11.07.2025

Gatewood Elementary

Historic Wood Window Replacement

Seattle Public Schools

Seattle Department of Neighborhoods
Historic Preservation & Landmarks

STEMPER ARCHITECTURE COLLABORATIVE

Reason for Landmarks Request

*Based on their current condition, the majority of this schools historically landmarked wood windows are **no longer viable candidates for effective refurbishment** without replacement of many existing historic wood components.*

Given the historic condition of the windows, and the need for widespread replacement existing wood components, ***Seattle Public Schools believes that the most responsible course of action is to selectively replace this school's historic windows with new high-quality historically matching, aluminum-clad wood window units.***

Determining Factors

1.

Refurbishment lifespan

Given the lack of availability of dense old growth wood, the expected service life for either extensive dutchman repairs or complete replacement of operable sashes and other deteriorated components, ***would certainly be less that replacement with new aluminum clad units.***

2.

Energy and Comfort

Replacement with new aluminum-clad units would provide ***significant benefits to the interior comfort and the learning environment at this school*** *by eliminating drafts and moisture intrusion, reducing exterior noise transmission, and reducing heat loss.*

3.

Improved Function

Given the historic wood windows current condition, even with properly executed long-term refurbishment, the limitations imposed by Teacher's unions and school security prevent the use of all but the lower double hung sashes of the existing historic window units. ***There is a higher chance for reestablishing the original operation of double hung window units given the increased ease of operation found within newer high-quality windows. Restoring the functionality of upper double sashes would provide the benefit of enhanced ventilation*** *given the fact that lower operable sashes are currently limited to 4-inches for school security.*

4.

Safety & Egress

The installation of new aluminum-clad wood windows ***would also allow for emergency egress while maintaining security*** *given the ability to limit the operation of lower double hung sashes to 4-inches when accessed from the exterior but also allow quick operation of the lower sashes from the interior in case of emergency.*

Contents

1.0 *Project Narrative + Proposed Modifications*

1.1_ *Project Narrative*

Gatewood Elementary School was **built in 1910** with the anticipation of future additions to the east and west sides of the building. The school was built to accommodate the population increase in West Seattle, following the extension of the streetcar line and a real estate boom during the early 20th Century. The school was named after Carlisle Gatewood, a developer, who contributed to the development of the West Seattle community. Carlisle Gatewood developed large areas East of the school; Gatewood Hills, Gatewood Gardens, and Gatewood Acre tracts.

Gatewood Elementary School was **designated a Seattle landmark in 1988,** as a popular early 20th century revival style derived from the distinctive features of the English Jacobean Manor house of the 17th Century: **The South main entrance is embellished with a full, modified Doric entablature with triglyphs, metopes, and gutters cast in terra cotta.** The main portal is set inside a semi-arch framed by terra cotta pilasters on each side. A tripartite window above the entrance with a stepped pediment. The pediment has the GS letter set in a cartouche with a scroll. This motif is repeated with a letter G set in the upper portion of the south wall dormer. Terra cotta banding above the third-floor window head and terra cotta window surrounds at windows adjacent to the main entrance. Terra cotta coping accentuates the roof line and wall dormers, centered on each elevation of the hipped roof. Multi-paned, double-hung fir windows are grouped in sets of three on the south facade and two on the north wall. English bound brick is used on the south and north elevations while common brick was used on the east and west elevations in anticipation of future additions. **The features to be preserved with the landmark designation are the entire exterior of the building, including the roof and the site, excluding the play field.**

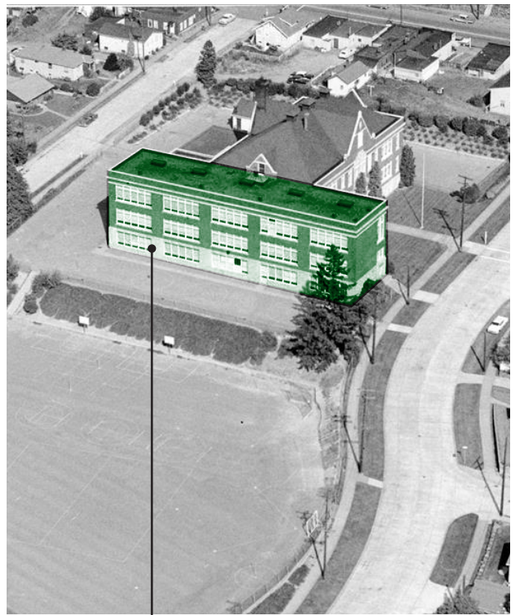
At the point of the landmark designation, there were prior modifications to the original 1910 building: **A 1922 addition constructed to the west side** of the original 1910 building, constructed of similar materials but with economical materials and less ornamentation than the original. A 1978 Seismic improvement reduced the chimney height from approximately 9'1" to 4'6". A group of terra cotta panels that provided an accent to the original roof line were removed for earthquake safety.

A 1990 renovation and addition altered the existing landmarked building and site: The 1922 addition was demolished for the new addition of the Gym and auditorium to the west of the 1910 building. Two-story addition with classrooms was built to the east of the 1910 building. The slate roof was replaced with an asphalt shingle roof to match the roof material of the additions. The existing boiler room and covered play area on the north side of the 1910 original building were removed. The original windows below the gable at the north elevation, on the second and third floors, were removed and replaced with louvers for the heat pump. The original doors, frames, and sidelites at the ground level of the North elevation were removed and replaced with a hollow metal system.

Some additional modifications to the exterior of the building and site include, portable installation in 2011, roof replacement in 2014, where PMMA was lapped over existing terra cotta copings to improve waterproofing and longevity of the building. A Roof access ladder added to the East and West elevation, a fall protection track system added near the ridge on the north and south side of the original building for the safety of the maintenance crew. The original double-entry doors at the South and North stairs of the 1910 building were refurbished in 2020.

Ornamental Terra cotta facade elements typical of early 20th century revival styles derived from the English Jacobean Manor house

Gatewood Elementary - 1910

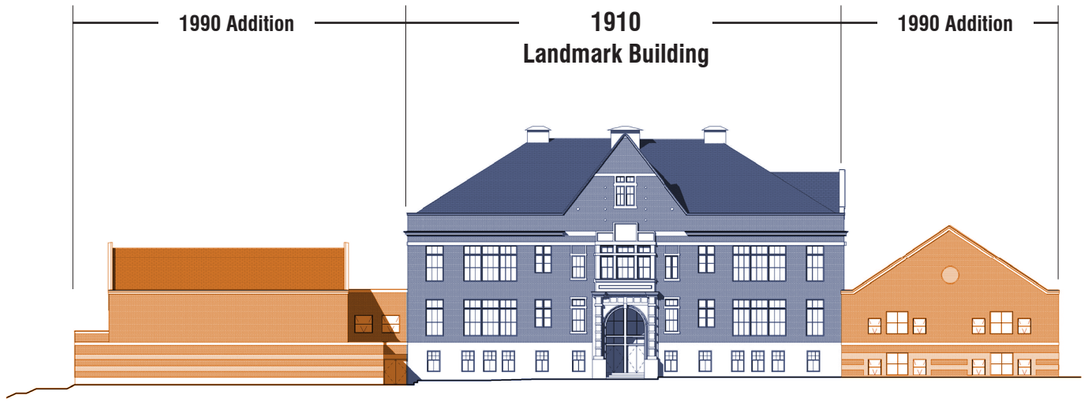


1922 addition to west side of school - demolished in 1990 as a part of larger renovations

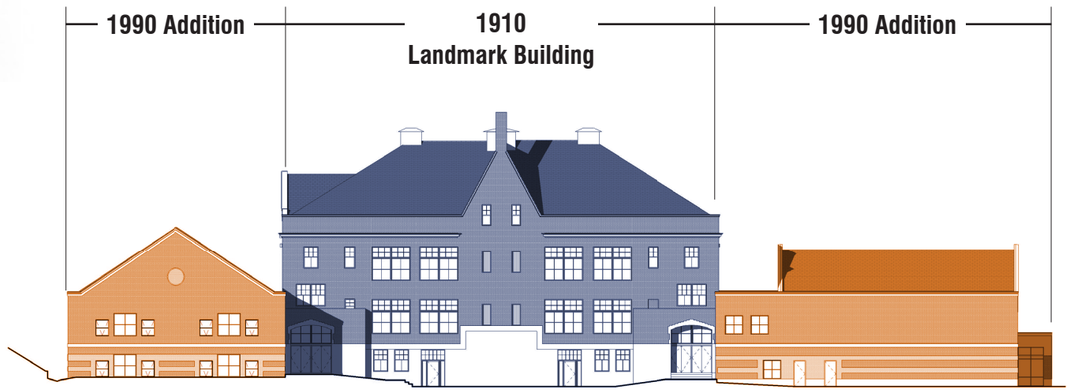
1990 additions to East and West side of school

1.2_ *Proposed Modifications*

This project proposes the selective replacement of operable windows on the North, South, East & West elevations of the schools original 1910 building. The goal of this proposal is to replace the deteriorated historic wood windows with new wood windows that maintain the size, proportions, and overall appearance of the historic windows. The proposed new wood windows would improve the thermal comfort of occupants, and improve building safety by allowing teachers to operate and secure all windows in the 1910 portion of the school.



