The City of
OKLAHOMA CITY

Staff Only: Date Stamp

Zoning: HP or HL

District: Heritage Hills

HPCA- 23-00100

Received by: AJ

RECEIVED
AUG 01 2023
PLANNING DEPARTMENT

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

NOTE: any relevant permits must be applied for and paid for separately in the Development Services Dept.
NOTE: Contact Historic Preservation Staff for final design inspection when work is complete.

Please select: ☐ **New Project** ☒ **Revision** ☐ **Extension** ☐ **Violation Notice Issued**

Location of Proposed Work (Address): 301 NW 18th St, OKC, OK 73103

Legal Description of Property (lot, block, addition): E 32.5 L13 and all L14 B19 Winans Highland Terr Addn

Year built: 1923 **Exterior wall material:** brick and stucco **Floor area:** ~4,500 sq.ft.

Itemized Work Items (List EACH ITEM proposed. Work not listed here will NOT be reviewed):

☐ **New Construction** ☐ **Addition** ☐ **Fence** ☐ **Demolition** (specify structure) _____

☐ **Paving** (specify) _____ ☒ **Renovation** (specify) Finish window replacement

☐ **Work not specified above** approved by HPCA-13-00044 for the main house. That CA applied to 48 windows, 39 on the 2nd floor and 9 on rear or side elevations on the 1st floor. This request applies to 8 window openings on the garage quarters, 3 on the 2nd floor and 5 on the 1st floor, to match the main house. None will be visible from the street.

Owner's Authorization

I hereby certify that all above statements and statements contained in all attached and transmitted exhibits are true to the best of my knowledge and belief. In the event this proposal is approved and begun, I agree to complete the changes in accordance with approved plans in a good and workmanlike manner. I authorize the City of Oklahoma City to enter the property for the purpose of observing and photographing the project for presentations and to ensure consistency between the approved proposal and the completed project.

☐ *(If applicable):* I authorize my representative to speak for me in matters regarding this application. Any agreement made by my representative regarding this proposal will be binding upon me.

Owner's Signature	Charles E. Wiggin	Date	July 27, 2023
Name (printed)	Charles E. Wiggin	Organization	personal residence
Address	301 NW 18th St	Phone	405-209-1000
City, State, Zip	OKC, OK 73103	Email	cwiggin@wigginprop.com
I prefer to be:	☐ Mailed or ☒ Emailed.		
Representative Signature	NA	Date	
Name (printed)		Organization	
Address		Phone	
City, State, Zip		Email	
I prefer to be:	☐ Mailed or ☐ Emailed.		

Contact: ☐ Owner ☐ Representative

Is Federal money, a federal license or a federal permit included/required for any part of this project? Yes / No

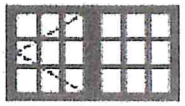
If yes, what Federal agency? NA

Is the property owner pursuing the Federal Tax Credits for Rehabilitation of income producing historic properties? Yes / No *(For questions concerning the federal tax credit program, telephone the State Historic Preservation Office at (405) 522-4479).*

NOTE: Specific deadlines apply to submission of additional documentation or requests for appeals. Should your project be continued or denied, you are responsible for compliance with those deadlines.

Customer: Charles Wiggin | Project Name: Wiggin, Charles | Order Number: 762 | Quote Number: 15790534

Line #	Location:	Attributes
20	Living	**Architect, Traditional, 2-Wide Casement, Vanilla Cream**



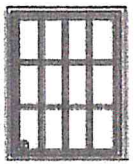
PK # 2138

1: 3037 Left Casement
General Information: Standard, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Painted, Standard Enduraclad, Vanilla Cream
Interior Color / Finish: Linen White Paint Interior
Sash / Panel: Ogee, Ogee, Standard

Viewed From Exterior

Window #1 downstairs
See photos of existing windows and dimensions attached

Line #	Location:	Attributes
25	Stairs	**Architect, Traditional, Sash Set, Fixed, Vanilla Cream**



PK # 2138

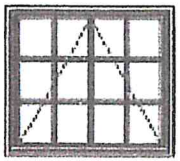
1: 2637 Fixed Sash Set
General Information: Standard, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Painted, Standard Enduraclad, Vanilla Cream
Interior Color / Finish: Linen White Paint Interior
Sash / Panel: Ogee, Ogee, Standard

Viewed From Exterior

Window #2 downstairs

Customer: Charles Wiggin | Project Name: Wiggin, Charles | Order Number: 762 | Quote Number: 15790534

Line #	Location:	Attributes
15	Kitchen	**Architect, Traditional, Awning, Vent, Vanilla Cream**



PK #
2138

1: 3837 Vent Awning
General Information: Standard, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Painted, Standard Enduraclad, Vanilla Cream
Interior Color / Finish: Linen White Paint Interior
Sash / Panel: Ogee, Ogee, Standard

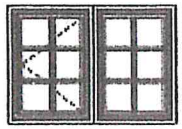
Viewed From Exterior

Window #3 downstairs

Window #4 and #5 match #3. See photo for dimensions

Customer: Charles Wiggin | Project Name: Wiggin, Charles | Order Number: 762 | Quote Number: 15790534

Line #	Location:	Attributes
30	Upstairs	**Architect, Traditional, 2-Wide Casement, Vanilla Cream**



PK #
2138

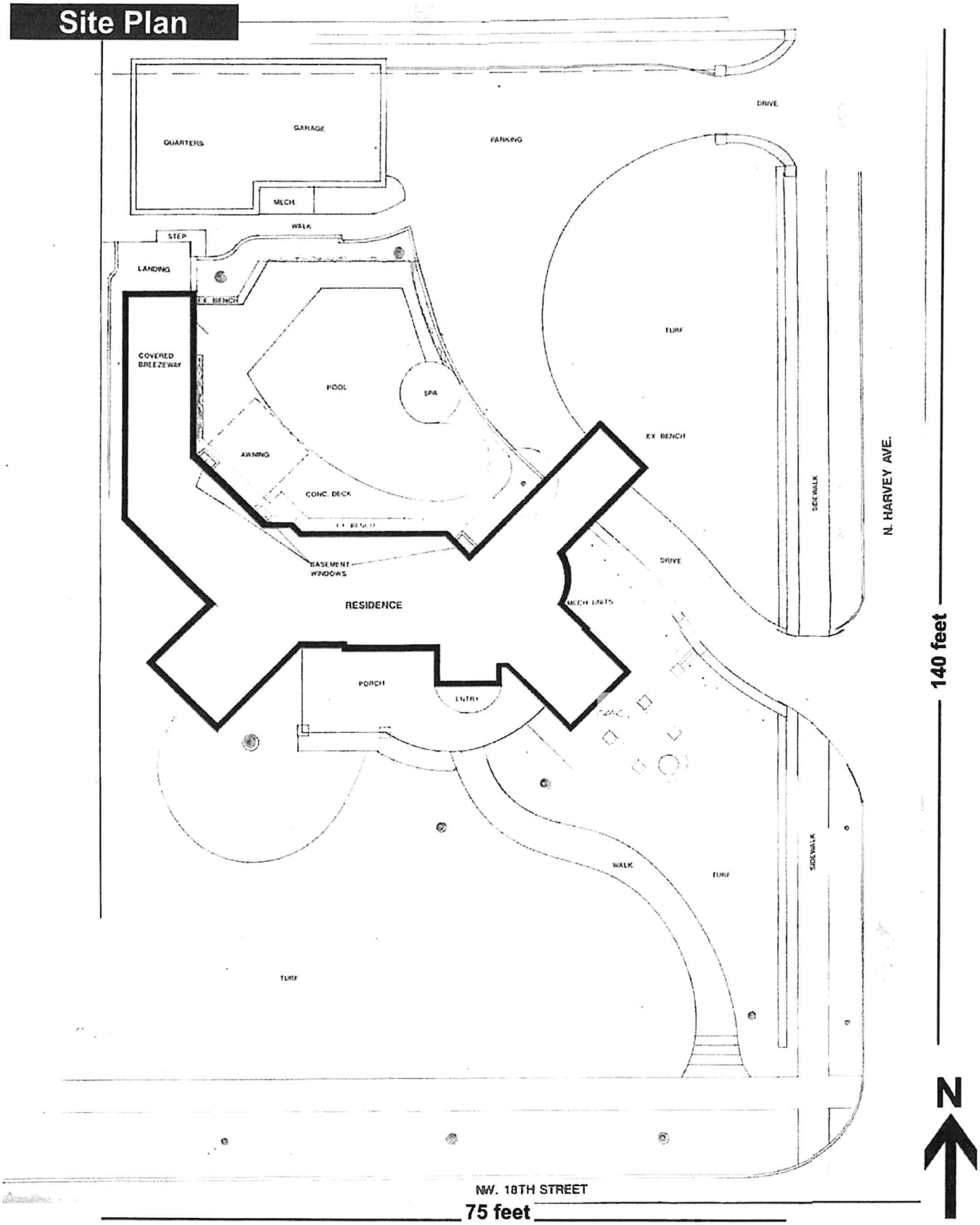
1: 1929.25 Left Casement
General Information: Standard, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Painted, Standard Enduraclad, Vanilla Cream
Interior Color / Finish: Linen White Paint Interior
Sash / Panel: Ogee, Ogee, Standard

