HISTORIC DISTRICT COMMISSION
APPLICATION FOR WORK APPROVAL

City of Detroit - Planning & Development Department
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

APPLICATION ID
HDC2026-00020

PROPERTY INFORMATION

ADDRESS(ES): 949 & 957 Chicago Blvd

HISTORIC DISTRICT: Boston-Edison

SCOPE OF WORK: **(Check ALL that apply)**

- [x] Windows/ Doors
- [ ] Walls/ Siding
- [ ] Painting
- [ ] Roof/Gutters/ Chimney
- [ ] Porch/Deck/Balcony
- [x] Other
- [ ] Demolition
- [ ] Signage
- [ ] New Building
- [ ] Addition
- [x] Site Improvements (landscape, trees, fences, patios, etc.)

BRIEF PROJECT DESCRIPTION:

This submission package consolidates all exterior work items into a single, coordinated review. It includes documentation, drawings, and statements from qualified professionals and neighbors to clarify existing conditions, intent, and necessity of the proposed work. The submission respectfully requests consideration of the proposals based on the additional information provided and their consistency with applicable historic preservation standards.

APPLICANT IDENTIFICATION

TYPE OF APPLICANT: Property Owner/Homeowner

NAME: Andre Williams	**COMPANY NAME:** n/a		
ADDRESS: 949 Chicago Blvd	**CITY:** Detroit	**STATE:** MI	**ZIP:** 48202
PHONE: +1 (949) 903-5608	**EMAIL:** andre@furiousfirm.com		

I AGREE TO AND AFFIRM THE FOLLOWING:

- [x] I understand that the failure to upload all required documentation may result in extended review times for my project and/or a denied application.
- [x] I understand that the review of this application by the Historic District Commission does not waive my responsibility to comply with any other applicable ordinances including obtaining appropriate permits (building, sign, etc.) or other department approvals prior to beginning the work.
- [x] I hereby certify that I am the legal owner and/or occupant of the subject property and that the information on this application is true and correct.
- [x] As required by the state Local Historic Districts Act, Act 169 of 1970 (MCL399.205), I hereby certify that the property where work will be undertaken has, or will have before the proposed project completion date, a fire alarm system or a smoke alarm complying with the requirements of the Stille-DeRossett-Hale single state construction code act, 1972 PA 230, MCL 125.1501 to 125.1531

DocuSigned by:
F81D3638100B4E1...
SIGNATURE

01/20/2026
DATE

NOTE: Based on the scope of work, additional documentation may be required. See www/detroitmi.gov/hdc **for scope-specific requirements.**

PROJECT DETAILS – TELL US ABOUT YOUR PROJECT

Instructions: Add project details using the text box in each section. If your details exceed the space provided, attach the details via the attachment icon for that section.

ePLANS PERMIT NUMBER:
(only applicable if you've already applied for permits through ePLANS) n/a

GENERAL

1. DESCRIPTION OF EXISTING CONDITION
Please tell us about the current appearance and conditions of the areas you want to change. You may use a few sentences or attach a separate prepared document on the right. (For example, "existing roof on my garage is covered in gray asphalt shingles in poor condition.")

Subject areas have faced deferred maintenance.

2. PHOTOGRAPHS
Help us understand your project. Please attach photographs of all areas where work is proposed.

3. DESCRIPTION OF PROJECT
In this box, tell us about what you want to do at the areas described above in box #1. (For example, Install new asphalt shingle roofing at garage.)

This submission package consolidates all exterior work items into a single, coordinated review.

See full submission package.

4. DETAILED SCOPE OF WORK
In this box, please describe all steps necessary to complete the work described in box #3. (For example, "remove existing shingles, replace wood deck as necessary, replace wood eaves, install roof vents, replace rotted fascia boards, paint, clean worksite.")

Repair and/or replace subject areas.

5. BROCHURES/CUT SHEETS
Please provide information on the products or materials you are proposing to install. For example, a brochure on the brand and color of the shingles proposed.

ADDITIONAL DETAILS

6. WINDOWS/DOORS *Detailed photographs of window(s) and/or door(s) proposed for replacement showing the condition of the interior and exterior of the window(s) and/or door(s)*	
8. SITE IMPROVEMENTS *If site improvements are proposed, please provide any relevant site improvement plans pertaining to your project.*	
9. OTHER *Please provide any additional details. HDC Staff may ask you to submit additional information at a later time depending on your project.*	

This submission package consolidates all exterior work items into a single, coordinated review. It includes documentation, drawings, and statements from qualified professionals and neighbors to clarify existing conditions, intent, and necessity of the proposed work. The submission respectfully requests consideration of the proposals based on the additional information provided and their consistency with applicable historic preservation standards.

949 Chicago Blvd
957 Chicago Blvd
Detroit, MI 48202

ITEM 1 - Roof Returns

Repair and/or Rebuild

Over time, the gable returns have experienced deterioration due to either water intrusion, improper flashing, aging materials, or structural sagging from rotted lookouts or subfascia. This Scope of Work outlines the repair or full rebuild as necessary to restore proper drainage, structural integrity, and appearance.

Existing Condition

Evidence of wood rot on fascia, soffit, or lookouts. Sagging or separation between return and main roof line. Improper flashing or missing step/starter flashing. Deteriorated or failing shingles, underlayment, or sheathing. Historical deterioration from years of leakage or poor design. Insect or animal damage to exposed wood components.

Objective

Restore proper water shedding away from the structure. Reinstate structural integrity of all supporting components. Match historical or architectural appearance as required. Ensure compliance. Provide long-term durability using modern flashing, membranes, and materials.

Scope of Work – Repair or Rebuild

A. Demolition & Preparation

1. Carefully remove shingles and roofing materials from the return.
2. Remove damaged fascia, soffit, subfascia, rake boards, and trim.
3. Expose the lookouts/outlookers, sheathing, and framing for inspection.
4. Remove all rotted or compromised lumber.
5. Protect surrounding surfaces and ensure weather protection during work.

B. Structural Repairs / Rebuild (Depending on condition):

1. Replace or reinforce lookouts/outlookers.
2. Install new ledger board or structural nailer if needed.
3. Replace the subfascia where deteriorated.
4. Reframe the return to proper dimensions (width, projection, and pitch).
5. Install new blocking for added structural integrity.
6. Ensure the return aligns with the main eave line and rake slope.

C. Sheathing & Underlayment

1. Install new roof sheathing (OSB or plywood) over the return framing.
2. Apply ice & water shield.
3. Install synthetic underlayment as required for added protection.

D. Flashing & Waterproofing

1. Install new drip edge along all exposed edges.
2. Ensure proper step flashing where the return meets the wall (if return is adjacent).
3. Install kick-out flashing if applicable.
4. Seal all transitions to prevent future moisture intrusion.

E. Roofing Material Installation

1. Match the existing roof shingles (color, brand).
2. Install starter course and shingle courses at correct offsets.
3. Nail per manufacturer specifications and building code. 4.Ensure clean tie-in with adjacent roof surfaces.

F. Soffit, Fascia, and Trim Work

1. Install new fascia board, primed and painted (wood).
2. Install new soffit (match original).
3. Reinstall or recreate rake boards, frieze boards, and all architectural trim.
4. Prime and paint all exterior wood or match historical profiles.

G. Exterior Finishes

1. Seal all penetrations and joints with high-grade exterior caulking.
2. Paint to match the home’s existing palette.

ITEM 2
Iron Work Replication
Replicate railings

Objective

The objective of this work is to replicate the in-kind replacement of an existing historic iron window guard / shallow balcony railings located on west side of the subject address. The existing ironwork is severely deteriorated and no longer structurally sound. The intent is to preserve the original design, proportions, and visual character while addressing safety and longevity concerns.

Current Conditions

The iron assembly exhibits advanced corrosion, section loss, and material failure at critical connection points. Due to the extent of deterioration, repair is not feasible, and selective patching would not provide a durable or safe outcome.

Proposed Work

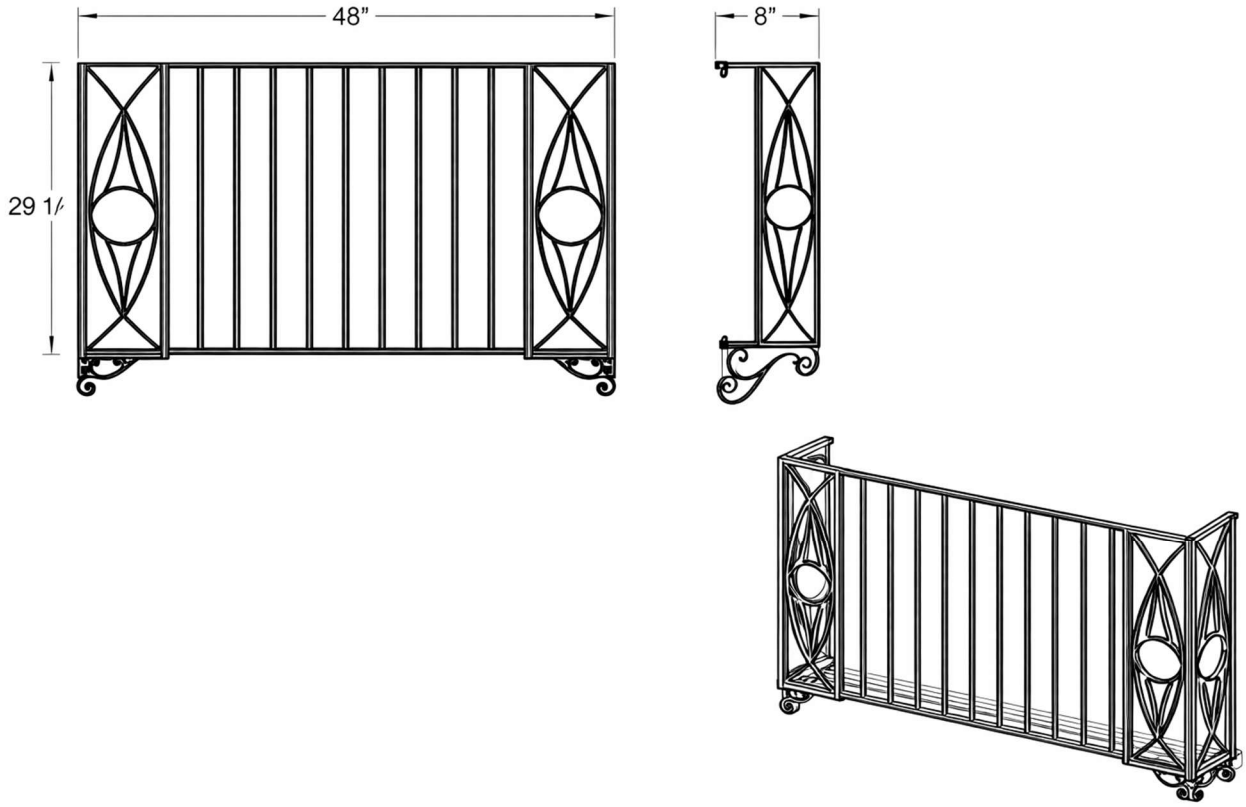
- Carefully remove the existing ironwork
- Fabricate a new custom iron assembly to match the original in dimensions, projection, vertical bar spacing, and decorative detailing
- Use wrought-iron
- Apply rust-inhibitive primer and historically appropriate dark finish
- Re-install using concealed or traditional attachment methods into existing masonry locations

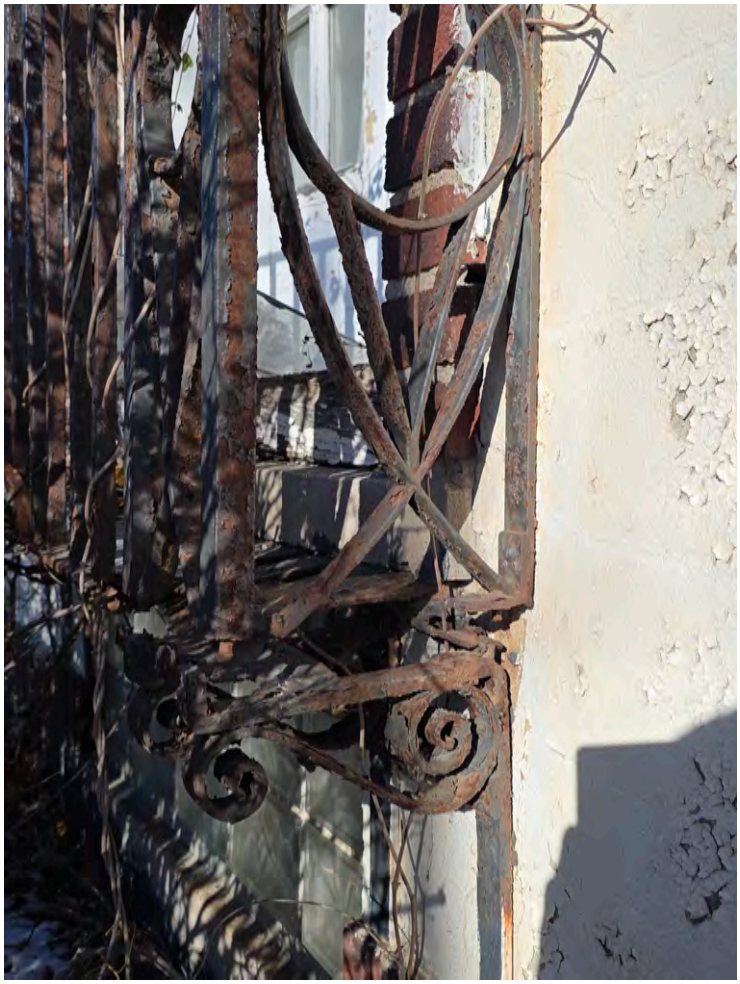
Preservation Considerations

- Located on a secondary façade
- Replacement is in-kind and visually indistinguishable from the original
- No changes to size, design, or ornamentation
- Work complies with the Secretary of the Interior’s Standards for Rehabilitation

Impact

The proposed work maintains the historic character of the structure while resolving safety and deterioration concerns. No adverse visual or architectural impact is anticipated.





Item 3
Cold Storage – close
Restoration to Flush Wall Plane

Description

The existing projection on the south side of the kitchen is a small cold pantry/bump-out, original to the home's early construction. These enclosed kitchen pantries were common in homes built between 1900–1925 and were designed to store dry goods and perishable items before modern refrigeration. This element is located on a secondary elevation, contains no exterior access, and has no architectural ornamentation or character-defining features. Its function is utilitarian rather than stylistic.

Current Condition

The cold pantry structure exhibits significant deterioration and has reached the end of its service life. Notable conditions include severe exterior surface failure, water intrusion, structural compromise, poor thermal performance, incompatible past repairs, and deteriorated window and trim elements beyond practical repair. Rehabilitation would require full reconstruction rather than repair and would not restore a significant architectural feature.

Proposed Scope of Work – Removal & Restoration to Flush Wall Plane

The proposed work includes removal of the existing cold pantry bump-out down to the original exterior wall line, including all deteriorated framing, sheathing, and finishes. The exterior wall will be reconstructed flush with the original wall plane using compatible materials, stucco exposure, and profiles. Any affected windows will be addressed in a manner consistent with the historic elevation. Interior finishes will be repaired, insulated, and brought to modern performance standards.

Preservation Rationale

The cold pantry is a non-character-defining secondary feature. Its removal restores the historic wall plane, improves structural integrity and moisture performance, and maintains the overall architectural character of the home. The proposed work is consistent with the Secretary of the Interior's Standards for Rehabilitation.

Item 4

Stucco repair on Roof Dormers

Description

- Two existing front roof dormers with arched pediments and original window openings.
- Dormers are original to the house and are integral to the historic roof composition and symmetry.
- Exterior finish consists of painted stucco with wood trim elements at cornice, returns, and window surrounds.

Objective

- Stabilize, repair, and preserve the existing dormers by addressing deteriorated stucco and related substrate issues.
- Prevent further moisture intrusion and material loss while retaining original form, proportions, and detailing.

Current Condition

- Stucco exhibits extensive cracking, delamination, and areas of loss, particularly at lower sidewalls and near roof intersections.
- Evidence of prolonged moisture exposure, including peeling paint, surface erosion, and substrate distress.
- Adjacent wood trim shows paint failure and localized deterioration, likely secondary to stucco failure and water infiltration.
- No proposed change to dormer size, shape, roofline, or window configuration.

Proposed Scope of Work

- Carefully remove failed and non-bonded stucco only, limiting removal to areas of active deterioration.
- Inspect and repair underlying substrate as needed (wood lath, framing, or sheathing), replacing in kind where required.
- Apply new stucco to match historic material as closely as practicable in composition, thickness, texture, and finish.
- Feather and blend repair areas to avoid visible patching or abrupt transitions.
- Repair associated trim elements where impacted, retaining original profiles; replace only where deterioration is beyond repair.
- Prep for paint.

Item 5

Tree Privacy Screen Along Fence Line

957 Chicago Blvd

Description

- A continuous row of narrow evergreen trees is proposed along the interior side of the already-approved 6–8 ft privacy fence to provide year-round visual buffering.
- The planting is intended to soften the fence condition and enhance privacy along the property edge facing the public right-of-way and adjacent parcels.
- The fence itself has already been approved under DHDC Case No. 22-8148; this scope addresses landscaping only.

Current Condition

- Fence is approved.
- Fence has not been installed.
- Area inside fence is open lawn with no substantial vertical landscape screening.
- No historic trees or contributing landscape features are removed.

Scope of Work

- Install a linear planting of narrow, columnar evergreen trees along the fence line.
- Initial plant size: 5–6 ft or 6–7 ft height at installation.
- Spacing: 30–36 inches on center, adjusted per species recommendations.

Preservation Approach

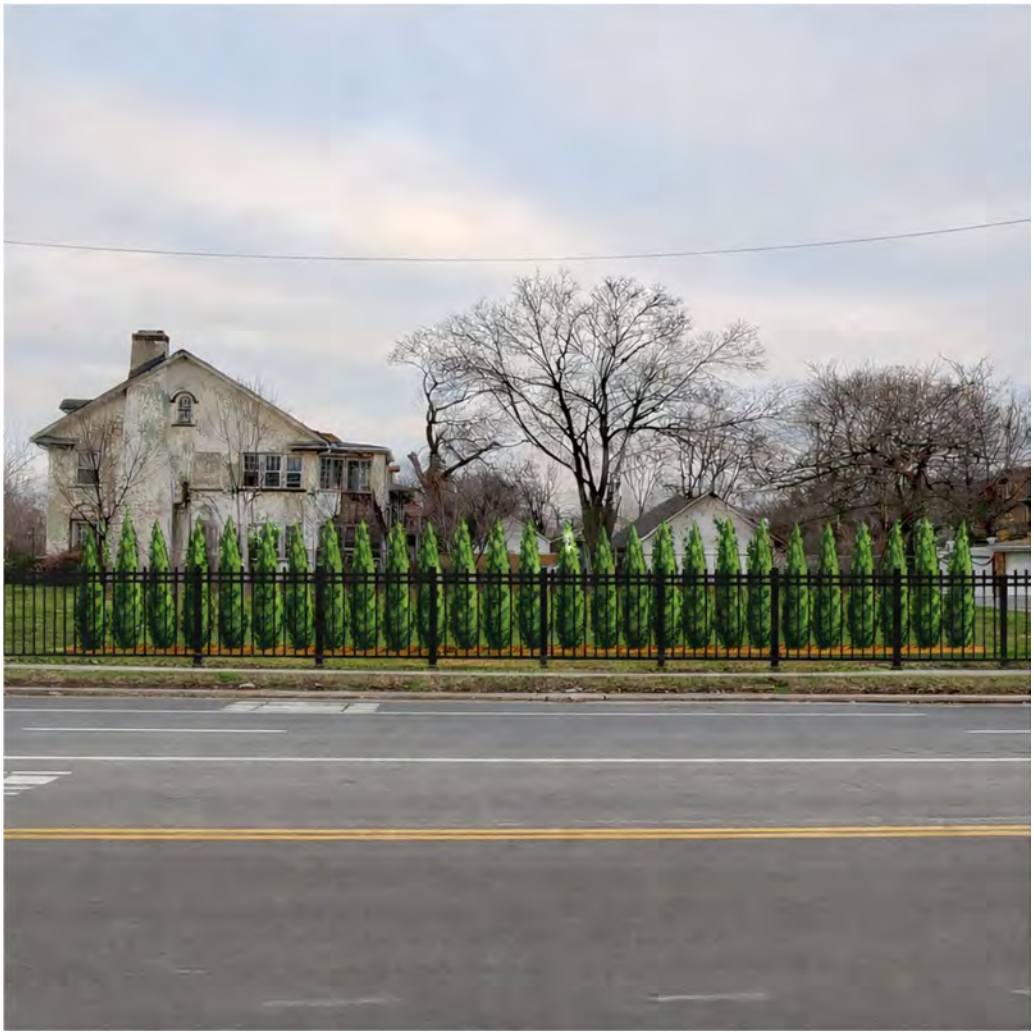
- Plantings are reversible, non-structural, and do not alter historic fabric.
- Trees are placed behind the fence, minimizing visibility from the public street.
- Evergreen species selected are narrow in form, maintaining scale and avoiding encroachment on adjacent properties.
- Landscape enhancement is consistent with preservation goals of buffering modern elements while improving site character.

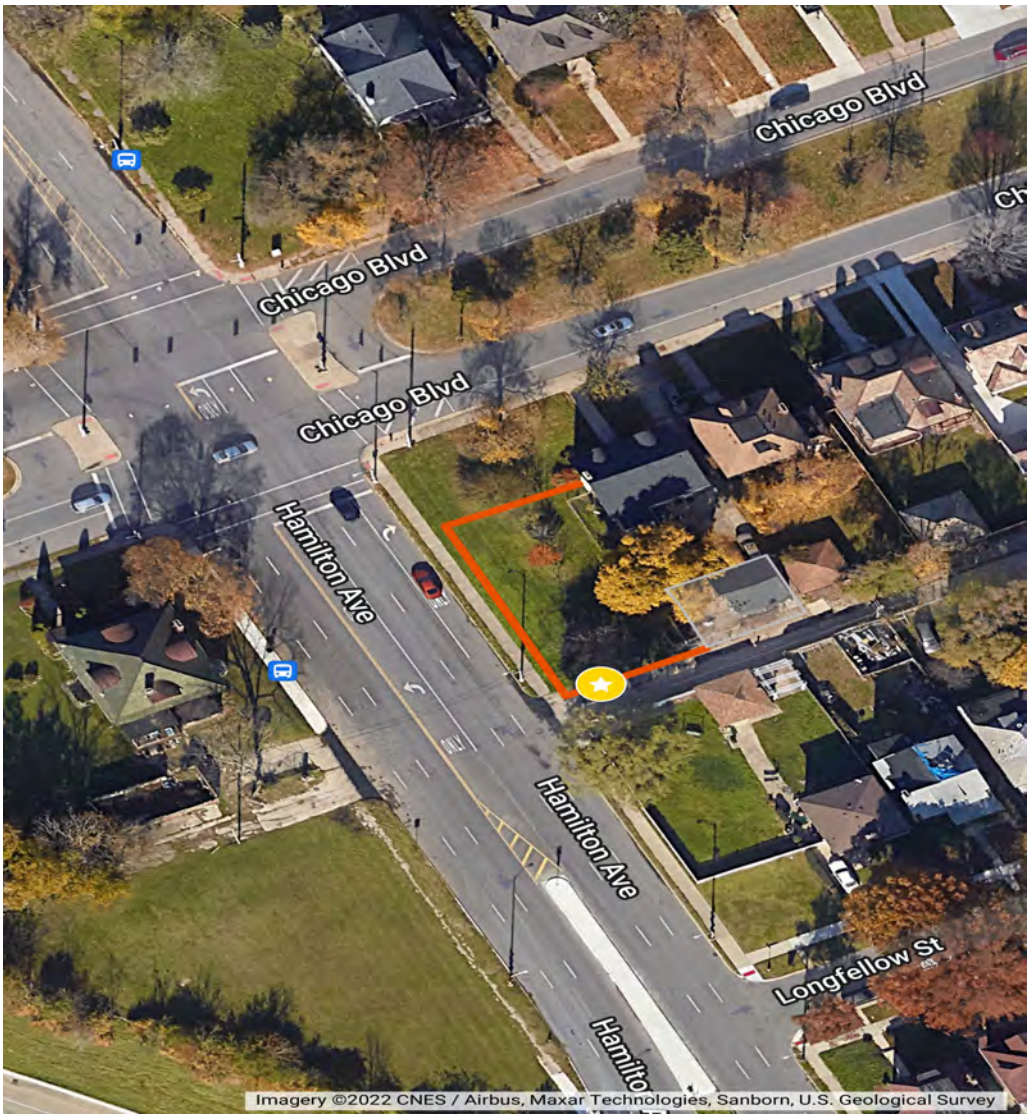
Five-Year Landscaping & Growth Plan

- Year 0 (Installation): Plant 5–7 ft evergreens; establish irrigation and mulch.
- Years 1–2: Expected growth 1.5–2 ft per year; height 8–10 ft.
- Years 3–4: Height increases to 10–12+ ft with increasing density.
- Year 5: Trees reach 12–15 ft average height, forming a continuous evergreen privacy screen.

