

Members

Katie Chase, *Chair*
Jonah Jensen, *Vice-Chair*
Lauren Flemister
Lysa Schloesser
James Steel
Eugene Thorne
Jeff Williams
Duke York



Agenda

Landmarks Preservation Commission Planning and Development Services Department

Marshall McClintock, North Slope Ex-Officio

Staff

Reuben McKnight, Historic Preservation Officer
Lauren Hoogkamer, Historic Preservation Coordinator
John Griffith, Office Assistant

Date: March 23, 2016
Location: 747 Market, Tacoma Municipal Bldg, Conference Room 248
Time: 5:30 p.m.

1. ROLL CALL

A. Historic Preservation Intern Introduction

2. CONSENT AGENDA

- A. Excusal of Absences
- B. Approval of Minutes: 2/10/16
- C. Administrative Review:
 - 715 S. 11th St.-street painting;
 - 1502 S. 5th St.-windows

3. DESIGN REVIEW

- | | | |
|--|-------------------------------------|---------|
| A. 1916 Jefferson Ave. (Union Depot/Warehouse)
<i>Façade Improvements</i> | Ben Ferguson, Ferguson Architecture | 10 mins |
| B. 811 North I
<i>Windows</i> | Linda McCone, Owner | 10 mins |

4. PRESERVATION PLANNING/BOARD BUSINESS

- | | | |
|----------------------------------|-------|---------|
| A. Events and Activities Updates | Staff | 5 mins |
| B. Historic Preservation Awards | Staff | 10 mins |

5. CHAIR COMMENTS

Next Regular Meeting: April 13, 2016, 747 Market Street, Tacoma Municipal Bldg., Rm. 248 5:30 p.m.

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Members

Katie Chase, *Chair*
 Vacant, *Vice-Chair*
 Chris Granfield
 Duke York
 Jonah Jensen
 Lysa Schloesser
 James Steel
 Jeff Williams
 Eugene Thorne
 Lauren Flemister

Marshall McClintock, North Slope Ex-Officio

Staff

Reuben McKnight, Historic Preservation Officer
 Lauren Hoogkamer, Historic Preservation Coordinator

Draft

MINUTES

Landmarks Preservation Commission Planning and Development Services Department



Date: February 10, 2016

Location: 747 Market Street, Tacoma Municipal Building, Room 248

Commission Members in Attendance:

Katie Chase, *Chair*
 Duke York
 Eugene Thorne
 Jonah Jensen
 James Steel
 Lysa Schloesser
 Lauren Flemister
 Marshall McClintock

Staff Present:

Reuben McKnight
 Lauren Hoogkamer

Others Present:

David Fischer

Commission Members Absent:

Jeff Williams

Chair Katie Chase called the meeting to order at 5:30 p.m.

1. ROLL CALL

2. CONSENT AGENDA

- A. Excusal of Absences
- B. Approval of Minutes: 1/13/2015

The minutes of 1/13/2015 were reviewed. Staff provided a correction to the attendance record. The minutes were approved as amended.

- C. Administrative Review: 702 N I Street (basement windows)

3. BOARD BRIEFINGS

- A. Broadway Center naming proposal

Mr. Reuben McKnight read the staff report.

BACKGROUND

Pursuant to Council Resolution 38091, the Landmarks Preservation Commission reviews and makes recommendations to City Council on name change requests.

The Broadway Center for the Performing Arts (BCPA) would like to solicit investment in exchange for naming rights, both inside and outside their facilities, as part of its Centennial Campaign fundraiser. The campaign is intended to support programming and fund interior and exterior restoration and upgrades for the historic theaters under the Broadway Center's management. The City of Tacoma owns the buildings (Pantages, Rialto, Theater on the Square and Jones Tower), but has contracted with BCPA to operate and maintain the facilities since the re-opening of the Pantages Theater in 1983.

The operating contract between the City of Tacoma and BCPA provides for the conveyance of naming rights to BCPA; however, the City naming policy still applies.

Because this is a component of a fundraising campaign, it is unlike most renaming requests reviewed by the

Commission. Prior to embarking on its campaign, BCPA seeks to provide an overview of the campaign and a preliminary review of the proposed campaign approach. If the Commission concurs with the approach and overall scope, BCPA will conduct its campaign and return to the Commission with its final formal request.

BCPA is requesting concurrence/preliminary approval for the following exterior naming right options:

- Theatre on the Square
- Studio One
- Canopy, entrance to exterior elevator (gives access to 3rd and 2nd floor rehearsal halls)
- Backstage/Production Load-in Door
- Exterior landscaping and re-organized entrance to the Pantages lobby
- Entrance to educational classrooms at 9th and Commerce

ACTION REQUESTED

Preliminary approval for the Centennial Campaign donor naming rights. The Broadway Center understands that formal approval, by the Landmarks Preservation Commission, will be required once the proposed names are identified.

David Fischer, Broadway Center for the Performing Arts, reviewed that they have been in partnership with the City of Tacoma for 33 years; they have brought private sector investment into City-owned buildings since 1979; and they have brought in an average 60% of any given capital drive. He commented that there was nothing different from what they were proposing for public assets being named in recognition of private donors and what happens at the zoo. He reported that they were not proposing anything for the exterior of the historic building except for one spot near the entrance to the classroom space where directional signage is needed anyways. Mr. Fischer noted a number of changes being proposed for safety, function, and aesthetic improvements. Exterior landscaping would improve safety by removing slipping hazards. They would open up a paved area in front of the theater for outdoor activities and construct a modest pedestal. The backstage area and freight elevator entrance would be the location for a proposed extension of the building to increase interior space. He commented that they would like to identify the backstage entrance and canopy entrance and include donor names on the entrances. He noted that they would also like to include naming rights for Studio One and Theatre on the Square. Mr. Fischer commented that the Theater on the Square was identified by writing that was not clearly visible and that it was unlikely that there was any emotional attachment to the name in the community. He commented that the hope was that they would be able to attach two women's leadership names to the Theater on the Square and make the lobby a permanent exhibit that would tell the story of women's leadership in the region.

Commissioner Schloesser asked if there was anything that designated the site as the Broadway Center for the Performing Arts. Mr. Fischer commented that it was a different topic that they would like to discuss with the Commission and related to signage. Commissioner Schloesser commented that she liked the idea of moving the totems down so that they marked the entrance and suggested that they might include a location map. She also suggested that they consider a permeable paving option for the exterior landscaping.

Commissioner Steel asked if the names would be presented at the public hearing. Mr. Fischer confirmed that they would be, but that if there were any issues it was important that they be brought up at the meeting.

Mr. Marshall McClintock asked if signage going onto the other buildings would need to be reviewed by the Commission. Mr. McKnight responded that other non-historic buildings including the Theater on the Square would not need to be reviewed. Mr. Fischer noted that Michael Sullivan would be their historic preservation consultant and would participate in the design review process.

Mr. McClintock noted that there had been issues with permanent naming rights at Lincoln Center. Mr. Fischer responded that they were not anticipating renaming anything as Lincoln Center had done, with the possible exception of the women's leadership panels on the interior of the building.

Commissioner Steel asked if the gifts would be going directly to the projects that they are associated with. Mr. Fischer responded that they wanted to maintain flexibility in order to pay for seismic improvements.

Chair Chase noted for the record that she worked for Artifacts Consulting with Michael Sullivan and that she would be recusing herself for the signage on the Pantages.

Chair Chase cited City policy on place names and name changes and asked if corporations would be considered organizations that could receive naming rights. Mr. McKnight responded that they could be.

There was a motion.

"I move that we make a preliminary approval of the Broadway Center campaign donor naming rights."

Motion: York

Second: Flemister

The motion was approved.

Mr. Fischer discussed how there was tremendous brand confusion about the district, theaters, agencies, etc. He commented that if they could get better branding for the Broadway Center, it could be an anchor for the district and a helpful innovation tool. He noted that there was a marquee near the lobby that faces 9th Street and that the signage was antiquated. He expressed concern that the plastic tiles can be blown off the building and changing the sign involve sending a staff member up onto the roof, which requires expensive yearly repairs as result. He reported that in a discussion with the design team they had considered whether they should include a monument sign with a reader board. He added that they were interested in the Commissions thoughts on what issues or concerns they might have.

Commissioner Steel commented that he had always thought of the Broadway Center for the Performing Arts as an organization and not a building or place. He added that it would be difficult to compete with the Rialto or the Pantages buildings and establish the Broadway Center for Performing Arts as a place. Mr. Fischer commented that they work to find the right balance in the relationships between the different brands, adding that attention given to the Broadway Center for Performing Arts brand benefited and drove traffic to the other brands.

Commissioner Flemister commented that location of the monument sign made sense and that worked without trying to brand a specific building with the name of the organization.

Mr. Fisher commented that the corner of 9th & Broadway was higher than the entrance to the lobby and that a monument sign might impact the visibility of the entrance. Commissioner Steel noted that the lobby might not be original to the building and that a monument signs would not likely be an issue. Commissioner Flemister commented that a person would be able to see into the lobby regardless of the signs location.

4. PRESERVATION PLANNING/BOARD BUSINESS

A. Officer Elections

Mr. Reuben McKnight read the staff report.

Each year, normally in December, the Landmarks Preservation Commission nominates its officers for the coming year. This action has been deferred this year, and at its meeting of January 13, 2016, the Commission nominated Vice Chair Katie Chase for Chair for 2016. No nomination has been received for Vice Chair. Because no other nominations have been received for Chair, Commissioner Chase can be considered elected by acclamation.

There are no specific requirements in the Bylaws specifying the manner in which officers must be elected.

ACTION REQUESTED

Nomination/election of a Vice Chair.

Mr. McKnight reviewed that the Commission had nominated Chair Katie Chase to the Chair position at the previous meeting and that the nomination had been unopposed. There had been no nominations for Vice-Chair. Commissioner Jensen was nominated to the Vice-Chair position by Commissioner Steel and was confirmed as Vice Chair.

B. Window replacement submittal requirements

Mr. Reuben McKnight read the staff report.

Commissioner McClintock has requested a discussion regarding the development of application materials that could assist the Commission in acquiring adequate information regarding window replacement requests. This time will be used for Commissioners to provide feedback and suggestions for the contents/requirements of such a form.

ACTION REQUESTED

Discussion/guidance

Mr. Marshall McClintock reviewed that there had been concern about maintaining consistency in the requirements expected of applicants in the design review process. He suggested that they consider having a separate tip sheet that outlines what the Commission expects to see when a window replacement is requested. Commissioner York commented that it was an excellent idea so that people have a clear idea of the criteria before they come before the Commission. Discussion ensued among the Commissioners on the appropriate expectations to have on the tip sheet. Commissioners considered the level of supporting documentation required and consistency of requirements across residential and commercial buildings. Mr. McKnight reported that the Planning and Development Services Department had recently changed software and that applications would be submitted electronically. As a result, only fully complete applications would be accepted in the future. Staff would return at a future date with a draft tip sheet.

C. Demolition Review

Mr. Reuben McKnight read the staff report.

In 2016, staff will be developing procedures for the review of demolition permits that involve historically significant or potentially historically significant properties. Although the City does require review by the Landmarks Commission for properties within local historic and conservation districts, and individual City Landmarks, it does not require review for non-designated buildings that are historically significant but that are not local landmarks. The code revisions will primarily reside within the City of Tacoma's SEPA (State Environmental Policy Act) regulations (Tacoma Municipal Code 13.12).

Washington State Administrative Code (WAC) 197-11 is the enabling legislation for SEPA review. Under state law, local jurisdictions can set thresholds for exempting certain projects from SEPA requirements. In Tacoma, the threshold for demolition is 12,000 SF. However, there is no exemption for the demolition of historically significant properties under state law.

SEPA regulations require the assessment of potential impacts resulting from development projects within several environmental categories, and proposed measures to reduce those impacts. Impacts to historic resources is one of the categories. Projects that are determined to have no significant impact to the environment receive a Determination of Nonsignificance from the reviewing official, whereas those that would result in an adverse impact that can be mitigated receive a Mitigated Determination of Nonsignificance (DNS). Projects that would result in an unavoidable significant adverse impact may be required to develop an Environmental Impact Statement (EIS).

Although impacts to historic properties is one area of review, there is little in the environmental code guiding this review. A key objective of this initiative is to lend clarity to the code by providing additional guidance in this area. Key issues include:

1. Currently there is no clear review process for the assessment of adverse effect resulting from the demolition of (non-listed) historically significant structures in Tacoma, although review of impacts to historic resources is a general component of SEPA review.
2. Identification of historic resources affected by proposed demolitions. These may include properties identified in the City's Historic Property Inventory or predictive model.
3. There is also no defined policy or regulations for mitigation of demolitions – which could include documentation, salvage, avoidance or other means.

TENTATIVE REVIEW SCHEDULE

Amending TMC 13.12 will require the review of the Landmarks Commission and Planning Commission, as well as City Council. Staff will be meeting with stakeholders through the spring.

February	Briefing to the Landmarks Commission (addition briefings as needed)
Feb – April	Policy development/Stakeholder input
March	Infrastructure, Planning and Sustainability Committee Briefing
April	Landmarks Commission recommendation
April	Briefing to the Planning Commission
May	Planning Commission Public Hearing
June	Planning Commission Recommendation

ACTION REQUESTED

This is an introduction to the topic for the Commission. Staff will provide a more detailed briefing on the framework at its February 24 meeting.

