

City of Biddeford
Historic Preservation Commission
September 08, 2021 4:00 PM City Hall Council Chambers & Via ZOOM
Sep 8, 2021 04:00 PM Eastern Time (US and Canada)
Topic: Historic Preservation Commission

Please click the link below to join the webinar:
<https://biddeford.zoom.us/j/95378853215?pwd=SVQzRmlzbjAzSmlZTHRITHlzdjcrUT09>

Passcode: 938747

Or One tap mobile :

US: +13126266799,,95378853215# or +16465588656,,95378853215#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

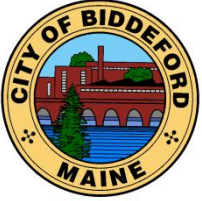
US: +1 312 626 6799 or +1 646 558 8656 or +1 301 715 8592 or +1 346 248 7799 or +1
669 900 9128 or +1 253 215 8782

Webinar ID: 953 7885 3215

International numbers available: <https://biddeford.zoom.us/u/axqyWcoE7>

1. **Roll Call/Declaration of Quorum & Voting Members**
2. **Adjustments to the Agenda**
3. **Consent Agenda**
 - 3.1. Approval of Meeting Minutes for July 14, 2021
[HPC Minutes 071421-Draft.pdf](#)
4. **Unfinished Business**
5. **New Business**
 - 5.1. 2021.31 HPC Review a project by TruNorth Development LLC to make exterior modifications at 12 Washington Street (Tax Map 38, Lot 350) in the MSRD-1 Zone.

[2021.31 HPC 12 Washington St SR.pdf](#)
[Application Package.pdf](#)
6. **Other Business**
7. **Adjourn**



CITY OF BIDDEFORD

Planning and Development Department

Brad Favreau
Economic Development Coordinator
205 Main Street
P.O. Box 58six
Biddeford, ME 04005
(207)-282-7119 or (207)-28four-
9115

HPC MEETING

July 14, 2021

4:00

City Hall, Second Floor Conference Room & Zoom

(DRAFT)

In attendance: Jeff Cabral (Chair), Leah Schaffer, Erin Ware, Julie Larry, Priscilla McGuire & Catherine Glynn (via Zoom)

Staff Members: Brad Favreau & Nan Whitten

1. Roll Call/Declaration of Quorum/Voting Members (Chair opened meeting at 4:00 PM)

2. Adjustment to the Agenda

3. Consent Agenda

Approval of Meeting Minutes for June 9, 2021

MOTIONS: 4:03 PM

Schaffer: Motion to approve the meeting minutes from June 9, 2021

McGuire: Second

Motion passed unanimously 4-0 (Schaffer, Ware, McGuire, Glynn in favor)

4. Unfinished Business

5. New Business

5.1. 2021.28 HPC Commission Review for replacement of siding for Leslie A. Gosselin at 31 Quimby Street, Tax Map 37, Lot 88 in the MSRD Zone.

- Mike Lowell of Twin City Builders represented the borrowers
- Guy & Leslie Gosselin also spoke as the applicants
- No public comments
- Discussion between the Commission & the applicants contributing vs non-contributing structures was one topic of discussion.

MOTIONS: 4:24 PM

Motion-Schaffer-To approve the Certificate of Appropriateness for Guy and Leslie Gosselin to install new siding at 31 Quimby Street in the MSRD-2 zone based on materials presented and that all permits must be obtained from Code Enforcement prior to beginning any work.

Second-McGuire

Motion passed unanimously 4-0 (Schaffer, Ware, McGuire, Glynn in favor)

5.2. 2021.27 HPC Commission Review for a new wooden fence for K & S Development at 45 Hill Street, Tax Map 39, Lot 112 in the MSRD-2 Zone.

- John & Erin Korpaczewski are the applicants and spoke on their own behalf.
- No public comments
- The Commission discussed the fence with the applicants, the height and style of the fence was discussed as well as whether it would be historically accurate or not.

MOTIONS: 4:41 PM

Motion –Glynn- To approve the Certificate of Appropriateness for K&S Development to install new fencing at 45 Hill Street in the MSRD-2 zone based on materials presented and that all permits must be obtained from Code Enforcement prior to beginning any work.

Second-Ware

Motion passed unanimously 4-0 (Schaffer, Ware, McGuire, Glynn in favor)

5.3. 2021.10 HPC Commission Review for new construction of a building for CHA Consulting, Inc. at 69 Adams Street, Tax Map 38, Lot 290 in the MSRD-2 Zone.

- The applicants were represented by the following:
Guy Gagnon-Biddeford Housing Authority
Jordan Stickles-CHA Consulting, Inc.
Shane Dunn-CHA Consulting, Inc.
Brooks Moore-South Portland Housing Authority
- No comments from the public
- The Commission discussed and clarified items regarding the application. The applicants showed images of the former building and plans for the new one.
- The applicants told of a meeting they held with neighbors, the meeting was sparsely attended with no negative comments.
- The Commission proposed a conditional approval which the applicant refused due to timing issues.

Motions: 5:46 PM

Motion-Schaffer-To approve the Certificate of Appropriateness for Southern Maine Affordable Housing to construct a new residential building at 69 Adams Street in the MSRD-2 zone based on materials presented and conditioned on the following:

- a. All permits must be obtained from Code Enforcement prior to beginning any work.
- b. All changes of materials presented at today's meeting must go before the full Historic Preservation Commission for further review prior to installation.
- c. The rooftop HVAC screening must be set back as far as possible from the roof edge. The material(s) used for this screening must be reviewed by the full Historic Preservation Commission prior to installation.

Second-Ware

Motion passed unanimously 4-0 (Schaffer, Ware, McGuire, Glynn in favor)

6. Other Business

- Mr. Favreau told the Commission that they had all been registered for NAPC Training.
- Mr. Favreau updated the Commission on the status of the ordinance change for historical preservation.
- Mr. Favreau reminded the Commission that Julie Larry will be making a presentation to the Commission for educational purposed on July 19th from 4-5PM via Zoom.

7. Adjourn Meeting 6:00 PM

Chair: Historic Preservation Commission

Date

These minutes are summary and are not intended to be verbatim. Archived meetings are viewable on the City's website: www.biddefordmaine.org.



CITY OF BIDDEFORD PLANNING DEPARTMENT

2021.31

Greg D. Tansley, A.I.C.P.
205 Main Street
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Biddeford, ME 04005
(207) 284-9115

Greg.Tansley@Biddefordmaine.org

HISTORIC PRESERVATION COMMISSION REPORT

TO: Jeff Cabral, Chair & Members of the Biddeford Historic Preservation Commission

FROM: Brad Favreau, Economic Development Coordinator

DATE: September 1, 2021

RE: ITEM #5.1 – Public Hearing – TruNorth Investments LLC to make exterior alterations at 12 Washington Street (Tax Map 38, Lot 350) in the MSRD-1 zone.

MEETING DATE/TIME: September 8, 2021 @ 4:00 PM

1. INTRODUCTION

New owners of the building at 12 Washington Street propose alterations to the exterior that will accommodate two restaurants on the first floor (in place of the longtime Wonderbar Restaurant) and new residential units on upper floors.