Possible Evergreen Species

- American Pillar Arborvitae – mature height 12–15 ft.
- Emerald Green Arborvitae (Thuja occidentalis ‘Smaragd’) – mature height 12–15 ft.
- DeGroot’s Spire Arborvitae – mature height 15–20 ft.





Tree sample

Item 6
Windows - Replacement & Installation of Aluminum-Clad Windows

Description

- Replacement of existing exterior windows with new aluminum-clad wood windows.
- Work includes windows on front, back and each side, as well as secondary elevations, consistent with the attached window schedule.
- New windows will match the original window openings, proportions, and light configuration.

Objective

- Restore safe and functional window operation.
- Address **widespread window failure** and deterioration while preserving the historic character, scale, and rhythm of the facades.
- Improve weather protection and prevent continued water intrusion and structural degradation.

Current Condition

- Over 70% of existing windows are inoperable due to a combination of:
    - Sagging support structures and years of building settlement, resulting in misaligned and out-of-square window openings
    - Long-term water intrusion
    - Framing distortion and racking
    - Deteriorated sash, rails, and meeting points
- As a result of these conditions, a majority of the windows no longer open, close, or seal properly.
- Existing conditions create ongoing risk to surrounding masonry, plaster, and structural framing.
- Based on site evaluation and review of window conditions, the cost and scope of repairs necessary to restore operability, alignment, weather-tightness, and long-term performance would exceed the cost of full window replacement, without providing comparable durability or service life.
- The assessment and condition determination was conducted by an experienced historic window repair professional, whose evaluation is included as part of the project documentation.

Scope of Work

- Remove existing window units within existing openings only (no enlargement or reduction).
- Repair window rough openings and framing as required to restore square, plumb, and level conditions.
- Install new aluminum-clad wood windows per the window schedule.
- Improve original head.
- Maintain original sill, and jamb relationships.
- No changes to masonry openings, lintels, or façade articulation.
- Interior trim to be repaired or replicated to match existing profiles where impacted.

Preservation Proposal

- Window replacement is proposed due to documented functional failure and structural misalignment, not cosmetic preference.
- New units will match historic window proportions, muntin pattern, and operation.
- Original openings and surrounding historic fabric will be retained.
- Work is limited to what is necessary to address deterioration and prevent further damage.

Standards-Based Guidance

Work is consistent with the Secretary of the Interior's Standards for Rehabilitation, including Standards 2, 5, and 6.

Woodward Construction & Development LLC
Shelby Twp. 48317
woodwardconstruct@gmail.com

Window assessment for 949 Chicago Boulevard, Detroit Michigan 48020:

Upon visual inspection and using a level, I found that the windows were not operable mostly due to sagging from the house settling. I have also noticed in these older Detroit homes that the headers are not up to the current standards, which means that the window frames have more stress on them and are compromised from being able to open.
It is my recommendation to replace these windows rather than restore.

Sincerely,
Harold Petree

I was a Michigan State builder for over 40 years and am a carpenter for over 50 years.

ChiB Window Schedule

Floor	Location	Qty	Type	Size (W × H)	Material	Color	Manufacturer	Notes
1st Floor	Dining Room	4	Double Hung	34½ x 57½	Alum Clad Wood	Black	Lincoln Windows	light design to follow orig
1st Floor	Living Room	2	Double Hung	34½ x 57½	Alum Clad Wood	Black	Lincoln Windows	light design to follow orig
1st Floor	Family Room (exc. sunroom)	3	Double Hung	24 x 58	Alum Clad Wood	Black	Lincoln Windows	light design to follow orig
1st Floor	Kitchen	1	Double Hung	28½ x 45	Alum Clad Wood	Black	Lincoln Windows	light design to follow orig
1st Floor	Kitchen	2	Double Hung	34¼ x 36	Alum Clad Wood	Black	Lincoln Windows	light design to follow orig
1st Floor	Powder Bath	1	Double Hung	32 x 39	Alum Clad Wood	Black	Lincoln Windows	light design to follow orig
2nd Floor	Bedroom 1	3	Double Hung	34½ x 57½	Alum Clad Wood	Black	Lincoln Windows	light design to follow orig
2nd Floor	Bedroom 2	3	Double Hung	34½ x 57½	Alum Clad Wood	Black	Lincoln Windows	light design to follow orig
2nd Floor	Bedroom 3 (exc. sunroom)	3	Double Hung	26½ x 57½	Alum Clad Wood	Black	Lincoln Windows	light design to follow orig
2nd Floor	Bedroom 4	1	Double Hung	34½ x 57½	Alum Clad Wood	Black	Lincoln Windows	light design to follow orig
2nd Floor	Bathroom 1	1	Casement	32 x 39	Alum Clad Wood	Black	Lincoln Windows	light design to follow orig
2nd Floor	Bathroom 2	1	Double Hung	28 x 41¼	Alum Clad Wood	Black	Lincoln Windows	light design to follow orig
2nd Floor	Landing	3	Casement	19 x 52½	Alum Clad Wood	Black	Lincoln Windows	light design to follow orig
3rd Floor	Main	2	Arch	21½ x 48	Alum Clad Wood	Black	Lincoln Windows	light design to follow orig
3rd Floor	Main	2	Casement	44½ x 35½	Alum Clad Wood	Black	Lincoln Windows	light design to follow orig

Total 32

LINCOLN WINDOWS

Product Catalog

WINDOWS AND PATIO DOORS

WELCOME

With nearly 75 years of manufacturing experience and craftsmanship built into every window and patio door we produce, Lincoln continues to provide products with strong visual appeal and outstanding performance. A long history of satisfied homeowners is proof of our exceptional customer service before and after the sale.

We are continually expanding and refining our list of products, options and accessories to meet ever changing market needs. Our windows and patio doors are independently tested and certified to meet energy efficiency requirements and structural performance expectations. Also, in order to maintain the high level of quality you expect, we test products in-house against rigid industry manufacturing standards.

Whether your project is residential, light commercial or replacement, we are confident Lincoln has the products to meet your needs.

Residential

Every new residential project is the culmination of a persons' dreams. Product selection, from flooring to shingles, are all key elements to fulfillment of that dream. Lincoln windows and patio doors are made to compliment any architectural style in size, shape and color to help your dream become a reality.

Remodeling

Your home is where your heart is. Do a makeover on something you love! There has never been a better time to improve comfort levels, lower energy costs and increase market value. Our Revitalize Series includes remodeling products designed specifically for your next replacement window project.

Light Commercial

A school, library, office complex, country club, fire house, armory, hotel, assisted living facility, or condominium – one thing these examples all have in common is their Lincoln windows. Some are installed in new construction and some as renovations. Lincoln windows, beautiful as residential products, also meet the demands of light commercial applications.

The Environment

Our management team feels strongly about protecting and preserving the environment and we have implemented programs to reduce landfill waste and lower energy consumption.

We recycle: aluminum, anti-freeze, ballasts, batteries, cardboard, cellular PVC, copper wire, electronics, fluorescent light bulbs, freon, glass, oil, oil filters, paper, plastic bottles, sawdust, scrap metal, shrink wrap, soda cans, steel, tin, tires, vinyl and wood.

Energy Efficiency

Our products are tested and certified for water penetration, air infiltration, structural integrity and thermal performance. We also offer numerous product enhancements to increase energy savings such as thermal breaks, weatherstripping and high performance glass. In addition, we engage in lean and sustainable manufacturing processes and strive to use suppliers that do the same.

Testing and Certification

Our products carry certification by the National Fenestration Rating Council (NFRC). In addition, Lincoln is an ENERGY STAR Partner. One portion of a product's certification is derived from computerized simulation, which computes the thermal value of the product. Another is physical testing to establish air and water infiltration and structural performance. We strive for the best in our windows and doors.

ASK ABOUT ENERGY STAR

EXTERIORS - ALUMINUM CLAD

Aluminum clad is definitely the most popular exterior choice from Lincoln, offering color flexibility and structural strength while providing a homeowner with a low maintenance exterior. Extruded aluminum .050 thick frame and sash cladding protects homes from the outdoor elements and add structural integrity for maximum functionality. The Aluminum Clad Collection is wide-ranging and includes a full line of windows, patio doors and a multitude of options.

Beauty, durability, variety and performance are all brought to you by the Aluminum Clad Collection and built with pride at Lincoln.

Features

- **Available Product:**
  Full product selection.
- **Maintenance:**
  Minimal. Periodic soap & water.
- **Structural Performance:**
  Superior strength and rigidity for all-weather protection.
- **Thermal Performance:**
  High. Good for meeting Energy Star.

Frame and Sash Finishes

We offer eight standard colors, thirty-eight feature colors, seven spray-on anodized colors and have the ability to match from a customer's sample.

All of our standard, feature and custom color options are painted to AAMA 2605 performance requirements. AAMA 2605 high performance paint is the preferred choice of designers, architects and builders. Exceptional color retention and minimal chalking are leading characteristics of this premium paint finish.

Standard Colors - AAMA 2605

Feature Colors - AAMA 2605

Spray-On Anodized Colors - AAMA 2604

Custom Colors - AAMA 2605

Due to printing limitations, the colors shown are for representation only.

EXTERIORS - VINYL CLAD

Our thought process behind the Vinyl Clad Collection is simple. Create an exceptional value-based window platform that performs well without sacrificing quality attributes like cladding thickness, amount of material and product enhancement choices.

Vinyl clad exteriors resist the harmful effects of salt water spray, UV damage and have excellent color retention making it a great choice for harsh environments.

Vinyl clad products have a high level of energy efficiency and superior exterior protection along with a multitude of available options.

Features

- **Available Product:**
  Limited product selection.
- **Maintenance:**
  Very minimal. Periodic soap and water.
- **Structural Performance:**
  Excellent resistance to harsh coastal environments.
- **Thermal Performance:**
  Very high.

Frame and Sash Finishes

Our vinyl clad product is offered in 2 extruded colors, White and Adobe. No sacrifices are made in the manufacturing of the Vinyl Clad line. In fact, many builder clients favor the traditional exterior appearance, excellent color steadfastness, value-based product pricing and exceptional energy performance, all backed with a strong Lincoln warranty.

Extruded Colors

White

Adobe

EXTERIORS - HYBRID

The best of both worlds! Combine a traditional window look with today's modern exterior options. Create your hybrid window package by picking a traditional trim/casing and then choose an aluminum clad or vinyl clad sash. This unique blend of conventional window parts and popular accent trim best describes this collection.

Casings are non-rot cPVC and will take heat reflective and UV resistant paint well, allowing you to match our clad sash. For the more adventuresome, you can create a color contrast between the sash and frame. Historical appearances will charm an architectural eye and our durable low-maintenance qualities will satisfy an owners concern for longevity.

Features

- **Available Product:**
  Extensive product selection.
- **Maintenance:**
  Moderate. Apply UV resistant paint and periodic check-up.
- **Structural Performance:**
  Excels in strength and design flexibility.
- **Thermal Performance:**
  High.

Primed Frames

Wood with a white factory applied water-based acrylic latex primer and white, paintable cellular PVC sill, blindstop & casings.

- Five (5) standard exterior trim options: 2" Brickmould, Williamsburg Trim, Backband, 2-Piece Backband and Flat Casing (up to 8").
- Two (2) sill nosing options: 1" and 2"

Aluminum or Vinyl Clad Sash

Choose a low-maintenance sash option in either extruded aluminum or vinyl.

- Extruded Aluminum Clad Sash: Painted to AAMA 2605 performance requirements in 8 standard colors, 38 feature and custom colors. Also available in AAMA 2604 spray-on anodized in 7 finishes.
- Extruded Vinyl Clad Sash: Available in 2 extruded colors, White & Adobe.

EXTERIORS - PRIMED WOOD

This time-honored window design captures the original depth and beauty of Lincoln products. Our Primed Wood products are architect friendly and designed for new construction or historical renovation.

High risk rot-prone components are substituted with cPVC parts ready for a high quality heat reflective and UV resistant exterior paint color choice.

From a traditionalist point-of-view, Lincoln's stylish windows, patio doors and shapes are dimensionally accurate, historically desired and design friendly.

Features

- **Available Product:**
  Extensive product selection.
- **Maintenance:**
  Moderate. Apply UV resistant paint and periodic check-up.
- **Structural Performance:**
  Exceptional strength.
- **Thermal Performance:**
  Very high.

Frame Finishes

Wood with a white factory applied, water-based, acrylic primer and white, paintable cellular PVC sill, blindstop and casings or all-wood with a white factory applied water-based acrylic latex primer.

Sash Finish

Wood with a white factory applied, water-based acrylic latex primer.

EXTERIORS - NATURAL WOOD

Nothing demonstrates class better than the warmth and beauty of all natural wood. Lincoln's Natural Wood Collection clearly defines elegance and charm on both the exterior and interior of your home or business.

Wood is nature's exceptional natural insulator. Environmentally friendly wood is a very energy efficient window construction material and is a renewable resource.

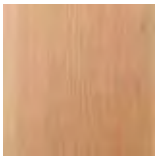
Protect your investment by applying a quality stain and sealer on both window surfaces and enhance the appearance all while blending in with your native landscape.

Features

- **Available Product:**
  Extensive product selection.
- **Maintenance:**
  Frequent. Apply high-grade finish and inspect annually.
- **Structural Performance:**
  Exceptional strength.
- **Thermal Performance:**
  Very high.

Frame & Sash Finishes

High-grade natural wood inside and out in three beautiful species.


Fir


Mahogany

Pine

Trim

Add that finishing touch to the exterior of your windows and patio doors by adding one of the many brickmould and casings offered by Lincoln. Along with enriching the aesthetics of your home, these factory-applied trims reduce the installation labor and hassle.

For aluminum clad units, Lincoln offers extruded aluminum brickmould in 2" and 4" widths, Bullnose Casing and 4" flat casing, along with 3 different sill nosing options. All come factory applied and are available in all of our aluminum clad colors.

Also available - a factory applied rigid aluminum nailing flange and color matched drip cap. This .050 extruded option features mitered corners with supplied gaskets.

Rigid Aluminum Nailing Flange

Extruded Aluminum

2" Brickmould | 4" Brickmould | 4" Flat Casing | Bullnose Casing

1/4" Sill Nosing | 7/8" Sill Nosing | 1" Box Sill Nosing

Note: 4" Brickmould & Flat Casings require installation clips.

The Lincoln vinyl clad windows feature an accessory groove to the exterior, just like our aluminum clad line, which will accept 2" brickmould, 3-1/2" flat casing and 7/8" Sill Nosing. These vinyl trims feature a 1" x 1" J-channel and integral nailing flange. The original window nailing fin remains fully intact strengthening the entire system. Architects will enjoy our attention to detail by providing an authentic sill profile.

Vinyl

2" Brickmould w/ J-Channel | 3-1/2" Flat Casing w/ J-Channel | 7/8" Sill Nosing w/ J-Channel

The wood exterior product lines are available with cPVC 2" brickmould. Other styles of cPVC trim include Backband and Williamsburg along with flat casings up to 8" in width. When using heavier trims, the double hung & casement lines come with an optional 2" sill nosing for complimentary style. Primed and stain grade unfinished brickmould, sill and sill nosing are also available as options.

cPVC

2" Brickmould

Williamsburg

Backband

Flat Casing
Any dimension up to 8"

1" Sill Nosing

2" Casement Sill Nosing

2" Double Hung Sill Nosing

Primed Wood

2" Brickmould

Williamsburg

Flat Casing
Any dimension up to 8"

1" Sill Nosing

Natural Wood

2" Brickmould

Williamsburg

Flat Casing
Any dimension up to 8"

1" Sill Nosing

Dressed up or dressed down, all windows and doors have trim. Lincoln offers trim variations for the convenience of the builder and the end user. Of course trim has a utilitarian function as a bridge between the window and the wall inside and out. However, trim ultimately frames the window in its setting. The exterior trim rounds out the architectural presentation. Interior trim becomes the frame for natures setting.

Multiple Mull Options

- Tight and Spread Mulls

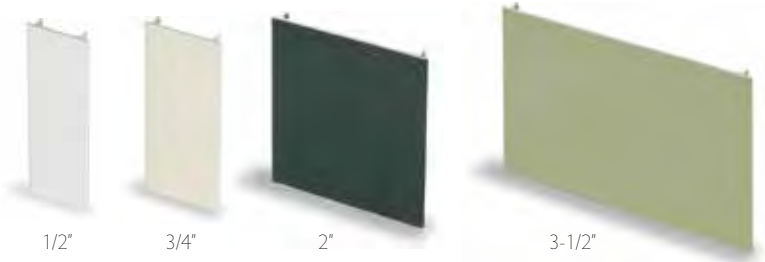
Panning

- Fills void between

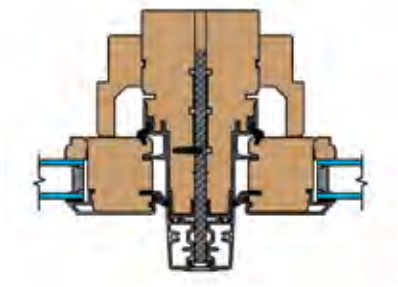
Spread Mulls

When your project requires windows and patio doors in multiple-wide configurations, Lincoln has the mulls to make them right. Typical mulling is done with a tight unit to unit mull clip. Spread mulls add additional spacing between windows and patio doors. Popular reasons for utilizing a spread mull would include: accommodating a special opening with standard size windows, to achieve a 'heavier' look and the ability to work around essential structural framing. Spread mulls can be done both vertically and horizontally.

Extruded Aluminum



1/2" 3/4" 2" 3-1/2"



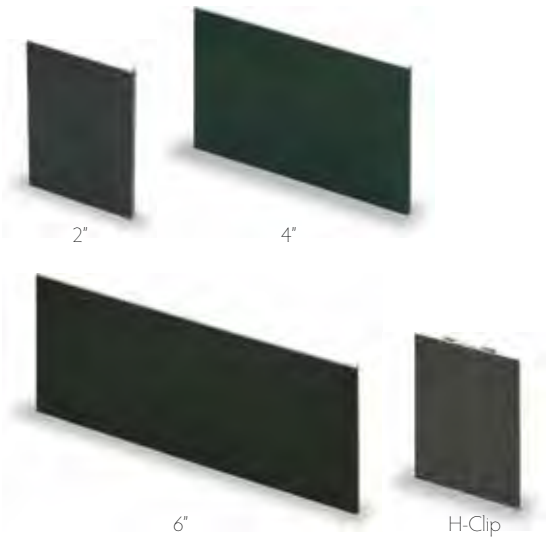
New - 1/4" Extruded Aluminum Spread Mull with 1/4" Steel Reinforcment

Vinyl

Standard Tight Mull 5/8"

Panning Systems

Lincoln also offers a panning system for aluminum clad exteriors. These additional trims snap into the accessory groove which can add additional width and height to the exterior appearance of a window or patio door. This system will fill space from a window frame to the building thereby covering the framing material and nail fins. Incorporate an H-Clip and create an adjustable panning used to join two units fairly far apart. The panning system is a nice feature commonly used for remodeling when there are existing and varying openings.



Finishes

Define inner beauty by choosing a time saving, factory applied interior finish from Lincoln.

Natural Wood: Lincoln will leave your interior wood surface sanded smooth, ready for stain and sealer.

Primed: If you plan to paint the interior of your windows and patio doors, have them primed with a white factory applied, water-based acrylic latex primer.

Pre-Finish Options: To take things a step further, we offer factory applied top-coats of paint intended to be your final coat of paint with the nail holes filled reducing jobsite finishing costs. Choose from our traditional Pre-Finish White or contemporary Pre-Finish Black.

Primed | Pre-Finish White | Pre-Finish Black

Wood Species

Nothing enhances the look and feel of a room more than the richness and beauty of wood. Lincoln product comes standard with a pine interior which has a nice smooth finish ideal for accepting paint and stain alike.

Pine

For those looking to really enhance the character of a project, Lincoln also offers six additional wood species. The popular red oak, white oak, cherry, alder, mahogany and fir options all come with their own unique color and grain patterns to really enhance the character of the window.


Alder


Red Oak


White Oak


Cherry


Mahogany


Fir

Trim

Lincoln offers interior trims in ten profiles for radius products. Customers benefit from our ability to shape the trim at the time a unit is produced.


Ranch Princeton Colonial GR-499 F-131


RB3-Howell WP-444 WP-442 WP-445 WM-356 WM-376

Jamb Extensions

When installing a window, increasing the depth of the window frame to accommodate the wall thickness is sometimes necessary. This can easily be accomplished with the use of jamb extensions. These factory applied extensions are available in all seven wood species.

LITES & GRILLES

Here is another opportunity to have your windows and doors made to fit the interior design, décor and style of the room. Additionally, the exterior interacts with the overall architecture and creates fantastic curb appeal. Enhancing windows and doors with lite divisions definitely puts the icing on the cake. Although there are standard lite configurations designated for all products, custom designs are also welcome.

Lite & Grille Options

- Simulated Divided Lite (SDL)
- Interior Wood Grille
- Internal Aluminum Grille (GBG)
- Lincoln Divided Lite (LDL)

Simulated Divided Lite

- ⅝", ⅞", 1 ⅛" and 2"
- Profiled or Square
- Bronze, Black & Mill Finish Shadow Bar

Simulated Divided Lite

Flat SDL Bars

Interior Wood Grille

- Single Profile Widths: ⅝", 1", 1 ⅛" and 1 ¼"
- Double Profile Width: ⅞"
- With Surround
- Without Surround

Interior Wood Grille
(With Surround)

Internal Aluminum Grille

- 1⅛" Double Profiled
- Color Matched to Cladding
- Two-Toned (white one side, 9 standard colors on other side)

Internal Aluminum Grille

Lincoln Divided Lite

- ⅞" and 1 ¼"
- Authentic Divided Lites
- True Historic Appeal

Lincoln Divided Lite
(Primed only)

The glass in windows and patio doors has the single largest effect on energy efficiency. Lincoln's standard insulated glass offering includes double strength glass combined with a warm edge spacer. For greater energy efficiency, argon is added to all Low-E glass units, at no cost to the customer, with the exception of those units requiring capillary/breather tubes.* Choose Lincoln's standard glass or a combination of the options for appearance, performance and comfort.

* These are units shipped over high elevations. Lincoln does not guarantee that the initial argon fill rate will be maintained over the life of the product. Argon depletion may decrease energy efficiency. For more information, contact your local distributor or Lincoln Wood Products, Inc.

Insulated Glass Construction

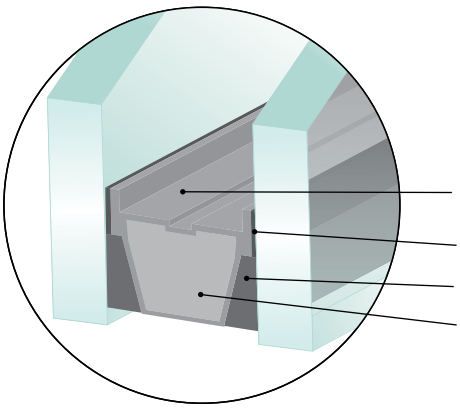
Our insulating glass (IG) is constructed with four major components. It's the quality of these components, sheet glass, desiccant material, sealants and spacers that set companies apart.

Let's consider the sheet glass. We exclusively utilize double-strength glass (3.2mm) even on the smallest sizes. Some companies believe this should be an upgrade while we eliminated the thinner glass option many years ago.

Quality desiccant material is used to absorb moisture within the IG unit during assembly and the polyisobutylene sealant provides excellent adhesion to the glass with a low moisture vapor transmission rate for years of outstanding field performance.

Choose one of our premium warm-edge spacer systems to complete your perfect glazing package.

WARM EDGE SPACER



Endur IG Spacer

1. Stainless steel spacer available in mill finish, bronze, black or white.
2. "Polyisobutylene" primary seal.
3. Specially formulated secondary seal.
4. Desiccant material.

LoE-180™

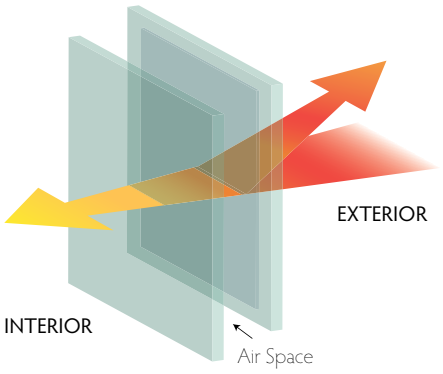
Constructed with a single LoE coating, this glass option is perfect for climates where solar heat gain is welcome. LoE-180™ outperforms clear IG glazing with warmer inside glass temperatures and better UV protection.

Projects looking for passive solar glazing solutions including good U-Value performance in conjunction with higher Solar Heat Gain Coefficients experience positive benefits with LoE-180™.

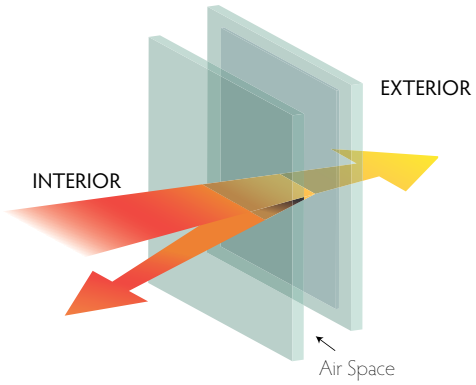
LoE²-272®

Safeguard your home from the elements by using this nearly invisible protection. Consisting of two microscopic layers of silver sealed in the airspace, this glass is a nice step-up from our standard offering.

