

**CITY OF LA GRANDE**  
**Landmarks Commission Regular Session**

**Thursday, August 10, 2023**  
**6:00 p.m.**

The meeting is available for viewing on Facebook Live at the following link:  
<https://www.facebook.com/LaGrandeCityManager>

**AGENDA**

**a. CALL TO ORDER/ROLL CALL**

**2. AGENDA APPROVAL**

*Chairperson asks if there are any additions or changes to the Agenda*  
**(NO MOTION NEEDED)**

**3. CONSENT AGENDA**

a. Consider: Approving Minutes of the June 8, 2023 meeting.

**4. PUBLIC COMMENTS**

*Individuals who wish to comment on any item printed on this Agenda may do so during the time that item is under discussion. Individuals who wish to speak about non-Agenda items may do so during this portion of the Agenda. Please print your name and address on the Public Comments Sign-in Sheet, located on the podium. When addressing the Commission, speak loudly and clearly and state your name. Persons interested in providing virtual public comments shall contact City Staff at [mboquist@cityoflagrande.org](mailto:mboquist@cityoflagrande.org) or by calling 541-962-1307 no later than 5:00pm the day prior to meeting to make arrangements. In the event the Chairperson does not announce a time limit for comments, each speaker is asked to confine their comments to three minutes in length, whether the comments are in-person or virtual.*

**5. NEW BUSINESS**

**6. PUBLIC HEARING**

a. Consideration of Historical Appropriateness  
File Number: 04-HLA-23  
Applicant: Jay & Kristin Wilson

**7. OLD BUSINESS**

**8. CITY PLANNER COMMENTS**

**9. COMMISSION COMMENTS**

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Kendra VanCleave  
Landmarks Secretary

*All meetings of the La Grande Landmarks Commission are accessible to persons with disabilities. A request for an interpreter for the hearing impaired, or for other accommodations for persons with disabilities should be made five days before the scheduled meeting by calling (541) 962-1307.*



**CITY OF LA GRANDE**  
**Landmarks Commission Meeting**

**Regular Session**

**Thursday, June 8, 2023**

**La Grande City Hall**  
**1000 Adams Avenue**

**MINUTES**

**COMMISSIONERS PRESENT:**

Cassie Hibbert  
Katie Boula  
Rod Muilenburg  
Tracey Hanshew

**COMMISSIONERS ABSENT EXCUSED:**

**DISCUSSION/DISPOSITION**

**STAFF PRESENT:**

Mike Boquist, City Planner  
Kendra VanCleave, Planning Tech I

**CITIZENS PRESENT**

Brian Hjelte, Waterleaf Architecture  
John Garlitz, EOU Director of Facilities  
Anna Wilcox, Waterleaf Architecture  
Peter Meijer, Peter Meijer Architects  
Skyla Levitt  
Jessica Schmitt

**CALL TO ORDER/ROLL CALL**

HIBBERT called this Regular Session of the Commission to order at 6:02 p.m., and asked for Roll Call; a quorum was determined to be present.

**AGENDA APPROVAL**

No changes. The Agenda was approved as presented.

**CONSENT AGENDA**

- a. Consider Minutes from February 9, meeting.

HANSHEW introduced the following Motion, with BOULA providing the Second.

**MOTION:** The Minutes of the February 9, 2023 meeting be approved as presented.

**USC:** Unanimous

**NEW BUSINESS**

- a. *Consideration of Historical Appropriateness*  
*1 University Blvd, 03-HLA-23*  
*Eastern Oregon University*

HIBBERT asked for Commissioner declarations or challenges. There were no declarations or challenges.

BOQUIST opened with the application requesting a determination of historic appropriateness for the Eastern Oregon University, Inlow Hall project.

BOQUIST continued the project is proposing several renovations and/or improvements and turned it over to the applicant's presentation.

HIBBERT asked for the applicant's presentation.

HJELTE gave the presentation for the project. The scope of work will include a full roof replacement, chimney removal, inserting windows in the North elevation concrete archways, replacing all windows, updates to first floor entries and heating elements, reconfigure second floor, refinish the north and south

elevation primary entrance doors, repair Juliet balconies and limited below grade work for landscaping. An Inadvertent Discovery Plan will be in place in the event archaeological items are uncovered.

#### ROOF

The clay terra cotta tile roof of Inlow Hall is past its useful life. The roofing tile will be replaced in -kind with the same product produced by the same manufacturer and match the historic design, color, texture, and material. The flat, composite, sections of roof that are not visible from ground level will also be replaced in-kind.

#### CHIMNEY

The chimney has been modified since initial construction and is therefore not a character defining feature of Inlow Hall. It has not been used for a couple of decades and capped. The chimney is to be removed and new roof tile will be added in its place.

#### WINDOWS

The proposed windows for the central pavilion's north elevation will be located in the existing recesses on the second floor and will be similar to those on the second floor of the south elevation. The proposed windows at the north elevation will be larger in order to accommodate the offset floorplates from the auditorium infill. The windows will be contemporary enough to not create a false sense of history while remaining compatible with the buildings existing features.

A majority of the window sashes have been replaced with an inaccurate and smaller replacement that have been retrofitted to the existing wood frames, there are no longer counterweights in the double hung units, vinyl balances have been added since original construction, the addition of window air conditioning units with exterior support brackets are affected the energy efficiency of the windows and building and windows are either showing signs of deterioration or are not original. Original windows that have been replaced include on the second floor of the central pavilion and the now louvered windows on the basement level. Resulting in at least sixteen replaced windows on the central pavilion section and basement level. The current windows could be a source of water and air intrusion affecting the energy efficiency of the building. These reasons have prompted a complete replacement of all windows with aluminum. The aluminum windows will match in design, color, style and profile with the historic windows. On the west elevation, a non-historic entrance door and exterior access stair into the basement mechanical room will be removed to facilitate the install of new mechanical equipment. Windows that match the original

configuration of the openings as well as the remaining east and west elevation basement level windows wells throughout the building will be constructed. By removing the non-historic access door and stairwell, the west elevation of Inlow Hall will reflect how it was originally built. Forensic research was completed to determine the original paint color of the historic windows. The color of all updated windows will match the historic color.

#### EXTERIOR COATINGS AND CAST STONE ELEMENTS

Originally, Inlow Hall's cast stone matched in color to that of the Grand Staircase. Forensic research was completed to determine what kind and how many layers of coatings were applied to the cast stone and how to best remove them from the building. Any cast stone repairs will match in color to that of the historic. Any concrete repairs will be painted to match the existing lighter coating. Inlow Hall will first be cleaned using low pressure hot water. Mock-up paint removal methods using chemical strippers will be performed to determine the most effective method with no damage to either the building or environment.

#### JULIET BALCONIES

Architectural details where the coatings may be removed to present Inlow Hall as it was historically will show the rosy pink hue of the cast stone. The Juliet balconies on the second floor of the north and south elevations will be repaired with the above determinations in mind.

#### FIRST FLOOR AND SECOND FLOOR

On the first floor, the wood doors at the south and north entries will be retained and refinished. The heating elements in the lobby and stairwells will be replaced. Historic materials that will remain include the wood paneling, flooring and decorative plasterwork located in the lobby and stairwells. The interior of the second floor of Inlow Hall lacks character defining features. The proposed scope of work for the second floor is limited to reconfiguring office spaces and updating finishes accordingly.

HJELTE continued lastly there will be limited below grade work related to landscaping directly adjacent to the building.

There was no testimony in favor, neutral or opposition.

BOQUIST commented the Fire Chief called and asked as part of the construction how much of the parking lot and property will be closed off. GARLITZ responded the upper parking lot is closed off and the whole

building as of July 1<sup>st</sup> the contractor will have the building.

HIBBERT asked about the windows on the East and West wings the original design had double hung and the window schedule proposed a fixed upper and awning lower. MEIJER responded that it is the operation of it and the appearance to look like double hung. The manufacturer doesn't make a true operating double of that window size. WILCOX added the double hung function isn't manufactured anymore for this size. The top half is fixed and bottom is an awning and the bottom jets out a little bit. The operation of the awning is much simpler. MEIJER commented new windows for commercial properties are not made the way they used to make them.

HANSHEW introduced the following Motion with BOULA providing a Second.

**MOTION:** I move that the Findings of Fact and Conclusions set forth in the Staff Report be amended and that the Project be deemed historically appropriate and approved.

**USC:** Unanimous

**STAFF COMMENTS:**

BOQUIST commented that the Call For Projects joint work session is July 10<sup>th</sup>. Some of the projects, if awarded, may come before the Commission at some point.

**COMMISSIONER COMMENTS:**

BOULA commented rather than apply for the National Trust Grant since time constraints, maybe apply for the Wildhorse grant.

There being no further business to come before this Regular Session of the Commission, BOQUIST adjourned the meeting at 7:15p.m. The Commission is scheduled to meet again in Regular Session, Thursday, July 13, 2023, at 6:00 p.m., in the Council Chambers of City Hall, 1000 Adams Avenue, La Grande, Oregon.

**ATTEST:**

**APPROVED:**

\_\_\_\_\_

\_\_\_\_\_

Kendra VanCleave, Department Secretary

Chairperson

DATE APPROVED: \_\_\_\_\_:



CITY of LA GRANDE

LANDMARKS COMMISSION ACTION FORM

Commission Meeting Date: **August 10, 2023**

**PRESENTER:** Michael J. Boquist, Community Development Director

**COMMISSION ACTION:** CONSIDERATION OF NE HI ENTERPRISES BUILDING IMPROVEMENT PROJECT

1. **CHAIR:** Request Commissioner declarations and challenges.
2. **CHAIR:** Request Staff Report
3. **CHAIR:** Invite Public Testimony from the Applicant, then those in Favor, in Opposition, Neutral to the proposed Application, and then Rebuttal by Applicant
4. **CHAIR:** Entertain Motion

**SUGGESTED MOTION:** I move that the Findings of Fact and Conclusions set forth in the Staff Report be amended and that the Project (be / not be) deemed historically appropriate and (approved / conditionally approved / denied).

- *(Identify Conditions of Approval required, if any.)*

5. **CHAIR:** Invite Further Commission Discussion
6. **CHAIR:** Ask for the Vote.

\*\*\*\*\*

**EXPLANATION:** See attached Landmarks Commission Decision Order, which includes a description of the project and the applicable Land Development Code Standards. The applicant is requesting a determination of Historic Appropriateness for removal and replacement of storefront windows, transoms, garage door and other supporting elements.

If all applicable standards are met, the Commission should approve the request. If any standards are not met, the Commission may impose conditions of approval to satisfy the requirement, then conditionally approve the application; or, deny the application if the standard cannot be satisfied with any reasonable conditions of approval.

Upon issuing a decision, the Decision Order will be modified as needed to reflect and support the Commission's decision.