Mr. McKnight commented that there had been a desire to have some sort of demolition review for buildings that are not listed on the register. He reviewed that they currently do demolition review for building that are listed on the register, located in historic districts, or projects that might impact historic resources. Mr. McKnight commented that the challenge was that they do not have a formal SEPA review process for historically significant unlisted properties. The other challenge was that many demolitions will go below the SEPA exemption level. He noted that the State had revised the SEPA rules, allowing jurisdictions to set flexible thresholds. Specific language had been provided into the State Administration Code that allowed Cities to not exempt historically significant buildings. The Landmarks Preservation Commission had been requested to examine how to improve the SEPA process.

Mr. McKnight reviewed the process through which a permit would trigger a SEPA review. The proposal was that the demolition of buildings listed on the City's Historic Inventory, the State Heritage Register, or buildings referenced in the 2011 predicted model would trigger SEPA review even if otherwise exempt. The categories within the predicted model were reviewed. Mr. McKnight noted that Tacoma would be the lead agency for the SEPA review. He reported that demolition would have a posted notice on the property and language to be created that would specify mitigation standards and levels. Mr. McKnight noted that over the spring he would be seeking feedback from different organizations that would be incorporated into the proposal.

Discussion ensued on what to review and how best to determine if buildings are significant. Mr. McKnight noted the criteria that would be used to document whether a home was eligible for the register that could be considered and possibly mitigated should a DNS be issued. The outcome would be to provide guidelines for staff and applicants for mitigation standards.

Chair Chase commented that there are many buildings that can fall through the cracks, where people can assume something is a landmarked when it is not. She commented that the proposal would make sure that at least there is a process that happens and procedures that are followed.

D. Events and Activities Updates

Ms. Lauren Hoogkamer provided an update on the following events and activities:

2016 Events:

1. Heritage League Mixer Recap
2. CLG Commissioner Workshop (9:30am-4pm @ Tacoma Convention Center, March 15th)
3. Wood Windows Workshop (1pm-4pm @ Earthwise Tacoma, April 9th)
4. Historic Preservation Month, May 2016
 - a) Historic Homes Tour with Tacoma Historical Society(April 30th –May 1st)
 - b) Proclamation (5pm @ City Council, May 3rd)
 - c) Kick-Off with Historic Tacoma (May 6th)
 - d) Amazing Preservation Race (11am @ UWT, May 14th)
 - e) Midcentury Modern Ride—Formerly Known as the Tweed Ride (10:30am, May 21st)
 - f) City of Destiny Poetry Slam: Lincoln District Edition (6pm @ Lincoln High School, May 20th)
 - g) Awards Ceremony (1pm-3pm @ The Swiss, May 22nd)
5. Neighborhood History Walks with the Councilmembers, June 2016 TBD

5. CHAIR COMMENTS

There were no comments from the Chair.

The meeting was adjourned at 7:10 p.m.

Submitted as True and Correct:

Reuben McKnight
Historic Preservation Officer



STAFF REPORT

March 23, 2016

DESIGN REVIEW

AGENDA ITEM 3A: 1916 Jefferson Avenue (Union Depot/Warehouse Historic District)

Ben Ferguson, Ferguson Architecture

BACKGROUND

Built in 1889, the F. Wild Building is a contributing structure in the Union Depot/Warehouse Historic District. The University of Washington Tacoma is planning a major exterior renovation in the next three to five years, which will come before this Commission. The current application is for a temporary façade improvement, for the portion of the retail space occupied by Ferguson Architecture, which will be in place until the major renovation takes place. The entire storefront, including the aluminum windows and doors, are not original. The storefront is currently painted stucco over a combination of wood framing, masonry, and stucco pilasters. No modifications are proposed for the upper floors. The proposed design includes painting the existing stucco and wood trim black and installing a cedar plank rainscreen over a portion of the storefront. The rainscreen will be installed over wood battens; the rainscreen trim will be black steel plate with a clear coat finish. The rainscreen is removable. The existing aluminum windows and doors will be retained. The black paint will match the pilasters of the adjacent retail space.

Additionally, there is an existing 8'x4' steel sign box on the storefront. The applicant will be replacing the sign face with a reclaimed wood background with a steel plate that has "FERGUSON" cut out. The sign will include hidden LED lighting and black dimensional lettering with the word "ARCHITECTURE." Sign face changes are typically administratively reviewed.

ACTION REQUESTED

Approval of the above scope of work.

STANDARDS

Union Depot/Warehouse Design Guidelines

D. The following predominant historic building elements shall be recognized as essential to the districts' historic image and used as the basis for design review of proposals for rehabilitation of existing buildings and review of new construction within the districts:

2. **Scale.** Scale refers to a building's comparative relationship to neighboring buildings and its fit within the districts. The typical four-story building in the districts is 50 feet wide and 100 feet deep. Two such "basic blocks" side by side are proportionally similar to the main section of Union Station and illustrate the scale and size of structural components in the districts.

Scale is also determined by the proportions of the architectural elements within the composition of the individual building facades. Exterior building facades shall be of a scale compatible with surrounding buildings and shall maintain a zero setback from the sidewalk. Window and door proportions, including the size and design of the wood sash and frame floor height, floor shapes, street elevations, and other elements of the building facades, shall relate to the scale of the surrounding buildings.

3. **Materials.** The predominant building material within the districts is masonry, including brick, granite, and terra cotta. Rehabilitation of existing buildings and construction of infill buildings shall utilize masonry as the predominant building material.

5. Storefront Design. A major character-defining feature of the buildings within the districts is the storefront. The composition of the storefronts is consistent from one building to the next, and serves as a unifying feature of the districts by forming continuity along the street. Preservation of the storefront is essential to the maintenance of the districts' image and character. Rehabilitation of an existing building shall include preservation of the existing storefront or reconstruction of a new storefront which is compatible with the original in scale, size, and material. New construction shall also include storefronts. Street level retail sales and service uses, as described and defined in TMC 13.06, should be strongly considered for ground floor use along Pacific Avenue in order to more effectively implement storefront design.

7. Signs.

(1) All new exterior signs and all changes in the appearance of existing exterior signs require Landmarks Preservation Commission approval. This includes changes in message or colors on pre-existing signs.

(2) If there is a conflict between these standards and the requirements in the City's Sign Code, the more strict requirement shall apply.

b. Location and Size of Signs.

(1) Signs shall not dominate the building facades or obscure their architectural features (arches, transom panels, sills, moldings, cornices, windows, etc.).

(2) The size of signs and individual letters shall be of appropriate scale for pedestrians and slow-moving traffic. Projecting signs shall generally not exceed nine square feet on first floor level.

(3) Signs on adjacent storefronts shall be coordinated in height and proportion. Use of a continuous sign band extending over adjacent shops within the same building is encouraged as a unifying element.

(4) Portable reader board signs located on sidewalks, driveways, or in parking lots are prohibited.

(5) Existing historic wall signs are a contributing element within the district and should be restored or preserved in place. New wall signs shall generally be discouraged.

c. Messages and Lettering Signs.

(1) Messages shall be simple and brief. The use of pictorial symbols or logos is encouraged.

(2) Lettering should be of a traditional block or curvilinear style which is easy to read and compatible with the style of the building. No more than two different styles should be used on the same sign.

(3) Letters shall be carefully formed and properly spaced so as to be neat and uncluttered. Generally, no more than 60 percent of the total sign area shall be occupied by lettering.

(4) Lettering shall be generally flat or raised.

d. Color.

(1) Light-colored letters on a dark-colored background are generally required as being more traditional and visually less intrusive in the context of the Union Station District's predominantly red-brick streetscapes.

(2) Colors shall be chosen to complement, not clash with, the facade color of the building. Signs should normally contain no more than three different colors.

e. Materials and Illumination.

(1) Use of durable and traditional materials (metal and wood) is strongly encouraged. All new signs shall be prepared in a professional manner.

(2) In general, illumination shall be external, non-flashing, and non-glare.

(3) Internal illumination is generally discouraged, but may be appropriate in certain circumstances, such as:

- (i) Individual back-lit letters silhouetted against a softly illuminated wall.

- (ii) Individual letters with translucent faces, containing soft lighting elements inside each letter. Metal-faced box signs with cut-out letters and soft-glow fluorescent tubes.
- (iii) However, such signs are generally suitable only on contemporary buildings.

(4) Neon signs may be permitted in exceptional cases where they are custom-designed to be compatible with the building's historic and architectural character.

f. Other Stylistic Points.

- (1) The shape of a projecting sign shall be compatible with the period of the building to which it is affixed, and shall harmonize with the lettering and symbols chosen for it.
- (2) Supporting brackets for projecting signs should complement the sign design, and not overwhelm or clash with it. They must be adequately engineered to support the intended load, and generally should conform to a 2:3 vertical-horizontal proportion.
- (3) Screw holes must be drilled at points where the fasteners will enter masonry joints to avoid damaging bricks, etc.

8. Color.

Building colors should contribute to the distinct character of the historic building. Original building colors should be researched and considered in any new color scheme. Whether contrasting or complementary, the colors should reflect the design of the building. Building colors should utilize a limited palette. Colors should be selected to emphasize building form and highlight major features of the building. Color schemes using several colors should be avoided and surfaces which are not historically painted should not be painted.

F. The Landmarks Preservation Commission may, at its discretion, waive mandatory requirements imposed by Section 13.07.290 of this chapter. In determining whether a waiver is appropriate, the Landmarks Preservation Commission shall require an applicant to demonstrate by clear and convincing evidence that, because of special circumstances not generally applicable to other property or facilities, including size, shape, design, topography, location, or surroundings, the strict application of those mandatory requirements of Section 13.07.290 would be unnecessary to further the purposes of this chapter. Such waiver shall not exceed the requirements set forth in the underlying zoning district, except where specifically provided for in TMC 13.06A.070.B. (Ord. 27748 Ex. A; passed Oct. 14, 2008; Ord. 27429 § 3; passed Nov. 15, 2005)

ANALYSIS

1. This property is a contributing structure in the Union Depot/Warehouse Historic District and, as such, is subject to review by the Landmarks Preservation Commission pursuant to TMC 13.05.047 for exterior modifications.
2. The scale of the design and proposed elements are appropriate for the building and the district, the new façade emphasizes the storefront.
3. Although not mentioned the guidelines, wood is a material commonly seen in the district. This storefront exterior is also temporary and easily removed.
4. This storefront is not original. The color and materials proposed do connect it with the district.
5. This sign is existing and is compatible in terms of location, size, and material.
6. The new sign lettering is simple and brief.
7. The sign color, material, and lighting are compatible with the building and district guidelines.
8. The proposed paint color emphasizes the storefront and is a common color found in the district.

RECOMMENDATION

Staff recommends approval of the application.

AGENDA ITEM 3B: 811 North I Street (North Slope Historic District)

Linda McCone, Owner

BACKGROUND

Built in 1926, this property is a contributing structure in the North Slope Historic District. The applicant is proposing replacing the original, second floor dormer windows, on the front façade, with a new custom window in a matching style and trim, the existing frame will be retained. The new window trim would match the downstairs windows. The applicant has provided information on three window options: Jeldwen wood windows, Milgard Essence fiberglass windows, and Marvin aluminum clad windows; however, the proposal is only for the Jeldwen wood windows, which are also the more affordable option. The applicant has been asked to use exterior muntins to simulate the divided lites. The applicant has been advised by two contractors that repair is not feasible. The applicant was not able to acquire a bid for repair, as the companies contacted did not respond. The existing center post is rotting on the bottom. The existing windows are deteriorated and no longer close; the window latch pulled out of the casement window and damaged the sash. The existing windows are single-pane, and the applicant would like double-paned for insulation purposes. The applicant has proposed two options for the replacement wood windows. The first option is three separate wood windows—a center 45x29 picture window with two 24x29 casement windows. The second option is for one wood window, this would be designed to replicate the look of a center window with two side casement windows. The second option is more affordable and preferred by the applicant. The front façade of this home is heavily covered by foliage.

ACTION REQUESTED

Approval of the above scope of work.

STANDARDS

Design Guidelines for the North Slope Special Review District: Windows

1. **Preserve Existing Historic Windows.** Existing historic windows in good working order should be maintained on historic homes in the district. The existing wood windows exhibit craftsmanship and carpentry methods in use at the time that the neighborhood was developed. New manufactured windows, even those made of wood, generally do not exhibit these characteristics.
2. **Repair Original Windows Where Possible.** Original wood windows that are in disrepair should be repaired if feasible. The feasibility of different approaches depends on the conditions, estimated cost, and total project scope. Examples of substandard conditions that do not necessarily warrant replacement include: failed glazing compound, broken glass panes, windows painted shut, deteriorated paint surface (interior or exterior) and loose joinery. These conditions alone do not justify window replacement.

Repair of loose or cracked glazing, loose joinery or stuck sashes may be suitable for a carpenter or handyperson. Significant rot, deterioration, or reconstruction of failed joints may require the services of a window restoration company. If information is needed regarding vendors that provide these services, please contact the Historic Preservation Office.