Viewed From Exterior

Window #6, #7 and #8

All dormer windows on 2nd floor. See photos for dimensions

Site Plan


DRIVE
GARAGE
QUARTERS
PARKING
MECH
WALK
STEP
LANDING
EX. BENCH
COVERED BREEZEWAY
TURF
POOL
SPA
AWNING
EX. BENCH
CONC. DECK
SIDEWALK
N. HARVEY AVE.
BASEMENT WINDOWS
DRIVE
RESIDENCE
MECH UNITS
PORCH
ENTRY
140 feet
WALK
TURF
SIDEWALK
TURF
N
NW. 18TH STREET
75 feet

South Elevation

2nd floor dormer windows, #7 on the left (west) and #8 on the right (east):

Dimensions of both windows are:

36" wide x 29" high

RECEIVED
AUG 2 2 2023
PLANNING DEPARTMENT

South Elevation

2nd floor dormer window, #7 measures:

36" wide x 29" high

1st floor window (#1) measures:

59" wide x 36" high

Window #6, #7 and #8

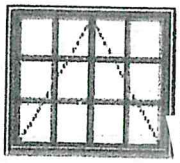
All dormer windows on 2nd floor.

West Elevation

Dimensions of window 5 shown here are:

36" wide x 36" high

This matches window 4 to the left (north) and 3 on the north elevation.



RECEIVED

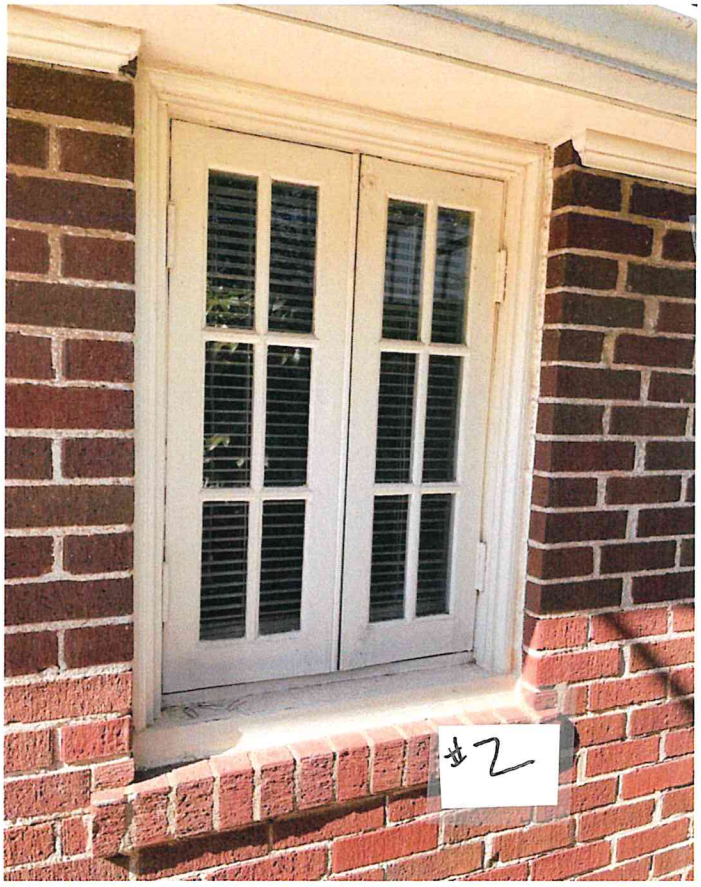
Window #3 downstairs

Viewed From Exterior Window #4 and #5 match #3.

Architect, Traditional, Awning, Vent, Vanilla Cream

1: 3837 Vent Awning
General Information: Standard, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Painted, Standard Enduraclad, Vanilla Cream
Interior Color / Finish: Linen White Paint Interior
Sash / Panel: Ogee, Ogee, Standard

South Elevation

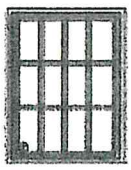


Window 2 on 1st floor.

Dimensions are:

24" wide x 36" high

25 Stairs



PK #
2138

Viewed From Exterior

Architect, Traditional, Sash Set, Fixed, Vanilla Cream

1: 2637 Fixed Sash Set
General Information: Standard, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Painted, Standard Enduraclad, Vanilla Cream
Interior Color / Finish: Linen White Paint Interior
Sash / Panel: Ogee, Ogee, Standard

Window #2 downstairs

West Elevation

30 Upstairs

Viewed From Exterior

Windows 5 (closest) and 4 (distant, 1st floor), and 6 (dormer, 2nd floor). Dimensions are:

Windows 4 and 5:

36" wide x 36" high

Window 6:

36" wide x 29" high

Architect, Traditional, 2-Wide Casement, Vanilla Cream

1: 1929.25 Left Casement
General Information: Standard, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Painted, Standard Enduraclad, Vanilla Cream
Interior Color / Finish: Linen White Paint Interior
Sash / Panel: Ogee, Ogee, Standard

Window #6, #7 and #8
All dormer windows on 2nd floor.

West Elevation

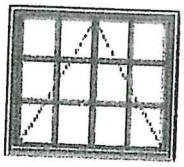
Window #4 and #5 match #3.

Windows 5 (closest) and 4 (distant) on west elevation.

Dimensions of both windows are:

36" wide x 36" high

15 Kitchen



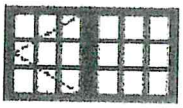
Viewed From Exterior

Architect, Traditional, Awning, Vent, Vanilla Cream

1: 3837 Vent Awning
General Information: Standard, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Painted, Standard Enduraclad, Vanilla Cream
Interior Color / Finish: Linen White Paint Interior
Sash / Panel: Ogee, Ogee, Standard

20 Living

Architect, Traditional, 2-Wide Casement, Vanilla Cream



1: 3037 Left Casement
General Information: Standard, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Painted, Standard Enduraclad, Vanilla Cream
Interior Color / Finish: Linen White Paint Interior
Sash / Panel: Ogee, Ogee, Standard

South Elevation

Window #1 downstairs
See photos of existing windows and dimensions attached

Window #1, ground floor:

59" wide x 36" high

RECEIVED
AUG 22 2023
PLANNING DEPARTMENT

North Side of Garage

15 Kitchen

Viewed From Exterior

Window #3 is on the north elevation, overlooking the alley. It is not readily accessible to be photographed. Dimensions are the same as windows 4 and 5:

36" wide x 36" high

Architect, Traditional, Awning, Vent, Vanilla Cream

Window #3 downstairs
Window #4 and #5 match #3. See photo for dimensions

1: 3837 Vent Awning
General Information: Standard, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Painted, Standard Enduraclad, Vanilla Cream
Interior Color / Finish: Linen White Paint Interior
Sash / Panel: Ogee, Ogee, Standard

The City of
OKLAHOMA CITY

RECEIVED
AUG 22 2023
PLANNING DEPARTMENT

HISTORIC DISTRICT AND HISTORIC LANDMARK CERTIFICATE OF APPROPRIATENESS
HPCA-13-00044

Owner: Renate Wiggin Revocable Trust
301 NW 18th Street
Oklahoma City, OK 73103

On April 2, 2013, Planning Department staff received your request for a Historic Preservation Certificate of Appropriateness for the property located at **301 NW 18th Street**.