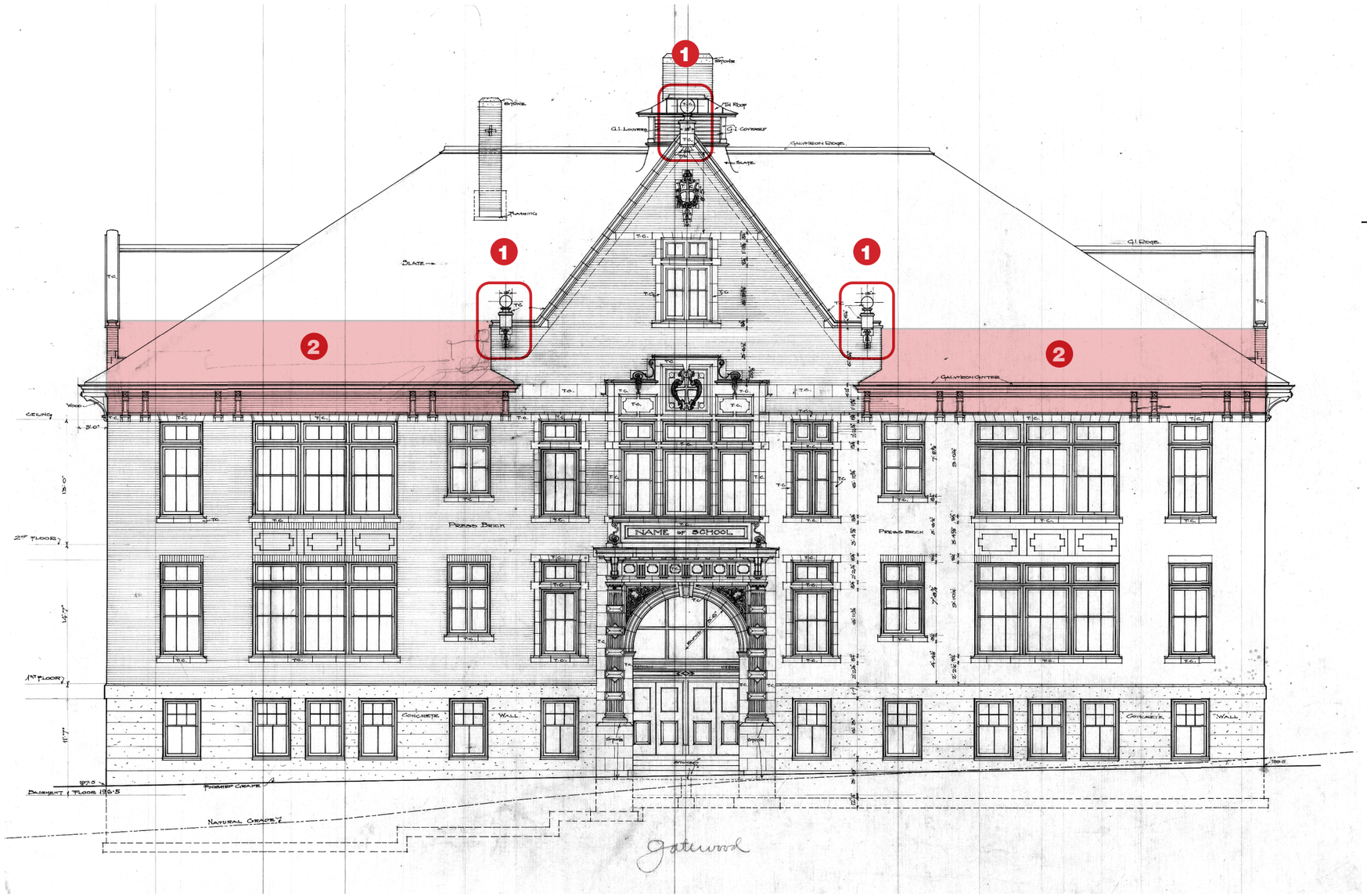
South Elevation



North Elevation

1.3_ *Documenting Past Modifications*

South Elevation (Main Entry)



1 1910 design included Terra cotta Ballards to accentuate the roof line and wall dormers as shown in the original documents. **As a part of the 1922 West addition, Ballards were removed**

2 The 1922 addition project created a brick parapet around the entire roof, including 1920 section.
Changes made to the original building can be seen where the eaves and soffits of the 1910 building was replaced by the parapet extension.

1.3_ *Documenting Past Modifications*

North Elevation (Main Entry)

2 The 1922 addition project created a brick parapet around the entire roof, including 1920 section.
Changes made to the original building can be seen where the eaves and soffits of the 1910 building was replaced by the parapet extension.

3 As a part of Seismic upgrades in 1978, **the original Chimney height was reduced from approximately 9'-1" to 4'6".**

4 The 1990 Renovation-
Original Boiler room and covered play area were demolished.

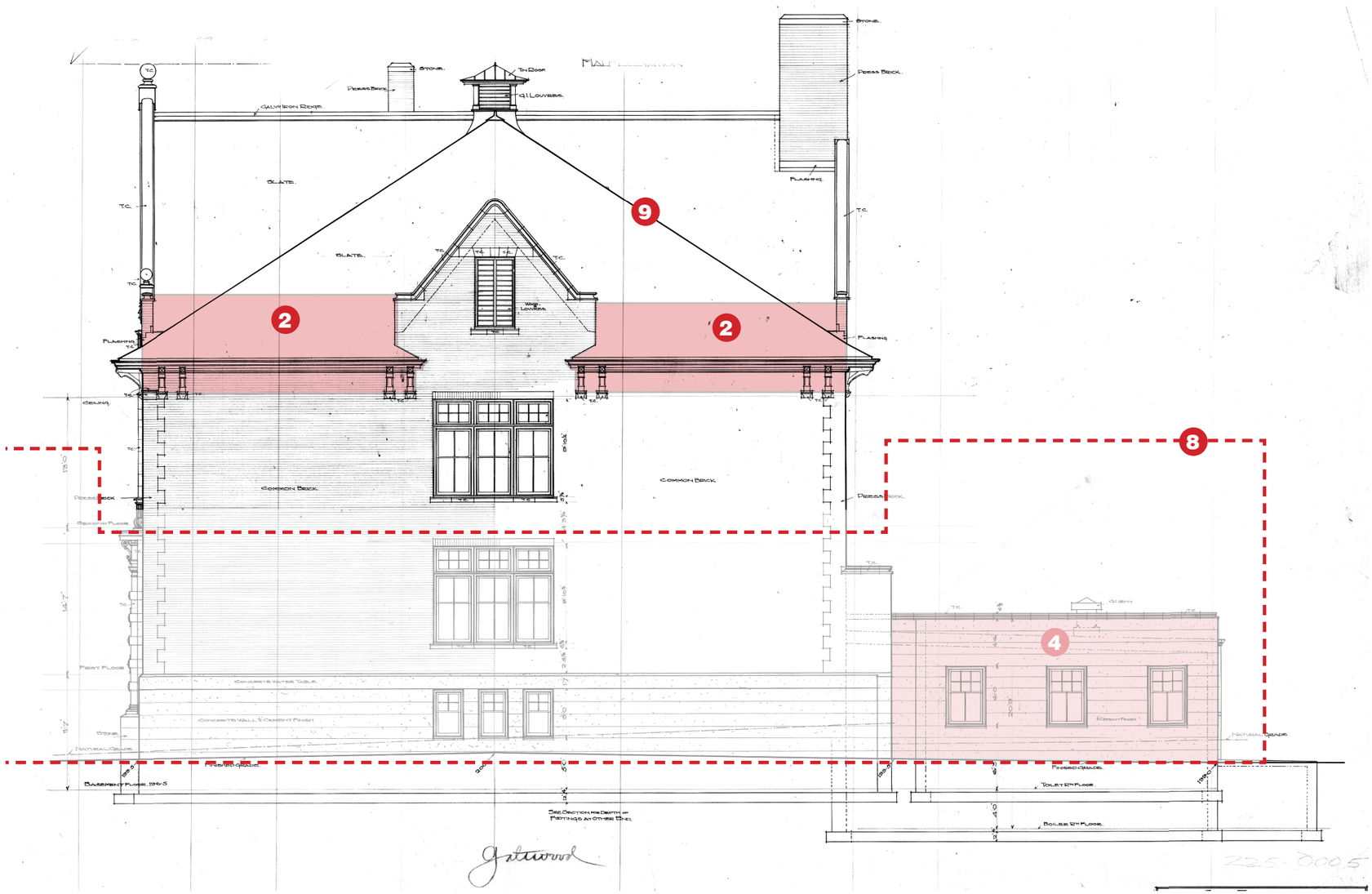
5 The 1990 Renovation-
2 Original Doors, frames and sidelites were replaced with a hollow metal system. * Transom windows above doors were remediated, refurbished and reinstalled.

6 The 1990 Renovation-
Original wood door removed and replaced with historically matching window

7 The 1990 Renovation-
Windows below the gable at the north elevation on the second and third floor removed and replaced with louvers for the heat pump

1.3_ *Documenting Past Modifications*

East Elevation (Main Entry)



2 The 1922 addition project created a brick parapet around the entire roof, including 1920 section.
Changes made to the original building can be seen where the eaves and soffits of the 1910 building was replaced by the parapet extension.

4 The 1990 Renovation-
Original Boiler room and covered play area were demolished.

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8 The 1990 Renovation-
Construction of 2-story classroom addition on the east end of the existing addition

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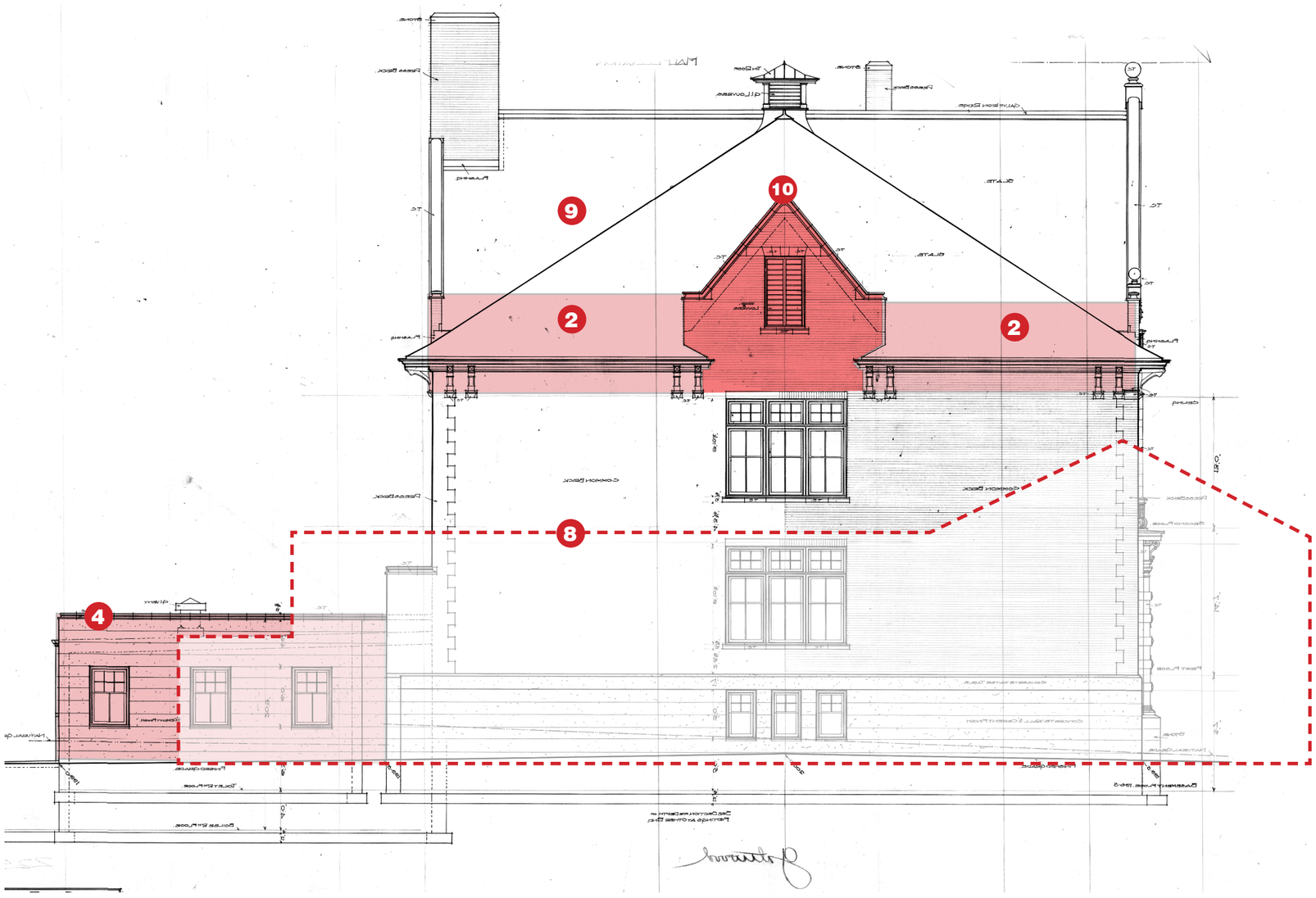
9 The 1990 Renovation-
Replaced historic Slate roof with Asphalt shingle roof to match additions*

1.3_ *Documenting Past Modifications*

West Elevation (Main Entry)



2 The 1922 addition project created a brick parapet around the entire roof, including 1920 section.
Changes made to the original building can be seen where the eaves and soffits of the 1910 building was replaced by the parapet extension.