3. **Replace windows with a close visual and material match.** When repairing original windows is not feasible, replacement may be considered.
 - Where replacement is desired, the new windows should match the old windows in design and other details, and, where possible, materials.
 - Certain window products, such as composite clad windows, closely replicate original appearance and therefore may be appropriate. This should be demonstrated to the Commission with material samples and product specification sheets.

- Changing the configuration, style or pattern of original windows is not encouraged, generally (for example, adding a highly styled divided light window where none existed before, or adding an architecturally incompatible pattern, such as a Prairie style gridded window to a English Cottage house).
- Vinyl windows are not an acceptable replacement for existing historic windows.

Depending on specific project needs, replacement windows may include:

- Sash replacement kits. These utilize the existing window frame (opening) and trim, but replace the existing sashes and substitute a vinyl or plastic track for the rope and pulley system. Sash replacement kits require that the existing window opening be plumb and square to work properly, but unlike insert windows, do not reduce the size of the glazed area of the window or require shimming and additional trim.
 - An insert window is a fully contained window system (frame and sashes) that is “inserted” into an existing opening. Because insert windows must accommodate a new window frame within the existing opening, the sashes and glazed area of an insert window will be slightly smaller than the original window sashes. Additional trim must be added to cover the seams between the insert frame and the original window. However, for window openings that are no longer plumb, the insert frame allows the new sashes to operate smoothly.
4. **Non-historic existing windows do not require “upgrading.”** Sometimes the original windows were replaced prior to the formation of the historic district, and now must be replaced again. Although it is highly encouraged, there is no requirement to “upgrade” a non-historic window to a historically appropriate wood window. For example, a vinyl replacement window may be an acceptable replacement for a non-historic aluminum horizontal slider window, especially if the historic configuration (vertically operated sash) is restored.
5. **New Window Openings/Changing Window Openings**
- Enlargement or changes to the configurations of existing window openings is to be avoided on the primary elevation(s) of a historic building within the district. In specific cases, such as an egress requirement, this may not be avoidable, but steps should be taken to minimize the visual impact.
 - Changes to window configurations on secondary (side and rear) elevations in order to accommodate interior remodeling are not discouraged, provided that character defining elements, such as a projecting bay window in the dining room, are not affected. A typical example of this type of change might be to reconfigure a kitchen window on the side of a home to accommodate base cabinets
 - In general, openings on buildings in the historic district are vertically oriented and are aligned along the same height as the headers and transoms of other windows and doors, and may engage the fascia or belly band that runs above the window course. This pattern should be maintained for new windows.
 - Window size and orientation is a function of architectural style and construction technique. Scale, placement, symmetry or asymmetry, contribute to and reflect the historic and architectural character of a building.
6. **Sustainability and thermal retrofitting.**
- a. Window replacement is often the least cost effective way to improve thermal efficiency. Insulation of walls, sealing of gaps and insulation of switch plates, lights, and windows, as well as upgrades to the heating system all have a higher return on investment and are consistent with preservation of the character of a historic home.
 - b. Properly maintained and weather stripped historic windows generally will improve comfort by reducing drafts.
 - c. The energy invested in the manufacture of a new window and the cost of its purchase and installation may not be offset by the gains in thermal efficiency for 40 to 80 years, whereas unnecessary removal and disposal of a 100 year old window wastes old growth fir and contributes to the waste stream.
 - d. If thermal retrofitting is proposed as a rationale for window replacement, the owner should also furnish information that shows:
 - The above systematic steps have been taken to improve the performance of the whole house.
 - That the original windows, properly weather stripped and with a storm window added, is not a feasible solution to improve thermal efficiency.
 - Minimal retrofit, such as replacing only the sash or glass with thermal paned glass, is not possible.
 - Steps to be taken to salvage the historic windows either on site or to an appropriate architectural salvage company.

ANALYSIS

1. This property is a contributing structure in the North Slope Historic District and, as such, is subject to review by the Landmarks Preservation Commission pursuant to TMC 13.05.047 for exterior modifications.
2. The applicant was not able to secure a bid for repair, but has contacted several contractors and provided multiple options for replacement, which are consistent with the district design guidelines. The applicant has provided information on the cost and feasibility of the proposed options.
3. The proposed replacement material is wood, which is preferred in the district design guidelines. The new window configuration, design, and trim will closely match the existing windows.
4. The applicant is open to selling the original windows for possible reuse offsite.

RECOMMENDATION

Staff recommends approval of the application.

PRESERVATION PLANNING/BOARD BUSINESS

AGENDA ITEM 4A: Events & Activities Update

Staff

2016 Events

1. **CLG Commissioner Workshop Recap**
2. **Wood Windows Workshop (1pm-4pm @ Earthwise Tacoma, April 9th)**
3. Historic Preservation Month, May 2016
 - a) Historic Homes Tour with Tacoma Historical Society(April 30th –May 1st)
 - b) Proclamation (5pm @ City Council, May 3rd)
 - c) Historic Preservation Month Kick Off: Historic Tacoma’s Coloring Contest of Tacoma Iconic Buildings (7pm @ 1120 Creative House, May 6th)
 - d) Amazing Preservation Race (11am @ UWT, May 14th)
 - e) City of Destiny Poetry Slam: Lincoln District Edition (6pm @ Lincoln High School, May 20th)
 - f) Awards Ceremony (1pm-3pm @ The Swiss, May 22nd)
 - g) Midcentury Modern Ride—Formerly Known as the Tweed Ride (10:30am @ Point Defiance Park, May 28st)
 - h) History Speaks: “Eyes of the Totem Rediscovered” (12pm @ WSHM, May 31st)
 - i) Film Screening: Eyes of the Totem (3pm @ WSHM, June 4th)
4. Neighborhood History Walks with the Councilmembers, June-July 2016 TBD

AGENDA ITEM 4B: Historic Preservation Awards

Staff

Choose categories for the 2016 Historic Preservation Awards. On April 27th, the Landmarks Preservation Commission will choose award recipients and/or make nominations for the awards.

Landmarks Preservation Commission
Planning and Development Services Department



747 Market Street ❖ Room 1036 ❖ Tacoma WA 98402-3793 ❖ 253.591.5220

**APPLICATION FOR DESIGN REVIEW
COMMERCIAL AND MULTIFAMILY**

Please include ALL of the following information with your application. Insufficient application materials will result in a delay in processing of your application. If you have any question regarding application requirements, or regulations and standards for historic buildings and districts, please call the Historic Preservation Officer at 253.591.5220.

PART 1: PROPERTY INFORMATION

Building/Property Name	<u>Wild Building / Ferguson Architecture Studio</u>		
Building/Property Address	<u>1916 Jefferson Avenue</u>		
Landmark or Conservation District	<u>Union Depot/Warehouse Historic Special Review District</u>		
Applicant's Name	<u>Ben Ferguson – Ferguson Architecture, P.S.</u>		
Applicant's Address (if different than above)	<u>1916 Jefferson Avenue</u>		
Applicant's Phone	<u>253-248-6060</u>	Applicant's Email	<u>bferguson@fergusonarch.com</u>
Property Owner's Name (printed)	<u>University of Washington</u>		
Property Owner's Address	<u>1900 Commerce Street, Box 358431, Tacoma, WA 98402</u>		
Property Owner's Signature			

**Application must be signed by the property owner to be processed. By signing this application, owner confirms that the application has been reviewed and determined satisfactory by the owner.*

APPLICATION FEE

Please see the fee schedule on page 2.

Estimated project cost: \$1,500

Application fee enclosed (please make payable to City of Tacoma): \$175

The Landmarks Preservation Commission (LPC) is the designated review board to approve or deny proposed changes to designated historic buildings and districts. Review criteria are available at the Planning and Development Services Department (253) 591-5220 and on the city website. Information on standards and guidelines can be found in Tacoma Municipal Code 1.42 (Landmarks Preservation Commission) and 13.07 (Special Review Districts).

PART 2: INSTRUCTIONS

New Fee Schedule for 2013

On December 18, 2012, City Council approved a new general services fee schedule that includes new fees for design review and demolition review of historic buildings (Res. No. 38588). The new fees are as follows:

Estimated project cost	Application Fee
\$0 – 5000	\$175
PROJECTS UNDER \$1 MILLION	
Each additional \$1000	\$30
Maximum fee per review	\$2000
Application for Demolition	\$1500
PROJECTS OVER \$1 MILLION	
Minimum fee	\$3000
Each additional \$10,000	\$10
Maximum fee	\$4000

General Tips for Modifications to Historic Buildings

1. **First contact the proper permitting office to ensure your project is code compliant.** Presubmittal conferences with Commercial Plan Review may be required for major projects and should occur prior to Landmarks Commission review of your project. **If variances are required for your project, contact the Historic Preservation Officer before submitting your application.** Variances or conditional use approvals that may affect the exterior design of the project must be resolved prior to Landmarks Commission review.
2. **For complex projects, several design briefings to the Landmarks Commission may be necessary.** Contact the Historic Preservation Officer to discuss scheduling options. The Landmarks Commission generally meets twice per month. Sign applications and other simple design reviews generally do not require multiple visits.
3. **Projects are evaluated using the Secretary of the Interior's Standards for Rehabilitation of Historic Buildings, and any applicable Historic District Design Guidelines (if the project occurs within a historic district).** Design Guidelines cover areas such as massing, scale, streetscape, signage, awnings and other design elements. Copies of Tacoma's guidelines are available at the Historic Preservation Office, or online at www.tacomaculture.org.

General Steps for Submitting Applications

1. **Begin the application consultation process with Buildings and Land Use (BLUS) to identify code-compliance issues and required permits.**
2. **For large projects, contact the Historic Preservation Office to determine an appropriate schedule for review.**
3. **Submit completed application and APPLICATION FEE to:**

Historic Preservation Officer
747 Market Street, Room 1036
Tacoma, WA 98402-3793

OR

Email form to:
landmarks@cityoftacoma.org

PLEASE NOTE: The Landmarks Commission meets on the second and fourth Wednesdays of each month. Applications are due a **MINIMUM** of 2 weeks prior to the meeting date you are targeting, so please plan accordingly. Incomplete or missing information will delay consideration of your application.

PART 3: PROJECT SCOPE AND DESCRIPTION

Please use the space below to describe the project. Attach additional pages if necessary. All proposed changes must be included in this description. Please see NARRATIVE DESCRIPTION CHECKLIST (next page).

Ferguson Architecture has moved into the retail space at 1916 Jefferson Avenue. The space had been vacant for the past five years. The most recent tenant was Buzzard's Used CD's from 1996 through 2010. They currently occupy the 4th bay of the Wild Building's Jefferson Avenue retail spaces with an option for the 3rd bay (1912 Jefferson). Crimson Wraps & Graphics is the occupant of Bays 1 & 2 (1906-1910 Jefferson).

Ferguson Architecture proposes minor short-term rehabilitation improvements to upgrade the building façade for Bays 3 & 4 (1912-1916 Jefferson). UWT is planning a major renovation of the Frederick Wild Building and this exterior improvement will not be retained after the building is rehabilitated. The Wild Building was designed by Portland Architect H.J. Hefty, and was completed around 1890. It is a three story unreinforced masonry and wood framed building with approximately 33,500 square feet of area. The first floor has been utilized as retail, restaurants and bars for the life of the building. The upper two floors have been used for residential and hotel uses, they are currently vacant. We have not been able to identify when it was last occupied but it appears to have been a long time.

The entire ground floor façade of the Wild Building has been substantially altered. The wall finish, windows, doors, and vents are not original to the building. The exterior wall surface is painted 'marble-crete' stucco over a combination of wood framing and unreinforced masonry with stucco pilasters at the divisions between bays. The 2nd and 3rd stories of the building are unpainted unreinforced brick with a mix of aluminum and vinyl replacement windows. No modifications are proposed for the upper floors.

The proposed design includes painting the existing stucco surface and wood trim black, and installing a cedar plank rainscreen over a portion of the stucco. The rainscreen will be installed over wood battens. The perimeter and openings of the cedar rainscreen will be trimmed with black steel plate (clear coat finish). Existing aluminum windows and doors will be retained. The black paint will match the adjacent pilasters of the Crimson Wraps & Graphics. Black is a significant color for all neighboring Jefferson avenue neighbors including The Swiss and The Rock Pizza. The rainscreen is a surface treatment and will be easily disassembled.

There is an existing 8 foot x 4 foot perpendicular sign that has been in place since at least the 1970's. Currently the two sign faces are acrylic with painted logo and text for Buzzard's Used CD's. Ferguson Architecture proposes to improve the sign in-situ. The City of Tacoma Planning & Development Services have confirmed that no sign permit is required to reuse this existing box. The materials for the proposed sign include a reclaimed wood background, steel plate sign faces with the word 'FERGUSON' cut out, and standoff dimensional lettering for the word 'ARCHITECTURE'. The reclaimed wood surface will be washed with hidden LED lighting.

The University of Washington has reviewed and approved the proposed design. We ask for approval of the design by the Tacoma Landmarks Preservation Commission.

PART 4: APPLICATION CHECKLIST (For sign or awning applications, please go to PART 5).

General Requirements

- Twenty copies of the application and all supporting documents for distribution
- Property owner/manager consent

Check here to certify that you have contacted the Permit Counter to resolve any potential code or zoning issues with your project.

Check here to certify that there are **NO PENDING APPLICATIONS FOR A VARIANCE** related to this application. If there are any pending variances related to this application, you **MUST** notify the Historic Preservation Office.

