthetic and style.</td>
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<td>1600-16</td>
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<td>3'-0&quot; × 4'-4&quot;</td>
<td>WD N N</td>
<td>Bad</td>
<td>Bad</td>
<td>2 3 3 2</td>
<td>-</td>
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<td>Non-historic, consider replacing with new, insulated storefront to match historic aesthetic and style.</td>
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<td>1600-17</td>
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<td>WD N N</td>
<td>Bad</td>
<td>Bad</td>
<td>2 3 3 2</td>
<td>-</td>
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<td>Non-historic, consider replacing with new, insulated storefront to match historic aesthetic and style.</td>
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<td></td>
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<tr>
<td>1600-18</td>
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<td>3'-0&quot; × 6'-6&quot;</td>
<td>-</td>
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<td>Non-historic, consider replacing with new, insulated storefront to match historic aesthetic and style.</td>
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<tr>
<td>1600-19</td>
<td>DR</td>
<td>2'-8&quot; × 6'-8&quot;</td>
<td>HM N N</td>
<td>Mod</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>Non-Original HM door. To be removed and replaced with new glazed opening.</td>
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<tr>
<td>1600-20</td>
<td>-</td>
<td>3'-0&quot; × 4'-0&quot;</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>Blocked in opening, Remove infill and prepare for new FLD and transom. Extend opening to FF of Level 1. New Opening to be 3'-0&quot; × 9'-4&quot; (7'-6&quot; door plus transom)</td>
<td></td>
<td></td>
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<tr>
<td>1600-21</td>
<td>H</td>
<td>4'-6&quot; × 5'-9&quot;</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>1 1</td>
<td>Non-historic, consider replacing with new, insulated storefront to match historic aesthetic and style.</td>
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<tr>
<td>1600-22</td>
<td>FLD</td>
<td>4'-8&quot; × 7'-0&quot;</td>
<td>WD N N</td>
<td>Bad</td>
<td>Bad</td>
<td>-</td>
<td>2</td>
<td>-</td>
<td>Non-historic, consider replacing with new, insulated storefront to match historic aesthetic and style.</td>
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<td>-</td>
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<td>1</td>
<td>Non-historic, consider replacing with new, insulated storefront to match historic aesthetic and style.</td>
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<td>1600-25</td>
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<td>WD N N</td>
<td>Bad</td>
<td>OK</td>
<td>1 2 2 2</td>
<td>3</td>
<td>Non-historic, consider replacing with new, insulated storefront to match historic aesthetic and style.</td>
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<td>1600-26</td>
<td>H</td>
<td>2'-10&quot; × 5'-10&quot;</td>
<td>WD N N</td>
<td>Bad</td>
<td>OK</td>
<td>1 2 2 2</td>
<td>4</td>
<td>Non-historic, consider replacing with new, insulated storefront to match historic aesthetic and style.</td>
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<tr>
<td>1600-27</td>
<td>H</td>
<td>3'-0&quot; × 5'-10&quot;</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>Non-historic, consider replacing with new, insulated storefront to match historic aesthetic and style.</td>
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<tr>
<td>1600-28</td>
<td>H</td>
<td>2'-8&quot; × 4'-10&quot;</td>
<td>WD P Y</td>
<td>Bad</td>
<td>Bad</td>
<td>3 3 3 3</td>
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<td>Non-historic, consider replacing with new, insulated storefront to match historic aesthetic and style.</td>
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<tr>
<td>1600-29</td>
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<td>WD P Y</td>
<td>Bad</td>
<td>Bad</td>
<td>3 3 3 3</td>
<td>-</td>
<td>-</td>
<td>Non-historic, consider replacing with new, insulated storefront to match historic aesthetic and style.</td>
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## WINDOW EVALUATION MATRIX

