LOVELAND HISTORIC PRESERVATION COMMISSION
MEETING AGENDA
MONDAY, AUGUST 19, 2013 6:00 PM
CITY COUNCIL CHAMBERS
500 E. THIRD STREET

THE CITY OF LOVELAND IS COMMITTED TO PROVIDING AN EQUAL OPPORTUNITY FOR CITIZENS AND DOES NOT DISCRIMINATE ON THE BASIS OF DISABILITY, RACE, COLOR, NATIONAL ORIGIN, RELIGION, SEXUAL ORIENTATION OR GENDER. THE CITY WILL MAKE REASONABLE ACCOMMODATIONS FOR CITIZENS IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT. FOR MORE INFORMATION, PLEASE CONTACT THE CITY'S ADA COORDINATOR AT BETTIE.GREENBERG@CITYOFLOVELAND.ORG OR 970-962-3319.

6:00 PM

I. CALL TO ORDER
II. PLEDGE OF ALLEGIANCE
III. ROLL CALL
IV. APPROVAL OF THE AGENDA
V. APPROVAL OF PREVIOUS MEETING'S MINUTES
VI. APPROVAL OF SPECIAL JOINT HPC/OLAC MEETING MINUTES

VII. REPORTS 6:05-6:15

a. Citizen Reports
This agenda item provides an opportunity for citizens to address the Commission on matters not on the consent or regular agendas.

b. Council Update (John Fogle)
c. Staff Update (Bethany Clark)

VIII. AGENDA – CONSIDERATION OF NEW BUSINESS

a. PUBLIC HEARING – Landmark Alteration Certificate at 365 N Lincoln Ave 6:10-6:40
b. PUBLIC HEARING – Landmark Alteration Certificate at 901 N Jefferson Ave 6:40-7:10
c. Next Meeting's Agenda/Action Items 7:10-7:15

IX. COMMISSIONER COMMENTS 7:15-7:20

This agenda item provides an opportunity for Commissioners to speak on matters not on the regular agenda.

X. ADJOURN

City of Loveland
Historic Preservation Commission
Meeting Summary
June 17, 2013

A meeting of the Loveland Historic Preservation Commission was held Monday, May 20, 2013 at 6:00 P.M. in the City Council Chambers in the Civic Center at 500 East Third Street, Loveland, CO. Historic Preservation Commissioners in attendance were: Janelle Armentrout, David Berglund, Jim Cox, Trudi Manuel, Matt Newman and Mike Perry. Bethany Clark of Community & Strategic Planning, Nikki Garshelis of Development Services and City Council Liaison John Fogle were also present.

CALL TO ORDER
Commission Chair Newman called the meeting to order at 6:00 p.m.

APPROVAL OF AGENDA
Commissioner Cox made the motion to approve the agenda as is. Commissioner Armentrout seconded the motion and it passed unanimously.

APPROVAL OF MINUTES
Commissioner Berglund made the motion to approve the minutes of the May 20, 2013 meeting. The motion was seconded by Commissioner Manuel and it passed unanimously.

CITIZEN REPORTS
None

CITY COUNCIL UPDATE
City Councilor Fogle reported that some Loveland citizens are working on a fracking moratorium petition. There was a discussion about what could happen if the issue got on the ballot in November as well as the safety of fracking and state regulations.

STAFF UPDATE
Bethany Clark's report included:

- Staff received an award letter from the State Historical Fund awarding the grant to hire a consultant to conduct the research, facilitate the public outreach, and prepare the nomination of the district for the National Register of Historic Places. Bethany will be asking for the Commissioner's assistance once the process is underway. Commissioners thanked Bethany for her good work on the grant application.
- On June 4th, staff presented to the Loveland Downtown Team the Loveland Elks Lodge Façade Matching Grant Application. The LDT made a unanimous recommendation to the City Council acting as the Loveland Urban Renewal Authority that they award the grant to the Elks Lodge. The item is scheduled to be presented to City Council at their July 2nd meeting.

CONSIDERATION OF NEW BUSINESS

REQUEST FOR FUNDING FROM LOVELAND HOUSING AUTHORITY
Bethany Clark reported that the Loveland Housing Authority approached the City with a request to sponsor a historical tour for a group of senior citizens. Jeff Feneis, a local historian, and his wife have been giving some lectures on the history of Loveland to a group of senior citizens, she explained. That group would now like to actually go out and visit the places that Jeff spoke about but their group would require a large van or small bus over the course of a 3-4 hour period. They have asked if the HPC would consider sponsoring the tour. The cost

to rent a private bus for the tour would be approximately $500. After a discussion, the Commissioners agreed they would like to sponsor the tour.

Commissioner Cox made the motion to approve up to $500 to pay for a bus rental to sponsor the tour provided the Loveland Housing Authority agree to allow two HPC members to accompany the tour group and present them with information about Historic Preservation as well as the Walking Tour brochure. The HPC would like signage indicating that the City of Loveland and the Historic Preservation Commission are sponsoring the tour. The HPC would also like to request that Jeff Feneis participate in a presentation during Historic Preservation Month in 2014, if he is available.

HISTORIC PRESERVATION MONTH

Bethany Clark reported on the attendance of the May events. *Councilor Fogle* asked Bethany to put the attendance report in the City Councilor's mailboxes. Commissioners discussed the successful turnout which totaled approximately 1,000 for all the events combined.

COMMITTEE REPORTS

Commissioner Perry reported about the Swartz Farmstead article in the Reporter Herald. There was a long discussion about the article and the farmstead. Some of the comments were:

- *Commissioner Perry* said he was representing the Loveland Historical Society while being interviewed for the article. He had been contacted by reporters and thought they had permission to meet on the site.
- *Commissioner Perry* noted that the article quoted him as supporting the demolition of the silo and his opinion is just the opposite. He believes the silo is important to remain intact, he said. *Councilor Fogle* suggested that Commissioner Perry write a letter to the editor of the RH correcting the error and adding more support for the farmstead.
- The HPC agreed they would like to meet with the OLAC to work out a solution that would work for everyone. The HPC has been asking for a meeting with the OLAC for a while but nothing has been scheduled.
- The Swartz Farmstead Subcommittee was scheduled to meet after the HPC meeting to draft the Statement of Interest. Bethany Clark said staff would compare Statement of Interests from both the HPC and the OLAC and formulate plans that take both interests into consideration. The revised plans would then be presented to both Commissions for review and discussion, she said.
- *Commission Chair Newman* expressed his concerns over making a decision to rank the structures until someone like Dan Corson is consulted. The Swartz Farmstead may not be eligible for some grants if it is not intact, he said. Other Commissioners agreed that they would like an expert opinion on the issue. Commission Chair Newman offered to contact Dan Corson.
- *Commission Chair Newman* said he believes that the City should get the same public input for the Farmstead as they received for the River's Edge Open Space. The public has not been given the information or the opportunity to express their opinion, he said.
- There was a discussion about requesting that an opinion poll be published in the Reporter Herald. It was decided that the public needed to be educated about the Farmstead before a poll is taken.
- The railroad spur issue must be resolved.

COMMISSIONER COMMENTS

- *Commissioner Cox* asked the HPC members to think about moving the meetings to another, more informal meeting room. After a short discussion it was agreed that the next meeting would be held in the Council Chambers but the set up would be similar to a Study Session meeting.

Meeting adjourned at 7:51p.m.

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City of Loveland
Historic Preservation Commission
Open Lands Advisory Commission
Meeting Summary
August 5, 2013

A meeting of the Loveland Historic Preservation Commission and the Open Lands Advisory Commission was held Monday, August 5, 2013 at 6:00 P.M. in the City Council Chambers in the Civic Center at 500 East Third Street, Loveland, CO. Historic Preservation Commissioners in attendance were: Janelle Armentrout, David Berglund, Matt Newman and Mike Perry. City Council Liaison John Fogle was also present. Staff members present were Bethany Clark of Community & Strategic Planning and Greg George, Director of Development Services.

Open Lands Advisory Commissioners present were: Rick Brent, Lori Bell, Ross Livingston, William Zawacki, Andy Hawbaker, M. Stephen McMillan, and Ted Mioduski Jr. Staff members present were Rob Burdine, Open Lands Manager and Gary Havener, Director of Parks and Recreation. Also in attendance was City Manager Bill Cahill.

CALL TO ORDER
Historic Preservation Commission Chair Newman called the meeting to order at 6:01 p.m.
Open Lands Advisory Commission Vice Chair Lori Bell also called the meeting to order.

APPROVAL OF AGENDA
Historic Preservation Commissioner Cox made the motion to approve the agenda as is. Historic Preservation Commissioner Berglund seconded the motion and the Historic Preservation Commission passed it unanimously.

Open Lands Advisory Commissioner Lori Bell made the motion to approve the agenda as is. Open Lands Advisory Commissioner Ross Livingston seconded the motion and the Open Lands Advisory Commission passed it unanimously.

STAFF PRESENTATION
Bethany Clark and *Rob Burdine* made a presentation to the Commissions, providing an overview of the Swartz Farmstead project, location, and relation to the River's Edge Natural Area. Staff summarized the Statement of Interests for each Commission and some of the shared values, including preserving the natural setting and providing educational opportunities. Staff discussed the property's status in the FEMA 100-year Floodway and the exemption that could be given for floodway requirements if the property was placed on the State or National Register. Finally staff presented the shared proposal and concept plan developed by the Swartz Farmstead Working Committee, which included City staff and representatives from both Commissions. The proposal includes an unpaved access road and parking lot, to be constructed and maintained by Open Lands, which would be shared by River's Edge visitors and Swartz Farmstead visitors. The main structures surrounding the courtyard (the Barn, Farmhouse, Root Cellar, Chicken Shed, Tenant House, and Privy) will remain and the Loveland Historical Society will be given the opportunity to lease these buildings long-term from the City. The structures outside of the lease area (referred to as the Loafing Shed Ruins, Agricultural Outbuilding, Pump House, and Machine Shed) will be removed, with the exception of the Silo.

The details of a proposed lease from the City to the Loveland Historical Society are still being worked out, but the lease would likely include performance measures for the LHS such as listing the property on the National Register within a given timeframe, completing rehabilitation work within a certain number of years, etc. The proposal for the lease would also detail the responsibilities of the LHS in terms of operation and maintenance costs.

The State Historic Preservation Office Eligibility Committee has reviewed the proposal and concept plan and determined that the property would still be eligible for the National Register on the basis of architecture.

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COMMISSION DISCUSSION

Historic Preservation Commission Chair Newman stated that he understands the concept and that some compromises are necessary for the project to move forward but does not understand why all of the structures could not be included in the project scope and be preserved, with the new configuration of the parking lot. He believes the LHS would be more successful at getting grants if all of the structures were included.

Historic Preservation Commissioner Cox asked if the parking lot could be reconfigured so the parking was on the north side of the current footprint so that visitors did not have to walk across two lanes of traffic. Staff indicated that the plan is still very conceptual and would look at the design requirements to see if this could be reworked.

City Council Liaison John Fogle asked if this was intended to be used for school groups for educational purposes, whether anyone had considered where 6 busloads of children would park. Staff stated that groups that it is not the intent for groups that large to be visiting the farmstead. However, the bus turnaround would allow unloading/loading of school groups and buses could park across the street at Fairgrounds Park. The main parking lot off of 1st Street could accommodate larger groups for visiting River's Edge.

Members from the Open Lands Advisory Commission had questions about whether a fence would separate the farmstead from River's Edge habitat and natural areas. Staff stated that the intent is there would be a fence surrounding the farmstead to control access. *Historic Preservation Commissioner Perry* agreed that it would be similar to the Milner-Schwarz house but the fence would probably be constructed in the same style as the fencing around River's Edge.

A question was raised about the location of the parking lot and whether it could be moved further south. Staff stated that the parcel to the South would eventually develop into industrial use and the current configuration would allow for landscaping to screen the farmstead and River's Edge from the industrial uses.

Commissioners also discussed the grand opening for River's Edge Natural Area, scheduled for September 28th, and whether that would affect this property.

CITIZEN AND STAKEHOLDER COMMENTS

A member of the audience, identifying herself as Nancy Cane, asked what the position of both Commissions are on saving the sheep barn and whether this could be included in the concept plan.

Historic Preservation Commission Chair Newman stated that he still had not heard a definitive answer on this subject and asked if there was a reason it could not be saved. Staff reasoned that the structure does not seem to have a viable use for it due to its low interior rafter heights; some of the *Open Lands Commissioners* read from the Larsen Engineering Structural Report that the sheep barn structure is in very poor structural condition and would require an extensive amount of work to stabilize it. A lengthy discussion followed about the value of the sheep barn for interpretive purposes versus the cost of stabilizing.

Discussions regarding the sheep barn led to another discussion about the lease terms proposed for the lease to the Loveland Historical Society. *Historic Preservation Commissioner Perry*, who also serves as the President of the Loveland Historical Society, stated his disappointment with the City intending to place all of the responsibility for rehabilitation, maintenance, and operation on the LHS. He stated that the LHS would not have the funds for grant match for the rehabilitation of the farmstead.

City Council Liaison John Fogle stated his opinion that there needs to be some give and take, and asked the LHS how thin they want to stretch themselves if they have limited funding. His stance is that it would be better to

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have a well preserved and maintained five or six structures versus a poorly preserved and maintained entire farmstead.

ACTION - SWARTZ FARMSTEAD WORKING COMMITTEE PROPOSAL

Historic Preservation Commissioner Cox motioned to approve in concept the Swartz Farmstead Working Committee Proposal and direct staff to modify the nomination application for the Swartz Farmstead to be consistent with the proposal, provided that the demolition permit is amended to reflect the proposal. Historic Preservation Commissioner Berglund seconded the motion and it was opened up for discussion.

Historic Preservation Commission Chair Newman discussed whether he wanted to amend the motion to include the sheep barn and asked for the Open Lands Advisory Commission for their stance.

Open Lands Commissioners brought up their concerns with the timeliness of the project. They stated that they don't want to see buildings destroyed that have a true value, but want to ensure that if the sheep barn were to remain, the structures would sit idle and fall into disrepair for several years. They stated that they do not oppose the sheep barn from being included on principle, but the reality of that structure remaining needs to be considered.

Members from both Commissions discussed whether the sheep barn could be dismantled and reconstructed at a later date, if the LHS generates more funding. Staff was unsure whether this was possible given the Floodway restrictions on construction of structures.

Historic Preservation Commission Chair Newman again suggested that the sheep barn should remain to make the likelihood of designation and grant awards more successful. Staff pointed out that the State Historic Preservation Office Eligibility Committee already determined that the property would be eligible for the National Register without the sheep barn, so the Commission needs to decide the value of the sheep barn to be viewed from the exterior as an interpretive piece, versus the cost to rehabilitation and stabilize.

City Council Liaison John Fogle suggested that the Historic Preservation Commission has been very interested in this from the beginning, and it has been difficult getting it to this point so he believes the Historic Preservation Commission should agree with the proposal laid out before them.

Historic Preservation Commissioner Cox asked to close the debate and vote on the previous motion. All Commissioners voted in favor of the motion as previously stated.

Open Lands Advisory Commissioner Rick Brent motioned to approve in concept the Swartz Farmstead Working Committee Proposal. Open Lands Advisory Commissioner Darren Pape seconded the motion and was passed unanimously.

Meeting adjourned at 7:31p.m.

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City of Loveland

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STAFF UPDATE

Meeting Date: August 19, 2013

To: Loveland Historic Preservation Commission

From: **Bethany Clark, Community & Strategic Planning**

STAFF UPDATE FORMAT:

*If a more in-depth discussion or extensive questions on a specific item is desired**, staff requests that the HPC Chair establish if it is the Commission's consensus to have a longer discussion**. Staff will be happy to answer questions on any item with individual commissioners after the meeting.*

If the staff update indicates that staff will be pursuing a particular course of action, no comment from the Commission indicates that the Historic Preservation Commission is supportive of that course of action.

STAFF UPDATE ITEMS:

Elks Lodge Façade Grant

In early August, the Loveland Elks Lodge was notified that they were awarded a grant from the State Histroic Fund in the amount of $199,624 for Phase I of their exterior rehabilitation/restoration. The City Façade Matching Grant that was awarded to the Elks was used as matching funds for the grants. Physical work will likely begin in early 2014.

Swartz Farmstead

On August 5, 2013 both the Open Lands Advisory Commission and Historic Preservation Commission unanimously approved in concept a proposal for the Swartz Farmstead which includes an unpaved access drive and parking lot that would be shared by River's Edge and Swartz Farmstead visitors, and a leasehold area including the barn, farmhouse, chicken shed, tenant house, and privy that the City was proposing to lease to the Loveland Historical Society. All other structures, with the exception of the silo, were to be removed. Both the nomination application and the demolition application were amended to reflect the concept approved by both Commissions. On August 13, 2013 City staff met with representatives from the Loveland Historical Society to continue discussions on the proposed lease and the terms of the agreement. The proposal brought by the LHS was a greatly scaled-back version of the initial leasehold area and proposed farmstead use. Per the direction of the City Manager, the public hearing that was scheduled with the Historic Preservation Commission for the nomination of the Swartz Farmstead based on the approved concept will be rescheduled for a later date. The demolition permit application for the outlying structures has been put on hold until nomination proceedings have concluded.

PUBLIC HEARING PROCESS

Loveland Historic Preservation Commission

1. Commission members announce ex parte contacts and conflicts of interest

2. Staff presentation

3. Questions of staff

4. Opportunity for applicant to address Commission

5. Questions of applicant

6. Public hearing opened

7. Public comment

8. Public hearing closed

9. Commission deliberation and motion

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Loveland Historic Preservation Commission

Staff Report

From: Bethany Clark, Community and Strategic Planning
Meeting Date: August 19, 2013
Re: Alteration Certificate Application for 365 N Lincoln Avenue

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SITE DATA

Address: 365 N Lincoln Avenue
Loveland, CO 80537

Request: Application for Alteration Certificate

Historic Name: Union Block/Lincoln Hotel

Architectural Style: Two-Part Commercial Block

Construction Date: 1905

Owner(s): Lincoln Hotel/Apartments LLC
C/O Charles Salwei

Applicant(s): Charles Salwei

Attachments:

1. Alteration Certificate Application
2. The Secretary of the Interior's Standards for Rehabilitation
3. Special Requirements: Health & Safety Considerations, Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings
4. Alternatives Examined to Achieve Code Compliant Means of Egress

SUMMARY

This application proposes to install a fire escape on the east elevation of the Union Block/Lincoln Hotel located at 365 N Lincoln Avenue. The owner of the Lincoln Hotel has been remodeling the interior upper story of this building and modifying the layout of the existing apartment units. The fire escape is being required to meet current building and fire codes. See Background and Project Description.

BACKGROUND

In 2004 Rolf Jensen & Associates Inc., fire and security engineering consultants from Denver, were commissioned to evaluate the Union Block/Lincoln Hotel with respect to the building and fire codes active at that time by the City of Loveland, and to issue a technical opinion via a written report. At the time, the owners wished to modify apartment layouts on the 2nd and 3rd floors.

The Fire Protection and Life Safety Evaluation noted numerous dead-end corridors and only one code-compliant exit from the two floors above grade. As a condition of approval to modify the existing units, the owner agreed to install an additional (second) exit form the two floors above grade. Due to the configuration of the interior of the building, the only option to fulfill this requirement was an exterior exit (fire escape). The evaluation stated:

> *"An additional fire escape or exit needs to be added to the building to provide the required second exit. This exit should be designed and presented to the building and fire departments for their review and approval."*

At that time, the Building and Fire departments agreed to accept the fire escape as a means of addressing the existing life-safety issue caused by only one exit on the floors above grade.

ARCHITECTURAL CHARACTERISTICS

The Union Block/Lincoln Hotel building was constructed on the southwest corner of E 4th Street and North Lincoln Avenue in 1905. The building's architectural style is Three-Part Commercial Block. The building measures 90' north to south by 75' east to west. Bricks are laid in a running bond configuration, and a cornice extends the full length of the façade with elaborate modillions and scrollwork features on the north end of the east elevation and the north elevation. Glass-in-wood-frame doors leading into the storefronts at 236 and 238 E 4th Street features transom lights, and glass-in-steel-frame doors featuring transom and sidelights lead into 246 and 248 E 4th Street. Storefronts on 4th Street are separated into three divisions by brick columns, and feature fixed-pane display windows and metal and brick kickplate areas.

A steel channel with tie rods with rosette ends divides the Union Block/Lincoln hotel building's first and second stories on the north end of the east elevation and the north elevation. The east façade contains eight (8) 1/1 double-hung sash windows with stone lugsills and lintels on the second story, and nine (9) 1/1 double-hung sash windows on the third story. Also on the east façade are two (2) single-light fixed-pane windows with stone lugsills and lintels located on the second story,

and three (3) similar windows on the third story. Two (2) glass-in-wood-frame doors with transom lights are also located on the east elevation. A steel fire escape ladder is located on the south elevation that leads to two exit doors on the second and third stories.

PROJECT DESCRIPTION

The scope of proposed work is outlined in the Alteration Certificate Application, prepared by the applicant and included as **Attachment 1**. The applicant proposes to install a new fire escape on the east elevation. The two landings from the second and third floor windows will be manufactured by Tiger Steel Inc. and will be constructed of structural and misc. steel painted black. The retractable counter-balanced ladder and cage surround will be manufactured by Jomy, a company that specializes in fire escape ladders, and will be constructed of aluminum and powder-coated black to match the landings. Required emergency exterior lighting will be a small unit above each of the two exit windows and painted to match the brick. The lighting will only be activated if the building loses power.