4 The 1990 Renovation-
Original Boiler room and covered play area were demolished.

8 The 1990 Renovation-
Demoed 1922 wing addition for the new Addition of Gym and Auditorium at the west end of the 1910 building

9 The 1990 Renovation-
Replaced historic Slate roof with Asphalt shingle roof to match additions*

10 The 1990 Renovation-
Gable Roof, Louvers, and Corbel step removed and rebuilt as sloped transition.

2.0 *Elevations + Photographs of Modifications*

2.1_ ***South Elevation*** + *Proposed Modifications*

The South Elevation serves as the building's primary façade, featuring the main entrance and the majority of its distinctive decorative terra cotta elements. This project aims to selectively replace and/or refurbish all existing wood windows along the south façade while carefully refurbishing and preserving the original wood casing details.

Level 2-3

Operable + fixed windows at upper floor classrooms and stairwells.

Description

Selectively replace and/or refurbish existing operable + fixed wood windows. Remove and refurbish existing wood exterior casings to be reinstalled at new windows

Level 2-3

Operable + fixed windows at ornamental Terra cotta facade areas.

Description

Selectively replace and/or refurbish existing operable + fixed wood windows. Remove and refurbish existing wood exterior casings to be reinstalled at new windows

Level 1

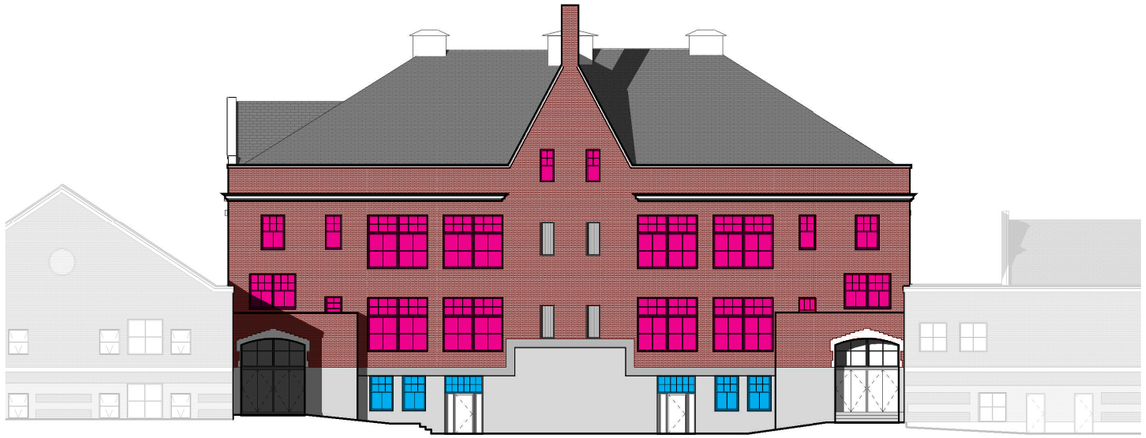
Operable Windows at Kindergarten classrooms.

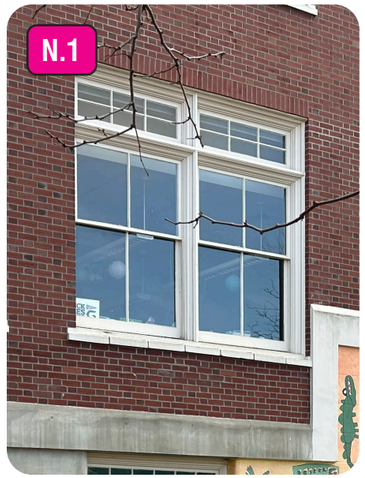
Description

Selectively replace and/or refurbish existing operable + fixed wood windows. Remove and refurbish existing wood exterior casings to be reinstalled at new windows

2.2_ ***North Elevation*** + *Proposed Modifications*

The North Elevation functions as the building's secondary façade, featuring two entrances (refurbished in 2022) and access to the Cottage School Childcare Center. Defined by its prominent chimney and limited terra cotta detailing, this scope of work aims to selectively replace and/or refurbish all existing wood windows and refurbishing the original wood casings.





Level 2-3

Operable + fixed windows at upper floor classrooms and stairwells.

Description

Selectively replace and/or refurbish existing operable + fixed wood windows. Remove and refurbish existing wood exterior casings to be reinstalled at new windows

Level 1-

Transom windows above the doors to Childcare space.

Description

Selectively replace and/or refurbish existing operable + fixed wood windows. Remove and refurbish existing wood exterior casings to be reinstalled at new windows

Level 1

Operable windows at Childcare space.

Description

Selectively replace and/or refurbish existing operable + fixed wood windows. Remove and refurbish existing wood exterior casings to be reinstalled at new windows

2.3_ ***West Elevation*** + *Proposed Modifications*

The West Elevation is defined by the 1990 two-story addition overlooking the playground. The historic landmark portion sits behind and above this addition, largely obscured from view at street level. This project includes replacing and/or refurbishing six existing wood windows and carefully refurbishing the original wood casings.

Location

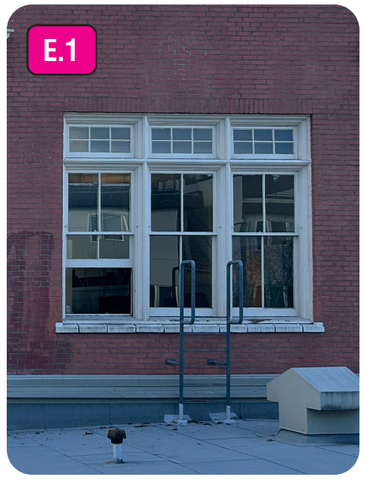
Replacement of 6 windows at West end of level 3 hallway.

Description

Replace and/or refurbish 3 existing operable wood windows + 3 existing fixed wood transom windows. Remove and refurbish existing wood exterior casings to be reinstalled at new windows

2.4_ ***East Elevation*** + *Proposed Modifications*

The East Elevation is largely concealed above the two-story 1990 addition and is visible primarily from the adjacent embankment and neighboring townhouses. The historic landmark portion rises above this later structure. Proposed work mirrors the West façade, replacing and/or refurbishing six existing wood windows and refurbishing the original wood casings.



Location

Replacement of 6 windows at East end of level 3 hallway.

Description

Replace and/or refurbish 3 existing operable wood windows + 3 existing fixed wood transom windows. Remove and refurbish existing wood exterior casings to be reinstalled at new windows

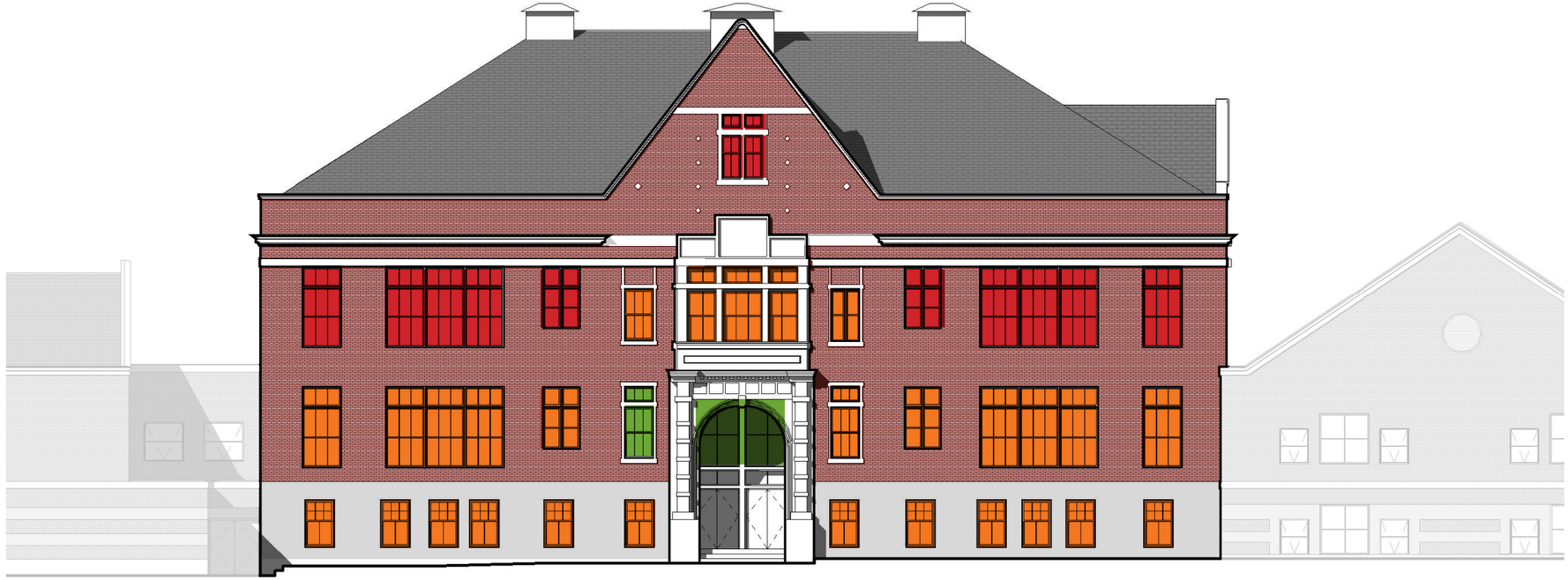
3.0 *Survey of Existing Conditions*

3.0_ *Condition Report*

SOUTH ELEVATION - OVERALL NOTES:

Although some repairs have been performed recently, the windows on this elevation are generally in the worst condition. On the 3rd floor, the majority of the windows are no longer safe to operate due to complete deterioration of lower sash bottom rails. Wood deterioration is concentrated, but limited to, skyward facing horizontal elements and the base of vertical elements that are in contact with glazing. *Note: The attic window directly above the schools south main entry is currently boarded up due to wood deterioration.*

Exterior wood casings all appear/are believed to be original circa1913, and are generally covered in multiple layers of paint coatings but in serviceable condition with areas of spot deterioration along the base of vertical casing pieces. Exterior sills and sub sills also appear/are believed to be original circa1913 but are covered with extremely heavy layers of paint concealing otherwise age/deteriorated wood.



