



HISTORIC DISTRICT COMMISSION

Tuesday, October 29, 2024 at 6:00 PM

City Hall, 10th Floor Conference Room

AGENDA

1. CALL TO ORDER

2. ADOPTION OF AGENDA

3. APPROVAL OF MINUTES

A. Minutes of _____

4. CITIZEN COMMENTS

(3-Minute Limit)

5. BUSINESS

A. Discussion of windows at 411 W. Franklin

6. BOARD MEMBER ANNOUNCEMENTS

7. ADJOURNMENT

Pinnacle Series

PRIMED DOUBLE HUNG

SPECIFICATIONS

PART 1 - GENERAL

1.01 SECTION INCLUDES

- A. Factory assembled primed wood double hung windows [including fixed units], glass and glazing, operable hardware, weatherstripping, insect screen, and [grilles].
- B. Anchorages, attachments, and accessories.

1.02 RELATED SECTIONS

- A. Section 01340 - Shop Drawings, Product Data, and Samples.
- B. Section 01610 - Delivery, Storage, and Handling.
- C. Section 01710 - Final Cleaning.
- D. Section 07200 - Batt and Blanket Insulation.
- E. Section 07920 - Sealants and Caulking.
- F. Section 08800 - Glass and Glazing.

1.03 REFERENCES

- A. AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM):
 - 1. ASTM E-283 - Rate of Air Leakage Through Exterior Windows, Curtain Walls, and Doors.
 - 2. ASTM E-547 - Water Penetration of Exterior Windows, Curtain Walls, and Doors by Cyclic Static Air Pressure Difference.
 - 3. ASTM E-330 - Structural Performance of Exterior Windows, Curtain Walls, and Doors under Uniform Static Air Pressure Difference.
- B. AMERICAN ARCHITECTURAL MANUFACTURERS ASSOCIATION (AAMA):
 - 1. AAMA/WDMA/CSA 101/I.S.2/A440-11 North American Fenestration Standard/Specification for Windows, Doors and Skylights.
- C. WINDOW & DOOR MANUFACTURERS ASSOCIATION (WDMA):
 - 1. WDMA I.S-4 – 07 Industry Standard for Water-Repellent Preservative Treatment for Millwork
- D. AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI)
- E. NATIONAL FENESTRATION RATING COUNCIL (NFRC)

1.04 PERFORMANCE CRITERIA

- A. Double Hung units shall meet requirements in accordance with AAMA / NWWDA 101-I.S.2-11.
- B. Air leakage shall not exceed 0.30 cfm per sq.ft. of sash when tested in accordance with ASTM E-283 at 1.57 psf.
- C. No water penetration shall be allowed when tested in accordance with ASTM E-547.
- D. Window units shall withstand positive and negative wind loads without damage. The units shall be tested in accordance with ASTM E-330.

1.05 SUBMITTALS

- A. Shop drawings shall be submitted in accordance with Section 01340.
- B. Product data in the form of general catalogs, test lab reports, product performance, and warranty information shall be submitted in accordance with Section 01340.
- C. Samples showing glazing, quality of construction, and finish shall be submitted in accordance with Section 01340.

1.06 DELIVERY, STORAGE, AND HANDLING

- A. In compliance with Section 01610, window units shall be delivered undamaged and with protective packaging. Complete installation and finishing instructions shall be included.
- B. Store units in a clean, dry place off the ground in an upright position.

PART 2 - PRODUCTS

2.01 MANUFACTURER

- A. Pinnacle Series Double Hung window units [including fixed units] as manufactured by Windsor Windows & Doors.

2.02 MATERIALS

- A. Frame: Sill and outside stops shall be low-maintenance cellular PVC material. Head and side jambs shall be select softwoods treated with water repellent preservative in accordance with NWWDA I.S-4. Frames are assembled with hardware installed. Inside stops and sill stop are face nailed and glued. Jamb thickness shall be 1 1/16". Standard jamb width shall 4 9/16". Pine jamb extensions are available to match other finished wall thicknesses. Factory set up units will include low-maintenance cellular PVC sill nosing, brickmould, and outside mull covers for a complete no rot exterior. Inside mull included on all mullied units regardless of jamb width. All 4 9/16" units will have a full length inside mull tacked in place and will have to be trimmed and re-applied in the field. DP Upgrade units receive a 1/2" taller inside sill stop.
- B. Sash: Shall be select pine treated with water repellent preservative in accordance with NWWDA I.S.-4 with a thickness of 1-1/2". Sash corners shall be mortised and tenoned. Both sash shall be tilt-removable from the inside. Top and bottom rails utilize a full width finger pull. DP upgrade units shall have no finger pulls. No finger pull option is available for standard units.
- C. Finish: Exterior Frame Components shall be white in color with a satin surface finish. This finish can be left as-is or repainted if other color is desired. Exterior of sash shall be primer coated and should be painted.
- D. Glazing: Shall be 3/4" double pane LoE 366 insulating glass as standard, glazed with double-faced tape, a full perimeter bead of silicone, and interior wood stops. A wide array of other glass options is offered including clear, tinted, tempered, and obscure. Cardinal's Preserve™ option is available on all LoE 366 glass. It is a removable, factory-applied protective film adhered to both interior and exterior surfaces of the glass.
- E. Weatherstripping: Shall be closed-cell foam encased in TPE skin installed at the head, checkrail, and sill. Flex-hinge jambliner provides a tight seal at the stiles.
- F. Hardware: Extruded vinyl jambliners shall have dual hinged leaf compression legs: beige color standard. White jambliner option available. Spring-loaded die-cast tilt latches allow both sash to be tilted in with ease. Balance system consists of a block and tackle with a locking shoe that allows for easy cleaning or removal; where required by sash weight, a double spring balance will be substituted. Flange mounted cam action locks have contemporary curved handle and concealed fasteners. One lock is used on glass widths 26" and below. Two locks are used on glass widths of 28" and up. Locks, keepers, and tilt latches all have a baked on champagne enamel finish. White, black, bronze, brass, oil-rubbed bronze, and satin nickel hardware options available.
- G. Screens: Shall be a fiberglass BetterVue™ screen set in painted aluminum frame. UltraVue™ Screen option is available. Screens are full height of opening. Screens available in white, bronze, tan, ivory, hunter green, cinnamon, or black. The screen is intended to allow air and light in and keep insects out. The screen is not intended to stop children, adults or animals from falling out an open window.