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**COMMISSION ACTION** (Office Use Only)

Motion Passed                       Motion Failed

Action Tabled: \_\_\_\_\_

Vote: \_\_\_\_\_

Recessed: \_\_\_\_\_

s:\community development\landmarks\landmarks commission\2023\8-10-23\04-hla-23 nehi enterprises caf.docx







# BEFORE THE CITY OF LA GRANDE LANDMARKS COMMISSION

**LAND USE APPLICATION(S):** Historic Landmarks Review, File Number 04-HLA-23

**APPLICANT(S):** Ne Hi Enterprises, (Owner: Jay and Kristin Wilson.

**SITE LOCATION:** 1426 Jefferson Avenue, T3S, R38E, Section 05CC, Tax Lot 3400

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## ORDER OF \_\_\_\_\_

### I. NATURE OF APPLICATION

The applicant is requesting a determination of Historic Appropriateness for a façade improvement project that includes the following:

1. Jefferson Avenue frontage – Remove entire storefront section that includes an existing roll-up garage door, picture window and transoms; and, replace entire storefront with a larger garage door.
2. Greenwood Street frontage – Remove and replace storefront picture windows;
3. Greenwood Street frontage – Remove and replace storefront transom windows with awning windows;
4. Greenwood Street frontage – Remove existing storefront door (non-recessed) and reconstruct storefront with bulkhead and windows to match other existing areas.



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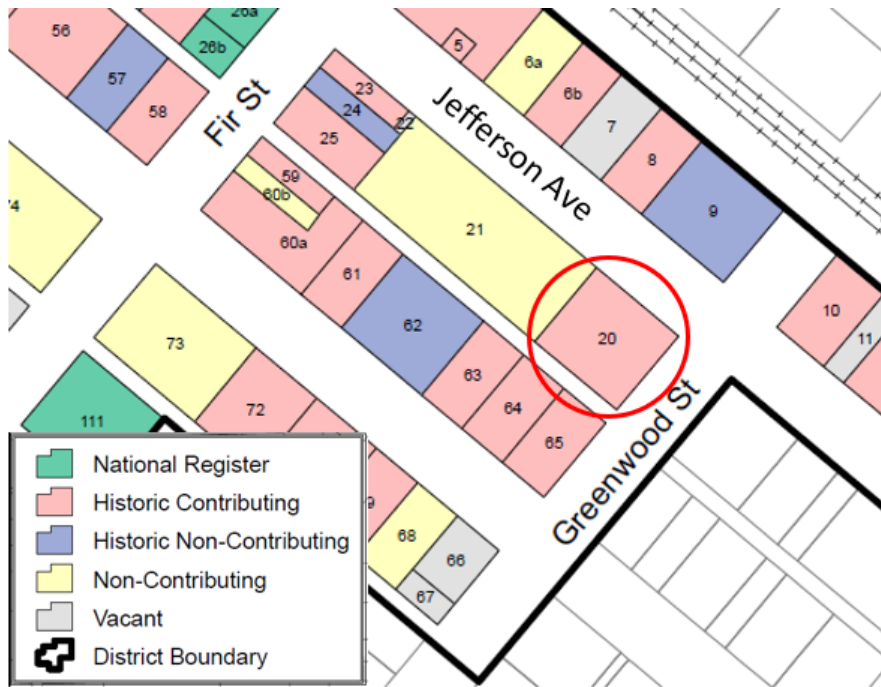
### II. PUBLIC HEARING

A public hearing will be held on the above application before the City of Landmarks Commission on August 10, 2023. The application, staff report and all testimony submitted is part of the record.

**III. FINDINGS OF FACT**

**A. GENERAL FACTS**

1. The subject building is identified as **Site #20** in the National Register of Historic Places.
2. The subject building is classified **Historic Contributing**.



3. A **Contributing Resource** is defined as a building in the District which was constructed between 1891 to 1948, which still has most of the essential qualities, materials, and features from this time period, and which was formally recognized by the National Register as a historic contributing resource to the District.
4. When determining which Historic District standards are applicable to a project, the criteria used are reflected in table below. The first step is to determine the buildings historic classification, followed by the location and visibility of the proposed work. In this case, the building is “Historic Contributing” and the proposed work is “visible from the street.”
5. Based on the building classification and location of work, this project is subject to Standards A and C of the La Grande Commercial Historic District Design Standards (City Council Resolution 4825, Series 2022)

	If the site or property is:	If the site or property is:
	<ul style="list-style-type: none"> <li><span style="color: green;">■</span> National Register</li> <li><span style="color: pink;">■</span> Historic Contributing</li> <li><span style="color: blue;">■</span> Historic Non-Contributing</li> </ul>	<ul style="list-style-type: none"> <li><span style="color: yellow;">■</span> Non-Contributing</li> <li><span style="color: grey;">■</span> Vacant</li> </ul>
If the work proposed will be visible from the street:	<b>USE STANDARDS A AND C</b>	USE STANDARDS B AND C
If the work proposed is only visible from the alley:	USE STANDARDS A AND D	USE STANDARDS B AND D

6. The following site description is provided in the National Register of Historic Places for this property:

- **Historic Name:** Bunting Tractor
- **Year Built:** 1925
- **Style:** Vernacular
- **Alterations:** Minor

*Site Description: This vernacular, one-story concrete commercial building (110 ft. by 120 ft.) has brick veneer facades and a raised, stepped parapet fronting Greenwood Street and Jefferson Avenue. A concrete stringcourse caps the multi-pane storefront transom windows that are separated by concrete and brick pilasters. The bulkhead is covered with stucco. Some of the storefronts have been altered by enclosing the openings with brick or wood siding. The building was rehabilitated in 1991-1992.*

## **B. STANDARD 'A' – EXISTING BUILDINGS**

### **A.1 STOREFRONT REHABILITATION**

***PRESERVE, RESTORE, OR RECONSTRUCT MISSING PRIMARY FEATURES OF A HISTORIC STOREFRONT. STRENGTHEN THE HISTORIC PATTERN AND PROPORTION OF STOREFRONT BAYS.***

The following can help achieve this standard:

- Replace missing pilasters between storefronts, missing solid bulkhead areas beneath storefront display windows, and/or missing transom windows by using historic evidence such as drawings or photographs, where possible
- Keep the traditional storefront opening(s) intact, with clear glass display windows and entry doors. Do not fill storefront openings with solid wall areas (except below the display windows in the bulkhead area).
- Preserve and restore the primary features and materials of a historic storefront. If historic storefronts are missing, base the design and materials of the new storefront on the historic system as much as possible. Use materials such as painted (not anodized) metal or wood.
- A proposal to replace an existing historic storefront system must be accompanied by photographic evidence that the system cannot reasonably be repaired.
- Do not remove or block off transom windows, although insertion of translucent, opaque, or tinted glass or in some cases louver panels are appropriate if the original transom window divisions are maintained in the new materials.
- If the original transom glass is missing, use new glass. In some cases where original transoms are uncovered, but clear glazing is not yet feasible due to a dropped ceiling or other situation, solid transom panels within frames may be allowed if the solid panels can be replaced by glass in the frame at some future point.
- Retain or restore the operability of any original transoms as a natural climate control feature.
- Design new storefront entry doors, if new entries are proposed, to include large glass areas. Use wood and glass, or painted metal and glass doors, as appropriate to the building and the existing storefront system.
- If a building did not originally have ground floor storefronts or windows, new openings that fit the style and original use of the building may still be appropriate if it allows the building to have a new use. Retain and respect original features and align new features with original features.

#### **STAFF COMMENTS:**

*The first part of this standard is to "Preserve" primary features of a historic storefront. In this case, along the Greenwood Street frontage, the project includes the removal and replacement of the large historic storefront windows with a set of new divided windows; and replacing all historic transom windows with new transoms to match the proposed new storefront windows. The project also includes removing one doorway which may or may not be historic and expanding the storefront windows and bulkhead to replace the doorway. The Commission may want to consider how this replace is consistent with the standard to "Preserve" historic features.*

99 *Along the Jefferson Avenue frontage, the project includes the removal of an existing roll-up garage door*  
100 *which does not appear historic, and a small storefront (bulkhead, storefront window and transoms) that exists*  
101 *within the same bay. It is not known whether this small storefront is historic. The existing improvements with*  
102 *this bay will be replaced with a new and larger roll-up garage door. The Commission may want to consider*  
103 *which elements within this bay may be historic features and whether they should be preserved vs. replaced.*

104  
105 *The application includes pictures of deteriorating façade elements (stucco, trim, paint, other). The application*  
106 *does not discuss repairing and restoring these elements. The Commission may want to discuss this with the*  
107 *applicant, although these may be considered maintenance improvements that are not subject to landmarks*  
108 *approval, but guidance could be provided by the Commission if necessary.*

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110 **LANDMARKS COMMISSION FINDING:**

111 *This section is a placeholder and will be filled in as part of the public hearing to support the*  
112 *Landmarks Commission's final decision.*

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114 **A.3 BUILDING FAÇADE MAINTENANCE AND REHABILITATION**

115 ***WHEN DESIGNING ALTERATIONS, RESPECT THE ORIGINAL STYLE AND DESIGN OF THE***  
116 ***BUILDING, AND RETAIN ORIGINAL FEATURES AND MATERIALS.***

117 The following can help achieve this standard:

- 118 a. Preserve and maintain original historic architectural elements and materials.
- 119 b. Especially at street-facing façades, ensure that new or added architectural elements or materials
- 120 are highly similar to or "in kind" with related elements of the historic building and of contributing
- 121 buildings in the immediate surrounding area.
- 122 c. Design the materials and shifts in plane (as, for instance, the plane of window glazing relative to
- 123 the plane of the exterior wall) of façade alterations to be visually matching the traditional or
- 124 existing architectural detail of the historic building.
- 125 d. Keep proposed contemporary or modern-looking new additions, such as a sign or a light fixture, at
- 126 a scale that does not overwhelm the existing resource.
- 127 e. For historic non-contributing buildings, modest alterations that match or are in keeping with the
- 128 later changes to the building may be appropriate if the building does not lose any further historic
- 129 features or materials.
- 130 f. Make sure new architectural elements at the exterior of the building do not unintentionally
- 131 introduce stylistic elements from other architectural styles. See "STYLES" and "Additional
- 132 Resources" in the Appendix for more information.