2. PROJECT DATA/INFORMATION

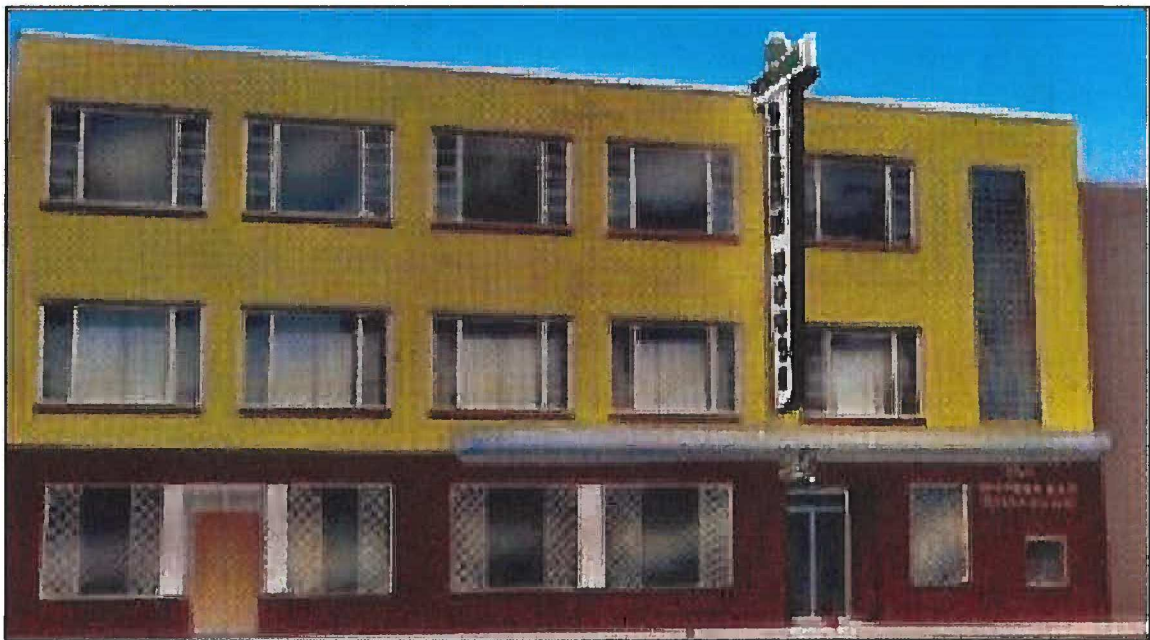
	<i>SUBJECT</i>	<i>DATA/INFORMATION</i>
1.	Applicant:	TruNorth Development LLC P.O Box 343 Biddeford Pool ME 04006 trunorthinvestments@gmail.com
2.	Owner of Property:	TruNorth Development LLC P.O Box 343 Biddeford Pool ME 04006 trunorthinvestments@gmail.com
3.	Contractor/Developer:	N/A
6.	Project Agent/Architect:	none
5.	Project Location:	12 Washington St.
6.	Project Tax Map #/Lot #:	Tax Map 38, Lots 350
7.	Existing Zoning:	MSRD-1
8.	Overlay Zoning:	Biddeford Historic District.
9.	Contributing/Non-contributing:	Contributing.
10.	Existing Use:	Commercial
11.	Proposed Use:	Commercial and Residential
12.	Parcel Size	0.08 Acre
13.	Front Setback Required	None
14.	Side Setback Required	None
15.	Rear Setback Required	None
16.	Height Requirements	Min. 2 stories; max. 60 ft.
17.	Approvals Required:	Certificate of Appropriateness
18.	Uses in the Vicinity:	Mixed Use
19.	LDR Attachment A: Fess Paid:	Paid
20.	Other Permits Obtained:	None
21.	Historic Preservation Commission Review History:	September 8, 2021 Meeting: The notice was posted in City Hall and on the city website on September 1, 2021. Mailing notices were also sent out to all abutters within 100' on September 1, 2021 – 10 notices were sent out.

3. EXISTING CONDITIONS:

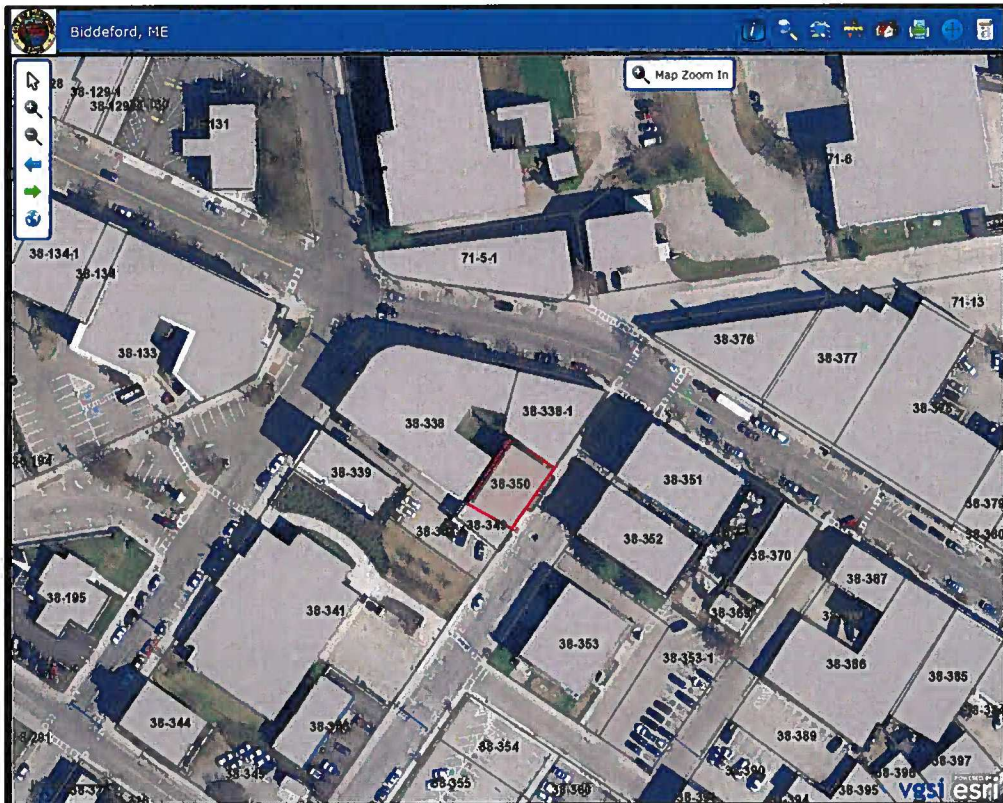
The Wonderbar Restaurant predates the existing building at 12 Washington Street. The Assessing Department records indicate the building was constructed in 1939, however, the date stone at the top of the front façade indicates the building dates from 1952. This is likely the date that renovations took place to the earlier building.

According to the Russell Wright Survey, the building was constructed in the Art Deco style. It is 3 stories and is 6 bays wide. The primary exterior wall materials are brick, concrete, and glass block.