In accordance with the codes and ordinances of the City of Oklahoma City, the Historic Preservation Commission of Oklahoma City has conducted a public hearing and has reviewed in detail the application of Renate Wiggin Revocable Trust for the property located at 301 NW 18th Street to:

1) Replace 48 windows (elective).

It is the decision of the Commission that said application is in conformance with the provisions of the Historic Preservation Ordinance and is approved. The specific findings of fact and conclusions of law are attached.

Approved:	**May 1, 2013**
Effective:	**May 14, 2013**
Expiration:	**May 14, 2014**

Patrick Gaines, Chair
Historic Preservation Commission

The enclosed 22 attachment(s) must remain attached for this document to be valid.

Attest:
Katie McLaughlin Friddle,
Historic Preservation Officer
City of Oklahoma City, Planning Department

Your project may require a permit. Please check with the Plan Review section of the Development Services Department, 8th Floor, 420 W Main St (405/297-2525), for details. To obtain a permit, please submit the Certificate of Appropriateness with the original attachments stamped "approved."

Planning Department 420 W. Main Street, 9th Floor, Oklahoma City, OK 73102 Phone: 405-297-1831 Fax: 405-297-1631

Unique Circumstance

- Proposed windows represent a compromise to address the width of the muntins compared to what is available in a true divided light window.

Standard Findings of Fact for Approval with Unique Circumstances

- The Commission has considered the Application, the Staff Report, and the evidence presented during the public hearing;
- Unique circumstances exist;
- The application is not strictly consistent with or addressed by the *Design and Sustainability Standards and Guidelines for Oklahoma City Historic Districts*, but is nonetheless consistent with the spirit and intent of said guidelines and standards;
- The proposed changes will not have an adverse effect on the historic character of the district or the property;
- Approval of this Application is consistent with the provisions of 4250.4 D, *"Standards for Certificates of Appropriateness,"* and 4250.4.I, *"Unique Circumstances"* of the Historic Preservation Ordinance contained in the *Oklahoma City Municipal Code, as amended.*

Your project may require a permit. Please check with the Plan Review section of the Development Services Department, 8th Floor, 420 W Main St (405/297-2525), for details. To obtain a permit, please submit the Certificate of Appropriateness with the original attachments stamped "approved."

Planning Department 420 W. Main Street, 9th Floor, Oklahoma City, OK 73102 Phone: 405-297-1831 Fax: 405-297-1631

2. Why are we replacing historic wood windows?

Our windows are rotted and "deteriorated beyond repair". See Section 3.6.9. Replacement windows (and storm windows) are needed to preserve and enhance the property.

Photographs on the following pages demonstrate the condition of existing windows and the need for replacement.

In 1991-92, before we moved into the house, we removed almost every window and had it repaired, with new muntins, new joints, and new sashes where needed. There was extensive deterioration at the time, mostly from rot. Many windows were essentially replaced with duplicate sashes. Had it not been for a talented carpenter, a lot of patience, and our ability to live somewhere else for more than a year, we would never have been able to get through the project. Glass was re-puttied, and windows were re-installed in existing openings with the old crank hardware and hinges wherever possible and close-as-available replacements if not. Twenty-one years later, many of those windows, some "original-repaired" and some replacement, are again in sad shape.

The original crank hardware puts stresses on the wood joints and screw holes in the sashes, so many windows that are not rotted have failed hardware connections and no longer open and close properly.

Because the windows on a given façade or in a given room have not deteriorated uniformly, there are situations where we have chosen to replace multiple windows for appearance and functionality even though some windows might be salvageable. We believe this is in the spirit of the ordinance, which "encourages investment that preserve(s) the historic character of ... historic properties ... while also enhancing livability."

3. Section 3.6: Standards and Guidelines for Windows

a. Replacement sashes will be installed within existing frames – see Section 3.6.8

b. We will use aluminum clad wood windows with enameled finish. According to Section 3.6.10, these may be appropriate because of sustainable qualities and close resemblance to a painted finish.

c. Thermal pane windows will be used. According to Section 3.6.12 these are acceptable as replacement windows if they have divided lites. Details of construction are provided in Exhibit C.

d. The type of muntins is important; those that don't replicate the true divided lites of the original windows are not appropriate. See Section 3.6.12 and 3.6.15. Muntin details are provided in Exhibit C. They will be indistinguishable from true divided lites.

e. Clear low-e glass will be used in compliance with the requirements of Sections 3.6.16 and 3.6.18. Transmittance will not be less than 0.74 and reflectance will not be more than 17%.

f. 48 windows will be replaced in total: 39 on the second floor and 9 on the rear or side elevations of the first floor.

The City of
OKLAHOMA CITY

HISTORIC DISTRICT AND HISTORIC LANDMARK CERTIFICATE OF APPROPRIATENESS HPCA-13-00044

Owner: Renate Wiggin Revocable Trust
301 NW 18th Street
Oklahoma City, OK 73103

On April 2, 2013, Planning Department staff received your request for a Historic Preservation Certificate of Appropriateness for the property located at **301 NW 18th Street**.

In accordance with the codes and ordinances of the City of Oklahoma City, the Historic Preservation Commission of Oklahoma City has conducted a public hearing and has reviewed in detail the application of Renate Wiggin Revocable Trust for the property located at 301 NW 18th Street to:

1) Replace 48 windows (elective).

It is the decision of the Commission that said application is in conformance with the provisions of the Historic Preservation Ordinance and is approved. The specific findings of fact and conclusions of law are attached.

Approved: **May 1, 2013**
Effective: **May 14, 2013**
Expiration: **May 14, 2014**

Patrick Gaines, Chair
Historic Preservation Commission

The enclosed 22 attachment(s) must remain attached for this document to be valid.

Attest:
Katie McLaughlin Friddle,
Historic Preservation Officer
City of Oklahoma City, Planning Department

Your project may require a permit. Please check with the Plan Review section of the Development Services Department, 8th Floor, 420 W Main St (405/297-2525), for details. To obtain a permit, please submit the Certificate of Appropriateness with the original attachments stamped "approved."

Planning Department 420 W. Main Street, 9th Floor, Oklahoma City, OK 73102 Phone: 405-297-1831 Fax: 405-297-1631

Unique Circumstance

- Proposed windows represent a compromise to address the width of the muntins compared to what is available in a true divided light window.

Standard Findings of Fact for Approval with Unique Circumstances

- The Commission has considered the Application, the Staff Report, and the evidence presented during the public hearing;
- Unique circumstances exist;
- The application is not strictly consistent with or addressed by the *Design and Sustainability Standards and Guidelines for Oklahoma City Historic Districts*, but is nonetheless consistent with the spirit and intent of said guidelines and standards;
- The proposed changes will not have an adverse effect on the historic character of the district or the property;
- Approval of this Application is consistent with the provisions of 4250.4 D, *"Standards for Certificates of Appropriateness,"* and 4250.4.I, *"Unique Circumstances"* of the Historic Preservation Ordinance contained in the *Oklahoma City Municipal Code, as amended.*

The City of
OKLAHOMA CITY

Staff: HP / HL AA
Case No. 13-00044
Ward 6 Dist. HH

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

NOTE: any relevant permits must be applied for and paid for separately in the Public Works Dept.