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134 **STAFF COMMENTS:**

135 *Other than the removal and replacement of the historic windows and transom, there does not appear to be*  
136 *any proposed alterations that affect historic structural elements (e.g. brick). If the Commission supports the*  
137 *proposed replacement elements, the new improvements should be "visually matching the traditional or*  
138 *existing architectural detail of the historic building." (see guidance item c above).*

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140 **LANDMARKS COMMISSION FINDING:**

141 *This section is a placeholder and will be filled in as part of the public hearing to support the*  
142 *Landmarks Commission's final decision.*

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144 **A.2 NEW ADDITIONS**

145 **A.4 ACCESSIBILITY**

146 **A.5 DISASTER AND SAFETY PLANNING**

147 **C.6 RELOCATION OR DEMOLITION**

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149 **LANDMARKS COMMISSION FINDING:**

150 *Not Applicable.*  
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153 **C. STANDARD ‘C’ – WORK VISIBLE FROM THE STREET**

154 **C.1 MATERIALS**

155 **REFLECT EXISTING HISTORIC MATERIALS AND FINISHES IN THE DISTRICT WHEN SELECTING**  
156 **NEW OR REPLACEMENT MATERIALS, AND MAINTAIN EXISTING MATERIALS SUCH AS BRICK,**  
157 **WOOD, AND METAL.**

158 The following can help achieve this standard:

- 159 a. Retain and preserve primary materials, features, and surfaces that contribute to the historic  
160 character of a building or the overall District, such as brick, stone, granite, limestone, slate,  
161 concrete, concrete block, terra cotta, clay tile, painted steel or aluminum, and concrete stucco.  
162 Where possible, retain historic secondary materials as well, for example in exposed  
163 foundations and at copings and other details.
- 164 b. Clean masonry surfaces using the gentlest effective method when necessary to stop  
165 deterioration or to remove heavy soiling.
- 166 c. Use low pressure washing with detergents and scrub with natural bristle brushes. The use of  
167 destructive stripping or cleaning methods, such as sandblasting, power washing, high-  
168 pressure water blasting, or any other abrasive method that causes deterioration (i.e. chipping,  
169 eroding, or wearing away) or changes the color of the masonry or the mortar is prohibited.  
170 Consult Technical Preservation Services Brief 1: Assessing Cleaning and Water-Repellent  
171 Treatments for Historic Masonry Buildings.
- 172 d. Repair masonry features, surfaces, and details using appropriate repair methods including re-  
173 pointing, consolidating, piecing in, and patching. Do not cover historic exterior materials with a  
174 new applied material, unless temporarily necessary to stabilize damaged areas or prevent  
175 further damage. New masonry surfaces in new construction may be painted or sealed.
- 176 e. It is not appropriate to paint, seal, or coat historic masonry surfaces that were not previously  
177 painted, sealed, or coated as this can trap moisture and degrade the masonry. Repoint  
178 deteriorated mortar joints matching the original mortar in strength, composition, color, and  
179 texture; generally do not use Portland Cement as it does not allow for expansion and  
180 contraction. Consult Technical Preservation Services Brief 2: Repointing Mortar Joints in  
181 Historic Masonry Buildings.
- 182 f. Replace missing features on contributing buildings with materials in keeping with the  
183 building’s original materials. Substitute contemporary, but visually matching materials for the  
184 original only if it is not feasible to replace in kind.
- 185 g. In new additions or new construction, consider designs that include brick patterning,  
186 corbelling, insets and projections, or other traditional decorative brickwork details, especially  
187 those that provide a change in plane. Brick size and texture, joint width, and other small-scale  
188 design features can provide a sense of continuity with the craftsmanship and texture of  
189 contributing buildings.
- 190 h. In new additions or new construction, use durable and repairable contemporary materials as  
191 secondary accents in combination with traditional primary wall materials such as masonry or  
192 concrete stucco.
- 193 i. Finish new materials in a similar way to contributing buildings with the same material; wood is  
194 painted, metal is powder-coated or painted in a non-metallic finish, concrete stucco is finished  
195 smooth rather than a highly sanded or troweled finish, and glass is clear or translucent.

197 **Prohibited Materials or finishes:** Many modern materials are reasonable substitutes for historic  
198 materials and may be good options within the La Grande Commercial Historic District. However, several  
199 materials are **prohibited** and are discussed below.

- 200 1. **EIFS** (Exterior Insulation and Finish System)
- 201 2. **Elastomeric paints**
- 202 3. **Vinyl** windows (or siding)
- 203 4. **Unpainted “rustic” barn wood**

- 204 5. **Dark tinted or mirrored glass** (Light low-e glass coatings as well as standard green or blue
- 205 tinted glass are generally acceptable, but ground floor window glazing in particular must allow
- 206 visibility through the glass).
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- 208 6. **Fiber cement siding such as Hardie siding or Hardie board with “fake grain”**
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- 210 7. **Shiny metallic finishes such as anodized aluminum storefronts, chrome, polished**
- 211 **stainless steel, or metallic-look paints.** Aluminum storefront systems are allowed if they are
- 212 painted.

**STAFF COMMENTS:**

*No comments.*

**LANDMARKS COMMISSION FINDING:**

*This section is a placeholder and will be filled in as part of the public hearing to support the Landmarks Commission’s final decision.*

**C.2 WINDOWS**

***PRESERVE, REPAIR, AND RETROFIT EXISTING WOOD OR METAL WINDOWS TO IMPROVE ENERGY EFFICIENCY. USE DURABLE MATERIALS AND VISUALLY MATCHING FINISHES, PROFILES, AND DEPTHS FOR ANY NEW WINDOWS.***

The following can help achieve this standard:

- a. Maintain original windows in their original openings. Regularly inspect, repair, re-caulk, and re-paint historic windows to prevent deterioration.
- b. Weather-strip and caulk older windows and consider the installation of storm windows (preferably at interior) to improve thermal performance of older windows.
- c. A proposal to replace existing historic windows (windows constructed before 1948), whether on a historic contributing or historic non-contributing building, must be accompanied by photographic evidence that the windows cannot reasonably be repaired.
- d. If new or replacement windows are proposed, ensure that the new windows match the size of the existing (historic) opening, without infill panels. Specify new windows that match the historic windows in their configuration, operation, profiles, dimensions, and finish.
- e. Specify traditional, paintable, and repairable materials such as painted wood or metal for new windows. Use clear or very lightly tinted glass and avoid the use of simulated divided lights unless an exterior dimensional grid is applied to visually match historic multi-pane window divisions in the building.
- f. Prioritize solutions that match the original material of historic windows in a building, but new windows using alternative materials may be appropriate in some locations if they can convincingly replicate the appearance of the historic windows.

**STAFF COMMENTS:**

*As discussed above, this project proposes to replace the storefront and transom windows vs. preserve and repair. The Commission should discuss how this project conforms to this standard.*

**LANDMARKS COMMISSION FINDING:**

*This section is a placeholder and will be filled in as part of the public hearing to support the Landmarks Commission’s final decision.*

**C.3 SIGNS**

**C.4 FENCES/ACCESSOR STRUCTURES**

**C.5 ROOF & ROOFTOP ELEMENTS**

**LANDMARKS COMMISSION FINDING:**

*Not Applicable.*

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#### IV. CONCLUSIONS

259 Based on the Findings of Fact above, the Landmarks Commission concludes that the project (meets/does not  
260 meet) the Historic District Standards as established by City Council Resolution 4825, Series 2022, as  
261 discussed in the Findings above.

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#### V. ORDER AND CONDITIONS OF APPROVAL

265 Based on the Findings of Fact above, the Landmarks Commission concludes that the project (is/is not)  
266 historically appropriate and (approves, conditionally approves, denies) the project:

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United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

Section number 7 Page 22

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#20	<b>Address:</b> 1426-32 Jefferson Ave. <b>Historic Name:</b> Bunting Tractor <b>Common Name:</b> Golden Harvest Chinese Restaurant <b>Year Built:</b> 1925 <b>Architect:</b> Unknown <b>Style:</b> Vernacular <b>Use:</b> COMMERCE <b>Alterations:</b> Minor <b><u>CLASSIFICATION:</u></b> <b><u>Historic Contributing</u></b>	<b>Owner:</b> George Butler 7501 Cardwell Ave. Orangevale, CA 95662-2520 <b>Map No:</b> 3S 38 5CC <b>Reference No:</b> 987 <b>Plat:</b> Chaplin's Addition <b>Block:</b> 111 <b>Lot:</b> 14-17 <b>Tax Lot:</b> 3400 <b>1999 Inventory No:</b> 38
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**DESCRIPTION:** This vernacular, one-story concrete commercial building (110 ft. by 120 ft.) has brick veneer facades and a raised, stepped parapet fronting Greenwood Street and Jefferson Avenue. A concrete stringcourse caps the multi-pane storefront transom windows that are separated by concrete and brick pilasters. The bulkhead is covered with stucco. Some of the storefronts have been altered by enclosing the openings with brick or wood siding. The building was rehabilitated in 1991-92.

**HISTORICAL DATA:** In 1888, a lumber shed was located on the site but was demolished by 1889. The site was then occupied by a wooden dwelling by 1903, however, by 1910, the site was again vacant. The current building was erected in 1925, to house a tractor sales and service shop. Bunting Tractor and Caterpillar was housed in the building. C.W. Bunting moved to La Grande in 1911 and was employed as a salesperson for Holt Manufacturing. Bunting sold Holt combined harvester tractors and later Caterpillars tractors. C.F. Bunting's son, Clyde also worked in the family business. The building was later (1960s) purchased by Claude Hand who use the structure for his paint and parts warehouse.

# APPLICATION FOR HISTORIC LANDMARKS REVIEW

COMMUNITY AND ECONOMIC  
DEVELOPMENT DEPARTMENT  
Planning Division  
1000 Adams Avenue, P.O. Box 670  
La Grande, OR 97850  
(541) 962-1307  
Fax (541) 963-3333



## OWNER/APPLICANT INFORMATION

Applicant/ Agent:	<u>Ne Hi Enterprises</u>	Land Owner:	<u>Jay + Kristin Wilson</u>
Mailing Address:	<u>2122 10<sup>th</sup> St.</u>	Mailing Address:	<u>48303 Hwy 30</u>
City/State/Zip:	<u>Baker City, OR 97814</u>	City/State/Zip:	<u>Haines, OR 97833</u>
Telephone:	<u>541-523-6008</u>	Telephone:	<u>541-519-2295 / 541-519-2294</u>
Email:	<u>nehienterprises1@yahoo.com</u>	Email:	<u>jnkwilson@hotmail.com</u>

## PROJECT INFORMATION

Site Address:	<u>1426 Jefferson Ave</u>	National Register Site Number:	_____
Legal Desc.: T <u>3</u> S, R <u>38</u> E, Section <u>05CC</u> , Tax Lot <u>3400</u>		Historic Building Name:	<u>Bunting tractor</u>
Description: <u>Windows / garage door</u>		Property Classification/Applicable Standards from below:	<u>Historical Contributing</u>

04-ALA-23

	If the site or property is:	If the site or property is:
	National Register Historic Contributing Historic Non-Contributing	Non-contributing Vacant
If the proposed will be visible from the street:	<b>USE STANDARDS A AND C</b>	<b>USE STANDARDS B AND C</b>
If the work proposed is only visible from the alley:	<b>USE STANDARDS A AND D</b>	<b>USE STANDARDS B AND D</b>

I am interested in applying for (check all that apply):

Federal Tax Incentives  
 State Tax Incentives  
 State SHPO Grants

Urban Renewal Grant  
 Other Grants

City of La Grande

JUL 14 2023

Received  
Planning/Economic Dev Dept.

**Notice:** For projects seeking to participate in State or Federal tax incentive programs, additional design standards and/or development requirements may apply. Please contact the Oregon State Historic Preservation Office for more information and to discuss your project at: Joy Sears, (971) 345-7219, joy.sears@opr.d.oregon.gov

## APPLICANT SUBMITTAL CHECKLIST

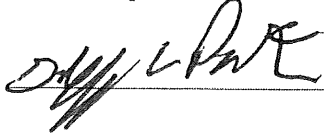
SHALL SUBMIT

**The applicant/owner understands and agrees that:**

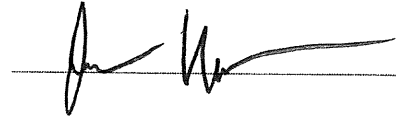
- The applicant/owner assumes all legal and financial responsibilities for establishing and clearing marking the location of all necessary property lines as determined necessary by the City for the proposed development;
- Building setbacks shall be measured from an established property line, not from the street, curb, sidewalk, or other improvement that is not based on a recorded survey;
- Any approvals associated with this request may be revoked if found in conflict with information represented in this application;
- The approval of this request does not grant any right or privilege to erect, alter or demolish any structure or use any premises described for any purposes or in any manner prohibited by City of La Grande ordinances, codes or regulations;
- The applicant hereby authorizes City officials of the City of La Grande to enter the property and inspect activity in conjunction with the proposed development project.
- **ASBESTOS:** If the project includes demolition, Oregon law may require an asbestos inspection by an accredited inspector. The applicant/owner hereby understands and agrees to have an asbestos inspection performed, if required by law, and to have a copy of the inspection report available on-site for the duration of the project.