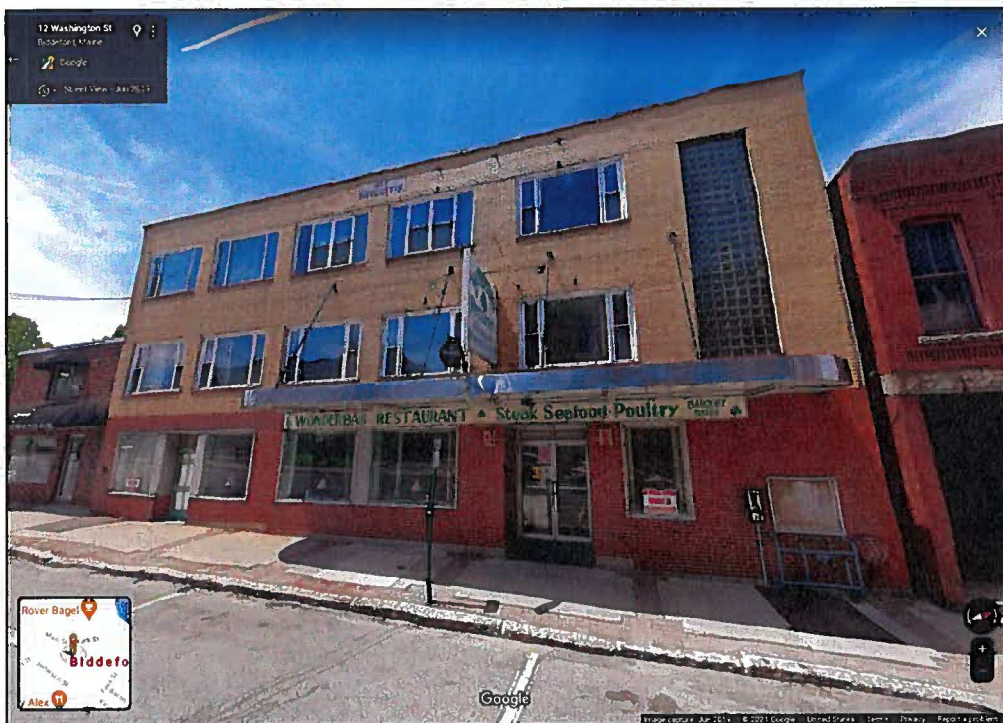
A historical image of the building circa 1950:



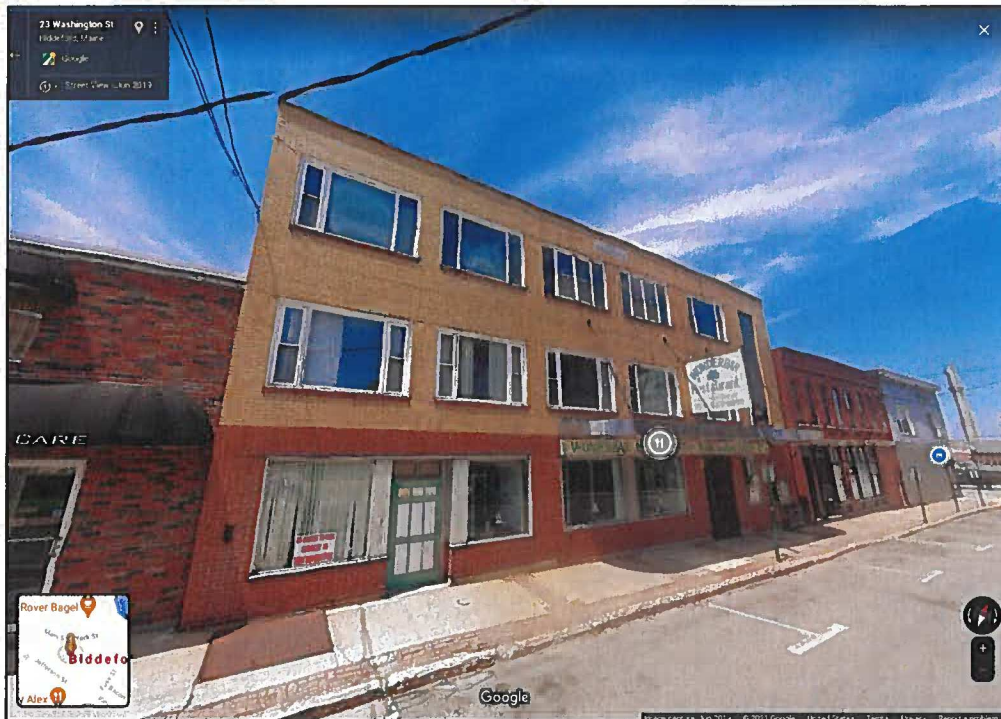
This is a contributing structure as identified by the Russell Wright Survey.



Source: "12 Washington St". <http://gis.vgsi.com/BiddefordMEMap/index.html?pid=4360>.
 Accessed Date: 8/30/2019



Source: "12 Washington Street, Biddeford, Maine." 43°29'34" N 70°27'19" W. Google Earth Street View. Imagery Date: June, 2019. Accessed Date: 8/30/2021.



Source: "12 Washington Street, Biddeford, Maine." 43°29'34" N 70°27'19" W. **Google Earth Street View.** Imagery Date: June, 2019. Accessed Date: 8/30/2021.

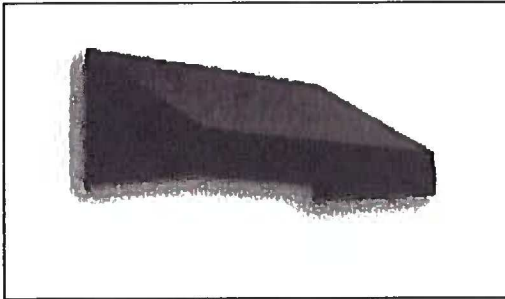
4. PROJECT PROPOSAL

The scope of proposed work includes:

- New HVAC condensers will be installed on the roof. This work is included in the application, but review by the commission is not needed as it is not visible from "any open space or street."
- Existing wood paneled door on the left side of the front façade will be replaced with full-view aluminum framed commercial door, sized 42" x 80", to match existing doors at main entrance.



- A new canvas awning will be installed over this new door and adjacent windows. This awning will be 20 feet wide by four feet deep. Printed on the front edge of the awning will be "Sublime Taco."



- Other existing windows on the first floor will remain as is.
- The ten window units on the second and third floor of the front façade will be replaced with 96" x 64" aluminum units. The units will comprise a fixed center sash, flanked by double hung units, mulled together. The applicant has chosen Universal Series 400 aluminum windows, the same manufacturer used by the developers of 5 Washington Street, which came before the HPC in 2019.



