



B.F. Day Elementary School

Landmarks Preservation Board Briefing Packet
July 16, 2024

Site Overview & History

Window Condition Assessment Process

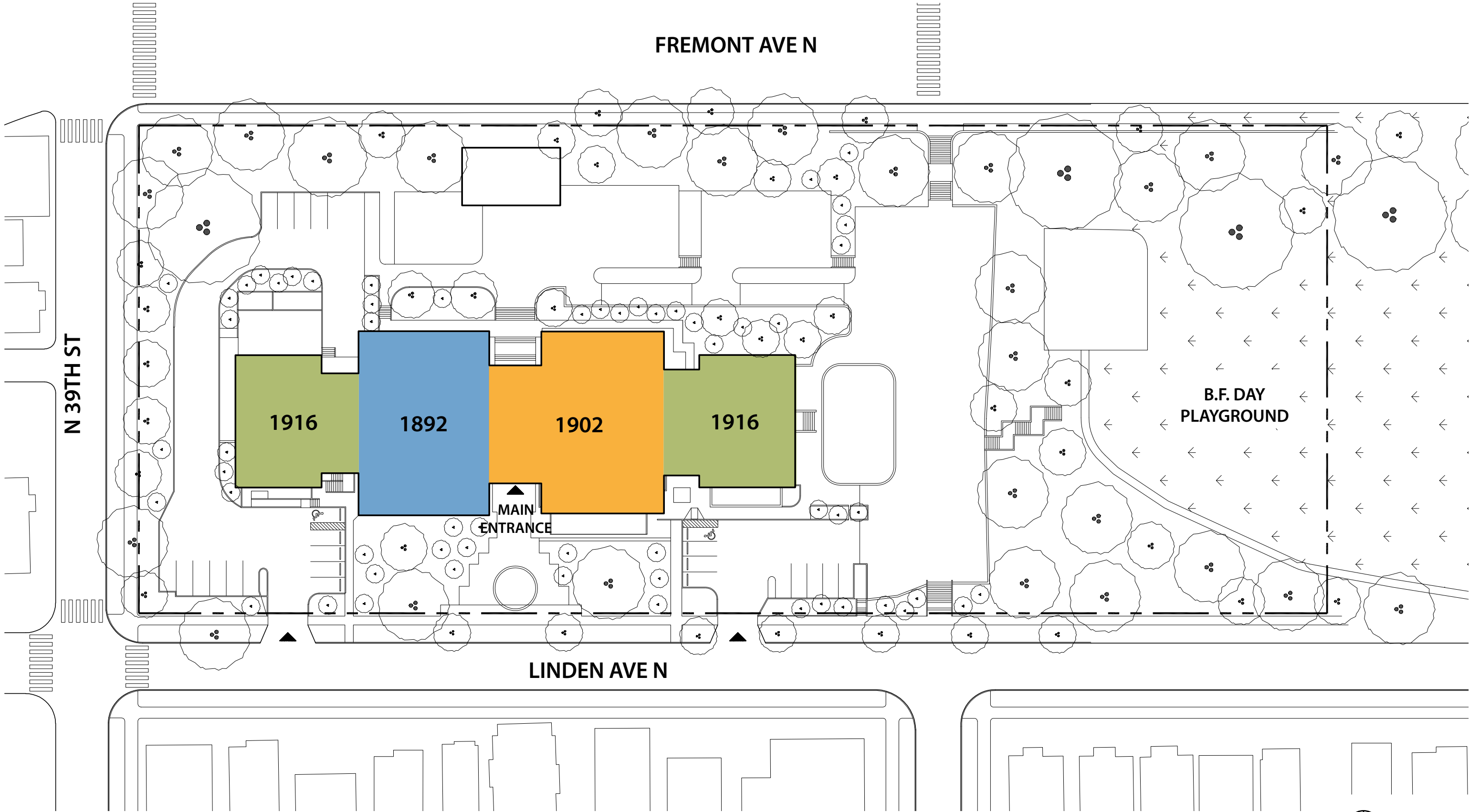
Window Condition Assessment Results

Project Goals

Attachments:

Window Condition Assessment for B.F. Day Elementary School

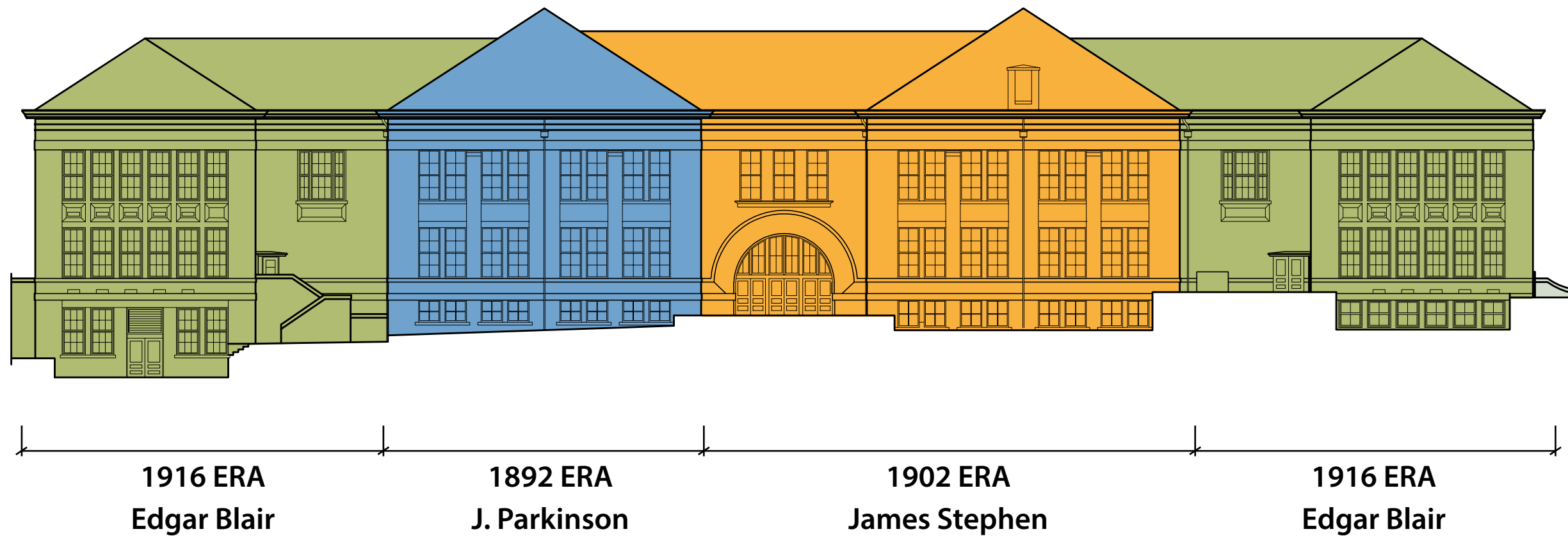




LANDMARK DESIGNATION

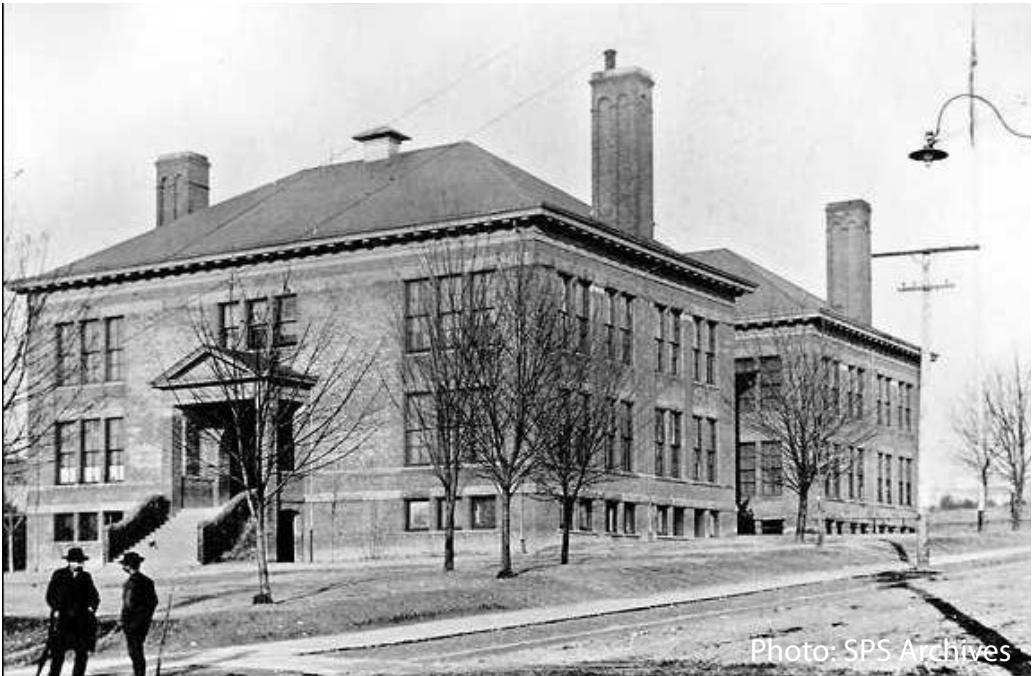
The features of the Landmark to be preserved include:

“Entire exterior of school building and site.”





**1892 BUILDING
VIEW FROM SOUTHEAST**



**1892 + 1902 BUILDINGS
VIEW FROM SOUTHEAST**



**AERIAL VIEW FROM WEST SHOWING
1916 ADDITIONS**



VIEW FROM SOUTHEAST

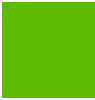
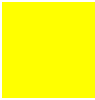


- Each window was assigned a unique identifier keyed to the floor plan and exterior elevations
- Field surveyed and evaluated windows December 2023
- Survey approach was adapted from the NPS Technical Preservation Services *Preservation Brief #9: The Repair of Historic Wooden Windows*
- Specific condition was noted for each window
- Each window unit was categorized based on its physical condition
- Window Condition Assessment Report was assembled

WINDOW CONDITION ASSESSMENT PROCESS

DEFICIENCIES EVALUATED INCLUDE:

- 1. Sash Operation Difficult/Won't Open
- 2. Inoperable – Screwed Shut
- 3. Exterior Paint at Sash and Trim Cracked and Peeling at Limited Areas
- 4. Exterior Paint at Sash and Trim Heavily Deteriorated
- 5. Checked Sash/Muntin
- 6. Deteriorated Sash
- 7. Checked/Split Frame
- 8. Deteriorated Frame
- 9. Parting Bead Lightly Deteriorated
- 10. Parting Bead Missing or Heavily Deteriorated
- 11. Sill 20% or Less Deteriorated
- 12. Sill heavily Deteriorated
- 13. Reinforced Sash (not original)
- 14. Section Loss
- 15. Missing Window Stop
- 16. Sealant Deterioration
- 17. Weatherstrip Deteriorated/Missing
- 18. Deteriorated Glazing Compound/Setting Bed/Glazing Putty
- 19. Sash Pull Hardware Missing
- 20. Sash Lock Damaged/Missing/Not Engaging/No Lock
- 21. Retrofitted Window Limiter
- 22. Leaking or Visible Gap to Exterior When Closed
- 23. Replaced Glazing
- 24. Cracked Glazing
- 25. Missing Glazing