Obtain an affordable balance of U-value, solar shading, visible light transmittance and UV protection by choosing LoE²-272®.



Solar energy rejected by LoE insulated glass.



Room-side heat reflected back into room by LoE insulated glass

LoE³-366™/Neat®

Controlling solar heat gain just became easier with the unparalleled performance of LoE³-366™/Neat® glass technology. By adding a third layer of silver coating, LoE³-366™/Neat® effectively blocks solar gain and reflects heat more efficiently.

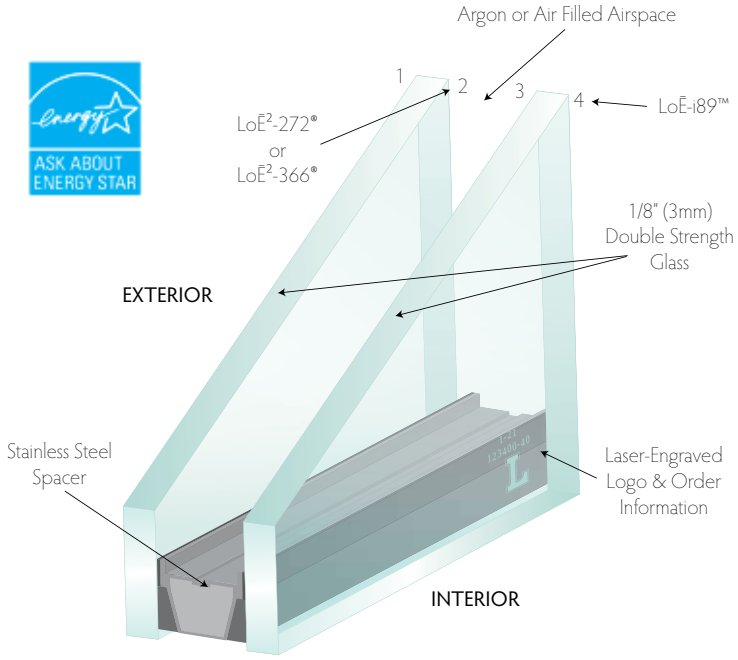
In addition to reducing heat gain, the goal with any high performance glazing is clarity. LoE³-366™/Neat® was produced to show a minimum of exterior "mirror" reflectance and does not require smoke-colored tints that can darken your home's interior.

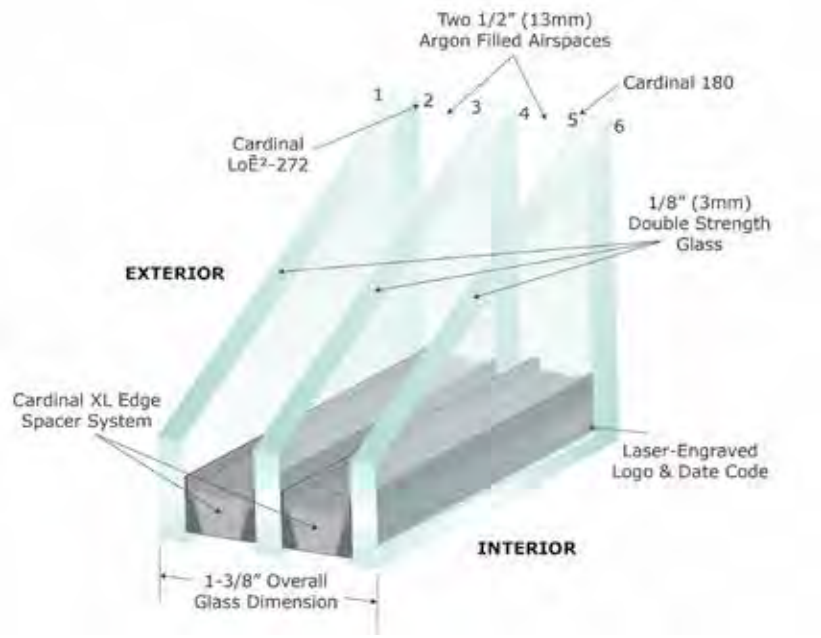
Dual Low-E2 (LoE i89™/LoE²-272®) and Dual Low-E3 (LoE i89™/LoE³-366®)

Our most ecologically aware combination of glass products designed for projects requiring extraordinary energy efficiencies.

As the ENERGY STAR® program ratchets up its requirements, our glass offering continues to provide consumers with an ability to comply. Lincoln's Dual Low-E options are the next generation insulating glass packages that tackles these stricter requirements by combining LoE²-272® or LoE³-366® with a room side loE coating (LoE-i89™ is on surface #4). Don't worry, LoE-i89™ performs well without sacrificing glass clarity, doesn't require special cleaning and provides additional UV protection.

This energy efficient glass lowers U-Values and retains more of your costly heat inside for the Northern and North/Central zones. Assembling Dual Low-E with our foam spacer system further improves U-value performance.

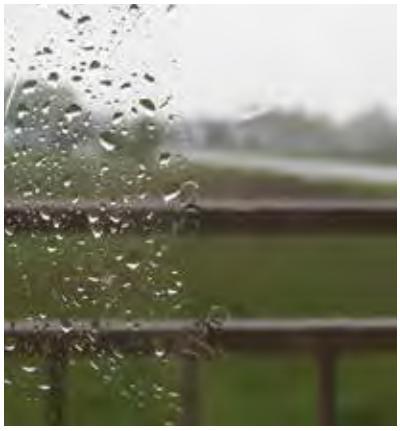




Triple Pane Glass

Experience excellent thermal comfort with Lincoln's most energy conscious glazing selection-Triple Pane Glass. This glass offering utilizes 3 sheets of double strength glass, Cardinal's Endur IG spacers and features an Argon Gas fill. Triple Pane glass is perfect for your new energy efficient home.

Clients enjoy reduced condensation during freezing cold weather, better UV protection and improved Sound Transmission Class (STC) ratings by including Triple Pane glass.



Without Neat®

With Neat®

Preserve®

Neat® and Preserve®

Neat®: Combines a permanent layer of silicon dioxide, which causes water to sheet off leaving fewer water spots, and a layer of titanium dioxide that reacts with the sun's UV rays causing organic material on the glass to decompose - no manual activation required.

Preserve®: A low density polyethylene adhesive that protects the glass during shipping and construction making clean-up a quick and easy process.

Specialty Glass Options

The majority of projects utilize clear glass, but occasionally a project requires the use of a specialty glass. Whether it be to conceal the view from the exterior of a building, distort the details of objects through the glass or provide an extra level of safety, we have a variety of specialty glasses that will meet your needs. Our specialty glass options include: laminated, obscure, tempered, tinted and spandrel.

Tinted Glass

Grey

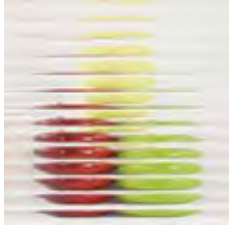
Bronze

Obscure Patterns

Glue Chip

Pattern 62 (Obscure)

Rain



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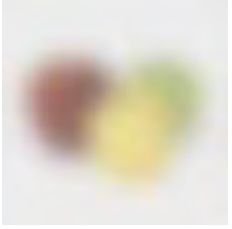


Matte Frost

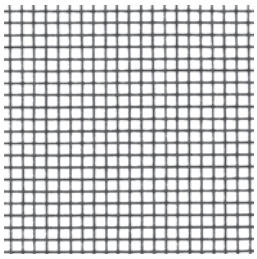
Screen Mesh

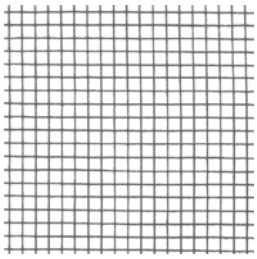
Screens allow you to enjoy the fresh air while keeping insects and debris out of your home. Lincoln offers three practical options.

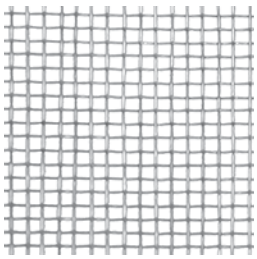
BetterVue: Our standard screen mesh. Made of fiberglass, it has thinner strands and a tighter weave than traditional fiberglass screen providing better visibility, increased light transmittance, greater airflow, improved curb appeal and enhanced protection from small insects (no-see-ums), debris and dust.

UltraVue: The least visible of our screen mesh options. The strands of UltraVue are thinner than BetterVue, providing even better airflow, optical clarity and insect protection.

Aluminum (charcoal wire): The most widely used metal for screens and is a great option for homes with pets or kids.


BetterVue


UltraVue


Aluminum

Screen Finishes

Lincoln interior screens are available in five metal frame finishes. Our color-matched PVC corner keys help keep interiors from scuffing during removal and installation. Double Hungs, Gliders and Patio Doors feature color-matched screen frames to match the exterior.

Standard Colors


White


Coppertone


Bronze


Faux Bronze

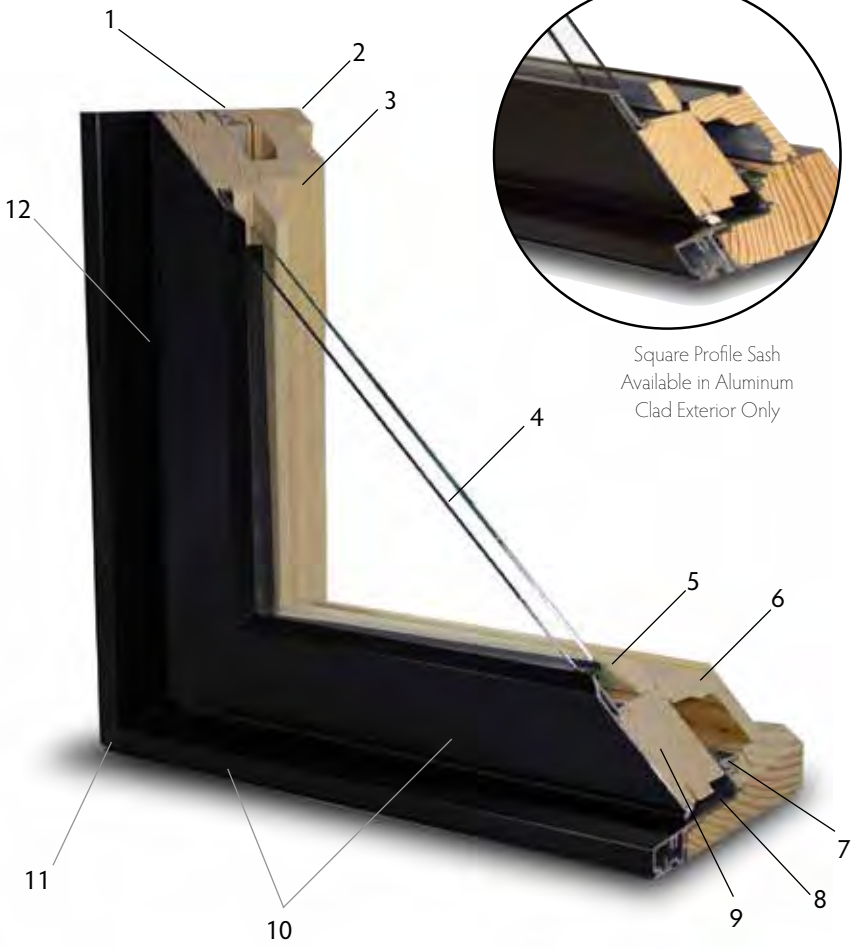

Black

CASEMENT & AWNING WINDOWS

Available as a traditional cranking unit or as our increasingly popular push-out style, Lincoln casements and awnings have a lot to offer.

Casement and awning features include an architecturally pleasing recessed sash, mortise and tenon joinery, multi-point locking hardware with single handle activation and adjustable hinges.

Awnings can be mulled above or below a studio window or utilized as a standalone element. Because they are hinged at the top, awnings provide secure ventilation and shed water during a light rain.

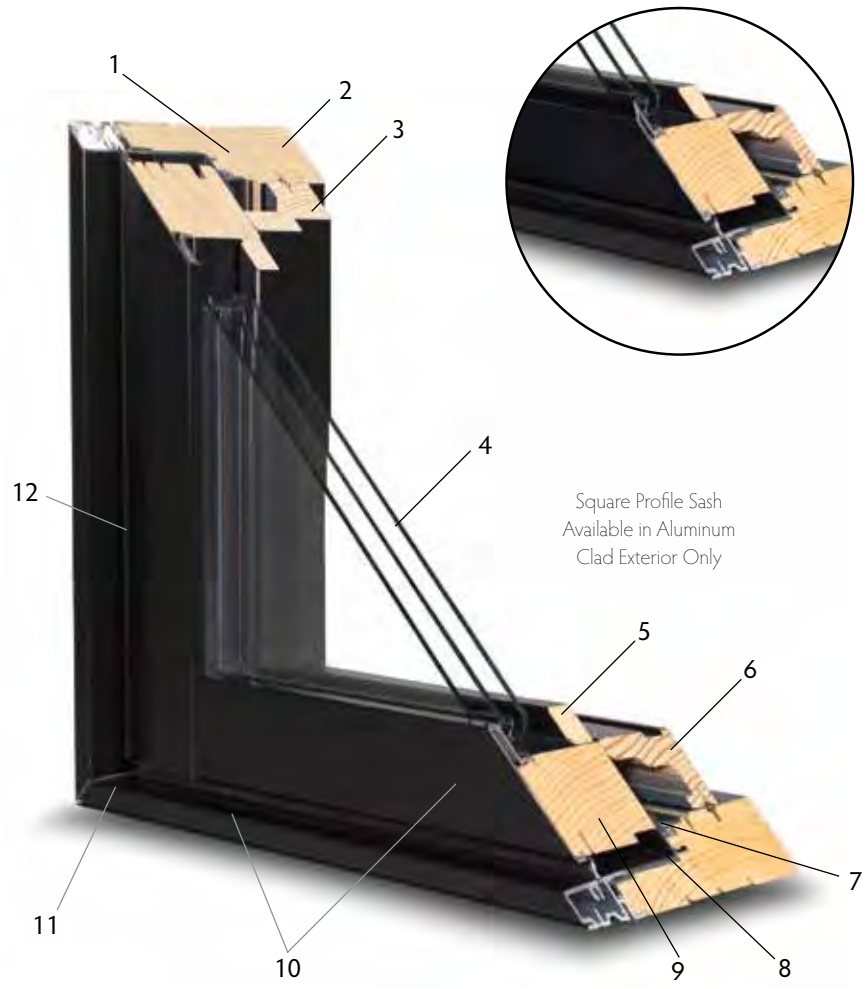


Square Profile Sash
Available in Aluminum
Clad Exterior Only

	Specifications
Maximum RO Width	42 ½"
Maximum RO Height	96 ½"
Sash Thickness	1 ¾" thick

1-3/4" Sash

1. 4-9/16" jamb.
2. 1-3/16" thick side jambs, head and sill.
3. Clean interior stop design.
4. 7/8" warm edge insulating glass.
5. Interior wood glazing bead.
6. Maximum thickness sill cover.
7. Full surround frame weatherstrip..
8. Thermally enhanced frame with specialty composite polymer.
9. 1-3/4" thick sash.
10. .050 extruded aluminum on sash and frame. Vinyl exteriors utilize .050 extruded PVC vinyl. Wood units have primed sash on the exterior with cPVC, sill nosing and brickmould.
11. Gasketed frame corners on aluminum clad products with corner key for added stability.
12. Sash weatherstrip wtih combination drip cap detail on top rail.



Square Profile Sash
Available in Aluminum
Clad Exterior Only

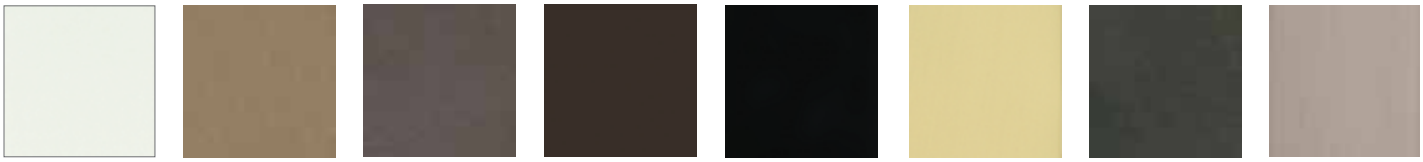
	Specifications
Maximum RO Width	36 ½"
Maximum RO Height	84 ½"
Sash Thickness	2 ¼" thick

2-1/4" Sash - Triple Pane

1. 4-9/16" jamb.
2. 1-3/16" thick side jambs, head and sill.
3. Clean interior stop design.
4. 1-1/4" triple glazed warm edge insulating glass.
5. Interior wood glazing bead.
6. Maximum thickness sill cover.
7. Full surround frame weatherstrip..
8. Thermally enhanced frame with specialty composite polymer.
9. 2-1/4" thick sash.
10. .050 extruded aluminum on sash and frame. Vinyl exteriors utilize .050 extruded PVC vinyl. Wood units have primed sash on the exterior with cPVC, sill nosing and brickmould.
11. Gasketed frame corners on aluminum clad products with corner key for added stability.
12. Sash weatherstrip wtih combination drip cap detail on top rail.

Hardware

Casement & Awning: Lincoln products feature a low profile folding handle, advantageous for use with some window treatments and provide lower clearance for removal of window screen. As standard, operating hardware (crank handle, operator cover and lever lock) are a soft coppertone color that blends well with most clear wood finishes. All casements feature adjustable hinge tracks for proper sash alignment.



White | Coppertone | Bronze | Faux Bronze | Matte Black | Polished Brass | Oil-Rubbed Brass | Satin Nickel

Contempo casement hardware: Contempory enthusiasts utilize the Contempo gear cover and handle as the finishing touch to a clean crisp design aesthetic. Cover and handle are metal, have a durable finish yet are an affordable upgrade. This style fits all Lincoln crank out casement and awning windows.

Standard Finishes

Matte Black | White | Faux Bronze | Satin Nickel

Special Order Finishes* *May require additional lead time.

Bronze | Polished Brass | Oil-Rubbed Brass

Push-Out Casement & Awning: Single handle for easy operation and available in five finishes: Faux Bronze, Polished Brass, Black, White and Satin Nickel. Multi-point locking system directly routed into the stile for greater performance, security and durability.

3-point stainless steel high-friction washability hinges on top and bottom keep the window in place and allow access to clean the glass from the inside.

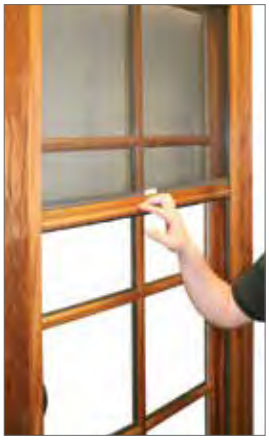
Faux Bronze | Black | Polished Brass | Satin Nickel | White

Screens

Standard: Casement & Awning windows come standard with 5 metal frame finishes to compliment hardware.

Retractable: Available on our traditional casement and our push-out style casement, retractable screens roll up for convenient storage when not desired. Screens are operated with a simple touch and roll up with very little effort. Enjoy crisp clean interior lines because operating tracks are hidden with a wood cover.

Hinged: Designed for our push-out style casement products, Lincoln's hinged screen offers classic styling and excellent functionality. This screen option is supplied with an attractive color-matched knob for easy operation.



Retractable Screen

Hinged Screen

Sash Limiters: Thinking safety? Lincoln offers safe and secure sash limiters. This release mechanism keeps the window from being opened no more than four inches, allows the window to be fully opened for quick emergency exits and resets automatically every time the window is opened - all meeting the requirements of ASTM F2090.

Styles

Casement: The Lincoln crank-out casement is a versatile design with exceptional architectural appeal, performance and strength. Available in many combinations of types and sizes, our casement line delivers outstanding value without sacrificing or limiting product options.

Stylish Truth brand operators function smoothly while opening the sash to a full 90° for maximum ventilation. Single-lever multipoint sash locks pull tight to a full perimeter weatherstrip for security against the elements. Heavy frames and sash components are standard.

Radius Top Casement: Lincoln casements with a radius design element are sure to add elegance and charm to any building project. Segment head casements and our traditional casements have matching sight lines so they can cosmetically complement each other.

Segment head operating windows combined with stationary units and studio picture windows create many design options. Exterior (outboard) hinges allow for easy operation. Radius interior trim is available for the finishing touch.

Push-Out French Casement: Continental flavor is apparent in Push-out French casement windows –one window frame – two operating sash – one clear opening. Push-out French casements are available in standard twin casement widths for perfect vertical sight line presentations when used in combination with standard casement windows.

Their popularity is additionally increased due to egress code requirements for width. Operation, via the centrally located lever activates a multi-point system that functions easily and locks securely.

Awning: As part of Lincoln's casement family, traditional crank-out awning windows look great and perform efficiently year-after-year. Awnings match casement/studio profiles, are stackable and can be mulled above (as a transom) or below in multiple combinations.

Awning characteristics allow venting from the bottom and will shed light rain. Sash locks, located on the side jambs, pull sash tight to the frame weatherstripping and make traditional awning units very secure against turbulent weather.

Push-Out Casement and Awning: These windows are beautiful inside and out. The sash swings open with a simple turn of the handle, while the friction hinges keep it firmly in place whether fully or partially opened.

Traditional hinged screens add a historical touch-of-class and feature a color matched knob. Or, choose a retractable screen that rolls up when not needed, leaving a clear view of the outdoors.

Casement Bay and Bow: Casement bay and bow units offer contemporary styling, create a roomy feeling, increase ventilation and can be built in many combinations.

Bay units are constructed using three windows or more. Flankers are aligned with a center unit at 45° or 30° angles.

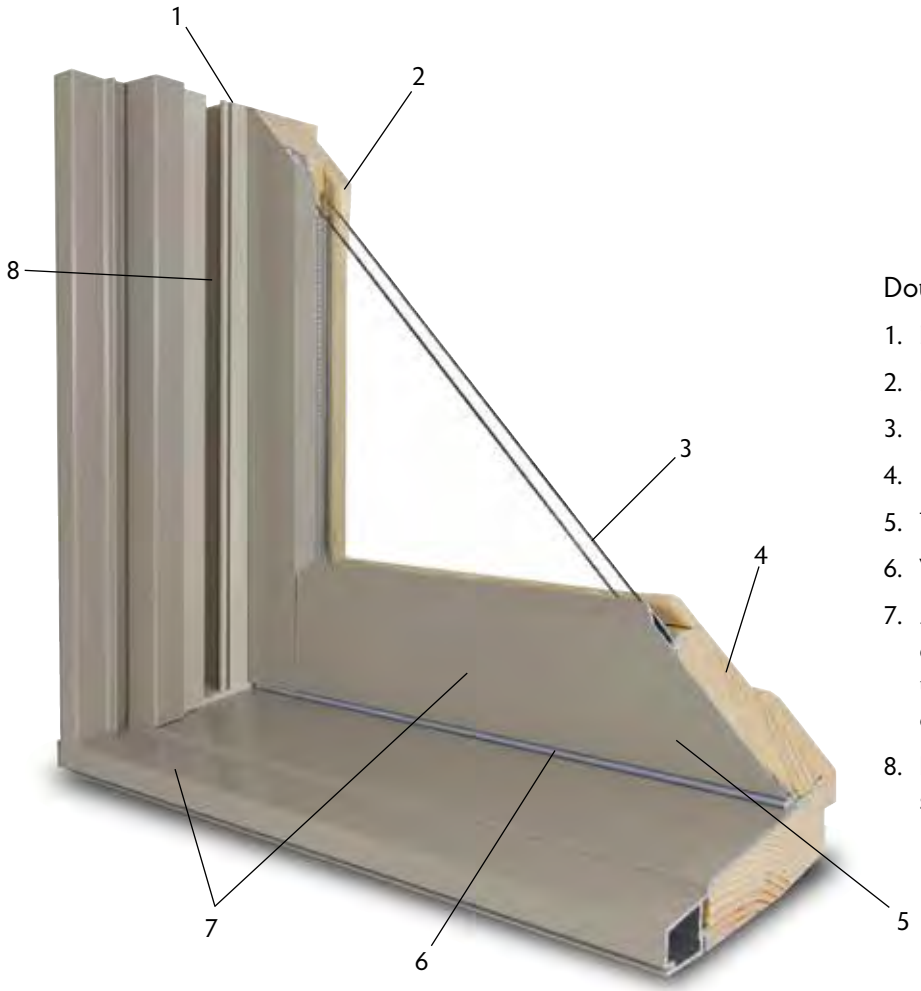
Bow windows typically feature a series of 3-6 casements mulled as a radius.

Bay/Bow windows may include factory-assembled head and seat boards and a cable kit to compensate for overhanging weight and aid in installation.

DOUBLE HUNG WINDOWS

Double hung windows are popular due to their traditional design that compliments so many different styles of homes. They're also easy to operate, maintain and clean.