(Materials continued)

- H. Grilles: (Extra when specified) Colonial grilles shall be select pine with moulded edges. Stick grilles are fastened to sash with press pins, while perimeter grilles use a hidden clip system. Stick grilles and perimeter grilles are available in 7/8" or 1-1/4" widths. White, cinnamon, bronze, tan, ivory, hunter green, or black aluminum inner grilles (in air space) are also available in 13/16" flat, 3/4" profiled, or 1" profiled. Two-toned inner grilles (3/4" profiled only) are available with a white interior, and a bronze, green, tan, ivory, or black exterior. Windsorlite (WDL) simulates true divided lite and is created by adhesively fixing the wood interior and cellular PVC exterior bars to the surfaces of the insulated glass. WDL is available in 7/8" and 1-1/4" standard, 5/8" putty, and 7/8" putty exterior with standard interior. All are available with or without inner bar between the glass. Exterior bars are cellular PVC.

PART 3 – EXECUTION

3.01 EXAMINATION

- A. Verify that there is no visible damage to the unit before installation.

3.02 INSTALLATION

- A. Verify the rough opening is of the recommended size and that it is plumb, level, and square.
B. Install the window unit in accordance with the manufacturer's recommendations.
C. Install sealant, backing material, and insulation around opening perimeter in accordance with Section 07900 and Section 07920.

3.03 ADJUSTMENT AND CLEANING

- A. Operate unit and verify that all hardware operates freely. Make any adjustments necessary.
B. Cover the window unit to avoid damage due to spray paint, plaster, and other construction operations.
C. Remove all visible labels and instructions.
D. Final cleaning of glass in accordance of Section 01.

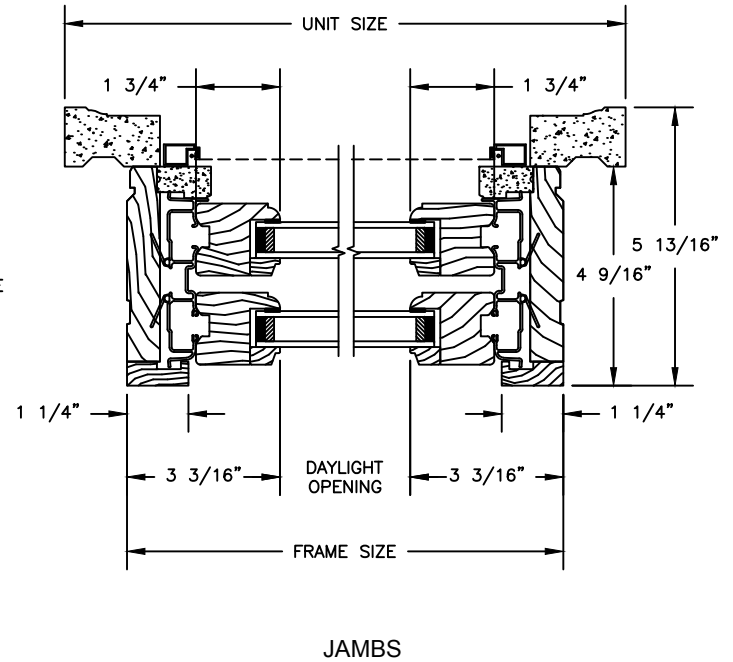
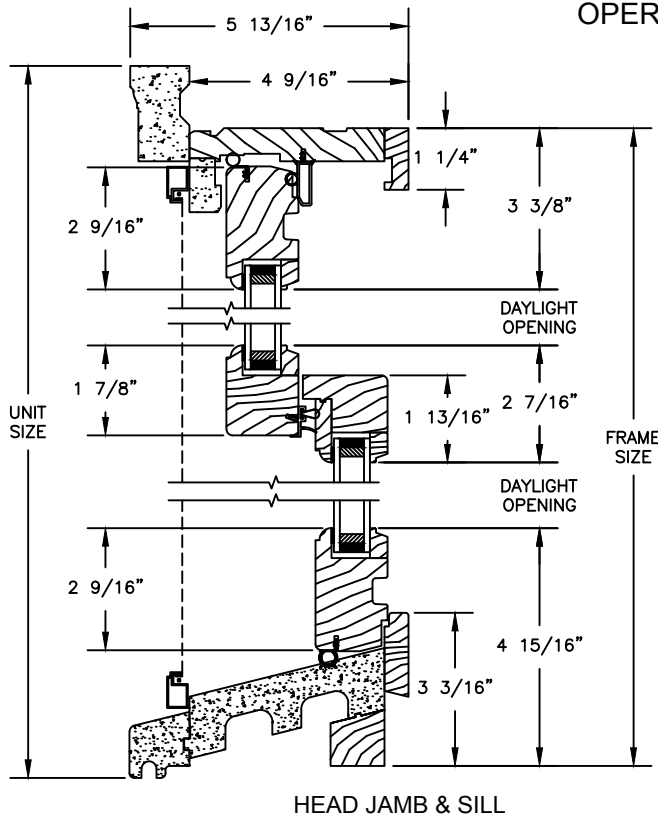
Pinnacle Series

PRIMED DOUBLE HUNG

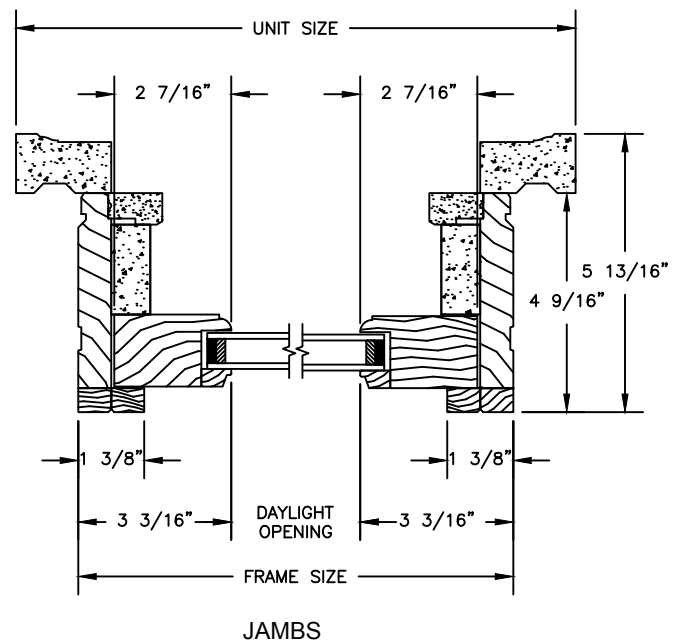
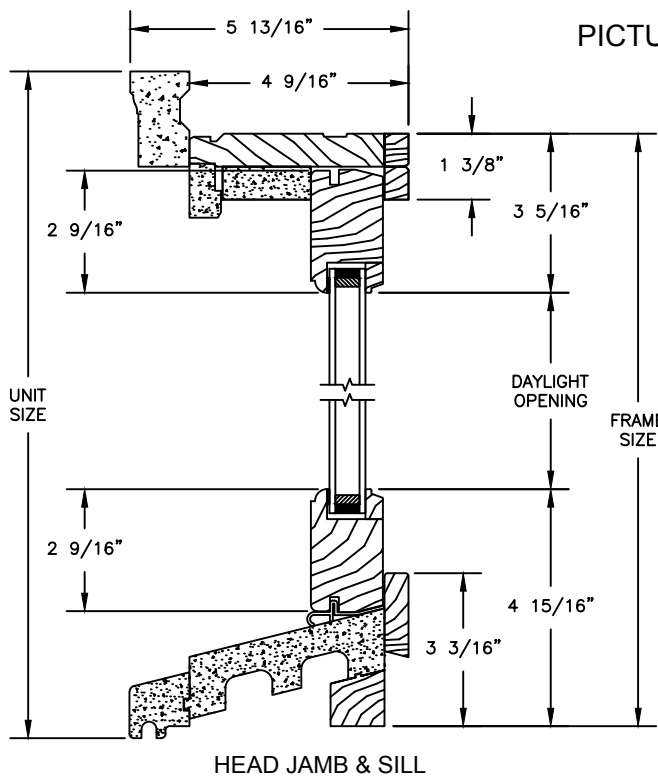
SECTION DETAILS : OPERATING / PICTURE