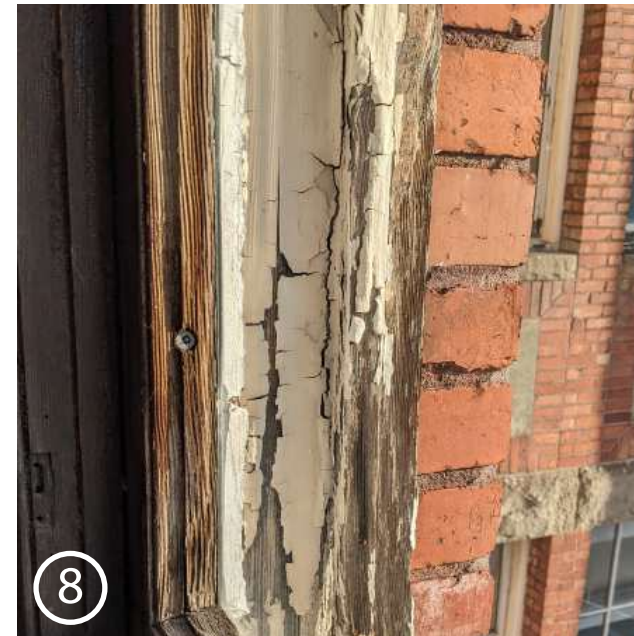
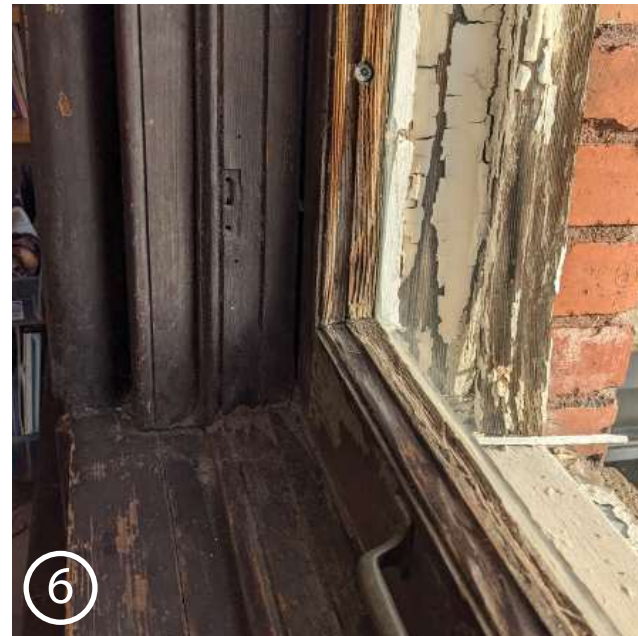
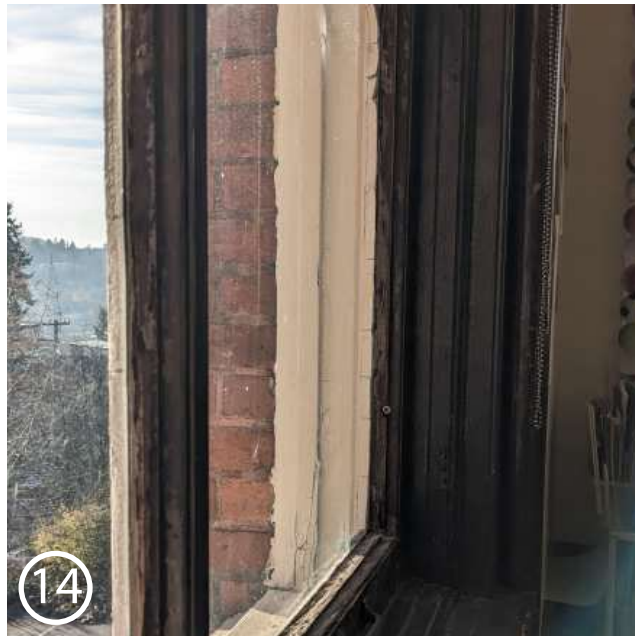
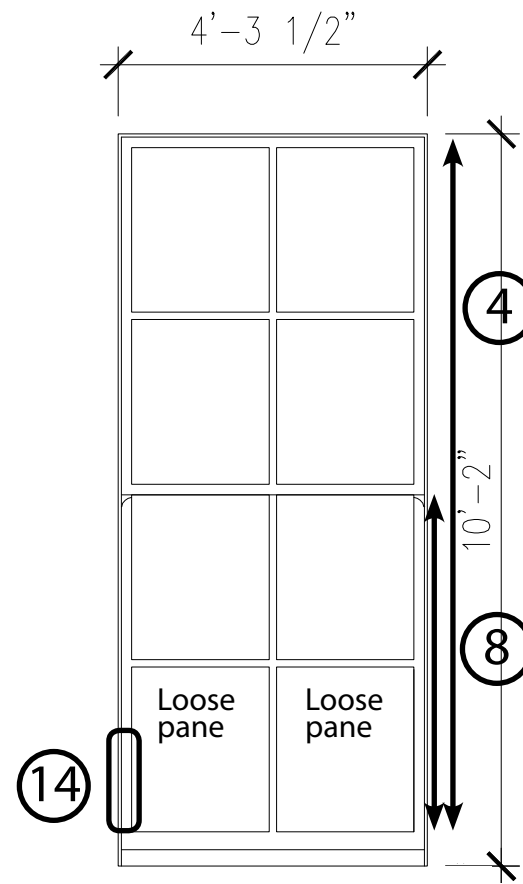
The physical condition of the windows was evaluated on a unit-by-unit basis and categorized by overall condition into the following groups:

-  **SURFACE DEFECTS**
Windows are operationally sound and routine maintenance such as interior and exterior paint and minor repairs to the wood sash and frame can be performed to improve window condition.
-  **MODERATE CONDITION**
Windows are operable, but exhibit an additional degree of physical deterioration that requires stabilization and repair of partially decayed or weathered wood elements and hardware.
-  **POOR CONDITION**
Windows are not operable due to hardware failure or retrofit conditions such as being fastened or painted closed. Windows exhibit advanced deterioration that requires splicing new wood to existing members or replacement parts.
-  Evaluation team not able to access window

Window ID 2S.02 POOR CONDITION

Legend

1. Sash Operation Difficult/Won't Open
2. Inoperable – Screwed Shut
3. Exterior Paint at Sash and Trim Cracked and Peeling at Limited Areas
4. Exterior Paint at Sash and Trim Heavily Deteriorated
5. Checked Sash/Muntin
6. Deteriorated Sash
7. Checked/Split Frame
8. Deteriorated Frame
9. Parting Bead Lightly Deteriorated
10. Parting Bead Missing or Heavily Deteriorated
11. Sill 20% or Less Deteriorated
12. Sill Heavily Deteriorated
13. Reinforced Sash (non-original)
14. Section Loss
15. Missing Window Stop
16. Sealant Deteriorated
17. Weatherstrip Deteriorated/Missing
18. Deteriorated Glazing Compound/Setting Bed/Glazing Putty -Typical
19. Sash Pull Hardware Missing
20. Sash Lock Damaged/Missing/Not Engaging/No Lock
21. Retrofitted Window Limiter
22. Leaking or Visible Gap to Exterior When Closed
23. Replaced Glazing
24. Cracked Glazing
25. Missing Glazing



COMMON DEFICIENCIES



Separation between stile and bottom rail



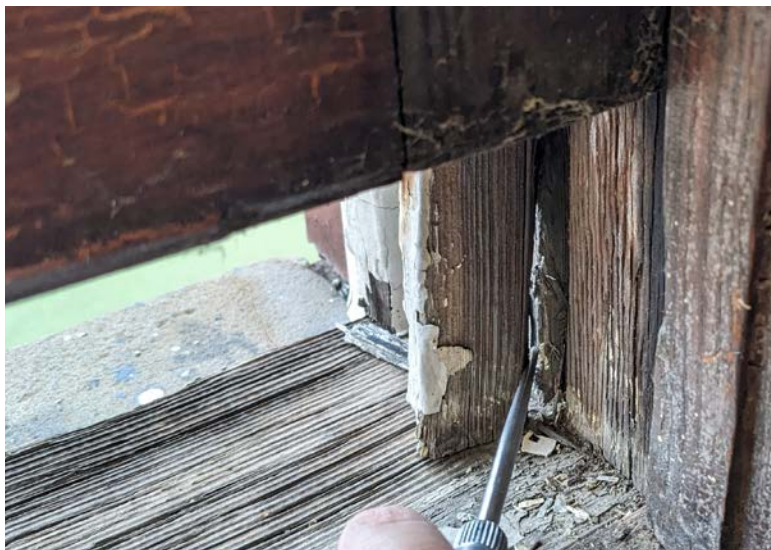
Dry rot at intersection of muntins and sash



