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MEMORANDUM

Community & Economic Development Department

DATE: Jan. 28, 2013

TO: Clark County Historic Preservation Commission

FROM: Jon Wagner, Senior Planner

RE: Evergreen Inn (500 Main Street) – Proposed Window Replacement
PRJ2013-00179/HST2013-00001/DRV2013-00001

Background:

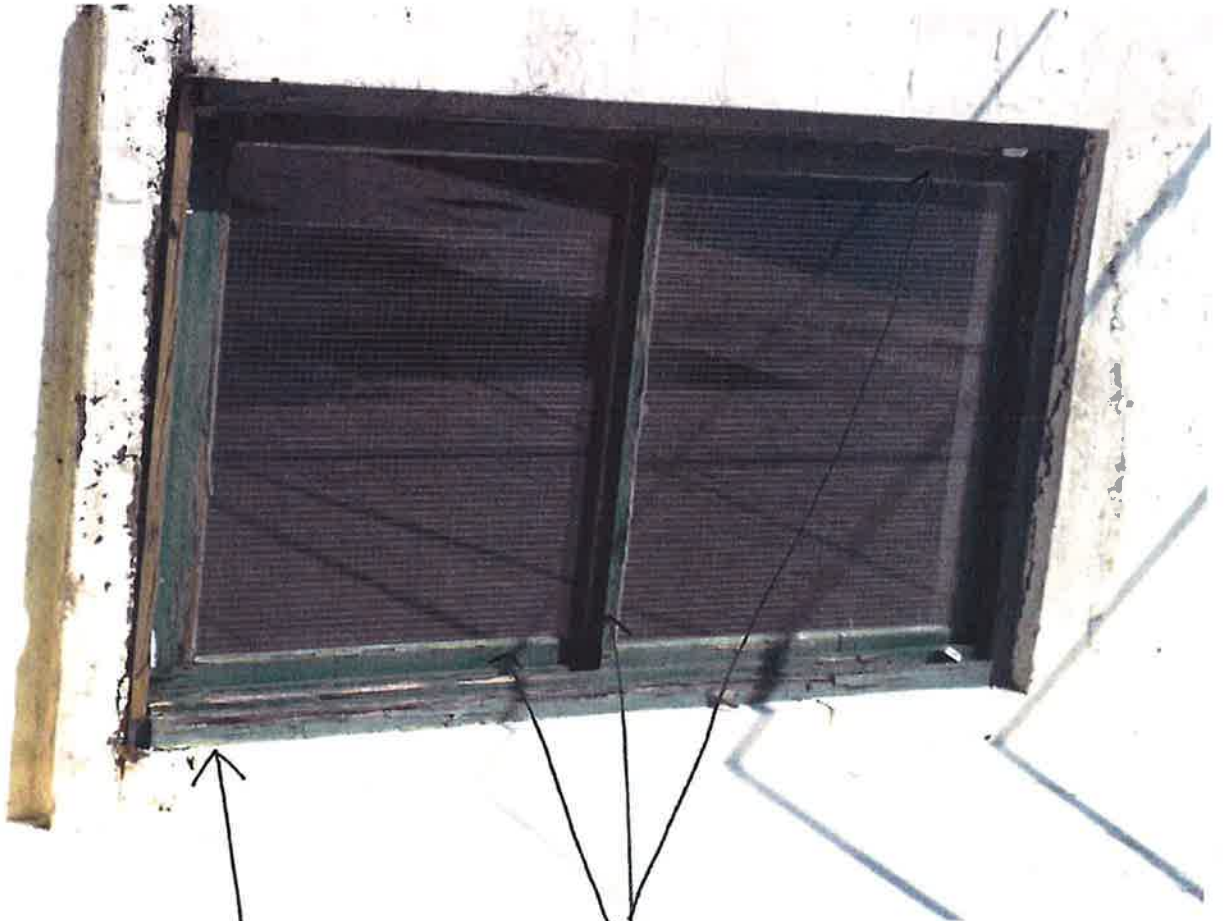
The Evergreen Inn building, located at 500 Main Street, is listed on the National Register of Historic Places and the Washington State Historic Register. The building is also located within one of the city's Heritage Overlay District. Per VMC 20.510.030, all exterior alterations to a historic building or a structure located with a Historic Preservation Overlay District, visible from a public street or other public place and all exterior alterations to a building listed on the State or National Registers of Historic Places, shall require an advisory review by the Clark County Historic Preservation Commission. The planning official is required to incorporate the Commission's recommendations into the design review decision on the alteration.

Proposed Development:

The applicant is considering replacing the current wood windows with low E vinyl windows in white. The applicant has indicated the change will not alter the look of the exterior as the fenestration patterns will be retained. The plan is to replace approximately 143 windows over the next three years.

Recommendation

Staff is requesting the Commissioner's review the application and exhibits and make a recommendation as to whether the window replacement is appropriate.



Windows etc color will change to white

Trim will not change color



Close up Sample of Windows



Photo of Some of our South Side
Windows



Sample of Typical Window to be Installed

Product Comparison Chart (Page 1 of 2)

Please Note: For the most recent version of this document go to www.cascadewindows.com/products.
All frames with Nailing Fins can be ordered with the Nailing Fin removed for retrofit installations.