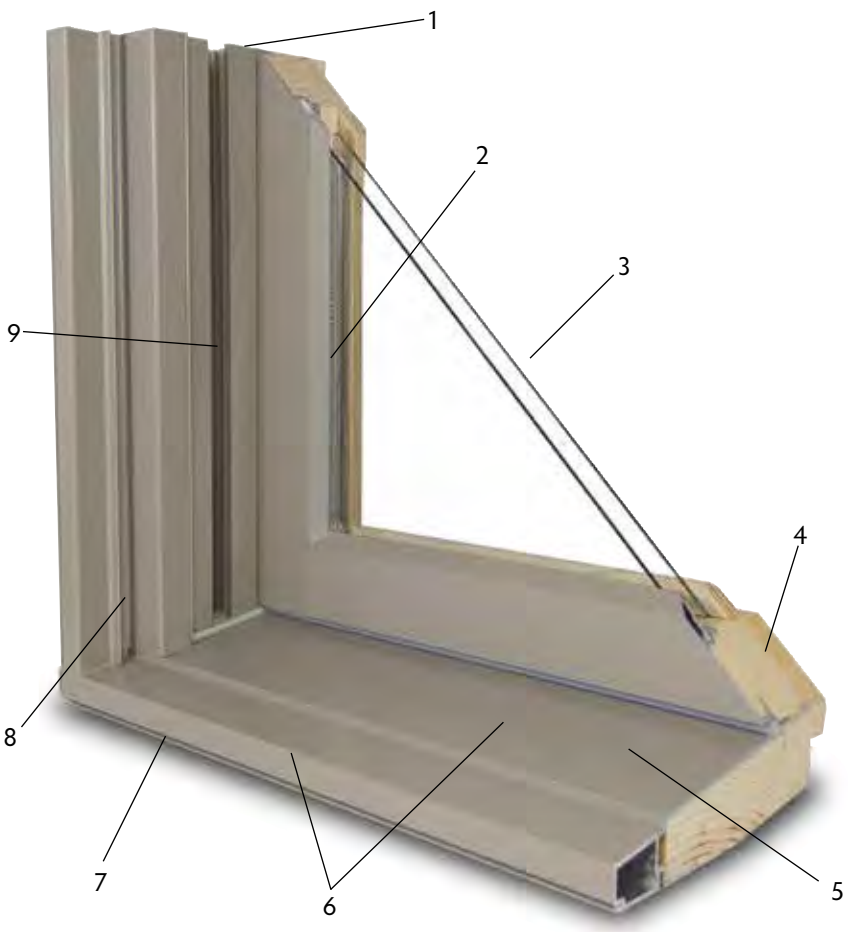
Lincoln double hungs allow architects, designers and builders to customize and tailor each individual project. Your specialist will create a contemporary edge with the clean lines of our narrow rail sash. Or stick with a strong historical influence by utilizing our traditional wide rail sash. Double hungs offer the flexibility to accommodate many design elements and are a great choice for both residential or light commercial projects.



	Specifications
Maximum RO Width	45 ⅜"
Maximum RO Height	93"
Sash Thickness	1 7⁄16" thick
Bottom Rail Height	2 11⁄16"

Double Hung with Wide Rail Sash

1. Full 4-9/16" jamb depth.
2. Interior wood glazing bead.
3. 11/16" warm edge insulating glass.
4. 1-7/16" thick sash.
5. Traditional wide rail sash profile option.
6. Weatherstripped at head, sill and checkrail.
7. .050 extruded aluminum on sash and frame. Vinyl exteriors utilize .050 extruded PVC vinyl. Wood units have primed sash on the exterior with cPVC sill, sill nosing, blindstops and brickmould.
8. Recessed jambliner option with inverted balance system.



	Specifications
Maximum RO Width	45 ⅜"
Maximum RO Height	93"
Sash Thickness	1 ⅞" thick
Bottom Rail Height	1 ¹¹⁄₁₆"

Double Hung with Narrow Rail Sash

1. Full 4-9/16" jamb depth.
2. Sloped putty-glazed styling.
3. 11/16" warm edge insulating glass.
4. Contemporary narrow rail sash profile option.
5. Low-profile 8° sloped sill.
6. .050 extruded aluminum on sash and frame. Vinyl exteriors utilize .050 extruded PVC vinyl. Wood units have primed sash on the exterior with optional cPVC sill, brickmould and blindstop.
7. Full perimeter accessory groove.
8. Integral screen channel.
9. Concealed jambliner option with inverted balance system.

Hardware

Locks & Tilt Latches: Available in seven hardware finishes, two low-profile pick resistant locks are used on units with 37 ⅜" box size and wider. Units smaller than 37 ⅜" box size have one lock.

Color matched double hung tilt latches are set into the check rail of the bottom sash and concealed in the top rail on the upper sash. Spring loaded, they release to tilt in with ease. Made to last and out of sight, these lock options are sure to please.


White


Coppertone


Faux Bronze


Black


Bronze

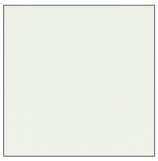

Satin Nickel

Polished Brass


Oil-Rubbed Brass

Sash Lift/Pull Handles: Our stylish lift/pull handles are available in three popular finishes that match sash locking hardware. They are also very easy-to-grab and easy to install after the interior finishing process is complete. These handles reduce damage from opening your windows by providing a solid area to grasp.

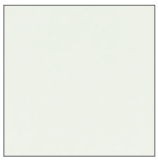
Not available for narrow rail double hung


White


Coppertone


Bronze

Sash Limiters: Thinking safety? Lincoln offers safe and secure sash limiters. This release mechanism keeps the window from being opened no more than four inches, allows the window to be fully opened for quick emergency exits and resets automatically every time the window is opened - all meeting the requirements of ASTM F2090.


White


Chrome


Oil-Rubbed Brass

Jambliner Options

Lincoln offers two different jambliner options for our double hung window lines. Both options utilize an inverted balance system for consistent performance and durability.

The standard jambliner comes in either beige or white and is recessed in the frame to minimize it's visibility.

The concealed jambliner takes the design aesthetic a step further. From the exterior, the jambliner is concealed by color matched cladding. From the interior, the jambliner design utilizes a clear pine insert to give more wood warmth when the window is closed.

Standard Jambliner - White Balances
Exterior View

Standard Jambliner - White Balances
Interior View

Concealed Jambliner - Beige Balances
Exterior View

Concealed Jambliner - Beige Balances
Interior View

DOUBLE HUNG WINDOWS

Styles

Double Hung: This arrangement is an ageless window type that offers some unique advantages. Sash tilt in for easy cleaning, ventilation is improved by opening the top and bottom sash equally and classic historical appeal is achieved when using Lincoln double hungs.

Our traditional window is equipped with advanced energy saving features. For example, Lincoln double hung checkrails incorporate the use of interlocks, weatherstrip and high-quality sash locks for a precision fit.

Radius Top Double Hung: Built as a single hung, Lincoln segment head and quarter segment windows are part of our double hung family. By utilizing the same parts and simply fixing the top sash, radius top hung windows can be mixed with traditional double hungs to create exciting elevations.

As with all Lincoln radius shapes, interior trim is available for the finishing touch. Segment head windows include a half screen.

Double Hung Bay: What could be more exciting than installing a Lincoln double hung bay window at the heart of your room? This attractive window combination is sure to add both functionality and flair.

Bay units are constructed using three windows or more. Flankers are aligned with a center unit at 45° or 30° angles. Center units can consist of operating double hungs or studio windows.

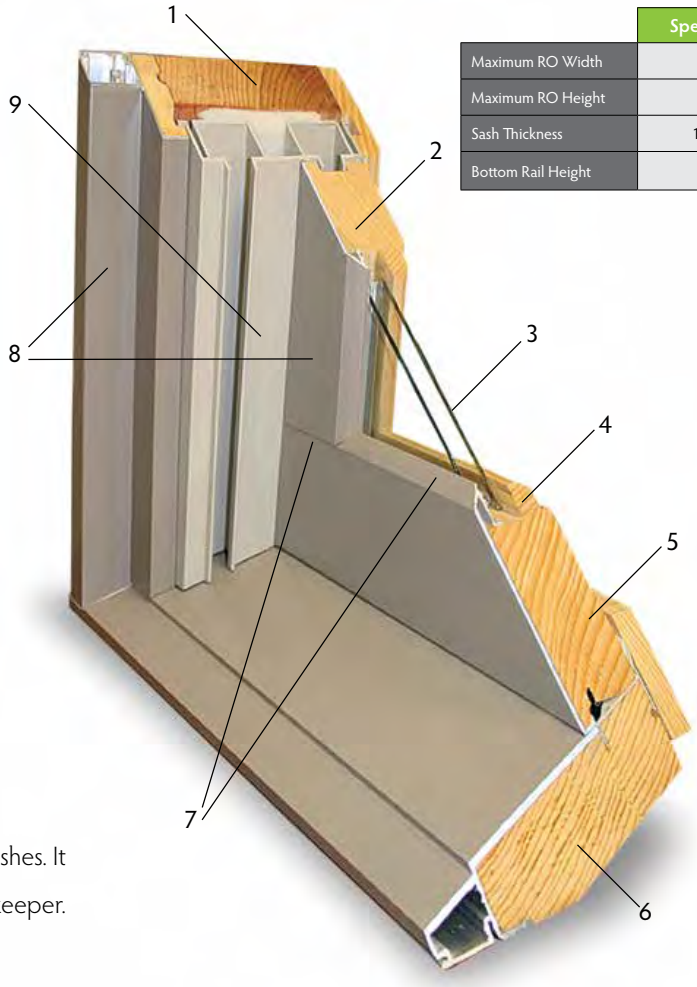
Double hung bay windows may include factory-assembled head and seat boards and a cable kit to compensate for overhanging weight and aid in installation.

Searching for a really big window? The Lincoln Quantum double hung is the answer. Patterned after huge double hung windows typically found in older public buildings, the Quantum establishes its' value in both new traditional construction and the renovation of existing historical buildings. Quantum double hung windows are also available in a replacement kit package for replacement of existing over-size windows.

Not available in Vinyl Clad exterior.

Quantum Double Hung

1. 5-7/16" jamb.
2. 1-3/4" thick sash.
3. 7/8" warm edge insulating glass.
4. Interior glazing bead.
5. Historical 3-1/4" bottom rail.
6. 1-7/32" thick sill with 14° sill angle.
7. Mortise and tenon sash with putty-glazed style.
8. .050 extruded aluminum on sash and frame. Wood units have primed sash on the exterior with wood sill nosing and cPVC sill, blindstops and brickmould.
9. Heavy foam-backed PVC jambliners with four block and tackle balances per sash.



Specifications	
Maximum RO Width	56 5/16"
Maximum RO Height	114 7/16"
Sash Thickness	1 3/4" thick
Bottom Rail Height	3 1/4"

Hardware

Window Locks: Quantum sash locks are available in four finishes. It is a heavy-duty lock with alignment nubs that inset into the keeper. Typical Quantum double hung units have two locks.

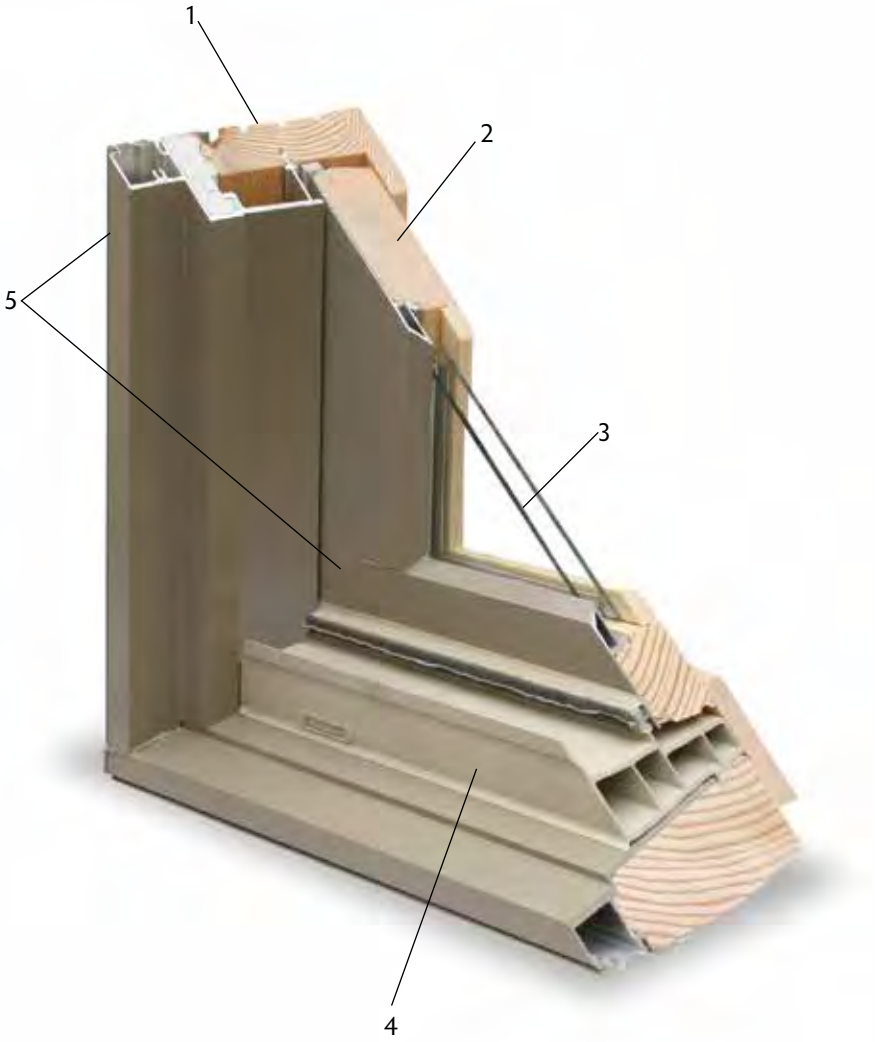
White | Coppertone | Polished Brass | Bronze

GLIDER WINDOWS

Lincoln gliders are available as a single unit with one side fixed and the other operable or as a triple unit with operating sash flanking a studio center. Left or right handing for single units is specified at the time of order. Sash glide smoothly and evenly over a vinyl track for long-lasting trouble-free operation.

Also choose from a full or half screen option, eight hardware finishes, an array of exterior types and different interior wood species.

Not available in Vinyl Clad exterior.



Glider

1. 4-9⁄16" jamb.
2. 1-7⁄16" thick sash.
3. 11/16" warm edge insulating glass.
4. Heavy extruded PVC sill track.
5. .050 extruded aluminum on sash and frame. Wood units have primed sash on the exterior with cPVC sill, sill nosing, blindstops and brickmould.

Styles

Glider: The gliders' main characteristic is its ability to slide easily on a heavy vinyl track. Lincoln gliders are the perfect utility window because they blend well with a twin casement from afar and are an exceptional value.

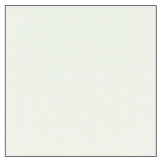
Our traditional glider is equipped with advanced energy saving features. For example, glider checkrails incorporate the use of interlocking sash, weatherstrip and high-quality locks for a precision fit.

Triple Glider: Lincoln's energy efficient triple glider is built to fill large openings and can be installed where casement windows, that open outward, are just not practical. Triple gliders operate from each end for excellent ventilation and utilize a studio center to capture your view.

Gliders offer simple operation and are extremely durable because they have fewer moving parts. Triple gliders also reduce your energy consumption by featuring fully weather-stripped sash with interlocking checkrails.

Hardware

Locks & Tilt Latches: Available in seven hardware finishes, two low-profile pick resistant locks are used on units with 32" glass and taller. Units smaller than 32" tall have one lock.


White


Coppertone


Faux Bronze


Black


Bronze


Satin Nickel

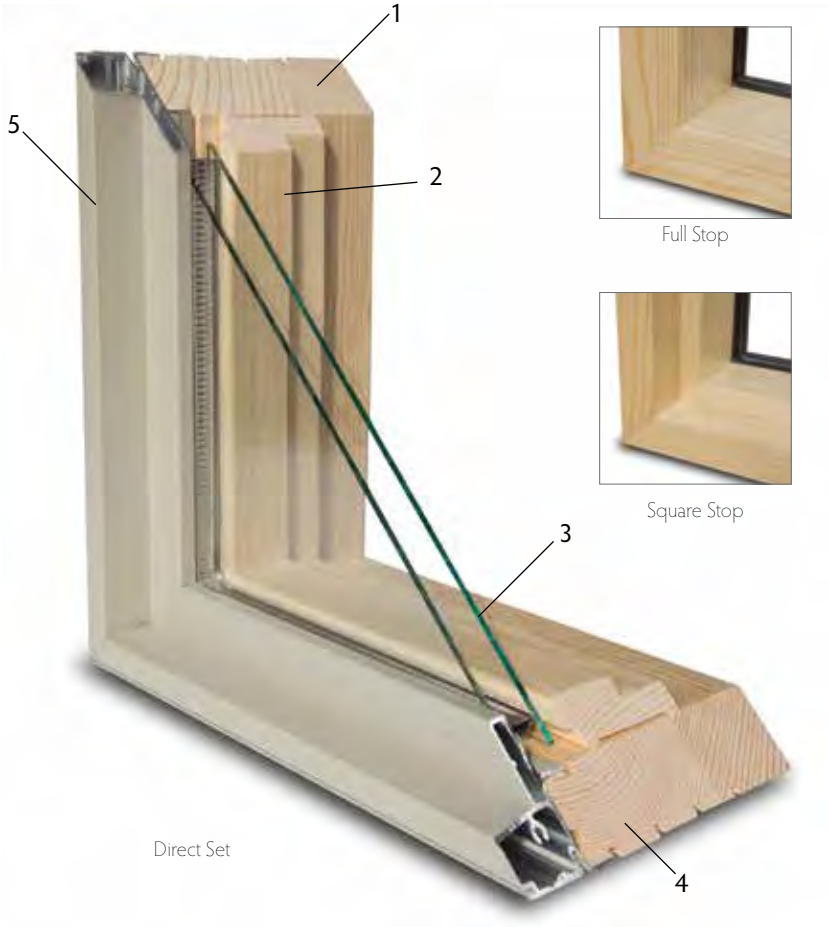
Polished Brass


Oil-Rubbed Brass

SPECIALTY WINDOWS

Modern architecture often includes higher sidewalls and open spaces. Filling a wall with glass has never been easier - we have just the right sizes and shapes.

Lincoln offers rectangular & geometric units as well as radius products together totaling 20 different designs. Specialty windows can be complementary to our standard product or complete stand-alone windows.



Direct Set

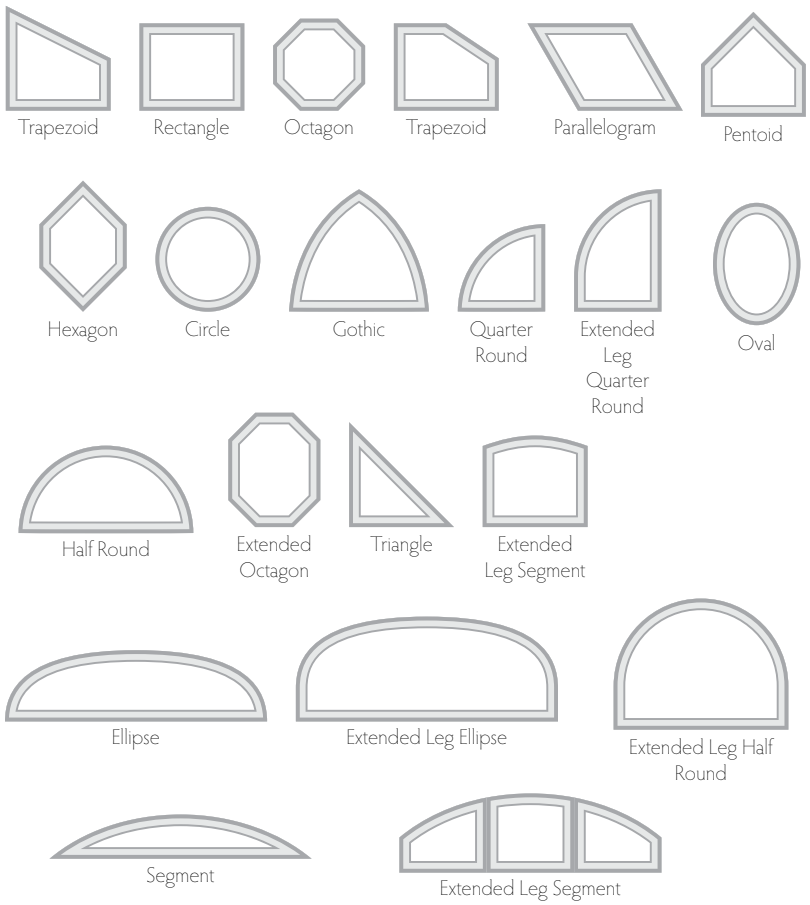
Full Stop

Square Stop

Radius Sash Set
(Shown with brickmould)

1. 4-9⁄16" jamb.
2. Interior wood glazing stop options.
3. 3⁄4" warm edge insulating glass. with 1 3⁄8" triple pane optional.
4. 1" thick frame.
5. .050 extruded aluminum frame. Vinyl exteriors utilize .050 extruded PVC vinyl. Wood units have primed frame exterior with cPVC brickmould and glazing stop.

Photo Courtesy of Chris Luker of Luker Photography. Home Design by Christopher Architecture & **Interiors.**



Styles

Shaped Windows: Be exciting, distinctive and even a little daring by incorporating a specialty window into your next project! Choose an elegant shape as the focal point of your elevation or as an accent in a foyer or gable. Let Lincoln's specialty department work for you!

Lincoln specialty shapes are crafted from a CAD template and built as a direct set frame or a sash and frame style. Radius shaped interior trim is available in ten different profiles, providing superb fit and finish.

SPECIALTY WINDOWS

Direct Set: A direct set shape is best described by installing a piece of insulated glass 'directly' into its frame. This is the most cost effective means to purchasing a non-operating window. Lincoln direct set windows can be built in every shape we offer including radius products and geometric shapes.

Direct sets are custom-sized windows and can include: multiple grille types, three glazing stop options, six wood species, applied jamb extensions, interior prime or pre-finish, all glass options and nearly any paint color.

Recent design trends led us to a contemporary style square stop profile - available on all direct set products.

Sash Set: A sash set Lincoln window employs a heavier look by adding a sash component within a frame (glass is glazed into a sash which is then installed into a frame). This design complements our operating units and is commonly used in combinations because glass sightlines match better.

Architecturally, a sash set is usually favored for its enhanced aesthetics. This type of window construction is both appealing and functional. View our options section for additional features such as: exterior trims, grilles, interior casings, colors and our many glass choices.

Studio Windows: The studio window is designed to compliment an operating unit as a mulled combination or they can stand alone. Because studios are often fairly large windows, they add a sense of openness to a room and often times are positioned for a great view of the outdoors.

Lincoln constructs fixed studio windows as a direct set or in a sash and frame design. This is a perfect unit for commercial projects when venting is not required or the window is inconvenient to reach. Non-operable windows are also very energy efficient.

Transoms: With taller ceiling heights and the popularity of great rooms, you need your windows and patio doors to look and feel in proportion to the design. You can always go with a taller window or door, but transoms offer an exceptional design opportunity. Not only do you get the benefit of more light, you add a key architectural element to your room.

Transoms may be split to align with the window or patio door configuration or can be a one-piece design that extends over the entire span. Our transoms are made to exacting standards and can be built with narrow and wide stiles to maintain site lines. When looking for a little extra style or flair, transoms are a simple and attractive solution for your taller window and patio door requirements.

Corner Windows: From the outside, corner windows help break up the visual mass of a home and provide unique architectural appeal. From the interior, they provide a way to emphasize an incredible view or landscape while allowing sunlight to come in the room from separate directions throughout the day.

The Lincoln corner window is available up to a maximum 96" box width on one side and 72" box width on the other. Maximum box height is 96" with the overall square foot of glass size to not exceed 50 square feet per side.

The specialized center mull post is the significant design feature providing the structural support with minimal sight line interference. This mull post, with an extruded aluminum exterior cover, takes up only 3-1/16" of visual space from each direction.

1¾" SWING PATIO DOORS

Our most comprehensive door category, swing products are widely used for nearly every type of project including new construction, remodeling and light commercial. Swing doors are versatile, long-lasting and design friendly.