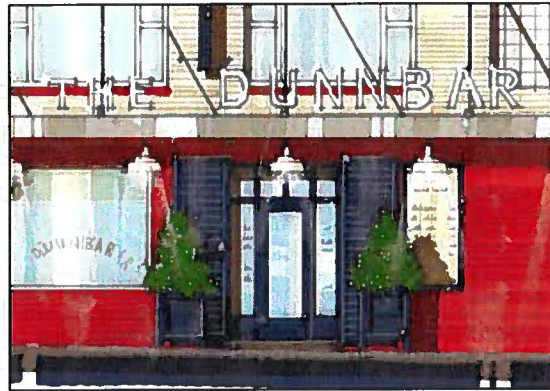
- The window on the upper story of the left (south) side of the building, facing the courthouse will be replaced with 30" x 64" aluminum double hung units. Currently this opening is covered by signage. A new window opening will be cut into the masonry on the left of the existing opening, sized to match existing opening. Universal 400 windows will be used.



- Fluorescent strip lighting on the underside of the front canopy will be replaced with warehouse/factory shade lighting fixtures.



- Freestanding letters will be installed atop the canopy: T H E D U N N B A R. Letters for the word 'THE' will be 18" tall. Letters for the words 'DUNN BAR' will be 24" tall. Shutters as shown in the rendering below are not a part of this scope of work.



- Other new signage will be applied to window glass. This will be reviewed at the subcommittee level after the applicant provides images and specifications from the sign fabricator.
- The aluminum band surrounding the canopy will be repaired as needed.
- The existing green and white 'Wonderbar' sign that hangs perpendicular to the building will remain.
- The existing mural type sign on the upper story of the left side of the building (facing the courthouse) will be refreshed and otherwise remain as is.

5. PUBLIC COMMENT

As of the time of this report, no public comments had been received, although abutter notices went out the same day as this report was completed.

6. STAFF REVIEW:

- a. ZONING: The use is an allowed use in the MSRD-1 Zone.
- b. REVIEW STANDARDS: Article XV (Historic Preservation Ordinance), Section 11 (Evaluation standards for certificate of appropriateness).

The Ordinance states the following in the submission requirements section of the Ordinance (Article XV (Historic Preservation Ordinance), Section 11 (Evaluation standards for certificate of appropriateness):

Section 11

Evaluation standards for certificate of appropriateness.

A. Reconstruction and alterations.

- 1. *A building or structure classified as an historic landmark or located within an historic district, or any part thereof, or any appurtenance related to such structures, including but not limited to walls, fences, light fixtures, steps, paving and signs, shall not be reconstructed or altered unless a certificate of appropriateness has been issued for such activity. No certificate of appropriateness for a structure or building identified as contributing to the district shall be issued unless the proposed activity is found to preserve or enhance a building's or structure's historical or architectural character. No certificate of appropriateness shall be issued for a noncontributing structure or building unless the proposed activity is complementary to the historic character of surrounding structures and buildings and meets the intent of this ordinance.*
- 2. *The standards and requirements in the United States Secretary of the Interior's Standards of Rehabilitation as well as the following factors shall be considered when reviewing applications for reconstruction or alteration of buildings or structures subject to review under this ordinance:*
 - a. *Every reasonable effort shall be made to use a property for its historic purpose and in a way which will require minimum alteration to the structure and its environment;*
 - b. *Rehabilitation work shall not destroy the distinguishing qualities nor character of the structure and its environment. The removal or*

alteration of any historic material or architectural features should be avoided;

- c. Deteriorated architectural features should be repaired rather than replaced, wherever possible. In the event that replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities. Repair or replacement of missing architectural features should be based on physical or pictorial evidence rather than on conjectural designs or the availability of different architectural features from other buildings;*
- d. Distinctive stylistic features or examples of skilled craftsmanship which characterize historic structures and often predate the mass production of building materials shall be treated with sensitivity;*
- e. Changes which may have taken place in the course of time are evidence of the history and development of the structure and its environment, and these changes shall be recognized and respected;*
- f. All structures shall be recognized as products of their own time. Alterations to create an earlier appearance shall be discouraged;*
- g. Contemporary design for additions to existing structures shall be encouraged if such design is compatible with the size, scale, material and character of the neighborhood, the structure or its environment; and*
- h. Wherever possible, new additions or alterations to structures shall be done in such a manner that if they were to be removed in the future the essential form and integrity of the original structure would be unimpaired.*

c. OUTSTANDING ITEMS TO BE ADDRESSED PRIOR TO APPROVAL:

1. None.

7. STAFF RECOMMENDATION:

- Recommend that the Historic Preservation Commission review the revised submitted application materials and considered the application for approval, approval with conditions, or denial.

8. STAFF RECOMMENDATION

If the Commission approves the project, Staff recommends doing so with the following minimum Conditions of Approval attached:

- a. **All permits must be obtained from Code Enforcement prior to beginning any work.**

9. SAMPLE MOTIONS

A. Motion to approve the Certificate of Appropriateness for 12 Washington Street for exterior alterations, based on the materials submitted and conditioned on the following:

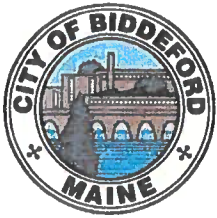
- a. **All permits must be obtained from Code Enforcement prior to beginning any work.**

b. _____

B. Motion to table this item until the following minimum additional information has been submitted for review:

a. _____

b. _____



CITY OF BIDDEFORD
PLANNING DEPARTMENT

RECEIVED
8-25-21

Brad Favreau
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PO Box 586
Biddeford, ME 04005
207-284-9115

Brad.Favreau@biddefordmaine.org

HISTORIC PRESERVATION COMMISSION
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

Type of Application (see pages 2 and 3 below):

- ☒ Certificate of Appropriateness – Commission Review (\$275.00 fee)
☐ Certificate of Appropriateness – Subcommittee Review (\$50.00 fee)

Note: If unsure, check with the Planning Department which applies.

Applicant's/Owner's Information:

Applicant's Name: TroNorth Development LLC, Col Caldwell
Applicant's Address: PO Box 343 Biddeford Pool 04006
Applicant's Phone(s): (508) 333-8551
Applicant's E-mail: tro-north-investments@gmail.com
Applicant's Legal Interest in the Property:

☒ Owner ☐ Purchase and Sale ☐ Lease/Rental Agreement

Owner's Name: _____
Owner's Address: _____
Owner's Phone(s): _____
Owner's E-mail: _____

Representative's (Agent, Engineer, Architect, and/or Contractor) Information:

Agent's Name: _____
Agent's Address: _____
Agent's Phone(s): _____
Agent's E-mail: _____

Attach separate pages where multiple representatives are involved.