Burden of Proof: It is the responsibility of the applicant to provide sufficient information for the Commission to understand the project and to determine compliance with the historic preservation standards.

**Applicant  
Signature:**



**Owner  
Signature:**









*True Value*

UE

212

ONE WAY

2















Here is some update information that might help. I think what I sent over yesterday was a bit confusing. I did some mock ups on pictures of the existing building.

This is the Jefferson side of the building:

- the existing garage door is 11' x 10'9"
- the new garage door would be 17'2" x 10'9"
- the transom over the side window would be removed and the pony wall below the window would be removed, the garage door would stretch from brick to brick.
- No change will be done to the brick
- the row of glass will be at the top of the garage door to match the existing transoms



This is the Greenwood side of the building:

- the existing transom windows would be removed and replaced with the awning windows above the picture windows.
- the new windows would be (4) sets of 4 windows all matching. Total dimension: 189.5" x 93.5" Each Window Unit: 47.375" x 93.5" Each set of windows has 4 mulled together window units.
- We are also replacing the (4) individual picture windows with new picture windows that are the same dimensions. Window dimensions: 59" x 64"
- Glass in the windows will be LowE366, not tinted. We can get a sample if needed.
- the existing door is 36" and would be removed, a pony wall added, windows installed, and the outside of the pony wall would be stucco to match existing.
- No change will be done to the bulk existing bulk heads.
- No change will be done to the brick



**DeSCO Architectural, Inc.**

716 3rd St. SE  
De Smet, SD 57231

PH: (800) 952-5534 FAX: (605) 854-9127

**QUOTATION  
QT129352**

Quote Date: 07/10/23

Ship Via: LTL Truck

NH3023  
NE-HI Enterprises  
2122 10th St  
Baker City, OR 97814  
  
Ref: Attn: Greg/Appliances & More  
Sales Rep: House Account (HSE)

Ship to:  
Shipping 1  
2122 10th St  
Baker City, OR 97814  
Ph: (541) 523-6008 Fax:  
Email: nehienterprises1@yahoo.com

NOTE: Drawn as viewed from INTERIOR

1		<p><b>QTY 2</b> i85 Series Color: Black Anodized Size: 189 1/2" x 93 1/2"</p>	
2		<p><b>QTY 2</b> i85 Series (3 3/8" Thermal) Style: A w/mullif Size: See Parent Item Color: Black Anodized  Factory Glazed Crated</p>	<p>Operator= Pole Ring Cam Handle Hinge Type= 4-Bar Screens: Char. Fiberglass  Head= Equal Leg Frame Sill= Equal Leg Frame L Jamb= Equal Leg Frame R Jamb= Equal Leg Frame</p> <p>1) 1" Glass 2) 1" Glass 3) 1" Glass</p>
Belongs to Parent Item 1			
3		<p><b>QTY 2</b> i85 Series (3 3/8" Thermal) Style: A w/mullif Size: See Parent Item Color: Black Anodized  Factory Glazed Crated</p>	<p>Operator= Pole Ring Cam Handle Hinge Type= 4-Bar Screens: Char. Fiberglass  Head= Equal Leg Frame Sill= Equal Leg Frame L Jamb= Male Stacking Frame R Jamb= Equal Leg Frame</p> <p>1) 1" Glass 2) 1" Glass 3) 1" Glass</p>
Belongs to Parent Item 1			
4		<p><b>QTY 2</b> i85 Series (3 3/8" Thermal) Style: A w/mullif Size: See Parent Item Color: Black Anodized  Factory Glazed Crated</p>	<p>Operator= Pole Ring Cam Handle Hinge Type= 4-Bar Screens: Char. Fiberglass  Head= Equal Leg Frame Sill= Equal Leg Frame L Jamb= Male Stacking Frame R Jamb= Equal Leg Frame</p> <p>1) 1" Glass 2) 1" Glass 3) 1" Glass</p>
Belongs to Parent Item 1			



SECTION 08 51 13

ALUMINUM WINDOWS

Display hidden notes to specifier. (Don't know how? [Click Here](#))  
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PART 1 GENERAL

1.1 SECTION INCLUDES

- A. Aluminum Project Out Windows.
- B. Aluminum Project In Windows.
- C. Aluminum Casement Windows.
- D. Aluminum Fixed Windows.

1.2 RELATED SECTIONS

- A. Section 07 27 26 - Fluid-Applied Membrane Air Barriers .
- B. Section 07 90 00 - Joint Protection.
- C. Section 08 83 13 - Mirrored Glass Glazing.

1.3 REFERENCES

- A. AAMA/NWWDA 101/I.S.2 - Voluntary Specifications for Aluminum, Vinyl (PVC), and Wood Windows and Glass Doors.
- B. AAMA 611 - Voluntary Specification for Anodized Architectural Aluminum.
- C. AAMA 1503 - Voluntary Test Method for Thermal Transmittance and Condensation Resistance of Windows, Doors and Glazed Wall Sections.
- D. AAMA 2603 - Voluntary Specification, Performance Requirements and Test Procedures for Pigmented Organic Coatings on Aluminum Extrusions and Panels
- E. AAMA 2604 - Voluntary Specification, Performance Requirements and Test Procedures for High Performance Organic Coatings on Aluminum Extrusions and Panels
- F. AAMA 2605 - Voluntary Specification Performance Requirements for Superior Performance Organic Coatings on Aluminum Extrusions and Panels.

## 1.5 SUBMITTALS

- A. Submit under provisions of Section 01 30 00 - Administrative Requirements.
- B. Product Data: Manufacturer's data sheets on each product to be used, including:
  - 1. Preparation instructions and recommendations.
  - 2. Storage and handling requirements and recommendations.
  - 3. Installation methods.
- C. Shop Drawings: Show dimensions of aluminum windows, elevations, details of all window sections, anchorage and installation details, hardware, and interface with other products.
- D. Selection Samples: For each finish product specified, two complete sets of color chips representing manufacturer's full range of available colors and patterns.
- E. Verification Samples: For each finish product specified, two samples, minimum size 6 inches (150 mm) square, representing actual product, color, and patterns.
- F. Manufacturer's Certificates: Certify products meet or exceed specified requirements.
- G. Closeout Submittals: Provide manufacturer's maintenance instructions that include recommendations for periodic cleaning and maintenance of all components.

## 1.6 QUALITY ASSURANCE

- A. Manufacturer Qualifications: Minimum ten years experience producing aluminum windows of the type specified.
- B. Installer Qualifications: Use installers that are experienced and skilled in the installation of aluminum windows of the type specified.
- C. Mock-Up: Provide a mock-up for evaluation of surface preparation techniques and application workmanship.
  - 1. Finish areas designated by Architect.
  - 2. Do not proceed with remaining work until workmanship, color, and sheen are approved by Architect.
  - 3. Refinish mock-up area as required to produce acceptable work.

## 1.7 DELIVERY, STORAGE, AND HANDLING

- A. Store products in manufacturer's unopened packaging until ready for installation.
- B. Store and handle windows and other components in strict compliance with manufacturer's instructions.
- C. Protect units against damage from the elements, construction activities and other hazards before, during, and after installation.

## 1.8 SEQUENCING

- A. Ensure that locating templates and other information required for installation of products of this section are furnished to affected trades in time to prevent interruption of construction progress.
- B. Ensure that products of this section are supplied to affected trades in time to prevent interruption of construction progress.



multi-directional 25 percent glass fiber reinforced 6/6 polyamide nylon (Strip). Aluminum window framing members separated with a locking mechanical connection to the Thermal Strip(s) by properly knurling the aluminum cavity and crimping the strip(s) into place to create a composite thermal barrier assembly. Structural performance values of the Thermal Barrier assembly to meet specific product/project design criteria or at a minimum certified testing criteria and procedures as described by the AAMA TIR-A8 performance standards. Other thermal barrier assemblies such as rolled-in PVC, single or bi directional glass fiber-reinforced polyamides, or pour-and-debridged polyurethane systems will not be accepted.

- f. Glazing Thickness: 1/4 inch, 1 inch and 1-3/4 inches (6 mm, 25 mm and 44 mm)
  - g. Weatherstrip: Closed cell Santoprene foam encapsulated by a seamless Santoprene elastomeric skin.
2. Project-Out:
- a. Specs:
    - 1) AAMA Designation: P-HC100; P-AW100
    - 2) ASTM F 588 (Forced Entry) Grade 10
    - 3) U-Value-0.43
    - 4) Water Resistance: 15 PSF
  - b. Size Limitations:
    - 1) With cam handles - Minimum Size 14 inches wide by 14 inches high. Maximum Size 60 inches wide by 36 inches high.
    - 2) With roto operators - Minimum Size 24 inches wide by 16 inches high. Maximum Size 60 inches wide by 36 inches high.
  - c. Screens: Frame shall be constructed of 6063 T-5 alloy extruded aluminum.
    - 1) Fiberglass 18x16 Mesh
    - 2) Aluminum 18x16 Mesh
  - d. Hardware:
    - 1) Standard: Cam handles and 4-bar stainless steel balanced arms.
    - 2) Optional: Custodial locks, locking handles, pivot shoe roto operators, push bars, friction adjusters, limited opening device, limit stops, ADA hardware or screens as specified.
3. Project-In:
- a. Specs:
    - 1) AAMA Designation: P-HC100; P-AW100
    - 2) ASTM F 588 (Forced Entry) Grade 10
    - 3) U-Value 0.41
    - 4) Water Resistance: 15 PSF
  - b. Size Limitations:
    - 1) With cam handles - Minimum Size 14 inches wide by 14 inches high. Maximum Size 60 inches wide by 36 inches high.
  - c. Flat Screens: Frame shall be constructed of 6063 T-5 alloy extruded aluminum.
    - 1) Fiberglass 18x16 Mesh
    - 2) Aluminum 18x16 Mesh
  - d. Hardware:
    - 1) Standard: Cam handles with concealed 4-bar stainless steel balanced arms.
    - 2) Optional: Custodial locks, locking handles, pivot shoe roto operators, push bars, friction adjusters, limited opening device, limit stops, ADA hardware or screens as specified.
4. Casement
- a. Specs:

composite thermal barrier assembly. Structural performance values of the Thermal Barrier assembly to meet specific product/project design criteria or at a minimum certified testing criteria and procedures as described by the AAMA TIR-A8 performance standards. Other thermal barrier assemblies such as rolled-in PVC, single or bi directional glass fiber-reinforced polyamides, or pour-and-debridged polyurethane systems will not be accepted.

- f. Glazing Thickness: 1 inch and 1-3/4 inches (25 mm and 44 mm)
- g. Weatherstrip: Closed cell Santoprene foam encapsulated by a seamless Santoprene elastomeric skin.