Narrative Description Checklist

- General overview of project, including quantities and dimensions of elements such as signs (i.e. "one proposed 24 X 60" sign, with 12" extruded plastic letters, to be located on the south façade sign band...)
- LIST of features to be removed, replaced or added (*if application includes removal or replacement of material*)
- Specification or product sheets for materials and finishes, if applicable
- Program of work for large-scale or complex projects, if applicable (i.e. scope of work for masonry restoration and cleaning)

Attachments Plans and graphics submitted for permitting may be used for Landmarks Review if materials, products and finishes are clearly indicated on the plans.

- Site plan/locational map **INCLUDING** adjacent buildings and streets (for any additions or new construction). *Note that Building and Land Use Services also often requires a site plan for a Building Permit. See Information Sheet B1 Site Plans (available at the Permit Counter).*
- MEASURED floor plans, **CLEARLY** identifying new and existing features (if applicable)
- MEASURED elevations, **CLEARLY** identifying new and existing features
- Details of method(s) of attachment for signs, awnings and canopies (if applicable)
- COLOR** photographs of existing conditions (digital is fine as long as it is clear)

Other Requirements

- Material and hardware samples (in some cases specification or cut sheets may suffice)
- True color paint and/or finish samples, where required by ordinance

Part 5: SPECIAL REQUIREMENTS FOR SIGNS AND AWNINGS

Instructions for Signs and Awning Applicants

Please include the following with your application:

<input checked="" type="checkbox"/>	Twenty copies of the application cover sheet and narrative description (pages 1 and 2 of this form)
<input checked="" type="checkbox"/>	Twenty copies of supporting attachments
<input checked="" type="checkbox"/>	Graphic rendering of proposed sign (to scale with dimensions indicated, and including any conduits)
<input checked="" type="checkbox"/>	Photograph of existing building
<input type="checkbox"/>	Details of attachment
<input type="checkbox"/>	Single set of material samples (if necessary)

Please answer the following questions (if applicable):

1. Are there existing signs on the building?	The proposed sign is the existing sign. The box and attachments are not being modified in any way.
2. If so, will they be removed or relocated?	The existing sign box and attachment is being retained. The sign face and electrical components are being replaced.
3. Sign Material	The box is light gauge steel. The new sign face will be clear coated carbon steel plate over reclaimed wood with black dimensional lettering. The sign will be washed with hidden internal LED lighting.
4. Sign Dimensions	The existing box is 8 ft deep x 4 ft tall x 1 ft wide. The size will not change
5. Logo or typeface and letter size	FERGUSON typeface Cicle Semi 14" high ARCHITECTURE typeface Cicle Gordita 6" high
6. Lighting Specifications	LED linear fixture -- brand and specs not yet determined
7. Describe the method of attachment and underlying material	The box is already attached to the building with steel connections and cables.



REMODEL // Material Call-outs

- 1** [existing / to-remain] sign frame, box, hardware
- 2** 10 gauge 0.135" blackened steel plate, plasma cut
- 3** reclaimed pallet wood backing
- 4** 1" standoff painted steel lettering
- 5** 2" x 4" pressure-treated battens
- 6** 6' x 4" cedar open-seam board
- 7** painted existing wall substrate
- 8** 0.105" 12 gauge blackened steel surround



REMODEL // Extents in Context of Wild Building

FERGUSON ARCH. OFFICE EXTERIOR

1916 Jefferson Avenue, Tacoma
Context Panoramic Rendering of Proposed Exterior Remodel + Sign

SCALE: NOT TO SCALE
DATE: 02.10.2016
PROJECT: X-1916 JEFFERSON

FA
OFFICE T1
2 | 2



BUZZARD
THE BIRD
THAT CAME
TO SAVE
THE WORLD
BUY • SELL • TRADE

MISSING

ENTRANCE



NO PARKING
ANYTIME
NO STOPPING
ANYTIME

Landmarks Preservation Commission
Planning and Development Services Department



747 Market Street ♦ Room 1036 ♦ Tacoma WA 98402-3793 ♦ 253.591.5220

**APPLICATION FOR DESIGN REVIEW
FOR SINGLE FAMILY RESIDENTIAL PROPERTIES**

Please include ALL of the following information with your application. Insufficient application materials will result in a delay in processing of your application. If you have any question regarding application requirements, or regulations and standards for historic homes and neighborhoods, please call the Historic Preservation Officer at 253.591.5220.

PART 1: APPLICANT INFORMATION

House Address 811 N. I Street, Tacoma Landmark/Conservation District (if applicable) North Slope

OWNER INFORMATION

Name (printed) Linda McCone Email lmccone@harbornet.com

Address (if different than above) _____ Phone 253-320-0801

Homeowner's Signature* Linda L McCone

**Application must be signed by the property owner to be processed.*

CONTRACTOR INFORMATION
If application will be presented by a representative or contractor, please fill in the following:

Representative's Name _____ Company _____

Address _____

Email _____ Phone _____

FOR OFFICE USE ONLY

PRELIMINARY PLAN CHECK

CHECKED FOR BUILDING CODE:* _____

LAND USE/ZONING:
VARIANCE REQUIRED? _____ CUP REQUIRED? _____

*PRELIMINARY PLAN CHECK IS NOT AN APPROVAL OF A PROJECT. A SEPARATE PERMIT APPLICATION MAY BE REQUIRED.

APPLICATION FEE (please see page 2)

Estimated Project Cost, rounded to nearest \$1000 \$4,000

Application Fee Enclosed \$175

PART 2: INFORMATION FOR APPLICANTS

NEW FEE SCHEDULE

New Fee Schedule for 2013

On December 18, 2012 City Council approved a new general services fee schedule that includes new fees for design review and demolition review of historic buildings (Res. No. 38588). The new fees are as follows:

Estimated project cost (determined by applicant)	Application Fee
\$0 – 5000	\$175
Each additional \$1000	\$25
Maximum fee	\$500

PLEASE NOTE:

1. Fees are required only once per application.
2. If an application is denied by the Landmarks Commission, and a new application is submitted for the same project, new fees may apply.
3. Demolition fees are applied to cover the cost of public hearings, but may not be required for the removal of certain accessory structures.

HOW TO USE THIS FORM

STEPS FOR APPLICANTS

1. **Review the Standards and Guidelines for Historic Buildings.** Many homeowners want to know whether their project will be approved by the Commission ahead of the meeting. The Landmarks Commission reviews projects according to design guidelines and the Secretary of the Interior's Guidelines for Rehabilitation. This information is available online at www.tacomaculture.org.
2. **Fill out this form in its ENTIRETY.**
3. **Find the correct checklist for your project, and submit the required supporting documentation.** Part 4 of this form outlines which checklist to use for your project. There are three checklists, but you only need to use one.
4. **Submit your application for preliminary review to the Permit Intake Center of Planning and Development Services.** The Plans Reviewer will initial and date the cover sheet of this application. This ensures your application meets applicable codes and will avoid delays down the road. Your application will NOT be processed without this step.
5. **Submit it to the Historic Preservation Office with the APPLICATION FEE.** The Landmarks Commission meets on the 2nd and 4th Wednesdays of each month, and applications are due to this office **TWO WEEKS** in advance. When your application has been scheduled for review, you will be notified.

WHERE TO GO:

Permit Intake Center
City of Tacoma, Planning and Development
Services Department
747 Market Street, 3rd Floor
253-591-5030

PART 3: PROJECT DESCRIPTION

Please describe below the overall scope of work, including all proposed new construction, changes to existing buildings, and any elements to be removed and replaced. *(For complex remodeling projects, it may be beneficial to divide the description into different areas [north façade, west façade] or by type of work [windows, doors, siding]).*

Attach additional pages if needed.

Replace second floor dormer window with period correct new window very similar in appearance to original window.

There are four possible ways to accomplish this:

- Jeldwen one window, wood – constructed with casement panels on both sides of a center picture window; custom built to fit into existing frame.
- Jeldwen three windows, wood – two casement windows and one picture window custom built to fit into existing frame.
- Milgard Essence – three windows, fiberglass clad – 2 casement and one picture window custom built to fit into existing frame.
- Marvin – three windows, aluminum clad – 2 casement and one picture window sashes custom built to fit within the existing structure/jam system.

All work includes lead safe work practices to prevent contamination. Window trim will be painted or constructed to match the current color – dark green on window sashes and white sills and trim.

PART 4: SUPPLEMENTS

How to Use This Table

The following is a table of common projects divided into Categories. For each Category of work there is a corresponding checklist designed to help you include the information required for your application.

Find the type of work you are proposing, and download the corresponding checklist to attach to your application.

Checklists are available from the Historic Preservation Office, and on our website at www.tacomaculture.org/historic.asp

If you have any questions regarding what information should be included in your application, please call the Historic Preservation Office at 253-591-5220.

NOTE: ONLY USE ONE CHECKLIST

<input type="checkbox"/> Use Checklist A for:	Detached garages New porches Decks Additions Foundations Other Major Work (call the Historic Preservation Officer with questions)	p. 5
<input type="checkbox"/> Use Checklist B for:	Siding Roofing New window or door openings Other Minor (For example, chimney restoration)	p. 6
<input type="checkbox"/> Use Checklist C for:	Windows (replacement or restoration of existing) Doors (replacement or restoration of existing)	p. 7

RESIDENTIAL APPLICATION CHECKLIST A

(For Garages, Porches, Decks, Additions, Foundations and other Major Projects)

CHECKLIST to include the following:*

- Accurate Measured Site Plan (which shows ridgelines and dormers of existing and new buildings)
- Accurate Measured Elevation Drawings (all sides, with dimensions, siding materials, windows, and doors indicated)
- Photograph(s) of Site and surrounding area
- Detail illustrations of trim, casing, balusters, posts and railings (if applicable)
- Material samples (ie. stained glass, or if proposing uncommon material)
- Paint samples (from hardware store)

In addition to the above, please provide the following information:

Size of new construction (footprint, i.e. 22 X 30'):

Overall height and pitch of roof (for new buildings):

Exterior cladding material(s):

Window types and materials:

Door types and materials:

Window trim (attach drawings, catalog sheets, etc. if necessary):

Roof Material:

*ADDITIONAL TIPS

- Drawings required for building permits can often be used for Landmarks Review, as long as information regarding finish detail, exterior materials, and windows and doors are indicated.
- For information about drawing site plans, please refer to BLUS Publication B1, Site Plan
- Elevations should be scale drawings and should include dimensions, heights, window and door locations, eave overhangs, trim details, and the locations of materials and other elements.
- Please include a photograph of existing house (for new garages if the new garage is to match any existing features of the house)
- For structures within the North Slope Historic District, refer to the North Slope Design Guidelines for more information about design. Contact the Historic Preservation Officer for more information.

RESIDENTIAL APPLICATION SUPPLEMENT CHECKLIST B (For New Siding, Roofing, and Window and Door Openings)

CHECKLIST to include the following:*

<input type="checkbox"/>	Elevation drawings (if new windows or doors are to be added where there no existing ones)
<input type="checkbox"/>	Photograph(s) of work area(s)
<input type="checkbox"/>	Detail illustrations of trim and casing
<input type="checkbox"/>	Material samples (if proposing uncommon or new to market material)
<input type="checkbox"/>	Paint samples (from hardware store if applicable)

In addition to the above, please provide the following information:

Proposed Material(s):	_____
Window types and locations:	_____
Exterior cladding material(s):	_____

*ADDITIONAL TIPS

- Drawings required for building permits can often be used for Landmarks Review, as long as information regarding finish detail, exterior materials, and windows and doors are indicated.
- Elevations should be scale drawings and should include dimensions, heights, window and door locations and trim details.
- Please include a photograph of existing examples (if the new features are to match any existing features of the house)
- For structures within the North Slope Historic District, refer to the North Slope Design Guidelines for more information about design. Contact the Historic Preservation Officer for more information.

RESIDENTIAL APPLICATION SUPPLEMENT CHECKLIST C (for Window and Door Replacement and Restoration)

CHECKLIST include the following:*

<input type="checkbox"/>	Photograph(s) of work area(s) with locations of work indicated (i.e. in pen)
<input type="checkbox"/>	Detail illustrations of trim and casing and window profiles
<input type="checkbox"/>	Catalog cut sheets or product samples

In addition to the above, please provide the following information:

Narrative list of window and door types and locations:	one dormer window on front of house – 2 casement openings on each side of a picture window
--	---

*ADDITIONAL TIPS

- Drawings required for building permits can often be used for Landmarks Review, as long as information regarding finish detail, exterior materials, and windows and doors are indicated.
- Please include a photograph of example elements (if new windows or doors are to match any existing features of the house)
- For structures within the North Slope Historic District, refer to the North Slope Design Guidelines for more information about design. Contact the Historic Preservation Officer for more information.