Project Information:

Project Address: 12 Washington Street
Project Zone: MSRDI Existing Use of Property: Restaurant
Project Tax Map(s): 38 Project Lot Number(s): 350

COMMISSION Review Project Activities (Check all that apply):

Alterations and Repair

- ☐ Removal and/or replacement of architectural detailing (for example porch spindles and columns, railings, windows and window moldings, and cornices)
- ☐ Installation or replacement of siding
- ☐ Porch replacement or construction of new porches
- ☐ Installation or replacement of either roofing or gutters when they are a significant and integral feature of the structure
- ☐ Alteration of accessory structures such as garages
- ☐ Other: _____

Additions and New Construction

- ☐ New Construction
- ☐ Building additions, including rooftop additions, dormers or decks
- ☐ Construction of accessory structures
- ☐ Installation of exterior access stairs or fire escapes
- ☐ Installation of antennas and satellite receiving dishes
- ☐ Installation of solar collectors
- ☒ Rooftop mechanicals (e.g., HVAC) (mini splits)
- Other: _____

Moving and Demolition

- ☐ Moving of structures or objects on the same site or to another site
- ☐ Any demolition or relocation of a landmark contributing and/or contributing structure within a district

☐ Other: _____

SUBCOMMITTEE Review Project Activities (Check all that apply):

Alterations and Repair

- ☒ Masonry work, including repointing, sandblasting, chemical cleaning, painting where the masonry has never been painted, or conversely, removal of paint where the masonry historically has been painted

☒ Other: Replacement of windows
no change of sizes

Signage and Exterior Utilities

- ☒ Installation or alteration of any exterior sign, awning, or related lighting
- ☒ Exterior lighting where proposed in conjunction with commercial and institutional signage or awnings
- ☐ Exterior utilities, including mechanical, plumbing, and electrical, where placed on or near clearly visible facades
- ☐ Other: _____

Note: In cases where the project is minor in nature, the Planning Department may determine that even if the activity qualifies for full Commission review it would be more appropriate to have it delegated to Subcommittee review.

Note: Your project may also require a building permit. Please call the Code Enforcement Office (284-9236) to make this determination.

Submittal Information Checklist:

- ☒ Required Application Fee: If full Commission review is required - \$275.00
If Subcommittee review is required - \$50.00

If FULL COMMITTEE Review is required - 8 Copies of the following are required:

- ☒ Completed Application Form
- ☒ Description of Proposed Activity

To:

City of Biddeford Code Enforcement, Planning Department, City Clerk's Office

From:

Ciel R Caldwell

TruNorth Development LLC and LaundrYuP! LLC

Date: July 20th 2021

RE: Background on 12 Washington Street

TruNorth Development LLC is acquiring 12 Washington Street (former site of the Wonderbar) from Vince Keely. There will be three legal entities involved in activities at this location. This memo is to outline the entities that will be filing permits and application and their respective roles.

TruNorth Development LLC is acquiring 12 Washington Street. TruNorth Development is responsible for: owning and operating the building, interior and exterior refurbishment and improvements (including signage). In its completed state the building will be two front facing restaurants sharing a kitchen (on the first floor and basement), two three-bedroom apartments on the second floor and three two-bedroom apartments on the third floor. **TruNorth Development will be completing all building, electrical, plumbing, planning, and historic review permits and applications.**

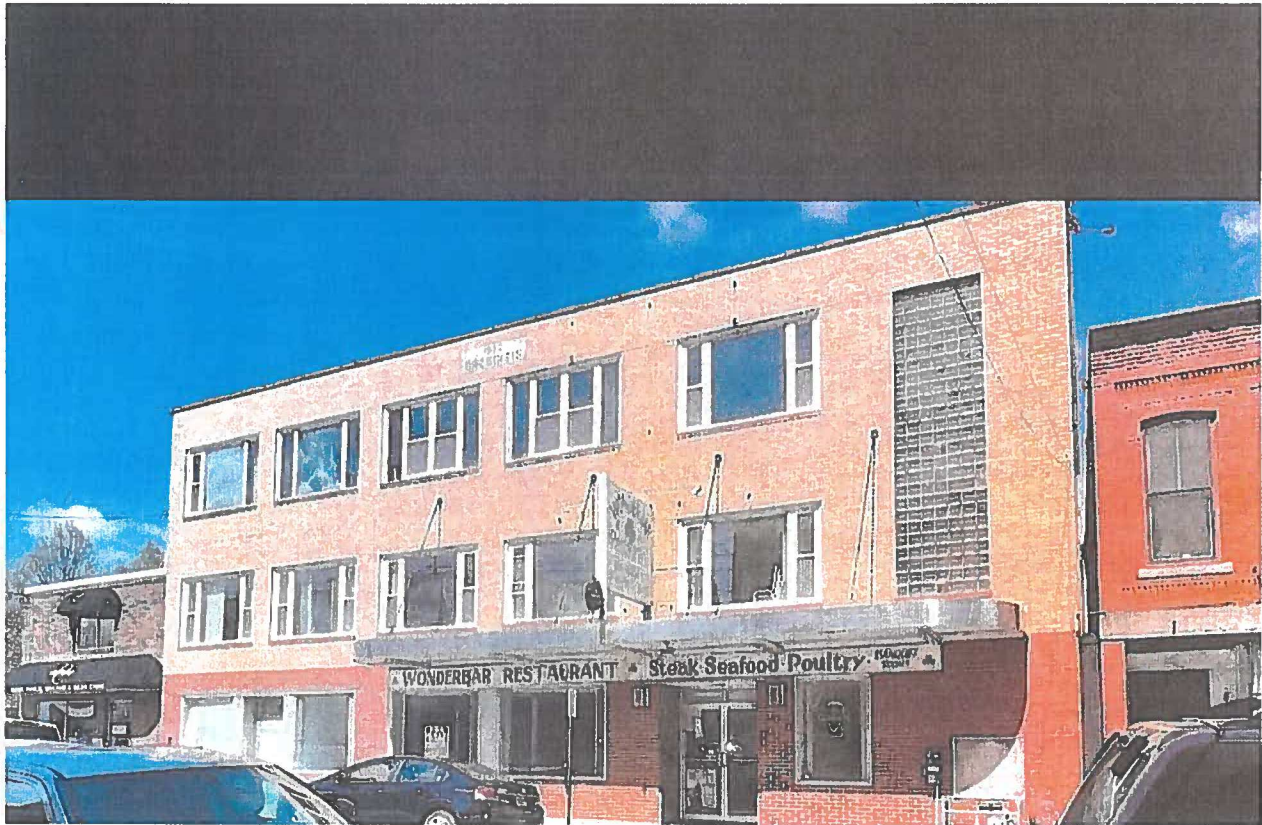
LaundrYuP! LLC will be leasing from TruNorth Development the Kitchen, Basement and restaurant space for the restaurant The Dunn Bar. The legal entity for The Dunn Bar will be LaundrYuP! LLC. **LaundrYuP! will be doing applications for food preparation, sales, and liquor service for The Dunn Bar (a newly created Irish Pub restaurant).** LaundrYuP! LLC will also sublease the kitchen and basement spaces to Sublime Taco LLC (see next section) for Sublime's use in food preparation.

Sublime Taco LLC will be leasing dedicated space for its front of house from TruNorth Development LLC. Sublime Taco will be making its own food, providing liquor sales and acting as its own business entity for employees and tax filings. **As such Sublime Taco LLC will be doing business and liquor permits for its operations.**

12 Washington Street Exterior Scope of Work

This work will be completed in a phased approach based upon construction work, but in no event longer than a one-year period from approval by the Historic Committee. Ultimately the building is targeted to contain two restaurants on the first floor (The Dunn Bar on the right and Sublime Taco on the left) and residential units on the second and third floors.