GENERAL NOTES

- All windows lack Gaskets, Seals, Window glazing puddy & Sealants.
- All windows will require refurbished hardware.
- All Windows are single-paned and fall beneath current energy code requirements and acoustic standards.

WINDOWS COMPLETELY FAILING

Complete Paint Failure.
Significant Wood Deterioration.

Windows with a significant amount of wood components that cannot be repaired by any means short of full component replacement.
Can not be refurbished

EXTENSIVE DAMAGE

Complete Paint Failure.
Extensive Wood Deterioration

Windows with a significant amount of wood components that have extensive rot at least 1/4-inch deep or greater, black water staining, and require full disassembly and extensive off-site refurbishment, require replacement of some wood components.
Can not be refurbished on-site

HEAVY DAMAGE

Areas of Paint Failure
Heavy-to-Moderate Wood Deterioration

Windows with some damaged components, age-related deterioration, and/or failing paint coatings, but without rotted wood substrates.
Can not be refurbished on-site

MINOR DAMAGE

Paint is intact / recently refurbished
Minor Damage

Windows with generally intact paint with minor damage. Windows have been repaired or refurbished within last 15 years*.
Can be refurbished on-site

3.0_ *Condition Report*

NORTH ELEVATION - OVERALL NOTES:

The majority of recent repairs have been performed on this elevation. As a less weathered facing elevation these windows are generally in better condition. Wood deterioration is concentrated along skyward facing horizontal elements and the base of vertical elements that are in contact with glazing. The two (2) attic windows on this elevation are currently boarded up due to wood deterioration

Exterior wood casings all appear/are believed to be original circa1913, and are generally covered in multiple layers of paint coatings but in serviceable condition with areas of spot deterioration along the base of vertical casing pieces. Exterior sills and sub sills also appear/are believed to be original circa1913 but are covered with extremely heavy layers of paint concealing otherwise age/deteriorated wood.

GENERAL NOTES

- All windows lack Gaskets, Seals, Window glazing puddy & Sealants.
- All windows will require refurbished hardware.
- All Windows are single-paned and fall beneath current energy code requirements and acoustic standards.

WINDOWS COMPLETELY FAILING

Complete Paint Failure.
Significant Wood Deterioration.

Windows with a significant amount of wood components that cannot be repaired by any means short of full component replacement.
Can not be refurbished

EXTENSIVE DAMAGE

Complete Paint Failure.
Extensive Wood Deterioration

Windows with a significant amount of wood components that have extensive rot at least 1/4-inch deep or greater, black water staining, and require full disassembly and extensive off-site refurbishment, require replacement of some wood components.
Can not be refurbished on-site

HEAVY DAMAGE

Areas of Paint Failure
Heavy-to-Moderate Wood Deterioration

Windows with some damaged components, age-related deterioration, and/or failing paint coatings, but without rotted wood substrates.
Can not be refurbished on-site

MINOR DAMAGE

Paint is intact / recently refurbished
Minor Damage

Windows with generally intact paint with minor damage. Windows have been repaired or refurbished within last 15 years*.
Can be refurbished on-site

3.0_ *Condition Report*

WEST ELEVATION - OVERALL NOTES:

These 3rd floor windows were repaired around 2013 and were repainted along with their exterior casings in 2018. Wood deterioration is isolated to the lower operable sashes and concentrated along skyward facing horizontal elements and the base of vertical elements that are in contact with glazing. Exterior sills and sub sills also appear/are believed to be original circa1913 and although experiencing coating failure, appear generally serviceable.

GENERAL NOTES

- All windows lack Gaskets, Seals, Window glazing puddy & Sealants.
- All windows will require refurbished hardware.
- All Windows are single-paned and fall beneath current energy code requirements and acoustic standards.

WINDOWS COMPLETELY FAILING

Complete Paint Failure.
Significant Wood Deterioration.

Windows with a significant amount of wood components that cannot be repaired by any means short of full component replacement.
Can not be refurbished

EXTENSIVE DAMAGE

Complete Paint Failure.
Extensive Wood Deterioration

Windows with a significant amount of wood components that have extensive rot at least 1/4-inch deep or greater, black water staining, and require full disassembly and extensive off-site refurbishment, require replacement of some wood components.
Can not be refurbished on-site

HEAVY DAMAGE

Areas of Paint Failure
Heavy-to-Moderate Wood Deterioration

Windows with some damaged components, age-related deterioration, and/or failing paint coatings, but without rotted wood substrates.
Can not be refurbished on-site

MINOR DAMAGE

Paint is intact / recently refurbished
Minor Damage

Windows with generally intact paint with minor damage. Windows have been repaired or refurbished within last 15 years*.
Can be refurbished on-site

3.0_ *Condition Report*

EAST ELEVATION - OVERALL NOTES:

These 3rd floor windows were repaired around 2013 and were repainted along with their exterior casings in 2018. Wood deterioration is isolated to the lower operable sashes and concentrated along skyward facing horizontal elements and the base of vertical elements that are in contact with glazing. Exterior sills and sub sills also appear/are believed to be original circa1913 and although experiencing coating failure, appear generally serviceable.

GENERAL NOTES

- All windows lack Gaskets, Seals, Window glazing puddy & Sealants.
- All windows will require refurbished hardware.
- All Windows are single-paned and fall beneath current energy code requirements and acoustic standards.

WINDOWS COMPLETELY FAILING

Complete Paint Failure.
Significant Wood Deterioration.

Windows with a significant amount of wood components that cannot be repaired by any means short of full component replacement.
Can not be refurbished

EXTENSIVE DAMAGE

Complete Paint Failure.
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Can be refurbished on-site

3.1_ *Primary Window types*

The evaluation of existing windows and associated wood trim is classified into three primary categories, defined by the surrounding façade material: brick, concrete, and terra cotta. Each material type presents unique conditions that inform the proposed repair and replacement approach for each group of windows

TYPE - B

3.1_ Wood Windows at Brick

Found across all four elevations, wood windows set within brick façades represent the predominant historic condition. These assemblies include large double-hung units typical at classrooms and corridors, fixed transoms, and smaller operable windows in stairwells. Trim profiles associated with this window type are consistent and uniform throughout the building.

TYPE - C

3.2_ Wood Windows at Concrete

This condition occurs exclusively on the ground floor along the North and South façades. The fenestration consists of large, double-hung operable window assemblies serving early education classrooms. Subtle variations in trim profiles distinguish the North façade windows from those on the South, reflecting minor design and fabrication differences.

TYPE - T

3.3_ Wood Windows at Terra Cotta

Windows integrated within the ornamental terra cotta façade elements are confined to the central bay of the South façade. Fenestration types in this area vary, including single-hung, fixed, and casement units. The surrounding trim profiles are distinct to this condition, emphasizing its unique architectural composition and detailing.

Not Modified

NA_ Windows above Entrances

Fixed historic windows above the Entrances at both the South (primary) and North (Secondary) doors were recently refurbished in 2022. Our team has determined that replacement and/or refurbishment of these units is not necessary at this time.

3.1_ Wood Windows Brick

TYPE - B

3.1_ Wood Windows at Brick

Found across all four elevations, wood windows set within brick façades represent the predominant historic condition. These assemblies include large double-hung units typical at classrooms and corridors, fixed transoms, and smaller operable windows in stairwells. Trim profiles associated with this window type are consistent and uniform throughout the building.

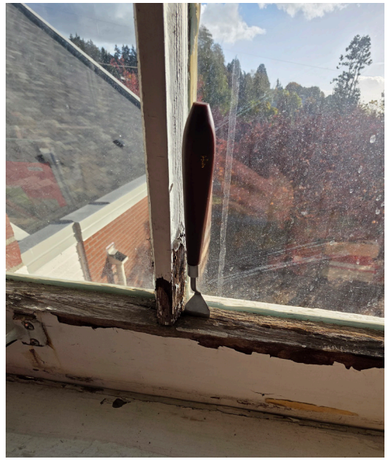
Existing Conditions & Damage

3rd Floor Hallway - West Elevation
Damaged but not completely failing Rail to Stile connection.

3rd Floor Hallway - West Elevation
Middle operable sashes, base of muntin cracked.

Classroom 9 - South Elevation
Paint Failure at exterior

Classroom 9 - South Elevation
Complete Paint Failure at interior with areas of wood deterioration



Classroom 17 - South Elevation
Bottom Rail is completely Rotted

Classroom 17 - South Elevation
Bottom Rail is completely Rotted

Classroom 17 - South Elevation
Parting Bead is failing - this is only window in bay that is still operable.

Classroom 19 - South Elevation
Paint failure and wood deterioration at rail and muntin.

3.2_ Wood Windows at Concrete

TYPE - C

3.2_ Wood Windows at Concrete

This condition occurs exclusively on the ground floor along the North and South façades. The fenestration consists of large, double-hung operable window assemblies serving early education classrooms. Subtle variations in trim profiles distinguish the North façade windows from those on the South, reflecting minor design and fabrication differences.

Existing Conditions & Damage

Classroom 1 - South Elevation
Paint Failure and extensive wood Deterioration

Classroom 1 - South Elevation
Paint Failure and extensive wood Deterioration at upper sash bottom rail.

Classroom 1 - South Elevation
Paint Failure and extensive wood Deterioration of exterior blind stop.

Classroom 2 - South Elevation
Window stile is cracked and has been repaired with duct tape.

Classroom 2 - South Elevation
Paint Failure and extensive wood deterioration.
New/refurbishment of hardware required.

Classroom 2 - South Elevation
Paint Failure and extensive wood deterioration at window head.
Type-C double hung windows have been secured shut*

Classroom 2 - South Elevation
Paint failure and wood deterioration typical at Window Rails & Muntins.

3.2_ Wood Windows at Terra Cotta

3.3_ Wood Windows at Terra Cotta

Windows integrated within the ornamental terra cotta façade elements are confined to the central bay of the South façade. Fenestration types in this area vary, including single-hung, fixed, and casement units. The surrounding trim profiles are distinct to this condition, emphasizing its unique architectural composition and detailing.