2. Project-Out:

a. Specs:

- 1) AAMA Designation: P-HC100; P-AW100
- 2) ASTM F 588 (Forced Entry) Grade 10
- 3) U-Value 0.29
- 4) Water Resistance: 15 PSF

b. Size Limitations:

- 1) With cam handles - Minimum Size 14 inches wide by 14 inches high. Maximum Size 60 inches wide by 36 inches high.
- 2) With roto operators - Minimum Size 24 inches wide by 18 inches high. Maximum Size 60 inches wide by 36 inches high.

c. Wicket Screens: Frame shall be constructed of 6063 T-5 alloy extruded aluminum.

- 1) Fiberglass 18x16 Mesh
- 2) Aluminum 18x16 Mesh

d. Hardware:

- 1) Standard: Cam handles with concealed 4-bar stainless steel balanced arms.
- 2) Optional: Custodial locks, spring latch, pole ring handles, locking handles, friction adjusters, limited opening device, limit stops, ADA hardware or screens as specified.

3. Project-In:

a. Specs:

- 1) AAMA Designation: P-HC 100, P-AW100
- 2) ASTM F 588 (Forced Entry) Grade 10
- 3) U-Value 0.38
- 4) Water Resistance: 15 PSF

b. Size Limitations:

- 1) With cam handles - Minimum Size 14 inches wide by 14 inches high. Maximum Size 60 inches wide by 36 inches high.

c. Flat Screens: Frame shall be constructed of 6063 T-5 alloy extruded aluminum.

- 1) Fiberglass 18x16 Mesh
- 2) Aluminum 18x16 Mesh

d. Hardware:

- 1) Standard: Cam handles with concealed 4-bar stainless steel balanced arms.
- 2) Optional: Custodial locks, spring latch, pole ring handles, locking handles, friction adjusters, limited opening device, limit stops, ADA hardware or screens as specified.

4. Casement

a. Specs:

- 1) AAMA Designation: C-HC100; C-AW100
- 2) ASTM F 588 (Forced Entry) Grade 10
- 3) U-Value 0.39
- 4) Water Resistance: 15 PSF

frame and secure. Fit frame with four spring loaded steel pin retainers.

- J. Weatherstrip all operable units.
- K. Factory glaze window units. Install glass in accordance with Section 08 83 13 - Mirrored Glass Glazing, to glazing method required to achieve performance criteria.

## 2.5 FINISHES

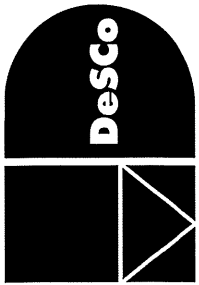
- A. Shop finish aluminum window components as follows"
  - 1. Architectural Class II Anodic (204-R1) AA M12-C22-A31 Thickness to be .4 mil and shall conform to AAMA 611.
    - a. Color: Clear Anodized (Standard)
  - 2. Architectural Class I Anodic (215-R1) AA M12-C22-A41 Thickness to be .7 mil and shall conform to AAMA 611.
    - a. Color: Clear Anodized.
  - 3. Architectural Class I Anodic with electrostatically deposited color AA-M12-C22-A44. Thickness to be .7 mil and shall conform to AAMA 611.
    - a. Color: Dark Bronze Anodized.
    - b. Color: Medium Bronze Anodized.
    - c. Color: Black Anodized.
    - d. Color: As selected by Architect from manufacturer's standard colors.
  - 4. Baked acrylic enamel organic finish electrostatically applied over pretreated aluminum. Finish shall be a one coat, one bake paint system with a .8 mil minimum overall dry film thickness and shall conform to AAMA 2603-98.
    - a. Color: Bronze Paint.
    - b. Color: White Paint.
    - c. Color: As selected by Architect from manufacturer's standard colors.
  - 5. High performance organic finish electrostatically applied over pretreated aluminum. Finish shall be based on 50 percent fluoropolymer resin and be applied as a two coat, two bake paint system with a 1.2 mil minimum thickness and shall conform to AAMA 2604. (Some colors may require a clear protective topcoat to protect the pigmented coating.
    - a. Color: As selected by Architect from manufacturer's custom colors.
  - 6. High performance organic finish electrostatically applied over pretreated aluminum. Finish shall be based on 70 percent fluoropolymer resin and be applied as a two coat, two bake paint system with a 1.2 mil minimum thickness and shall conform to AAMA 2605. (Some colors may require a clear protective topcoat to protect the pigmented coating.
    - a. Color: As selected by Architect from manufacturer's custom colors.

## PART 3 EXECUTION

### 3.1 EXAMINATION

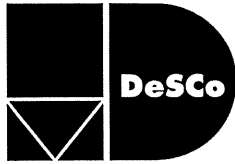
- A. Do not begin installation until substrates have been properly prepared.
- B. Verify that openings are dimensionally correct and within allowable tolerances.
- C. Openings must be plumb, level, and clean.
- D. Verify that anchoring surface is in accordance with approved shop drawings.
- E. If substrate preparation is the responsibility of another installer, notify Architect of unsatisfactory preparation before proceeding.

### 3.2 PREPARATION



# i85 SERIES THERMAL WINDOW

DESCRIPTION	PROJECT-OUT	CASEMENT	PROJECT-IN
AAMA Designation ASTM	P-AW100	C-AW100	P-AW100
F588 (Forced Entry)	Grade 10	Grade 10	Grade 10
Air Infiltration	<0.1 CFM	<0.1 CFM	<0.1 CFM
Water Resistance Maximum	15 psf	15 psf	15 psf
Sash Size Operating	60" x 36"	36" x 60"	60" x 36"
Hardware	Cam handles 4 bar hinges	Cam Handles 4 bar hinges	Cam handles 4 bar hinges
Optional Screens	Wicket screens Fiberglass or aluminum mesh	Extruded frame Fiberglass or aluminum mesh	Extruded frame Fiberglass or aluminum mesh
Frame Depth	3 3/8" (85mm)		
Typical Material Thickness	0.094" with tubular design		
Frame Construction	Miter - crimp & epoxy weld on frames Mortise & tenon on mullions		
Sash Construction Glazing	Miter - crimp & epoxy weld		
Thickness	1" and 1 3/4"		



# i85 SERIES

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## SIZE LIMITATIONS

	<b>MINIMUM SIZE</b>	<b>MAXIMUM SIZE</b>
<b>Project-in vent with cam handles</b>	14" wide x 17 3/4" high	60" wide x 36" high

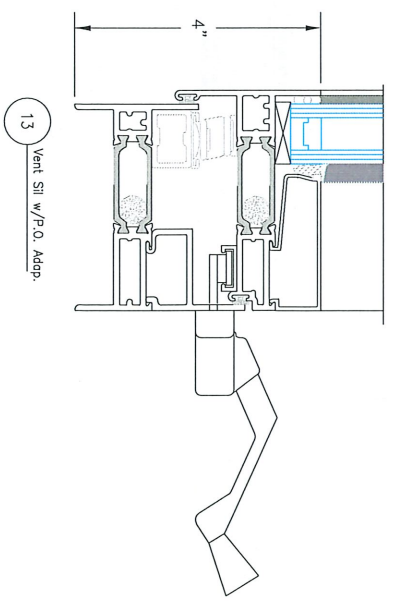
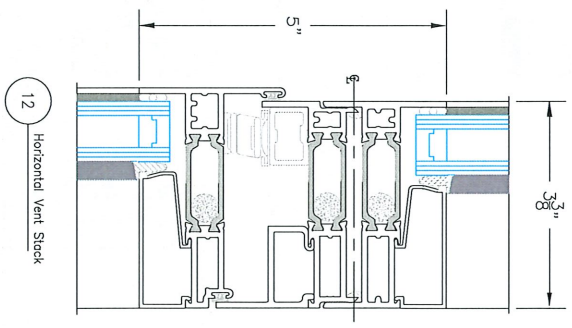
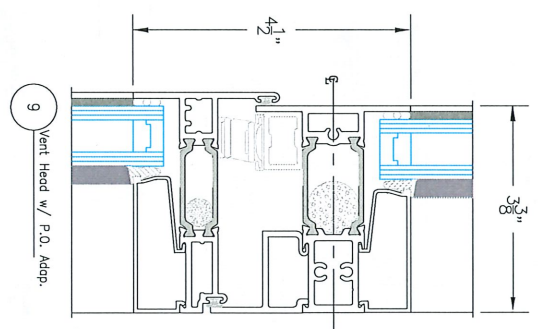
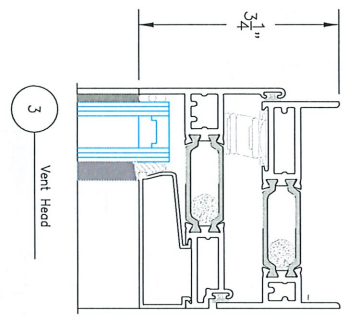
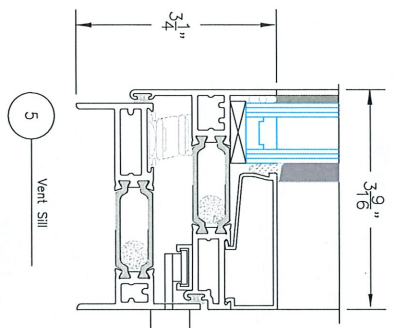
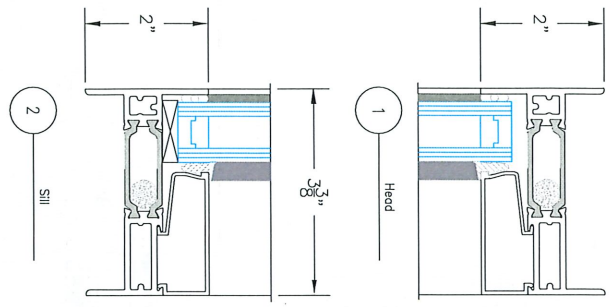
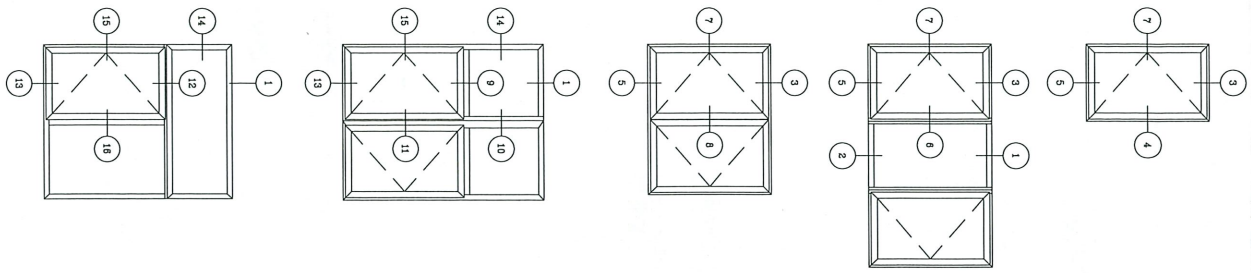
	<b>MINIMUM SIZE</b>	<b>MAXIMUM SIZE</b>
<b>Project-out vent with cam handles</b>	14" wide x 16" high	60" wide x 36" high
<b>Project-out vent with pushbars</b>	23" wide x 18 3/4" high	60" wide x 36" high
<b>Project-out vent with roto operators</b>	24" wide x 18 3/4" high	60" wide x 36" high