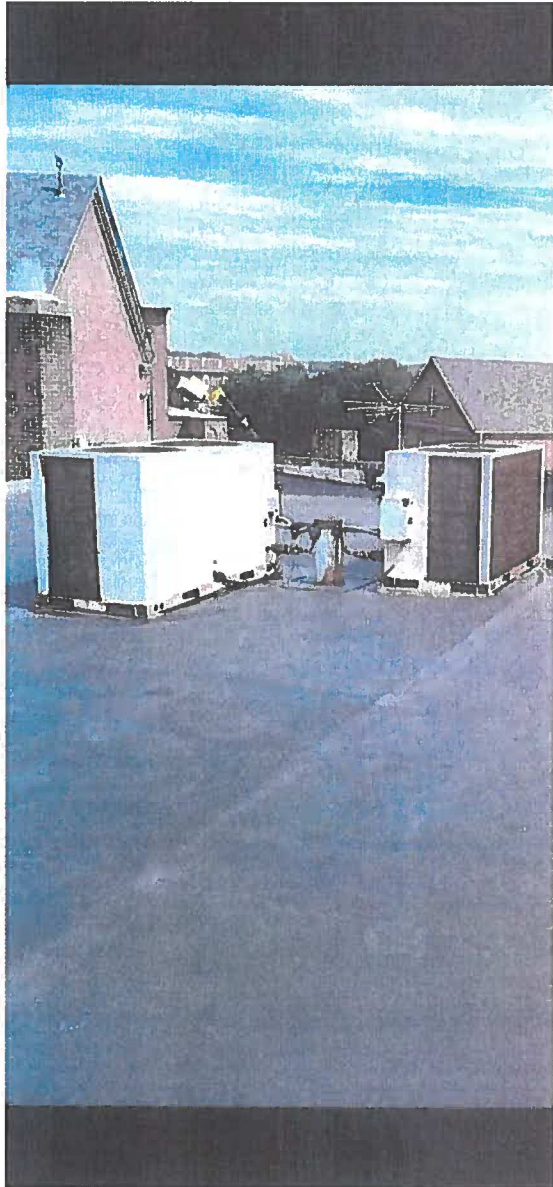
General Picture:



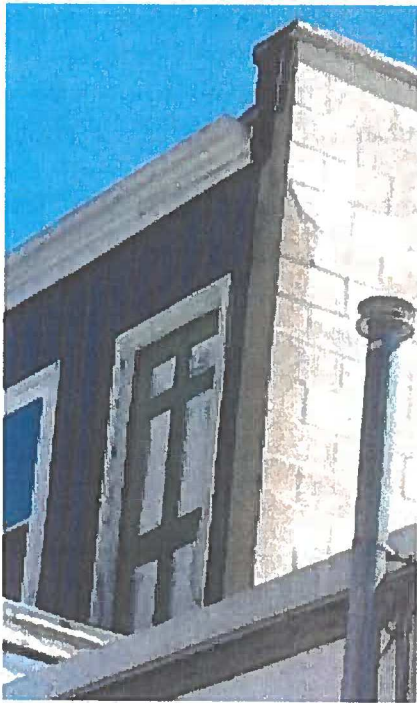
Exterior Impacts to the building are reviewed from the Roof downward with signage being addressed at the end of this review.

Roof:

There are three existing condensers on the roof in the center of the building which are not visible from the street and will remain in place. The existing condensers are approximately 48" tall:



Condensers for heat pumps will be installed on the roof along the rear of the building after any repairs to the rubber. The specification sheet for the dimensions of the condensers is attachment A. There will be three at 35" high and two at 39" tall. The roof of twelve Washington street is encased along three sides by a "lip" of the façade such lip has been measured at 24" (picture taken of rear northwest corner):



Given that the current larger condensers are not visible, and the combination of the “lip” and the rear placement of the new compressors, the additional units will not be visible from the street.

Exterior second and third floors:

Image of current street facing windows:



Historically the building had a large center pane with smaller windows on each side. The original material of the windows is unknown. All 10 windows will be replaced with ~~vinyl~~

aluminum

replacement windows that are energy efficient (Attachment B). The two smaller sections on each side will be double hung windows for residential safety. As the windows are installed limited brick repointing may be required on an as and if needed basis around the windows to ensure watertight seals. The "art deco" tall window will not be touched.

NOTE: Precedent has been initiated on Washington for replacement windows by 5 Washington Street (across the street) note below pictures:

Before renovation:



After renovation:



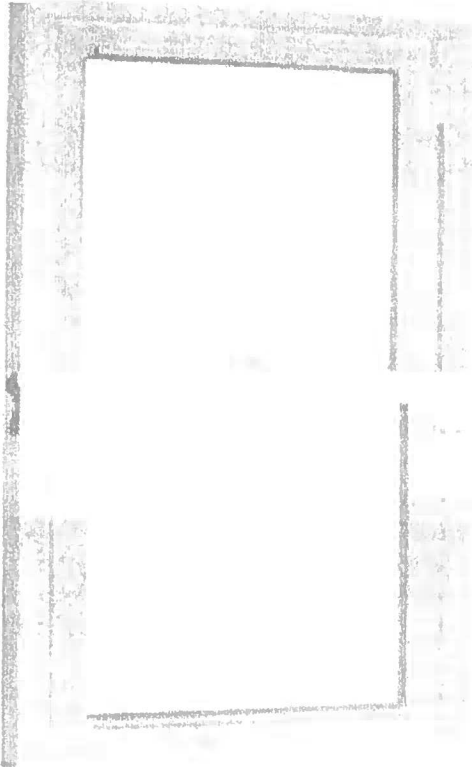
Specification for front replacement windows is Attachment B.

Image of Southwest building exposed to Washington Street:



Note: 12 Washington Street is only the tan painted building, the white painted building is separate from 12 Washington street and not in scope of this project. It is the third floor of 12 Washington Street that is visible from the street.

The signage within the window (left) will be removed and the window replaced if necessary. One additional window will be added of the same size, over approximately the left most compressor on the lower building. The specifications for both windows are below. The graffiti will be painted over and the historical signage on the right will remain.





1-800-633-0108

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SERIES 400 DOUBLE HUNG SERIES 400 FIXED

Rated Heavy Commercial

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General: All aluminum windows furnished as shown in the plans shall conform to the specifications in AAMA/NWDA 101/IS2-97. They are furnished with all necessary hardware, trim and miscellaneous items as specified.

Material: Aluminum used is commercial quality 6063-T5 alloy with a minimum ultimate tensile strength of 22,000 psi, free of defects impairing strength and durability, and with standard wall tolerances as defined in the Architectural Aluminum Manufacturer's Association Master Specifications for aluminum windows. All members of the frame and sash shall be split and bridged with a continuous structural thermal break of high density, low conductivity urethane insulation cavity fill, with removal of the extrusion cavity bridging aluminum after curing.

Weatherstripping: Equal to Fin Pile or Virgin Vinyl where called for.

Construction and Operation: Windows are assembled to perform as herein specified, to assure a neat appearance and weather tight construction. All sash and frame members are firmly joined with mechanical joints using stainless steel screws into integral screw ports. Each frame corner joint is secured with two screws. Sash corner joints are telescoped for rigidity and appearance. Meeting rails have mechanical interlocks, and the horizontal rails of the upper and lower sashes have extruded handles for operating the sashes. When windows are not being expressly used for ventilation, they must be fully closed and locked. Failure to do so may result in personal injury or damage to property. All sashes are tilt type for easy cleaning. Top sashes have "Anti-Creep" latches.