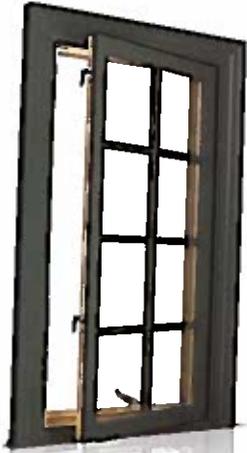
811 N. I St. – window replacement



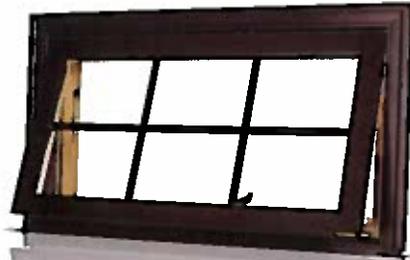
Jeldwen Casement window wood

BEAUTY IN EVERY DESIGN

CASEMENT



AWNING



GEOMETRIC AND RADIUS



AVAILABLE IN

Premium Wood
W-2500 (Tradition Wood)

Our casement windows offer a streamlined appearance with concealed multi-point locking hardware as well as reliable performance and maximum ventilation. This type of window is hinged on either side so the sash opens outward. The cladding on the sash is mitered and the pieces overlap for increased performance in wet weather environments.

AVAILABLE IN

Premium Wood
W-2500 (Tradition Wood)

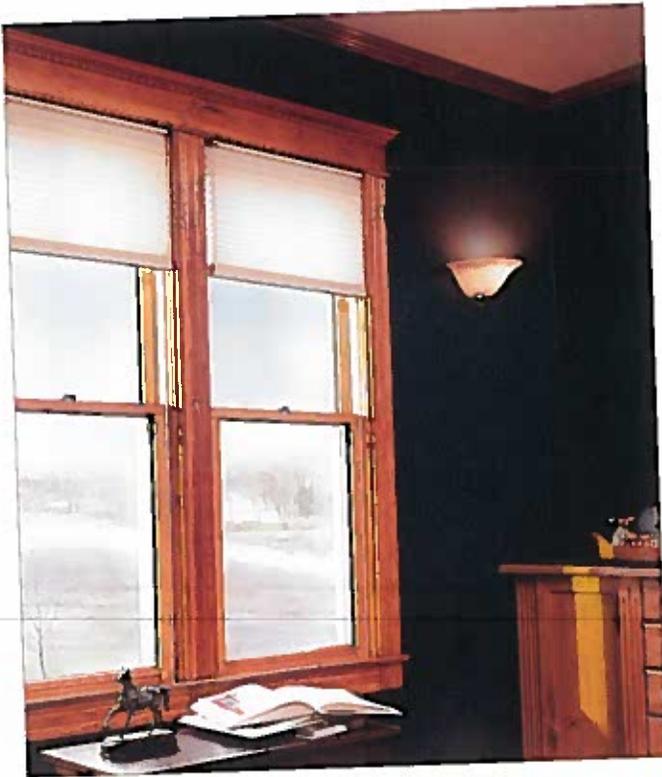
An awning window is appropriate for many modern architectural styles and easily combines with other window types. Designed with dual weatherstripping for an extremely tight seal, it's hinged at the top and opens out from the bottom in an upward swing.

AVAILABLE IN

Premium Wood
W-2500 (Tradition Wood)

Geometric and radius windows allow you to showcase beautiful views and create intriguing window arrangements with other window types. A geometric and radius window has a fixed (inoperative) sash and is available in a variety of shapes and sizes.





SASH REPLACEMENT KIT

KEEP YOUR EXISTING FRAME, PLASTER & CASING INTACT

QUICK AND EASY SASH REPLACEMENT

Improve your home with our Sash Replacement Kit, available with primed wood or clad exteriors. The kit includes all components needed and on average takes only about 20 minutes to install. The window frame and trim pieces remain intact. We offer this kit in over 120 standard sizes, and custom sizes to meet all your building needs.

MATERIALS SUPPLIED

- Lower sash
- Upper sash
- Wood head parting stop
- Right jamb liner
- Left jamb liner
- Sashlock and keeper
- Foam jamb liner plugs (2)
- Jamb liner brackets
- Common and finishing nails for jamb liner brackets
- Black rubber snubbers (6)



SASH REPLACEMENT

- 1** Measure the width, height and sill angle of existing window. Make sure existing frame is square and existing jamb is straight.



- 2** Remove old sash.



- 3** Install jamb brackets and liners; install the head parting stop; install the upper sash first and then the lower sash.



EXTERIOR FEATURES & OPTIONS

FEATURES AND OPTIONS



PRIMED WOOD EXTERIORS

With primed wood exteriors, you gain greater design freedom, because they can be painted any color you want. They feature factory-applied primer which helps paint adhere to the wood. What's more, AuraLast® wood significantly reduces the amount wood swells and contracts, so less maintenance is required.

NATURAL WOOD EXTERIORS

Enjoy the natural beauty of wood with solid pine AuraLast® wood standard in all wood windows. This option keeps in step with today's trend of using a stained or clear lacquer finish on window exteriors.

FINISHING TOUCHES

Adding trim to the exterior of your windows provides a clean, finished look that will add visual appeal and enhance the architecture of your home.

EXTERIOR CLAD COLORS

Clad-wood windows provide steadfast protection from the elements. They feature durable aluminum cladding, so they're appropriate for every climate and require minimal maintenance.

STANDARD CLAD COLORS



NOTE: W-2500 windows are available in Brilliant White, French Vanilla, Desert Sand, Mesa Red, Chestnut Bronze, Hartford Green and Black.

¹ Available in Standard Sash
² Available in Wide Sash

OPTIONAL CLAD COLORS (Available in Premium Wood only)

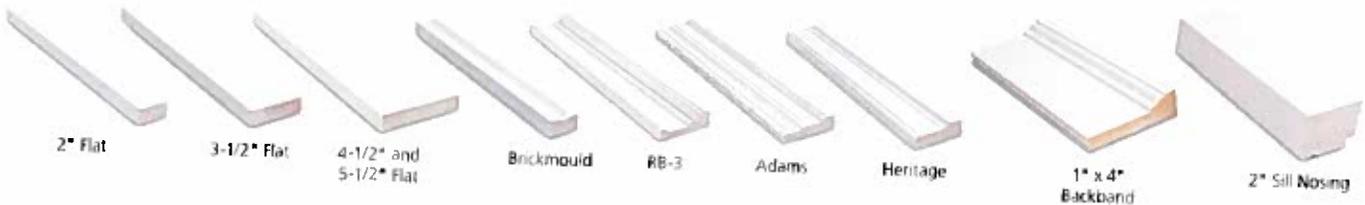


ANODIZED COLORS (Available in Premium Wood only)



NOTE: Actual colors may vary from samples displayed.

PRIMED WOOD TRIMS



CLAD WOOD TRIMS



DECORATIVE OPTIONS

DECORATIVE GLASS

Featuring five popular standard glass collections.

Note: Glass patterns will change based on size and style of window.



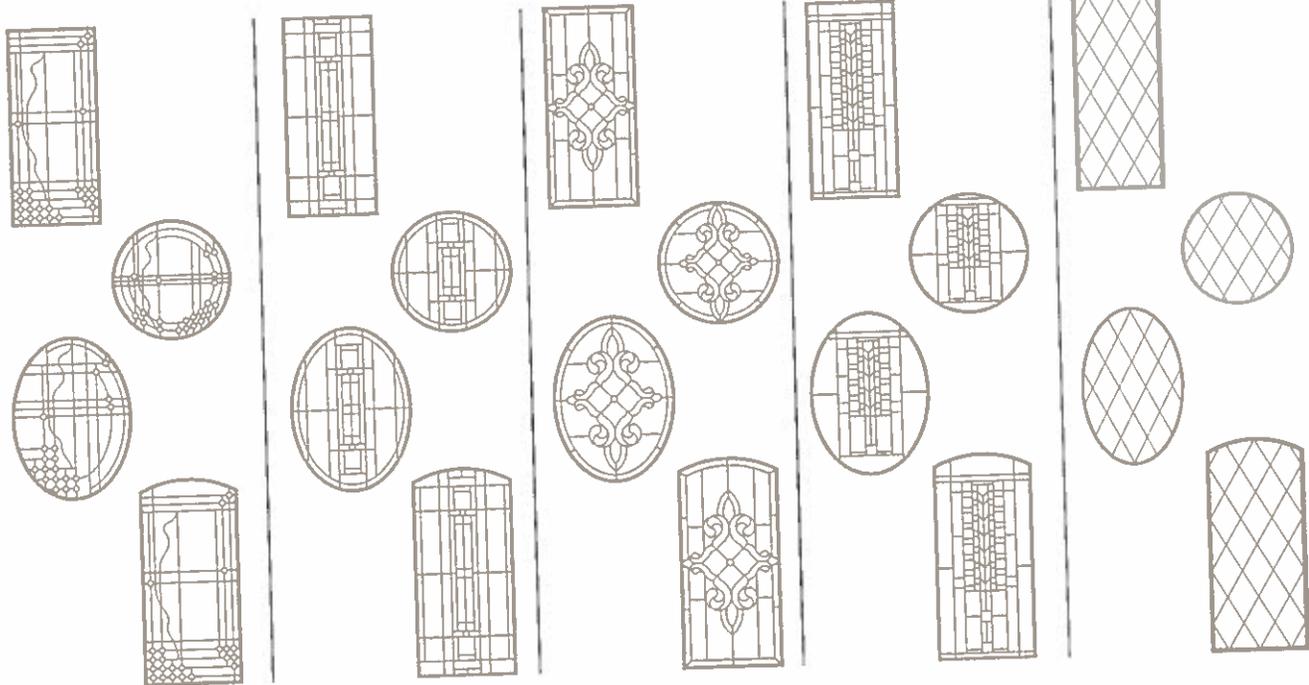
CONTEMPORARY COLLECTION

ESTATE COLLECTION

CLASSIC COLLECTION

CRAFTSMAN COLLECTION

DIAMOND COLLECTION



CAMING SELECTIONS

Choose one of our five coming selections to determine how ornate, elegant or plain your decorative glass will appear.



INTERIOR FEATURES & OPTIONS

INTERIOR WOOD SPECIES

Increase a home's sense of visual harmony by choosing optional interior wood species to coordinate with trim, cabinetry and furnishings.



Pine Auralast® Wood Alder Douglas Fir Primed Wood

STANDARD PREFINISHED INTERIORS

1. Brilliant White
2. Ivory
3. Desert Sand
4. Clear Lacquer
5. Wheat
6. Cider
7. Fruitwood
8. Cordovan
9. Walnut



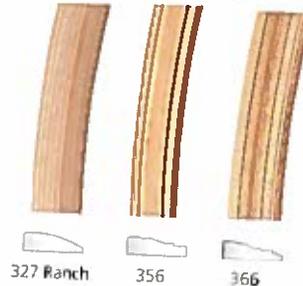
INTERIOR TRIM PROFILES

Interior radius casings are available in pine for radius (rounded) windows and patio doors. Corner blocks are also available.

PREMIUM WOOD OPTIONS



W-2500 (TRADITION) OPTIONS



Corner Block

HARDWARE FINISH OPTIONS



W-2500 (TRADITION) OPTIONS

PREMIUM WOOD OPTIONS

WINDOW HARDWARE



Round Knob in Desert Sand



ADA-Compliant handle in Desert Sand



T-Handle in Chestnut Bronze



Folding Nested Handle in Brushed Chrome



Sash Lock



Sash Lock (Premium Wood)

PATIO DOOR HARDWARE



Dual-point lock for added security and increased performance. Standard for W-2500 (Tradition) sliding patio doors.



Three-point multi-lock handle set in Polished Chrome. Standard for Premium Wood sliding patio doors.



Swinging patio door handle set in Oil-Rubbed Bronze. Standard for French View patio doors.



Lido-style handle set in Polished Brass. Standard for Hallmark patio doors.

SLIDING PATIO DOORS



Optional Blinds
Between the Glass

SWINGING PATIO DOORS

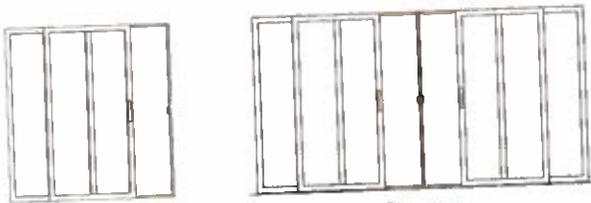


AVAILABLE IN

Premium Wood
W-2500 (Tradition Wood)*

JELD-WEN® Premium Wood and Tradition sliding patio doors offer exceptional features at a great value. They are built with AuraLast®—The Wood That Does Not Rot, feature an extruded aluminum cladding option and are supported with an industry leading Lifetime Limited Warranty**.

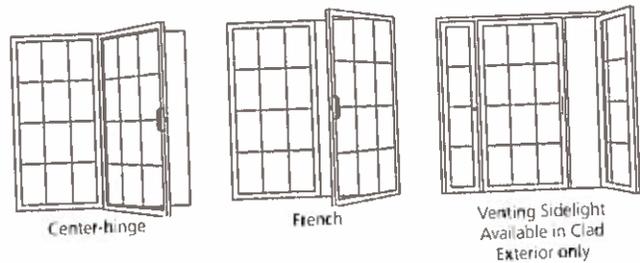
Premium Wood sliding patio doors are available with wide or narrow stiles and rails. These doors slide along horizontal tracks at the head and rail.



Sliding

Bi-parting

2, 3 and 4 panel options available as well as transom doors.