	<b>MINIMUM SIZE</b>	<b>MAXIMUM SIZE</b>
<b>Casement vent with roto operators</b>	20" wide x 24" high	36" wide x 60" high

### Egress vent

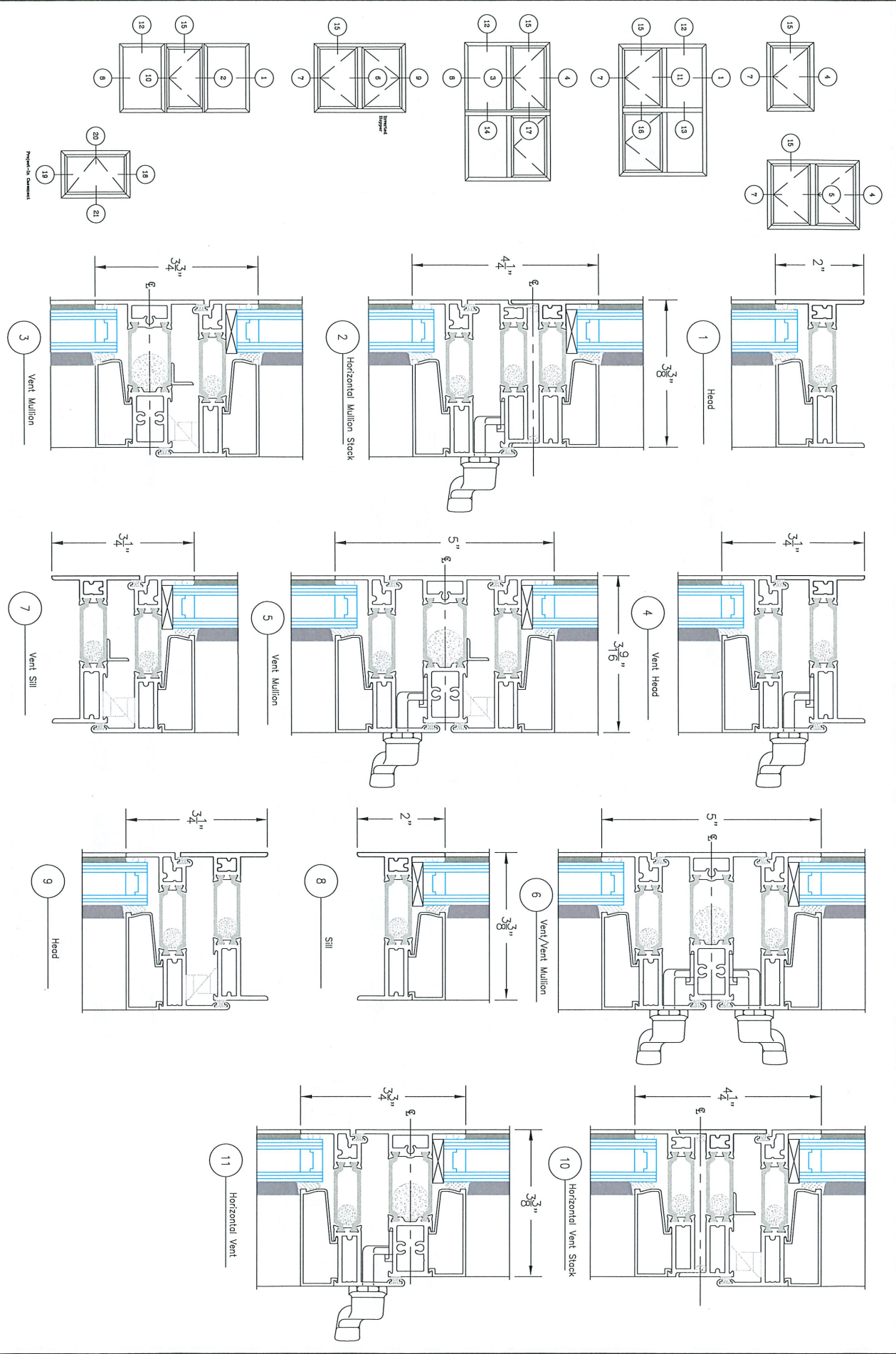
	<b>WIDTH</b>	<b>HEIGHT</b>	
<b>For 20" clear opening width</b>	28 1/2"	45"	5.7 square foot of opening
<b>For 22" clear opening width</b>	30 1/2"	42"	5.7 square foot of opening
<b>For 24" clear opening width</b>	32 1/2"	39"	5.7 square foot of opening

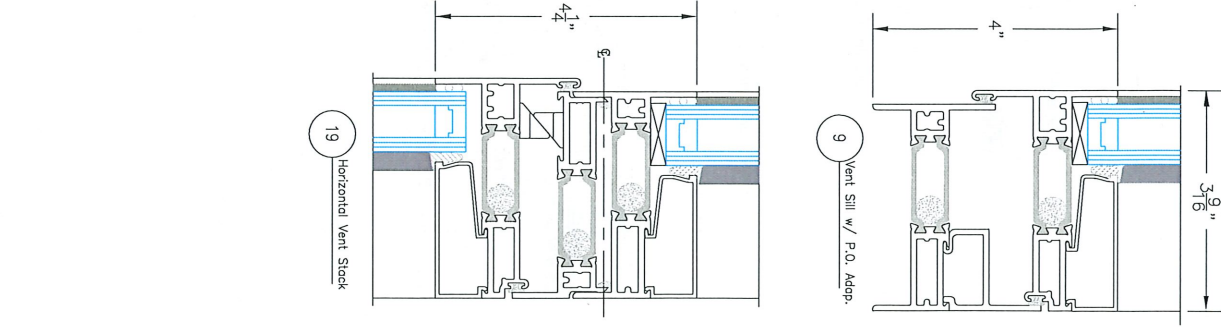
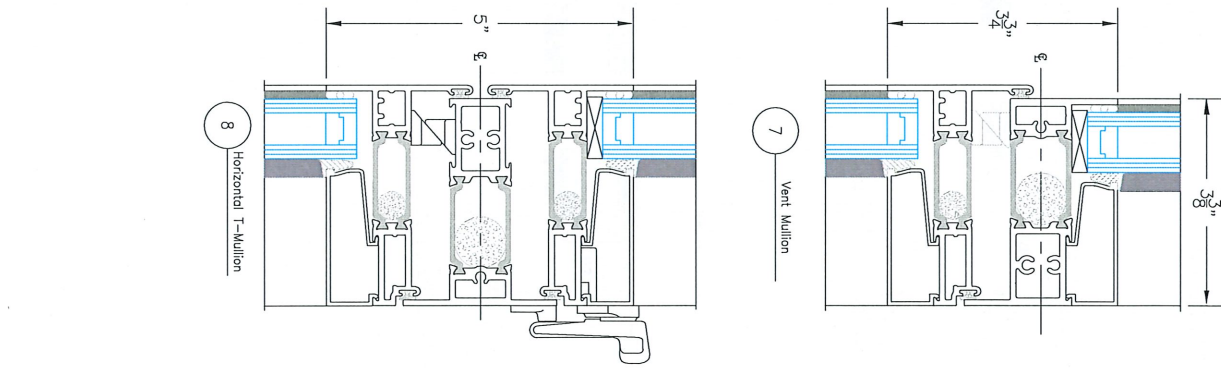
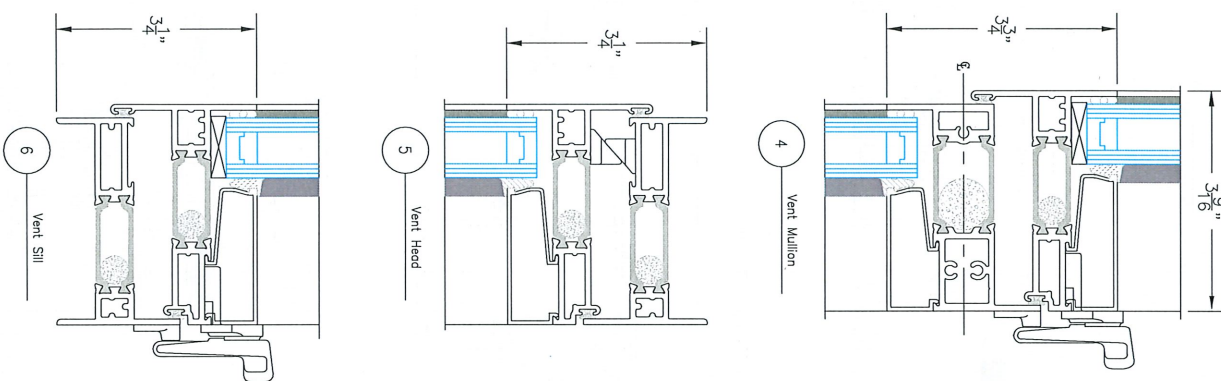
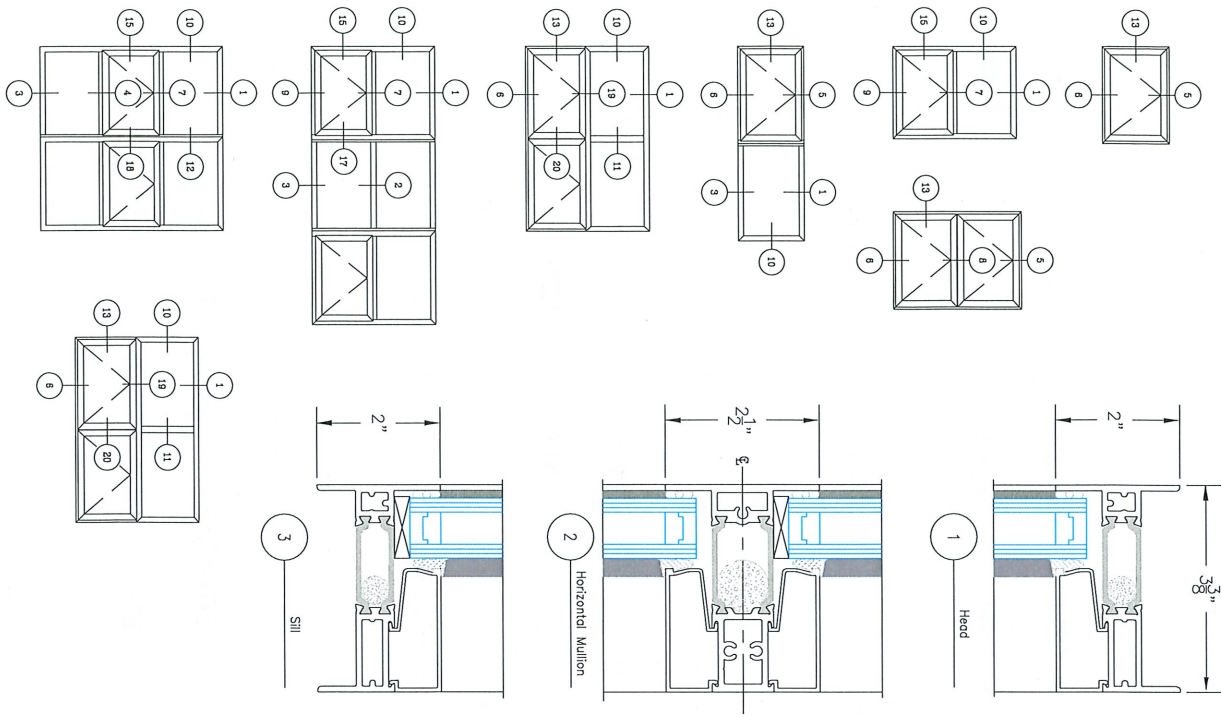
Consult your DeSCO representative for vent size limitations due to hardware limitations.