Existing Conditions & Damage

Classroom 19 - South Elevation
Recent paint over deteriorating window. Repair sash cord and counterweight.

Classroom 19 - South Elevation
Recent Paint coatings over 1/2" deep wood rot

Office 225 - South Elevation
Paint Failure and wood deterioration at vertical Muntin to bottom Rail.

Office 225 - South Elevation
Failing paint coating. Sash cord and counterweight need repair.

Office 225 - South Elevation
Paint Failure and extensive wood Deterioration typical for jambs and bottom rails

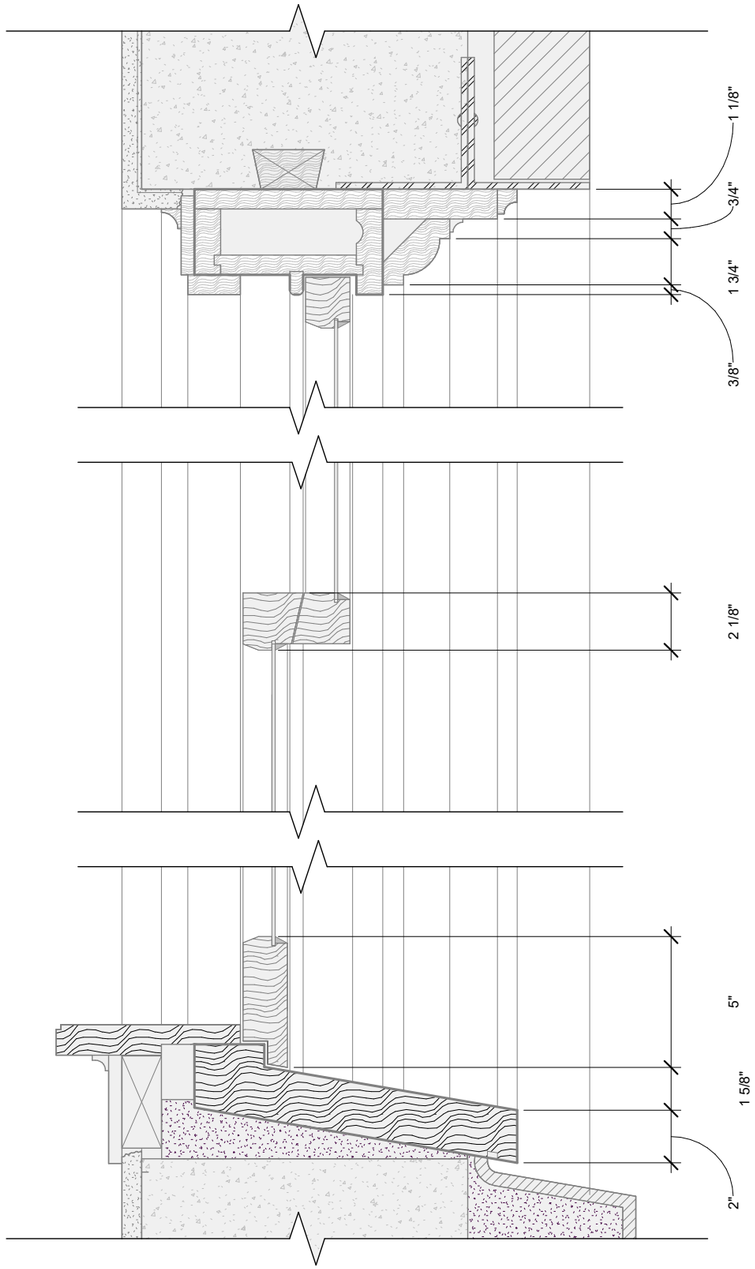
4.0 *Solutions, Sample Products & Outline Specifications*

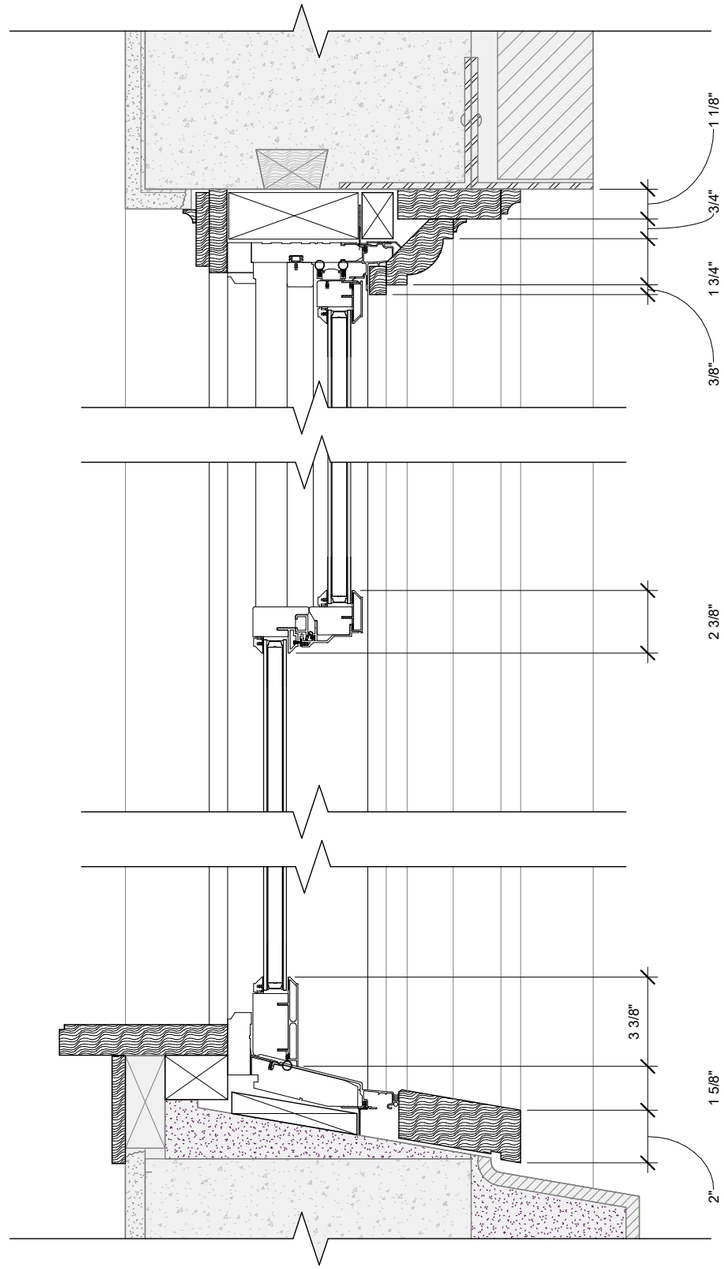
4.1_ Existing vs. New Detail Comparison - HEAD + SILL

TYPE - B

3.1_ Wood Windows at Brick

Found across all four elevations, wood windows set within brick façades represent the predominant historic condition. These assemblies include large double-hung units typical of classrooms and corridors, fixed transoms, and smaller operable windows in stairwells. Trim profiles associated with this window type are consistent and uniform throughout the building.



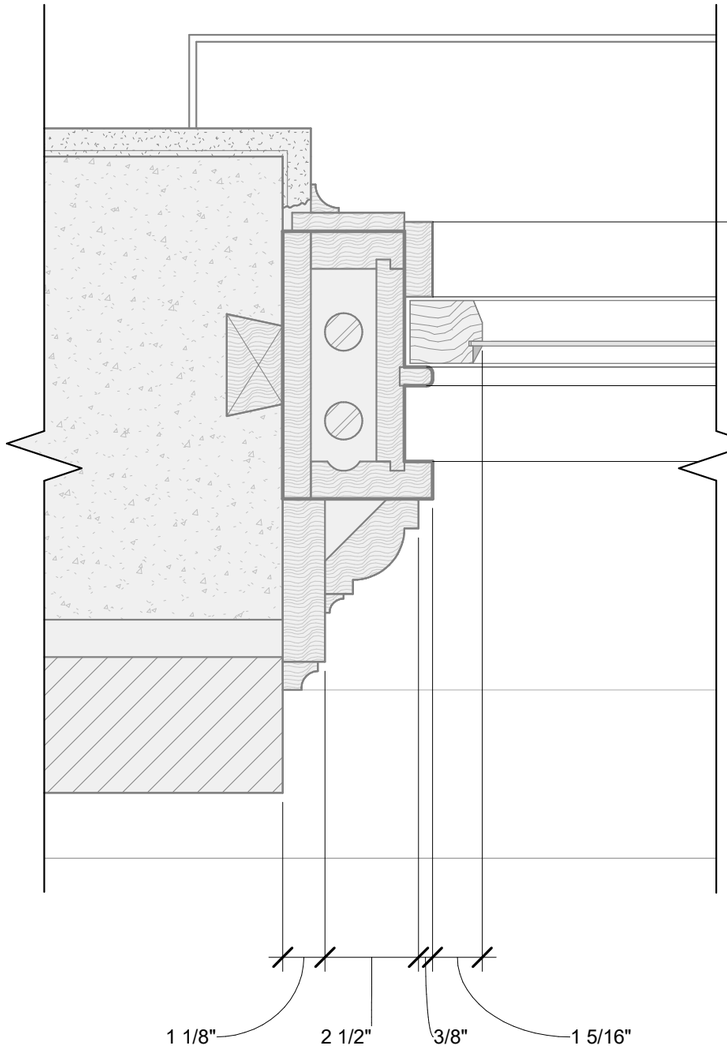


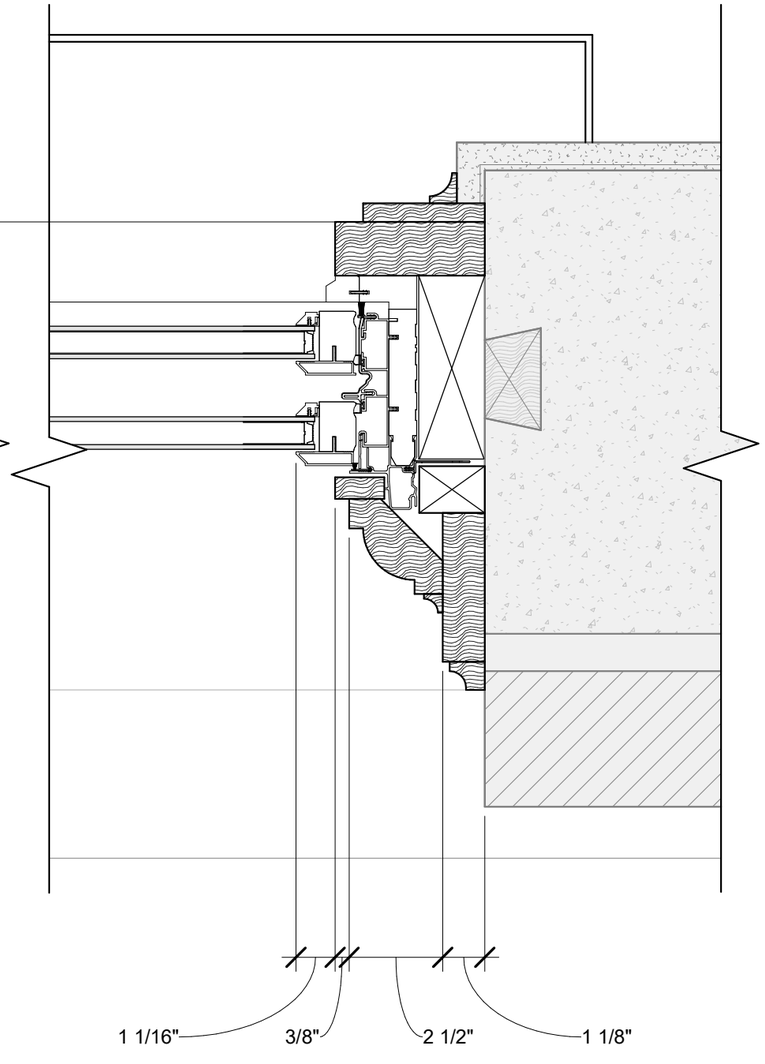
4.1_ Existing vs. New Detail Comparison - JAMB