SCALE: 3" = 1'-0"

OPERATING



PICTURE

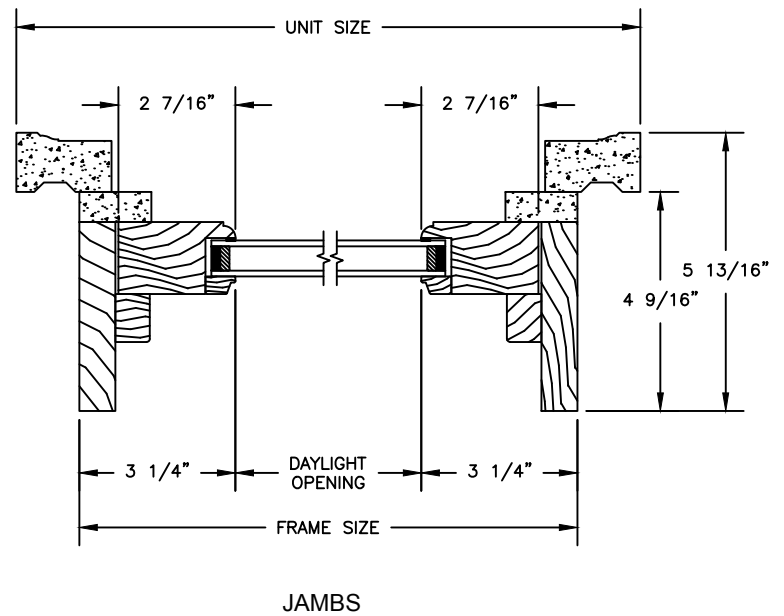
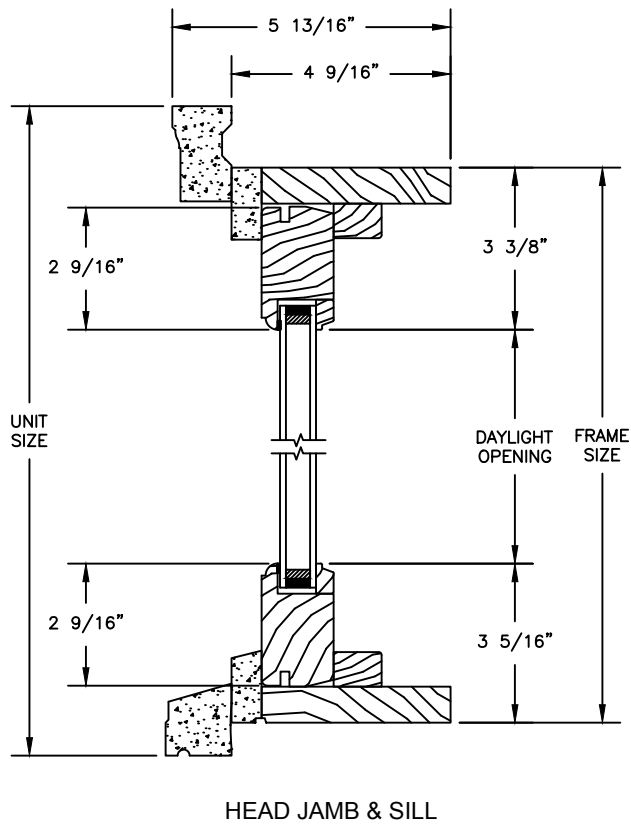


Pinnacle Series

PRIMED DOUBLE HUNG

SECTION DETAILS : TRANSOM

SCALE: 3" = 1'-0"

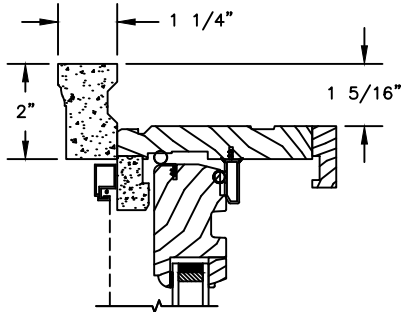


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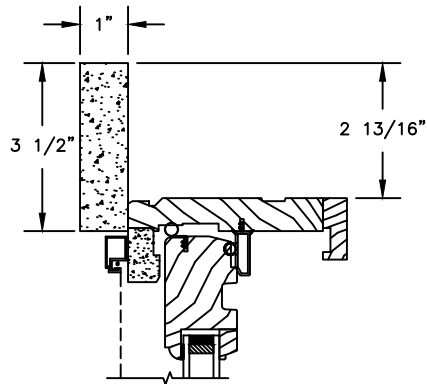
PRIMED DOUBLE HUNG