Location of Proposed Work (address) 301 NW 18th St.

Corner Lot (yes or no): Y Legal Description of Property (lot, block, addition) E. 32.5 ft of Lot 13 and all of Lot 14 in Block 19 in Winans Highland Terrace Addition to Oklahoma City

Existing property: Year built 1923 Exterior wall material Brick & Stucco Floor area 4,608 sq.ft.

Itemized Work Items 48 replacement wood windows are planned in accordance with the Standards and Guidelines for for Windows. 39 of these will be on the second floor on all sides of the house, and 9 will be on the ground floor on rear or side elevations. Details are provided in the exhibits attached to the application. In addition, 47 exterior storm windows are planned, all but one on the ground floor. Approval will be handled by administrative review.

Attached: ☑ Site plans ☑ Elevations ☑ Plans and Specs ___ Fence info ☑ Materials ☑ Fee Receipt

Property Owner's Name (please print clearly) Renate W. Wiggin Revocable Trust

Phone (day) (405) 209-1000 (fax) (405) 524-3210 (other) _____ Email cwiggin@wigginprop.com

Mailing Address 301 NW 18th St. City, State, Zip OKC, OK 73103

Is Federal money, a federal license or a federal permit included/required for any part of this project? Yes or No No _____. If yes, what Federal agency? _____

Is the property owner pursuing the Federal Tax Credits for Rehabilitation of income producing historic properties? Yes or no . For questions concerning the federal tax credit program, telephone the State Historic Preservation Office at (405) 522-4479.

Property Owner: I hereby certify that all above statements and statements contained in all attached and transmitted exhibits are true to the best of my knowledge and belief. In the event this proposal is approved and begun, I agree to complete the changes in accordance with approved plans in a good and workmanlike manner. I authorize the City of Oklahoma City to enter the property for the purpose of observing and photographing the project area for presentations and to insure consistency between approved proposal and completed project.

Date 4-2-13 **Property Owner's Signature** Renate E. Wiggin

Authorized Representative Name (please print clearly) _____

Phone (day) _____ (fax) _____ (other) _____ Email _____

Mailing Address _____ City, State, Zip _____

Contact: Owner ☐ Representative ☐ Name _____ Phone _____

I authorize my representative to speak for me in matters regarding this application. Any agreement made by my representative regarding this proposal will be binding upon me.

Property Owner's Signature _____

Date _____ **Authorized Representative's Signature** _____

NOTE: Specific deadlines apply to submission of additional documentation or requests for appeals. Should your project be continued or denied, you are responsible for compliance with those deadlines.

Staff: Date received 4/2/13 by _____ # Attachments _____ Fee paid _____

Date determined complete _____ by _____ Hearing: date _____ time _____

Certificate of Appropriateness
HPCA - 13-00044 Page 3 of 23 pages
Effective 5/14/13 Expiration 5/14/13
Notes _____
By _____

2. Why are we replacing historic wood windows?

Our windows are rotted and "deteriorated beyond repair". See Section 3.6.9. Replacement windows (and storm windows) are needed to preserve and enhance the property.

Photographs on the following pages demonstrate the condition of existing windows and the need for replacement.

In 1991-92, before we moved into the house, we removed almost every window and had it repaired, with new muntins, new joints, and new sashes where needed. There was extensive deterioration at the time, mostly from rot. Many windows were essentially replaced with duplicate sashes. Had it not been for a talented carpenter, a lot of patience, and our ability to live somewhere else for more than a year, we would never have been able to get through the project. Glass was re-puttied, and windows were re-installed in existing openings with the old crank hardware and hinges wherever possible and close-as-available replacements if not. Twenty-one years later, many of those windows, some "original-repaired" and some replacement, are again in sad shape.

The original crank hardware puts stresses on the wood joints and screw holes in the sashes, so many windows that are not rotted have failed hardware connections and no longer open and close properly.

Because the windows on a given façade or in a given room have not deteriorated uniformly, there are situations where we have chosen to replace multiple windows for appearance and functionality even though some windows might be salvageable. We believe this is in the spirit of the ordinance, which "encourages investment that preserve(s) the historic character of ... historic properties ... while also enhancing livability."

Certificate of Appropriateness
HPCA - 13 - 00044 Page 4 of 23 pages
Effective: 5 / 14 / 13 Expiration 5 / 14 / 14
Notes:
By KMF

3. Section 3.6: Standards and Guidelines for Windows

a. Replacement sashes will be installed within existing frames – see Section 3.6.8

b. We will use aluminum clad wood windows with enameled finish. According to Section 3.6.10, these may be appropriate because of sustainable qualities and close resemblance to a painted finish.

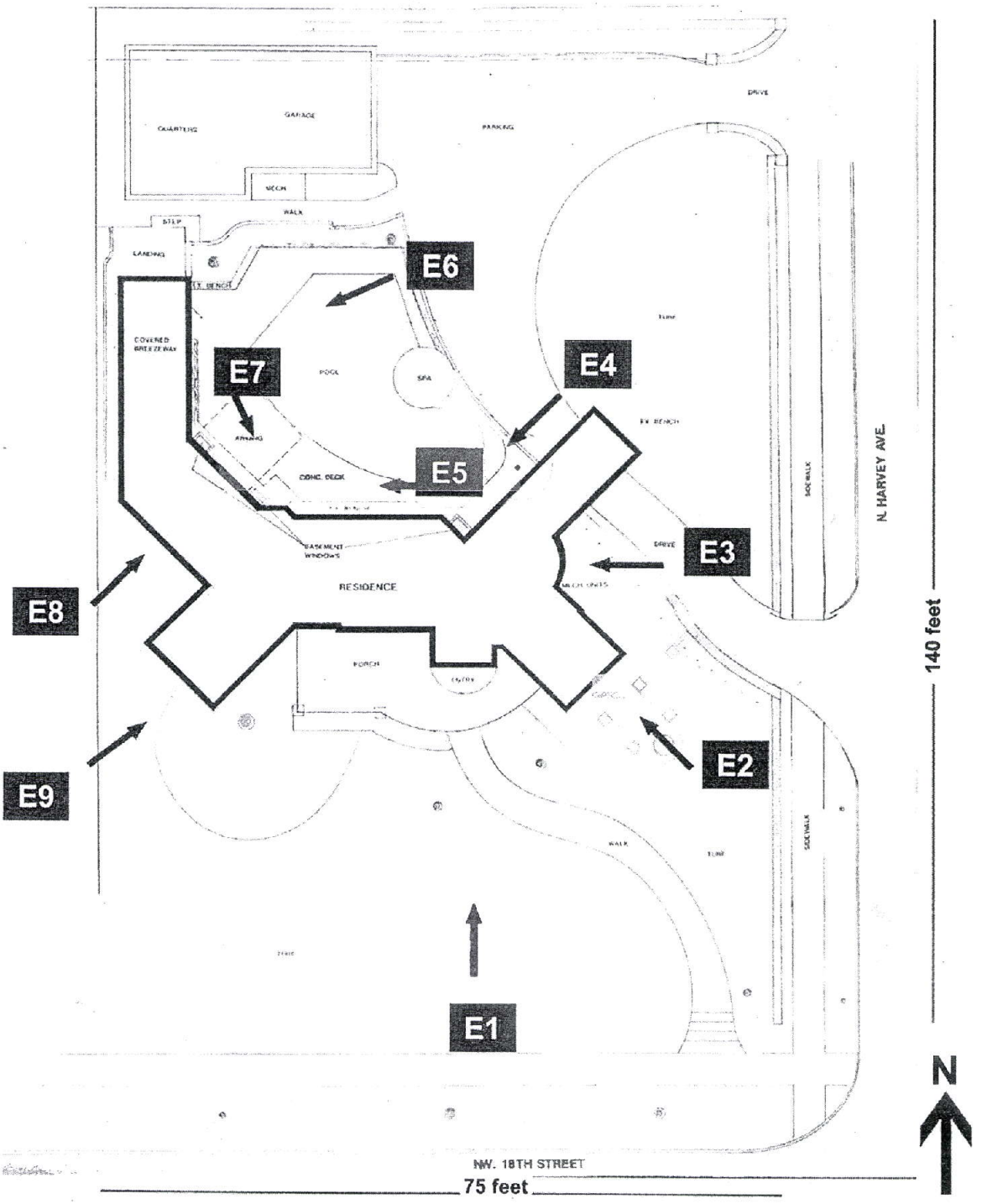
c. Thermal pane windows will be used. According to Section 3.6.12 these are acceptable as replacement windows if they have divided lites. Details of construction are provided in Exhibit C.