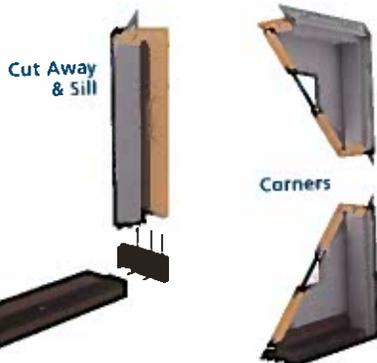
Center-hinge

French

Venting Sidelight
Available in Clad
Exterior only

REDESIGNED SILL, FRAME & WEATHER-STRIP SYSTEM

Our thermally improved engineered sill and frame designs feature innovative advancements for added energy efficiencies and durability. The new high performance fiberglass sill allows water to drain away from the door, but also prevents high winds and rain from entering. This feature, along with silicone injected corner keys and a double weather-strip system, contribute to its enhanced air and water infiltration performance.



Cut Away & Sill

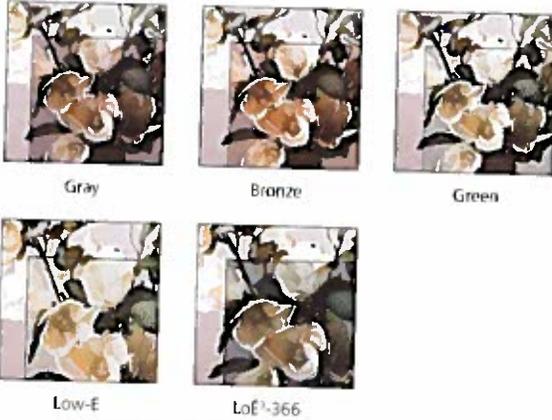
Corners

*Tradition Sliding Patio Door pictured
**For complete warranty details see page 18.

TINTED AND TEXTURED GLASS

Tinted glass reduces glare and is ideal for areas that get direct sunlight in the summer. Textured glass lets in light while maintaining privacy.

TINTED GLASS OPTIONS



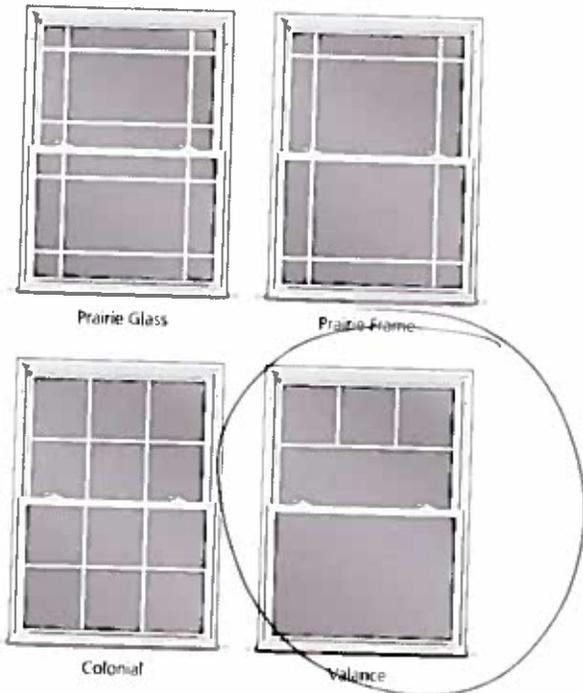
TEXTURED GLASS OPTIONS



DECORATIVE GRILLES

Add architectural interest with our divided lite options in four distinct patterns.

GRILLE PATTERNS



SIMULATED DIVIDED LITES (SDL)

Extruded aluminum grilles permanently applied to the exterior glass, with removable full-surround or permanently applied clear wood grilles on the interior glass. The permanently applied option is available with a shadow bar placed between the panes of insulating glass.



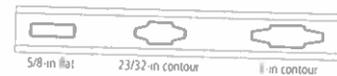
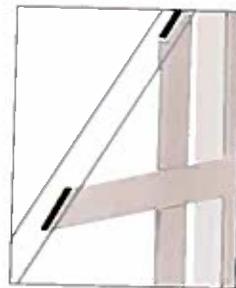
FULL SURROUND (FS) REMOVABLE GRILLES

Wood grilles that fit securely on the interior glass (removable grilles snap out for easy cleaning).



GRILLES BETWEEN THE GLASS (GBG)

Flat or contour bars placed between the panes of insulating glass.



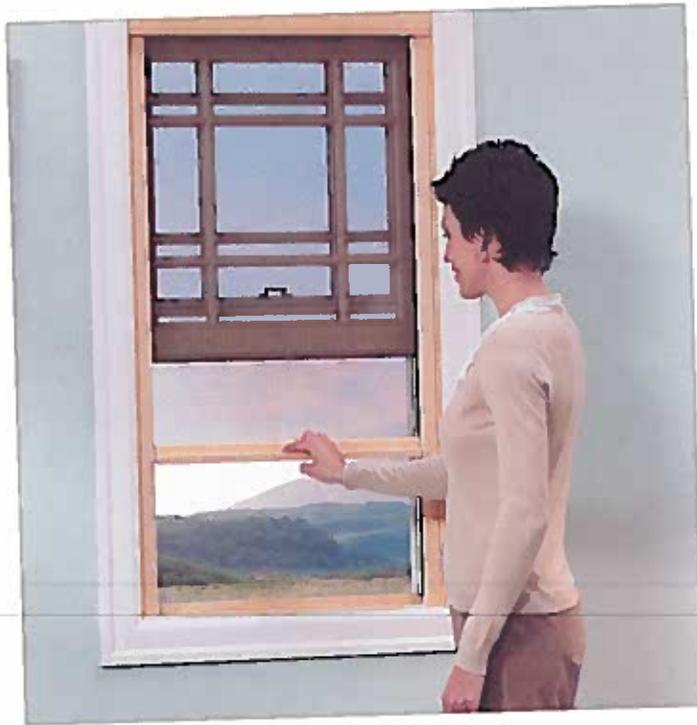
Grilles Between the Glass

SMART CHOICES

PHANTOM SCREENS® TECHNOLOGY

AVAILABLE WITH PREMIUM WOOD

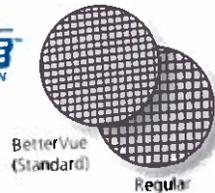
Our awning, casement and double-hung windows are now available with Phantom Screens Technology. This feature includes retractable insect screens that fully reveal exterior views. These screens are made to be durable, secure and easy to use, and they're designed to integrate seamlessly with the rest of the window. Screens for double-hung windows also have a removable track that allows sash to tilt in for easy cleaning.



Fully retractable for a clear view

SCREEN OPTIONS**

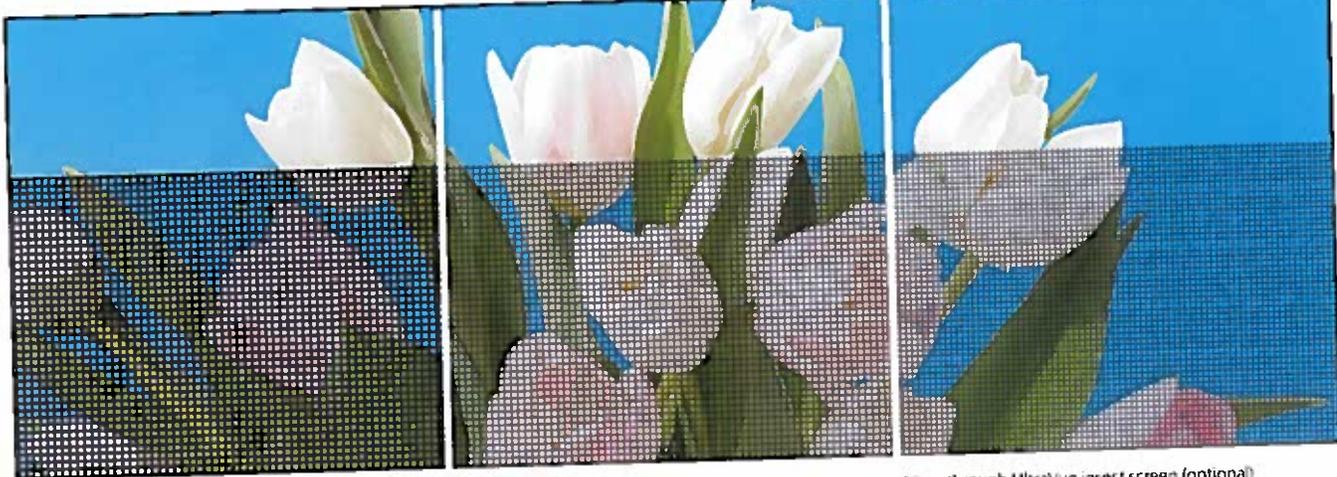
These screens are designed to keep more insects outside, while letting more natural light inside. They feature fine, black fiberglass mesh with a light glass finish. BetterVue insect screens are now standard for awning, casement, double-hung and horizontal sliding windows. UltraVue is an upgrade option for Premium Wood and W-2500 windows.



STANDARD SCREEN

BETTERTVUE® SCREEN

ULTRAVUE® SCREEN



View through regular fiberglass insect screen

View through BetterVue insect screen (standard)

View through UltraVue insect screen (optional)

Please note that including the Phantom Screens option slightly increases the lead time of your order to about 3 weeks.

**Insect screens are intended to allow air and light in while keeping insects out. They are not intended to stop children from falling out of open windows.

Milgard Essence Fiberglass
casement clad

Operating styles for every type of home.

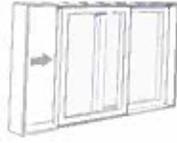
Milgard® Essence Series® windows are available in several operating styles, which makes them the ideal complement to many styles of homes throughout the country.



Casement



Double Hung



Glider



Radius



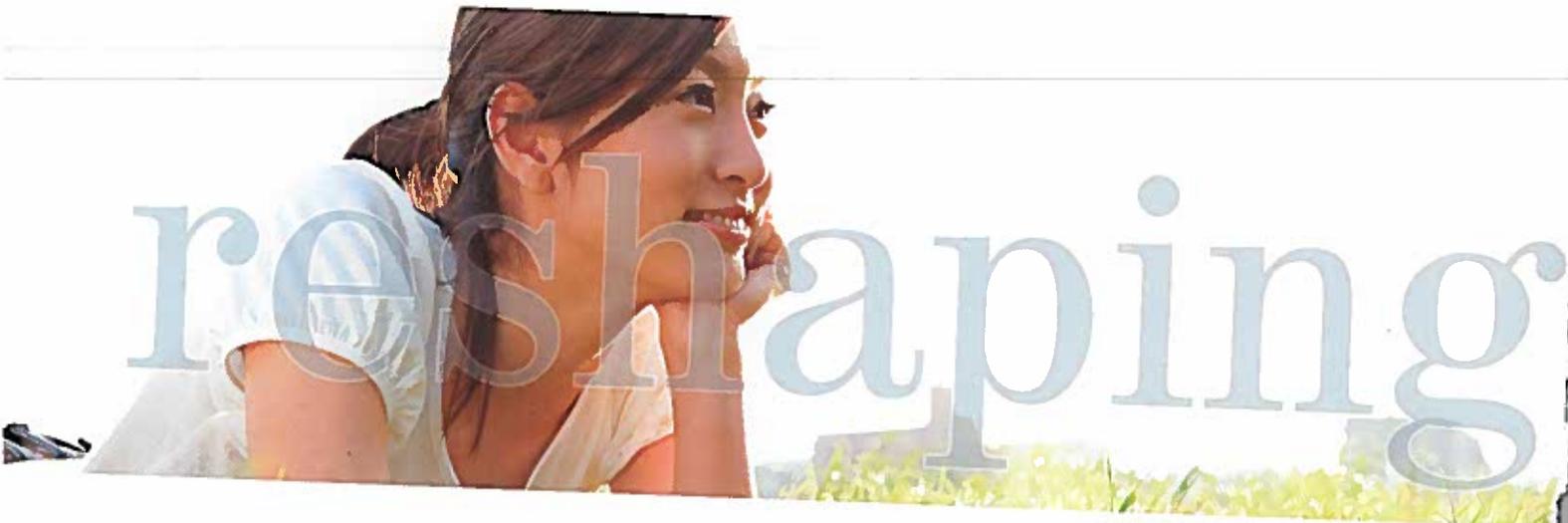
Picture Window



Awning

PureView® Screens

Essence Series double hung and glider windows come with optional exterior color-matched screen frames with PureView fiberglass mesh. The smaller yarns and finer weave provide 15% more openness than our standard screen for clear, clean views from inside your home.