TYPE - B

3.1_ Wood Windows at Brick

Found across all four elevations, wood windows set within brick façades represent the predominant historic condition. These assemblies include large double-hung units typical of classrooms and corridors, fixed transoms, and smaller operable windows in stairwells. Trim profiles associated with this window type are consistent and uniform throughout the building.



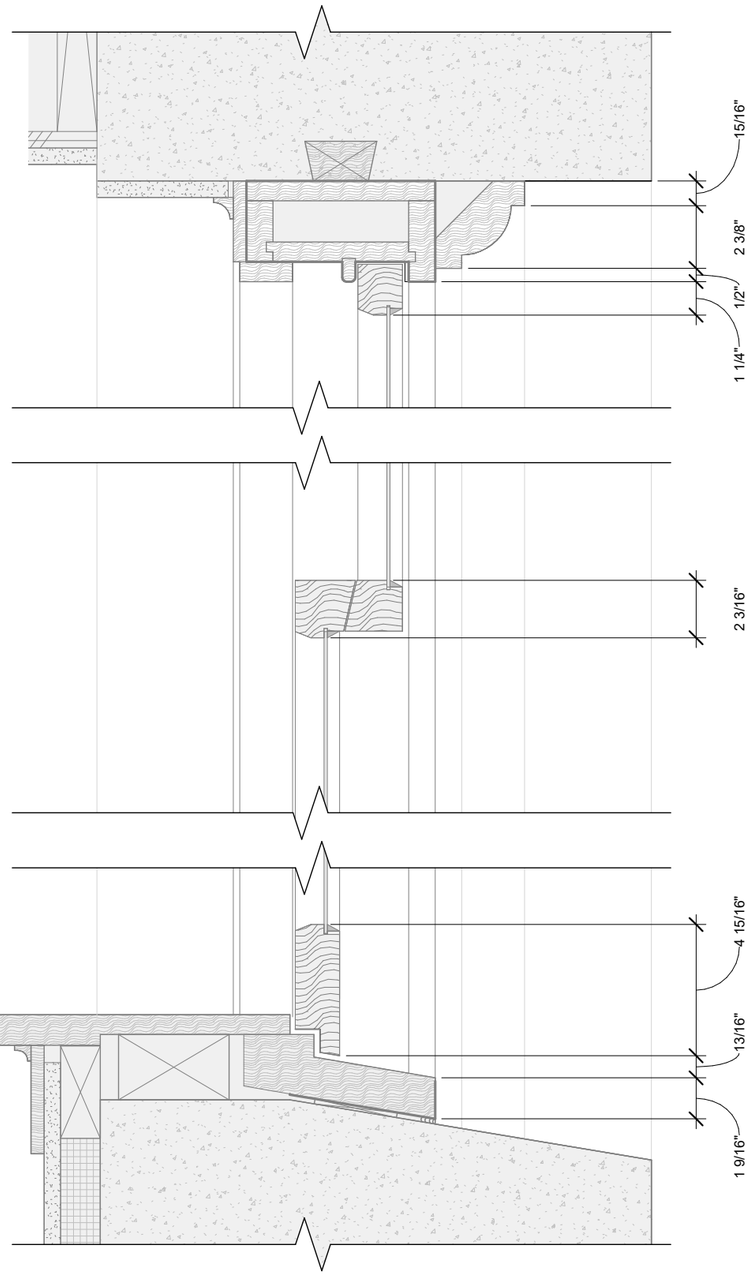


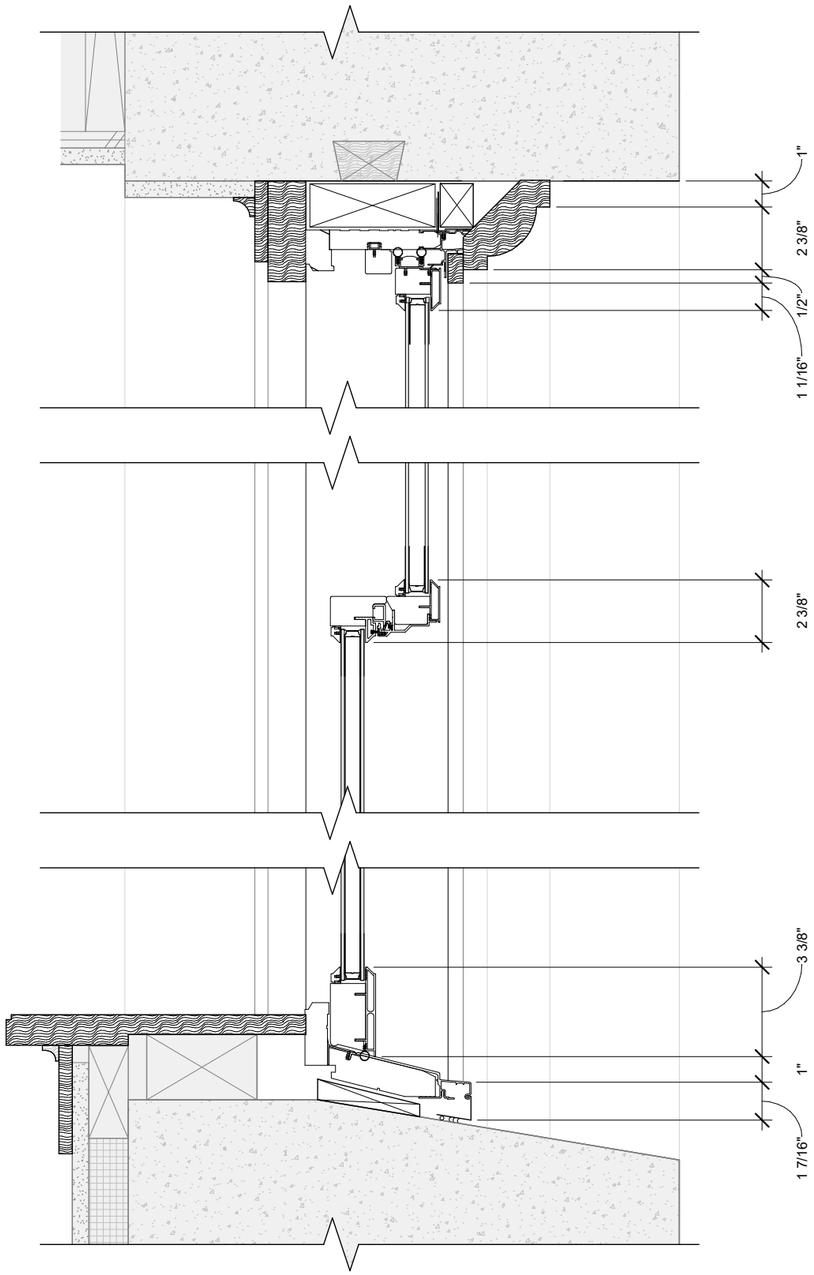
4.1_ Existing vs. New Detail Comparison - HEAD + SILL

TYPE - C

3.2_ Wood Windows at Concrete

This condition occurs exclusively on the ground floor along the North and South façades. The fenestration consists of large, double-hung operable window assemblies serving early education classrooms. Subtle variations in trim profiles distinguish the North façade windows from those on the South, reflecting minor design and fabrication differences.