Configurations

- 1, 2, 3 and 4-wide
- French doors: 2, 3 and 4-wide
- Transoms: 1, 2, 3 and 4-wide
- Sidelites: 2½", 3⅜" & 4 13/16" Stiles
- Segment head:
  - 1 and 2-wide
  - French 2-wide
  - Quarter segment French sidelite
- Full Radius

Out-Swing
Shown w/ 6" Stile
and 7 3/16" Bottom Rail

In-Swing
Shown w/ 4 13/16" Stile
and 4 13/16" Bottom Rail

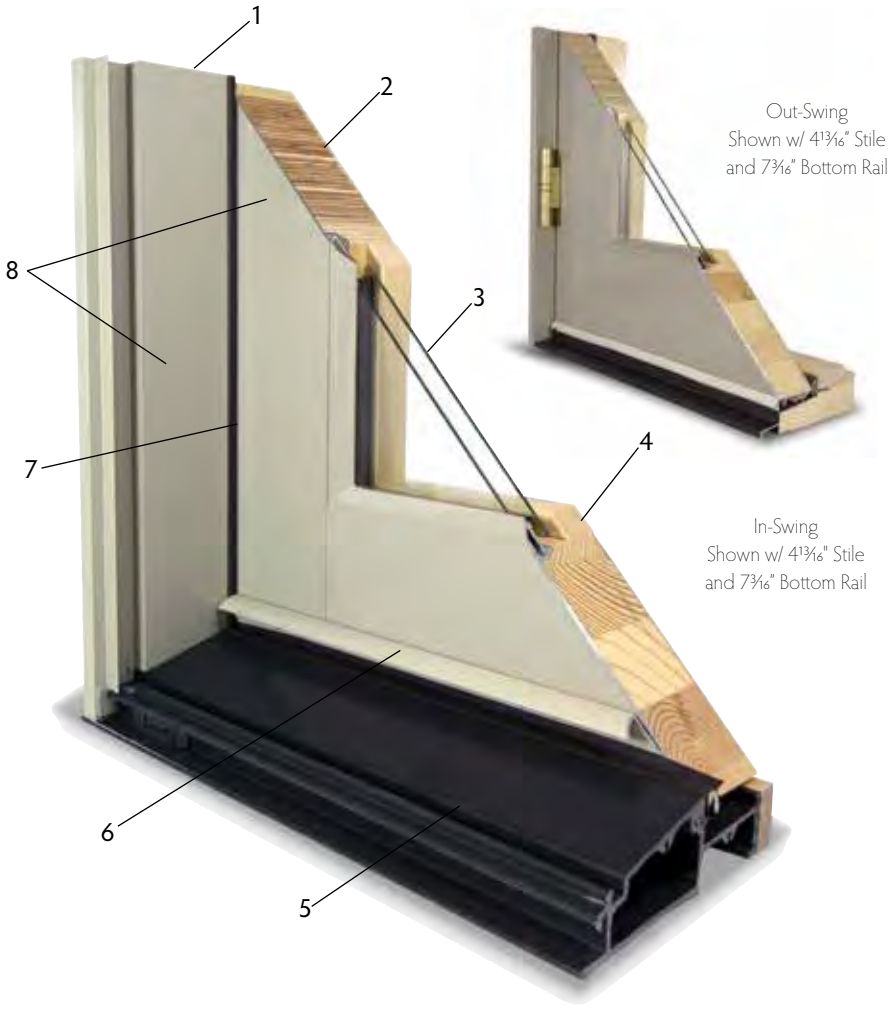
	Specifications
Maximum RO Width	1 wide = 3' 7 ⅞" -- 2 wide= 6' 2 7/16"
Maximum RO Height	9' 2 ¾"
Door Panel Thickness	1 ¾" thick panels
Stile Widths	3 ⅜", 4 13/16"& 6"
Top Rail Heights	3 ⅜", 4 13/16"& 6"
Bottom Rail Heights	4 13/16", 7 3/16" & 12"

1. 4 9/16" jamb.
2. 1 ¾" thick panels.
3. ¾" tempered insulating glass.
4. Interior wood glazing bead.
5. .125 pultruded resin coated fiberglass sill.
6. Panel drip edge.
7. Full surround weatherstrip.
8. .050 extruded aluminum clad on sash and frame. Wood units have primed panels on the exterior with cPVC brickmould.

The 2 ¼" door program is the perfect complement and extension to Lincoln's significant swing door offering. Greater heights (up to 10' tall) are achieved with the 2 ¼" panel system including our optional Lifestyle door panel. 5-point locking hardware is standard.

Configurations

- 1 & 2 wide
- French doors: 2 wide
- Transoms: 1 & 2 wide
- Sidelites: 3 ⅜" & 4 13⁄16" Stiles



Out-Swing
Shown w/ 4 13⁄16" Stile
and 7 3⁄16" Bottom Rail

In-Swing
Shown w/ 4 13⁄16" Stile
and 7 3⁄16" Bottom Rail

	Specifications
Maximum RO Width	1 wide = 3' 7 ⅞" -- 2 wide= 7' 2 7⁄16"
Maximum RO Height	10' 2 ¾"
Door Panel Thickness	2 ¼" thick panels
Stile Widths	3 ⅜", 4 13⁄16"& 6"
Top Rail Heights	3 ⅜", 4 13⁄16"& 6"
Bottom Rail Heights	4 13⁄16", 7 3⁄16" & 12"

1. 5 ⅛" jamb.
2. 2 ¼" thick panels.
3. ¾" tempered insulating glass & 1 ⅜" Triple Pane.
4. Interior wood glazing bead.
5. .125 pultruded resin coated fiberglass sill.
6. Panel drip edge.
7. Full surround weatherstrip.
8. .050 extruded aluminum clad on sash and frame. Wood units have primed panels on the exterior with cPVC brickmould.

SWING PATIO DOORS

Options

Design flexibility and accommodating accurately describe Lincoln's swing patio doors. Three different size options for stiles, rails and mid-rails epitomize versatility with options to customize doors for any design aesthetic.

- Top Rail sizes: 3 ⅜", 4 13⁄16", 6"
- Stile sizes: 3 ⅜", 4 13⁄16", 6"
- Mid Rail sizes: 3 ¾", 4 ¾", 6 ¾"
- Bottom Rail sizes: 4 13⁄16", 7 3⁄16", 12"

These doors limit the limitations. Pick the door that's right for you from Lincoln and enjoy the possibilities.

Styles

In-Swing: Make a statement with Lincoln's most popular door product. In-swing doors blend with almost every architectural theme and they are incredibly stylish. Secure multipoint hardware makes a Lincoln in-swing door both beautiful and strong.

Adjustable hinges are standard (residential) and ball-bearing hinges (light commercial) are available. Easy operating color matched sliding screens feature extruded framing for superior strength.

Out-Swing: Lincoln out-swing door products are packed with performance. The harder the weather pushes against the operable panels, the tighter the weatherstrip seal on the frame becomes.

Also, by swinging to a building's exterior, this type of door will not create an interruption to your interior décor. Durable maple thresholds are standard. Optional ADA compliant (low profile) thermally broken sills are available.

French Doors

A French style swing patio doors' most distinguishable feature is its ability to have both panels operate. Lincoln offers extremely functional in-swing or out-swing models that can be used for large object passageways. An active panel operates as the primary operator and the passive panel need only be utilized when you want the entire use of the opening. French doors may also be configured with different panel widths. Offset panel sizes create an entrance style look with the functionality of a large net clear opening.

Our strong three-point hardware system looks great, locks securely and is available with either a handle activated bolt or center activated bolt (dummy handle optional). French doors are available in 2, 3 or 4-wide configurations.

Segment Top

Enhance your home with a little curve appeal from Lincoln. By utilizing a segment top swing patio door in your design you incorporate a subtle accent that compliments almost any architectural theme.

The radius option, available in 6' radius only, can be used with both in-swing and out-swing patio doors. Select your radius top option for a single door or use it with our factory mulled side-lite combinations for a more dramatic statement.

Whether viewed from the curb or inside your home, the gentle slope of our radius doors have lasting design appeal.

Entry Sill

Lincoln's entry sill option resists weathering, keeps air and water out while providing long-lasting adjustability.

- Adjustable PVC rail with ImperiSeal continuous gasket
- Bronze contemporary exterior color
- Composite underlayment is durable, non-rot and thermally advanced
- In-swing doors with 4 9/16" or 6 9/16" jamb depth.
- Color matched door sweep

Quanex Sill
(Shown with Frame Screen Track Filler)

In-Swing Extended Jamb

Lincoln swing doors feature a 4 9/16" jamb depth that will accommodate an additional 2" clad extrusion to the exterior. Doors extended in this fashion will have full hinge travel on a 6 9/16" wall thickness. Additional interior wood jamb extensions are available for thicker walls.

Extended Jamb
(Shown with 2" Brickmould Option)

ADA Sill

ADA Sill

Low profile sills are easily adaptable to our frame components making the Lincoln swing doors ADA code compliant and can be used in most light commercial applications.

ADA sills are constructed with extremely durable dark bronze anodized aluminum complete with a thermal break for better energy efficiency. This option is available in 4 9/16" and 6 9/16" jamb depth.

Mid-Rail & Wide Bottom Rail

Accessorize your swing doors by inserting an optional mid-rail. Rails run horizontally and can be located at virtually any height. Additional divisions are made by adding a vertical rail. The spaces created can be filled with raised panels, flat panels or insulated glass. Mid-rail sizes are 3 ¾", 4 ¾" and 6 ¾" and may be used together on the same panel.

Three bottom rail choices add versatility to swing patio door panels. The bottom rail options include nominal measurements of 4 13⁄16", 7 3⁄16" and 12". Choose one of the bottom rails with any door height and design a door panel best suited for your project. Commonly used on taller residential doors and in light commercial applications, our durable 12" bottom rail allows ample room for a kick plate.

Flat Panel & Raised Panel

With a mid-rail used horizontally and/or vertically, you can place panels at standard and custom height locations to further enhance the door design.

The stylish and architecturally friendly raised panel adds depth and feel to contemporary or traditional design themes. Raised door panels feature durable color-matched polane painted exteriors.

Flat panels are popular because of straight clean aesthetically pleasing lines. These panels are insulated with a painted extruded aluminum veneer exterior (Aluminum Clad) and thick stain-grade wood interiors.

Commercial Doors

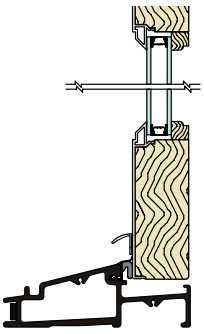
Fitting your commons area or vestibule with Lincoln's diverse door offering allows for continuity in design with matching clad colors, glazing appearance, durability, delivery and performance all backed with a substantial warranty.

Our door products are stylish, functional (both in-swing or out-swing) and can be specified with nearly endless size options and design configurations.

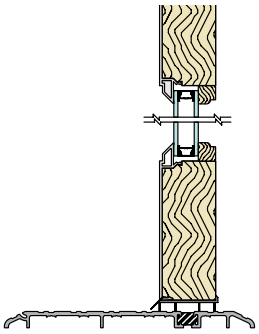
ADA Sill

Some commercial applications require swing door thresholds that do not exceed ½" total height above finished floor height.

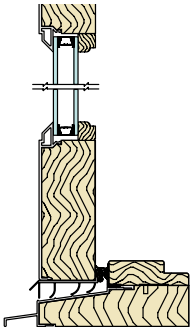
- Strategically located thermal break under door panel to reduce thermal transfer.
- Available on doors both at 4 9/16" and 6 9/16". Interior extension jambs can be utilized for walls that vary.
- Bronze anodized finish.



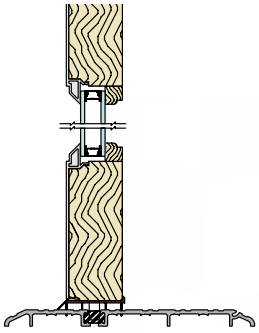
In-Swing Standard Sill



In-Swing ADA Sill



Out-Swing Standard Sill



Out-Swing ADA Sill

Concealed Cable Prep and Panel Spacing

A concealed cable route can be specified for doors to eliminate unsightly rods.

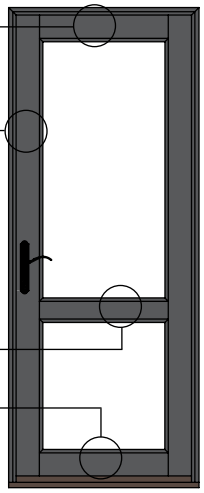
The cable prep consists of a ¾" x ¾" continuous route profile hidden inside the door panel for use with VonDuprin (or similar) panic bar systems.

Double wide doors can be specified without an astragal with spacing between panels for your weatherstrip detail. Options include: 3⁄16", ¼", ⅜", ½".

Panel Combinations

Lincoln door panel thickness of 1 ¾" and 2 ¼" & multiple stile and rail configuration will suit your building's style.

- Top Rail sizes: 3 ⅜", 4 13⁄16", 6"
- Stile sizes: 3 ⅜", 4 13⁄16", 6"
- Mid Rail sizes: 3 ¾", 4 ¾", 6 ¾"
- Bottom Rail sizes: 4 13⁄16", 7 3⁄16", 12"



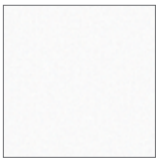
Ball Bearing Hinges

Optional 4" ball bearing hinge are available in 9 spectacular finishes.

Hinges feature a 5/8" radius corner and NRP (non-removable pins) for added security.

Pre-Finished White and Black Interiors

Take one thing off the general contractors' task list by finishing the interiors. Factory-applied painted interiors will save valuable time and money all while protecting the wood during the construction phase. Introduce your builder client to the peace of mind that a Lincoln factory finish provides.

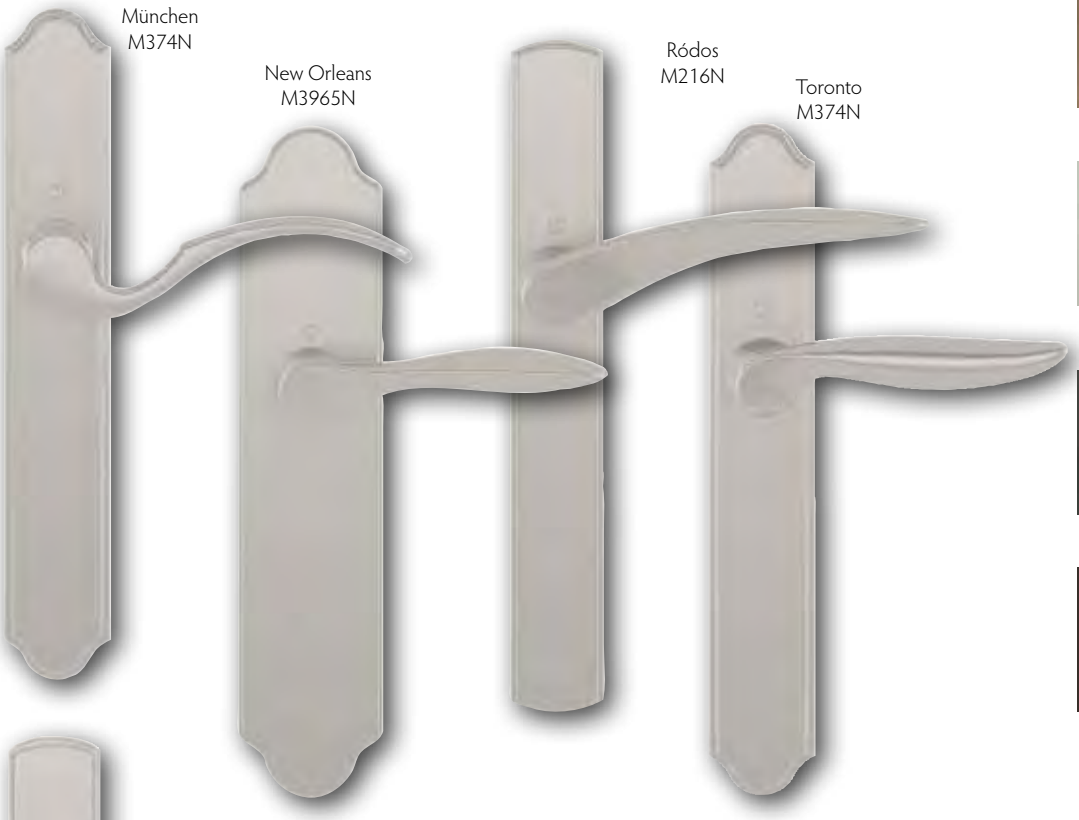


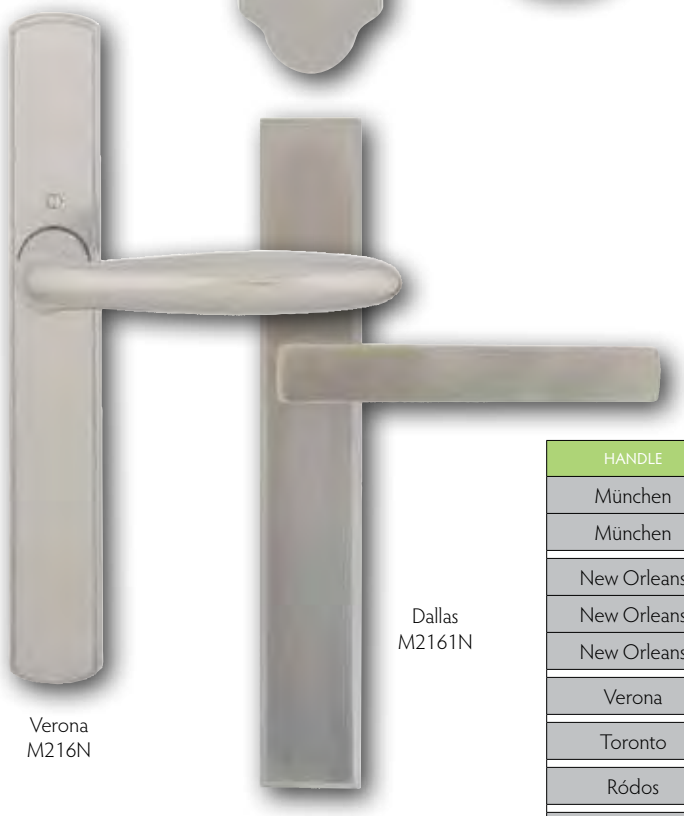
Pre-Finish White

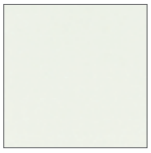
Pre-Finish Black

Hardware

Handles & Backplates: Our handles are manufactured using the finest quality brass alloys. The surface of the handle, except oil-rubbed, is protected by a transparent enamel finish which offers strength and durability as well as a smooth, blemish free surface. Oil-Rubbed has a "live" finish that changes over time. Celebrate your distinctive design style by creating a handle package from our many finish options, lever choices and backplate styles.






White

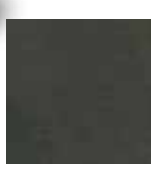
Polished Brass


Antique Brass


Satin Nickel


Brushed Chrome


Polished Chrome


Oil-Rubbed Brass


Matte Black


Faux Bronze


Dark Bronze Metallic

Options Chart

HANDLE	BACKPLATES	White	Polished Brass	Antique Brass	Brushed Chrome	Polished Chrome	Satin Nickel	Oil-Rubbed Brass	Faux Bronze	Matte Black	Dark Bronze Metallic
		FINISHES									
München	M374N	■	■	■	■	■	■	■	■	■	
München	M216N		■	■	■		■	■	■	■	
New Orleans	M374N		■				■		■	■	
New Orleans	M216N						■	■	■	■	
New Orleans	M3965N						■		■		
Verona	M216N	■	■	■	■	■	■	■	■	■	
Toronto	M374N				■		■	■	■	■	
Ródos	M216N			■	■		■		■	■	
Dallas	M2161N		■				■		■	■	■

3-Point & 5-Point Hardware: As standard, active door panels utilize our multi-point (3-Point or 5-Point) hardware system. Engaging the multi-point system creates a tight seal, maintains straight door panels and is an added security measure. Passive doors are equipped with either a handle activated bolt system or the flush bolt version firing rods securely into the head and sill.

Single Point Hardware: While specifying your next entry system, consider the Single Point Hardware mechanism for easier operation. This hardware is simple to operate as no handle activation is required to throw the deadbolt or engage other locking points. This system accepts the same trim hardware and can be keyed alike to match all your other Lincoln swing doors.

Hinges: In-swing doors are equipped with adjustable hinges including a secure non-removable pin to ensure safe and smooth operation. Adjustments are made via the large 3/16" hex head screw both vertically (Set Hinge) and horizontally (Guide Hinge).

Standard Hinge Finishes

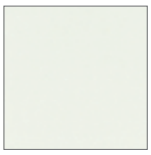
Polished Brass


Antique Brass


Brushed Chrome


Oil-Rubbed Brass


Grey Powder Coat

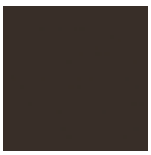

White Powder Coat


Gold Powder Coat


Matte Black


Satin Nickel


Antique Nickel


Faux Bronze


Bronze Anodized


Resista® Satin Nickel

Resista® Polished Brass

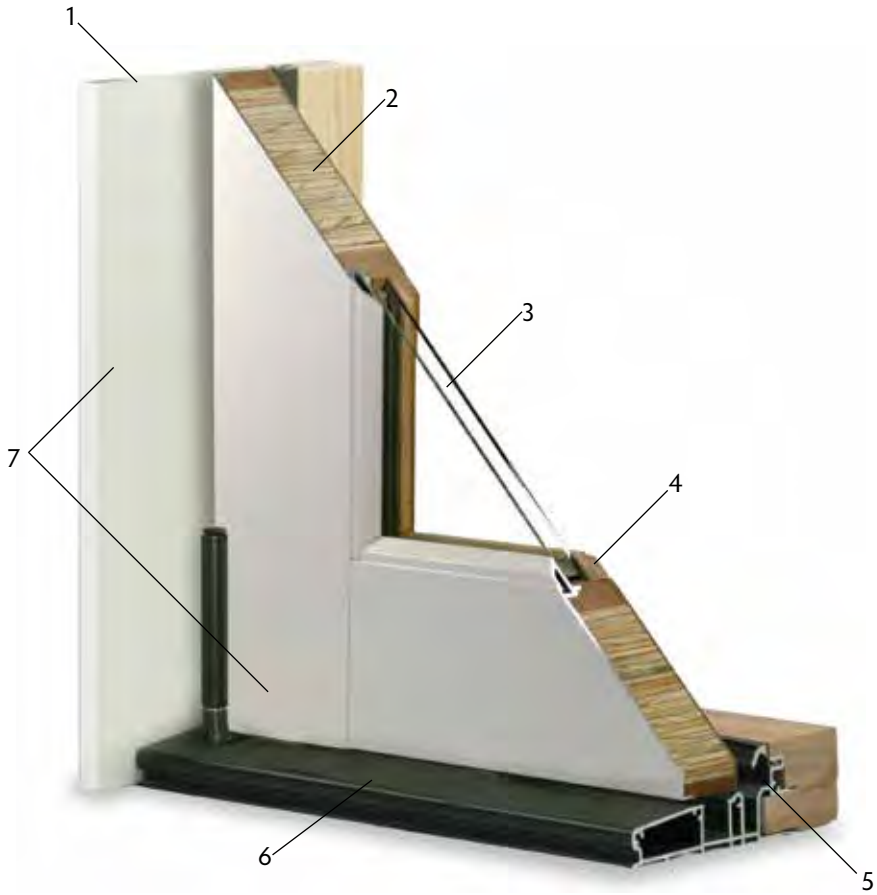
FOLDING PATIO DOORS

Distinctive rooms require an exceptional door system. Lincoln Folding doors, when completely opened, leave a stunning unobstructed view. Multiple configurations consist of stacking panels and may include an operable out-swing panel.

Configurations

Numerous out-swing configurations are available anywhere from one to eight panels in each direction and can include an access panel. The innovative hinge system enables all door panels to be made the same size regardless of the door configuration.

See examples of Lincoln's matching Folding Window at www.lincolnwindows.com.



	1 ¾" Panel Thickness	2 ¼" Panel Thickness
Maximum Panel Width	3' 6"	3' 6"
Maximum Panel Height	9' 0"	10' 0"
Maximum Number of Panels	16 Panels	16 Panels
Approx. Maximum Width	48'	48'
Maximum Height	9' 4 ¾"	10' 4 ¾"

NOTE: When using maximum door width and height, door may exceed maximum door weight. Calculated weight check should be done.

1. 5 ½" jamb with clad exterior. 6⁹⁄₁₆" jamb on primed exterior.
2. 1 ¾" & 2 ¼" thick panels.
3. ¾" tempered insulating glass & 1 ⅜" Triple Pane. (2¼" panels only)
4. Interior wood glazing bead.
5. Full surround weatherstrip.
6. .080 extruded aluminum sill (shown) or recessed floor channel guide option.
7. .050 extruded aluminum clad on panels and frame.

Hardware

Track, Guide Channel and Sill: The Folding patio door has a top mounted track system allowing the weight of door to be carried on the header. The bottom guide glides with minimal effort in a polypropylene floor channel lining allowing a smooth, almost silent rolling action. A low threshold guide channel is available for internal applications - no obtrusive door sill, just a recessed track in the floor.