SECTION DETAILS : CASING OPTIONS

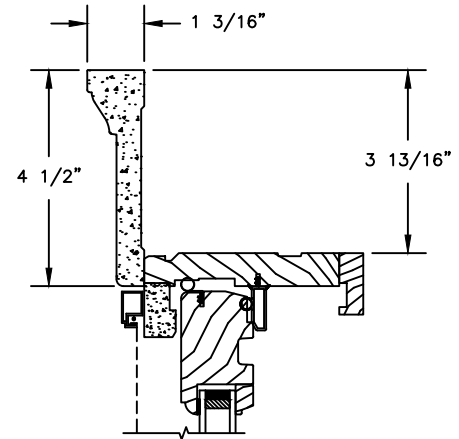
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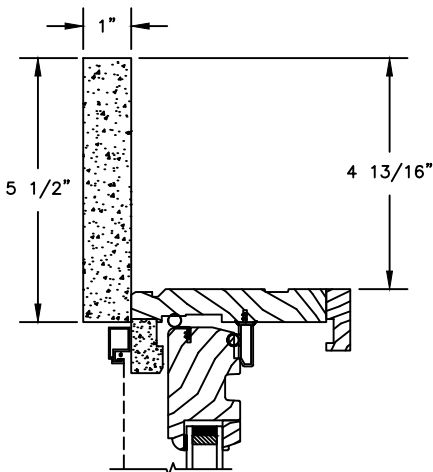
HEAD JAMB WITH
STANDARD 180 BRICKMOULD



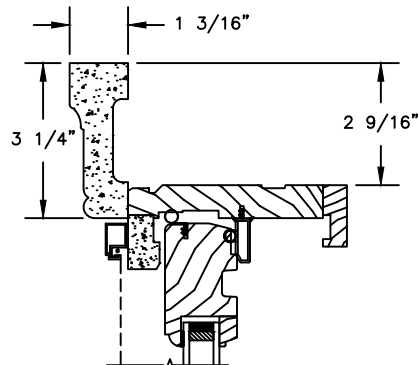
HEAD JAMB WITH
3 1/2" FLAT CASING



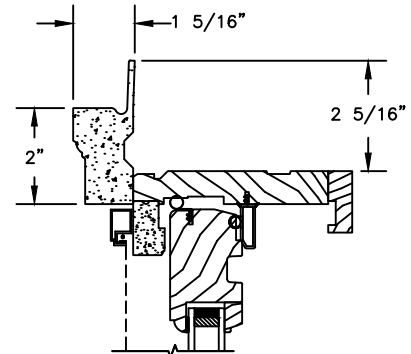
HEAD JAMB WITH
4 1/2" BACKBAND



HEAD JAMB WITH
5 1/2" FLAT CASING



HEAD JAMB WITH
WILLIAMSBURG BRICKMOULD



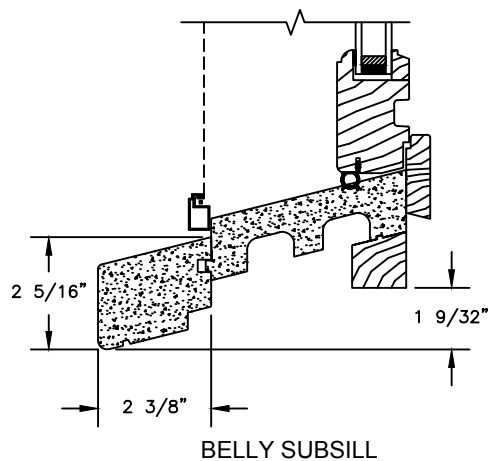
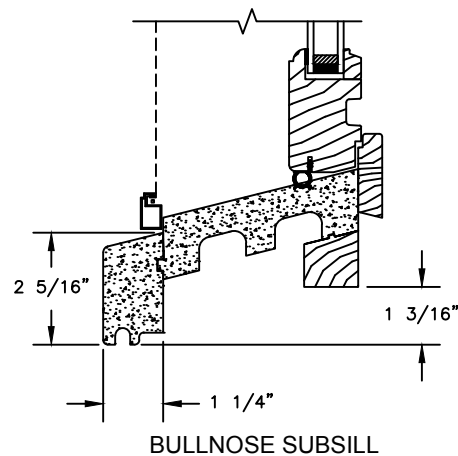
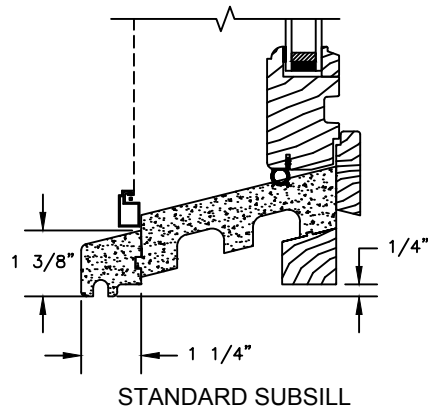
HEAD JAMB WITH
180 FLANGED BRICKMOULD

Pinnacle Series

PRIMED DOUBLE HUNG

SECTION DETAILS : CASING OPTIONS

SCALE: 3" = 1'-0"

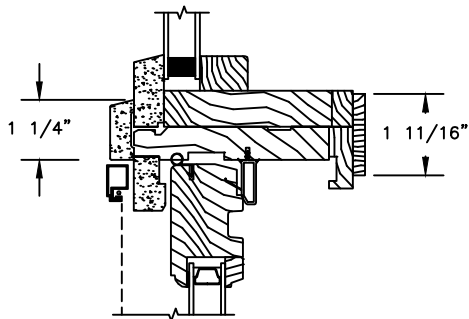


Pinnacle Series

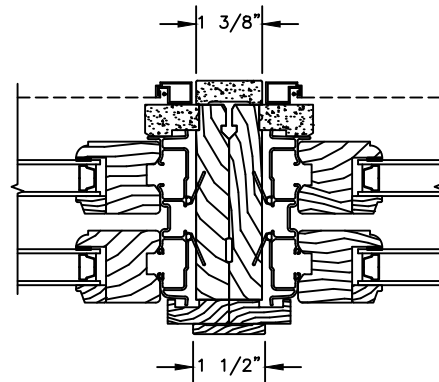
PRIMED DOUBLE HUNG

SECTION DETAILS : MULLIONS

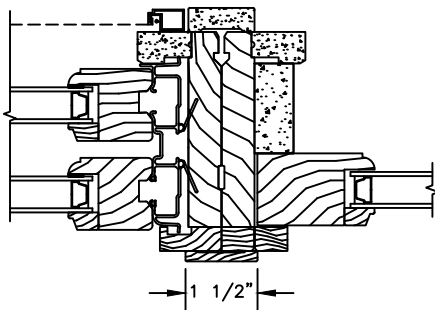
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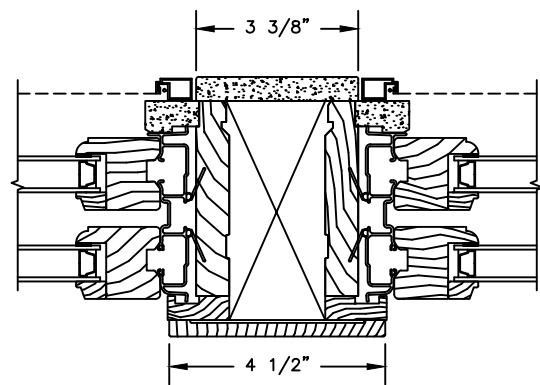
HORIZONTAL MULLION
RADIUS/OPERATOR