d. The type of muntins is important; those that don't replicate the true divided lites of the original windows are not appropriate. See Section 3.6.12 and 3.6.15. Muntin details are provided in Exhibit C. They will be indistinguishable from true divided lites.

e. Clear low-e glass will be used in compliance with the requirements of Sections 3.6.16 and 3.6.18. Transmittance will not be less than 0.74 and reflectance will not be more than 17%.

f. 48 windows will be replaced in total: 39 on the second floor and 9 on the rear or side elevations of the first floor.

Elevations



Certificate of Appropriateness
HPCA - 13 - 00044 Page 6 of 23 pages
Effective: 5/14/13 Expiration 5/14/14
Notes:
By

Certificate of Appropriateness

HPCA - 13 - 00044 Page 7 of 23 pages
Effective: 5 / 14 / 13 Expiration 5 / 14 / 14
Notes: _____

By _____

E2

Certificate of Appropriateness

HPCA - 13 - 00044 Page 8 of 23 pages

Effective 5 - 14 - 13 Expiration 5 / 14 / 14

Notes

By

Certificate of Appropriateness

HPCA - 13 0044 1 9 of 23 pages

Effective 5 / 14 / 13 Expiration 5 / 14 / 14

Notes

By:

E4

Certificate of Appropriateness

HPCA - 13 - 00044 10 of 23 pages

Effective 5 / 14 / 13 Expiration 5 / 14 / 14

Notes

By

Certificate of Appropriateness

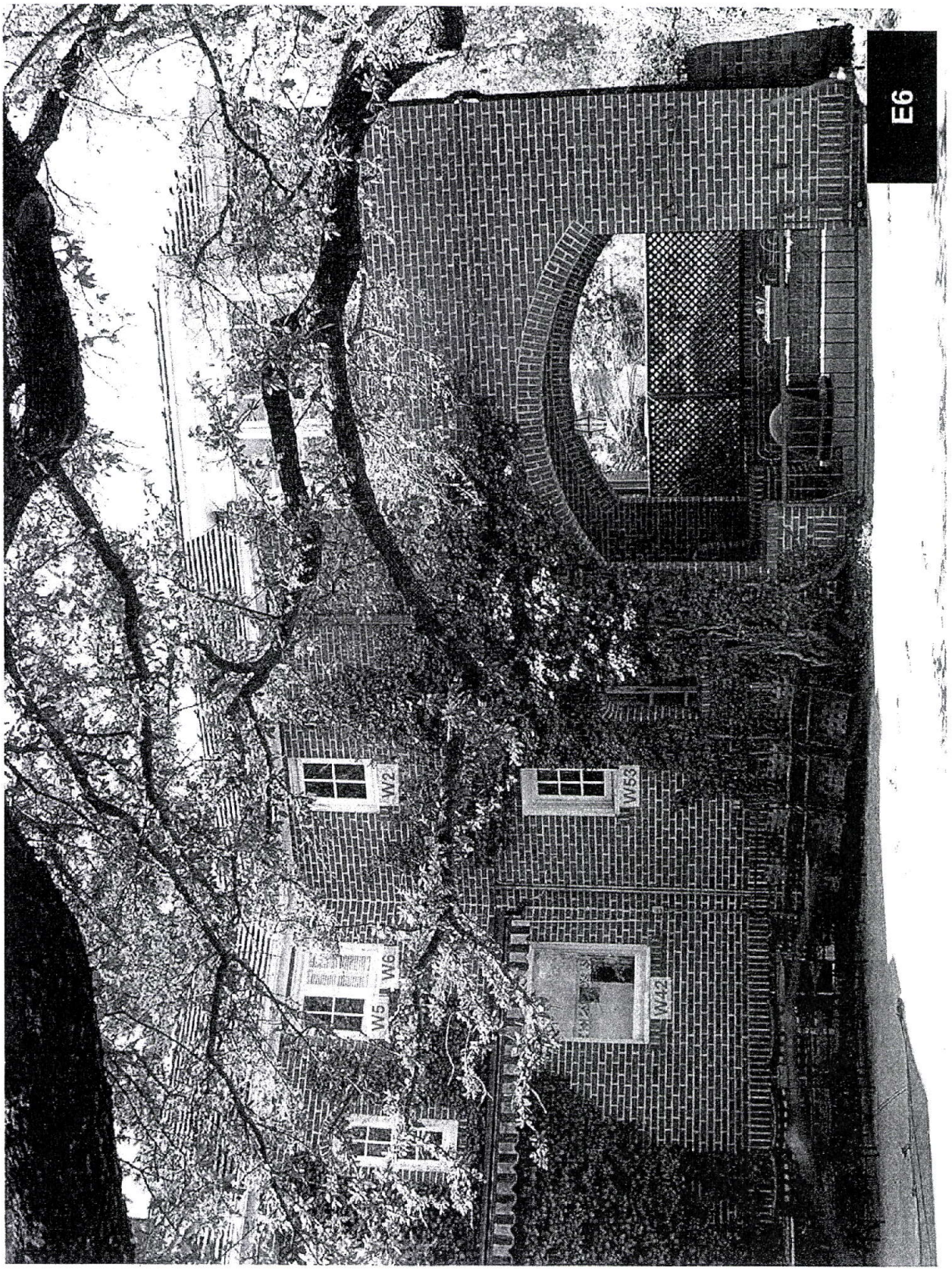
HPCA - 13 - 00044 Page 11 of 23 pages

Effective: 5/14/13 Expiration 5/14/14

Notes: _____

By _____

E6



Certificate of Appropriateness

HPCA - 13 - 00044 Page 12 of 23 pages
Effective: 5 / 14 / 13 Expiration 5 / 14 / 14
Notes: _____

By: _____

Certificate of Appropriateness

HPCA - 13 - 00044 Page 13 of 23 pages
Effective: 5 / 14 / 13 Expiration 5 / 14 / 14
Notes: _____

By: KHP

Certificate of Appropriateness

HPCA - 13 - 0044 Page 14 of 23 pages
Effective: 5/14/13 Expiration 5/14/14
Notes:

By: KMF

Certificate of Appropriateness

HPCA - 13 - 00044 Page 15 of 23 pages
Effective: 5 / 14 / 13 Expiration 5 / 14 / 14
Notes: _____