- ✓ = Available
- Blank = Not Available
- S = Standard
- O = Option

	WinPro Series	Empire Series	Cascade Series	ThermalPro Series	LbL Series
Window Styles	Windows	Sliding Glass Doors	Windows	Windows	Sliding Glass Doors
Picture	✓		✓	✓	✓
Slider	✓		✓	✓	✓
Single Hung	✓		✓	✓	✓
Specialty	✓ ¹		✓ ¹	✓ ¹	✓ ¹
Casement			✓	✓	✓
Awning			✓		
Double Hung/Double Slider					✓
Sliding Glass Door Styles					
2 Panel (XO,OX)	✓	✓			
3 Panel (XOO, OOX, OXO)	✓	✓			
4 Panel (OXXO)	✓	✓			
Frame Profiles					
E Frame (2 1/4" Frame Width) 1 1/2" Nail Fin Setback	O		O	O	
O Frame (2 1/4" Frame Width) 1 1/2" Nail Fin Setback; Edge Lip	O		O	O	
Z Frame (2 1/4" Frame Width) Hybrid Flush Fin	O		O	O	
W Frame (3 1/4" Frame Width) 1 1/2" Nail Fin Setback	O		O	O	
F Frame (3 1/4" Frame Width) Dual Wall Flush Fin	O		O	O	
J Frame (3 1/4" Frame Width) 1 1/2" Nail Fin Setback; 3/4" J Channel	O		O	O	
K Frame (3 1/4" Frame Width) 1" Nail Fin Setback; Edge Lip	O		O	O	
SGD ST Frame (4 1/4" Frame Width) 1 1/2" Nail Fin Setback	O		O	O	
SGD F Frame (4 1/4" Frame Width) Single Wall Flush Fin	O		O	O	
2000 Frame (2 1/4" Frame Width) 1 1/2" Nail Fin Setback					
8000 Frame (3 1/4" Frame Width) 1 1/2" Nail Fin Setback					
Construction					
Always Custom Built	S		S	S	S
Low Maintenance; Premium Vinyl	S		S	S	S
Fusion-welded Corners and Sashes	S		S	S	S
Integrated Full-length, Slim Line Lift Rail	S		S	S	S
Constant Force Coil Balance Sash Operation System	S		S	S	S
Block and Tackle Balance System	S		S	S	S
Ventilation Stops	O		O	O	O

Foot Notes:

- 1 - No radius shapes with these frame types Z and J.
- 2 - Casement and Awning Windows Only.
- 3 - Varies Depending on Window Sizing.
- 4 - Clay is not an option for this Series at this time.
- 5 - Casement Windows Only.
- 6 - Sliders & Hungs Only.
- 7 - Not available on Double Hungs.



Product Comparison Chart (Page 2 of 2)

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	WinPro Series		Empire Series		Cascade Series		ThermalPro Series		LbL Series	
	Windows	Sliding Glass Doors	Windows	Sliding Glass Doors	Windows	Sliding Glass Doors	Windows	Sliding Glass Doors	Windows	Sliding Glass Doors
Construction (Continued)										
Dual Fin Seal Weather Stripping	S ⁶									
Rubber BULB Sash Seal										
Factory Mulling	O									
Screens	S	S								
Stainless Steel Screws with Neoprene Washer on Exterior Parts	S	S								
Engineered Corrosion Resistant Reinforcement at Meeting Rail and Lock Lever Sash	O ³									
Mold Resistant Blade Seal Weather Stripping to Reduce Water and Air Infiltration										
Weep Hole Cover										S
Foam-filled Mainframes										
Aesthetics										
Wide Interlock					S					
Extruded Square-edge Glazing Bead					S					
Decorative Grid Pattern	O	O			O	O				
Standard Frame Colors (White, Almond and Clay)	S	S			S ⁴	S				
Painted Exterior Frame Colors (17 Color Options)	O	O			O	O				
Hardware										
Single Point Locking Handle		S								
Dual-action Lock		O								
Secondary Thumb-turn Lock										
2-stage Keeper Lock					S					
Sliding Sure Lock										
Cam Lock	S									O ⁷
Auto Lock	O				O				S	
Nesting Hardware										S ²
Multipoint Lock										
Coastal Package	O	O								
Glass										
Intercept (Warm Edge Spacer)	S	S			S					
SuperSpacer (Dual Seal)	O	O			O					S
1" Insulated Glass										
7/8" Insulated Glass										
3/4" Insulated Glass	S	S			S					
Tempered Glass	O	O			O	O				
Multiple Glass Options	O	O			O	O				
Ec (Low-E Window Coating)	O	O			O	O				
Ec+ (Low-E Window Coating)	O	O			O	O				
Argon Gas	O	O			O	O				
Warranties										
Lifetime Warranty	S	S			S					S
5 Year Transferable Warranty	S	S			S					S
10 Year Commercial Warranty	S	S			S					S
Glass Breakage Warranty	O	O			O	O				O

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Current Window Problems at The Evergreen Inn Assisted Living/Evergreen Hotel

Windows are rotting out and are not keeping water outside the building. This issue is creating damage to the interior walls and mold issues.

I am requesting that the Clark County Historical Society allow The Evergreen Inn to replace windows with a vinyl window that will solve the problems of wall damage, mold, and increase energy efficiency for our residents. I believe that we can maintain the integrity of The Evergreen Hotel, while being able to financially afford the replacement of windows over the next 5 years.

Below are some photos of current issues that we are dealing with.

Jami Herbelin
Executive Director
The Evergreen Inn Assisted Living