Glazing: Sashes are glazed with 1" sealed insulated glass, using "Float Glass" quality, and constructed to allow field replacement of glazing material. Glazing is "Marine" type wrap around vinyl gasket, without the use of removable beads or glazing compound. All insulated glass conforms to, and is in compliance with, ASTM E 773-83 AN E 744-74A- Class CBA.

Spacer: Quanex's Super Spacer® contains NO-Metal and is one of the most thermally efficient IG spacers available today. Super Spacer® reduces sealant stress while improving heat flow resistance, glass surface temperature, condensation resistance and sound absorption. Super Spacer® is the only polymer foam, NO-Metal warm edge spacer.

Finish: The exposed surfaces of all aluminum members shall be clean and free of serious blemishes, scratches or tool marks. Standard finish is electrostatically applied acrylic enamel with a 5-stage chromate under-coating conforming to AAMA 603.8 standard. Standard colors are white, black, bronze, green and beige (see color chart). Other architect specified finishes may be available at additional cost.

Hardware: All fasteners, screws and other miscellaneous fastening devices shall be of non-corrosive material compatible with aluminum. Balances of appropriate size and capacity to hold each sash stationary at open position are factory installed. They meet AAMA 902.2 specification, and are easily replaceable after the window is installed. Block and Tackle balances are standard. Ultra-Lift and Spiral balances are available at an additional cost.

Screens: Optional half-screens shall have extruded aluminum frames securely joined at the corners, and finish will match that of the window frame. Screens are of fiberglass screen cloth 18x16 mesh held into the frame with a vinyl spline. Screens are re-wirable and easily removable by side compression of two springs. WARNING: Insect screens are intended to provide reasonable insect control, and are not intended to provide for the retention of objects or persons from the interior.