By: KMF

Window Replacement Specifications – 301 NW 18th St

1-Apr-13

Second Floor	Count	Size	Type	C=Casement F=Fixed DH=Double Hung H=Hinged	Item	Windows		Item	Storm windows
Guest bedroom									
N side	1	47.5x42	F					S1	1
W side	1	21x32	C		W1	1			
Hallway to guest bedroom									
E side	1	20x31.5	C		W2	1			
Bathroom off hallway									
W side	1	20x31	C		W3	1			
Closet off hallway	1	20x31	C		W4	1			
Den									
E side	2	18x31	C		W5-6	2	1 pair - French		
W side	2	24x43	C		W7-8	2	1 pair - French		
W side	2	18x31	C		W9-10	2	1 pair - French		
Hallway next to master bedroom									
N side	4	24x41	C		W11-14	4			
Master bedroom									
S side	6	24x51	C		W15-20	6			
Master bath suite									
bathroom	2	20.5x35	C		W21-22	2	1 pair - French		
S dressing room	2	24x45	C		W23-24	2	1 pair - French		
E dressing room									
curved wall by steps	1	22x44.5	C		W25	1			
curved wall by steps	1	22x58.5	C		W26	1			
curved wall by steps	1	22x72.5	C		W27	1			
dressing room	3	24x41	C		W28-30	3			
Sam's bedroom									
S side	1	24x51	C		W31	1			
S side	2	24x41	C		W32-33	2			
W side	3	24x41	C		W34-36	3			
N side	2	26x51.5	C		W37-38	2			
Sam's bathroom									
S side	1	24x41	C		W39	1			
First Floor									
Kitchen									
SW side	2	26x41	C		W40-41	2	operable		
W side	1	32x41	C					S2	1
N side	1	35.5x42	F		W42	1	operable		
Back door entry									
E side	1	17x32.5	F					S3	1
N side	1	17.5x32	C / F					S4	1
Pantry									
W side	1	26x41.5	DH / F					S5	1
Bar with sink next to Kitchen									
S side	1	28x41.5	DH / F					S6	1
Breakfast room									
N side	4	21.5x72.5	doors	customer hardware	W43-46	4	2 pair		
	2	44x16	transoms					S7-8	2
Dining room									
SE side	4	24x74	doors	2H 2F				S9-12	4
SW side	3	27x74	doors	2H 1F				S13-15	3
Living room									
S side	5	24x73	doors	2pair H 1F				S16-20	5
S side	3	48 or 24x16	transoms					S21-23	3
N side	5	24x73	doors					S24-28	5
N side	3	48 or 24x16	transoms					S29-31	3
NE arched	1	30x47	F					S32	1
Driveway entry									
NW arched	1	16x51	F					S33	1
Powder room									
E / SE	2	22x40	C		W47-48	2			
Front entry									
W side	1	20x37	F					S34	1
Library									
NE side	3	22x73	doors	F				S35-37	3
SE side	3	23x73	doors	2H 1F				S38-40	3
SW side	3	22x73	doors	2H 1F				S41-43	3
Basement	4	about 24x18						S44-47	4
Total	95 items					48 windows		47 storms or weather shields	

Specifications for windows

1. all windows to fit within existing openings
   - all existing interior trim, walls, sills to remain and be repaired if necessary
   - all exterior trim, sills, hinge pockets to be repaired and refinished as necessary
2. 7/8" muntins, rectangular simulated divided lite with spacer bar
   - glass is low E II – 3/4" insulated
3. wood primed and finish painted white inside
4. wood primed and finish painted white exterior
   - alternate: white aluminum clad wood on exterior
5. roll-screen as option on 9 windows
6. are windows capable of accepting shutters on the interior?
7. please include all labor, materials, and taxes for full installation

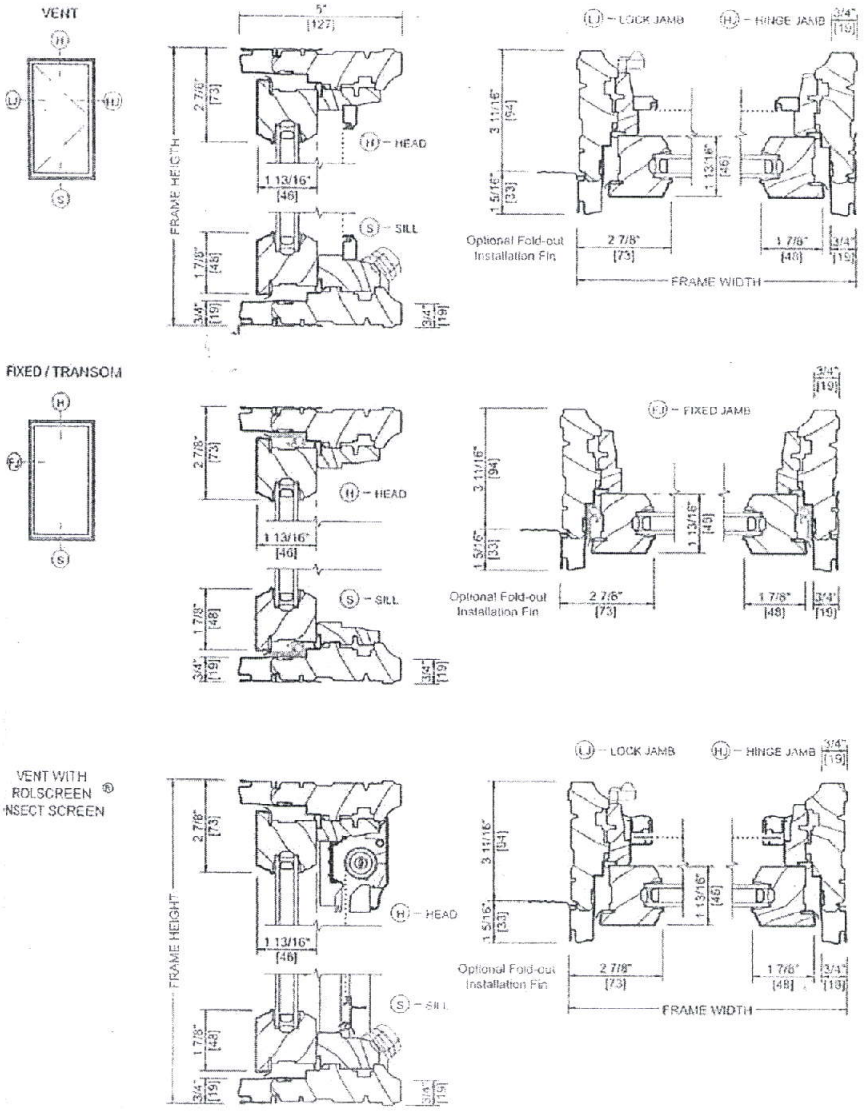
Specifications for storms or weather shields.

1. double strength glass
2. narrow white aluminum edge
3. weather shields attached to exterior of wood window sash, with caulked aluminum mounting strips
   - alternate – discuss attaching to interior of window sash
4. on exterior of first floor doors, storms mount with clips in wood pockets
5. storms over large first floor doors may be divided with a narrow horizontal flashed separation
6. Falcon W211 pin-on sash or equal
7. please include all labor, materials, and taxes for full installation

Certificate of Appropriateness
HPCA - 13 - 00044 Page 16 of 23 pages
Effective: 5/14/13 Expiration 5/14/14
Notes:
By: KMF