1916 tilt hardware in very bad condition



Advanced wood rot at sills

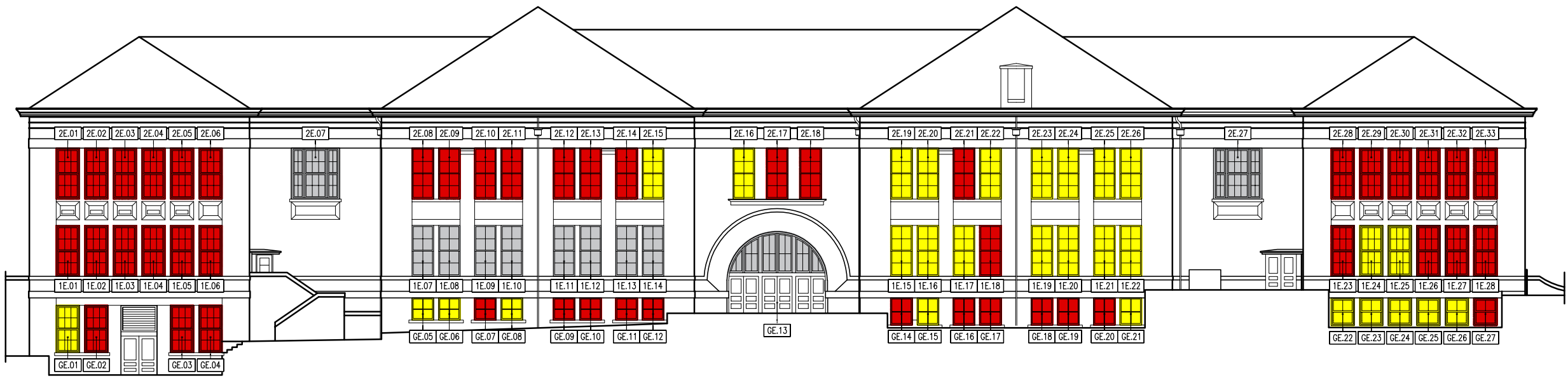


Deteriorated/partially missing parting bead



Exterior paint failure resulting in weathered bare wood at frame and sill

EXISTING WINDOW CONDITION



EAST ELEVATION



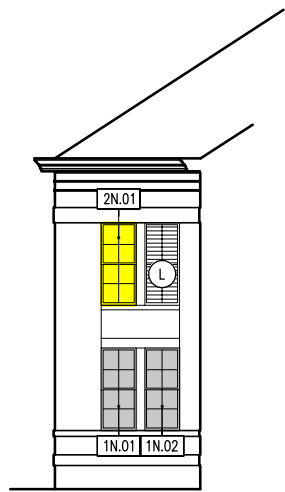
WEST ELEVATION

Window Condition Summary
 (2) openings in good condition
 (55) in moderate condition
 (128) in poor condition

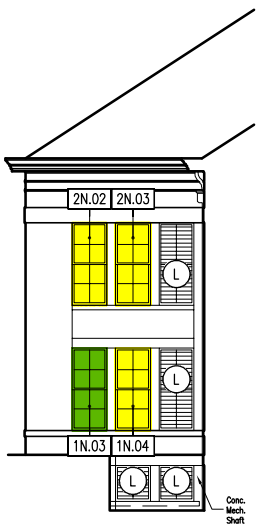
LEGEND

- Surface Defects**
 Operationally sound, routine maintenance required
- Moderate Condition**
 Operable, physical deterioration requiring stabilization
- Poor Condition**
 Not operable, advanced deterioration, splices and/or parts replacement required
- Evaluation team not able to access window**