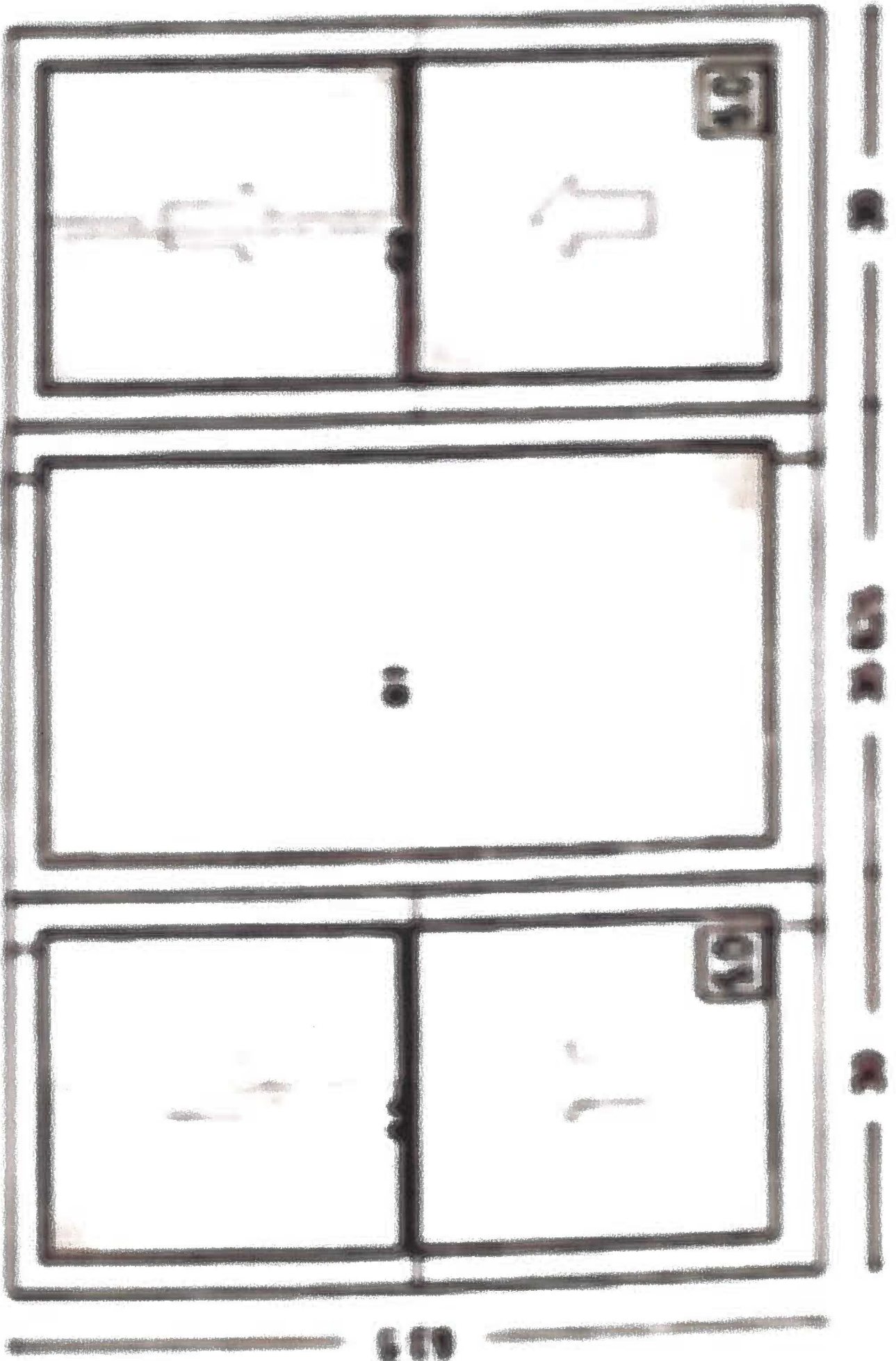


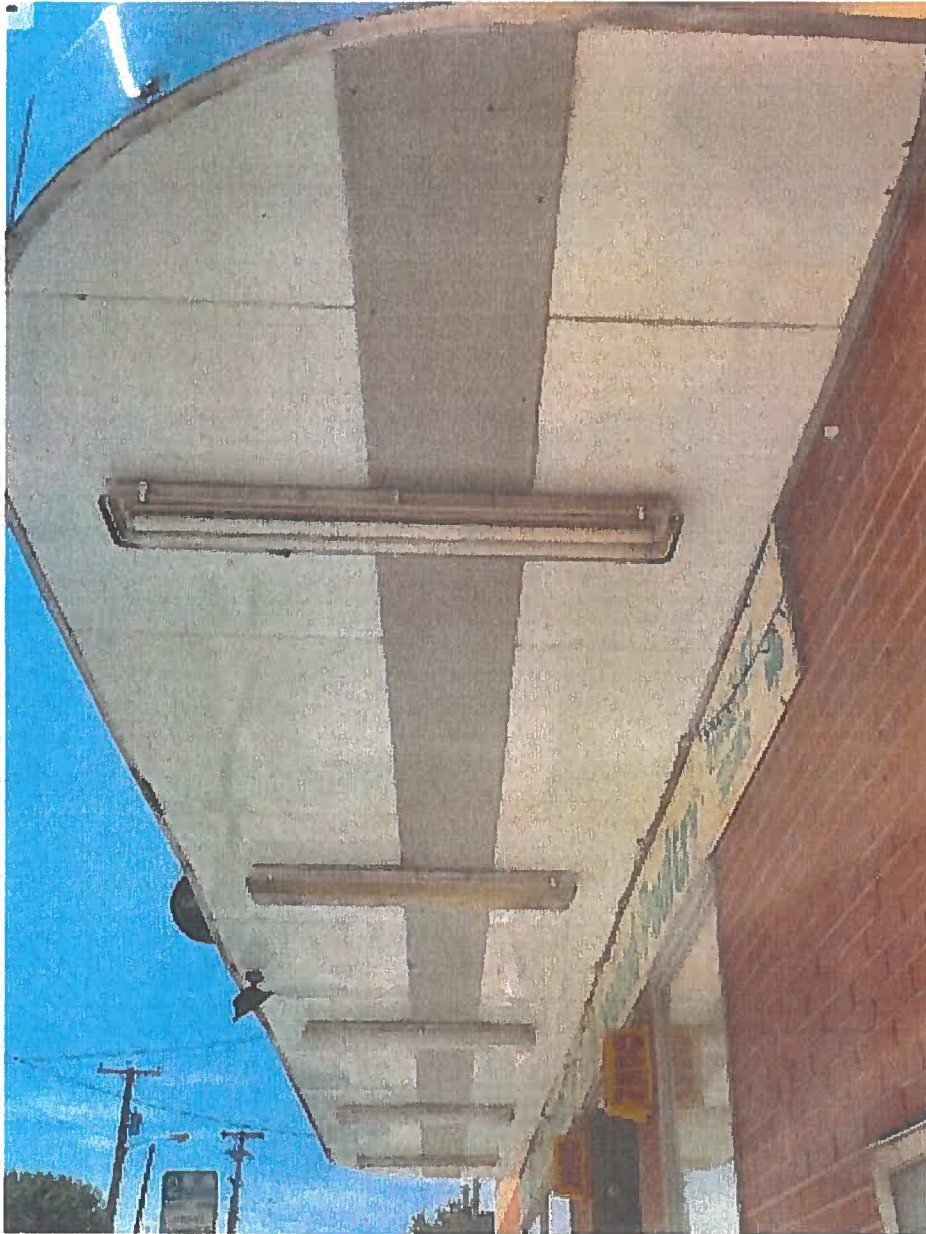
Double Hung, Rated Heavy Commercial
Thermally Improved Prime Replacement
Windows



DOCUMENTS & DOWNLOADS

[400 Flyer](#)[400-0001 DH w/ Screen](#)[400-0002 DH No Screen Track Frame](#)[400-0003 Fixed Frame](#)[400-0004 DH Flame w/ Flange](#)[400-0005 DH-FX Mullions](#)[400-0006 DH Box Panning](#)[400-0007 DH Colonial Panning](#)[400-0008 Receptor and Sub Sill](#)[400-0009 DH Bull Nose Panning](#)[400-0010 DH Screen Track Panning](#)[400-0011 DH Mini Panning](#)[400-0013 3" x 3.5" Box Panning](#)[400-0014 DH Colonial Panning](#)Need a file? [Contact Us](#)





The florescent lighting will be removed, and the underside will be painted black. Lighting under the canopy will be replaced with:



\$107.00

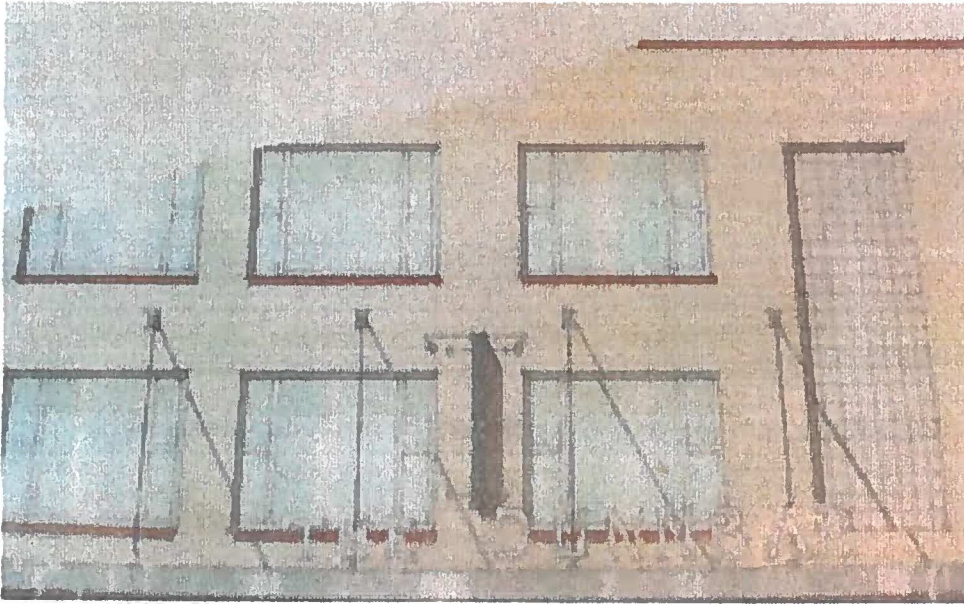
★★★★★ 1

Cedar Springs Collection Red One-Light
Semi-Flush Mount - 12.870" x 15.600" x
15.600"

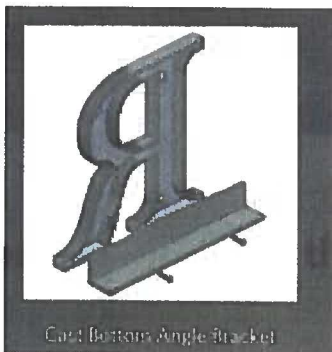
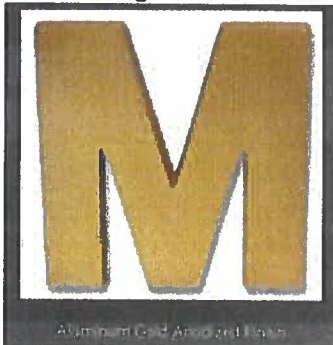
▼
Details

The wonder bar signage under the canopy will be removed.

Free Standing Letters will be mounted to the top of the Canopy. "THE DUNN BAR"



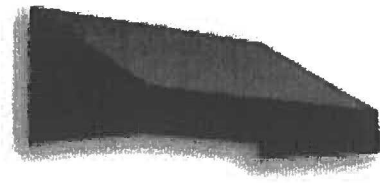
Letter image and mounting are:



The word "THE" will be in letters that are 18" tall and "DUNN BARR" letters will be each 24" tall.

New Awning:

Black Canvas:



20 feet wide by 44" high by 4' deep.

The front of the Awning will say "Sublime Taco". The logo will be on the top centered.