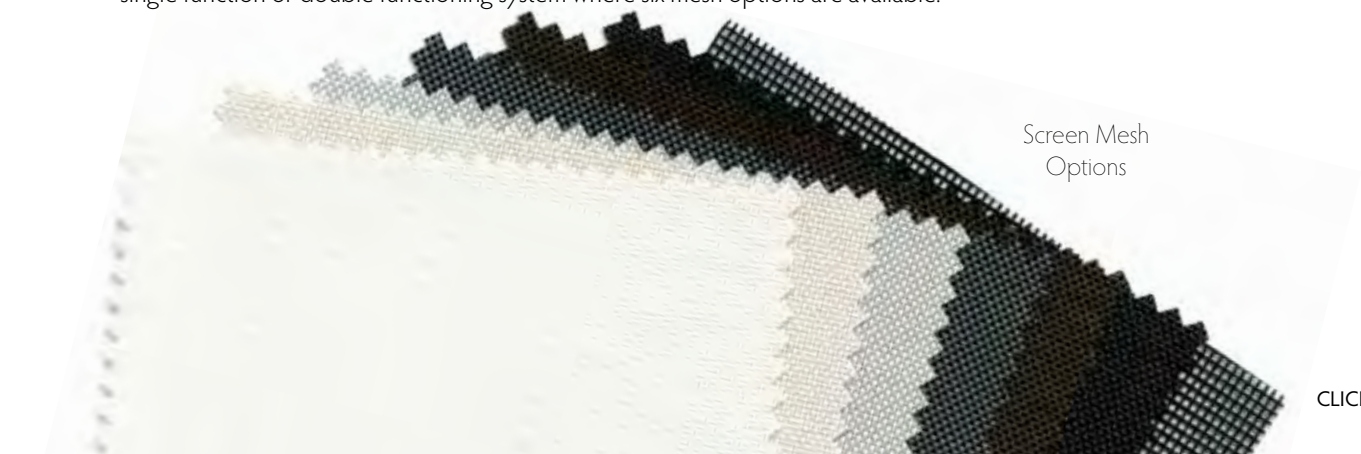
Handles & Backplates: The main operating panel for the folding door system utilizes the same high quality HOPPE hardware found on all Lincoln swing patio doors. The benefits include: matching styles, color continuity and the keyed alike feature.

Pull Handles, Hinges and Twinpoint: The remaining panels in the folding door system are operated using heavy-duty pull handles and hinges. Three hinges come standard with each Door panel - with a fourth hinge added for doors over 7'4". The twinpoint lever activates concealed rods into the head and sill for secure locking action.

Screens

All screens are made-to-order and specially configured for each bi-fold door system. They are available for openings up to 24' wide x 10' high and feature load balancing technology for effortless operation while remaining firmly in any chosen position until further pressure is applied. Screens store easily into its own frame when a clear opening is desired.

The tough PVC-coated polyester mesh used in the screen is hard wearing, resistant to damage, easy to clean and can be replaced if necessary. Choose a single function or double functioning system where six mesh options are available.



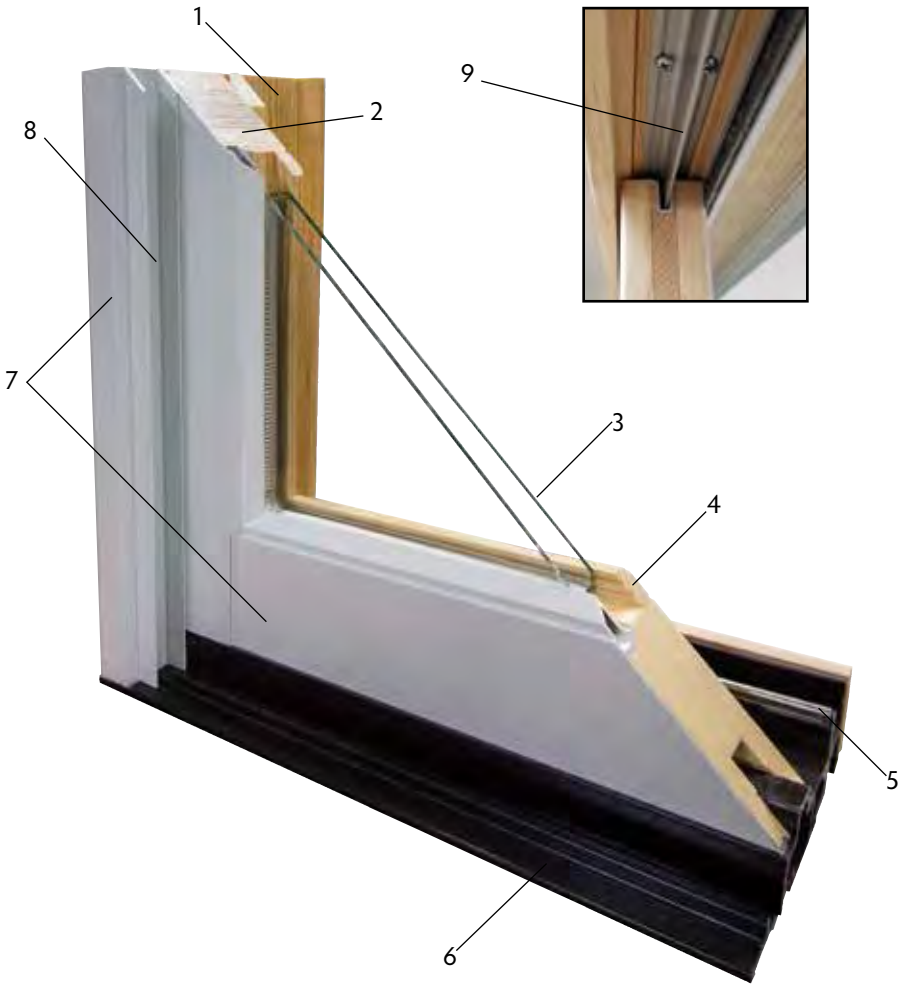
Screen Mesh Options

SLIDE PATIO DOORS

Featuring wide, lifestyle or narrow styles, our slide doors are a beautiful combination of practicality and performance. Light up your room and keep the weather outside all while avoiding the clearance needed with a swinging patio door.

Configurations

- 3 Stile Widths: 2 ½", 3 ⅜" & 4 13⁄16"
- 2-wide
- 3-wide
- 4-wide (OXXO)
- Transoms: 1, 2, 3 and 4-wide
- Sidelites



1. 4 9⁄16" jamb.
2. 1 ¾" thick panels.
3. ¾" tempered insulating glass.
4. Interior wood glazing bead.
5. .022 stainless steel roller track cover.
6. .125 pultruded resin coated bronze fiberglass sill.
7. .050 extruded aluminum clad on panels and frame. Wood units have primed panels on the exterior with cPVC brickmould.
8. Integral screen channel.
9. "t-Rail" Panel Guide System.

Standard Sill

High Performance Sill

Hardware

Rollers & Handles: Slide patio doors feature a dual lock and keeper system with an optional keyed lock. This 2-point hardware securely engages the heavy-duty keeper by latching both upward and downward. Door panels glide easily on durable ball-bearing rollers.

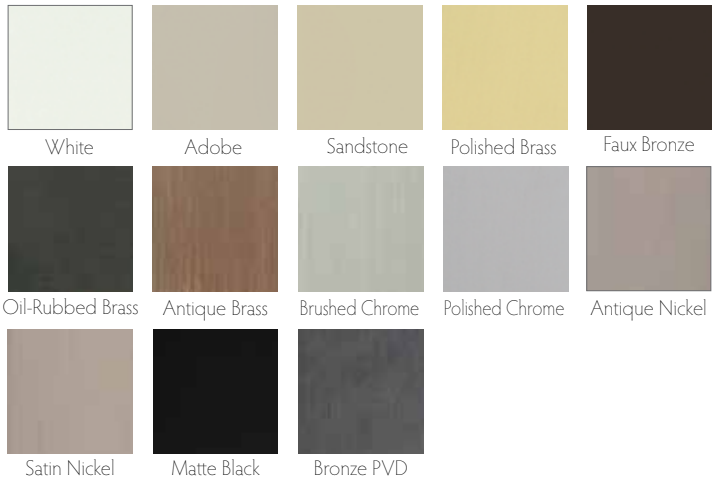
Allure Handleset (standard): Both functional and attractive, with it's painted metal available in five popular finishes. Keyed cylinders are optional.

Signature Handleset: Available in twelve finishes. If there is more than one door on a project, they may be ordered keyed alike. The latch mechanism is dual point, latching both up and down to resist forced entry by lifting the panel. Keyed cylinders are standard.

Contempo Handleset: Building and completing a contemporary or modern design theme off requires the straight sleek lines of the Contempo handle set. The shape and color options pair nicely with the Dallas Hardware found on our swing doors creating the perfect room accent. Keyed cylinders are standard. Available in nine finishes.

Flush Pull Hardware: While large pull handles do add leverage, sometimes they are difficult to design around. Flush Pull hardware has exactly the minimal interior exposure some interior décor's call for. Available in three finishes.

Finish Options	White	Adobe	Sandstone	Polished Brass	Faux Bronze	Oil-Rubbed Brass	Antique Brass	Brushed Chrome	Polished Chrome	Antique Nickel	Satin Nickel	Matte Black	Matte Black
Allure	■	■	■		■							■	
Signature	■	■	■	■	■	■	■	■	■	■	■	■	
Contempo	■			■	■	■	■	■	■		■	■	
Flush Pull											■	■	■



Stile Options

Slide doors continue to be a popular design for tighter spaces and are minimally invasive because an open panel simply covers the fixed portion. Looking for a lot of glass, choose from 2 narrow stile options; 2 1/2" and 3 3/8". These traditional sliding patio doors provide the most visible glass of all our door products. No room for a swinging door? Then compliment your home with an elegant wide 4 13/16"" stile slide door from Lincoln. Our wide stiles feature more wood than a traditional slide door and become the perfect choice when using an alternate wood species.

Screens

Sliding patio door screens offer a heavy-duty extruded frame channel available in all our aluminum clad colors. There are adjustable rollers on top and bottom. Screen mesh options include BetterVue, UltraVue and aluminum.

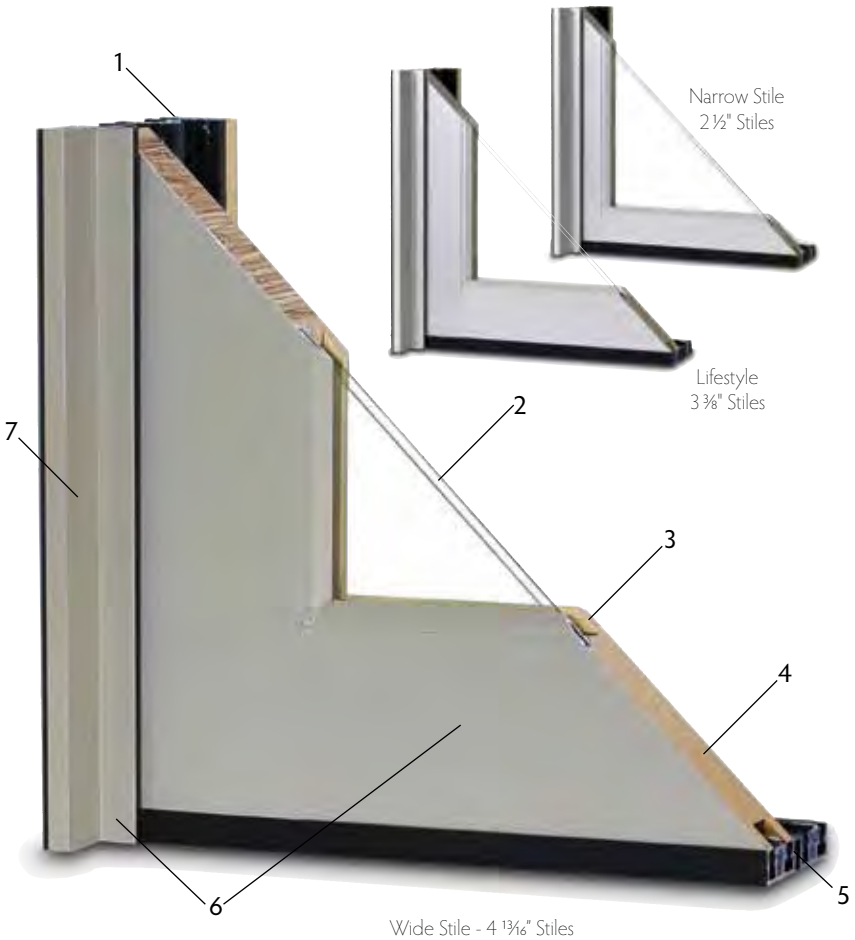
MULTI-SLIDE PATIO DOORS

Lincoln's multi-slide patio door is an extremely versatile system designed where immense areas of glass are desirable. A closed door will highlight elegant wide-stile panels or emphasize thin sight lines when using our narrow stile options.

Configurations

We offer numerous stacking or pocketing configurations from one panel to ten, creating a superb range of door widths and heights.

** It is highly recommended that the Multi Slide Door is installed in areas with a minimum 8' overhange to prevent water or air infiltration.*



Wide Stile - 4 13⁄16" Stiles

	Specifications	
	1 ¾" Panel Thickness	2 ¼" Panel Thickness
Maximum Panel Width	4' ½"	6' 0"
Maximum Panel Height	9' 0"	10' 0"
Maximum Number of Panels	10 Panels	10 Panels
Approx. Maximum Width	38'	38'
Maximum Height	9' 3⁄16"	10' 3⅛"
Stile Options	2½", 3⅜", 4 13⁄16"	3⅜", 4 13⁄16"
Minimum Roof Overhang	8' 0"	8' 0"

1. Modular frame system.
2. ¾" tempered insulating glass. 1⅜" triple pane optional with 2¼" thick panels.
3. Interior wood glazing bead.
4. 1¾" thick panels. 2¼" thick panels optional.
5. Thermally-broken bronze anodized sill.
6. .050 extruded aluminum on panels and frame.
7. Frame width accommodates from 1 to 10 panels.

Our Lift & Slide is truly elegant, architecturally driven and entirely functional. Modern building systems allow for massive openings and Lincoln's ability to utilize panels up to 5' by 10' fits thisw design criteria perfectly. Operational concerns? No problem! The 'lift' system elevates the panel for simple, easy 'slide' action. Walls of patio doors will disappear leaving the extraordinary uninterrupted view you long for.

Configurations

- Pocketing
- Stacking
- 90° Corner/Inverse 90°
- One Way Direction
- Bi-Parting

Panel Options

Lincoln multi-slide doors systems feature 1¾" or 2¼" thick panels, perfect for your next building project whether its modern, contemporary or traditional appearing. Capture your spectacular view with just the right panel choice, door size and operational function.

- **Narrow Stile:** 2½" Wide - 1¾" thick Only
- **Lifestyle Stile:** 3⅜" Wide - 1¾" or 2¼" thick
- **Wide Stile:** 4 13/16" Wide - 1¾" or 2¼" thick

	Specifications
Maximum Panel Width	6' 0"
Maximum Panel Height	10' 0"
Minimum Panel Width	2' 0""
Maximum Number of Panels	10 Panels
Minimum Number of Panels	1
Door Panel Thickness	2 ¼"

Operational Choices

Stacking: The stacking system allows all operating panels to fit over the end stationary panel. Door jamb widths will vary with the number of panels/tracks utilized. A pull handle is commonly used with this door for an additional design element.

Pocketing: Doors disappear fully into a specially designed wall cavity. A pocketing arrangement employs a flush lock permitting the locking panel to completely slide out-of-sight. What remains is an entirely open space.

Bi-Parting: Operating panels oppose to operate and join in the center with an astragal.

Multi-Slide Hardware

Two styles of lever pull handlesets are available for multi-slide stacking door configurations. The multi-slide comes standard with a stainless steel 2-point locking mechanism built for lasting appearance and performance. The adjustable rollers glide easily, quietly and are available in stainless steel.

M574
Handleset

Polished Brass

Faux Bronze

Satin Nickel

Matte Black

M151
Handleset

*Handles and Backplates are interchangeable.

Our multi-slide patio doors are manufactured with Hoppe two point locking system.

Flush Pull Hardware

The attractive flush pull handles, designed to allow the panels to recess fully for pocketed multi-slide systems, can also be used for the stacking panel configurations when when minimal hardware is desired. The flush pulls comes standard with the same 2-point locking gear utilized by the lever pull option.

Also available with Lincoln Standard Slide Patio Door with 3⅜" & 4¹³⁄₁₆" stiles.

Satin Nickel

Bronze PVD

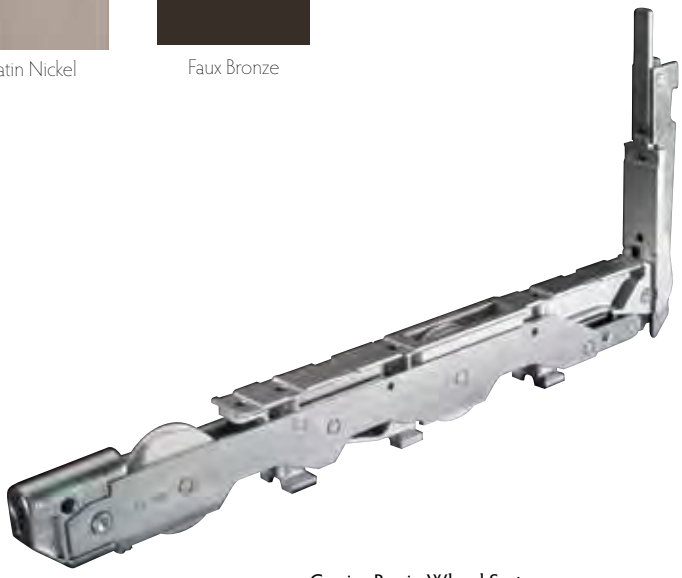
Matte Black

Lift-&-Slide Hardware

Operate these magnificent doors by turning the solid brass lever handle 180 degrees to 'lift' the panel easily up off of the sill track and on to the corrosion resistant carrier hardware. The 'slide' operation is smooth as the glass reinforced nylon rollers glide on a stainless steel track cap. Stacking doors feature non-removable hardware standard and pocketing doors use removable hardware as standard.

Satin Nickel

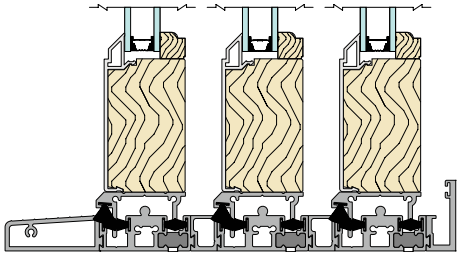
Faux Bronze



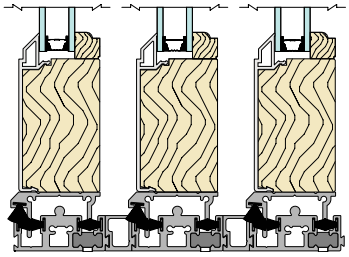
Carrier Bogie Wheel System

Sill Options

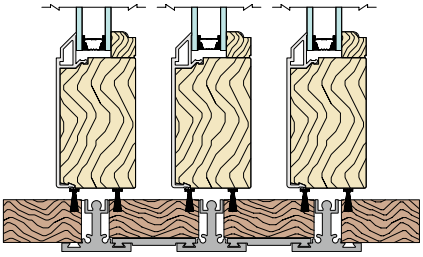
Three distinctive low profile sill options are available for the Multi-Slide and Lift & Slide doors and they accommodate nearly any flooring condition. The full width sill has an inside riser and a nosing system running the complete length of the door unit. The staggered track system features a flat edge, creating a smooth tranistion to floor coverings. A weep system is available. Lincoln's 'T' track allows for a flooring detail between the track system minimizing the visable track area.



Full Sill w/ Nosing & Riser
Multi-Slide with 1-3/4" Panels



Stagger Sill - Low Profile
Multi-Slide with 1-3/4" Panels



T-Track Sill
Multi-Slide with 1-3/4" Panels

Revitalize
REPLACEMENT WINDOWS & PATIO DOORS

OUT WITH THE OLD AND IN WITH THE NEW!

Do you live with any or all of the following: (1) high energy bills due to heat loss in the winter and heat gain in the summer, (2) fogging glass or water damage caused by condensation, (3) chipping paint or rotting wood, (4) difficulties with opening and cleaning, (5) excessive air and noise penetration, (6) fading window coverings, carpet and upholstery? You don't have to!

Over the years, windows and patio doors can become worn from continual use and exposure to the elements. In addition to being hard to operate and looking unattractive, they are not usually energy efficient. By simply replacing old windows and patio doors, you can easily eliminate these problems and increase the energy efficiency, comfort, appearance and value of your home - all in record time with little or no inconvenience to daily living.

Whether your remodeling project consists of replacing a few windows, adding on a room, bringing your home up to code or making historical renovations, we have the product that will meet your exacting specifications. Revitalize your home!

CALL: 800.967.2461

Take your old, drafty, hard to operate, inefficient windows and update them with all of today's technology and styles. Over the years, the sash, balance systems and hardware of a window may wear out, while the trim and frame can remain in good condition. Lincoln makes updating these windows a snap by offering three replacement window options, the Lincoln Fit double hung, Lincoln Fit casement and the Double Hung Replacement Kit. You can easily increase the energy efficiency, comfort, appearance and value of your windows in record time with little or no inconvenience to daily living.

Lincoln Fit Insert Windows

Window replacement doesn't have to mean ripping out the old window and damaging drywall. The Lincoln Fit is designed to be installed from the interior or exterior of the home with minimal disruption to the existing frame and trim. Every Lincoln Fit is custom sized to your exact specifications, ensuring a perfect fit for your window opening. This versatile product is available for double hung, casement, transom and picture window replacements.

Double Hung Replacement Kit

Even huge jobs become small projects with the Double Hung Replacement Kit. There is no reason to replace or even disturb the interior or exterior trim. The replacement kit utilizes the existing window frame in combination with snap-in jambliners and energy efficient sash. Since we offer custom sizing, finding the right size replacement for your project is easy.

When only the best will do.

Choose Lincoln for your new construction, remodeling or even light commercial projects. With almost 75 years of manufacturing experience built into every unit, we engineer our windows and patio doors for visual appeal as well as outstanding performance. In addition, Lincoln backs it up with exceptional customer service before and after the sale.

We are continually expanding our list of products, options and accessories. Check us out online for the latest offerings in the building industry. We are confident that we have the perfect windows and patio doors to harmonize with your ideas and designs.

Learn more about our products and options by contacting a local authorized Lincoln dealer or visiting us online at lincolnwindows.com.

Committed to protecting and preserving the environment.

Lincoln Windows is committed to environmental stewardship. As responsible corporate citizens, we are dedicated to manufacturing energy efficient products and managing our resources in a manner that reduces our impact on the environment.

Lincoln Windows is an ENERGY STAR® Partner.

Many of our products carry certification by the National Fenestration Rating Council (NFRC).

Lincoln products carry an extensive warranty. Ask your dealer for complete information.

Lincoln Windows & Patio Doors proudly supports the American Institute of Architects (AIA) Continuing Education System (CES).

Lincoln Wood Products, Inc.
1400 W. Taylor Street • P.O. Box 375
Merrill, Wisconsin 54452-1355
800-967-2461 • Fax: 715-536-9783
www.lincolnwindows.com

LPC2021-04-V1

Item 7
Window Opening – West Elevation (Activate Existing Opening)

Description

- The subject area is an existing, original wall opening evident by intact masonry edges, brick sill, and consistent proportions with other windows on the elevation.
- The existing opening aligns with an interior closet or storage area, indicating the absence of a window was likely due to an interior layout conflict rather than a later exterior alteration. This approach was not uncommon during the period, where exterior symmetry was maintained despite interior functional constraints. Interior changes have since removed this conflict, allowing the opening to be appropriately glazed.
- The opening is currently filled and finished over.

Objective

- To activate an existing original opening by installing a window that is compatible with the home's historic design.
- To enhance architectural consistency, improve natural light, and maintain the integrity of the original building fabric.

Current Condition

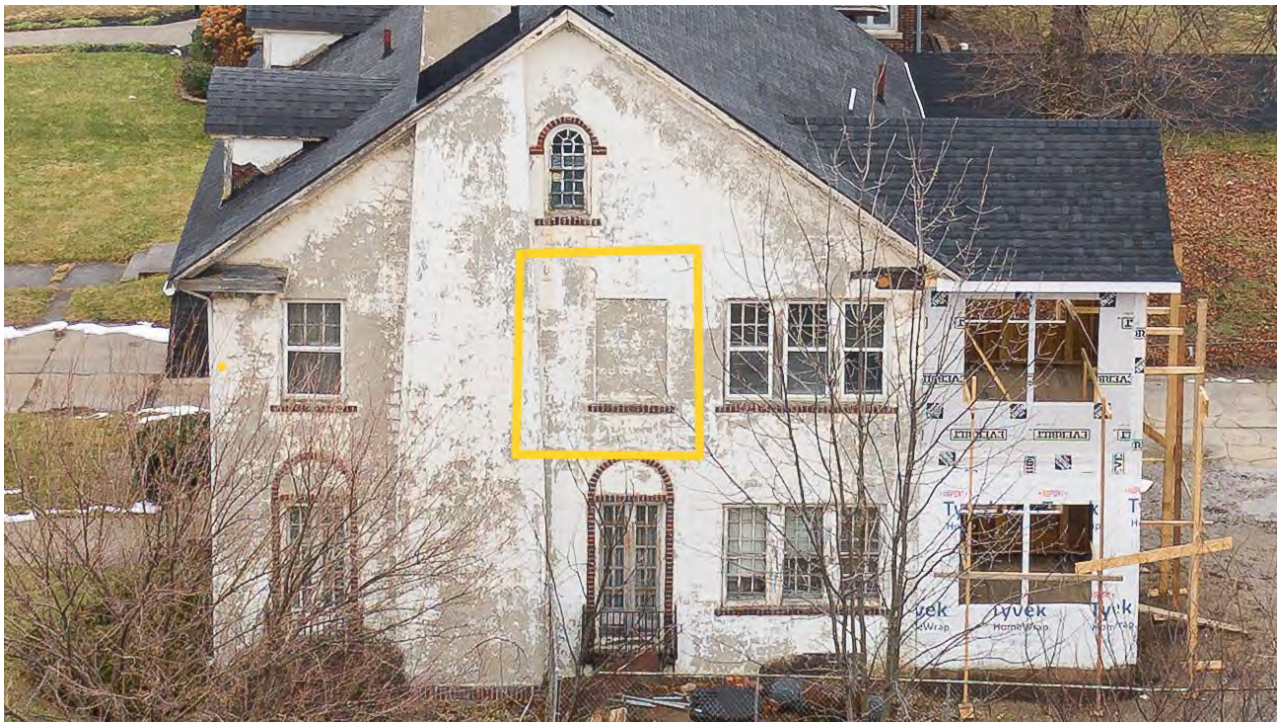
- The opening is presently closed with stucco and paint.
- Original masonry detailing, including the brick sill and opening outline, remains visible and intact.
- Surrounding finishes exhibit age-related deterioration but no evidence of structural alteration to the opening.