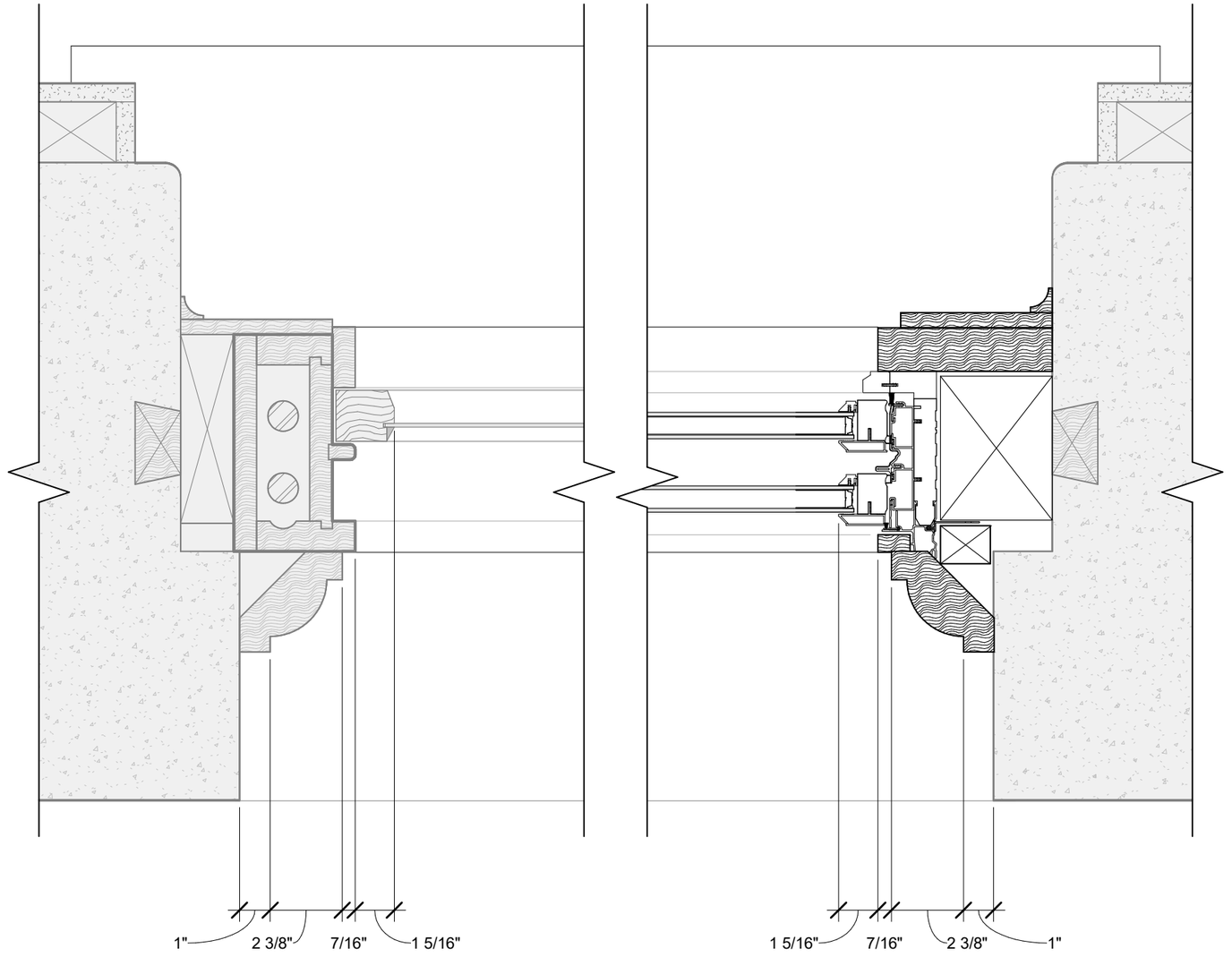




4.1_ Existing vs. New Detail Comparison - JAMB

3.2_ Wood Windows at Concrete

This condition occurs exclusively on the ground floor along the North and South façades. The fenestration consists of large, double-hung operable window assemblies serving early education classrooms. Subtle variations in trim profiles distinguish the North façade windows from those on the South, reflecting minor design and fabrication differences.

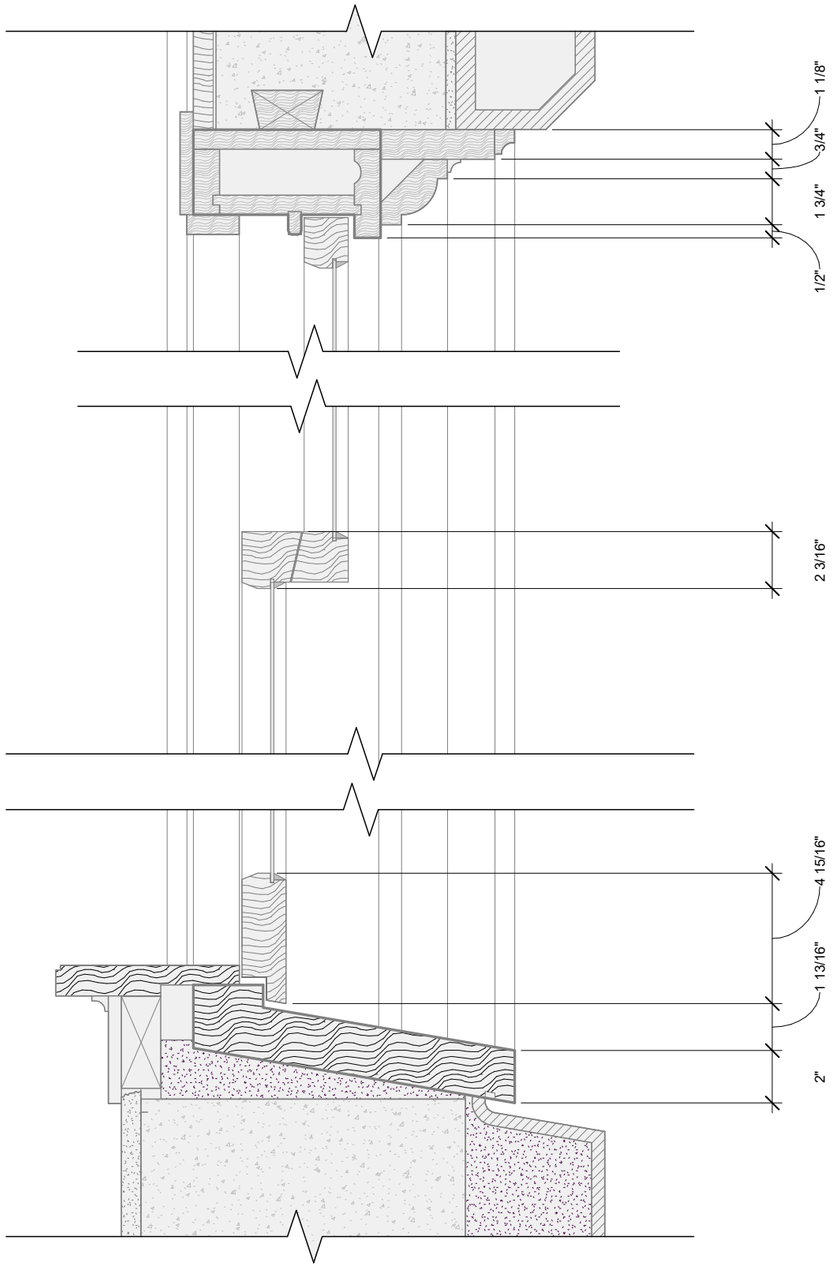


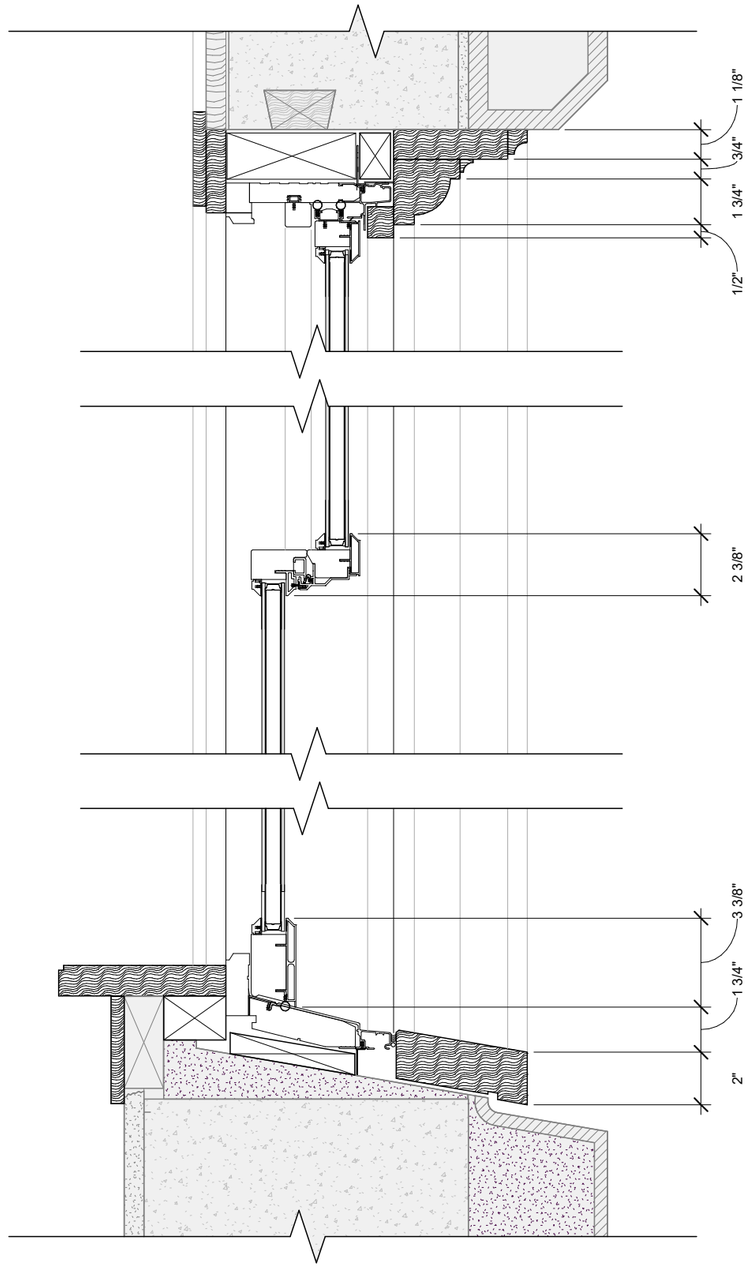
4.1_ Existing vs. New Detail Comparison - HEAD + SILL

TYPE - T

3.3_ Wood Windows at Terra Cotta

Windows integrated within the ornamental terra cotta façade elements are confined to the central bay of the South façade. Fenestration types in this area vary, including single-hung, fixed, and casement units. The surrounding trim profiles are distinct to this condition, emphasizing its unique architectural composition and detailing.