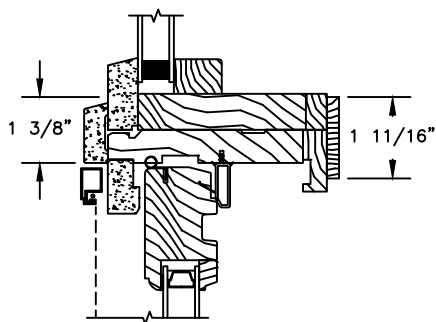
VERTICAL MULLION
OPERATOR/OPERATOR



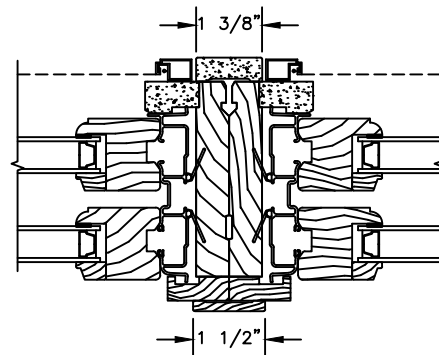
VERTICAL MULLION
OPERATOR/PICTURE



VERTICAL MULLION WITH
2" SPREAD MULL
OPERATOR/OPERATOR
ADDITIONAL WIDTHS INCLUDE:
1" - 5"



SLIMLINE HORIZONTAL
MULLION
RADIUS/OPERATOR



SLIMLINE VERTICAL
MULLION
OPERATOR/OPERATOR

Pinnacle Series

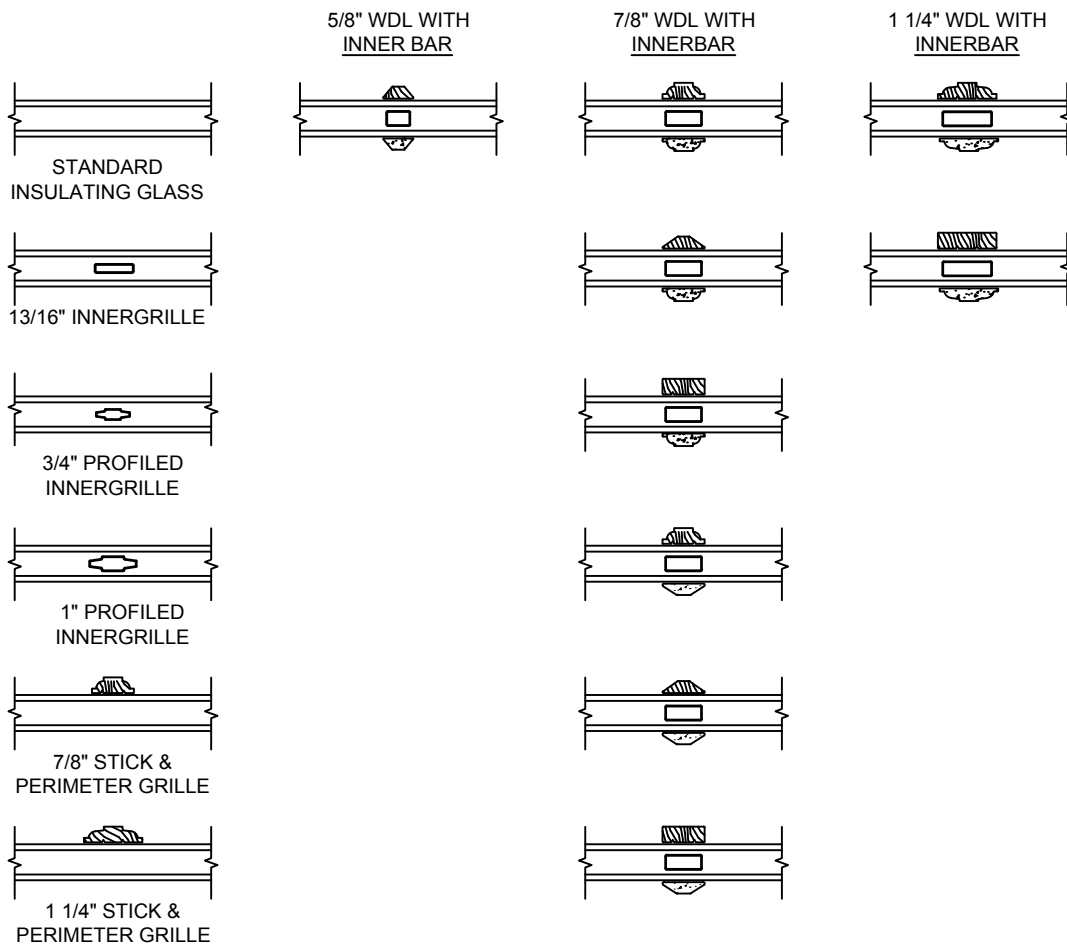
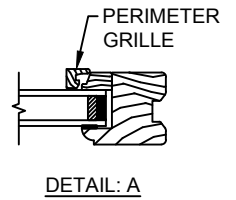
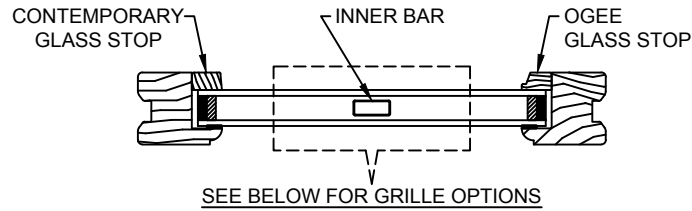
PRIMED DOUBLE HUNG

SECTION DETAILS : GLASS STOP & DIVIDED LITE OPTIONS

SCALE: 3" = 1'-0"

AVAILABLE STYLES

-  - PUTTY
-  - OGEE
-  - CONTEMPORARY



NOTE:

* ALL WDL OPTIONS CAN BE ORDERED WITH OR WITHOUT INNER BAR

* PERIMETER GRILLES ONLY AVAILABLE IN THE 7/8" AND 1 1/4" OGEE STYLE GLASS STOP (SEE DETAIL: A)