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<tr>
<th>Number</th>
<th>Style</th>
<th>Width X Height</th>
<th>Material</th>
<th>Historic</th>
<th>Leaded Glazing</th>
<th>Paint Condition</th>
<th>Glazing Condition</th>
<th>Sill</th>
<th>Frame</th>
<th>Bottom Rail</th>
<th>Cripple</th>
<th>Meeting Rail</th>
<th>TREATMENT / COMMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>1600-30</td>
<td>H</td>
<td>3'-0&quot; X 5'-10&quot;</td>
<td>WD</td>
<td>N</td>
<td>N</td>
<td>Bad</td>
<td>Bad</td>
<td>3</td>
<td>3</td>
<td>2</td>
<td>2</td>
<td></td>
<td>Non-historic in poor condition</td>
</tr>
<tr>
<td>1600-31</td>
<td>H</td>
<td>3'-0&quot; X 5'-10&quot;</td>
<td>WD</td>
<td>N</td>
<td>N</td>
<td>Bad</td>
<td>OK</td>
<td>2</td>
<td>2</td>
<td>2</td>
<td>2</td>
<td></td>
<td>Non-historic in poor condition</td>
</tr>
<tr>
<td>1600-32</td>
<td>H</td>
<td>2'-6&quot; X 4'-4&quot;</td>
<td>WD</td>
<td>N</td>
<td>N</td>
<td>Bad</td>
<td>OK</td>
<td>2</td>
<td>2</td>
<td>2</td>
<td>2</td>
<td></td>
<td>Non-historic in poor condition</td>
</tr>
<tr>
<td>1600-33</td>
<td>H</td>
<td>3'-0&quot; X 5'-10&quot;</td>
<td>-</td>
<td>-</td>
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<td>-</td>
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<td>-</td>
<td></td>
<td>Blockaded in opening</td>
</tr>
<tr>
<td>1600-34</td>
<td>H</td>
<td>3'-0&quot; X 5'-10&quot;</td>
<td>-</td>
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<td>-</td>
<td></td>
<td>Blockaded in opening</td>
</tr>
<tr>
<td>1600-35</td>
<td>C</td>
<td>(3) 2'-4&quot; X 3'-6&quot;</td>
<td>WD</td>
<td>P</td>
<td>Y</td>
<td>Bad</td>
<td>Bad</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>Potentially historic window in significant disrepair</td>
</tr>
<tr>
<td>1600-36</td>
<td>C</td>
<td>(3) 2'-3&quot; X 3'-6&quot;</td>
<td>WD</td>
<td>N</td>
<td>N</td>
<td>Bad</td>
<td>Bad</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>3</td>
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<td>Partially infilled, non-historic replacement windows</td>
</tr>
<tr>
<td>1600-37</td>
<td>-</td>
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</tr>
<tr>
<td>1600-38</td>
<td>C</td>
<td>(3) 2'-3&quot; X 3'-6&quot;</td>
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<td>Non-historic in poor condition</td>
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### 1608 WINDOW ANALYSIS

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<th>Number</th>
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<th>Material</th>
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<th>Paint Condition</th>
<th>Glazing Condition</th>
<th>Sill</th>
<th>Frame</th>
<th>Bottom Rail</th>
<th>Cripple</th>
<th>Meeting Rail</th>
<th>TREATMENT / COMMENT</th>
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<tr>
<td>1608-1</td>
<td>SF</td>
<td>11'-0&quot; X 5'-6&quot;</td>
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<td>-</td>
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<td>3</td>
<td>2</td>
<td>-</td>
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<td>Non-contributing aluminum storefront, width to be reduced by 4'-10&quot; to accommodate new, interior water entry room. Replace with metal panel finish infill wall.</td>
</tr>
<tr>
<td>1608-2</td>
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<td>N</td>
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<tr>
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<tr>
<td>1608-23</td>
<td>H</td>
<td>(2) 3'-2&quot; X 5'-10&quot;</td>
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<td>Y</td>
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<td>3</td>
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### WINDOW ANALYSIS
## WINDOW EVALUATION MATRIX

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<th>Glazing Condition</th>
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<th>Frame</th>
<th>Bottom Rail</th>
<th>Stiles</th>
<th>Meeting Rail</th>
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<td>Modified/non-original opening, replace with opening to match head and sill of adjacent (1608-31)</td>
</tr>
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<td>N</td>
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<td>Non-functional, non-original door opening at bay</td>
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<td>Bad</td>
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<td>Y</td>
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</table>

### Window Component Treament

1. **Window component needs only normal routine maintenance to upgrade a window to “like new” condition.**
   - This normally includes: 1) some degree of interior and exterior paint removal, 2) removal and repair of sash (including reglazing where necessary), 3) simple repairs to the frame, 4) weather stripping and reinstallation of the sash, and 5) repainting.

2. **Window component is operationally sound, but shows some additional degree of physical deterioration than repair type 1. Component can be repaired using simple processes, such as patching or consolidated and then painted to achieve a sound condition, good appearance, and greatly extended life.**

3. **When components are so badly deteriorated that they cannot be stabilized. Repair would involve replacing the deteriorated parts with new matching pieces, or splicing new wood into existing members. Most cases would involve removal of the sash and/or the affected parts of the frame and have a carpenter or woodworking mill reproduce the damages or missing parts.**