Scope of Work

- Remove infill material within the existing opening, preserving surrounding masonry.
- Inspect and prepare the original opening for window installation; make localized masonry or substrate repairs as required.
- Install a new window sized to the existing opening.
- Window design, proportions, muntin pattern, and materials will match the other windows on this elevation.
- Patch and repair adjacent stucco and finishes to ensure a cohesive appearance.

Preservation Considerations

- No enlargement, relocation, or creation of a new opening is proposed.
- Work is limited to an existing original opening and does not remove historic masonry.
- The proposed window will be visually consistent with existing historic windows on the elevation.
- The scope supports preservation goals by reinforcing the building's original architectural rhythm.



Item 8
Window Opening – South Elevation (Activate Existing Opening)

Description

- The south elevation contains a recessed, infilled opening that aligns in proportion, location, and detailing with other original window openings.
- Exterior masonry, sill line, and proportions indicate the opening is original to the house, but was closed in.
- The interior side of this opening historically served as a closet space.

Objective

- Open the original window opening and continue the historic exterior fenestration pattern.
- Improve exterior architectural balance and return the elevation closer to its original design intent.

Current Condition

- The opening is fully infilled and finished with stucco, flush to the surrounding wall plane.
- Original perimeter edges of the opening remain visible in relief.
- No evidence of structural distress related to the opening; surrounding wall materials remain intact.

Scope of Work

- Remove the infill material within the existing recessed opening.
- Prepare and stabilize original opening edges without enlarging or altering the historic masonry.
- Install a new window sized to the existing original opening dimensions.
- Window design, muntin pattern, profile, and exterior finish will match the existing historic windows on the south elevation.
- Repair and blend surrounding stucco and finishes to ensure a cohesive appearance.

Preservation Approach

- Work is limited strictly to an existing original opening; no new openings are proposed.
- No alteration to the size, shape, or location of the historic opening.
- Replacement window will be compatible in material, proportions, and detailing with adjacent historic windows.

- All work is reversible and consistent with preservation best practices for restoring historic fenestration.

Item 9
Conversion of Inoperable Former Deck Door to Window

Location: Rear (secondary) façade, first floor – far right

Description

- Conversion of an existing, inoperable exterior door opening into a window.
- The door historically served a rear deck that was removed circa 1970.
- The door no longer functions as an exterior access point.

The subject door is located on a secondary rear elevation and historically served an exterior deck that was removed circa 1970. With the deck absent for over five decades, the door no longer functions as an exterior access point and no longer conveys its original historic purpose. In keeping with the Secretary of the Interior's Standards for Rehabilitation, the proposed conversion of this inoperable door to a window represents a compatible and appropriate alteration. The change improves building functionality while maintaining scale, proportion, and material compatibility, and does not impact the character-defining features of the primary elevations or public streetscape.

Objective

- Eliminate a non-functional exterior door associated with a removed deck.
- Improve building functionality, safety, and weather performance.
- Restore a more appropriate residential façade condition on the rear elevation.

Current Condition

- Existing door is non-operable and no longer serves its original purpose.
- Associated rear deck has been absent for approximately five decades.
- Door appears visually inconsistent with the surrounding rear façade openings.

Scope of Work

- Remove existing inoperable exterior door.
- Install a new window within the existing opening.
- Window size, proportion, and placement to be consistent with adjacent rear-elevation windows.
- Window design (material, muntin pattern, trim depth) to match or closely align with the rhythm and character of the existing windows on the house.
- Masonry and surrounding materials to be repaired and finished to match adjacent conditions.

Preservation Considerations

- Work is limited to a secondary (rear) façade and does not impact the public streetscape.
- The original function of the door has been lost due to the historic removal of the deck.
- The proposed window maintains compatible scale, proportion, and material character.
- The alteration aligns with the Secretary of the Interior's Standards for Rehabilitation, allowing modification of non-character-defining features when historic context has been removed.
- The window installation is compatible, restrained, and reversible in nature.

Item 10
Solar Panel Installation – Garage Roof & Rear Roof (Secondary Elevations)

Description

- Installation of photovoltaic (solar) panels on a detached garage roof located in the rear yard and on the rear roof plane of the primary residence.
- Panels will be roof-mounted, low-profile, and limited to secondary, non-street-facing elevations.

Objective

- Improve energy efficiency and reduce long-term operational energy costs while preserving the historic character of the property.
- Solar equipment is intentionally located in areas of limited to no visibility from the public right-of-way, consistent with preservation best practices.

Current Condition

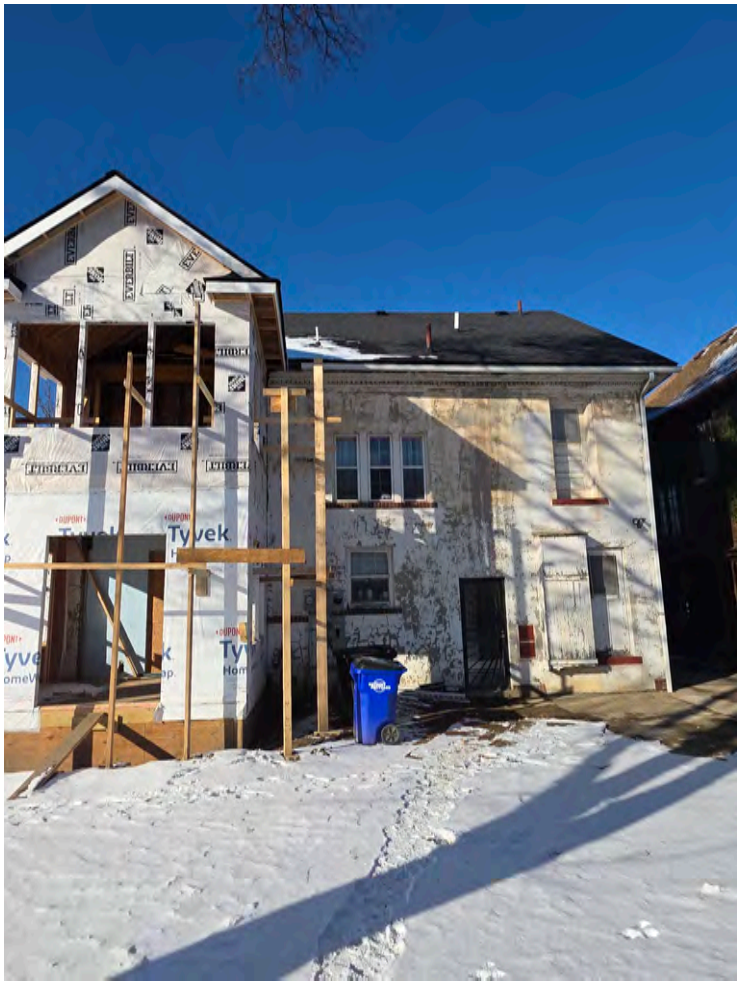
- The garage roof and rear roof plane of the primary residence are existing, utilitarian roof areas with no distinctive historic ornamentation.
- These roof planes are secondary in character and are not readily visible from the public right-of-way.
- Roof surfaces are currently being repaired or restored and are structurally capable of supporting a solar installation.

Scope of Work

- Install roof-mounted photovoltaic panels on the rear-facing roof plane of the detached garage and on the rear roof plane of the main house only.
- Panels will be mounted parallel to the roof slope using a low-profile system without tilt racks.
- Panels will have a dark, non-reflective finish to minimize visual contrast.
- Electrical conduit will be minimized and routed discreetly, with any exposed components painted to match adjacent surfaces.
- Roof penetrations will be limited, properly flashed, and installed in a manner that allows future removal without permanent damage to historic materials.

Preservation Proposal

- The proposed installation is consistent with the Secretary of the Interior's Standards for Rehabilitation, which allows the introduction of new sustainable features when they do not damage or obscure historic materials and are placed on secondary or non-character-defining elevations.
- Priority is given to the detached garage and rear roof areas to avoid impacts to primary façades. The installation is reversible and does not involve removal of historic fabric, thereby preserving the historic character of the property while supporting long-term energy efficiency.



Your Solar Design

Modules

Canadian Solar 450w (x12)

Inverter

Enphase IQ8M-72-2-US(x12)

System Size

5.4 kW

Estimated Yearly Production

7,055 kWh

SYSTEM DETAILS

ITEM 11
Generator System Installation (Rear Elevation – In Vicinity of Item 8)

Description

- Installation of a permanently mounted residential standby generator system to provide backup electrical power to the residence during utility outages.
- The generator system is proposed on the rear elevation of the property, located in the same general area as Item 8, an area already characterized by service functions.

Objective

- Improve life-safety, reliability, and continued habitability of the historic residence while preserving the building's architectural character.
- Locate and screen the generator in a low-visibility, secondary location to minimize visual impact on the historic structure and site.

Current Condition

- The rear elevation is a secondary facade with limited visibility from the public right-of-way.
- The proposed location is adjacent to existing utility and service-related areas.
- No character-defining architectural features are present at the proposed generator location.
- The area is appropriate for mechanical equipment and currently does not contain decorative masonry, trim, or historic openings.

Scope of Work

- Install a residential standby generator on a concrete or composite equipment pad at grade along the rear elevation.
- Construct wood screening around the generator to visually buffer the equipment from view.
    - Wood screening will be simple in design, utilitarian in character, and visually subordinate to the historic structure.
- Maintain all required manufacturers and code clearances for ventilation and service access.
- Connect generator to existing electrical service and gas supply.
- Route all conduit and piping discreetly where feasible.
- No alteration to historic windows, doors, masonry, or trim.
- No removal of historic fabric or decorative elements.

Preservation Proposal

- Generator placement on the rear elevation minimizes visibility from public streets and sidewalks.
- Wood screening further reduces visual impact and helps the installation blend into the rear service area.
- The generator and screening are freestanding and fully reversible, allowing for future removal without damage to the historic structure.
- All visible components will be neutral in color and visually subordinate.
- Installation is consistent with the Secretary of the Interior's Standards for Rehabilitation, particularly Standards 2, 9, and 10.

[redacted]

26 kW

[redacted]

GENERAC®

GUARDIAN® SERIES
Residential Standby Generators
Air-Cooled Gas Engine

Standby Power Rating

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INCLUDES:

- True Power™ Electrical Technology
- Two-line multilingual digital LCD Evolution™ controller (English/Spanish/French/Portuguese)
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- Sound attenuated enclosure
- Flexible fuel line connector
- Natural gas or LP gas operation
- 5 Year limited warranty
- Base fascia
- Listed and labeled for installation as close as 18 in (457 mm) to a structure.*
  **Must be located away from doors, windows, and fresh air intakes and in accordance with local codes.*

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Note: CETL or CUL certification only applies to unbundled units and units packaged with limited circuit switches. Units packaged with the Smart Switch are ETL or UL certified in the USA only.

FEATURES

- **INNOVATIVE ENGINE DESIGN & RIGOROUS TESTING** are at the heart of Generac's success in providing the most reliable generators possible. Generac's G-Force engine lineup offers added peace of mind and reliability for when it's needed the most. The G-Force series engines are purpose built and designed to handle the rigors of extended run times in high temperatures and extreme operating conditions.
- **TRUE POWER™ ELECTRICAL TECHNOLOGY:** Superior harmonics and sine wave form produce less than 5% Total Harmonic Distortion for utility quality power. This allows confident operation of sensitive electronic equipment and micro-chip based appliances, such as variable speed HVAC systems.
- **TEST CRITERIA:**
  - ✓ PROTOTYPE TESTED
  - ✓ SYSTEM TORSIONAL TESTED
  - ✓ NEMA MG1-22 EVALUATION
  - ✓ MOTOR STARTING ABILITY
- **MOBILE LINK® CONNECTIVITY:** FREE with select Guardian Series Home standby generators, Mobile Link Wi-Fi allows users to monitor generator status from anywhere in the world using a smartphone, tablet, or PC. Easily access information such as the current operating status and maintenance alerts. Users can connect an account to an authorized service dealer for fast, friendly, and proactive service. With Mobile Link, users are taken care of before the next power outage.
- **SOLID-STATE, FREQUENCY COMPENSATED VOLTAGE REGULATION:** This state-of-the-art power maximizing regulation system is standard on all Generac models. It provides optimized FAST RESPONSE to changing load conditions and MAXIMUM MOTOR STARTING CAPABILITY by electronically torque-matching the surge loads to the engine. Digital voltage regulation at ±1%.
- **SINGLE SOURCE SERVICE RESPONSE** from Generac's extensive dealer network provides parts and service know-how for the entire unit, from the engine to the smallest electronic component.
- **GENERAC TRANSFER SWITCHES:** Long life and reliability are synonymous with GENERAC POWER SYSTEMS. One reason for this confidence is that the GENERAC product line is offered with its own transfer systems and controls for total system compatibility.

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USA ENGINEERED & BUILT* 24/7 • 365 CUSTOMER CARE 5 YEAR LIMITED WARRANTY Mobile Link

** Assembled in the USA using domestic and foreign parts.*

Item 12
Wrought-Iron Handrails replace

Description

- Installation of new decorative wrought-iron handrails on both sides of the front entry steps leading to the primary entrance.
- The new handrails will be custom-fabricated to match the decorative wrought-iron design approved under Item 2, adapted proportionally for stair handrail use.
- Existing handrails will be removed and replaced in kind due to deterioration.

Objective

- Improve safety, durability, and code compliance at the front entry while restoring the historic character of the entrance.
- The new handrails will be compatible with the architectural period of the home and visually consistent with existing and approved ironwork.

Current Condition

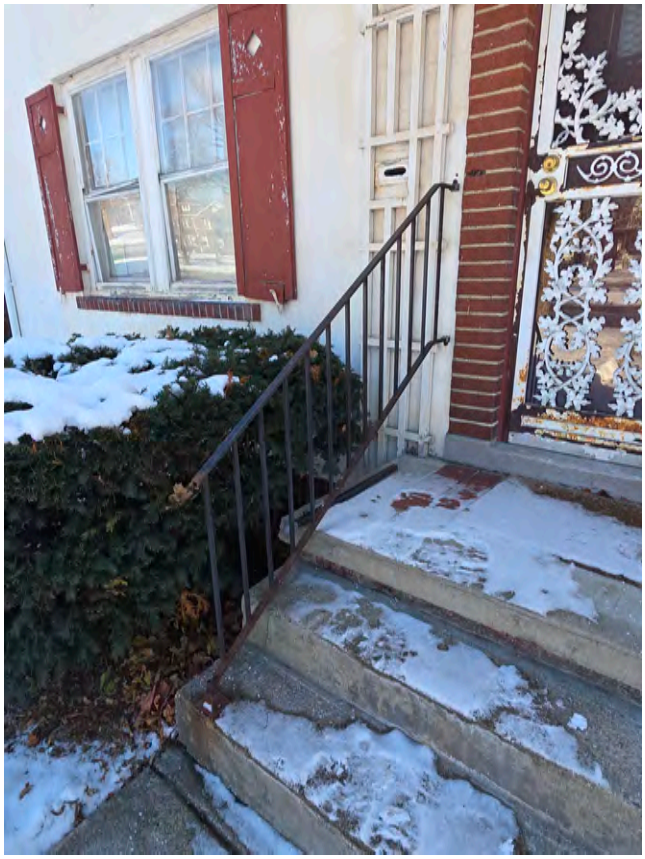
- The existing handrails are in poor condition and exhibit advanced rusting, corrosion, deteriorated anchorage at the concrete steps, misalignment, and general wear.
- The existing handrails are non-original and do not contribute to the architectural character of the building.

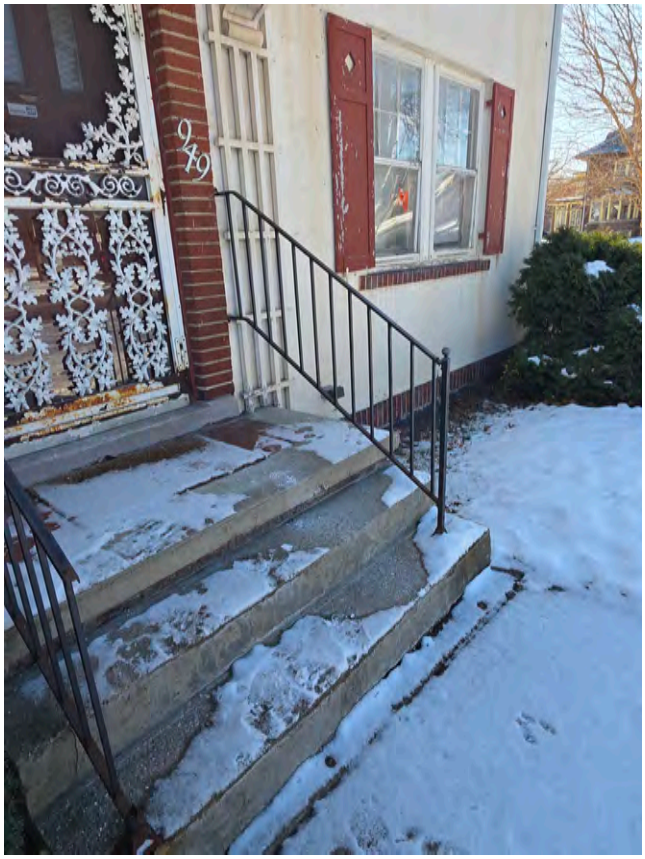
Scope of Work

- Remove and dispose of the existing handrails with care to avoid damage to existing concrete, masonry, or brick.
- Field-measure existing stair geometry prior to fabrication. Fabricate two new wrought-iron handrails with a continuous graspable top rail, vertical pickets, and decorative end panels inspired by the approved Item 2 design.
- Install handrails using reversible mechanical anchors into existing concrete steps.
- Finish handrails with a dark, matte, historically appropriate paint finish.

Preservation Proposal

- The proposed work replaces deteriorated with new handrails that are compatible in scale, material, and design.
- The installation is reversible and does not alter historic masonry or architectural features. Decorative detailing is restrained and reinforces the historic character of the entry without creating a false sense of history.





Item 13
New Concrete Driveway Installation (Front Side & Rear / Garage Access)

Description

- Installation of a new concrete driveway serving both the front side driveway access and the rear three-car garage.
- The proposed driveway will generally follow the existing alignment and circulation pattern, with minor dimensional or alignment adjustments where necessary to coordinate with the new garage design.
- No expansion of paved areas beyond functional necessity is proposed.

Objective

- Replace the existing deteriorated concrete driveway with a new durable surface.
- Improve vehicular safety, drainage performance, and long-term usability.
- Ensure proper alignment and functionality with the reconstructed garage while maintaining historic site organization.

Current Condition

- The existing driveway concrete shows cracking, surface wear, and localized settlement, along with aging joints and uneven sections.
- While still serviceable, the driveway has reached the end of its practical lifespan.
- Driveway areas are utilitarian in character, serving circulation and garage access.

Scope of Work

- Remove existing concrete driveway at the front side and rear portions of the property.
- Prepare subgrade including excavation as needed, proper compaction, and gravel base installation for drainage and frost protection.
- Install new poured-in-place concrete driveway generally consistent with the existing footprint, with minor layout refinements to align with the new garage footprint and door locations.
- Install control joints to manage cracking.
- Maintain established drainage patterns and avoid runoff toward adjacent structures.

Materials and Construction Details

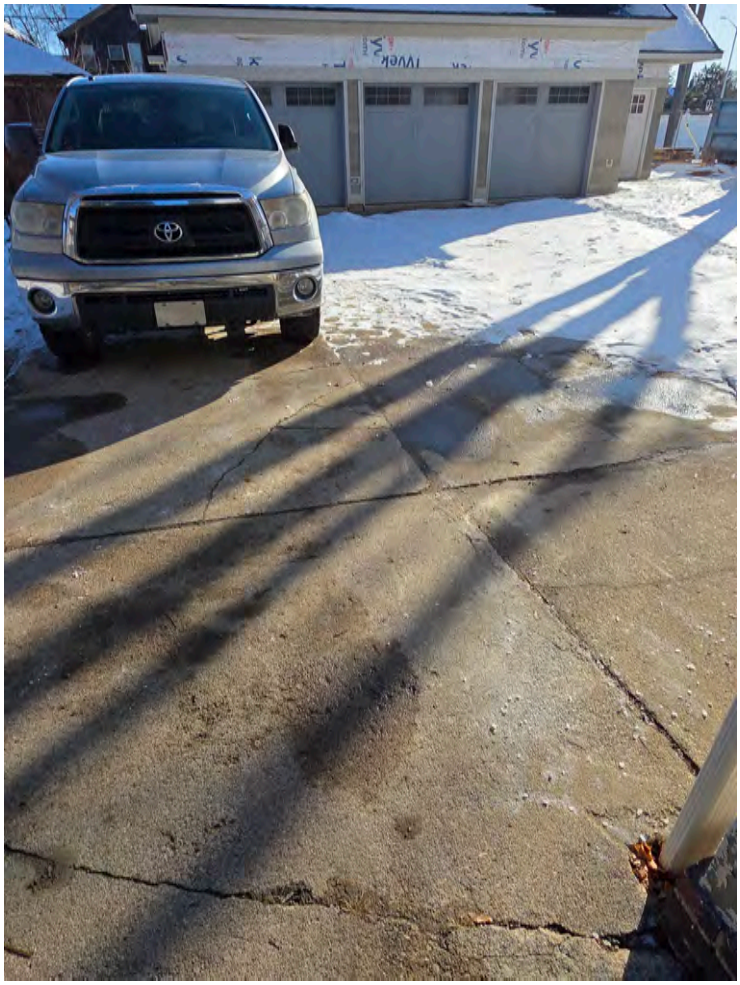
- Material: Cast-in-place concrete.
- Finish: Plain broom or light textured finish.
- Color: Natural concrete gray; no tinting or decorative treatments.
- Thickness: Typical residential driveway thickness approximately four to six inches with reinforced base where required.
- Edges: Simple tooled or straight edges consistent with a utilitarian driveway.

Preservation Proposal

- This project represents replacement of a non-character-defining feature.
- Minor layout adjustments are limited to what is functionally required by the new garage design.
- Overall driveway scale, material, and appearance remain consistent with the historic use and character of the property.
- No decorative paving, expanded hardscape, or alteration of primary architectural features is proposed.

Standards-Based Guidance

The work is consistent with the Secretary of the Interior's Standards for Rehabilitation, including retention of historic character, replacement of deteriorated features where repair is not feasible, and compatibility of new work in material and scale.



Item 14
Window Shutter Repair - Repair and Restoration (Primary / Front Façade)

Description

- The project involves the repair and restoration of existing historic wood window shutters located only on the primary, front, street-facing façade of the residence.
- Shutters are decorative, fixed shutters flanking window openings and are part of the home's original or early architectural detailing.
- Existing shutters feature solid wood construction, vertical boards, and decorative diamond cut-out details consistent with the historic character of the house.

Objective

- Preserve and extend the life of the original historic shutters through repair rather than replacement.
- Address deterioration while maintaining original materials, dimensions, profiles, and detailing.
- Improve appearance, weather resistance, and long-term durability of the primary façade.

Current Condition

- Shutters exhibit significant peeling and failing paint, particularly on upper and lower panels.
- Areas of weathering, surface checking, and minor wood deterioration are visible.
- Some shutters show loose or aging hardware, with limited operability and surface rust.
- No shutters are missing; deterioration is primarily cosmetic and localized, making repair feasible.
- Overall configuration, spacing, and alignment remain intact.

Scope of Work

- Remove loose and failing paint using low-impact methods.
- Repair deteriorated wood through consolidation, epoxy repair, or Dutchman patching where required. Tighten, repair, or replace shutter hardware in kind, matching original style and finish.
- Sand, prime, and repaint shutters using appropriate exterior paint colors.
- Reinstall shutters in their original locations and configuration on the primary façade.

Preservation Proposal

- Existing shutters will be retained and repaired, not replaced.
- All work will follow a repair-first, minimum-intervention approach, preserving historic fabric.
- No changes are proposed to shutter size, shape, thickness, placement, decorative cut-outs, panel configuration, or relationship to window openings.
- Work is limited to maintenance and restoration of existing architectural elements on the primary façade.