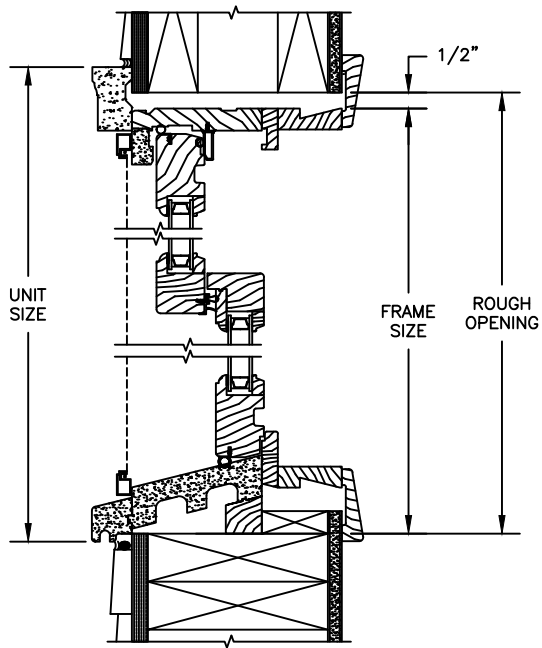
4/19/17

Pinnacle Series

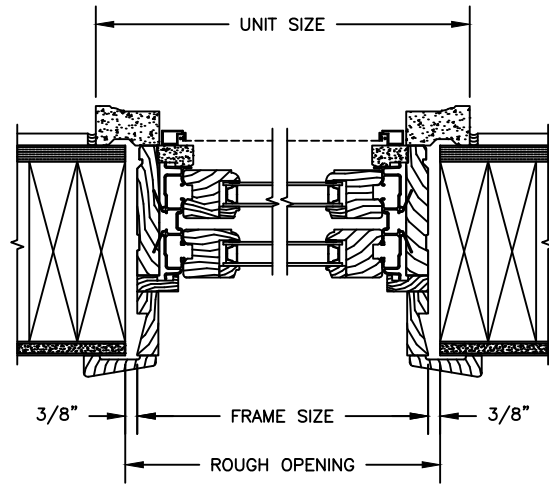
PRIMED DOUBLE HUNG

SECTION DETAILS : CONSTRUCTION

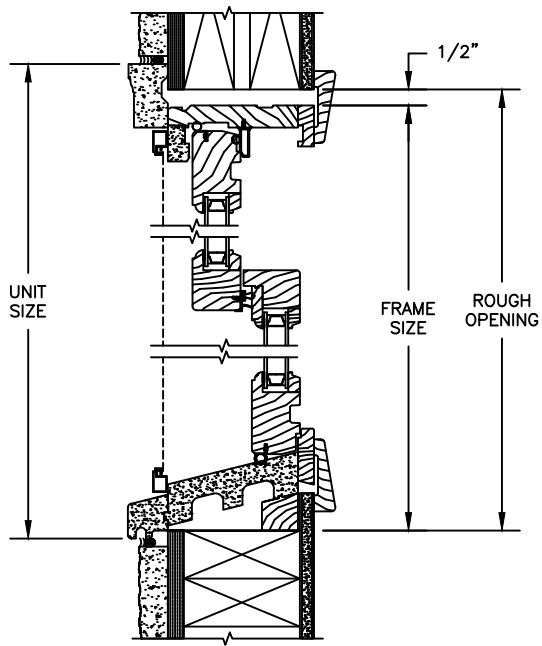
SCALE: 2" = 1'-0"



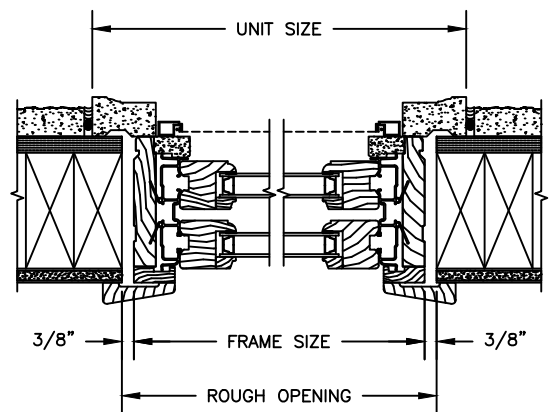
HEAD JAMB & SILL
2 X 6 FRAME WITH SIDING



JAMBS
2 X 6 FRAME WITH SIDING



HEAD JAMB & SILL
2 X 4 FRAME WITH STUCCO



JAMBS
2 X 4 FRAME WITH STUCCO

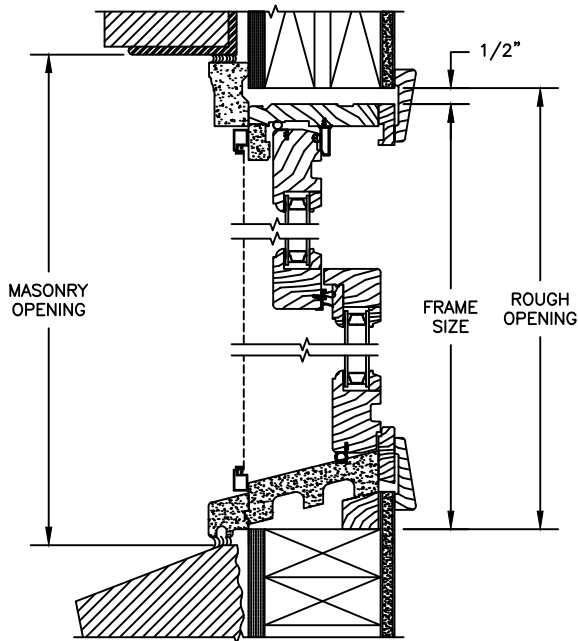
NOTE:
THE ABOVE WALL SECTIONS REPRESENT TYPICAL WALL CONDITIONS, THESE DETAILS ARE NOT INTENDED AS INSTALLATIONS INSTRUCTIONS. PLEASE REFER TO THE INSTALLATION INSTRUCTIONS PROVIDED WITH THE PURCHASED UNITS.

Pinnacle Series

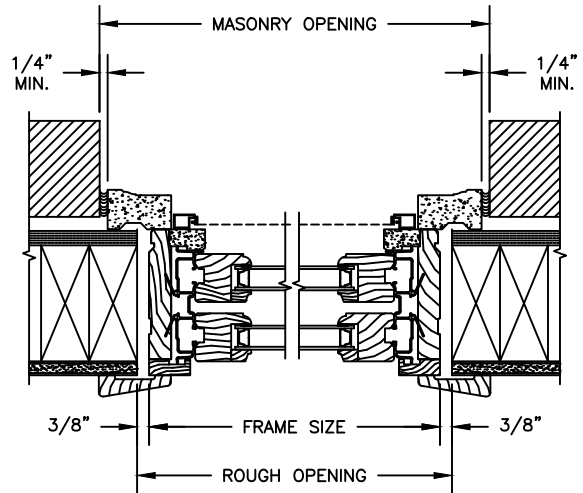
PRIMED DOUBLE HUNG

SECTION DETAILS : CONSTRUCTION

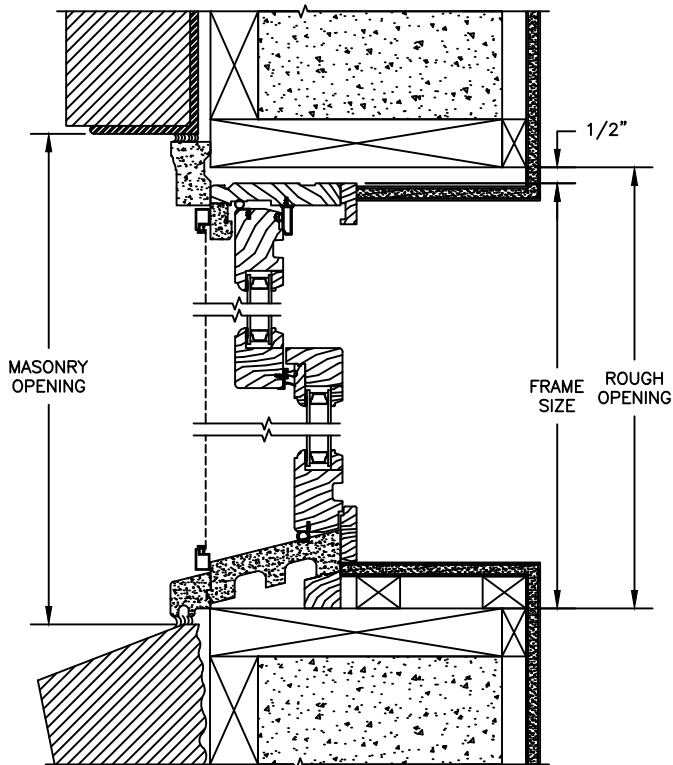
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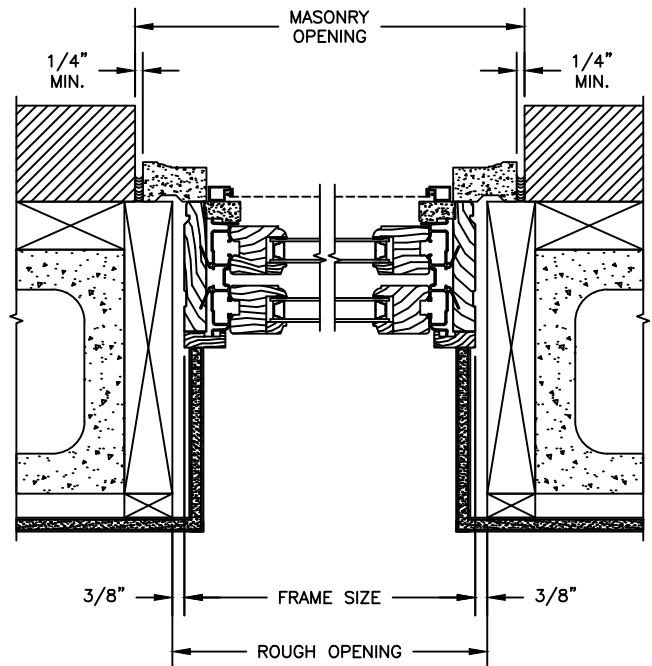
HEAD JAMB & SILL
2 X 4 FRAME WITH BRICK VENEER



JAMBS
2 X 4 FRAME WITH BRICK VENEER



HEAD JAMB & SILL
8" CONCRETE BLOCK WALL
WITH BRICK VENEER



JAMBS
8" CONCRETE BLOCK WALL
WITH BRICK VENEER

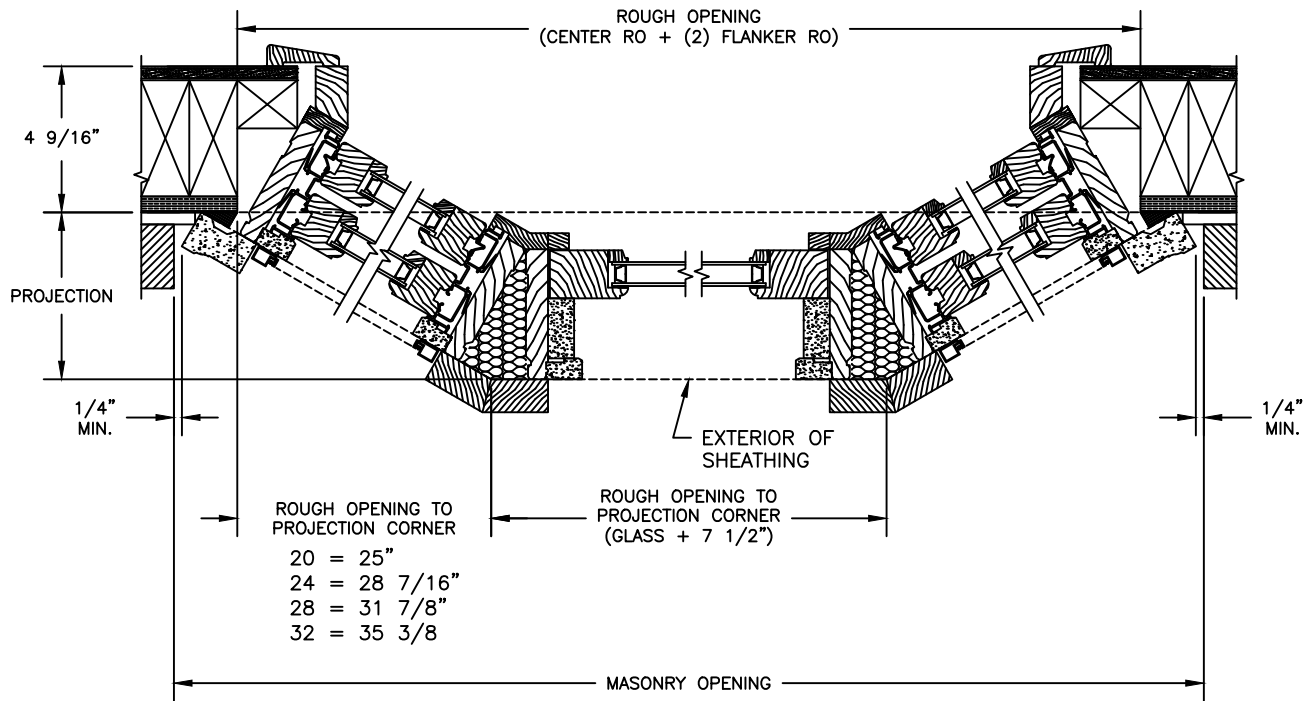
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Pinnacle Series

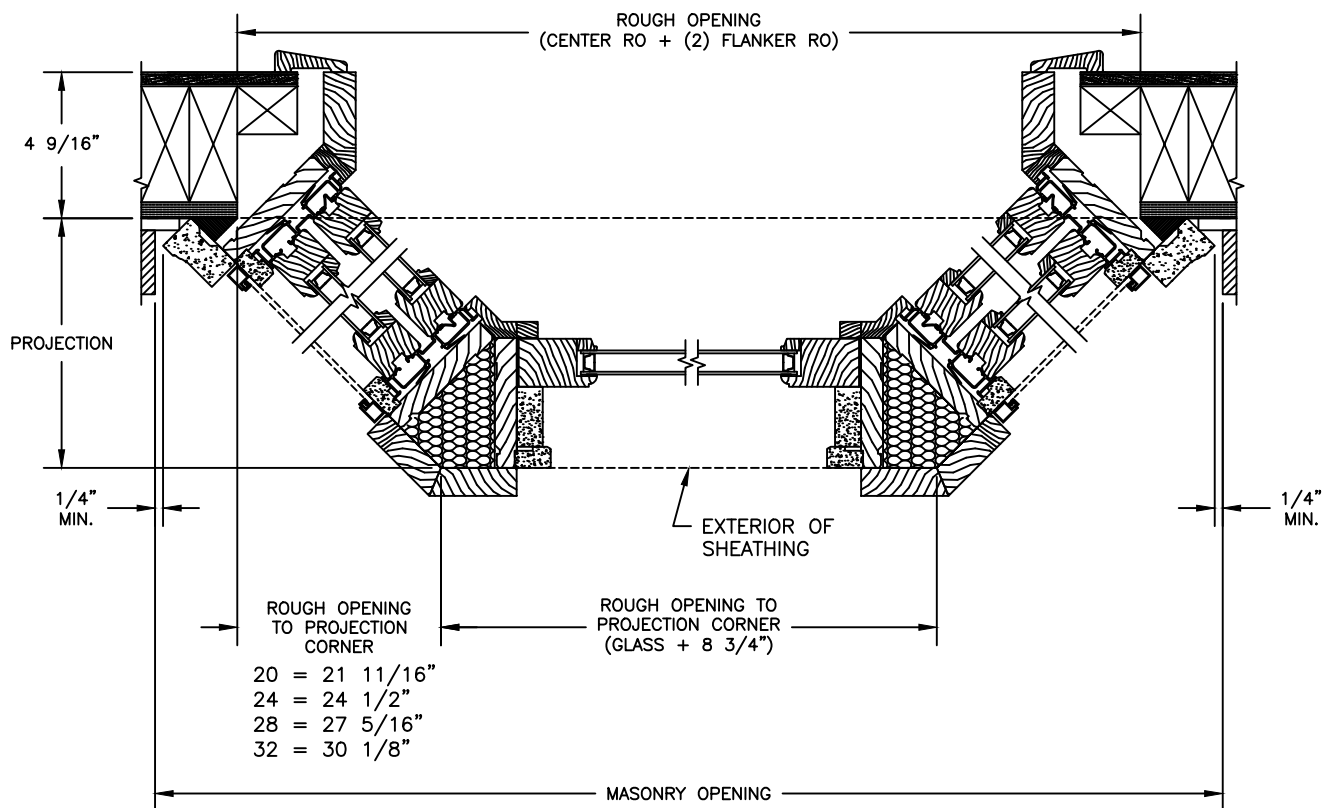
PRIMED DOUBLE HUNG

SECTION DETAILS : 30/45 DEGREES BAY

SCALE: 2" = 1'-0"



30 DEGREE BAY



45 DEGREE BAY

Supporting Materials:

These supporting materials comprise key components of the application and must be submitted prior to evaluation of your application by the Historic District Commission. Please submit these materials along with your application.

Site plan and building elevations of proposed alteration(s)

Current photos of each side of the building, including areas with proposed alteration(s)

Detailed sketch of renovations/repairs applicant intends to perform on the structure

Catalog or specification sheets clearly indicating selection of materials and products

Anticipated Date of Completion:

Dec. 24'

Cost of Alteration: \$68,000

FIRE SAFETY

Does this building contain a fire suppression system? If so, what type? Examples of a fire suppression system are fire alarm systems and smoke alarms. This question is required by state legislation, which requires that applicants must certify that a fire suppression system is present or will be installed before the completion date of the project.

Does your building include a fire suppression system? Check all that apply:

Fire Alarm ☒ Sprinkler System ☐ None ☐

Smoke Detector ☒ Other ☐

Please certify that you will install a fire alarm system or smoke alarm, if not already present, for this project prior to anticipated date of completion:

I have a fire suppression system ☐

I certify I will install a fire suppression system ☐

PLEASE DETAIL YOUR DESCRIPTION OF CHANGES HERE:

First and most important... This is a lead abatement job being done through the State of Michigan lead safe home program. We do follow historic guidelines in this program. The child living at this location has been severely poisoned by the lead based paint in the home.

- We will be replacing all the windows in this home with alike new historic qualified wood windows. Inside wood and outside. They are the same size. They will mimic the existing windows. Color included.

We also will be painting all wood siding. Any repairs that are necessary will be done using alike wood species and profile.

APPLICANT CONTACT INFORMATION

First Name: Jarred

Last Name: Frick

Daytime Phone: 810-523-8044

Night Time Phone: same

Email Address: frontierbuilding@gmail.com

Mailing Address: 537 Gulick Rd.

City: Haslett

State: Mi.

Zip: 48840

PROPERTY INFORMATION

Address: 411 W. Franklin

City: Jackson

State: Mi.

Zip: 49201

Owner Name: Rachel Wineman

Contractor Name (If the project does not have a contractor, please put "N/A"):

Frontier Building & Abatement LLC (Jarred Frick)

Architect Name (If the project does not have an architect, please put "N/A"):

N/A