REQUIRED CRITERIA

The Alteration Certificate process provides for the protection of the historic character of buildings on Loveland's Historic Register. Generally, the standards to be used in considering an Alteration Certificate are identified as the *Secretary of the Interior's Standards and Guidelines for the Treatment of Historic Properties.* Specifically, the Ordinance states that:

"The Commission shall use the following criteria to determine compatibility:

1. The effect upon the general historical and architectural character of the structure and property;
2. The architectural style, arrangement, texture, and material used on the existing and proposed structures and their relation and compatibility with other structures;
3. The size of the structure, its setbacks, its site, location, and the appropriateness thereof, when compared to existing structures and the site;
4. The compatibility of accessory structures and fences with the main structure on the site, and with other structures;
5. The effects of the proposed work in creating, changing, destroying, or otherwise impacting the exterior architectural features of the structure upon which such work is done;
6. The condition of existing improvements and whether they are a hazard to public health and safety;
7. The effects of the proposed work upon the protection, enhancement, perpetuation and use of the property; and

8. Compliance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties* set forth in Title 36 of the Code of Federal Regulations, Part 68. This reference shall always refer to the current standards, as amended."

Secretary of the Interior's Standards and Guidelines

Per Criteria number 8, the Commission must also use the *Secretary of the Interior's Standards for the Treatment of Historic Properties.* These Standards are further classified as Standards and Guidelines for "preserving," "rehabilitating," "restoring" and "reconstructing." The Guidelines provide more specific guidance on the topic at hand. In the case of this proposal, the proposed work falls under the category of "rehabilitation." Therefore, the *Standards for Rehabilitation* are used, see **Attachment 2**.

Within these Standards are Guidelines specific to *Special Features: Health & Safety Considerations*. These Guidelines are included as **Attachment 3**.

STAFF ANALYSIS

Staff analysis is based upon the criteria and materials listed in the above Section.

Criteria in the Historic Preservation Ordinance

Staff believes that Criteria **1, 4, 5**, **6**, and **8** in Section 15.56.100 of the Municipal Code and the Required Criteria and Findings Section of this staff report are applicable to the proposed work. These criteria deal with the effect of the proposed work on the individual structure as well as that effect of the proposed work on the historic district in its entirety. They look at the overall impact of the change. As this property is part of a historic district, it is the impact on the integrity of the entire district must be considered.

1. The effect upon the general historical and architectural character of the structure of the property.

According to the Historic Building Inventory – Site No. 5LR1059, the Union Block/Lincoln Hotel is significant under Loveland's "commerce and industry" context as it relates to the downtown area's commercial development in the first half of the twentieth century. The building is also architecturally significant as one of the largest commercial buildings in Loveland and because it is located at a key corner intersection in the core of downtown Loveland. The building's significance as a prominent building at a key corner intersection also means that any exterior change will be highly visible and any impact it may have on the building's architectural character will be of a greater magnitude.

4. The compatibility of accessory structures and fences with the main structure on the site, and with other structures;

As a code-required alteration, the fire escape should be evaluated for compatibility in terms of design, materials, finish, scale, massing, etc. The profile and design of the landings and ladder are a

minimal profile and the finish will be black. Though the fire escape will be an obvious alteration on a prominent façade, the necessity of it is unavoidable. However, in terms of scale, color, and overall appearance of the fire escape on the façade, it is compatible with the Union Block/Lincoln Hotel.

5. The effect of the proposed work in creating, changing, destroying or otherwise impacting the exterior architectural features of the structure upon which such work is done.

The east façade of the Union Block/Lincoln Hotel building is a prominent elevation fronting a main U.S. Highway. The addition of a fire escape on such a prominent elevation would have a significant effect on the appearance of the structure. However, the fire escape itself would not irreversibly destroy any architectural elements.

6. The condition of existing improvements and whether they are a hazard to public health and safety.

As previously mentioned the property owner has been remodeling the interior second and third floors to add additional apartment units. To meet fire code requirements, the owner was given the option of either installing a fire sprinkler system or an additional fire escape to provide the necessary means of egress. In either case, the modified units pose a safety risk and are not occupiable without some sort of improvement to meet the fire code.

8. Compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties

The Secretary of the Interior's Standards for Rehabilitation include two especially relevant standards to evaluate the fire escape:

> *(9.) New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*
>
> The fire escape will be attached to the exterior wall with bolts that will obviously create some damage to the historic masonry and will leave holes if it were ever to be removed. However, the holes will be minimal and should not be considered destructive to the overall building. Although the fire escape is a noticeable alteration and a main elevation, and changes the spatial relationship of the façade, the profile is minimal with only two 4'x8' landings and accompanying retractable ladder and cage. The ladder is not being required to extend up to the roof as roof access is already provided by the rear fire escape, and the ladder will not extend to the ground. The fire escape is a counter-balanced retractable ladder, so it will not extend until released in the case of an evacuation.
>
> *(10.) New additions and adjacent or related new construction will be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The fire escape will be installed in a manner that will allow it to be removed in the future and the form and integrity of the Union Block/Lincoln Hotel will be relatively unimpaired.

Secretary of the Interior's Guidelines

The Secretary of the Interior Guidelines also contains Special Requirements for Health & Safety Considerations. Such work is assessed for its potential negative impact on the building's historic character and ensuring that character-defining features are not destroyed, obscured, or radically changed.

A recommended course of action is *"placing a code-required stairway or elevator that cannot be accommodated within the historic building in a new exterior addition. Such an addition should be on an inconspicuous elevation."*

As the east elevation is a prominent elevation, a fire escape would not be inconspicuous. However, the Fire Protection and Life Safety Evaluation determined that the only way to accommodate an additional exit is with an exterior fire escape. A fire escape is already located on the rear elevation to provide a means of egress for the existing apartment units. The existing fire escape is not sufficient to serve the additional units. An examination was done to explore alternative options to achieve the required means of egress, and the only viable option was determined to be placement of the exterior fire escape on the east elevation **(See Attachment 4)**.

The Guidelines do not recommend:

- *Making changes to historic buildings without first exploring equivalent health and safety systems, methods, or devices that may be less damaging to historic spaces, features, and finishes.*
- *Constructing a new addition to accommodate code-required stairs and elevators on character-defining elevations highly visible from the street; or where it obscures, damages, or destroys character-defining features.*

HISTORIC PRESERVATION COMMISSION ACTIONS

The Commission must use the above criteria, to evaluate whether the proposed work would or would not detrimentally alter, destroy, or adversely affect any architectural or landscape feature which contributes to its original historical designation.

Per Section 15.56.060.B Commission Review Criteria, the Historic Preservation Commission has thirty (30) days from the hearing date to adopt written findings and conclusions. The findings to be made are:

- Whether the proposed development is visually compatible with designated historic structures located on the property in terms of design, finish, material, scale, mass and height.

- Whether the proposed work would or would not detrimentally alter, destroy, or adversely affect any architectural or landscape feature which contributes to its original historical designation

STAFF RECOMMENDATION

The fire escape is a requirement to meet building and fire codes, so it should be reviewed on its basis of compatibility in terms of design, material, finish, scale, mass, etc. It is staff's opinion that the fire escape will not detrimentally alter or destroy the Union Block/Lincoln Hotel and will not permanently destroy the historic materials or features.

Staff recommends that the Historic Preservation Commission: *motion to approve the Landmark Alteration Certificate for the installation of a fire escape for the Union Block/Lincoln Hotel at 365 N Lincoln Avenue.*

ALTERATION CERTIFICATE APPLICATION

The following information must be provided to ensure adequate review of your proposal. Please type or print answers to each question. Digital copies (MS Word or fillable PDF) of this application are available by contacting Community & Strategic Planning Division at 970-962-2745.

1. OWNER/APPLICANT INFORMATION

Owner or Organization

a. Name: Lincoln Hotel Apartments, LLC

b. Mailing Address: 2476 Van Buren Ct.

c. Telephone: 970-391-0834

d. Email: csalwci@aol.com

Applicant/Contact Person (if different than owner)

e. Name: Charles Salwci

f. Mailing Address: Same

g. Telephone:

h. Email:

2. PROPERTY INFORMATION

a. Landmark Address: 365 North Lincoln Avenue

b. Exact name of the landmark property as listed with the City of Loveland:

Lincoln Hotel Apartments, LLC

c. Provide a brief description of the primary use of the property:

26 apartments and
4 retail businesses

3. ABUTTING PROPERTY OWNERS

Provide the names and addresses of all abutting property owners. (Please attach additional sheets as necessary)

a. _____
name **address**

b. _____
name **address**

c. _____
name **address**

d. _____
name **address**

In the event that a public hearing is a necessary requirement of this alteration certificate application process, the Applicant/Owner is encouraged, as a courtesy, to contact neighboring property owners to make them aware that an application has been submitted.

4. PROJECT DESCRIPTION (Please attach additional sheets as necessary.)

a. Identify the scope of work as new construction, alteration, removal, or demolition, or combination thereof. Provide a brief description of the proposed scope of work. Include photos of all sides (elevations) of the property.

Type of Work *(please check one of the following):*

- ☐ New Construction (Site Improvement)
- ☐ Alteration (Change Exterior Façade)
- ☐ Removal (Removal of Specific Feature(s))
- ☐ Demolition Permit
- ☐ Awning
- ☐ Private Improvements in the Public Right-of-Way (outdoor seating areas, landscaping, utility work)
- ☒ Other (explain) fire escape

PROJECT DESCRIPTION (continued)

Installation of new fire escape on east elevation.

See attachments for details.

b. Summarize and describe below who will carry out the work and how it will be performed. Include a description of any new construction, alteration, removal, or demolition and describe work techniques that will be used. (Please use attached forms when describing specific work to individual features of the landmark property).

Fire escape to be fabricated and installed by Tiger Steele, Inc, Ft. Collins, Co. Retractable ladder and cage fabricated by Jomy, Lewisville, Co. See attachments for details.

SUBMITTAL CHECKLIST & ACKNOWLEDGEMENT SIGNATURE

All proposals must contain sufficient information for adequate review and documentation. Please supply the following information as it applies to your design proposal.

I. NEW CONSTRUCTION OR ALTERATIONS *(Check box if completed)*

- [x] A. Scale drawing or construction document showing all dimensions of existing building and dimensions of proposed work, noting all changes to facades, including cross sections (if applicable) of facades and proposed materials to be used. **(3 copies - and if plans are larger than 11"x17", submit one set of 11"x17" reductions).**
- [ ] B. Color evaluation of building, indicating proposed color scheme.
- [x] C. Photos of existing building and area of proposed work.
- [ ] D. Color sample(s) or chip(s) of all proposed paint colors and/or materials.
- [ ] E. Site and landscape plans (drawn to scale), if appropriate (3 copies).
- [ ] F. Location of all signs, with dimensions showing approximate size, height from grade, and relation to windows, doors, and other primary features of the facade.

II. AWNINGS and SIGNS *(Check box if completed)*

- [ ] A. Scale drawing showing all dimensions of all lettering, designs, or logos; minimum 1/4" = 1'. For awnings, include cross section or side view showing slope and projection. (3 copies)
- [ ] B. Scale drawing or photograph of building facade demonstrating placement and proportions (height and width), include dimensions showing height from grade and relationships to roofline, doors, windows, and other primary facade features.
- [ ] C. Color sample(s) and material(s) of all proposed materials.
- [ ] D. Lighting specifications, including layout and installation details (this may be part of the side view scale drawing, as required in A, above).

III. REMOVAL ***(Check box if completed)***

- [ ] A. Provide description of items or features to be removed from property exterior.
- [ ] B. Identify reasons for removing items or feature, and provide a summary of the impact removal will have on significance and integrity of the landmark property.
- [ ] C. If feature or item to be removed is to be replaced with equivalent, please follow Section I. New Construction or Alterations above.

IV. PRIVATE IMPROVEMENTS IN THE PUBLIC RIGHT-OF-WAY

- [ ] A. Site plan drawn to scale (3 copies).
- [ ] B. Landscape plan drawn to scale (3 copies).
- [ ] C. Samples of all proposed materials.
- [ ] D. Color sample(s) or chip(s) of all proposed colors.
- [ ] E. Scale drawings showing all dimensions of any new construction including utility.

V. HISTORIC BUILDING PERMIT FEE WAIVERS

- [x] A. Check this box if you are applying for a waiver of your building permit fees and agree to the policies set forth in the Historic Preservation Building Permit Fee Waiver Policies.

VI. ACKNOWLEDGMENT - (To be signed by Owner, or authorized Representative)

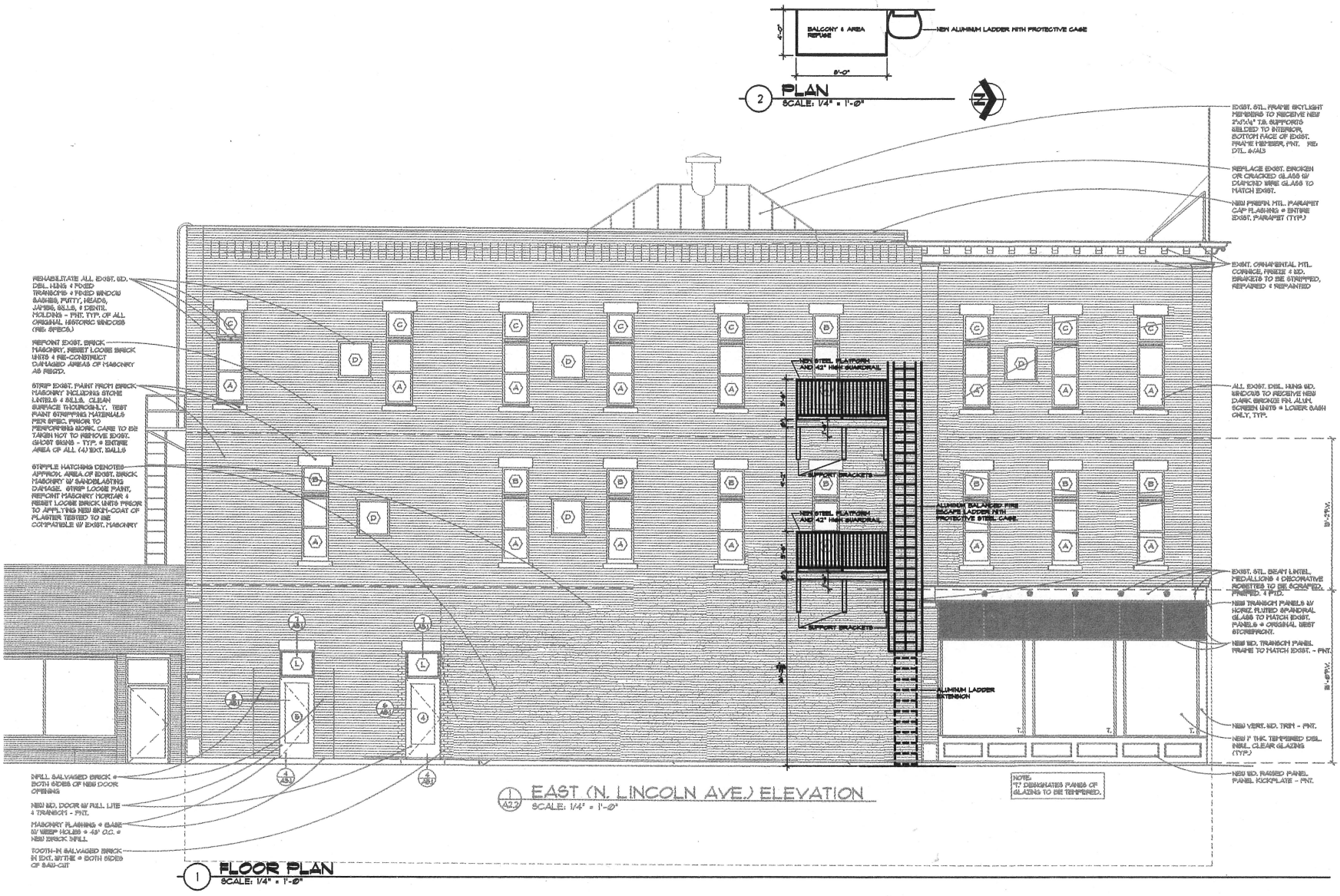
I acknowledge this is a complete application, ready for Historic Preservation Commission review. Each information requirement (described above) has been checked off, as it applies to this design proposal. I understand incomplete submittals will be returned to me for completion. If I am the owner's authorized representative, I certify that I have the owner's permission to affect these design changes upon the referenced landmark property.

Charles Salwei — *Signature of Owner **OR** Owner's Representative*

6-20-13 — *Date of Submittal*


CARL'S
CANTEEN
MADE RITE
Rialto
CARL'S CANTEEN
RITE
famous
BURGERS
world famous
BURGERS
hot dogs malts fries


2 HOUR
PARKING
8 AM - 6 PM
MON - FRI
NO PARKING



KRUEGER ARCHITECTS & PLANNERS INC.
407 North Lincoln Avenue, Suite 103
Loveland, Colorado
80537
970-613-1788
fax: 970-613-8435

LICENSE & SIGNATURE

LINCOLN HOTEL FIRE E/CAPE

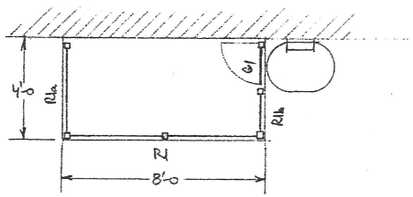
S.W. CORNER OF 4TH/STREET
LOVELAND, CO 80537

MARK	DATE	REVISION

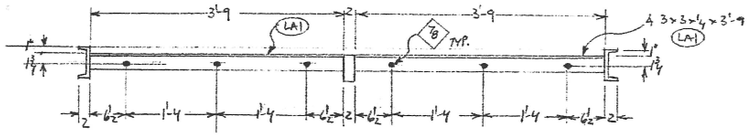
FIRE E/CAPE ELEVATION

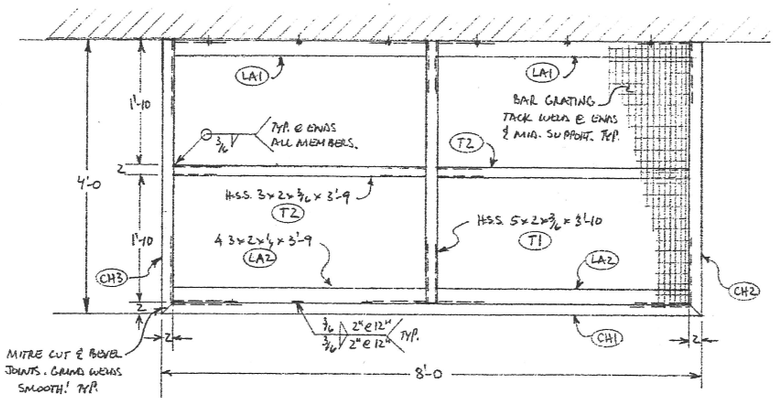
PROJECT NUMBER	DATE:
0903	02-10-2009

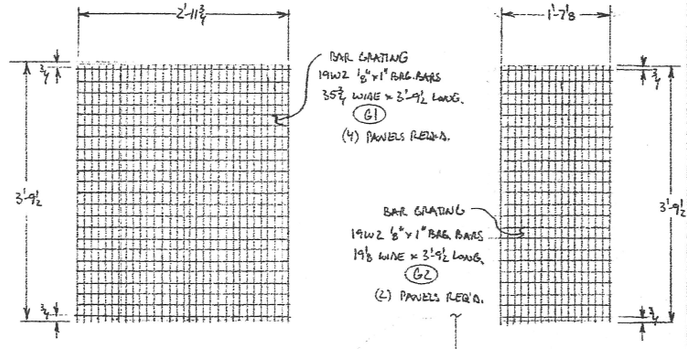
A-1

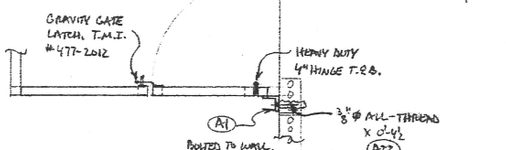


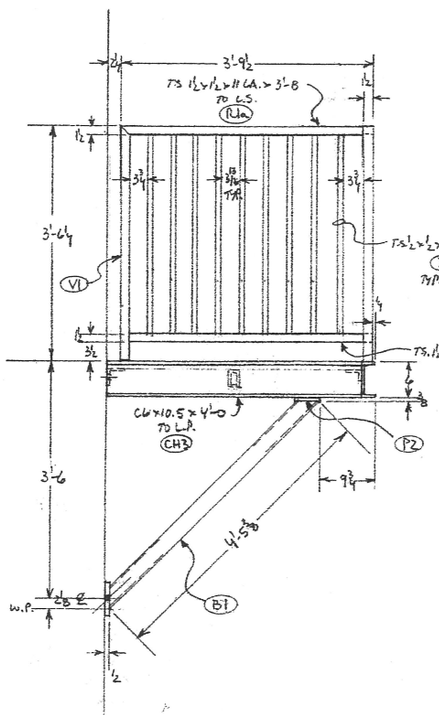
PLAN @ BALCONIES

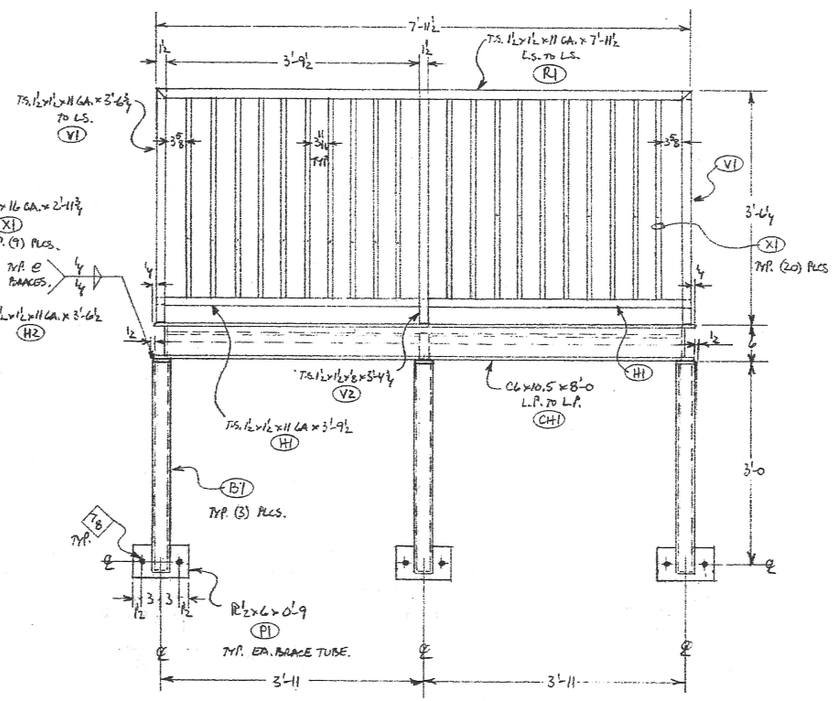


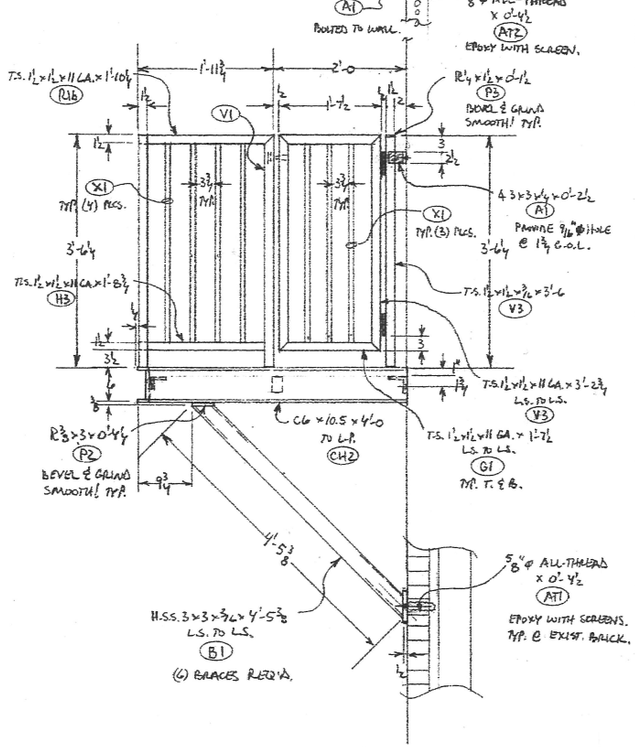












BILL OF MATERIAL

No. Pieces	Description	Length	P.C. Mark	Remarks
2	C6x10.5	8'-0	CH1	LANDING FACE CH.
2	C6x10.5	4'-0	CH2	SIDE CH.
2	C6x10.5	4'-0	CH3	SIDE CH.
2	H.S.S. 5"x2"x3/16	3'-10	T1	MID. SUPP. TUBE
4	H.S.S. 3"x2"x3/16	3'-9	T2	GRATING SUPP. TUBE
4	4.3x3x¼	3'-9	LA1	LANDING WALL &.
4	4.3x2"x¼	3'-9	LA2	GRATING SUPP. &.
6	H.S.S. 3"x3"x3/16	4'-5⅜	B1	LANDING SUPP. TUBES
6	R1½x6	0'-9	P1	WALL CONN. PLS.
6	R3"x3	0'-4½	P2	BRACE END PLS.
	BAR GRATING	19W2		
4	⅛"x1" 35¾ WIDE	3'-9½	G1	LANDING GRATE
2	⅛"x1" 19⅛ WIDE	3'-9½	G2	LANDING GRATE
	BOLTS			
24	⅝"ø ALL-THREAD	0'-4½	AT1	WALL CONN. BOLTS WITH EPOXY SCREENS.
2	T.S. 1½x1½x11 GA.	7'-11½	R1	TOP RAIL
2	T.S. 1½x1½x11 GA.	3'-8	R1a	TOP RAIL END RETURN
2	T.S. 1½x1½x11 GA.	1'-10½	R1b	TOP RAIL END RETURN
8	T.S. 1½x1½x11 GA.	3'-6¼	V1	END POSTS
2	T.S. 1½x1½x11 GA.	3'-4¾	V2	MID. POST
4	T.S. 1½x1½x11 GA.	3'-9½	H1	HORIZ. RAIL
2	T.S. 1½x1½x11 GA.	3'-6½	H2	HORIZ. RAIL
2	T.S. 1½x1½x11 GA.	1'-8¾	H3	HORIZ. RAIL
66	T.S. 1½x1½x16 GA.	2'-11¾	X1	PICKETS
2	T.S. 1½x1½x⅜	3'-6	V3	GATE POST.
2	R¼x1½	0'-1½	P3	CAP R.
2	4.3x3x¼	0'-2½	A1	WALL CONN. &.
4	T.S. 1½x1½x11 GA.	3'-2¾	V3	GATE VERT. TUBES.
4	T.S. 1½x1½x11 GA.	1'-7½	G1	GATE HORIZ. TUBES.
6			X1	
	HARDWARE			
4	4" H.D. HINGES	0'-4		STEEL GATE HINGES
2	GRAVITY GATE LATCH			T.M.I. # 477-2012
2	⅝"ø ALL-THREAD	0'-4½	AT2	WALL CONN. BOLT WITH EPOXY SCREEN

TIGER STEEL, INC.

FT. COLLINS, COLORADO

BOLTS:	HOLES:	UNLESS NOTED	
Shop Paint	BLACK SATIN		
Architect			
Erection By	Field Connections	Revision	Date
DESCRIPTION	BALCONY & RAILING DETAILS		
STRUCTURE	LINCOLN MOTOR REMODEL		
LOCATION	LOVELAND, CO.		
SHIP TO	JOBSITE		
CUSTOMER		VIA	
Customer Order No.		SHEET NO. 1 OF 1	
Drawn By	Date 3/26/13		

Retractable and Counter Balanced Ladders for Access, Egress and Escape

Lincoln Hotel Apartments
Mr. Charlie Salwei

USA

Date: 3/12/2013

Quoted by: Michelle Gussenbauer
Our Ref: MIG/13/2472/A

Your Ref:

QUOTE

Model #	Product description	Quantity	Unit Price	Price
JOMY Counter Balanced Ladder	JOMY Counter Balanced Ladder: Overall height 37' 8", clearance height 10', ladder width 24", with cage and upper level release mechanism. Includes all standard mounting hardware.	1 Pce	$11,776.00	$11,776.00
	Ladder is in stock with a typical delivery time of 5-7 days. Please estimate 8-10 weeks for custom balcony. Price includes all freight and delivery charges. Release mechanism is pre-installed on the right side. It will require minor field modification to move release mechanism to the left side.			
			TOTAL	$

We appreciate your business

We provide a 2% discount for prepaid orders. This quote is valid for 6 weeks. All goods are shipped to one domestic destination of your choice, for your installation. Delivery delay to be confirmed at order, based on our inventory at that time. Sales, use or other taxes are not collected or paid by JOMY. This quote is based solely on the information provided by you; additions or deletions could affect the price. Terms and conditions of sales on the next page apply.

JOMY Inc.
P.O. Box 577
Louisville, CO 80027
800-255-2591

Please visit our website at
www.jomy.com

Phone: 720-304-6001
Fax: 720-304-6007
Email: michelle@jomy.com

TIGER STEEL INC.
2201 Airway Avenue
Fort Collins, Colorado 80524
(970) 482-2324
(970) 482-2297 FAX

TO	CHARLIE	**STRUCTURE**	LINCOLN HOTEL
STREET		**LOCATION**	LOVELAND, CO
CITY		**ARCHITECT**	
BID DATE	APRIL 30, 2013	**ESTIMATOR**	DAVE LINDSAY

WE PROPOSE TO FURNISH THE FOLLOWING DESCRIBED MATERIALS REQUIRED FOR THE ABOVE STRUCTURE IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS AND THE FOLLOWING TERMS. THIS QUOTATION IS FIRM FOR 30 DAYS.

Price to include the following items of structural and misc steel per shop drawings and sheet A-1 dated 2-10-2009. All items to be shop painted black unless otherwise noted.

1) (2) Fire escape platforms with rails and a gate
2) Wall braces to wall
3) Bolts for attachment to existing brick
4) Shop drawings and delivery
5) Install of owner supplied aluminum ladder

Price FOB Jobsite
No Tax Included
Furnish Only **$5,560.00**

2.9% Tax **ADD** **$162.00**

Install **ADD** **$4,570.00**

EXCLUSIONS: No aluminum ladder or cage (by owner), bolts for attachment of ladder and cage, assembly of ladder and cage if not delivered assembled to fullest extent. Permits if required, testing cost, traffic control, cutting of holes or demo of existing building, any other items not specifically listed above.

ADVANCED
ENGINEERING, LLC
STRUCTURAL DRAINAGE DRAFTING

April 24, 2013

Mr. Charles Salwei
Lincoln Hotel/Apartments, LLC
2476 Van Buren Avenue
Loveland, CO 80538

RE: Lincoln Hotel/Apartments, 365 N. Lincoln Avenue, Loveland, Colorado
Advanced Engineering, LLC Project Number 1562-01-01B

Dear Mr. Salwei:

We have reviewed the Shop Drawings from Tiger Steel for the proposed fire escape landings at the above referenced building. The Shop Drawings show the steel framing and attachment specifications for the 4'-0" x 8'-0" landings. Your architectural plans indicated a landing is to be installed at the second and third floors on the east face of the building. It is our understanding the ladder is a pre-fabricated unit, we have not reviewed any of the ladder framing or attachment.

It is our opinion the proposed steel framing specifications for the landings are sufficient for the required 100 psf design live load. However, we feel the 5/8" diameter x 4 ½" long bolts specified for attachment to the building are not sufficient. We recommend the bolts be lengthened to 10 ½" such that the epoxy with screen attachment penetrates a minimum of 4" into the second wythe of masonry (behind the exterior brick wythe). With this bolt penetration into both wythes of the masonry wall, we feel the attachment will be sufficient for the design load.

The recommendations and conclusions presented in this letter are based on a review of portions of the described structure, your plans and your directions. The engineer's opinions of the described portions of the building are based solely upon information obtained from readily visible elements (i.e., elements which do not require the removal of sheathing, cladding, or covering of any kind) unless specifically noted. Our review was limited to the items described in this letter, and is not intended to cover other structural, mechanical, electrical, environmental, mold, site grading, or architectural features of the building. Any discrepancies or structural deficiencies revealed during construction should be brought to the attention of the engineer.

Thank you for the opportunity to serve you. If you have any questions, please feel free to call.

Sincerely,
Advanced Engineering, LLC

COLORADO REGISTERED
JASON E. BAKER
33739
4-24-13
PROFESSIONAL ENGINEER

Jason E. Baker, P.E.
President

ADVANCED
ENGINEERING, LLC
STRUCTURAL DRAINAGE DRAFTING

June 29, 2009

Mr. Charlie Salwei
Lincoln Hotel Apartments
2476 Van Buren Court
Loveland, CO 80538

RE: East Fire Escape at the Lincoln Hotel Apartments
365 North Lincoln Avenue, Loveland, Colorado
Advanced Engineering, LLC Project Number 1562-01-01A

Dear Mr. Salwei:

Our office has reviewed portions of the Lincoln Hotel Facade Restoration plan by Aller-Lingle Architects, Project Number 0513, dated October 9, 2006. Specifically, we have reviewed the Stair Section and Stair Floor Plan shown on sheet A3.3 of this document for the east fire escape structure. This plan shows a large system of landings and stair runs, with a counterbalanced drop down section of stairs. The structural sheets of the plan specify support of the stair landings via brackets and channels bolted to the existing exterior brick wall and/or floor framing. However, the structural sheets show a different stair configuration which is smaller, and states the support brackets are to be specified by the stair manufacturer.

It is our opinion the proposed stair configuration on sheet A3.3 would be very difficult to support completely from the exterior wall, and the large lateral loading may compromise the stability of the un-reinforced masonry. We feel this stair configuration would require columns extending down to the sidewalk area below.

We have also reviewed portions of the preliminary Lincoln Hotel Fire Escape plan from Krueger Architects & Planners, Project Number 0903, dated February 10, 2009. Sheet A-1 of this plan shows a small fire escape landing at each floor level with an adjacent drop down ladder. It is our opinion this fire escape option would be much more feasible to construct, and to support from the existing exterior wall. We recommend the landing supports be extended through the brick wall and connected to the floor framing such that the landings are cantilevered. With a cantilever the loading would be placed vertically on the masonry wall rather than as a lateral load. This configuration would also eliminate the need for columns in the sidewalk area.

The recommendations and conclusions presented in this letter are based solely on a review of portions of the described structure, the referenced plans and your directions. Our review was limited to the items described in this letter, and is not intended to cover other structural, mechanical, electrical, environmental, mold, site grading, or architectural features of the building. Any discrepancies or structural deficiencies revealed during construction should be brought to the attention of the engineer. Our office has not performed any engineering analysis of the existing framing or foundation elements of the structure or the subsurface soil conditions, unless noted otherwise. Thank you for the opportunity to serve you. If you have any questions, please feel free to call.

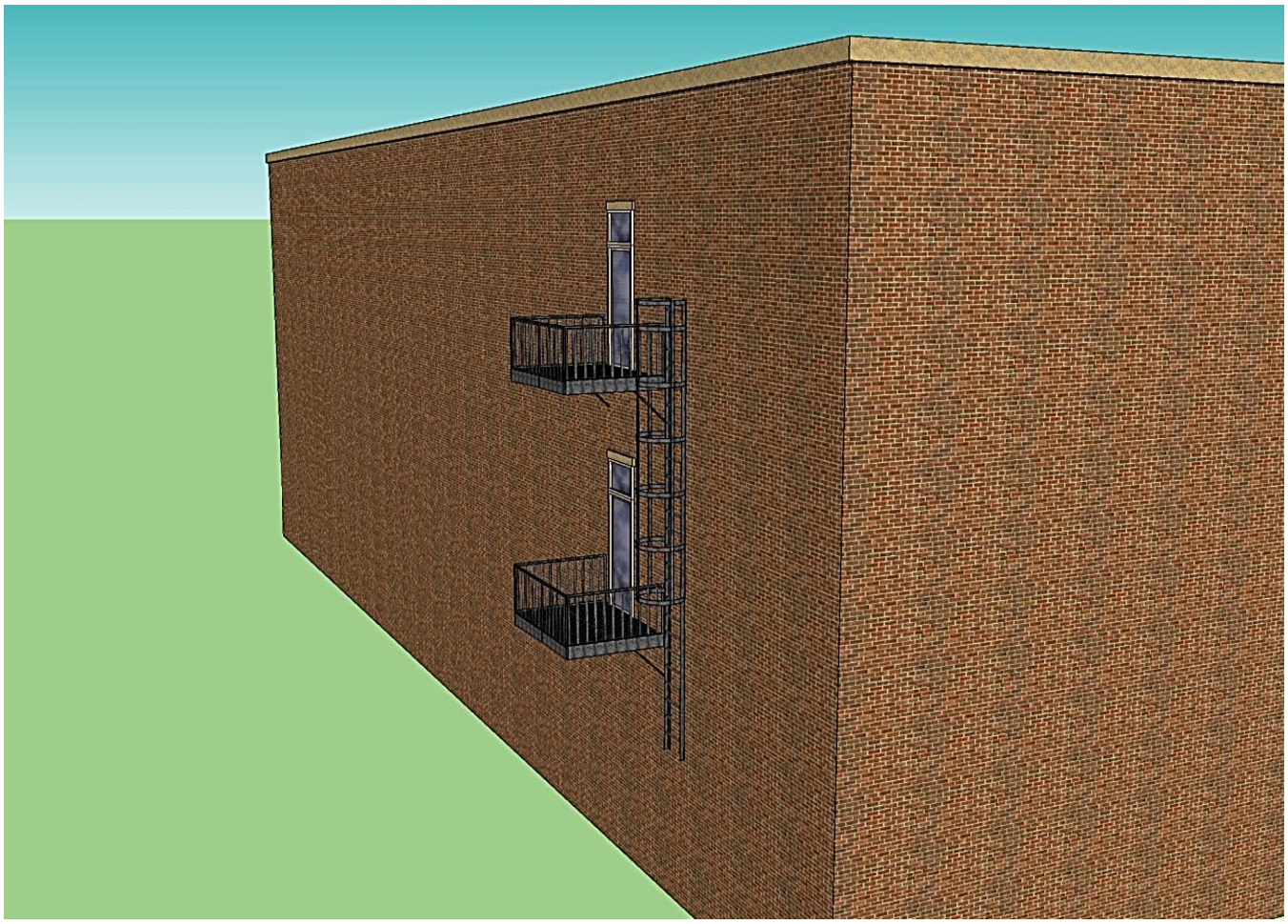
Sincerely,
Advanced Engineering, LLC

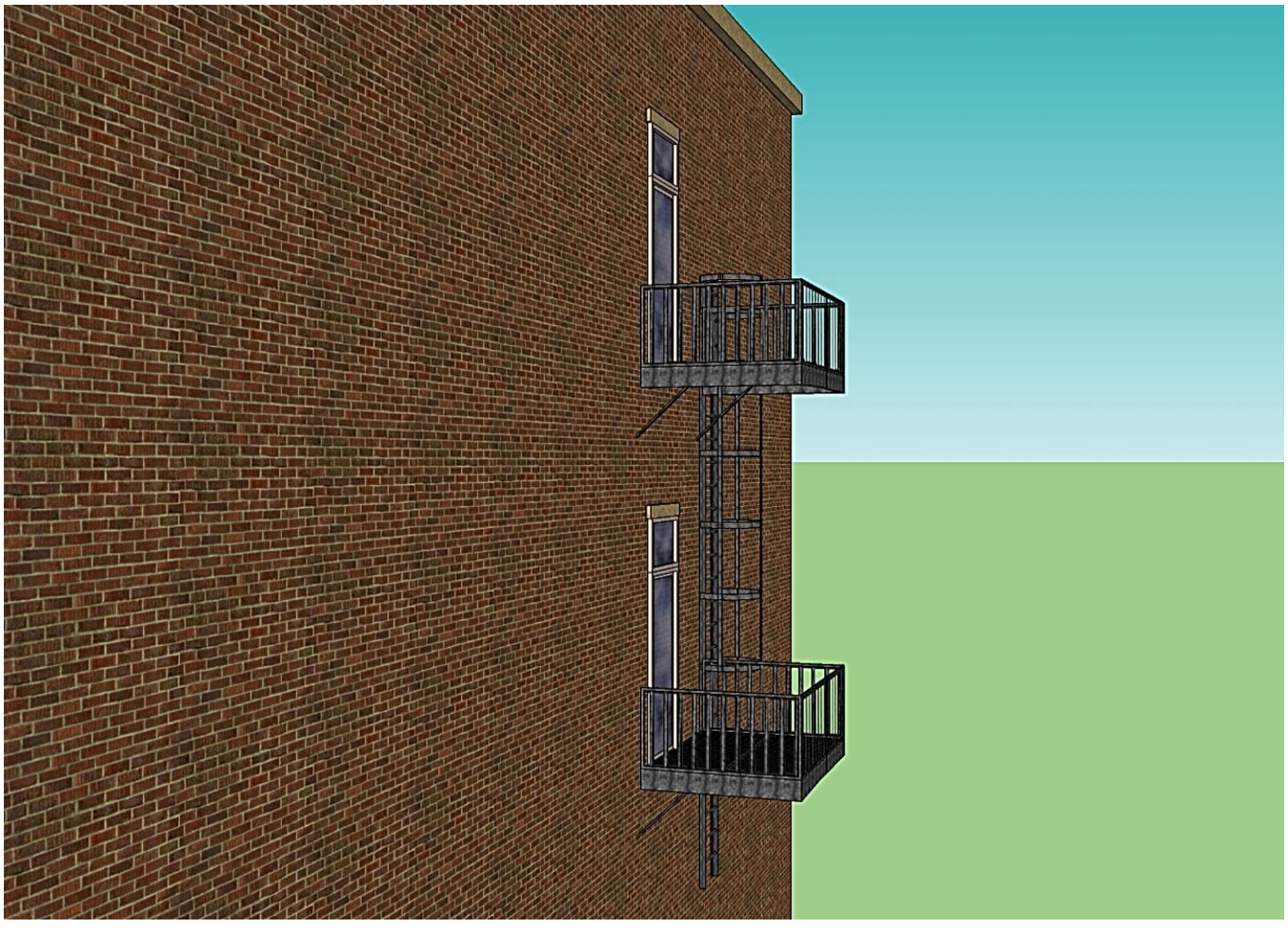
COLORADO REGISTERED
JASON E. BAKER
33739
6-29-09
PROFESSIONAL ENGINEER

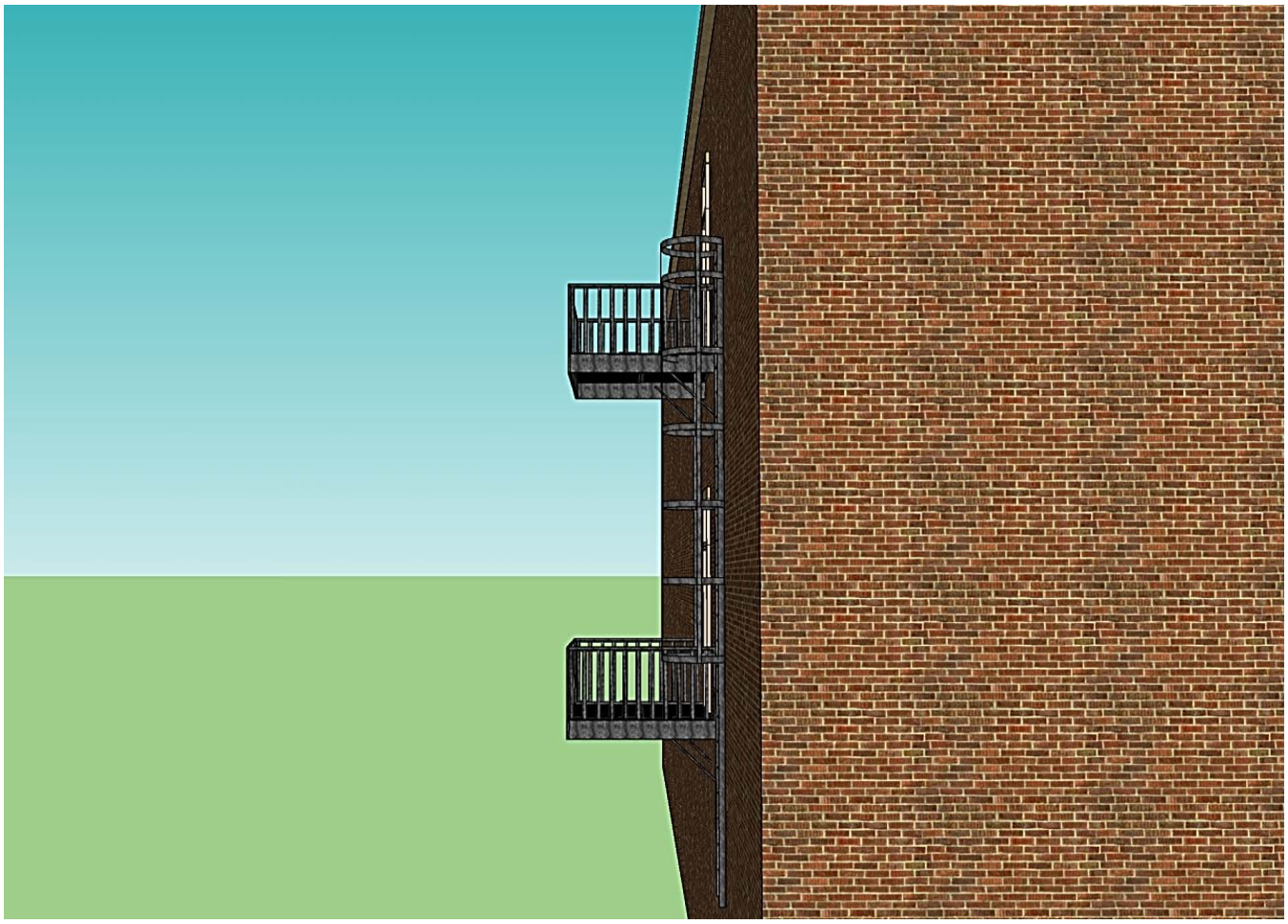
Jason E. Baker, P.E.

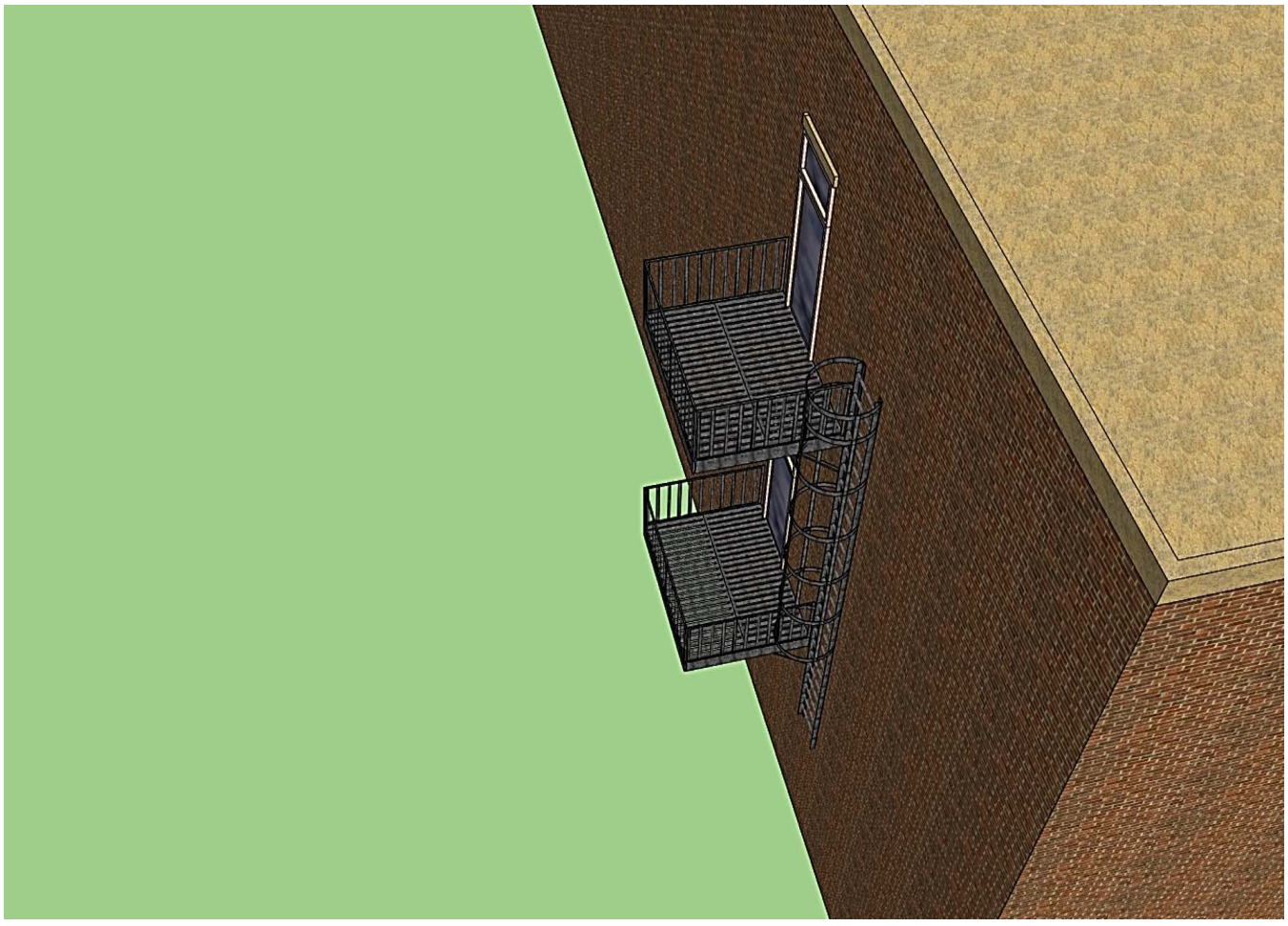
146 Barberry Place, Loveland, Colorado 80537 Telephone 970-278-1909 Fax 970-278-1910


CARL'S
CANTEEN
A









LITHONIA LIGHTING®

Catalog Number	
Notes	
Type	

AFFINITY®

Die-Cast Architectural Emergency Light

AFN

White

Brushed Nickel

FEATURES & SPECIFICATIONS

INTENDED USE — Provides a minimum of 90 minutes illumination for the rated wattage upon loss of AC power. Ideal for applications requiring low-profile, attractive emergency lighting.

CONSTRUCTION — Compact, low-profile, architectural design with die-cast aluminum housing. Available finishes are texturized polyester powder coat paint in brushed nickel, white, black and dark bronze. All finishes can be painted in the field to match the wall color of choice.

U.S. Patent No. D468,046.

OPTICS — Standard optics provided with two 6W wedge-base xenon lamps offer 55 percent more light output than standard incandescent lamps. Patent-pending reflector/refractor design features superior vac-metalized, die-casted reflectors; and multi-faceted, highly transmissive refractor that significantly improve photometrics.

Forward throw (FWD) option optics provided with two high-brightness white LEDs, projecting an NFPA-101 compliant path 3' wide and 28' forward, when mounted 8-1/2' AFF. The typical life of the LED lamp is 10 years.

All light sources meet requirements for NEC 700.16.

Dual-voltage input capability (120/277V).

Edge connectors on printed circuit board ensure long-term durability.

Universal J-box mounting pattern.

Low-profile, integrated test switch/pilot light located below the lens.

Easily visible green status indicator.

Rigid conduit entry provision on top of the unit.

Battery: Sealed, maintenance-free lead-calcium battery provides 12W rated capacity. Nickel-cadmium battery with Premium and Exterior option packages.

Automatic 48-hour recharge after a 90-minute discharge.

Low-voltage disconnect prevents excessively deep discharge that can permanently damage the battery. Single-circuit battery connection.

ELECTRICAL — Current-limiting charger maximizes battery life and minimizes energy consumption. Provides low operating costs.

Short-circuit protection — current-limiting charger circuitry protects printed circuit board from shorts.

Thermal protection senses circuitry temperature and adjusts charge current to prevent overheating and charger failure.

Thermal compensation adjusts charger output to provide optimum charge voltage relative to ambient temperature.

Regulated charge voltage maintains constant-charge voltage over a wide range of line voltages. Prevents over/undercharging that shortens battery life and reduces capacity.

Filtered charger input minimizes charge voltage ripple and extends battery life.

AC/LVD reset allows battery connection before AC power is applied and prevents battery damage from deep discharge.

Brownout protection is automatically switched to emergency mode when supply voltage drops below 80 percent of nominal.

EXT option package includes 20-minute time delay for supplemental lighting during HID startup.

Self-diagnostics (PREM and EXT option packages)

Patented Electronics - U.S. Patent No. 6,502,044.

Single multi-chromatic LED indicator to display two-state charging, test activation and three-state diagnostic status.

Test switch provides manual activation of 30-second diagnostic testing for on-demand visual inspection.

Self-diagnostic testing for five minutes every 30 days and 30 minutes every six months.

Diagnostic evaluation of lamp, AC to DC transfer, charging and battery condition. Continuously monitors AC functionality.

Postpone automatic test initiates eight hour delay of an automatic test by activating the manual test switch.

LISTINGS — UL Listed. Wet location (EXT) listed. Damp location (PREM, EXT) listed. Cold weather (EXT) listed.

Meets UL 924, NFPA 101, NFPA 70-NEC and OSHA illumination standards. UL labeled.

WARRANTY — 3-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Actual performance may differ as a result of end-user environment and application.

Note: Specifications subject to change without notice.

ORDERING INFORMATION

For shortest lead times, configure product using **bolded options.**

Example: AFN W EXT

AFN					
Series		**Finish**		**Options**	
AFN	AFFINITY Series die-cast architectural emergency lighting	**W**	White	**(blank)**	Features lead calcium battery
		B	Black	PREM	Features ni-cad battery, self-diagnostics and damp location 32°F to 122°F (0°C to 50°C)
		BN	Brushed nickel	**EXT**	Features high-temperature ni-cad battery listed from 0°F to 122°F (-18°C to 50°C), self-diagnostics, time delay; listed for cold weather, damp and wet location
		DB	Dark bronze[1]	FWD	Forward throw optics with LED light source

Accessories: *Order as separate catalog number.*[2]	
ELA AFNR DB	Remote fixture (less batteries and electronics) to be powered by 6V battery equipment as part of an emergency lighting system (listed from 0°F to 122°F; -18°C to 50°C), BN, W, B finishes available.

Notes

1 Dark bronze can only be ordered with EXT option.

2 See spec sheet ELA-OMC-ELA-AFNR.

AFN Affinity® Die-Cast Architectural Emergency Light

SPECIFICATIONS

ELECTRICAL: Primary Circuit					
	AC Input			Output volts	Watts output
Type	Volts	Amps	Watts		1-1/2 hrs.
AFN	120	.11	1.1	6	12
	277	.12	1.3		
AFN PREM	120	.15	1.4	6	12
	277	.14	1.4		
AFN EXT	120	.23	21[1]	6	12
	277	.25	35[1]		

BATTERY: Sealed Lead-Calcium				
Voltage	Shelf life[2]	Typical life[2]	Maintenance[4]	Optimum temperature[3]
6	12 months	5 - 7 years	none	60°– 90°F (16°– 32°C)

BATTERY: Nickel-Cadmium				
Voltage	Shelf life[2]	Typical life[2]	Maintenance[4]	Optimum temperature[3]
6	3 years	7 - 9 years	none	32°– 122°F (0°– 50°C)

1 Exit provided with battery heater.

2 At 77°F (25°C).

3 Optimum ambient temperature range where unit will provide capacity for 90 minutes. Higher and lower temperatures affect life and capacity. See option packages for expanded temperature ranges. Consult factory for detailed information.

4 All life safety equipment, including emergency lighting for path of egress must be maintained, serviced, and tested in accordance with all National Fire Protection Association (NFPA) and local codes. Failure to perform the required maintenance, service, or testing could jeopardize the safety of occupants and will void all warranties.

SPACING GUIDE

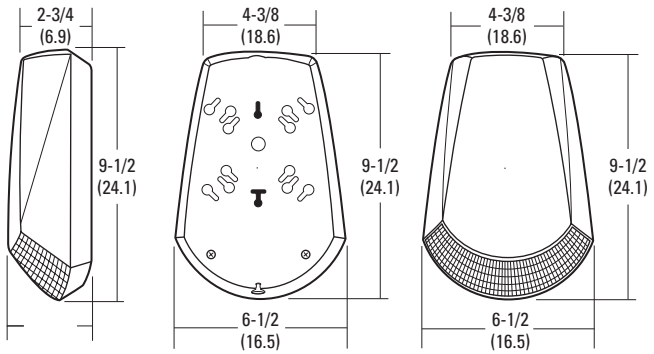
Xenon Lamp	Path of Egress 3'-wide	Path of Egress 6'-wide
Center-to-Center Spacing	26'	21'

NOTE: Meets Life Safety Code standard minimum illuminance of 0.1 FC and average illuminance of 1.0 FC. Assumes open space with no obstructions, mounting height: 8.5', ceiling height: 9', and reflectances: 80/50/20.

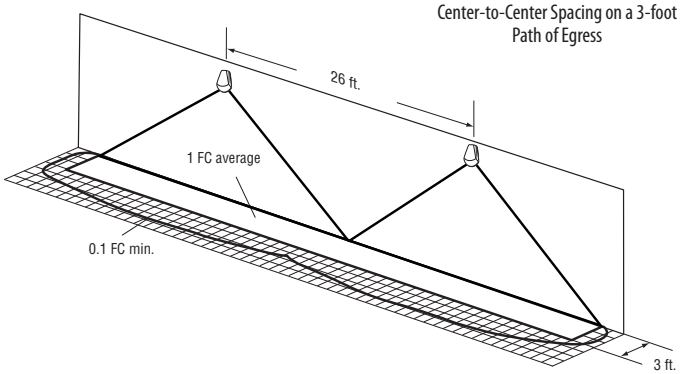
MOUNTING

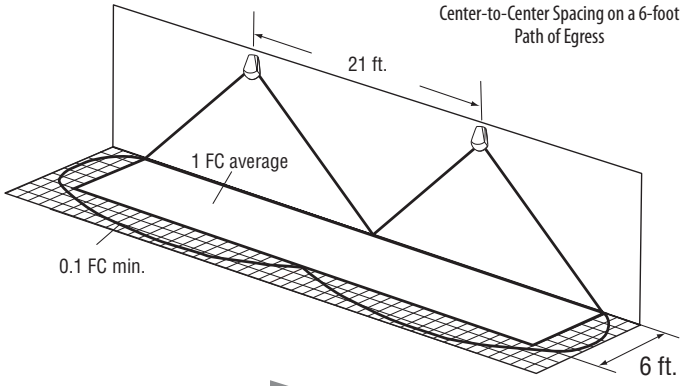
All dimensions are inches (centimeters).

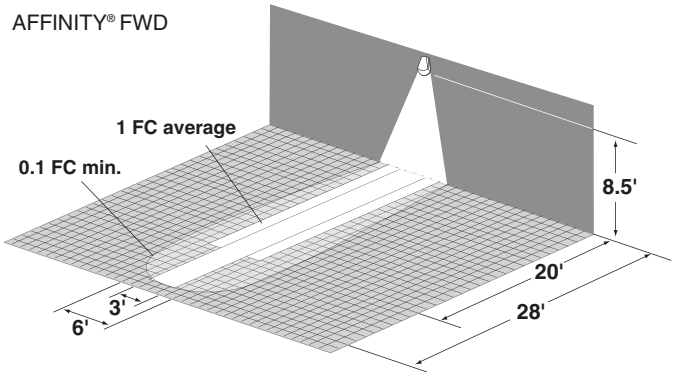
Shipping weight: 3.5 lbs. (1.59 kgs.)



FIXTURE PERFORMANCE







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The Secretary of the Interior's Standards for Rehabilitation

Introduction to the Standards

The Secretary of the Interior is responsible for establishing standards for all programs under Departmental authority and for advising Federal agencies on the preservation of historic properties listed in or eligible for listing in the National Register of Historic Places.

The Standards for Rehabilitation (codified in 36 CFR 67 for use in the Federal Historic Preservation Tax Incentives program) address the most prevalent treatment. "Rehabilitation" is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."

Initially developed by the Secretary of the Interior to determine the appropriateness of proposed project work on registered properties within the Historic Preservation Fund grant-in-aid program, the **Standards for Rehabilitation** have been widely used over the years--particularly to determine if a rehabilitation qualifies as a Certified Rehabilitation for Federal tax purposes. In addition, the Standards have guided Federal agencies in carrying out their historic preservation responsibilities for properties in Federal ownership or control; and State and local officials in reviewing both Federal and nonfederal rehabilitation proposals. They have also been adopted by historic district and planning commissions across the country.

The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features. The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and interior of the buildings. They also encompass related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction. To be certified for Federal tax purposes, a rehabilitation project must be determined by the Secretary to be consistent with the historic character of the structure(s), and where applicable, the district in which it is located.

As stated in the definition, the treatment "rehabilitation" assumes that at least some repair or alteration of the historic building will be needed in order to provide for an efficient contemporary use; however, these repairs and alterations must not damage or destroy materials, features or finishes that are important in defining the building's historic character. For example, certain treatments--if improperly applied--may cause or accelerate physical deterioration of the historic building. This can include using improper repointing or exterior masonry cleaning techniques, or introducing insulation that damages historic fabric. In almost all of these situations, use of these materials and treatments will result in a project that does not meet the Standards. Similarly, exterior additions that duplicate the form, material, and detailing of the structure to the extent that they compromise the historic character of the structure will fail to meet the Standards.

The Secretary of the Interior's Standards for Rehabilitation

The Standards (Department of Interior regulations, 36 CFR 67) pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior, related landscape features and the building's site and environment as well as attached, adjacent, or related new construction. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

NATIONAL PARK SERVICE

STANDARDS FOR REHABILITATION AND GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS

SPECIAL REQUIREMENTS

health + safety considerations

HISTORICAL OVERVIEW

Although the work in these sections is quite often an important aspect of rehabilitation projects, it is usually not part of the overall process of preserving character-defining features (maintenance, repair, replacement); rather, such work is assessed for its potential negative impact on the building's historic character. For this reason, particular care must be taken not to obscure, radically change, damage, or destroy character-defining features in the process of rehabilitation work.

RECOMMENDED

Identifying the historic building's character-defining spaces, features, and finishes so that code-required work will not result in their damage or loss.

Complying with health and safety codes, including seismic code requirements, in such a manner that character-defining spaces, features, and finishes are preserved.

This small-scale stairtower on a nonsignificant rear elevation is compatible with the historic character of the building. Photo: NPS files.

Removing toxic building materials only after thorough testing has been conducted and only after less invasive abatement methods have been shown to be inadequate.

Providing workers with appropriate personal protective equipment for hazards found in the worksite.

Working with local code officials to investigate systems, methods, or devices of equivalent or superior effectiveness and safety to those prescribed by code so that unnecessary alterations can be avoided.

Upgrading historic stairways and elevators to meet health and safety codes in a manner that assures their preservation, i.e., so that they are not damaged or obscured.

In undertaking rehabilitation work on historic buildings, it is

-GUIDELINES-

The Approach

Exterior Materials
Masonry
Wood
Architectural Metals

Exterior Features
Roofs
Windows
Entrances + Porches
Storefronts

Interior Features
Structural System
Spaces/Features/Finishes
Mechanical Systems

Site

Setting

Special Requirements
Energy Efficiency
New Additions
Accessibility
Health + Safety

THE STANDARDS

necessary to consider the impact that meeting current health and safety codes will have on character-defining spaces, features, and finishes. This stair enclosure preserves the decorative staircase and also meets the safety code. Photo: NPS files.

Installing sensitively designed fire suppression systems, such as sprinkler systems that result in retention of historic features and finishes.

Applying fire-retardant coatings, such as intumescent paints, which expand during fire to add thermal protection to steel.

Adding a new stairway or elevator to meet health and safety codes in a manner that preserves adjacent character-defining features and spaces.

Placing a code-required stairway or elevator that cannot be accommodated within the historic building in a new exterior addition. Such an addition should be on an inconspicuous elevation.

NOT RECOMMENDED

Undertaking code-required alterations to a building or site before identifying those spaces, features, or finishes which are character-defining and must therefore be preserved.

Altering, damaging, or destroying character-defining spaces, features, and finishes while making modifications to a building or site to comply with safety codes.

Destroying historic interior features and finishes without careful testing and without considering less invasive abatement methods.

Removing unhealthful building materials without regard to personal and environmental safety.

Making changes to historic buildings without first exploring equivalent health and safety systems, methods, or devices that may be less damaging to historic spaces, features, and finishes.

Damaging or obscuring historic stairways and elevators or altering adjacent spaces in the process of doing work to meet code requirements.

Covering character-defining wood features with fire-resistant sheathing which results in altering their visual appearance.Using fire-retardant coatings if they damage or obscure character-defining features.

Radically changing, damaging, or destroying character-defining spaces, features, or finishes when adding a new code-required stairway or elevator.

Constructing a new addition to accommodate code-required stairs and elevators on character-defining elevations highly visible from the street; or where it obscures, damages, or destroys character-defining features.

This new stairtower addition on a historic university building has been constructed on a highly visible side elevation. Together with its contrasting color and size, it obscures the historic form and roofline. Photo: Martha L. Werenfels, AIA.

HISTORICAL OVERVIEW - **PRESERVING** - **rehabilitating** - **RESTORING** - **RECONSTRUCTING** main - credits - email

Alternatives Examined to Achieve Code Compliant Means of Egress

The following options were examined as options for placement of a new means of egress:

OPTION 1 - New Interior Staircase at NW or NE Corner of Building

The construction of a second interior staircase was evaluated as an alternative to achieve UBC compliance. Since the primary existing staircase is currently located at the south or rear of the Lincoln Hotel, compliance with the UBC would require that a second staircase be located at the north end of the structure to achieve the appropriate minimum spacing between means of egress.

The owner of the Lincoln Hotel is currently entered into a legal agreement with the Federal Dept. of Housing and Urban Development to provide qualifying affordable rental units for a period of 20 years in exchange for receiving Community Development Block Grants to help defray the costs of interior renovation. The interior renovation project, currently in progress, is at risk for contractual default by the owner if the agreed upon number of units slated for renovation are not completed and offered to income qualified tenants.

Placement of a second interior staircase was considered for the NW corner of the building. The construction of a staircase shaft in the NW corner location would meet UBC spacing requirements for distance between means of egress, but would force the loss of a newly remodeled rental apartment unit on the second floor, and force the loss of another rental apartment unit on the third floor. The exit for this new interior staircase would adversely affect the proposed storefront restoration, and destroy the area of the first floor that retains some of the original historical materials. The construction of a new interior staircase at the NE corner of the building would result in a similar loss of rental apartment units, and cause adverse impact to the proposed storefront restoration.

OPTION 2 – New Interior Staircase at North End of Existing Atrium

The construction of a new interior staircase at the north end of the existing atrium was evaluated as an alternative to prevent the loss of qualifying affordable rental units as described in Option 1 above. However, the construction of a new staircase at the north end of the existing atrium was not considered a viable alternative for two reasons.

First, in the location at the north end of the atrium, a new staircase would not meet the minimum spacing requirement between means of egress as required pursuant to Section 1004.2.4 of the UBC (1997). Second, construction of a new staircase at the north end of the atrium would adversely affect the integrity of the historic interior space. Radical measures, such as cutting through the floor of the existing Arts & Crafts era atrium and third floor mezzanine would be required to accommodate a new staircase at this location. This option is not considered viable as it is not UBC compliant, nor does it achieve an adequate level of sensitivity to a defining interior feature of the historic resource.

OPTION 3 – New Exterior Fire Escape on West Façade

The west side of the Lincoln Hotel is adjoined by a common wall with the building at 234 E. 4th Street. The Lincoln Hotel is three stories in height, and the building at 234 E. 4th Street is two stories with a one story rear addition. The placement of a fire escape on the west façade of the Lincoln Hotel was investigated as a less intrusive location than one of the building's street facades, but it is not considered a viable alternative. A new fire escape located on the west side of the building could be placed in a location meeting the minimum spacing requirement between means of egress, however it would create non-compliance with Table 5-A, which prohibits any openings, including exit doors, in exterior walls located within 5 feet of property lines . The common wall of the Lincoln Hotel and the building at 234 E. 4th is located on the property line. Additionally, Section 1006.2.1 does not permit exterior exit stairways and balconies to be located within 5 feet of property lines. This option lacks further viability because the Lincoln Hotel's boiler chimney creates a physical impediment to placement of a fire escape on the building's second floor. The physical impediment caused by the Lincoln Hotel chimney would require that 2nd floor tenants climb up to the 2nd floor roof of 234 E. 4th St., and then descend downward to the alley from the roof of the rear addition of 234 E. 4th St.

OPTION 4 – New Exterior Fire Escape on East Façade

The placement of a fire escape on the east façade of the Lincoln Hotel has been identified as the most feasible and least obtrusive method for mitigating current non-compliance with the UBC. This alternative meets the minimum distance requirement between means of egress, does not destroy or damage interior character defining spaces or features such as the atrium and mezzanine, does not interfere with plans to restore the storefronts to their 1912 historic configuration, and can be located such that it will not require the loss of existing openings on the façade. The use of a fire escape is much less obtrusive than would be the construction of a new addition to house the code-required stairs, and would be easily reversible. This option also reduces the likelihood of the owner defaulting on the contractual obligations with the Dept. of Housing and Urban Development to provide qualifying affordable units for a period of 20 years.

City of Loveland

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Loveland Historic Preservation Commission

Staff Report

From: Bethany Clark, Community and Strategic Planning
Meeting Date: August 19, 2013
Re: Alteration Certificate Application for 901 N Jefferson Avenue

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SITE DATA

Address: 901 N Jefferson Avenue
Loveland, CO 80537

Request: Application for Alteration Certificate

Historic Name: Lloyd House

Architectural Style: Late Victorian

Construction Date: 1907

Owner(s): Eileen Van Baren

Applicant(s): Eileen Van Baren

Attachments:

1. Alteration Certificate Application
2. Excerpt from Historic Residential Design Guidelines
3. The Secretary of the Interior's Standards for Rehabilitation
4. Exterior Features: Windows, Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings
5. Secretary of the Interior's Technical Preservation Services: Replacement Windows that Meet the Standards

SUMMARY

This applicant proposes to perform the following work:

1. Repair front porch
2. Repair garage roof
3. Replace bi-fold garage doors with automatic steel garage door
4. Replace historic wood windows with vinyl-clad double-hung windows

See Background and Project Description.

ARCHITECTURAL CHARACTERISTICS

House

This 1½-story Late Victorian era residence is supported by an unpainted sandstone foundation, and its exterior walls are clad with painted yellow horizontal wood siding with painted white 1" by 4" corner boards. The house is covered by a steeply-pitched truncated hipped roof, with prominent intersecting gables on the east and south elevations. Painted yellow and turquoise color, fish scale shingles appear in the upper gable ends. The roof is covered with grey asphalt composition shingles and the eaves are boxed with painted turquoise and white wood trim. A brown brick chimney is located near the center of the roof.

Two hipped-roof dormers, each with a set of paired 1/1 double-hung sash windows, are respectively located on the north and west- facing roof slopes. A non-original gabled dormer, also with a set of paired 1/1 double-hung sash windows, is located near the west end of the south-facing roof slope. The house features an asymmetrical façade, which faces towards Jefferson Avenue on the east elevation. Two painted turquoise color wood paneled doors, each with an upper sash light, and each covered by a white glass-in-metal frame storm door, enter the south half of the façade from a distinctive Late Victorian era front porch. Both of the entry doors are at forty-five degree angles to the façade, while the porch wraps around to just cover the front southeast corner of the house. This porch is approached by three sandstone steps, and features a painted turquoise tongue-in-groove wood floor, painted white Tuscan columns, and a distinctive truncated roof. The home's window are primarily 1/1 double-hung sash with painted white wood frames and surrounds. Windows on the façade and near the east end of the south elevation also feature painted turquoise color wood awnings. A single-story hipped-roof extension is located on the west (rear) elevation. A painted turquoise color wood-paneled door, with one upper sash light, enters the extension's west elevation, from three step wooden stoop.

Garage

A single-stall wood frame garage is located northwest of the house. The garage has a concrete foundation and floor, and its exterior walls are clad with narrow horizontal wood siding. The garage is covered by a low-pitched front gabled roof, laid over 1x wood decking and 2x wood rafters. The

rafter ends are painted white and are exposed beneath the eaves. A set of painted turquoise color bi-fold garage doors are located on the east elevation. These doors open onto concrete driveway which extends along the north side of the house to Jefferson Avenue. An array of solar panels are located on the garage's south facing roof slope. A set of paired single-light windows penetrate the garage's west elevation.

Significance

According to the Architectural Inventory Form prepared by Cultural Resource Historians, the house is architecturally significant for its Late Victorian era architectural characteristics, including its distinctive front porch, decorative shingles in the upper gable ends, and steeply-pitched hipped roof with intersecting gables. It also displays a high level of physical integrity with no notable exterior alterations to the home. The presence of a historic single-stall garage, with its historic bi-fold garage doors still intact enhances the integrity of the setting.

PROJECT DESCRIPTION

The scope of proposed work is outlined in the Alteration Certificate Application, prepared by the applicant and included as **Attachment 1**. The applicant proposes the following work:

Front Porch

The applicant proposes to reinforce the porch foundation pillar to fix a portion of the porch that has dropped several inches due to a drainage problem. The applicant will also fix the gutter to drain water away from the house and porch.

Garage Roof

The applicant would like to remove all the old shingles and replace with new asphalt shingles to match the existing roof. The applicant has stated that the garage roof has at least 4 layers of shingles on the roof.

Garage Door

The applicant would like to replace the existing wood bi-fold garage doors with a new automatic steel panel garage door embossed with a wood-grained texture in the "Ranch" style as indicated in the Application.

Windows

The applicant has indicated that many of the historic wood windows are old, do not open easily, and have peeling paint. She has also stated that the locks do not work, the windows do not stay open, and they have the old weights in them. The applicant has stated her intent to replace most of the windows in the home over the next several years, but at this time is only proposing to replace four windows with double pane vinyl-clad double-hung windows. According to the applicant, the new windows would be wood on the interior and vinyl on the exterior to eliminate future maintenance. They would be painted white to match the existing frame and sill, and the sash and rails profiles

would match the existing windows. She would also like to repair the screens and storm windows to create a better fit.

REQUIRED CRITERIA

The Alteration Certificate process provides for the protection of the historic character of buildings on Loveland's Historic Register. The Loveland Historic Preservation Ordinance outlines the required criteria to be used to evaluate Landmark Alteration Certificate Applications. The Ordinance states:

"In addition to the criteria set forth in the Historic Residential Design Guidelines **(Attachment 2)** for alterations certificates, the Commission shall use the following criteria to determine compatibility:

1. The effect upon the general historical and architectural character of the structure and property;
2. The architectural style, arrangement, texture, and material used on the existing and proposed structures and their relation and compatibility with other structures;
3. The size of the structure, its setbacks, its site, location, and the appropriateness thereof, when compared to existing structures and the site;
4. The compatibility of accessory structures and fences with the main structure on the site, and with other structures;
5. The effects of the proposed work in creating, changing, destroying, or otherwise impacting the exterior architectural features of the structure upon which such work is done;
6. The condition of existing improvements and whether they are a hazard to public health and safety;
7. The effects of the proposed work upon the protection, enhancement, perpetuation and use of the property; and
8. Compliance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties* set forth in Title 36 of the Code of Federal Regulations, Part 68. This reference shall always refer to the current standards, as amended."

Secretary of the Interior's Standards and Guidelines

Per Criteria number 8, the Commission must also use the *Secretary of the Interior's Standards for the Treatment of Historic Properties.* These Standards are further classified as Standards and Guidelines for "preserving," "rehabilitating," "restoring" and "reconstructing." The Guidelines provide more specific guidance on the topic at hand. In the case of this proposal, the proposed work falls under the category of "rehabilitation." Therefore, the *Standards for Rehabilitation* are used, see **Attachment 3**.

Within these Standards are Guidelines specific to *Exterior Features: Windows*. These Guidelines are included as **Attachment 4**.

STAFF ANALYSIS

Staff analysis is based upon the criteria and materials listed in the above Section.

Historic Residential Design Guidelines

Front Porch

Front porches are significant, character defining elements for many historic homes and are encouraged to remain intact. The proposal by the applicant will repair the porch by reinforcing the historic materials and correct the drainage issues. It is staff's opinion that the work on the front porch meets all required criteria.

Garage Roof

The applicant wishes to replace the garage roof with new asphalt shingles. The main house is already covered with grey asphalt composition shingles, and the applicant intends to match the existing roof. It is staff's opinion that the new roof would not be detrimental to the landmark property.

Garage Door

The applicant wishes to remove a historic bi-fold garage door and replace it with a steel panel, embossed garage door. The garage is set back approximately 85 feet from Jefferson Avenue and is not highly visible. The applicant has chosen the "Ranch" panel style as seen here. The pattern of the panel style is very different from the existing bi-fold garage door.

Figure 1. "Ranch" Panel Style

Original garages and historic outbuildings form an integral part of the character of historic residential neighborhoods. For that reason, it is important to retain and preserve the historic character of these structures. The *Loveland Historic Residential Design Guidelines* do not specifically address the replacement of historic garage doors but states that "original detached garages, chicken coops, sheds and other outbuildings should be retained and preserved when possible." Therefore, the Commission must use the other criteria in the Ordinance to supplement their evaluation of the proposed alteration. The applicable criteria are ***Criteria 1, 2, 5, 7, and 8***. It is staff's opinion that the pattern of the proposed garage door would not have a negative effect upon the general historical and architectural character of the property. However, the material is not compatible with the landmark property and does not convey the same visual appearance as the historic wood garage door. A more appropriate replacement material would be wood.

Figure 2. Existing Garage Door

Windows

The applicant has stated that original wood windows are difficult to open and close, do not stay open, and have peeling paint. Over the course of the next several years, the applicant intends to replace most, if not all of the historic wood windows, but at this time is only applying to replace four of these windows due to cost constraints. The applicant intends to replace the windows with white Anderson, double pane vinyl-clad double-hung windows and has stated her intent to have the sash and rail profile to be replicated in the new window. She wishes to use the vinyl-clad windows to eliminate future maintenance. The window frame/casing and sill will remain the same.

According to the Secretary of the Interior, the appearance of exterior windows helps define the historic character of a building. For that reason, the recommended action when it comes to windows is *"repairing window frames and sash by patching, splicing, consolidating or otherwise reinforcing. Such repair may also include replacement in kind--or with compatible substitute material--of those parts that are either extensively deteriorated or are missing when there are surviving prototypes such as architraves, hoodmolds, sash, sills, and interior or exterior shutters and blinds."*

The Historic Residential Design Guidelines also state that *"original wood windows and sashes should be repaired or rehabilitated (where feasible) before the window units are replaced."* Existing windows can be made weathertight by recaulking and replacing or reinstalling the weather stripping. These actions also improve thermal efficiency.

The Secretary of the Interior's Guidelines regarding Exterior Features: Windows recommend a strategy to "Identify, Retain, and Preserve" existing windows as the size, orientation, and placement of exterior windows have an impact on the overall historic character of a building. When windows are to be replaced, the Secretary of the Interior's Guidelines recommend that the replacement window use the same sash and pane configuration and other design details. The Secretary of the Interior's Technical Preservation Services **(Attachment 5)** also states that:

- *While it may be theoretically possible to match all the significant characteristics of a historic window in a substitute material, in actuality, finish, profiles, dimensions and details are all affected by a change in material.*
- *In addition to the surface characteristics, vinyl-clad or enameled aluminum-clad windows may have joints in the cladding that can make them look very different from a painted wood window.*

The proposed changes to the windows will alter the existing materials used on this structure and affect the compatibility with the remaining windows. The effect of the proposed work may have a noticeable impact on the appearance of the home, especially in relation to the existing historic windows. However, the historic window frames/casings and sills will remain and if the existing sash and rail profiles will be replicated in the new windows, the impact may not be detrimental. The windows to be replaced are not a significant feature of the house and only one of the windows is on a prominent elevation – on the second floor.

It is staff's opinion that the applicant's justification for replacing the windows could potentially be remedied with window repair or rehabilitation. However, the windows are not a defining historic characteristic of the Lloyd House at 901 N Jefferson Avenue and those that are proposed for replacement at this time are not highly visible, either being on secondary elevations or on the upper story of the home.

HISTORIC PRESERVATION COMMISSION ACTIONS

The Commission must use the criteria in the Historic Residential Design Guidelines, as well as the criteria in the Ordinance to evaluate whether the proposed work would or would not detrimentally alter, destroy, or adversely affect any architectural or landscape feature which contributes to its original historical designation.

Per Section 15.56.060.B Commission Review Criteria, the Historic Preservation Commission has thirty (30) days from the hearing date to adopt written findings and conclusions. The findings to be made are:

- **Whether the proposed development is visually compatible with designated historic structures located on the property in terms of design, finish, material, scale, mass and height.**
- **Whether the proposed work would or would not detrimentally alter, destroy, or adversely affect any architectural or landscape feature which contributes to its original historical designation**

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Commission: *motion to approve the porch repair, garage roof replacement, and window replacement in the Landmark Alteration Certificate for 901 N Jefferson Avenue, and disapprove the garage door replacement.*

ALTERATION CERTIFICATE APPLICATION

The following information must be provided to ensure adequate review of your proposal. Please type or print answers to each question. Digital copies (MS Word or fillable PDF) of this application are available by contacting Community & Strategic Planning Division at 970-962-2745.

1. OWNER/APPLICANT INFORMATION

Owner or Organization

a. Name: Eileen Van Baren

b. Mailing Address: 5428 Janna Dr.

c. Telephone: 970-667-1591

d. Email: fevanbaren@comcast.net

Applicant/Contact Person (if different than owner)

e. Name: same.

f. Mailing Address:

g. Telephone:

h. Email:

2. PROPERTY INFORMATION

a. Landmark Address: 901 N. Jefferson

b. Exact name of the landmark property as listed with the City of Loveland:

Lloyd House

c. Provide a brief description of the primary use of the property: Residential
I want to rent the House for 3-5 yrs. and then live in it myself.

3. ABUTTING PROPERTY OWNERS

Provide the names and addresses of all abutting property owners. (Please attach additional sheets as necessary)

a. ROD AND Cindy EBERLY 905 N JEFFERSON AVE
name **address**

b. Alan Jewell 845 N. Jefferson
name **address**

c. _____
name **address**

d. _____
name **address**

In the event that a public hearing is a necessary requirement of this alteration certificate application process, the Applicant/Owner is encouraged, as a courtesy, to contact neighboring property owners to make them aware that an application has been submitted.

4. PROJECT DESCRIPTION (Please attach additional sheets as necessary.)

a. Identify the scope of work as new construction, alteration, removal, or demolition, or combination thereof. Provide a brief description of the proposed scope of work. Include photos of all sides (elevations) of the property.

Type of Work *(please check one of the following):*

- ☐ New Construction (Site Improvement)
- ☐ Alteration (Change Exterior Façade)
- ☐ Removal (Removal of Specific Feature(s))
- ☐ Demolition Permit
- ☐ Awning
- ☐ Private Improvements in the Public Right-of-Way (outdoor seating areas, landscaping, utility work)
- ☒ Other (explain) new bathroom, shower, vanity & sink, paint all rooms, carpet 2 rooms upstairs. fix front porch. new roof on garage. new garage door. new furnace windows

PROJECT DESCRIPTION (continued)

b. Summarize and describe below who will carry out the work and how it will be performed. Include a description of any new construction, alteration, removal, or demolition and describe work techniques that will be used. (Please use attached forms when describing specific work to individual features of the landmark property).

Inside work done by Griess Construction, a Licensed contractor in Colorado. Has worked on other historical buildings in Loveland.

There will be no new construction on the EXTERIOR of the house

5. DESCRIPTION OF PROPOSED WORK TO ARCHITECTURAL FEATURES OR OTHER FEATURES OF THE LANDMARK PROPERTY

Feature A Front Porch
Name of Architectural Feature or other Feature of Landmark

Describe feature and its present condition:	Describe proposed work on feature and techniques:
Front porch has dropped several inches due to a drainage problem, just in one section.	Reinforce foundation pillar to make it level again. Fix gutter so it drains away from house and porch.

Feature B Garage Roof
Name of Architectural Feature or other Feature of Landmark

Describe feature and its present condition:	Describe proposed work on feature:
garage roof has at least 4 Layers of shingles on it along with solar panels	Remove all old shingles and replace with new Asphalt shingles MATching the house roof.

Feature C Garage ~~Roof~~ Door
Name of Architectural Feature or other Feature of Landmark

Describe feature and its present condition:	Describe proposed work on feature:
current garage opening consists of 3 reg doors hinged Together.	Replace with new automatic garage door as in photo. Door will be insulated and be comparable to architecture of the house and neighborhood

5. DESCRIPTION OF PROPOSED WORK (continued)

Please photocopy this sheet and attach copies as necessary.

Feature D Windows

Name of Architectural Feature or other Feature of Landmark

Describe feature and its present condition:	Describe proposed work on feature and techniques:
~~windows will be replaced~~ ~~w~~ Windows are old, do not open easily, peeling paint. Locks do not work. windows ~~and~~ won't ~~s~~tay open and they have the old weights in them.	windows will be replaced by Anderson window inserts. The inserts are double pane and vinyl to open and close easily. we will keep the old screens and storm windows on outside of house.

Feature E _____

Name of Architectural Feature or other Feature of Landmark

Describe feature and its present condition:	Describe proposed work on feature:

Feature F _____

Name of Architectural Feature or other Feature of Landmark

Describe feature and its present condition:	Describe proposed work on feature:

SUBMITTAL CHECKLIST & ACKNOWLEDGEMENT SIGNATURE

All proposals must contain sufficient information for adequate review and documentation. Please supply the following information as it applies to your design proposal.

I. NEW CONSTRUCTION OR ALTERATIONS *(Check box if completed)*

- ☐ A. Scale drawing or construction document showing all dimensions of existing building and dimensions of proposed work, noting all changes to facades, including cross sections (if applicable) of facades and proposed materials to be used. **(3 copies - and if plans are larger than 11"x17", submit one set of 11"x17" reductions).**
- ☐ B. Color evaluation of building, indicating proposed color scheme.
- ☐ C. Photos of existing building and area of proposed work.
- ☐ D. Color sample(s) or chip(s) of all proposed paint colors and/or materials.
- ☐ E. Site and landscape plans (drawn to scale), if appropriate (3 copies).
- ☐ F. Location of all signs, with dimensions showing approximate size, height from grade, and relation to windows, doors, and other primary features of the facade.

II. AWNINGS and SIGNS *(Check box if completed)*

NO

- ☐ A. Scale drawing showing all dimensions of all lettering, designs, or logos; minimum 1/4" = 1'. For awnings, include cross section or side view showing slope and projection. (3 copies)
- ☐ B. Scale drawing or photograph of building facade demonstrating placement and proportions (height and width), include dimensions showing height from grade and relationships to roofline, doors, windows, and other primary facade features.
- ☐ C. Color sample(s) and material(s) of all proposed materials.
- ☐ D. Lighting specifications, including layout and installation details (this may be part of the side view scale drawing, as required in A, above).

III. REMOVAL ***(Check box if completed)***

- ☐ A. Provide description of items or features to be removed from property exterior.
- ☐ B. Identify reasons for removing items or feature, and provide a summary of the impact removal will have on significance and integrity of the landmark property.
- ☐ C. If feature or item to be removed is to be replaced with equivalent, please follow Section I. New Construction or Alterations above.

IV. PRIVATE IMPROVEMENTS IN THE PUBLIC RIGHT-OF-WAY

NO

- ☐ A. Site plan drawn to scale (3 copies).
- ☐ B. Landscape plan drawn to scale (3 copies).
- ☐ C. Samples of all proposed materials.
- ☐ D. Color sample(s) or chip(s) of all proposed colors.
- ☐ E. Scale drawings showing all dimensions of any new construction including utility.

V. HISTORIC BUILDING PERMIT FEE WAIVERS

- ☒ A. Check this box if you are applying for a waiver of your building permit fees and agree to the policies set forth in the Historic Preservation Building Permit Fee Waiver Policies.

VI. ACKNOWLEDGMENT - (To be signed by Owner, or authorized Representative)

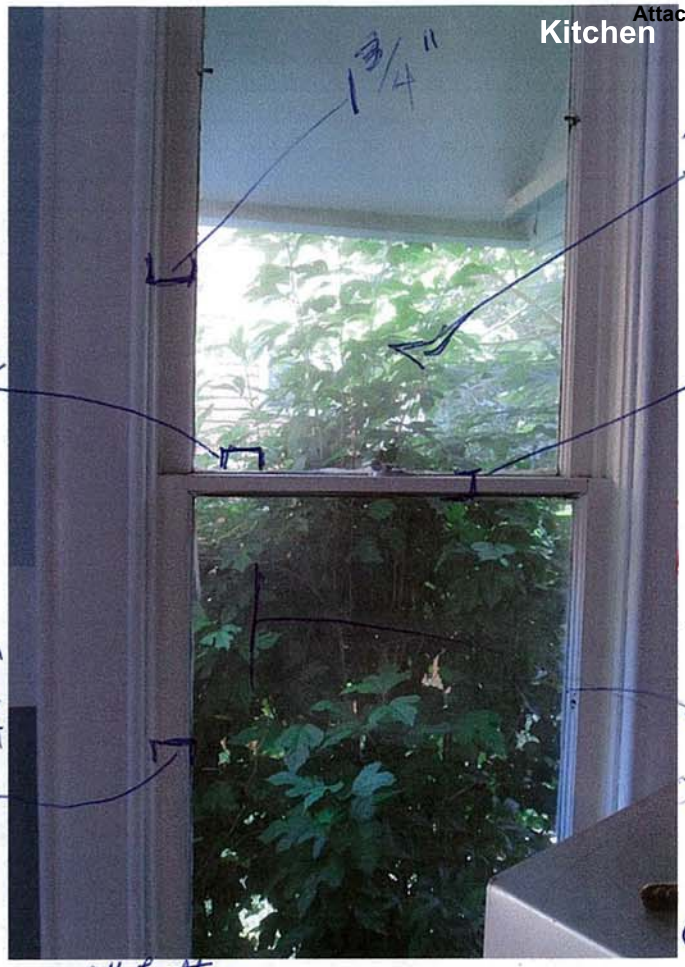
I acknowledge this is a complete application, ready for Historic Preservation Commission review. Each information requirement (described above) has been checked off, as it applies to this design proposal. I understand incomplete submittals will be returned to me for completion. If I am the owner's authorized representative, I certify that I have the owner's permission to affect these design changes upon the referenced landmark property.

Eileen VanBaren Owner's — 7/16/13

*Signature of Owner **OR** Owner's Representative* — *Date of Submittal*

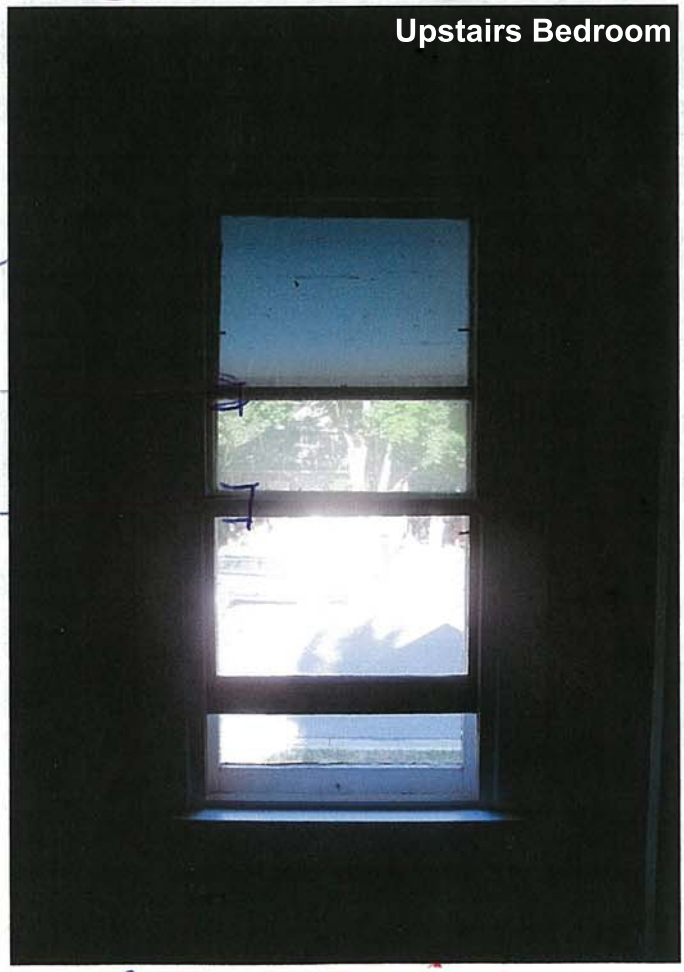
Back Room

Kitchen



Library

Upstairs Bedroom




Upstairs
Bedroom


Library


Kitchen


Back
Room

901 N. Jefferson, Loveland, Co 80537

ROTTED WINDOW - North side
ROTTED STORM WINDOW - Doesn't fit.

Storm window ROTTED, doesn't Fit Tight.

Back window North side

Hinges broken on storm window.

Window Rotted

Putty loose window Rotted

window frame Rotted on all window.

Back window North Side

Back Porch window

front window under porch

South
Side
window

No storm
window
Rotted
Sill

Same window

South side window

No screen or storm

Back Porch window ROTTED

Doesn't close.

Back yard
window
Doesn't close.

~~South side~~

901 N. Jefferson

garage door

Roof of garage

Roof of garage

Garage door

901 Jefferson
front porch

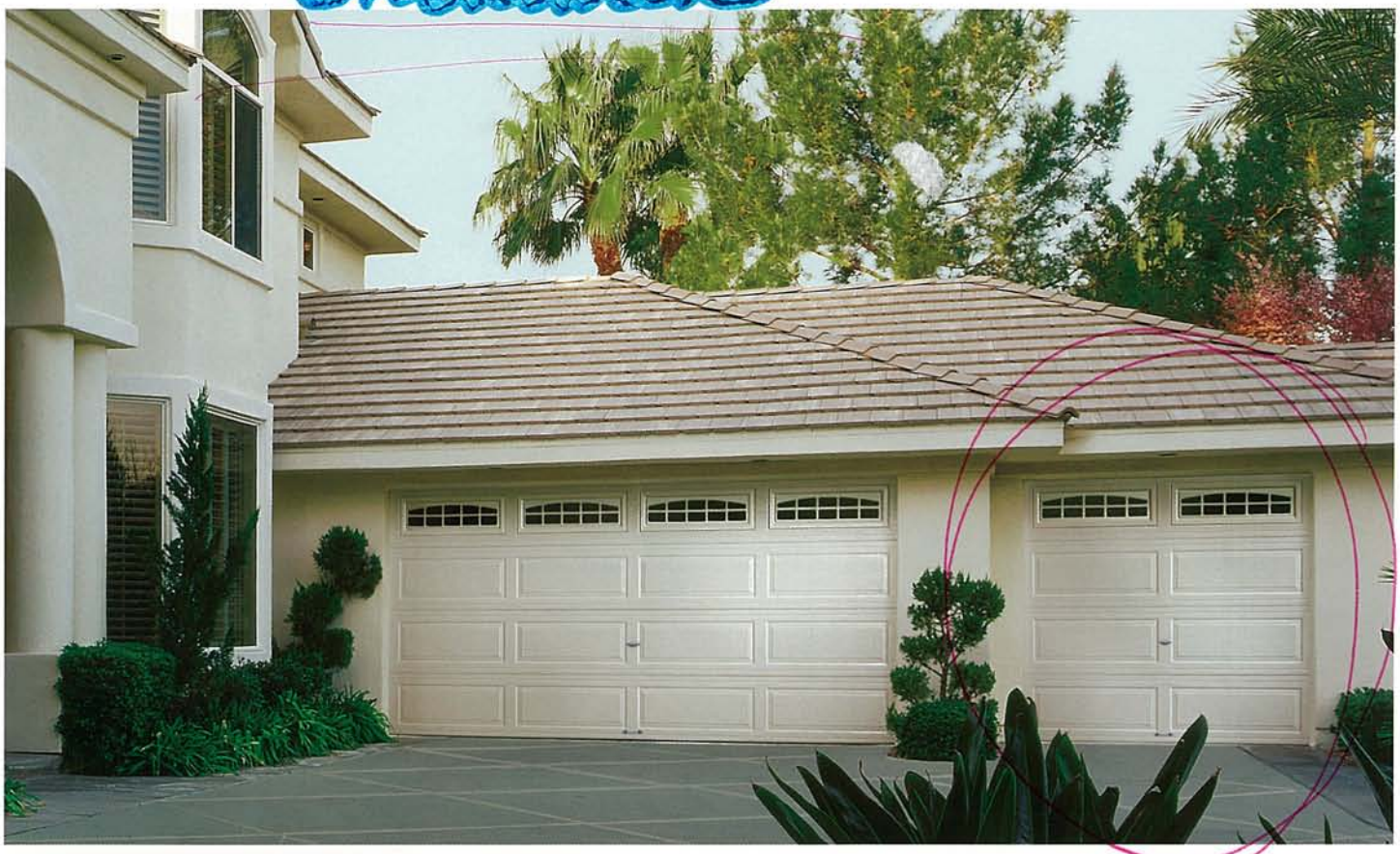
Model 8300

Exclusively From Your Garage Pro

- R-11* Polyurethane Insulation
- Tongue-And-Groove Panels
- Lifetime Limited Warranty

www.Wayne-Dalton.com

insulated



Model 8300 shown in Ranch design with Cascade II window inserts

Door Construction

- Embossed, high tensile steel panels give the look of wood with the strength of steel.
- Two-coat, baked-on polyester finish is virtually maintenance-free. This finish also makes an excellent base if you repaint to match the existing exterior colors of your home.
- The foamed-in-place polyurethane insulation is chemically bonded to each steel section, creating a structure with higher strength and dent resistance.
- Heavy-gauge steel wraparound end caps trim-out door edges for better appearance, improved strength and protection of the insulation from damage.
- Windload models available. Wayne-Dalton Certified* windSAFE
- Sound-absorbing insulation makes the door operate quieter and reduces wind rattle.
- Hot-dipped galvanized vertical supports add strength and durability.
- SilentGlide™ nylon rollers with solid steel shafts provide years of smooth, quiet and dependable operation.
- An insulated garage door improves your energy efficiency and makes your house more green.

U.S. GREEN BUILDING COUNCIL MEMBER

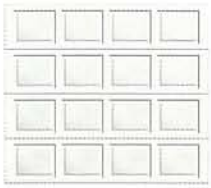
* Insulation values have been calculated in compliance with Dasma TDS-163 industry standards.

Model 8300 Specifications

Design

- Steel panels are embossed with a wood-grained texture giving the look of genuine wood.
- All panel designs available in white, taupe, almond and brown.

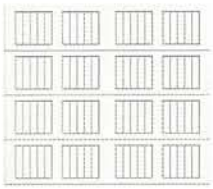
Colonial



Ranch

Contemporary

Sonoma



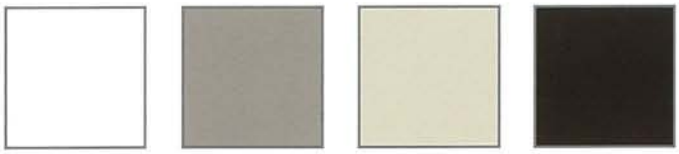
Windows

- Many decorative window inserts are available to enhance the look of your garage door, which in turn enhances the look of your home. Here are two examples. See Series 8000 brochure (#330448), Window style brochure (#330880), or web site for all options.

Cascade I

Waterton II

Colors



White | Taupe | Almond | Brown

SEE ALL THE LOOKS AVAILABLE ON OUR GARAGE DOOR DESIGN CENTER AT www.Wayne-Dalton.com

Safety & Security

- Lifting handles reduce risk to fingers from closing door panels.

Warranty

Model 8300 offers a Lifetime Limited Warranty against cracking, splitting, rusting through or section deterioration. See dealer for complete details.

Energy Efficiency & Noise Control

- The R-11* polyurethane insulation is substantially more effective than the same thickness of polystyrene insulation.
- Thermal break between outside and inside steel surfaces help interrupt energy loss.
- Bulb shaped bottom seal remains flexible even in the cold to keep out bad weather.
- The foamed-in-place insulation helps block street noise from entering into living areas that adjoin the garage.
- Snug-fitting tongue-and-groove section joints seal out wind and weather.

*Insulation values have been calculated in compliance with DASMA TSD-163 industry standards.

Dealer Imprint Area

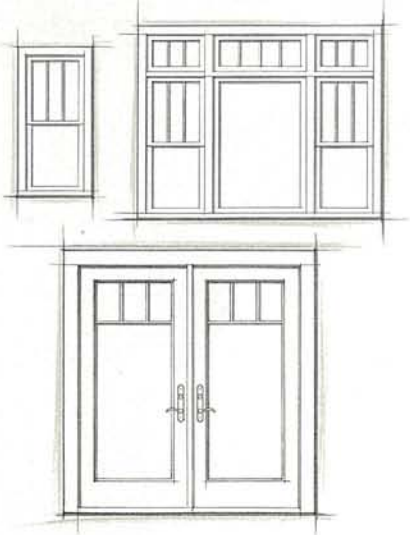
© 2012 Wayne-Dalton, a Division of Overhead Door Corporation. Consistent with our policy of continuing product improvement, we reserve the right to change product specifications without notice or obligation. Item 328668 10M 3/12 JAR

HOW DO WINDOWS INFLUENCE STYLE?

ARTS & CRAFTS

The Arts & Crafts, or Craftsman, home style is marked by a sense of the familiar, the handmade, the "craftsmanship" of design. Attributes of Arts & Crafts styling include:

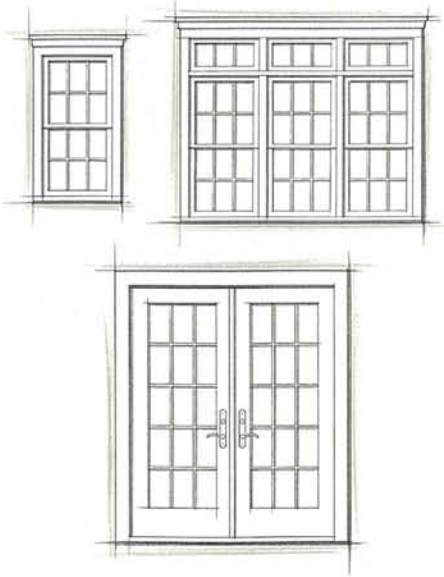
- Large glass and single glass openings
- Grilles in upper sash of the double-hung windows
- Art glass for that distinctive design touch



COLONIAL

Colonial today refers to a host of highly popular styles and blended designs. In fact, many homeowners are remodeling other styles of homes, like Ranch, to look more Colonial. Attributes of Colonial styling include:

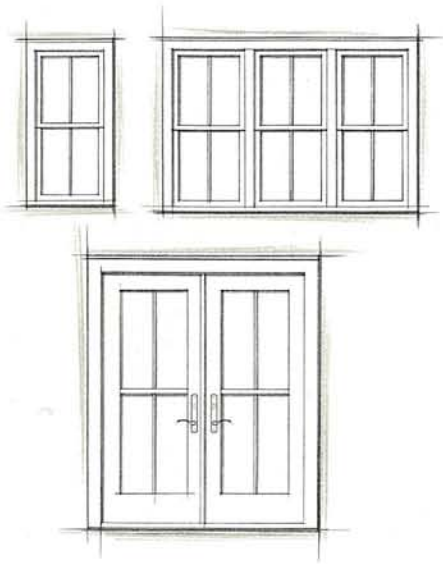
- Dormers and divided light double-hung windows
- Clapboard siding and shutters
- Fan light over entry door



COTTAGE FARMHOUSE

As a traditional style, Cottage Farmhouse beckons you back to the casual, simple, relaxed and delightful homestead of an earlier time.

- Grilles add a design touch on double-hung windows
- Double-hung windows are tall and narrow with simple grille patterns.



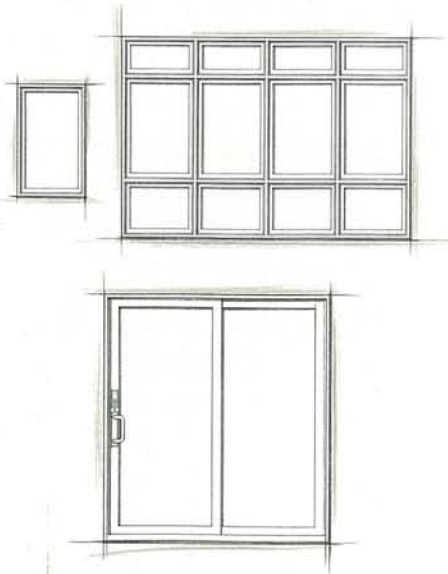
YOUR HOME IS FAR MORE THAN A DWELLING.

It's a design statement that speaks volumes about you. Andersen has perfected the art of creating windows that are aesthetically ideal, no matter what your style. Our products work in harmony, not only with each other, but also with your home's architectural components. The end result is an enduring investment — timeless beauty and lasting* quality at an exceptional value.

MODERN

The Modern style incorporates clean lines, simple forms and open floor plans. Attributes of Modern styling include:

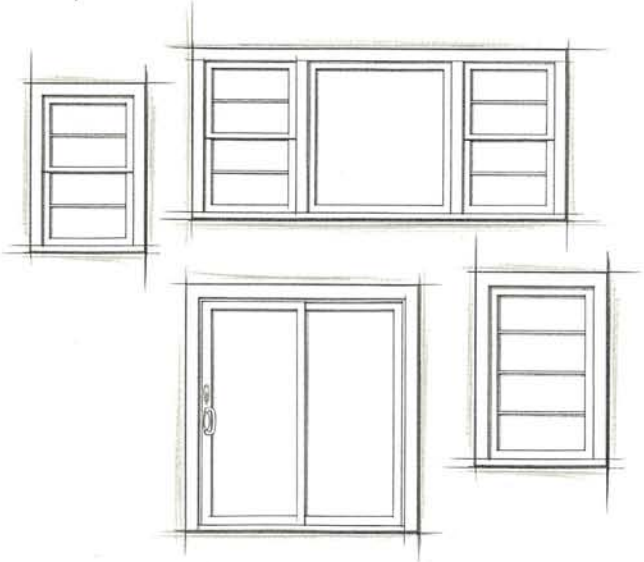
- Expanses of glass heighten the interior and expand space and light
- Casements and awnings are widely used window types in Modern homes



RANCH

Blending styles is becoming more and more popular, and Ranch homeowners are remodeling interiors to be more contemporary and exteriors to be more traditional.

- Ribbon or large plate-glass windows are common
- Divided light windows enhance both curb appeal and interior aesthetics
- Double-hung, casement and awning windows are used alone and in combinations



YOUR HOME STYLE

The styles outlined here represent just some of the more popular architectural approaches seen in homes today. The full range of home designs extends even beyond these to include many combinations. Your home may be a blended style, or may fall specifically into a genre or suite described here. Whatever look you're trying to achieve, Andersen can help you get there.

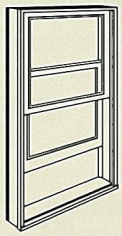
*Visit andersenwindows.com/warranty for details.

1 SELECT YOUR WINDOW

REPLACING

Replacement doesn't mean you have to put in the same type of window as your old one. For example, put a new, convenient casement window in place of your old and hard-to-operate double-hung. If you're changing window type, however, be sure to verify that the new window meets codes for your area.*

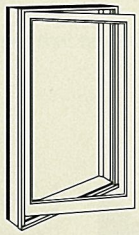
WINDOW TYPES



DOUBLE-HUNG

A double-hung has two vertically sliding sash in a single frame. Double-hungs lift open while remaining flush with the wall, making them ideal around patios, decks and walkways.

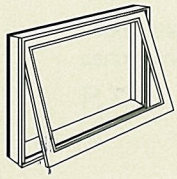
See p. 22.



CASEMENT

Casement windows are hinged windows that, with a turn of a crank, open outward to the right or to the left. Casements are common above kitchen sinks and give you flexibility to group them in stunning combinations.

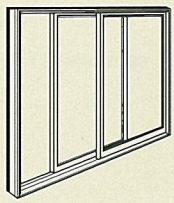
See p. 24.



AWNING

Awning windows are hinged at the top and open outward. They catch breezes from the left or right and are often used above, below or alongside stationary windows.

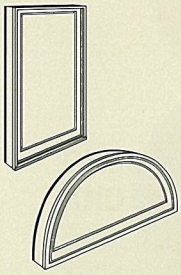
See p. 24.



GLIDING

Gliding windows feature two sash, with at least one of the sash sliding horizontally past the other. They give you the advantages of double-hung windows with a more contemporary look.

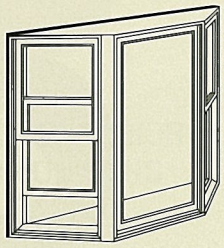
See p. 25.



STATIONARY

Stationary windows are windows that don't open.They're typically used in combination wth venting windows. Specialty windows are stationary windows with special shapes, such as curves and angles.

See p. 26.

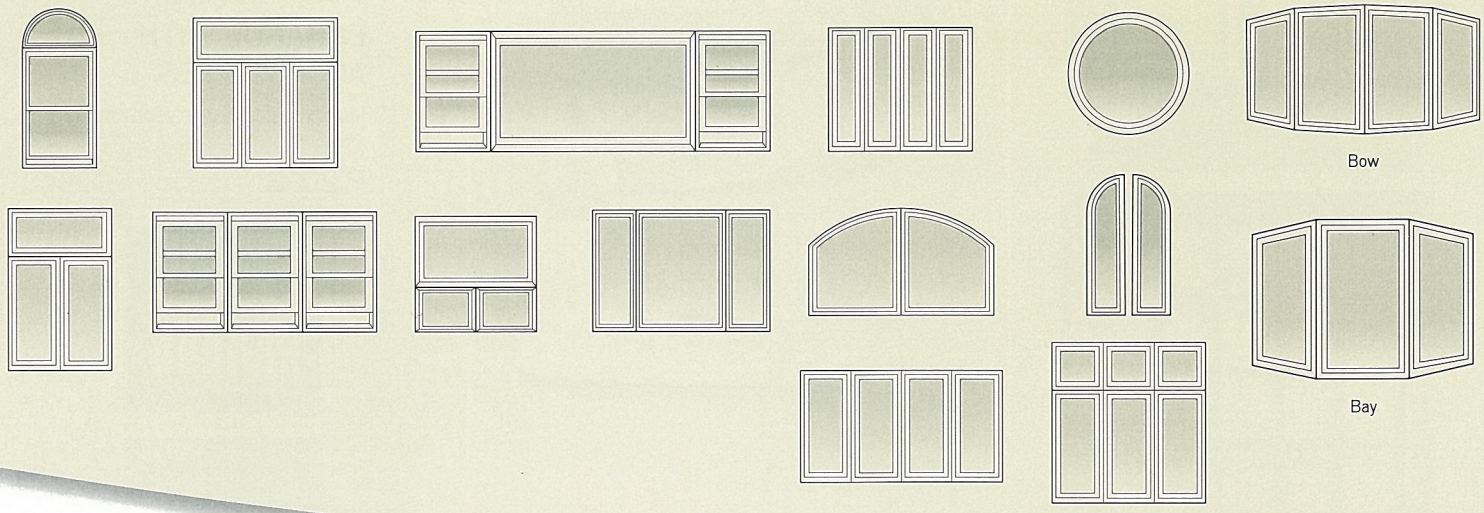


BAY & BOW

Bay and bow windows are window combinations that project outward from a home. These dramatic combinations can add space, volume and light to a room and add more personality to any home.

See p. 26.

COMBINATIONS: Explore the many possibilities of putting shapes and sizes together.



To create your own design, go to
andersenwindows.com/windowcentrics

*See your local code official for specific requirements.

REPLACING OR REMODELING

Grilles influence style, and the choices at Andersen are endless. You can use grilles to make your casement windows look like double-hung windows. Or you can match existing grille patterns. If you want to match existing patterns, it's a good idea to take a picture of your current windows before visiting The Home Depot® store in your area.

GRILLE CONFIGURATIONS

Full Divided Light

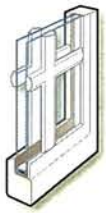
Give your window an authentic look with full divided light grilles that are permanently applied to the interior and exterior of your window with a spacer between the glass.

Permanent Exterior
Permanent Interior with Spacer

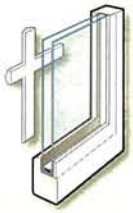
Permanent Exterior
Removable Interior

Simulated Divided Light

Simulated divided light offers permanent grilles on the exterior and interior with no spacer between the glass. We also offer permanent exterior grilles with removable interior grilles, available in natural wood or prefinished white.



Permanent Exterior
Permanent Interior



Removable
Interior Grille

Convenient Cleaning Options

Removable interior grilles come off for easy cleaning. Andersen® Finelight™ grilles are installed between the glass panes and feature a contoured 1" or ¾" profile.

Finelight™ Grilles
Between-the-Glass

Note: Exterior side shown.

Grille Widths (actual size shown)

¾" 7/8" 1⅛" 2¼"

Andersen® 400 Series Woodwright® insert replacement windows with pine interiors.

REPLACING OR REMODELING

With Andersen, you have a beautiful array of hardware styles and finishes to enhance your home's décor. If you're replacing or remodeling, it's important to choose finishes that best complement the hardware you already have. Look at your lighting, plumbing, cabinetry and other areas for guidance.

CASEMENT & AWNING HARDWARE OPTIONS*

CLASSIC SERIES™

Stone | **White**

ESTATE™

Antique Brass | Bright Brass | Brushed Chrome
Distressed Bronze | Distressed Nickel | Oil Rubbed Bronze
Polished Chrome | Satin Nickel

TRADITIONAL FOLDING

Folding window hardware eliminates interference with window treatments.

Antique Brass | Black | Bright Brass | Gold Dust
Oil Rubbed Bronze | Satin Nickel | **Stone** | White

CONTEMPORARY FOLDING

Black | Bright Brass | Gold Dust | Oil Rubbed Bronze
Satin Nickel | Stone | **White**

GLIDING WINDOWS

ESTATE™

For use on 400 Series Gliding windows.*

CLASSIC SERIES™

For use on 200 Series Gliding windows.

STANDARD: Stone | **White**
OPTIONAL: Antique Brass | Black
Bright Brass | Gold Dust
Oil Rubbed Bronze | Satin Nickel

Antique Brass | Bright Brass | **Brushed Chrome**
Distressed Bronze | Distressed Nickel | Oil Rubbed Bronze
Polished Chrome | Satin Nickel

STANDARD DOUBLE-HUNG HARDWARE

400 SERIES WOODWRIGHT® WINDOWS

Stone | White

400 SERIES TILT-WASH & NARROLINE® WINDOWS

Stone | White

200 SERIES TILT-WASH WINDOWS

STANDARD: Stone | **White**
OPTIONAL: Antique Brass | Black | Bright Brass
Gold Dust | Oil Rubbed Bronze | Satin Nickel

OPTIONAL DOUBLE-HUNG HARDWARE

ESTATE™

Lock & Keeper
(Not available for 200 Series tilt-wash windows)

Hand Lift

Finger Lifts

Antique Brass | **Bright Brass** | Brushed Chrome | Distressed Bronze | Distressed Nickel | Oil Rubbed Bronze | Polished Chrome | Satin Nickel

TRADITIONAL

Sash Lift

Hand Lift

Finger Lifts

Antique Brass | Bright Brass | Brushed Chrome | Distressed Bronze | Distressed Nickel | **Oil Rubbed Bronze** | Polished Chrome | Satin Nickel | Stone | White

CLASSIC SERIES™ Stone | **White**

Sash Lift

Hand Lift

Finger Lifts

*All Andersen hardware is sold separately, except standard hardware.

DOUBLE-HUNG WINDOWS

Andersen® 400 Series Woodwright® double-hung windows and Frenchwood® gliding patio door with pine interiors.

ANDERSEN® 400 SERIES WOODWRIGHT® WINDOWS

Make new homes look old and old homes like new.

Whether you're building your dream home, remodeling your current one or just replacing a problem window, for traditional architecture, you can't do better than Woodwright® windows. With their thick, sloped sills, precision-milled wood interiors and historically accurate grille patterns, these windows bring authentic old-world character to homes of all ages.

CUSTOM SIZES

Archtop Unequal Arch Springline™

Woodwright® windows also give you the option to use a variety of graceful arches that can add an uncommon elegance to your home.

400 SERIES TILT-WASH WINDOWS

Our most popular double-hung window.

Year after year, the Andersen® 400 Series tilt-wash window is our best-selling double-hung window — and for good reason. Extremely energy efficient, it gives you a wide array of decorative and performance options, including Stormwatch® protection and our EcoExcel™ Energy Performance Package.

WINDOWS AND DOORS WITH StormWATCH® PROTECTION

Andersen® 400 Series tilt-wash double-hung windows are available with impact-resistant glass and structural upgrades to meet the tough building codes of hurricane-prone coastal areas. See your local code official for specific requirements.

REPLACING

Insert replacement windows are specially designed to save you time and trouble. With insert windows, you replace only the moving parts and keep your existing frame and trim, then install the insert window into the existing opening. Before deciding if an insert replacement window is right for you, make sure the window frame is sound. If it doesn't have any rot and all four corners are 90° angles, then you may be able to use an insert window. Another advantage: you can do it from inside your home — which makes a big difference if you're replacing windows on the second story of your home. Learn more at andersenwindows.com/replacement, where you can download a measuring guide and watch an installation video.

400 SERIES WOODWRIGHT® INSERT

A better replacement window.

If your window frame is in good shape, you can simplify the replacement process by installing Woodwright® insert windows. They give you all the advantages of Woodwright® full-frame windows, plus they install faster and easier, while keeping the mess and disruption of your home to a minimum. In most cases, you can even preserve the original trim.

CUSTOM SIZES

Andersen® 400 Series Woodwright® double-hung insert window in white.

200 SERIES TILT-WASH WINDOWS

Simply beautiful and beautifully simple.

Our 200 Series tilt-wash double-hung window comes in our most popular sizes and gives you our most requested options. You still get low-maintenance exteriors and real wood interiors, along with our renowned Owner-2-Owner® limited warranty.

200 SERIES NARROLINE® WINDOWS

Limited features and options. Unlimited appeal.

With a classic Colonial design similar to our 200 Series tilt-wash window, the Narroline® window is available in popular sizes and has a non-tilting sash.

NARROLINE® CONVERSION KIT

If your home has Andersen® Narroline® windows that were made after 1967, our quick conversion kit can turn them into convenient, tilt-wash double-hung windows with High-Performance™ Low-E4® glass. It installs easily with less mess than ordinary window replacement. Plus, it matches your existing window inside and out and is backed by our full Owner-2-Owner® limited warranty. To determine compatibility, see if your old double-hung window has the Andersen logo etched in one of the corners of the glass. If it does, but it does not have a tilt-in feature, then the window is a Narroline® window and the kit is compatible.

DOUBLE-HUNG WINDOW FEATURES	400 SERIES WOODWRIGHT®	400 SERIES TILT-WASH	200 SERIES TILT-WASH	200 SERIES NARROLINE®
Low-Maintenance Exteriors				
White	●	●	●	●
Sandtone	●	●	●	●
Terratone®	●	●		
Forest Green	●	●		
Interiors				
Maple	●			
Oak	●			
Pine	●	●	●	●
White	●	●	●	●
Easy Cleaning				
Low-Maintenance Glass	●	●		
Tilt-to-Clean Sash	●	●	●	
Grilles				
Full Divided Light	●	●		
Simulated Divided Light	●	●	●	
Finelight™ (Grilles-between-the-glass)	●	●	●	●
Removable Interior Grilles	●	●	●	●
Performance Options				
EcoExcel™ Package	●	●	●	
Stormwatch® Protection		●		
Glass				
Low-E4®	●	●		
Low-E4® Sun	●	●		
Low-E4® SmartSun™	●	●		
Low-E®			●	●
Low-E® Sun			●	●
Low-E® SmartSun™			●	
Custom Sizes	●			
Minimum Width	1'-9 5/8"	1'-9 5/8"	1'-7 1/2"	1'-9 5/8"
Maximum Width	3'-9 5/8"	3'-9 5/8"	3'-3 1/2"	3'-9 5/8"
Minimum Height	3'-0 7/8"	3'-0 7/8"	2'-11 1/2"	3'-1 1/4"
Maximum Height	6'-4 7/8"	7'-8 7/8"	5'-11 1/2"	6'-5 1/4"

For complete product details and sizes, visit andersenwindows.com/products.

ENERGY EFFICIENCY

ENERGY STAR AWARD 2010
PARTNER OF THE YEAR

We take saving energy seriously.

Saving energy is important to us. That goes for the energy efficiency of the windows we make and also for our manufacturing processes that produce them.

Enjoy up to 70% more energy efficiency.**

The EcoExcel™ Energy Performance Package guarantees you'll get the top Andersen energy-saving features. By combining the most innovative glass technologies, such as our SmartSun™ glass, along with our exclusive Perma-Shield® cladding, Andersen® windows with the EcoExcel™ package are up to 70% more energy efficient than ones with ordinary dual-pane glass.** They also block 95% of the sun's harmful UV rays to protect your home furnishings from fading.

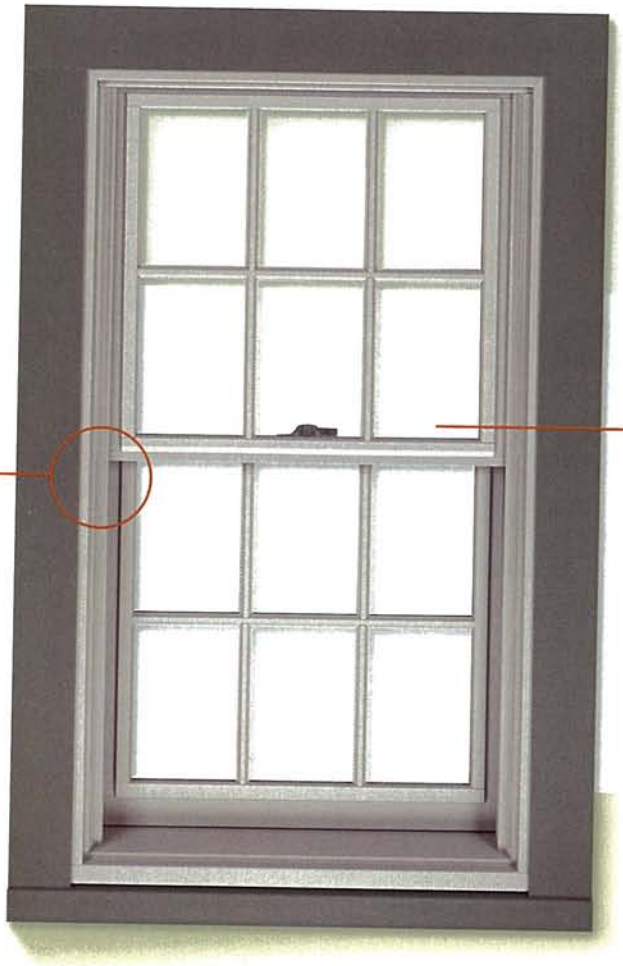
Materials and construction that seal out the weather.

Our weather-resistant construction seals out drafts, winds and water so well, you can relax in comfort whatever the weather. We carefully select weatherstripping to match each style of window to make sure you enjoy superior comfort and reliability.

What's more, we use the right materials in the right places, including solid wood, fiberglass and our own Fibrex® composite material. All of which results in a weathertight, energy-efficient window that offers superior strength, stability and long-term* beauty.

Energy-saving exteriors.

We design performance into every Andersen® window. For example our Perma-Shield® cladding blocks the transfer of heat and cold 100 times better than aluminum cladding.



LOW MAINTENANCE

Never needs painting.

The Perma-Shield® exteriors on Andersen® windows are designed to be virtually maintenance free, saving you time and money. This long-lasting,* low-maintenance, beautiful exterior is available in four popular colors: White, Sandtone, Terratone® and Forest Green.

Our glass stays cleaner longer

Our High-Performance™ Low-E4® glass sets a new standard for low maintenance and high energy efficiency. When activated by sunlight, the exterior stays clean longer than ordinary glass and eliminates up to 99% of water spots.

DURABILITY

owner2owner® LIMITED WARRANTY

Quality so solid, even the warranty is transferable.*

Most other window warranties end when a home is sold, but our coverage – 20 years on glass, 10 years on non-glass parts – transfers from each owner to the next. And, because it is not prorated, the coverage offers full benefits year after year, owner after owner.*

Tough, time-tested Perma-Shield® exteriors.

The Andersen® Perma-Shield® system gives our windows a tough, protective vinyl shell that not only safeguards the wood inside, it repels water and stays beautiful year after year.*

WINDOWS AND DOORS WITH StormWATCH® PROTECTION

We offer window options for the harshest weather environments.

Windows with Stormwatch® protection meet building code requirements in many Gulf and Atlantic coast states.*** Products with Stormwatch® protection are energy efficient, resist the effects of salt water and stand up to hurricane-force winds and wind-borne debris.* For details visit: **andersenwindows.com/coastal.**

* Visit andersenwindows.com/warranty for details. **SmartSun™ glass in summer. Values are based on a comparison of an Andersen® 400 Series tilt-wash double-hung window U-Factor and SHGC to the U-Factor and SHGC for clear dual-pane glass non-metal frame default values from the 2006 International Energy Conservation Code (IECC). ***See your local code official for specific requirements in your area.

Preserve Historical Details

Historic buildings are distinguished by the unique details, materials, and craftsmanship of their construction. Architectural details found in the buildings of Loveland's historic neighborhoods represent changes in architectural styles, and give each building a distinctive character.

Guidelines

- Character defining architectural details, such as original doors, windows, mouldings, door hoods, brackets, and rafter tails should be retained and preserved.
- Significant architectural details should not be removed, altered or covered when buildings are renovated or remodeled, or when additions are constructed.
- Damaged or deteriorated historic features should be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials.
- Missing character defining details may be replicated or reconstructed, provided such reconstruction is based upon accurate physical or documentary evidence, including appropriate historical photographs.

Original detached garage preserved

Appropriate detached garage accessed from side street

Appropriate 1-car garage, set back from front facade

Appropriate carriage house garage with living space above

Appropriate 1-car garage, set back from front facade

Appropriate rear-loaded garage

Garages and historic outbuildings form an integral part of the character of historic residential neighborhoods.

Guidelines

- Original detached garages, chicken coops, sheds and other outbuildings should be retained and preserved when possible.
- New garages or additions to existing structures should be complementary to the primary residential building in architectural style, scale, materials and detailing.
- Where properties are adjacent to rear alleys or side streets, access to garages is encouraged to be from the alley or street.
- Where not sited behind the historic residential building, detached or attached garages shall be set back from the front facade of the house a minimum of 5'-0".
- Detached "carriage houses" containing living space, artist space, storage, etc., over garages are permitted, when allowed by other City of Loveland zoning and development standards. If constructed, the design of carriage houses should comply with the other Design Guidelines.

Materials and Colors

Appropriate cleaning and repointing

Preserve original stucco

Use of historic color palettes is encouraged

Sandblasting not permitted

Preserve original brick and stone

Contemporary materials and colors are appropriate for infill development, provided they are compatible with the character of the historic neighborhood

Historic buildings are distinguished by the natural textures, colors and quality of their materials, and often utilized local materials and local craftsmen. Historic building materials illustrate the local history of construction and building trades. Hand-faced stone or soft-fired brick masonry establishes a building's place in history and distinguishes it from wire-cut brick, cast iron, or the steel and glass construction of later eras. Likewise, the colors of natural materials help establish a building's history and indicate the use of locally available materials.

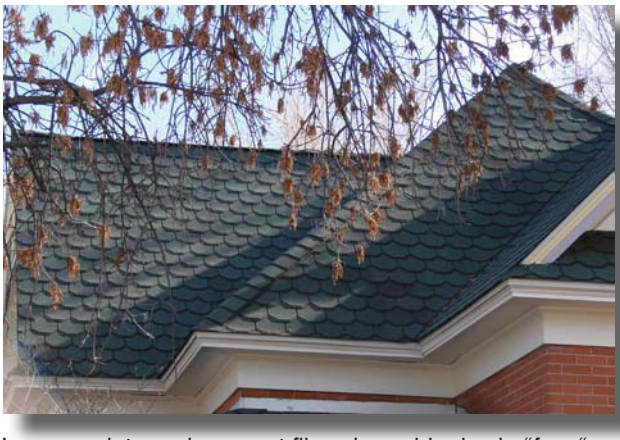
Guidelines

- Owners are encouraged to consult with knowledgable materials representatives or craftsmen in analyzing issues related to the cleaning or repair of historic building materials.
- Historic brick or stone masonry should be preserved and mortar joints repointed as needed to maintain their historic character. Mortar used for repointing should be compatible with the original in strength, color and material composition.
- Historic brick or stone masonry can be gently cleaned to remove dirt and pollution damage. High-pressure washing of historic brick is discouraged. Sandblasting of historic brick or stone masonry is not permitted.
- Likewise, historic stucco should be preserved and repaired as needed. New stucco repair materials should be compatible with the original in strength, texture and material composition.
- Historic brick or stone masonry should not be painted. Painting and, in some cases, sealing of historic brick or stone masonry does not allow the building walls to 'breath' and can lead to deterioration from moisture build-up within the walls.
- If buildings have been painted, stripping of the paint using products specifically developed for historic brick, stone or other materials is encouraged.
- Rehabilitation of historic buildings should use materials of like kind, including salvaged brick and other materials, where possible.
- Use of historically accurate color palettes is encouraged, as appropriate, for different architectural styles. The use of bright or luminous colors is discouraged.
- Infill and redevelopment should utilize materials and color palettes that are compatible with buildings in the immediate neighborhood.

Appropriate replacement fiberglass shingles with metal hip and ridge caps, half-round gutters and round downspouts

Reroofing original houses with metal roofing is discouraged

Original wood shingles preserved



Inappropriate replacement fiberglass shingles in "faux" slate tile pattern

Likewise, original or distinctive roofing materials, trims and details should be preserved.

Guidelines

- Replacement of roofing materials should be done using original materials, if possible. Owners are encouraged to consult historic photographs to determine the original materials. Wood shingles, if applicable, need to meet current City building standards.
- Modern laminated, textured architectural fiberglass shingles are an acceptable alternative to wood shingles, if wood is not permitted. Patterns and colors of modern fiberglass shingles should replicate wood shingles, without mimicking slate, clay tile or other materials.
- Non-original roofing materials should be removed down to the original plank or sheet plywood roof sheathing. If new structural sheathing is installed over older materials that allowed for ventilation beneath the roofing, a ventilating underlayment should be used to prolong the life of the roofing. Additional attic ventilation may also be required.
- Historic roof details, such as metal hip and ridge caps, should be retained, and salvaged and reinstalled during reroofing.
- Roofing materials used for additions should be of the same type and material as the original roof, although variations in color or texture are acceptable to differentiate the new materials from the old.
- Modern roofing materials, such as standing seam metal, are acceptable for redevelopment or new infill construction, but are discouraged for reroofing of historic buildings.

Windows in additions should be compatible with the originals in type, sizes, design and detailing

Preserve distinctive corner windows

Preserve distinctive corner windows

Original wood storm windows preserved

Inappropriate window replacement, where window openings have been reduced in size.

Windows are one of the most important and significant character defining elements of historic residential buildings.

Guidelines

- Original windows, sashes, screens/storm windows, casings and hardware should be retained and preserved or rehabilitated, where feasible.
- Original fenestration pattern and rhythm, such as paired double hung windows, double hung windows flanking a fixed “picture“ window unit, etc., should be retained and preserved.
- Original window opening sizes and distinctive characteristics, such as corner windows, should be retained.
- Where the original window opening sizes, pattern and rhythm have previously been altered, Owners are encouraged to restore the original sizes and pattern.
- Original wood windows and sashes should be repaired or rehabilitated (where feasible) before the window units are replaced.
- Likewise, original steel sash or other window materials should be retained and preserved or rehabilitated.
- Where exterior screens and/or storm windows existed, replica units can be reconstructed as needed. Where they did not originally exist, installation of interior storm windows is preferred to window replacement.
- If full window replacement is warranted, replacement units should be high quality, wood (or aluminum-clad wood) or metal units, as appropriate to the style of the building, using units specifically designed for historic buildings. Window sizes should not be reduced or altered significantly when replaced. Frame and sash profile and dimensions should match the originals as closely as possible. Owners should strive to replace windows with original materials, and consult photographic documentation (if available) where physical evidence does not exist.
- Replacement windows should match the muntin patterns of the original windows. Replacement windows are encouraged to have true divided-lite sashes, not applied muntins.
- Introduction of octogonal windows, boxed or bay windows, etc., where these window types are not original to the building is an inappropriate addition and is not permitted.
- Use of vinyl or fiberglass replacement windows is discouraged.

The Secretary of the Interior's Standards for Rehabilitation

Introduction to the Standards

The Secretary of the Interior is responsible for establishing standards for all programs under Departmental authority and for advising Federal agencies on the preservation of historic properties listed in or eligible for listing in the National Register of Historic Places.

The Standards for Rehabilitation (codified in 36 CFR 67 for use in the Federal Historic Preservation Tax Incentives program) address the most prevalent treatment. "Rehabilitation" is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."

Initially developed by the Secretary of the Interior to determine the appropriateness of proposed project work on registered properties within the Historic Preservation Fund grant-in-aid program, the **Standards for Rehabilitation** have been widely used over the years--particularly to determine if a rehabilitation qualifies as a Certified Rehabilitation for Federal tax purposes. In addition, the Standards have guided Federal agencies in carrying out their historic preservation responsibilities for properties in Federal ownership or control; and State and local officials in reviewing both Federal and nonfederal rehabilitation proposals. They have also been adopted by historic district and planning commissions across the country.

The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features. The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and interior of the buildings. They also encompass related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction. To be certified for Federal tax purposes, a rehabilitation project must be determined by the Secretary to be consistent with the historic character of the structure(s), and where applicable, the district in which it is located.

As stated in the definition, the treatment "rehabilitation" assumes that at least some repair or alteration of the historic building will be needed in order to provide for an efficient contemporary use; however, these repairs and alterations must not damage or destroy materials, features or finishes that are important in defining the building's historic character. For example, certain treatments--if improperly applied--may cause or accelerate physical deterioration of the historic building. This can include using improper repointing or exterior masonry cleaning techniques, or introducing insulation that damages historic fabric. In almost all of these situations, use of these materials and treatments will result in a project that does not meet the Standards. Similarly, exterior additions that duplicate the form, material, and detailing of the structure to the extent that they compromise the historic character of the structure will fail to meet the Standards.

The Secretary of the Interior's Standards for Rehabilitation

The Standards (Department of Interior regulations, 36 CFR 67) pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior, related landscape features and the building's site and environment as well as attached, adjacent, or related new construction. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

NATIONAL PARK SERVICE

STANDARDS FOR REHABILITATION AND GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS

EXTERIOR FEATURES

windows

Identify Protect Repair Replace Missing feature Alterations/Additions

-GUIDELINES-

The Approach

Exterior Materials
Masonry
Wood
Architectural Metals

Exterior Features
Roofs
Windows
Entrances + Porches
Storefronts

Interior Features
Structural System
Spaces/Features/Finishes
Mechanical Systems

Site

Setting

Special Requirements
Energy Efficiency
New Additions
Accessibility
Health + Safety

THE STANDARDS

Identify, Retain and Preserve

RECOMMENDED

Identifying, retaining, and preserving windows--and their functional and decorative features--that are important in defining the overall historic character of the building. Such features can include frames, sash, muntins, glazing, sills, heads, hoodmolds, panelled or decorated jambs and moldings, and interior and exterior shutters and blinds.

This view of a historic building shows how the windows clearly help define its character, partly because of their shape and rhythm. If additional windows were inserted in the gap of the upper floors, the character would be drastically changed, as would painting the window heads to match the color of the brick walls.

Conducting an indepth survey of the condition of existing windows early in rehabilitation planning so that repair and upgrading methods and possible replacement options can be fully explored.

NOT RECOMMENDED

Removing or radically changing windows which are important in defining the historic character of the building so that, as a result, the character is diminished.

Changing the number, location, size or glazing pattern of windows, through cutting new openings, blocking-in windows, and installing replacement sash that do not fit the historic window opening.

Changing the historic appearance of windows through the use of inappropriate designs, materials, finishes, or colors which noticeably change the sash, depth of reveal, and muntin configuration; the reflectivity and color of the glazing; or the appearance of the frame.

Obscuring historic window trim with metal or other material.

Stripping windows of historic material such as wood, cast iron, and bronze.

Replacing windows solely because of peeling paint, broken glass, stuck sash, and high air

infiltration. These conditions, in themselves, are no indication that windows are beyond repair.

The historic steel sash has been removed and replaced with modern aluminum sash, resulting in a negative visual impact on the building's historic character. Photo: NPS files.

top

Protect and Maintain

RECOMMENDED

Protecting and maintaining the wood and architectural metals which comprise the window frame, sash, muntins, and surrounds through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and re-application of protective coating systems.

Making windows weathertight by re-caulking and replacing or installing weatherstripping. These actions also improve thermal efficiency.

Evaluating the overall condition of materials to determine whether more than protection and maintenance are required, i.e. if repairs to windows and window features will be required.

NOT RECOMMENDED

Failing to provide adequate protection of materials on a cyclical basis so that deterioration of the window results.

Retrofitting or replacing windows rather than maintaining the sash, frame, and glazing.

Failing to undertake adequate measures to assure the protection of historic windows.

top

Repair

RECOMMENDED

Repairing window frames and sash by patching, splicing, consolidating or otherwise reinforcing. Such repair may also include replacement in kind--or with compatible substitute material--of those parts that are either extensively deteriorated or are missing when there are surviving prototypes such as architraves, hoodmolds, sash, sills, and interior or exterior shutters and blinds.

These historic steel windows are being prepared for repairs and re-finishing as part of a rehabilitation project. Photo: NPS files.

NOT RECOMMENDED

Replacing an entire window when repair of materials and limited replacement of deteriorated or missing parts are appropriate.

Failing to reuse serviceable window hardware such as brass sash lifts and sash locks.

Using substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the window or that is physically or chemically incompatible.

top

Replace

RECOMMENDED

Replacing in kind an entire window that is too deteriorated to repair using the same sash and pane configuration and other design details. If using the same kind of material is not technically or economically feasible when replacing windows deteriorated beyond repair, then a compatible substitute material may be considered.

NOT RECOMMENDED

Removing a character-defining window that is unrepairable and blocking it in; or replacing it with a new window that does not convey the same visual appearance.

Inappropriate change to a historic building means the loss of its distinctive visual qualities, as well as a lessening of its long-term historical and cultural value. Photo: Martha L. Werenfels, AIA.

top

The following work is highlighted to indicate that it represents the particularly complex technical or design aspects of Rehabilitation projects and should only be considered after the preservation concerns listed above have been addressed.

Design for the Replacement of Missing Historic

Features

RECOMMENDED

Designing and installing new windows when the historic windows (frames, sash and glazing) are completely missing. The replacement windows may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the window openings and the historic character of the building.

NOT RECOMMENDED

Creating a false historical appearance because the replaced window is based on insufficient historical, pictorial, and physical documentation.

Introducing a new design that is incompatible with the historic character of the building.

top

The following work is highlighted to indicate that it represents the particularly complex technical or design aspects of Rehabilitation projects and should only be considered after the preservation concerns listed above have been addressed.

Alterations/Additions for the New Use

RECOMMENDED

Designing and installing additional windows on rear or other-non character-defining elevations if required by the new use. New window openings may also be cut into exposed party walls. Such design should be compatible with the overall design of the building, but not duplicate the fenestration pattern and detailing of a character-defining elevation.

Providing a setback in the design of dropped ceilings when they are required for the new use to allow for the full height of the window openings.

NOT RECOMMENDED

Installing new windows, including frames, sash, and muntin configuration that are incompatible with the building's historic appearance or obscure, damage, or destroy character-defining features.

Inserting new floors or furred-down ceilings which cut across the glazed areas of windows so that the exterior form and appearance of the windows are changed.

In the rehabilitation of a church for offices and apartments, the large open interior space was inappropriately subdivided by inserting a full second floor. Removing the stained glass windows further changed the historic appearance, compromising their size and proportion on the interior. Photo: NPS files.

Technical Preservation Services

National Park Service
U.S. Department of the Interior

Planning Successful Rehabilitation Projects

Windows

Replacement Windows that Meet the Standards

The decision-making process for selecting replacement windows divides into two tracks depending on whether historic windows remain in place or no historic windows survive.

Replacement of Existing Historic Windows

When historic windows exist, they should be repaired when possible. When they are too deteriorated to repair, selection of the replacement windows must be guided by **Standard 6**. Design, visual qualities, and materials are specific criteria provided by the Standard that are pertinent to evaluating the match of a replacement window. Evaluating the adequacy of the match of the replacement window involves the consideration of multiple issues.

How accurate does the match need to be?

The more important a window is in defining the historic character of a building the more critical it is to have a close match for its replacement. Location is a key factor in two ways. It is usually a consideration in determining the relative importance of a building's various parts. For example, the street-facing facade is likely to be more important than an obscured rear elevation. The more important the elevation, feature or space of which the window is a part, the more important the window is likely to be, and thus, the more critical that its replacement be a very accurate match. Secondly, the location of the window can affect how much of the window's features and details are visible. This will affect the nature of an acceptable replacement. For example, windows at or near ground level present a different case from windows in the upper stories of a tall building.

Using the hierarchy of a building's features and taking into account the window's visibility, some general guidance can be drawn.

- Replacement windows on primary, street-facing or any highly visible elevations of buildings of three stories or less must match the historic windows in all their details and in material (wood for wood and metal for metal).
- Replacement windows on the primary, street-facing or any highly visible elevations that are part of the base of high-rise buildings must match the historic windows in all their details and in material (wood for wood and metal for metal). The base may vary in the number of stories, but is generally defined by massing or architectural detailing.
- Replacement windows on the primary, street-facing or highly visible elevations of tall buildings above a distinct base must match the historic windows in size, design and all details that can be perceived from ground level. Substitute materials can be considered to the extent that they do not compromise other important visual qualities.
- Replacement windows on secondary elevations that have limited visibility must match the historic windows in size, configuration and general characteristics, though finer details may not need to be duplicated and substitute materials may be considered
- Replacement windows whose interior components are a significant part of the interior historic finishes must have interior profiles and finishes that are compatible with the surrounding historic materials. However, in most cases, the match of the exterior of a replacement window will take precedence over the interior appearance.
- Replacement windows in buildings or parts of buildings that do not fit into any of the above categories must generally match the historic windows in all their details and in material (wood for wood and metal for metal). Variations in the details and the use of substitute materials can be considered in individual cases where these differences result in only minimal change to the appearance of the window and in no change to the historic character of the overall building.

How well does the new window need to match the old?

The evaluation of the match of a replacement window depends primarily on its visual qualities. Dimensions, profiles, finish, and placement are all perceived in relative terms. For example, an eighth of an inch variation in the size of an element that measures a few inches across may be imperceptible, yet it could be more noticeable on the appearance of an element that is only half an inch in size.

The depth of a muntin or the relative complexity of a brick mold profile are more often made visually apparent through the shadows they create. Thus, while comparable drawings are the typical basis for evaluating a replacement window, a three-dimensional sample or mock-up provides the most definitive test of an effective visual match.

The way a historic window operates is an important factor in its design and appearance. A replacement window, however, need not operate in the same manner as the historic window or need not operate at all as long as the change in operation does not change the form and appearance of the window to the point that it does not match the historic window or otherwise impair the appearance and character of the building.

Factors to consider in evaluating the match of a replacement window

- **Window unit placement in relation to the wall** plane; the degree to which the window is recessed into the wall. The location of the window affects the three-dimensional appearance of the wall.
- **Window frame size and shape.** For example, with a wood window, this would include the brick mold, blind stop, and sill.
  - The specific profile of the brick mold is usually less critical than its overall complexity and general shape, such as stepped or curved.
  - Typical sight lines reduce the importance of the size and profile of the sill on windows high above ground level, especially when the windows are deeply set in the wall.
  - Though a blind stop is a small element of the overall window assembly, it is a noticeable part of the frame profile and it is an important part of the transition between wall and glass.
  - Steel windows that were installed as a building's walls were constructed have so little of their outer frame exposed that any replacement window will necessitate some addition to this dimension, but it must be minimal.
- **Glass size and divisions.** Muntins reproduced as simulated divided lights – consisting of a three-dimensional exterior grid, between-the-glass spacers, and an interior grid – may provide an adequate match when the dimensions and profile of the exterior grid are equivalent to the historic muntin and the grid is permanently affixed tight to the glass.
- **Sash elements width and depth.** For example with a wood window, this would include the rails, stiles and muntins; with a steel window, this would include the operator frame and muntins.
  - The depth of the sash in a double-hung window, or its thickness, affects the depth of the offset at the meeting rail of a hung window. This depth is perceived through the shadow that it creates.
  - Because of its small size, even slight differences in the dimension of a muntin will have a noticeable effect on the overall character of a window. Shape, as well as depth, is important to the visual effect of a muntin.
  - The stiles of double-hung historic windows align vertically and are the same width at the upper and lower sashes. The use of single-hung windows as replacements may alter this relationship with varying effects on the appearance of a window. In particular, when the distinction between the frame and the sash is blurred, details such as lugs may be impossible to accurately reproduce.
  - Meeting rails of historic windows were sometimes too narrow to be structurally sound. Reproducing a structurally-inadequate condition is not required.
  - The operating sash of a steel window is usually wider than the overall muntin grid of the window. In addition, the frame of the operating sash often has slight projections or overlaps that vary from the profile of the surrounding muntins. The shadow lines the muntins create add another important layer to the three-dimensional appearance of the window.
- **Materials and finish.**
  - While it may be theoretically possible to match all the significant characteristics of a historic window in a substitute material, in actuality, finish, profiles, dimensions and details are all affected by a change in material.
  - In addition to the surface characteristics, vinyl-clad or enameled aluminum-clad windows may have joints in the cladding that can make them look very different from a painted wood window.
  - Secondary window elements that do not match the finish or color of the window can also diminish the match. Examples include white vinyl tracks on dark-painted wood windows or wide, black, glazing gaskets on white aluminum windows.
- **Glass characteristics.**
  `
  - Insulated glass is generally acceptable for new windows as long as it does not compromise other important aspects of the match.

- The clarity and reflectivity of standard clear window glass are significant characteristics of most windows. Because these characteristics are often diminished for old glass, new glass equivalent to the original should be the basis for evaluating the glazing proposed for new windows. Color should only be a noticeable characteristic of the new glass where it was historically, and any coating added must not perceptibly increase the reflectivity of the glass.
- Where the glazing is predominantly obscure glass, it may be replaced with clear glass, but some evidence of the historic glazing must be retained, either in parts of windows or in selected window units.

Replacement Windows Where No Historic Windows Remain

Replacement windows for missing or non-historic windows must be compatible with the historic appearance and character of the building. Although replacement windows may be based on physical or pictorial documentation, if available, recreation of the missing historic windows is not required to meet the **Standards**. Replacement of missing or non-historic windows must, however, always fill the original window openings and must be compatible with the overall historic character of the building. The general type of window – industrial steel, wood double-hung, etc. – that is appropriate can usually be determined from the proportions of the openings, and the period and historic function of the building. The appearance of the replacement windows must be consistent with the general characteristics of a historic window of the type and period, but need not replicate the missing historic window. In many cases, this may be accomplished using substitute materials. There may be some additional flexibility with regard to the details of windows on secondary elevations that are not highly visible, consistent with the approach outlined for replacing existing historic windows. Replacing existing incompatible, non-historic windows with similarly incompatible new windows does not meet the Standards.