EXISTING WINDOW CONDITION



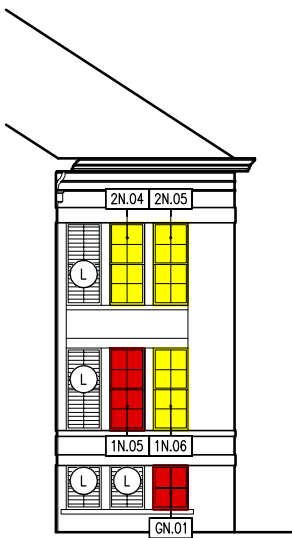
NORTH A



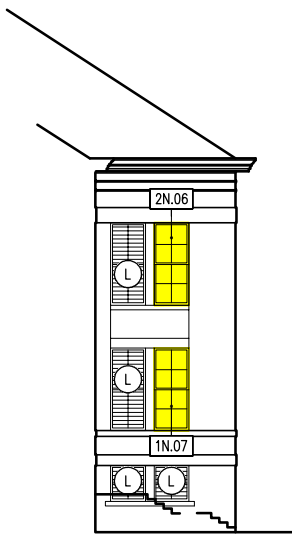
NORTH B



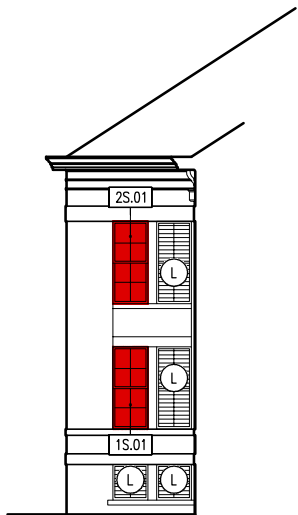
NORTH C



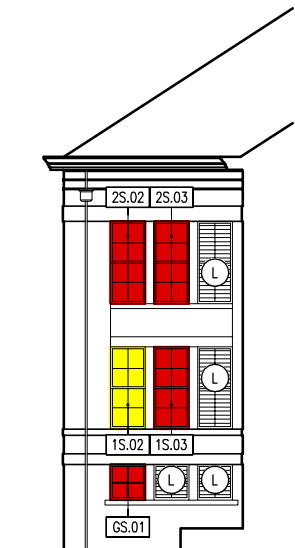
NORTH D



NORTH E



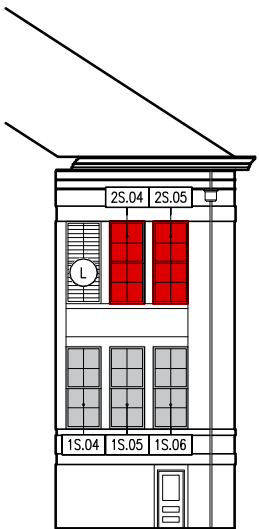
SOUTH A



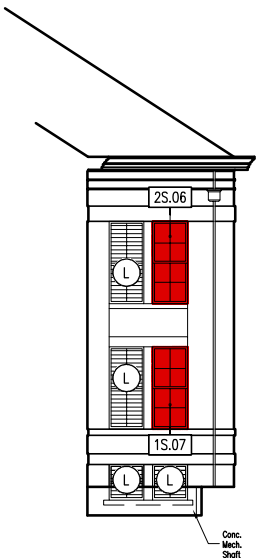
SOUTH B



SOUTH C



SOUTH D



SOUTH E

LEGEND

Green Surface Defects
Operationally sound, routine maintenance required

Yellow Moderate Condition
Operable, physical deterioration requiring stabilization

Red Poor Condition
Not operable, advanced deterioration, splices and/or parts replacement required

Grey Evaluation team not able to access window

Maintain Compatibility with Landmark Designation

Improve the Learning Environment

All rooms used by students or staff shall be kept reasonably free of all objectionable odor, excessive heat or condensation.

Washington Administrative Code (WAC)
Title 246 Department of Health
Chapter 366 Primary and Secondary Schools
WAC 246-366-080 Ventilation (1)

Thermal comfort and indoor air quality are critical environmental conditions to improve occupant health and productivity.

International WELL Building Institute
Thermal Comfort WELLography

Daylight has been shown to contribute to higher student cognitive performance and test scores.

National Renewable Energy Laboratory (NREL)
Lit. Review of the Effects of Natural Light on Building Occupants

Long Term Investment: Energy, Operability, and Safety

- **Operable windows and fresh outdoor air**
Better indoor air quality in schools correlates with academic performance and student health.

Seattle School District #1
Board Resolution No. 2020/21-18

Operable windows allow for natural ventilation, which may improve occupant comfort and the learning environment.

Efficient Windows Collaborative Tools for Schools

- **Energy efficiency**
Optimize public dollars by applying passive design and sound environmental standards.

Seattle School District #1
Board Resolution No. 2012/13-12 A

- **Safety**
The District is dedicated to supporting strategies which aim to make schools more climate-aware, climate-resilient, and safe.

Seattle School District #1
Board Resolution No. 2020/21-18



Thank You