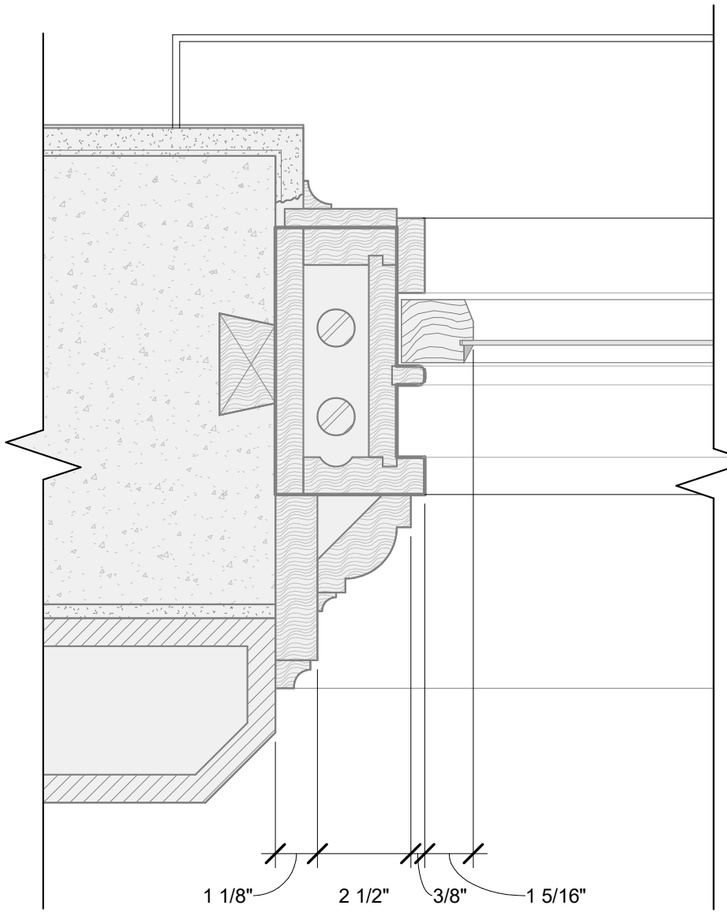


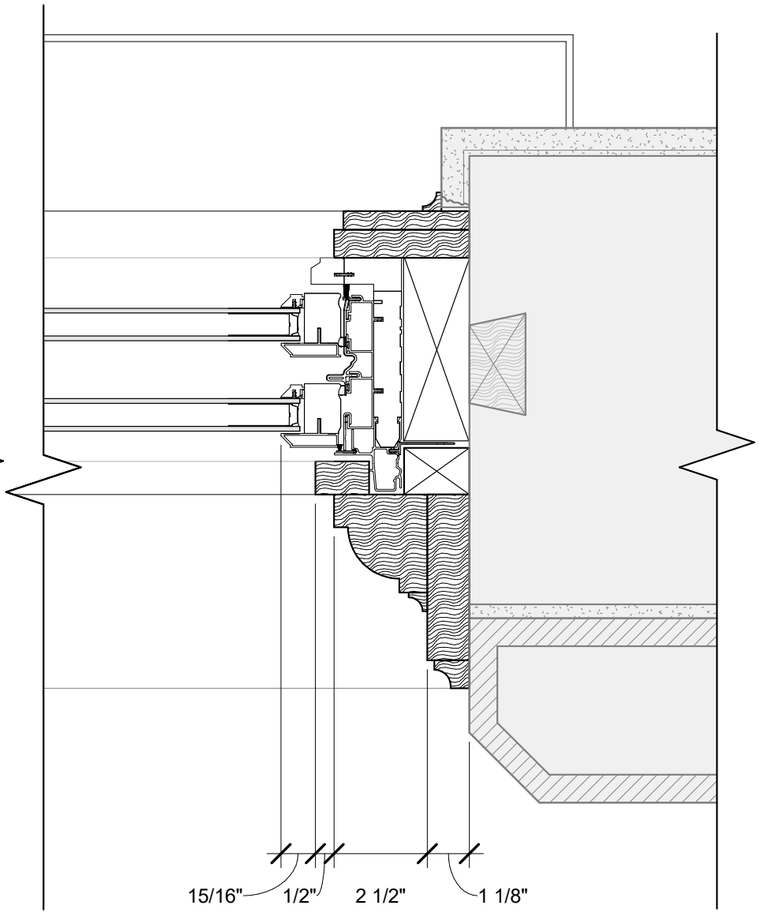


4.1_ Existing vs. New Detail Comparison - JAMB

3.3_ Wood Windows at Terra Cotta

Windows integrated within the ornamental terra cotta façade elements are confined to the central bay of the South façade. Fenestration types in this area vary, including single-hung, fixed, and casement units. The surrounding trim profiles are distinct to this condition, emphasizing its unique architectural composition and detailing.

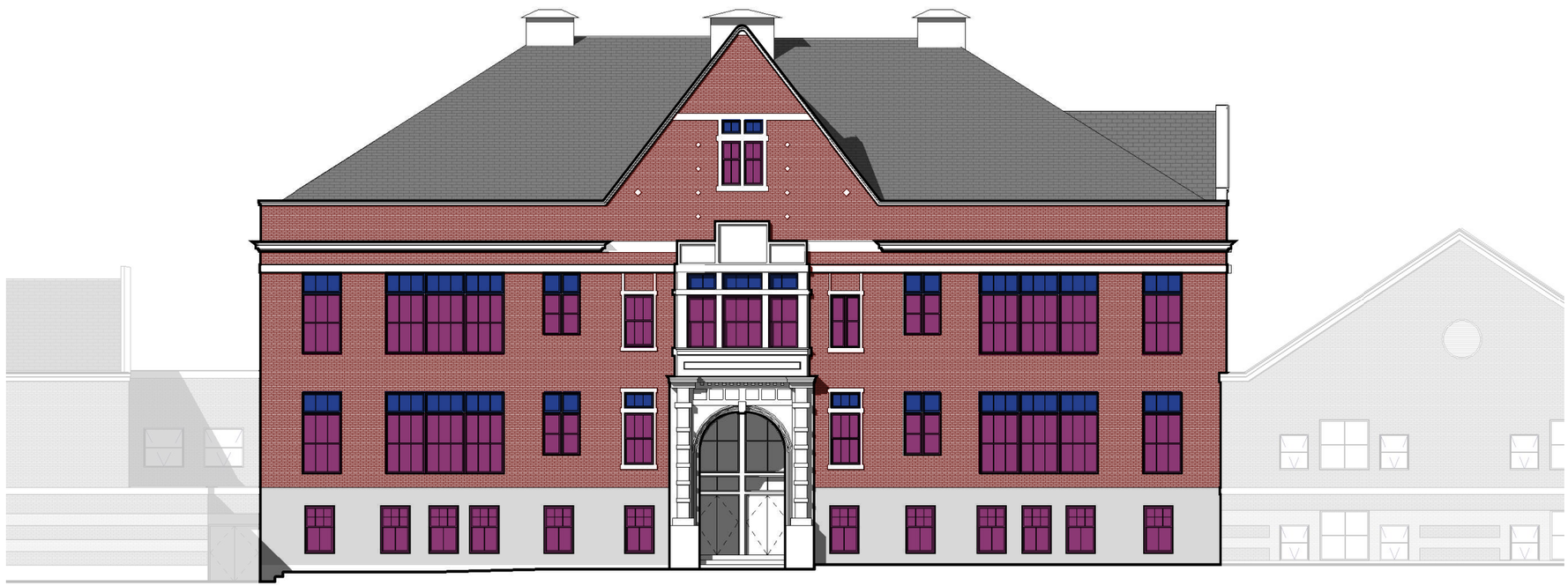




4.2_ *Proposed Operability Changes*

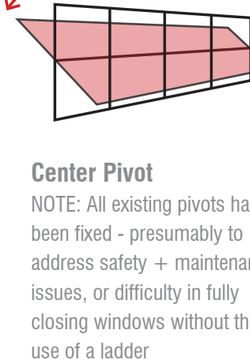
GENERAL CONSIDERATIONS

It is important to note that existing operablility would not change with proposed window modifications. Currently, the upper sashes of double-hung windows have been made inoperable presumably for safety concerns and/or maintenance issues. Similarly, upper pivot windows at the transom above the double-hung windows are inoperable/fixed.



NEW SINGLE-HUNG

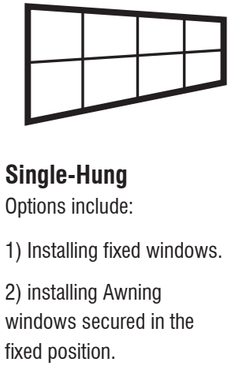
Existing / Original



Double-Hung

NOTE: Upper sash currently fixed to address SPS concerns over safety and security.

New / Proposed

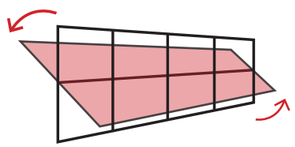


Single-Hung

Modifications to upper sash can restore double-hung operability without replacing window.

NEW FIXED TRANSOM WINDOWS

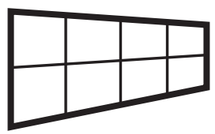
Existing / Original



Center Pivot

NOTE: All existing pivots have been fixed - presumably to address safety + maintenance issues, or difficulty in fully closing windows without the use of a ladder

New / Proposed



Single-Hung

Options include:

1) Installing fixed windows.

2) installing Awning windows secured in the fixed position.

4.2_ *Proposed Operability Changes*

GENERAL CONSIDERATIONS

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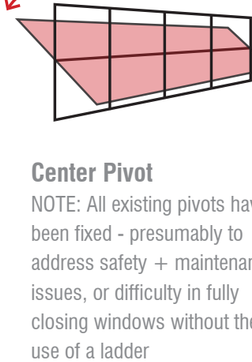
NEW SINGLE-HUNG

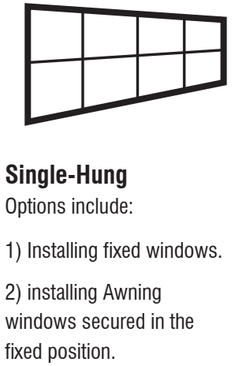
Existing / Original



Double-Hung

NOTE: Upper sash currently fixed to address SPS concerns over safety and security.

New / Proposed



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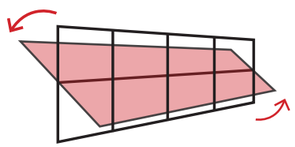
NEW FIXED TRANSOM WINDOWS

Existing / Original



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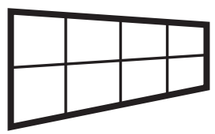
New / Proposed



Single-Hung

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GENERAL CONSIDERATIONS

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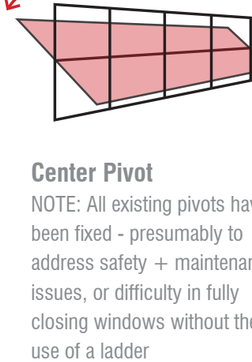
NEW SINGLE-HUNG

Existing / Original



Double-Hung

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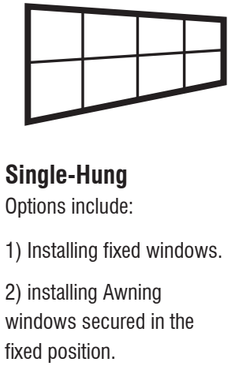
New / Proposed



Single-Hung

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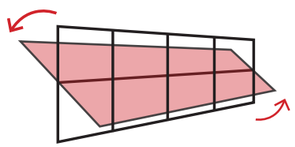
NEW FIXED TRANSOM WINDOWS

Existing / Original



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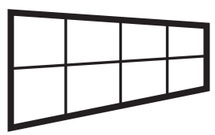

Single-Hung

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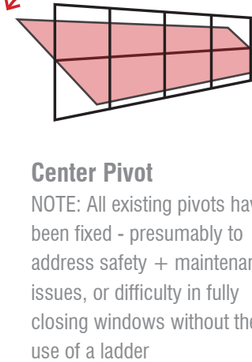

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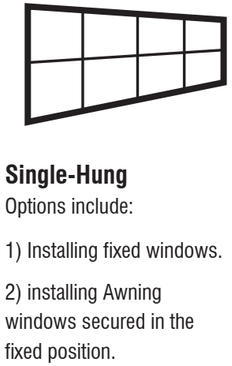

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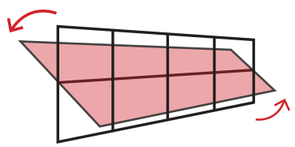

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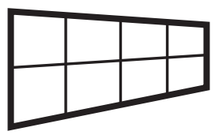

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