Standards-Based Guidance

Consistent with the Secretary of the Interior's Standards for Rehabilitation, including Standard 2 for retention and preservation of historic character, Standard 5 for repair of distinctive features rather than replacement, and Standard 6 for replacement only where deterioration is beyond repair, which is not proposed.

Item 15
Rear Extension: Re-Submission

The applicant is submitting additional information regarding the demolition and rebuilding of the sunroom/rear extension at the subject property at 949 Chicago Boulevard. As previously documented, the sunroom was in a failing condition, with compromised framing and roof components. Intervention was necessary to prevent continued deterioration and to address safety and structural concerns. Without corrective action, the structure was not expected to withstand another winter.

Based on comments and discussion during the November 12, 2025 DHDC hearing, it appeared that the Commission's primary concerns related to the proposed 9/12 roof pitch and the associated window design. This submission is intended to directly address those concerns. The materials provided herein further demonstrate why the proposed roof pitch is an appropriate and reasonable solution given the structural limitations, and why the proposed window fenestration is consistent with—and complementary to—the window replacements included elsewhere in this submission.

This submission includes professional statements from qualified industry experts, including an architect, a roofing contractor, and an experienced carpenter/builder, each of whom independently evaluated the poor conditions and constraints of the sunroom/rear extension structure. Letters of support from neighboring property owners are also included. Collectively, this information is intended to clarify the technical considerations, reinforce the necessity of the proposed work, and demonstrate that the approach represented a compatible, preservation-minded solution that responds thoughtfully to both the Commission's prior feedback and the guidelines of the Secretary of the Interior's Standards for Rehabilitation.

This item is submitted for the Commission's review and consideration of the factors outlined below as they relate to the subject area.

Secondary Façade

The core preservation principle is that alterations should occur where they have the least impact on a building's historic character. Secondary facades are precisely where limited modifications may be appropriate due to their reduced architectural prominence.

- They are typically less visible from the public right-of-way and generally contain fewer character-defining features.
- This secondary-façade designation allows for the creation of a practical and functional drainage solution, even if it deviates from the original historic condition.
- The concept of "secondary facades" is reflected in the Secretary of the Interior's Standards for Rehabilitation (36 CFR Part 67) and related interpretive guidance, where they are referenced as *Secondary Elevations* or *Rear Elevations*.
- Eligible for flexibility under Standards 2, 9, and 10.

Minimal Visibility and Transition to Private Realm

The property is NOT on the corner. It is the first home on the block. The planned site improvements transition this area from public view to a private realm, aligning with NPS guidance that permits more flexibility when modifications have limited visibility.

- Where alterations are not highly visible from the public right-of-way, NPS is more likely to consider a steeper 9/12 pitch as acceptable because it does not diminish the public-facing historic character of the home (SOI Standard 9).
- DHDC has already approved a 6-foot fence running from the front corner of the home along the Hamilton side to the alley, creating a defined private edge along the undeveloped lot.
- The expanded scope will include a formal landscaping plan for the adjacent lot, effectively establishing a private garden that further reduces visibility of the rear roofline. Visual impact from Hamilton will be minimal due to:
    - Dense landscape screening (columnar evergreens, arborvitae, or similar plantings) installed inside the fence line;
    - Vegetation that will mature to further obscure the roofline;
    - Future growth that will soften or break up the perceived mass of the 9/12 pitch;
    - Commitment to maintain and replace the screening for a defined period (e.g., five years) to ensure the long-term success of visual mitigation efforts.

Preservation

The primary goal of both the Secretary of the Interior's Standards and the Historic District Commission is the long-term preservation of historic properties and their character-defining features.

- While aesthetics are important, maintaining a weather-tight, structurally sound building envelope is essential to preventing deterioration, water intrusion, and material decay.
- Our position is that the 9/12 pitch represents the most effective and durable solution to ensure long-term preservation of the rear elevation and to prevent further deterioration that would jeopardize the home's historic integrity.

Neighbor Support

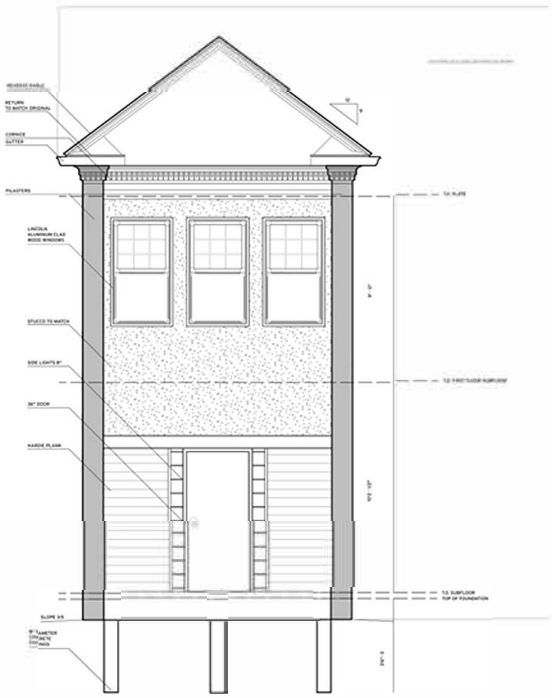
Neighbor input and written support is included to demonstrate community acceptance and confidence in the design.

- Statements affirming "no visual detriment" help reinforce that the alteration is compatible with the district's character.
- Several neighbors have firsthand experience with low-sloped roofs similar to the original configuration and can attest to ongoing water issues, failures in drainage, or high maintenance burden—providing contextual evidence of the practical need for the steeper pitch.
- Neighbors confirm that the proposed pitch remains compatible with the overall architecture of the property and represents the only prudent long-term solution for water management.

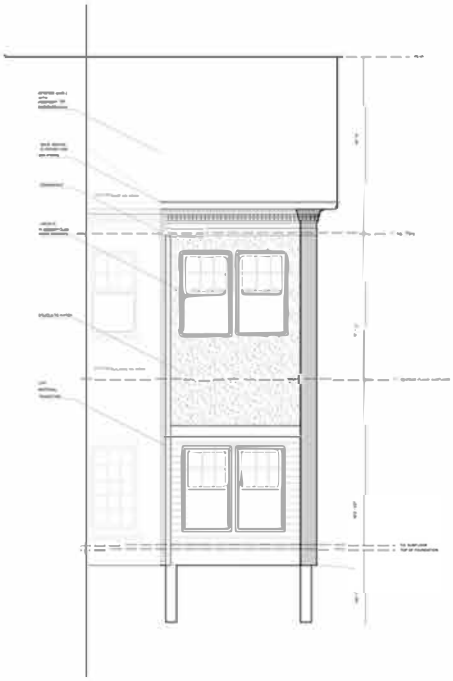
Windows

See **Item 6** of this submission package for the window replacement schedule. All windows proposed for the rear extension will be **in-kind in appearance and compatible in design** with those installed on the primary structure, including operation, profile, proportions, and exterior finish, to maintain visual continuity and historic consistency.

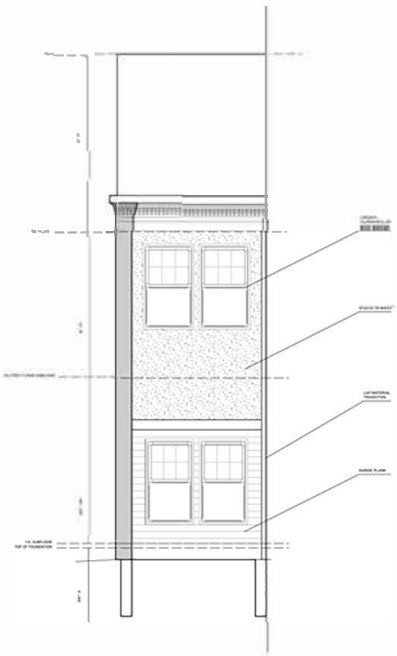
- Upper Level – Rear Extension
    - Double-hung windows are proposed in lieu of the original in-swing casement windows to **improve operability, ventilation control, interior usability, and long-term serviceability**, while maintaining **traditional vertical proportions, sash configuration, and exterior appearance** consistent with historic residential window types.
    - The change is limited to a **secondary rear elevation**, is **fully reversible**, and is consistent with the **Secretary of the Interior's Standards for Rehabilitation**, including **Standard 2** (retention of historic character) and **Standard 6** (compatible replacement where functional limitations preclude retention).



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

Woodward Construction & Development LLC
Shelby Twp. 48317
woodwardconstruct@gmail.com

RE:
Andre Williams
949 Chicago
Detroit Michigan

Sun Room / Rear Extension – Demolition & Condition Assessment

- The existing sun room / rear extension experienced systemic failure primarily due to an inadequately sloped (semi-flat) roof.
- The roof lacked sufficient pitch to properly shed water, snow, and ice, resulting in chronic ice damming, standing water on the roof surface, and accelerated deterioration over many years.
- Surrounding trees contributed debris to the roof surface, clogging drainage paths and gutters, trapping moisture and ice, and exacerbating water infiltration issues.
- Prolonged water intrusion compromised interior framing and structural supports, wall assemblies, and window units, which were deteriorated beyond repair due to long-term leakage.
- Water migration extended into the foundation system, resulting in deterioration of ground support and compromised footing conditions.
- The structure was supported by shallow footings approximately 24 inches deep, which were not below the frost line and were insufficient for long-term structural stability, particularly given chronic water exposure.
- Portions of the rear extension were effectively built on a slab with limited footing support, further contributing to structural failure.
- Interior plaster finishes were significantly damaged due to moisture infiltration behind wall surfaces, resulting in loss of bond, flaking, and deterioration.

- During demolition, a structural separation and sag between the rear extension and the main house was identified, measuring approximately three inches. This condition was corrected temporarily through jacking prior to installation of new structural members.

- The sag and separation were caused in part by the absence of a proper structural header at the interface with the main house. No header had been originally installed to support the main house rafters.

- The original roof slope was insufficient to perform properly and should have been steeper from the outset.

- It is recommended that the replacement roof match the existing primary roof pitch of the main house at 9:12 to ensure proper drainage, eliminate standing water and ice damming, and maintain architectural consistency with the historic structure.

- Shallower roof pitches such as 3:12 or 6:12 would be visually inconsistent with the main house and are not recommended.

Evaluator Qualifications & Experience

- The assessment and recommendations were provided by an individual with fifty years of experience as a rough and finish carpenter, significant experience preserving historic homes, and extensive hands-on expertise in residential construction.

- The evaluator, Harold Petree, is semi-retired and was a State of Michigan licensed residential builder for approximately twenty-four years, with deep experience in structural framing, roofing systems, foundations, and residential rehabilitation.

Pro Home Exteriors LLC
31310 Utica Rd
Fraser Michigan 48026

Date: January 5, 2026

To: Detroit Historic District Commission & BSEED

Subject: Pre-Demolition Roof Inspection Findings - 949 Chicago Boulevard

To Whom It May Concern,
As a State of Michigan contractor with 16 years of experience by. We inspected the rear two-story section of the Roofing Contractor, of the residence located at **949 Chicago Blvd** prior to the commencement of demolition and reconstruction activities. My inspection focused on the condition of the existing roof system and its contribution to ongoing structural and moisture problems affecting the rear addition.

During the on-site review, the following conditions were observed and documented:

• The roof assembly was constructed with an **extremely low slope (estimated between 1/12 and 2/12),** creating chronic water pooling across large areas of the surface.

• **Roofing membrane** failure and deteriorated flashing were evident, allowing **direct water intrusion** into wall cavities and ceiling joists.

• **Rot and delamination** were present in roof decking and rafter tails, indicating long-term water exposure.

• **Active leaks** were visible along the interior ceiling line, with moisture stains and fungal growth confirming continuous infiltration.

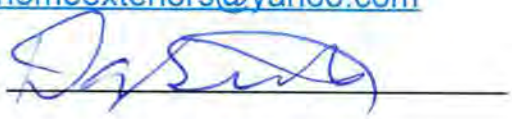
• The condition of the roof structure posed **imminent risk of further damage** to the adjoining main house and foundation due to ongoing water migration.

Based on these findings, the existing roof was beyond practical repair. Any attempt to overlay or patch would have been temporary and ineffective due to the underlying framing deterioration and minimal slope.

For these reasons, I suggested that the roof be **removed and rebuilt with an increased pitch (9/12)** to establish proper drainage, comply with **Michigan Residential Code Section R905.2.2**, and ensure long-term weather protection consistent with local climate demands.

This recommendation was made **solely on technical and safety grounds** to prevent further structural decay and water intrusion
- not as an aesthetic or design preference.

Respectfully submitted
David A. Sciotti
Company: Pro Home Exteriors LLC
Phone: 586-277-5079
Email: prohomeexteriors@yahoo.com

Signature: 

Woodward Construction & Development LLC
Shelby Twp. 48317
woodwardconstruct@gmail.com

Window assessment for 949 Chicago Boulevard, Detroit Michigan 48020:

Upon visual inspection and using a level, I found that the windows were not operable mostly due to sagging from the house settling. I have also noticed in these older Detroit homes that the headers are not up to the current standards, which means that the window frames have more stress on them and are compromised from being able to open.
It is my recommendation to replace these windows rather than restore.

Sincerely,
Harold Petree

I was a Michigan State builder for over 40 years and am a carpenter for over 50 years.

November 21, 2025

Dear Members of the Detroit Historic District Commission,

I am writing in strong support of Andre Williams' application to reconstruct the sunroom at 949 Chicago Boulevard. As a neighbor and fellow resident of the Boston-Edison Historic District, I have had the privilege of knowing Andre and witnessing his deep commitment to preserving and restoring his family home. 949 Chicago Boulevard has been in Andre's family since the early 1950s—first belonging to his grandparents, and now under Andre's stewardship. This multi-generational connection to the neighborhood gives Andre an invaluable perspective on the district's history and character. He has taught me about Boston-Edison's past, sharing stories and insights that only someone with such deep roots could provide.

Andre has already proven his commitment to appropriate historic preservation through his garage reconstruction project, which is nearing completion. The quality of that work has been exemplary and has significantly improved the appearance of the property—maintaining these homes is a labor of love, not to be taken lightly. As I enter our neighborhood and see his family home, I'm genuinely happy to witness Andre's progress. After years of watching the property struggle with deferred maintenance, it's meaningful to see the efforts to reverse years of neglect and restore the property have been particularly meaningful to the community.

I understand that the sunroom at 949 Chicago Boulevard had suffered significant water and weather-related deterioration, and was reaching a point where it could have become a safety hazard if not addressed. I believe Andre's intentions were to prevent further damage to this historic home rather than to circumvent the review process. The completed work has addressed the structural deterioration and stopped further water damage to this historic home. These outcomes align with preservation goals. I've reviewed the HDC's concerns about the roofline, and from my perspective as a neighbor, the new roof fits harmoniously with the home's architecture without overwhelming the primary structure. As neighbors, we would welcome seeing this project brought to an appropriate conclusion through collaboration with HDC staff.

Beyond his own property, Andre is an active member of our block club and regularly participates in neighborhood cleanup efforts. His investment in the community extends beyond his property line—he genuinely cares about the wellbeing of Boston-Edison as a whole. Andre Williams represents exactly the kind of homeowner that historic preservation efforts seek to support: someone with deep family ties to the neighborhood, a demonstrated commitment to appropriate restoration work, and an active role in community life. The restoration of 949 Chicago Boulevard benefits not only Andre's family but our entire historic district.

I respectfully urge the Commission to approve Andre's revised application for the sunroom reconstruction project. His proven track record, community involvement, and family legacy demonstrate that he is a trustworthy steward of this historic property.

Thank you for your consideration.

Sincerely,

James A. Simpson

November 26, 2025

Detroit Historic District Commission

Re: Support for Mr. Williams – 949 Chicago Boulevard, 48202

To the Honorable Members of the Historic District Commission:

First and foremost, I would like to thank all of you for all your efforts in protecting and preserving our great city and my community, the Boston-Edison Historical District! I truly respect the tough decisions that each of you must take to maintain your sworn obligation to preserve architectural beauty within each historic neighborhood within the city.

I grew up in the Boston-Edison Historical Community in the 1970s and have witnessed our neighborhood property values plummeting because the homeowners were unable to maintain or fix these great homes. I remember a period when we had neighbors living in our community that had zero appreciation for the historical value of our community. Specifically, I have witnessed neighbors in my District parking dilapidated boats and cars in driveways to installation of subpar windows that can only be removed by escalation with the Boston-Edison block clubs and affinity organizations to contact City Enforcement to issue blight tickets as a remedy toward neighborhood compliance.

I would like to highlight Mr. Andre William's property located two doors west of my home, located at 949 Chicago Boulevard. My family and I have witnessed the deterioration and condition of Mr. Williams home over several decades. This is the first house on the block that sits next to an undeveloped lot that is distressed and is an eyesore that all can see when entering our community from the major roads.

Over the past decades, Mrs. Mary Fanning, (his grandmother now deceased and previous owner), struggled with ongoing water intrusion caused by the original flat roof. To my recollection, there were at least four separate attempts by roofing contractors to address the issue, yet the leaks continued and grew worse over time. Her frustration was well known among neighbors. Ultimately, the prolonged water damage became apparent in the physical structure: the rear wing began to deteriorate and visibly separate from the main body of the home. In my view, based on observing the property for decades, the damage was significant enough to raise legitimate concerns about structural integrity or architectural flaws within the original design.

Moving forward, I have witnessed Mr. Williams over the last several years take on huge cleanup and renovation process with his home that I admire, appreciate, and respect. Mr. Williams is improving his property while enhancing the beauty of our neighborhood and improving our property values with quality that is befitting to a high value community. Absolutely nothing has been subpar nor aesthetically displeasing to eye or community audience! I express my full support for Mr. Williams's renovation and restoration efforts, particularly the recently completed roofline work on the rear wing. The roofline change does not negatively affect the public view or alter any defining architectural qualities of the home. In fact, it corrects a long-standing structural problem and ensures that the building can remain intact for generations to come.

As I stated on the conference call at the Commission's November 12th meeting, I was completely alarmed by one of the Historical Inspector's comments. The Inspector stated during that specific meeting to the Commission that the enclosure/sunporch was salvageable. I have witnessed and can attest firsthand that the damage from the interior roof, studs, ceiling, wood support beams, lathe, to the cement foundation was unsalvageable and unrepairable because of extensive water intrusion caused by leaks via capillary action. It was a breath of fresh air to see the previous enclosure removed by Mr. Williams. I have to say again that there was no way that the previous enclosure could have been salvaged! The observation conducted by the Inspector was a complete error! The exterior of the enclosure was visibly falling apart and was just as bad as the interior home photos shared during this meeting.

I respectfully urge the Commission to review, reconsider, and approve Mr. Williams's plans. Mr. Williams is not an enemy but a much-needed friend to our community! Mr. Williams approach aligns with the best interests of both the neighborhood and historic preservation itself. Maintaining the home's stability and longevity is essential, and Mr. Williams has demonstrated through action—not words alone—his dedication to preserving the historic fabric of our community. In addition, I've been made aware as well as other neighbors that Mr. Williams has sought advice and consultation from a historical architect to keep his property improvements within reasonable guidelines as to avoid unnecessary financial hardship.

Thank you for your time and consideration. I respectfully ask that you to support a reasonable and historically consistent solution that allows Mr. Williams home to remain a strong and contributing part of the Boston-Edison neighborhood for this and generations to come.

Sincerely,

Quill H. Pettway

Dear Detroit Historic District Commission,

I wanted to share my support of my neighbor Andre Williams' application for his sunroom at 949 Chicago Blvd. I've watched the progress of this restoration process for the back of the house and garage. Andre has paid close attention to the quality and historic preservation of the home, and I know it is personal for him because the house has been in his family for several generations. I'd like to speak on behalf of Andre as a neighbor, as well as Andre as a historic home owner.

Andre has been a friendly and active neighbor ever since our family moved into the neighborhood years ago. He's always been welcoming, generous to help with others, and active in discussions. Andre is active in Chicago Blvd East Block Club meetings and events, and is very considerate about the happenings on our block.

As a fellow historic homeowner, I understand the responsibility and challenges of maintaining an older home. There is a balance of maintaining the historical integrity of the homes in our neighborhood, while also ensuring they will last for the next generation through improved construction and restoration. The reconstruction project in question, in my opinion, preserves the historical character of the home while also addressing a near-term and long-term concern about water damage. In my opinion, there is nothing about the design that seems out of character with the historical intention of the home.

In conclusion, I support Andre's application for the sunroom reconstruction project at 949 Chicago Blvd and would encourage the HDC to approve the revised application. Andre is a neighbor of great character and diligence who truly cares about the neighborhood and preserving his home for future generations, and I believe this project does just that.

Thank you,

Kyle Christensen

December 1st, 2025

Dear Members of the Detroit Historic District Commission,

I am writing in strong support of Andre Williams' application to reconstruct the sunroom at 949 Chicago Boulevard. As a neighbor and resident of the Boston-Edison Historic District, I have had the privilege of knowing Andre Williams and witnessing his sincere commitment to preserving and restoring his family home.

Maintaining these historic homes is truly a labor of love—not something to be taken lightly. Having gone through this process myself to care for and update my own home, I understand the level of dedication it requires. Each time I enter our street, as I am only a few houses down, I see the progress on his family's home, and I feel encouraged. After years of watching the property deteriorate due to deferred maintenance, it has been incredibly meaningful to see thoughtful efforts to reverse that decline. The work completed to date has not only stabilized the structure but has also provided the community with a visible sign of revitalization.

From my understanding, the sunroom had suffered extensive water- and weather-related deterioration and was approaching a point where it posed a safety concern. It is evident that Andre's intent was to prevent further damage to this historic home rather than bypass the review process. The work completed has addressed significant structural issues and stopped ongoing water infiltration—both outcomes that align directly with preservation goals.

One of the primary concerns raised involves the roofline. As a neighbor who sees the property daily, I would like to offer my perspective. The new 9/12 pitch roof is not only visually harmonious with the home's architecture—as well as the newly constructed garage—but it is also a more durable and historically appropriate solution than the original flat roofline. Steeper roofs such as a 9/12 pitch dramatically improve water flow, allowing rain, snow, and debris to shed efficiently instead of pooling on the surface. This reduces the risk of leaks, rot, and long-term structural damage—issues to which flat roofs are especially vulnerable.

In a climate like Detroit's, where heavy snowfall and freeze–thaw cycles are common, a steeper pitch provides superior longevity, stability, and protection for the historic structure underneath. Flat roofs, by contrast, require frequent maintenance and remain far more susceptible to water-related deterioration. Choosing a 9/12 pitch roof ultimately helps preserve the integrity of the home for decades to come.

As neighbors, we support bringing this project to a positive conclusion in collaboration with HDC staff. Andre's deep family ties, active community involvement, and responsible restoration work reflect the very qualities preservation efforts aim to uplift, and the improvements at 949 Chicago Boulevard benefit the entire district. I respectfully urge the Commission to approve his revised sunroom reconstruction application, confident that this historic home is in capable and responsible hands.

Thank you for your consideration.

Best,

Lauren Paxson

December 2, 2025

Detroit Historic District Commission
2 Woodward Ave. Suite 808
Detroit, Michigan 48226

Dear Detroit Historic District Commissioners,

My name is Gracie Brown, I live in close proximity to my neighbor, Mr Andre Williams at 949 Chicago Blvd. I am in full support of the restoration he has completed on his home. Since meeting Mr. Williams and his family they have given me advice and useful suggestions on maintenance, repairs, and restorations ideas for my home. One being the recent repair and restoration work on my roof this year. The last few years, I watched the reconstructive work Mr. Williams has completed on his home that compliment the homes historic architecture. It added structural balance to the home, aided in resolving structural flaws that caused weather related deteriorations and also improved security to the home. Mr Williams has shown his commitment to foster historic features in the renovation projects of his home. In my opinion, the new roof of the back porch compliments the house. It is the same as the roof on the garage. The rooflines seamlessly flows it historical features and qualities that is found in many of the homes in our historic district. I have no issues with the work Mr Williams has completed on his property and I am in full support of what he is doing.

Sincerely,

Gracie E Brown

Gracie E. Brown

To the Members of the Detroit Historic District Commission,

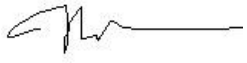
I am writing in strong support of Andre Williams' application to reconstruct the sunroom at 949 Chicago Boulevard.

As a resident of the Historic Boston–Edison District who has passed this property daily for the last four years, I witnessed the original sunroom's steady deterioration. Its condition appeared unsafe, and I believe Andre's decision to rebuild was necessary. It is clear that his intentions are in preserving his family's historic home (since the 1950s!) based on his prior work and strategic plan he has presented.

In my ten years as a real estate professional specializing in Detroit's historic housing, I have seen many properties suffer because proper restoration is complex, expensive, and often reveals unexpected issues. These challenges can lead homeowners to delay work or opt for inadequate repairs, which only create more serious problems later. I have also had clients experience mold and structural concerns due to restoration efforts that were neglected by prior owners—issues that can carry real health risks.

Given the condition of the original structure and Andre's demonstrated commitment to restoring his home in a thoughtful and appropriate manner, I respectfully ask the Commission to consider and approve his application.

Sincerely,



Nika Jusufi

A few similar rear extensions in the immediate neighborhood