DeSCO Architectural, Inc.  
 716 3rd Street SE  
 De Smet, SD 57231  
 Ph. 605-854-9126 Fax: 605-854-9127  
 800-952-5534  
 www.descoinc.com

# i85 SERIES THERMAL WINDOW CASEMENT

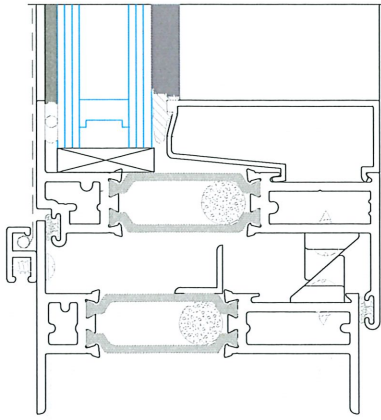




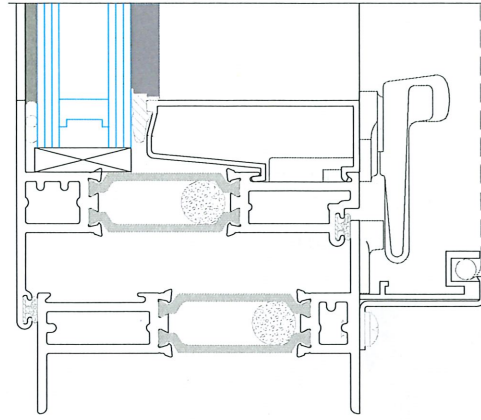
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# i85 SERIES THERMAL WINDOW PROJECT-OUT

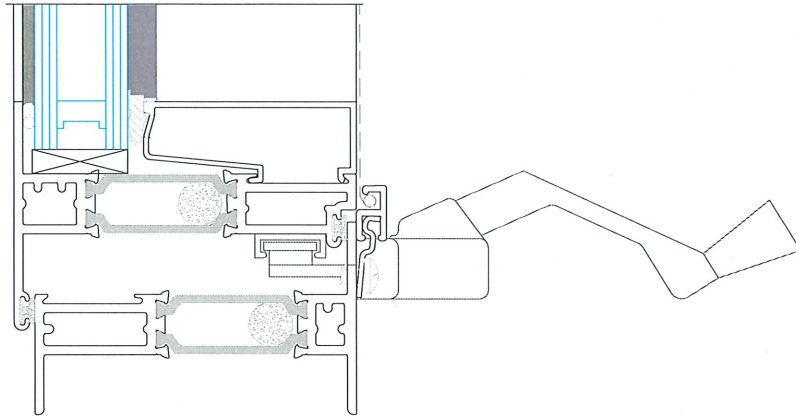




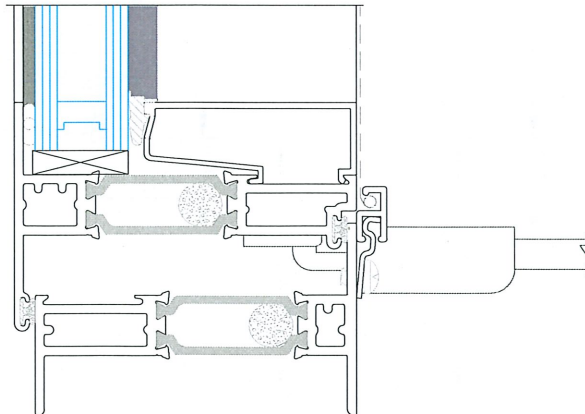
Project-In  
Screen



Project-Out  
Wicket Screen  
W/Cam Handle



Project-Out  
Screen  
W/Roto  
Operator

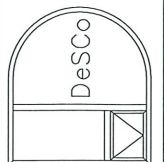


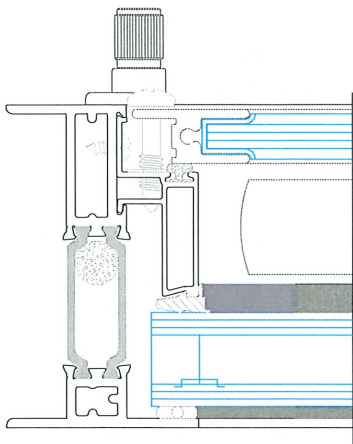
Project-Out  
Screen  
W/Pushbar

Scale: Half Scale

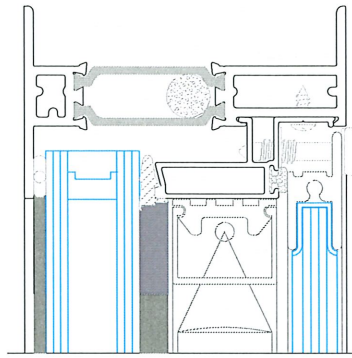
185 SERIES ACCESSORIES

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800-952-5534  
www.descoarc.com

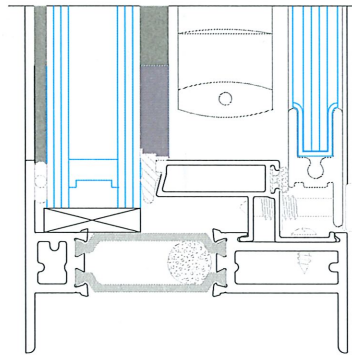




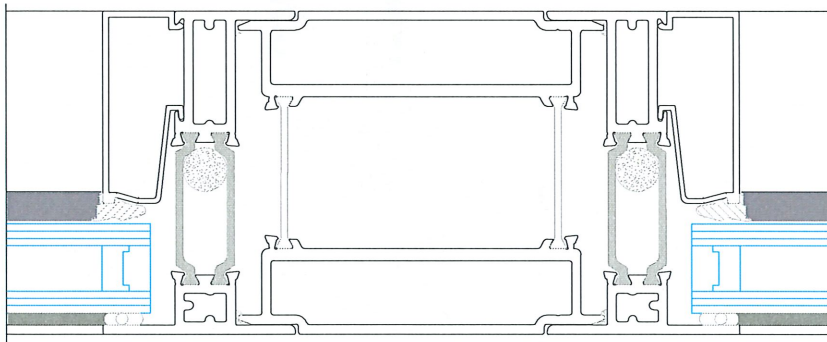
i85 Series  
With Blinds  
Jamb Detail



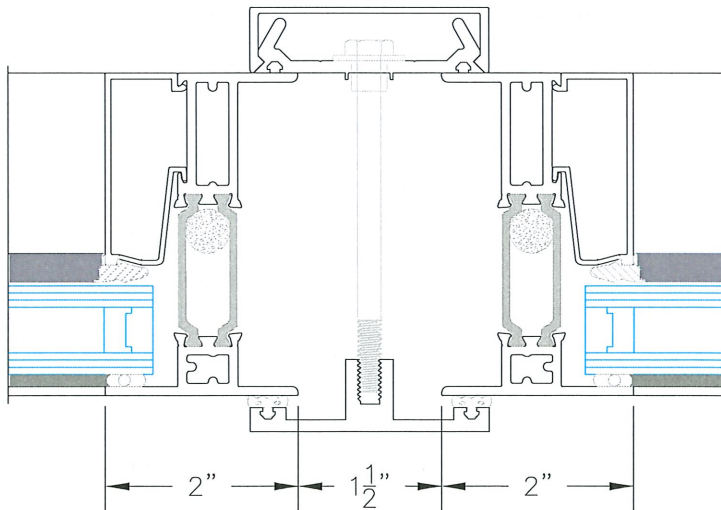
i85 Series  
With Blinds  
Head Detail



i85 Series  
With Blinds  
Sill Detail



Wide Mullion

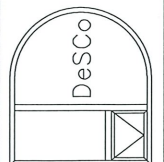


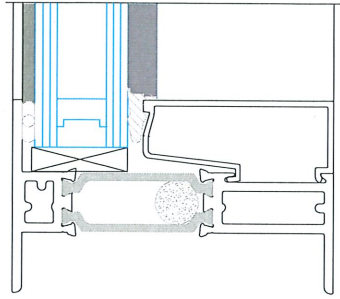
2 Piece Mullion Cover

Scale: Half Scale

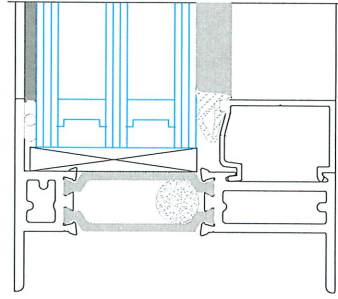
185 SERIES ACCESSORIES (Con't)

DeSCO Architectural, Inc.  
716 3rd Street SE  
De Smet, SD 57231  
Ph: 605-854-9126 Fax: 605-854-9127  
800-952-5534  
www.descoarc.com

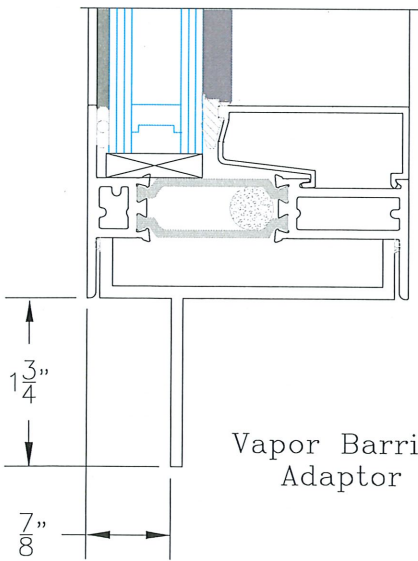




1" Glazing



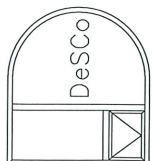
1.75" Glazing



Vapor Barrier  
Adaptor

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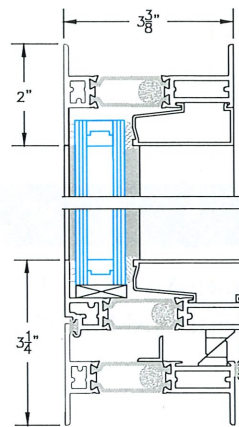


# DeSCO Windows





## DeSCO i85 Series Thermal

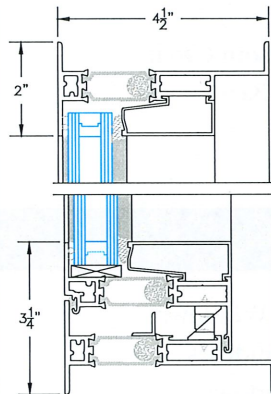


- Available as Project-Out/Awning, Project-In/Hopper, Casement/Project-In or Project-Out and Fixed Window
- Tested for a Performance Class and Grade of AW-100
- 3 3/8" Frame Depth
- .094" Nominal Wall Thickness
- Glazing Options 1" and 1 3/4"
- Dual Glazing Optional with or without Venetian Blinds
- Factory Glazing Optional