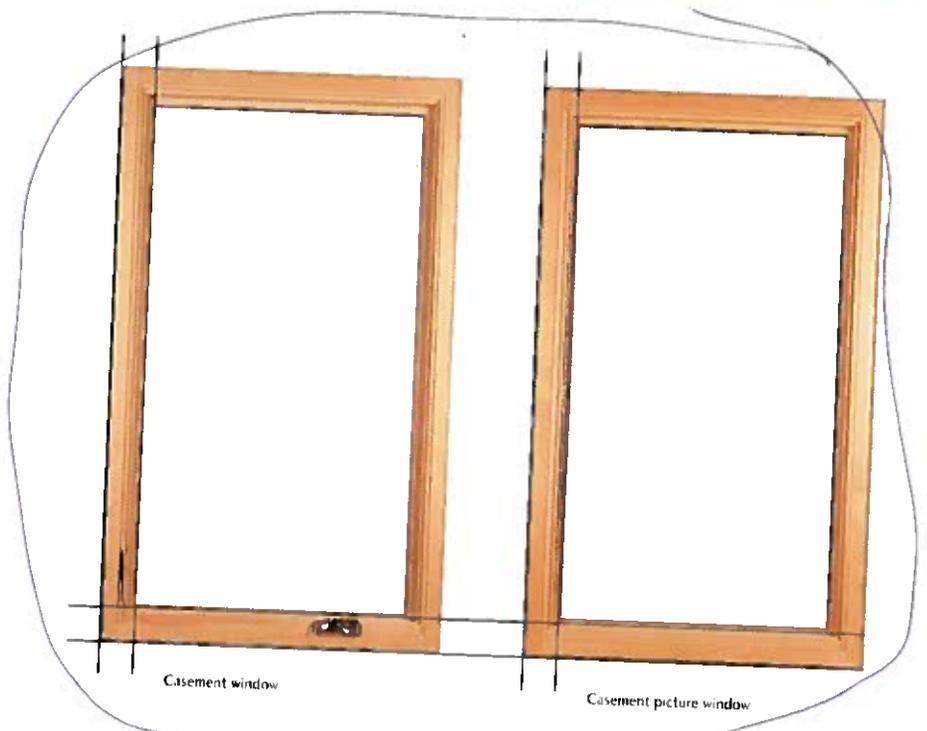


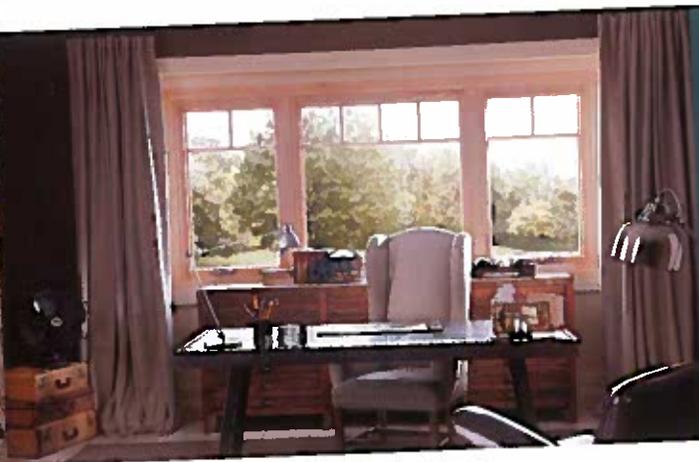
reshaping

Even sight lines.

Essence Series windows give you the option of creating even sight lines throughout your home.

Picture windows are available in casement and double hung frames that create a clean, consistent look when used in combinations.

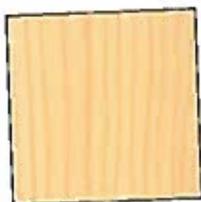
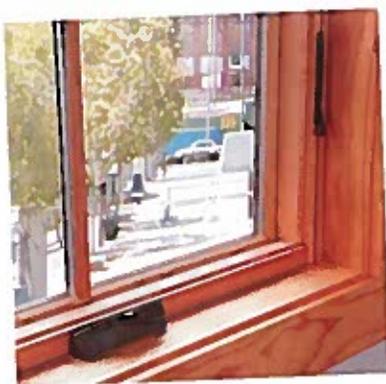




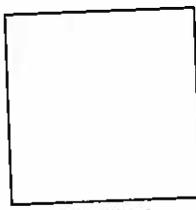
Color that stays beautiful year after year.

Milgard applies paint using the latest advances in powder coat finishing technology — the same technology that's used in aerospace and automotive applications. This makes our powder coat much harder than conventional finishes, providing increased protection against fading, chipping and scrapes. In fact, we require our windows to meet the requirements of the American Architectural Manufacturers Association (AAMA) 624 certification. Milgard is also a member of the Powder Coating Institute, which is committed to developing high-quality non-polluting finish technologies.

Solid wood interior finishes



Pine



Primed Wood



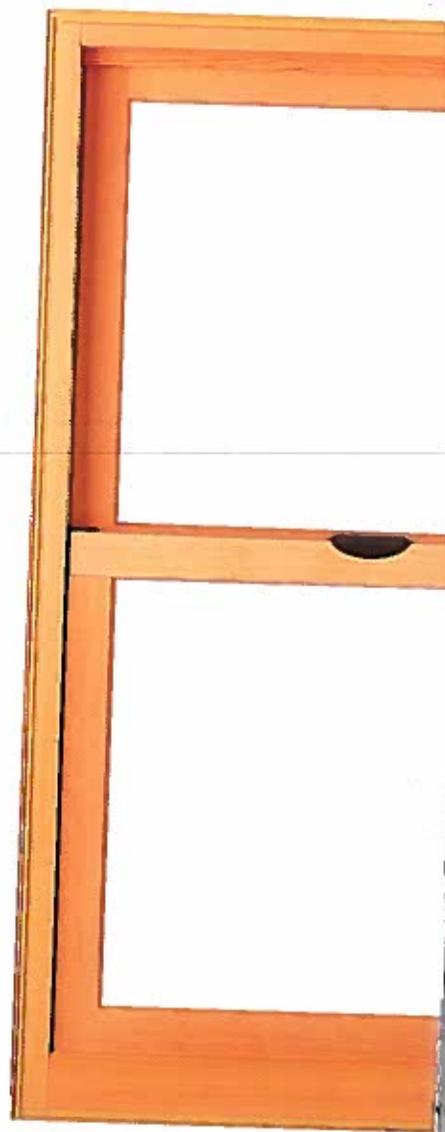
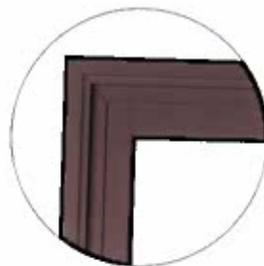
Clear Vertical Grain Douglas Fir

Note: Swing patio door options have veneered Pine and Clear Vertical Grain Douglas Fir.

behind great wind

We started from scratch and re-imagined just about everything.

- The Essence Series® fiberglass exterior is resistant to water, cold, heat, insects, salt air and ultraviolet rays which make our windows last longer and require very little maintenance.
- The powder-coated fiberglass exterior finish won't crack, peel, bend, warp or stick due to expansion and contraction, and will never need painting.
- All Essence Series windows meet ENERGY STAR® requirements.
- Every Essence Series window is made to your exact size and specification with no additional lead times.
- Seemingly endless design possibilities with options on exterior color, interior finish, windows in combinations, decorative glass and traditional or contemporary grids.
- Essence Series windows use a newly engineered mulling system that more securely connects multiple units, creating a tight seal and protecting against air and water infiltration.
- Awarded the Arthritis Foundation Ease-of-Use Commendation in recognition of the SmartTouch® lock's innovation and universal design.
- New, sleek tilt latches with recessed push buttons on our double hung and glider windows allow for easy tilt opening and convenient cleaning.
- Milgard developed a water management system, exclusive to Essence Series windows. In the rare event that water enters the sash system, it is directed away from the beautiful wood interior. This allows the window to perform at a higher design pressure than most other wood windows, making Essence windows ideal for all conditions.
- Essence Series windows and doors exceed industry residential standards for air and water infiltration and forced entry, making Essence windows strong against the elements and giving you added security for your home.





Dependability. Re-defined.

For almost 50 years, Milgard has been known for dependability. In fact, we were one of the first manufacturers to extrude our own vinyl and pultrude our own fiberglass structural components. By creating our own materials, we can monitor quality more closely.

Today, we continue our tradition of excellence with a wood window that lives up to the Milgard name. Essence Series® windows and doors embody beauty and strength. Style and innovation. Comfort and creativity. Design and durability.

Inside, Essence windows are natural, solid wood. Outside, they have a strong fiberglass exterior that won't rot or warp like ordinary wood-only windows. This exceptional durability is why Milgard can offer something you simply won't find with other wood windows: a Full Lifetime Warranty with Glass Breakage Coverage.

Our creativity and innovative spirit pushed us to re-imagine window design and energy efficiency. We have patents pending for innovations such as a new tilt latch, sash binder, mull system and water management system. Essence delivers it all and in substantially shorter lead times than other wood windows — even for custom sizes.

ESSENCE
Series®

reimagined

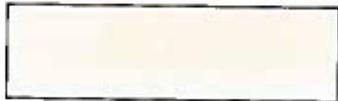




16 Exterior Colors



Frost



Ivory



Fog



Harmony



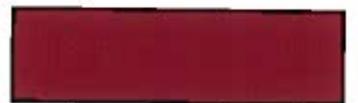
Sand



Pea Pod



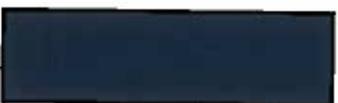
Tweed



Cinnamon



Fern



Evening Sky



Classic Brown



Bark



Black Bean



Espresso



Bronze



Twilight

Colors shown are approximate due to printing limitations.

DWS

Full Lifetime Warranty

At Milgard, we build our windows and doors to last. With the dedication to quality that we put into building the best windows in the business, it wouldn't make sense to back them with anything but the best warranty in the business. That's why we back every properly installed window and door for as long as the homeowner owns their home—including parts and labor. Essence Series windows and doors also come standard with Glass Breakage Coverage. It's why you can be sure you won't find any windows better than Milgard. For complete warranty details, visit milgard.com.



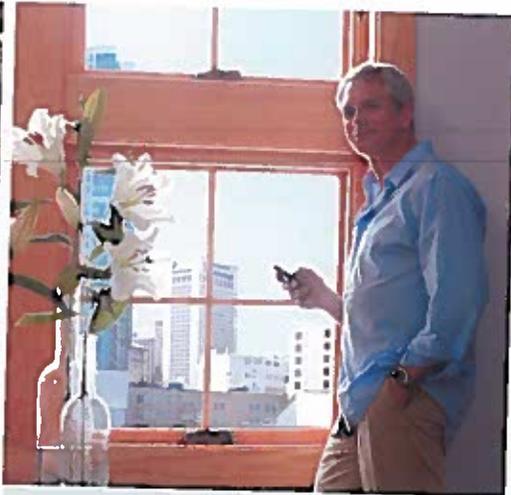
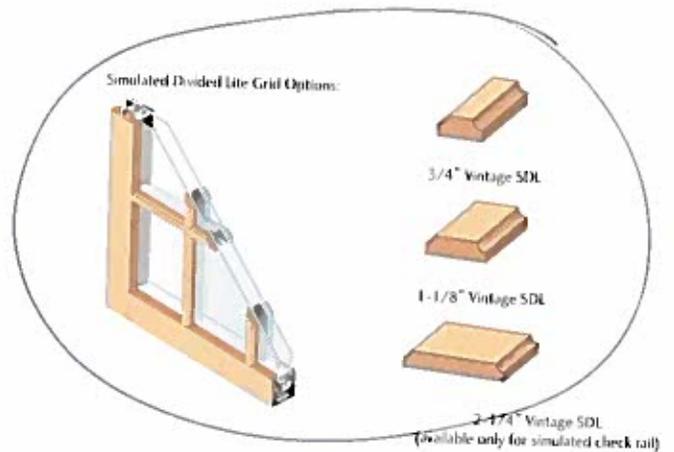
Essence Series Wood Windows vs. Traditional Wood Window	Essence Series	Traditional
Full Lifetime Warranty with Glass Breakage Coverage	✓	X
Durable, factory applied powder coated fiberglass exterior in 15 colors	✓	X
Unique water barrier to prevent water infiltration	✓	X
Simple one-touch operation to open and close	✓	X
Easy to use push button tilt latches	✓	X
Requires minimal maintenance and care	✓	X
Exterior won't rot and warp over time	✓	X
Equal site lines on all operating styles	✓	varies
Contemporary and vintage grid options	✓	✓
High performance glass options	✓	✓
Available in short lead times even for custom sizes	✓	X
Mortis and tenon style sash construction	✓	varies
Prevents rot and warp over time	✓	X

Make it your own

Grids

Your choices expand almost exponentially with grids.

Between the glass options: (available only in Fog, Frost, Harmony and Bark exterior colors)



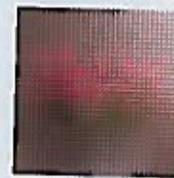
Decorative Glass

For rooms, such as the bathroom, where you want a little more privacy, we offer glass options in these and more styles.

Tempered:
For applications where safety glass is required, such as bathrooms and patio doors, tempered glass is ideal for reducing the likelihood of injury in the event of glass breakage.

Laminated:
Laminated glass is very effective in reducing exterior noise transmission.

Obscure glass for privacy or decorative flair:



Tinted glass for additional shading from direct sunlight.





Our Highest Quality Sliding Door

- On the outside, the Essence Series patio door features a fiberglass exterior available in 16 powder-coated colors.
- On the inside, the solid wood frame is engineered to have no visible fasteners and is ready to take your stain, paint or finish.
- Engineered with a weather-strip system and top quality rollers that provide an impressively smooth and quiet operation.
- You'll enjoy superior energy performance with SunCoat® Low-e glass coatings (standard) or choose from other Milgard energy-saving options.
- Let the fresh air in anytime with the optional screen that is top-hung for smooth operation to minimize jams.
- Make it your own with grids, decorative glass or expand your view with transoms.
- The beautiful door handle comes in seven finishes and with an optional exterior keyed lock.
- Add the optional SmartTouch® bolt for additional points of security on the door or to secure it in a vented position.



Marvin Ultimate Casement window



INTERIOR



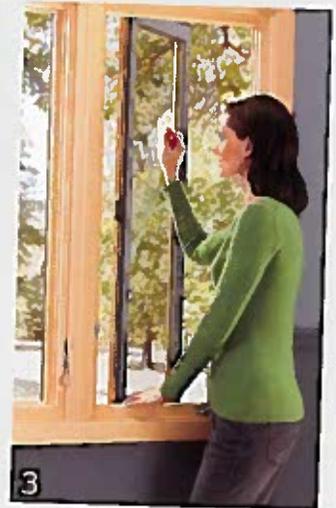
EXTERIOR



1 Crank handle twice.



2 Push down on the hardware arm and push the window away. Then crank arm back.



3 Swing window all the way open, pulling it across towards the lock for accessibility to exterior glass.

EASY WASH MODE

THE CASEMENT THAT REPLACES ANYTHING.

The Ultimate Replacement Casement from Marvin® offers you ultimate design flexibility with superior performance in a window that can be used as a frame-in-frame insert or complete window replacement for a casement, double hung or virtually any other style of window. When it comes to performance, a revolutionary hardware system provides the widest open views even at extra-large sizes. Standard options give you the ability to replicate the look of double hungs. You can finally replace your old window, vastly improve performance, upgrade energy efficiency, and rest assured that your original architecture style is preserved.

STANDARD FEATURES

- One-lite LoE²-272* with Argon insulating glass
- Satin Taupe folding handle
- Satin Taupe sash lock
- Bare wood interior
- Extruded aluminum clad exterior
- 2 3/8" (35 mm) jambs
- Installation hardware

HARDWARE

HANDLES



LOCK LEVER



DETAILS



DESIGN FLEXIBILITY

5 Simulated divided lite size options 5/8", 7/8", 1 1/8", 1 3/4", and 2 13/32", tall bottom rail, simulated checkrail and 3 sticking profile options are available to provide maximum design flexibility.



ULTIMATE PUSH OUT & ULTIMATE REPLACEMENT AWNINGS

CLAD COLORS, CASINGS & SUBSILLS

MARVIN® CLAD PROFILES



BRICK MOULD CASING
WITH A246 SUBSILL
IN EBONY



KINSLEY CASING
WITH A1451 SUBSILL
IN CASHMERE



THORTON CASING
WITH A1453 SUBSILL
IN SHERWOOD GREEN



POTTER CASING
WITH A1451 SUBSILL
IN CASCADE BLUE



FLAT CASING
WITH A246 SUBSILL
IN WINEBERRY



GRAYSON CASING
WITH A1450 SUBSILL
IN BRONZE

FLAT CASING



SUBSILL
COMPATIBILITY
A247 A246

BRICK MOULD CASING



SUBSILL
COMPATIBILITY
A217 A246

COLUMBUS CASING



SUBSILL
COMPATIBILITY
A1450 A1452
A1451 A1453

GRAYSON CASING



SUBSILL
COMPATIBILITY
A1450 A1452
A1451 A1453

KINSLEY CASING



SUBSILL
COMPATIBILITY
A1450 A1452
A1451 A1453

RIDGELAND CASING



SUBSILL
COMPATIBILITY
A1453

STRATTON CASING



SUBSILL
COMPATIBILITY
A1452 A1453

THORTON CASING



SUBSILL
COMPATIBILITY
A1450 A1452
A1453

POTTER CASING



SUBSILL
COMPATIBILITY
A217 A1450 A1452
A246 A1451 A1453

CLAD COLORS



PEBBLE GRAY



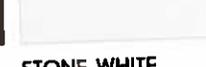
BAHAMA BROWN



EVERGREEN



BRONZE



STONE WHITE



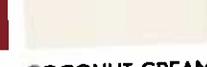
EBONY



COBALT BLUE



WINEBERRY



COCONUT CREAM



HAMPTON SAGE



CASHMERE



ARCTIC WHITE



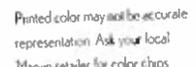
CUMULUS GRAY



DESERT BEIGE



SHERWOOD GREEN



SIERRA WHITE



CADET GRAY



CASCADE BLUE



FRENCH VANILLA

Printed color may not be accurate representation. Ask your local Marvin retailer for color chips.

SUBSILLS



A217



A246



A1450



A1451



A1452

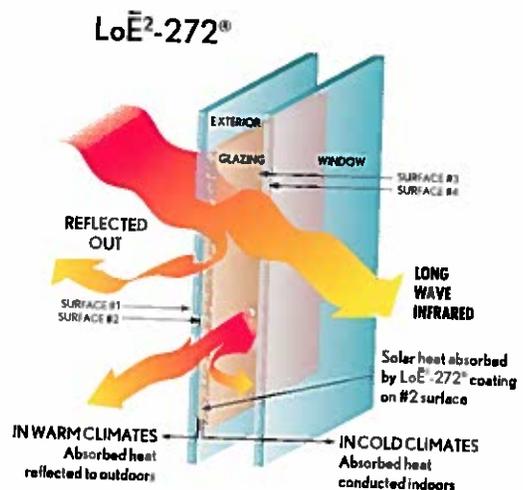


A1453

ENERGY EFFICIENCY MADE EASY.

Our windows and doors aren't just beautiful – they can help save you energy. Always striving to meet the needs of an ever-changing environment, Marvin® builds energy efficiency into product performance while bringing your inspiration to life. Marvin offers a variety of energy efficient glass options:

- **U-factor** - This measures the rate of heat loss and how well a product insulates. The lower the number, the better a product is at keeping heat inside a building. The U-factor is key in the winter months, and important to consider in choosing a window.
- **Solar Heat Gain Coefficient (SHGC)** - this measures how well a product blocks heat from the sun. The lower the number, the better. In southern climates or high sun intensity areas, you might actually want to keep the sun's heat out of your house. Windows can help do that.
- **R-value** - This measures resistance to heat loss. Many people are familiar with the R-value because of its use in home insulation. But actually, for windows and doors, U-factor and solar heat gain coefficient are more important measurements.
- **Design Pressure Rating** - The "DP" measures the amount of pressure a door or window will withstand when closed and locked. Each DP rating also establishes other performance factors such as water penetration; air infiltration; structural pressure; forced entry, and operational force. The higher the DP numbers, the better the performance. Look for the certified hallmark of the Window and Door Manufacturers Association.



Marvin is dedicated to producing enduring, energy-efficient products in ways that will support a sustainable future.



Marvin provides many glass options on our products to meet or exceed ENERGY STAR® guidelines.

GLASS OPTIONS

LoE²-272° (Standard) - Features a double metallic coating on the inside glass surface to reflect or absorb the sun's warmth and reduce damaging UV rays. Offers enhanced U-factor and Solar Heat Gain Coefficient (SHGC).

LoE-180™ - Glass featuring a single metallic coating, blocks heat loss to the outside and reflects heat back in to the room. Ideal glazing for cold, northern regions and passive solar applications because it allows the winter sun's heat to pass into the home. Features higher SHGC than LoE²-272°.

LoE³-366° - Glass featuring three metallic layers of silver, this glass rejects solar heat and features a lower SHGC than LoE²-272°. Recommended for warm climates where cooling costs are high and also for areas where intense exposure to the sun is an issue.

Tripane - Features two layers of LoE glass with a clear center pane for a lower U-factor. A mix of LoE coatings, plus Argon or Krypton fill can be specified to meet performance needs.



ENERGY PANEL

Often confused with storm windows, an Energy Panel is a glazing option consisting of a removable, exterior glass panel. Energy panels cover the exposed glass surface with added energy efficiency for wood windows with single glazing.



STORM & SCREEN COMBO

A combination unit is composed of two movable glass panels and one movable screen panel. The individual panels can be configured multiple ways, and can be easily removed from the interior.

OPTIONS

WOOD SPECIES & FINISHES



PINE



VERTICAL GRAIN DOUGLAS FIR



MAHOGANY



DOUGLAS FIR



CHERRY



WHITE OAK



HONEY



WHEAT



HAZELNUT



CABERNET



ESPRESSO



LEATHER



CLEAR COAT



PAINTED INTERIOR FINISH - WHITE



PRIMED WOOD

Note: Stain colors are shown on Pine. To see all six beautiful finishes visit Marvin.com or download the Marvin® Finishes app.

HARDWARE FINISHES



SATIN TAUPE



BRONZE



WHITE



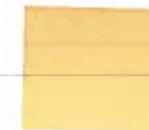
SATIN NICKEL



SATIN CHROME



OIL-RUBBED BRONZE



BRASS



ANTIQUE BRASS

SIMULATED DIVIDED LITE (SDL)



SDL is an energy-efficient way to create the look of divided lites. SDL bars are permanently adhered to both sides of the glass.

SIMULATED DIVIDED LITE WITH SPACER BAR

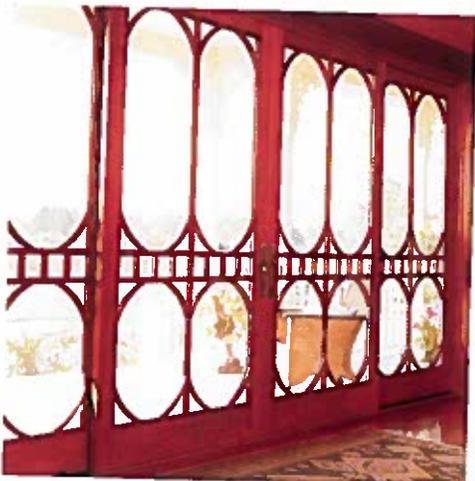


SDL bars are combined with spacer bars installed between the glass, creating the effect of Authentic Divided Lites.

AUTHENTIC DIVIDED LITE (ADL)



Separate panes of glass are glazed between muntin bars. Marvin craftsmanship and state-of-the-art performance are available in traditional, single-glazed, true divided lites. (Available for wood units only.)



GRILLES

Solid wood Grilles on the interior offer the look of classic divided lites, but can be easily removed for cleaning.

GRILLES-BETWEEN-THE-GLASS (GBG'S)



Grilles are permanently installed between the glass panes. This low-maintenance grille is available with a two tone color option.

Marvin.com

To see how windows and doors can be Built around you by Marvin®, please visit your local Marvin dealer. To find a dealer nearest you, visit marvin.com or call 1-888-819-2470. Your Marvin dealers are window and door professionals and are available to help you choose the best Marvin product to suit your needs. In Canada, call 1-800-263-6161.



Marvin Windows and Doors, Warroad, MN 56763. ©2013 Marvin Windows and Doors. All rights reserved. ®Registered trademark of Marvin Windows and Doors. ENERGY STAR® and the ENERGY STAR certification mark are registered US marks. PART #19980362
Information regarding status of patent applications, and product features and specifications are subject to change without prior notice.















City of Tacoma Landmarks Preservation Commission Awards Nomination

Award Categories

The City of Tacoma Landmarks Preservation Commission (LPC) presents its 2015 Historic Preservation Awards, as part of [Historic Preservation Month](#). The LPC wants to know who you think has done outstanding work in Historic Preservation. This year, the LPC is seeking nomination submissions for the following categories. Please include contact information for the nominator and the nominee, as well as a summary of why you are making the nomination. The LPC will judge the submissions and announce the awards at the awards ceremony on May 31, 2015. The ceremony will be held at the Foss Waterway Seaport at 2pm. Deadline for nominations: **May 26, 2015**.

Criteria:

1. The nominated site or property must be 50 years or older.
2. The nominated site or property must be within the city limits of Tacoma.

1. Nomination for Residential Renovation

Nominator Name
and Address

Nominator Phone
and Email

Location of
Nominated Property

Nominee Name and
Address

Nominee Phone
and Email

Reason for
Nomination

2. Nomination for Commercial Renovation

Nominator Name
and Address

Nominator Phone
and Email

Location of
Nominated Property

Nominee Name and
Address

Nominee Phone
and Email

Reason for
Nomination

3. Nomination for Preservation Planning, Policy, or Initiative

Nominator Name
and Address

Nominator Phone
and Email

Location of
Nominated Property

Nominee Name and
Address

Nominee Phone and
Email

Reason for
Nomination

4. Nomination for a Landmark Nomination to be Recognized

Nominator Name
and Address

Nominator Phone
and Email

Location of
Nominated Property

Nominee Name and
Address

Nomine Phone and
Email

Reason for
Nomination

5. Nomination for Urban Revitalization

Nominator Name
and Address

Nominator Phone
and Email

Location of
Nominated Property

Nominee Name and
Address

Nomine Phone and
Email

Reason for
Nomination

6. Nomination for Leadership in Preservation

Nominator Name
and Address

Nominator Phone
and Email

Nominee Name and
Address

Nomine Phone and
Email

Reason for
Nomination

7. Nomination for Organization in Preservation

Nominator Name
and Address

Nominator
Phone and Address

Nominee Name and
Address

Nominee Phone and
Email

Reason for
Nomination

8. Supporting Information (Optional)

The LPC reserves the right to reject any of the nominations or change the award categories.

Done

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