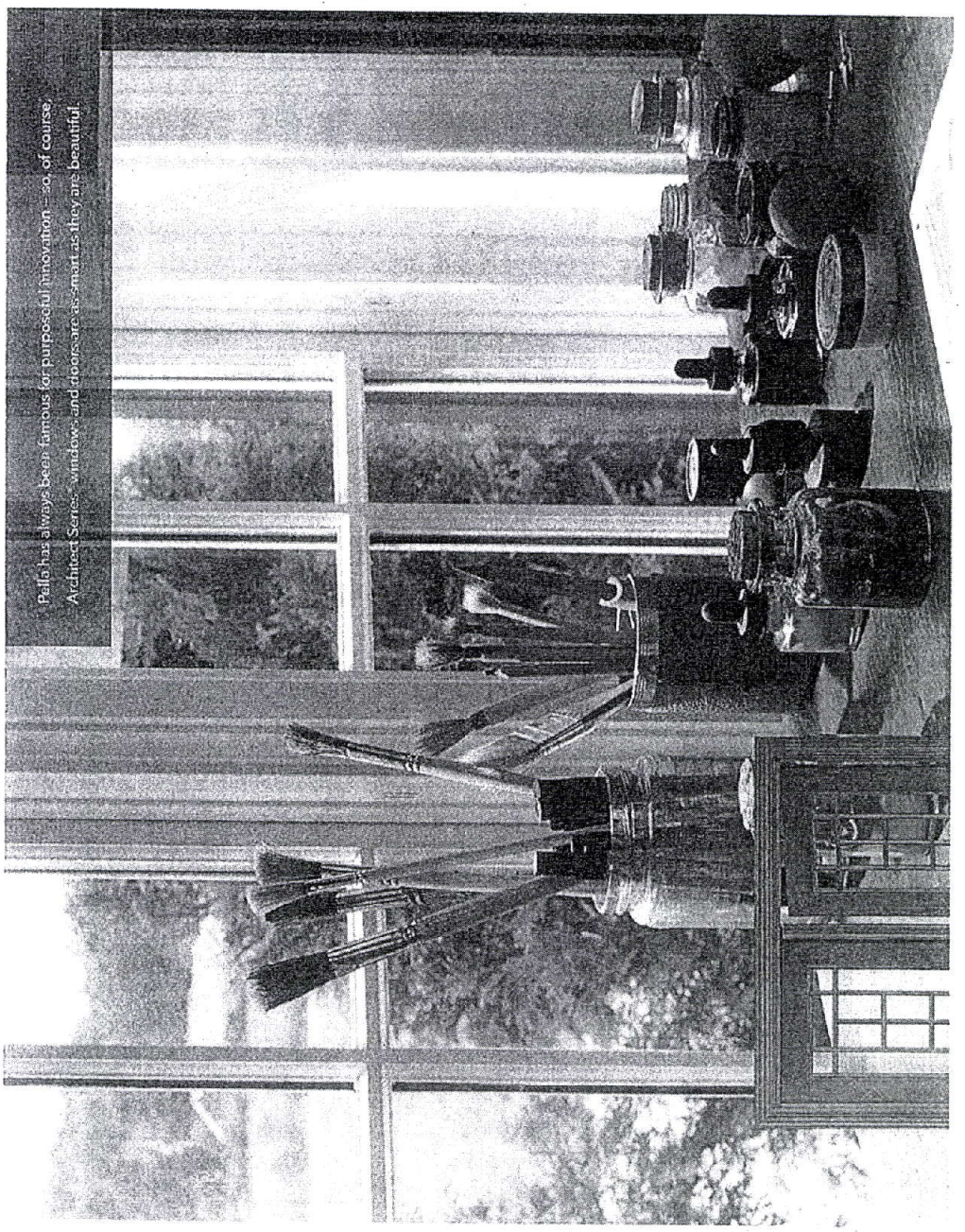
All windows will be casement style windows, measured to fit existing frames. Individual lites will match the count and configuration of existing windows, except in a few instances where the existing configuration is clearly not historically correct. Exteriors of new windows will be clad with a combination of extruded and roll-formed aluminum with a baked-on white enamel finish to match the color of the existing painted wood frames. Interiors of windows will be wood, painted white to match existing frames, sills, and molding. Crank hardware and locks will be factory finished white enamel paint as well.

Certificate of Appropriateness
HPCA - 13 - 00044 Page 17 of 23 pages
Effective: 5/14/13 Expiration: 5/14/14
Notes:
By: KMP



These sections show the dimensions and design of the casement windows. All will be operable (as shown on the top row). Approximately nine windows will have the optional roll-screen shown in the bottom row.

Certificate of Appropriateness
HPCA - 13 - 00044 Page 18 of 23 pages
Effective: 5 / 14 / 13 Expiration: 5 / 14 / 14
Notes: _____
By: KMF

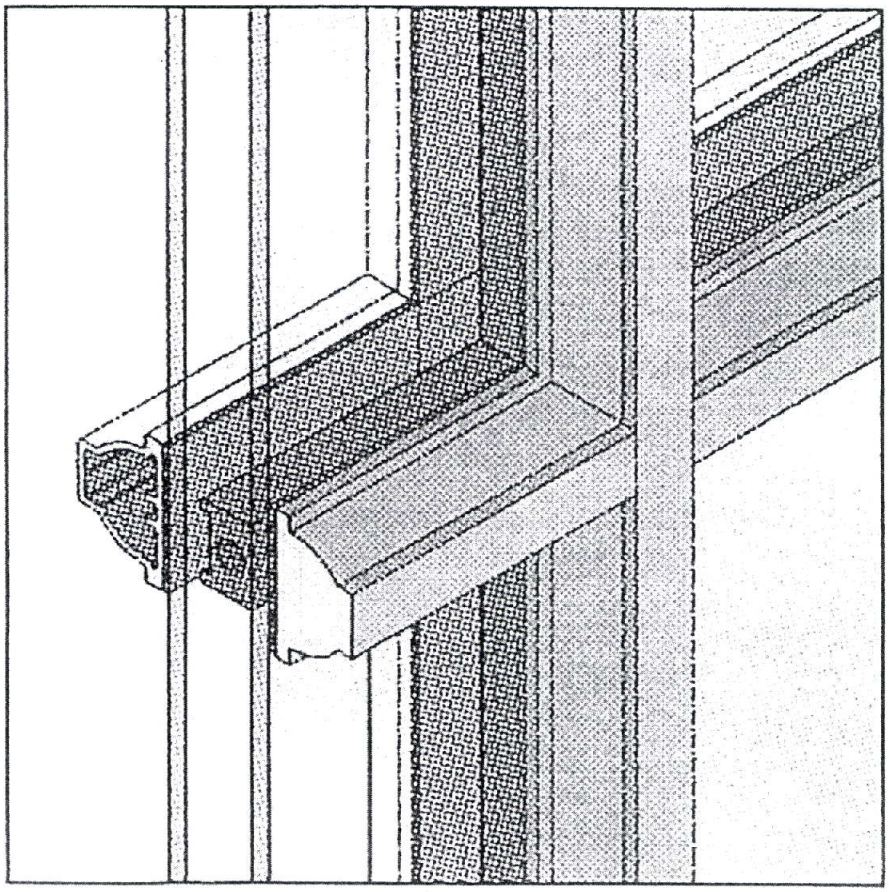


View of new casement window from the interior.

Certificate of Appropriateness
HPCA - 13-00044 Page 19 of 23 pages
Effective: 5/14/13 Expiration: 5/14/14
Notes:

By: KMF

7/8" Integral Light Technology Grilles



The divided lites will be constructed as shown in this section. The muntin-spacer between the two sealed panes of glass allows air movement between individual lites and higher U-value, but total visual separation of the lites at the muntins. Stainless steel spacers and seals around the perimeter offer the most durable seals available for insulated-glass units. See the enclosed technical bulletin from Cardinal Glass, which describes the high failure rate of individual sealed divided lites and recommends the proposed design for maintenance, energy conservation, and sustainability.

True Divided Lites (TDL) and Authentic Divided Lites vs. Superior Divided Lites (SDL)

For years window companies have used True Divided or Authentic Divided insulating glass units in doors, side lites, and windows. The TDL window units usually consist of 6 to 24 insulating glass units per panel. The SDL uses only 1 insulating glass unit with dividers inside the insulating glass unit to look exactly the same as a TDL or Authentic Divided lite product.