*G. Mennen Williams Building, Lansing, MI – Hobbs & Black Architect.*



## DeSCO i85+ Series Thermal

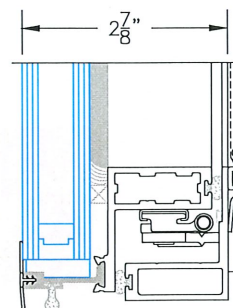


- Available as Project-Out/Awning, Project-In/Hopper, Casement/Project-In or Project-Out and Fixed Window
- Tested for a Performance Class and Grade of AW-100
- 4 1/2" Frame Depth
- .094" Nominal Wall Thickness
- Polyamide Thermal Barrier
- Glazing Options 1" and 1 3/4"
- Dual Glazing Optional with or without Venetian Blinds
- Factory Glazing Optional

*Plaza Lofts Twenty-Two, Washington, DC – WDG Architect.*



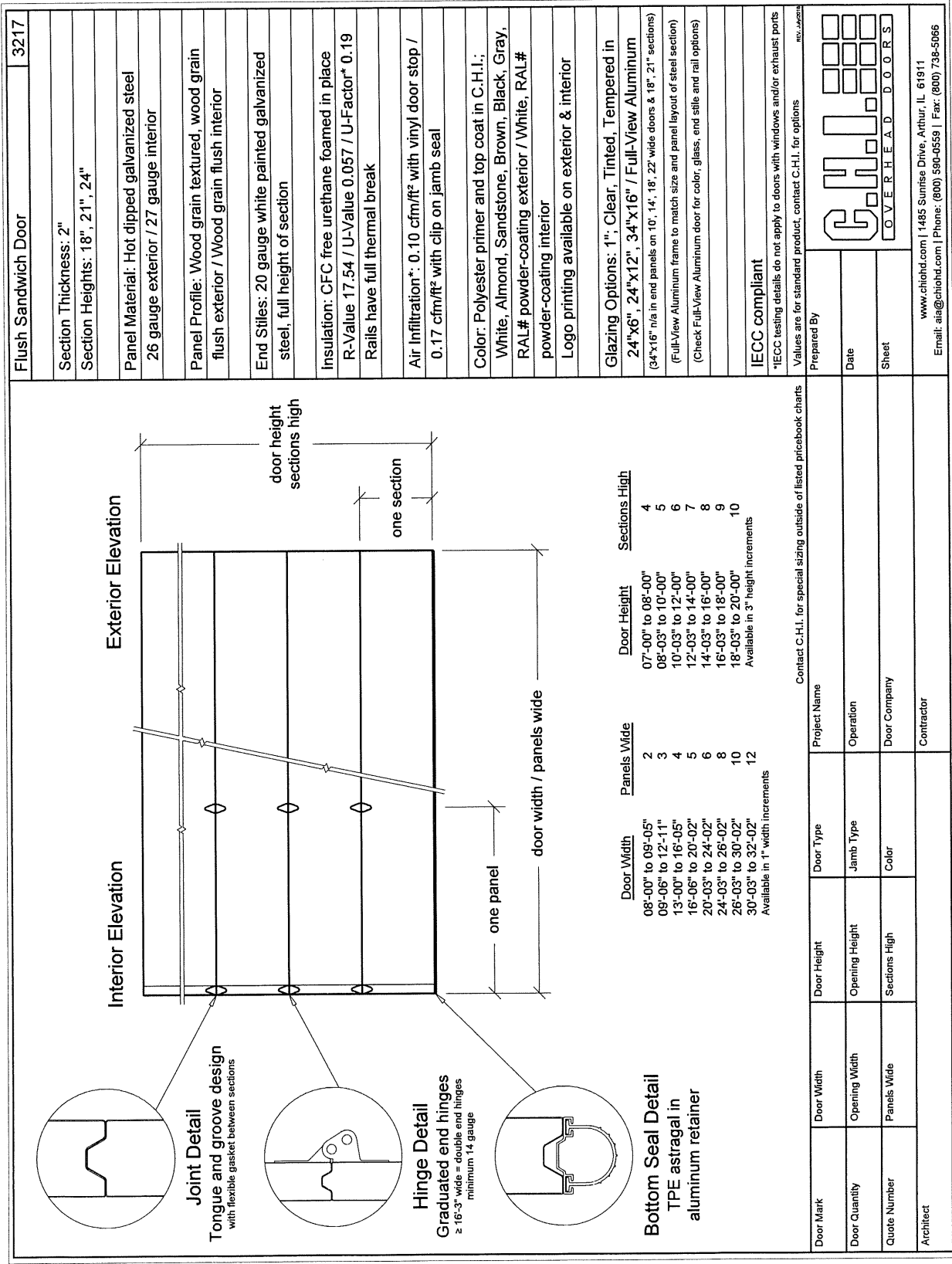
## DeSCO SV100 Slim View Series



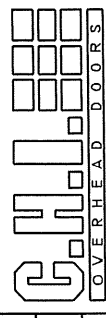
- Available as Project-Out/Awning
- Tested for a Performance Class and Grade of CW-60

- 2 7/8" Frame Depth
- .094" Nominal Wall Thickness
- Polyamide Thermal Barrier
- Glazing Options 1" and 1 3/4"
- Factory Glazing Optional

*Harrisburg High School, Harrisburg, SD – TSP Architects.*



Flush Sandwich Door	3217
Section Thickness: 2"	
Section Heights: 18", 21", 24"	
Panel Material: Hot dipped galvanized steel	
26 gauge exterior / 27 gauge interior	
Panel Profile: Wood grain textured, wood grain flush exterior / Wood grain flush interior	
End Stiles: 20 gauge white painted galvanized steel, full height of section	
Insulation: CFC free urethane foamed in place	
R-Value 17.54 / U-Value 0.057 / U-Factor* 0.19	
Rails have full thermal break	
Air Infiltration*: 0.10 cfm/ft² with vinyl door stop / 0.17 cfm/ft² with clip on jamb seal	
Color: Polyester primer and top coat in C.H.I.; White, Almond, Sandstone, Brown, Black, Gray, RAL# powder-coating exterior / White, RAL# powder-coating interior	
Logo printing available on exterior & interior	
Glazing Options: 1", Clear, Tinted, Tempered in 24"x6", 24"x12", 34"x16" / Full-View Aluminum (34"x16" n/a in end panels on 10', 14', 18', 22' wide doors & 18', 21' sections) (Full-View Aluminum frame to match size and panel layout of steel section) (Check Full-View Aluminum door for color, glass, end stile and rail options)	
IECC compliant	
*IECC testing details do not apply to doors with windows and/or exhaust ports	
Values are for standard product, contact C.H.I. for options	



www.chiold.com | 1485 Sunrise Drive, Arthur, IL 61911  
 Email: ata@chiold.com | Phone: (800) 590-0559 | Fax: (800) 738-5066

Door Mark	Door Width	Door Height	Door Type	Project Name
Door Quantity	Opening Width	Opening Height	Jamb Type	Operation
Quote Number	Panels Wide	Sections High	Color	Door Company
Architect				Contractor

Contact C.H.I. for special sizing outside of listed pricebook charts

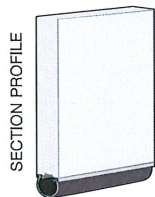


[chiohd.com](http://chiohd.com) 1485 Sunrise Dr.  
Arthur, IL 61911  
t: (800) 677-2650

## Model 3217

Flush

### STANDARD FEATURES 32'2" x 18'0" / 30'2" x 20'0" <sup>1</sup>Maximum Dimensions



- Flush appearance
- 2" thick sections
- Thermally broken tongue and groove section joints
- 26 gauge wood grain embossed face steel
- 18", 21", and 24" section heights
- End stiles - 20 gauge
- 1-7/8" HFC-free polyurethane insulation
  - zero-GWP & non-VOC status
  - Montreal, Kyoto, and EPA SNAP compliant
- Center stile in top section (all widths)
- Full height vertical hardware attachment plates
- Available in 3" height increments
- PVC bottom seal
- IECC<sup>®</sup> Compliant
- <sup>2</sup>R-Value = 17.54
- <sup>3</sup>U-Factor = 0.19
- <sup>3</sup>Air Infiltration = 0.15
- <sup>4</sup>STC Rating = 21

### COLORS

WHITE, ALMOND, SANDSTONE, BROWN, BLACK, GRAY, <sup>5</sup>POWDER COAT

### TRACK

- 15" radius bracket mount track
- Up to 8'0" height - 17 gauge 2" track
- 8'3" to 10'0" height - 16 gauge 2" track
- 10'3" to 14'0" height - 14 gauge 2" track
- Over 14'0" height - 12 gauge 3" track
- Vertical track to be mounted with track brackets, clip mount angle, or continuous jamb angle.
- Horizontal track to be reinforced with 13 gauge angle according to door size and weight.

### HARDWARE

- Graduated hinges - 14 gauge
- Top fixtures - 12 gauge
- Bottom fixtures - 13 gauge
- Over 16'2" width - Double end hinges
- Rollers - 10 ball bearing
  - Case hardened steel tire
  - Solid shaft

### SPRING COUNTERBALANCE

Torsion springs mounted on a cross header shaft supported by galvanized steel ball-bearing end plates and center bracket(s). Springs are custom-designed for exact door weight, size, and trajectory according to current ANSI/DASMA 102 standards for a minimum of 10,000 cycles. Counterbalanced with galvanized aircraft quality cables secured to the bottom of the door. 20,000, 50,000, and 100,000 cycle springs are available as an upgrade option.

### STRUTTING

Galvanized strutting provided according to door size and design.

### SECURITY OPTIONS *No lock is standard*

- Inside slide lock - Torsion spring required
- Outside center lock - Not available with 3" track
- Double lock bar - Not available with 3" track - Not available with doors over 18' wide

### GLAZING *1" Insulated glass*

- Glazing Types - Plain (DSB)
  - Tinted
  - Tempered
- Full-View Aluminum section
- Black Oval Frame 1/2" Polycarbonate - 24" x 12"
- Glazing Dimensions - 24" x 6"
  - 24" x 12"
  - 34" x 16"

### FRAMING / INSTALLATION

Torsion spring mounting pads, jamb plates, header plates, and associated track system hangers shall be furnished by other than C.H.I. All installation quality and workmanship is responsibility of contractor and is to be executed in accordance with C.H.I. installation instructions, local and state building codes and work site safety regulations.

<sup>1</sup>Call for availability of doors over maximum dimensions.

<sup>2</sup>R-value calculation is in accordance with ANSI/DASMA 163 and ASTM C518 standards.

<sup>3</sup>Thermal transmittance and air infiltration testing in accordance with ANSI/DASMA 105 and ASTM E283 standards.

<sup>4</sup>ASTM E90-09, Standard test method for laboratory measurement of airborne sound transmission of building partitions and elements.

<sup>5</sup>Maximum width of Powder Coat is 20'2".

\*Calculations and testing details do not account for options including but not limited to windows and/or exhaust ports.



[windloadocfinder.chiohd.com](http://windloadocfinder.chiohd.com)