The SDL product is significantly more beneficial than the authentic or TDL product in many ways. From a window manufacturer's standpoint the following benefits arise from using an SDL product over a TDL product:

- Reduced labor costs
- Reduced material costs (sealant and glazing materials)
- Reduced glazing time per sash
- Reduced number of stops to nail or adhere
- Reduced material (wood/aluminum in sash)

In addition to the above, SDL IG units have the following advantages from a design consideration standpoint over TDL and ADL insulating glass units.

- Reduced opportunities for air and water infiltration as there are no joints to make between insulating glass units.
- Improved overall window thermal performance, because of the reduced amount of sash or framing materials used around TDL and ADL units.
- Reduction in sealant and glass stress due to the larger glass size compared to a TDL glass size.

It has been determined that the seal failure rate of TDL units is higher than standard larger insulating glass units of the same edge seal construction. The reason for this is that the glass and edge seal stresses on small unit sizes are significantly higher than for glass units having larger sizes. This can be seen in Fig. IG19-1 on the structural response to glass products with small short side dimensions. The high edge stresses in small IG units can cause premature seal failures in TDL units. Cardinal's field data indicates that seal failure rates with TDL units could be approximately 2% after 10 years and approximately 4% after 20 years. This failure rate is 8 to 12 times higher than the expected failure rate of SDL units using Cardinal's XL Edge® system. Having a seal failure in a window or door assembly that has 6 to 24 TDL units multiplies the opportunity for a service call or replacement of the door or window by a factor of 48 to 290 times compared to SDL

Glass and Edge Seal Structural Response
(3mm glass, 13mm airspace)

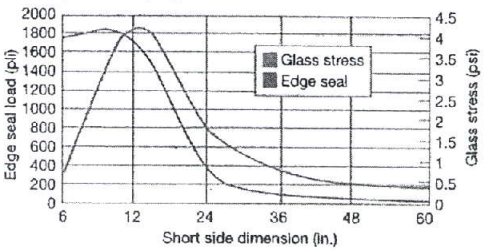


Fig. IG19-1

units. This is obtained by comparing the TDL failure rate to the SDL failure rate, (8 to 12 times per unit) and multiplying this failure rate by the number of units in the TDL window or door (6 to 24 IG units). In addition, TDL products sent to high altitudes at times will require capillary tubes. Using capillary tubes for these small sizes can also contribute to premature condensation in the airspace.

Because the TDL units are very small, the glass edge and edge seal stresses can be quite high, depending on the environment that the TDL product is exposed to (barometric and temperature extremes). Having IGMA (Insulating Glass Manufacturers Alliance) or the IGCC (Insulating Glass Certification Council) certification of standard test units may not correlate to units that are used as TDL units because the edge seal stresses may be higher in the TDL units.

With SDL units, the condensation potential around the periphery is significantly reduced compared to TDL units because of the lack of contact between edge seal materials and the glass in the center of the unit.

Another benefit of using SDL units in lieu of TDL units is that only one logo will be required for the SDL unit where each TDL unit would require a logo indicating that the glass meets the requirements for certification (IGMA or IGCC) and tempering (SGCC).

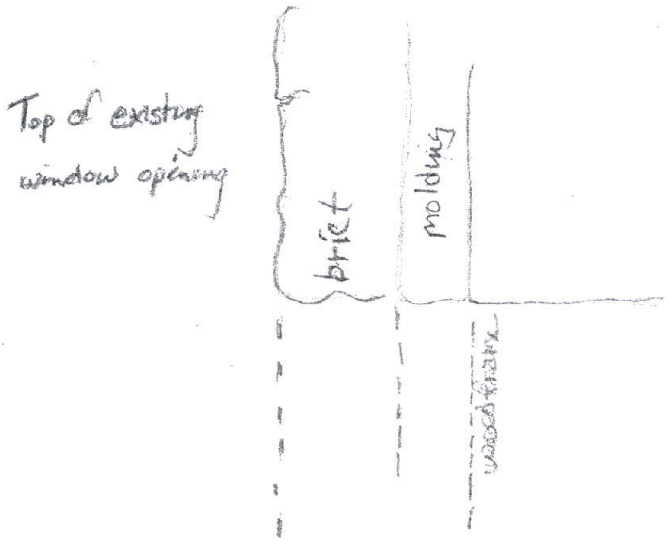
The SDL product has significant advantages over the TDL or Authentic Divided lite products as seen by the information above. Because of these significant advantages, Cardinal recommends from a window manufacturer's costs, the design considerations to reduce field seal failures and breakage potential, and aesthetic considerations, (IG unit site-line and logos), that SDL's be used in lieu of TDL products.

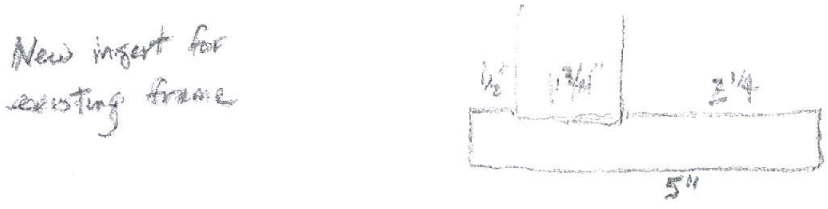
Certificate of Appropriateness
HPCA - 13 - 00044 Page 21 of 23 pages
Effective: 5/14/13 Expiration 5/14/14
Notes:

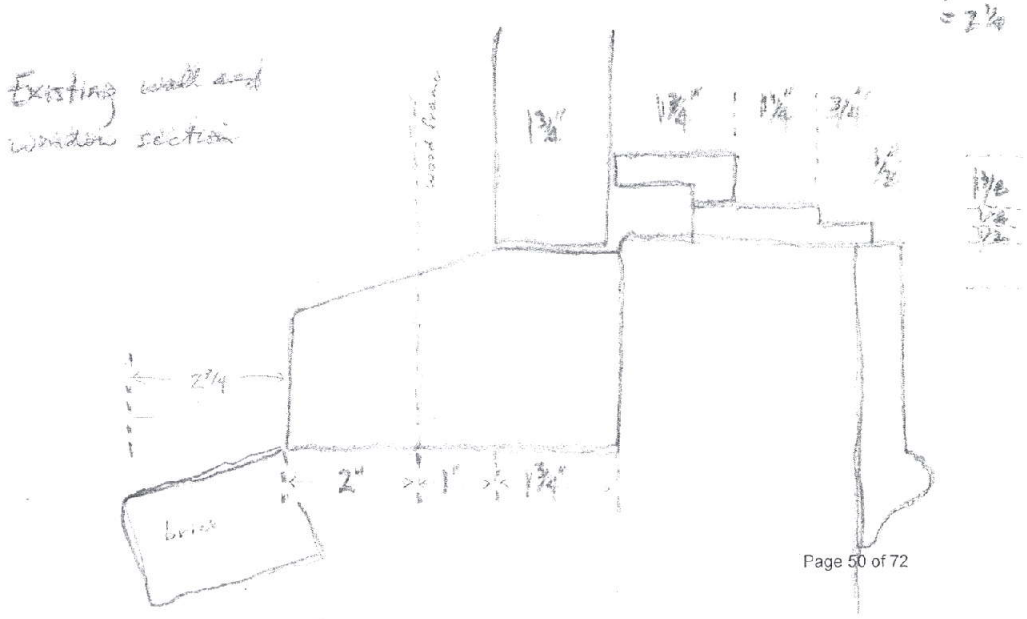
By: [signature] MF

MATERIALS: Windows are constructed of wood with aluminum clad exteriors.

Certificate of Appropriateness
HPCA - 13 - 00044 Page 22 of 23 pages
Effective: 5/14/13 Expiration: 5/14/18
Notes:
By:







Certificate of Appropriateness

HPCA - 13 - 00044 Page 23 of 23 pages

Effective: 5/14/13 Expiration 5/14/14

Notes:

By: