Photo: www.homes.com

B.F. Day Elementary School

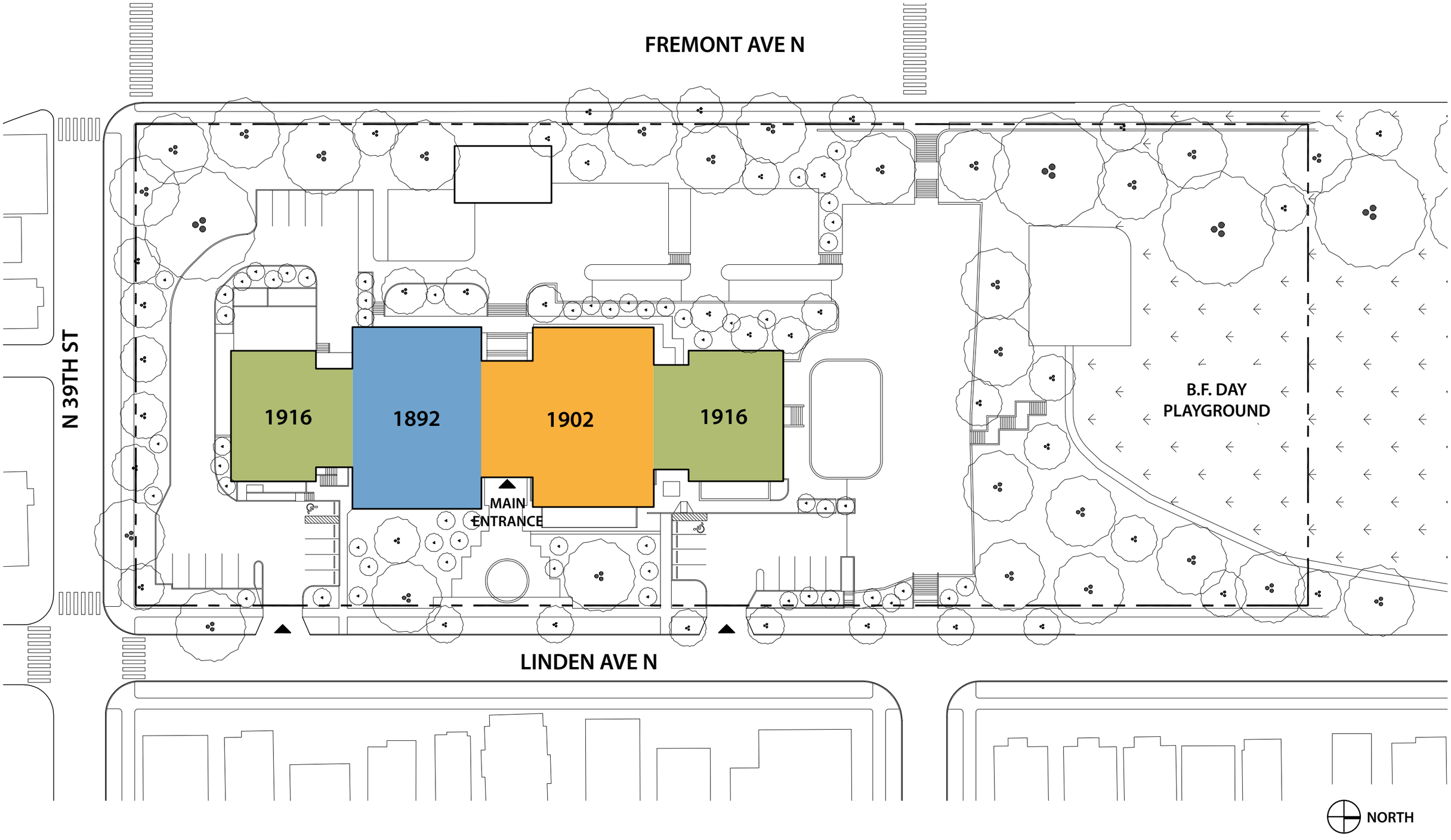
Landmarks Preservation Board Briefing Packet
February 28, 2025

Miller Hayashi Architects PLLC

CONTENTS

SITE VICINITY

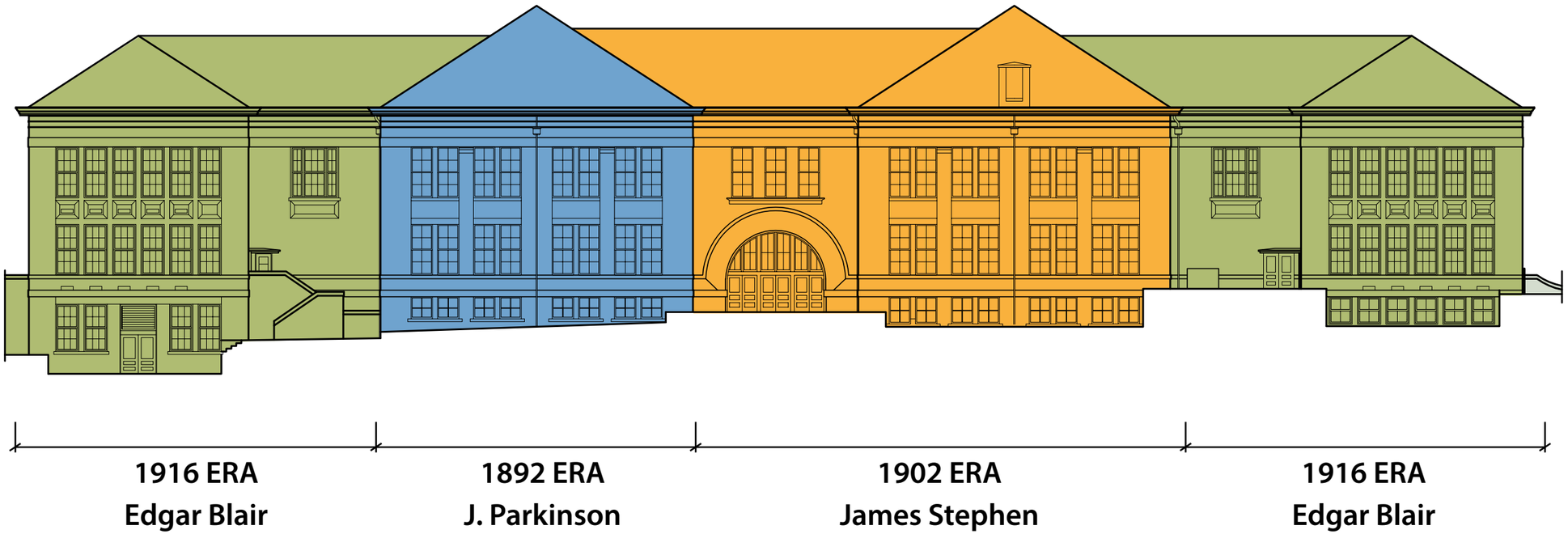
SITE PLAN


FREMONT AVE N
N 39TH ST
1916
1892
1902
1916
MAIN ENTRANCE
B.F. DAY PLAYGROUND
LINDEN AVE N
NORTH

LANDMARK DESIGNATION

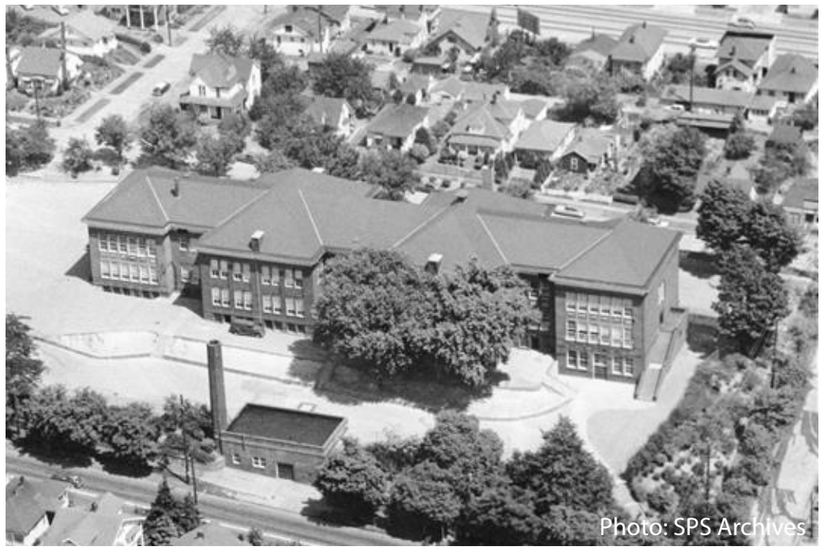
The features of the Landmark to be preserved include:

"Entire exterior of school building and site."



1892 BUILDING
VIEW FROM SOUTHEAST

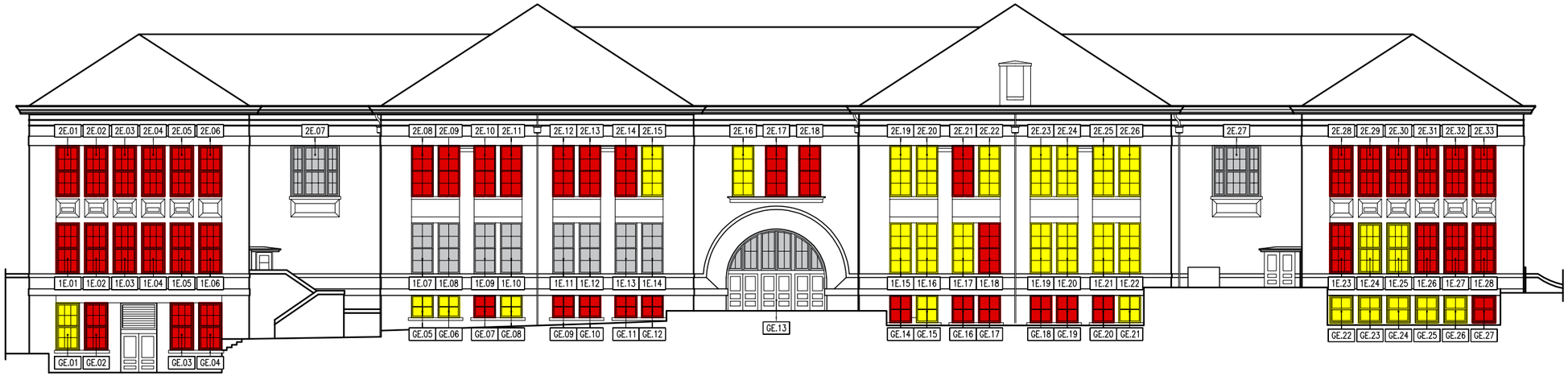
1892 + 1902 BUILDINGS
VIEW FROM SOUTHEAST



AERIAL VIEW FROM WEST SHOWING
1916 ADDITIONS

VIEW FROM SOUTHEAST

EXISTING WINDOW CONDITION



EAST ELEVATION

WEST ELEVATION

Window Condition Summary

(2) openings in good condition

(55) in moderate condition

(128) in poor condition

LEGEND

Surface Defects
Operationally sound, routine maintenance required

Moderate Condition
Operable, physical deterioration requiring stabilization

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

Evaluation team not able to access window

Separation between stile and bottom rail

Dry rot at intersection of muntins and sash

1916 tilt hardware in very bad condition

Advanced wood rot at sills

Deteriorated/partially missing parting bead

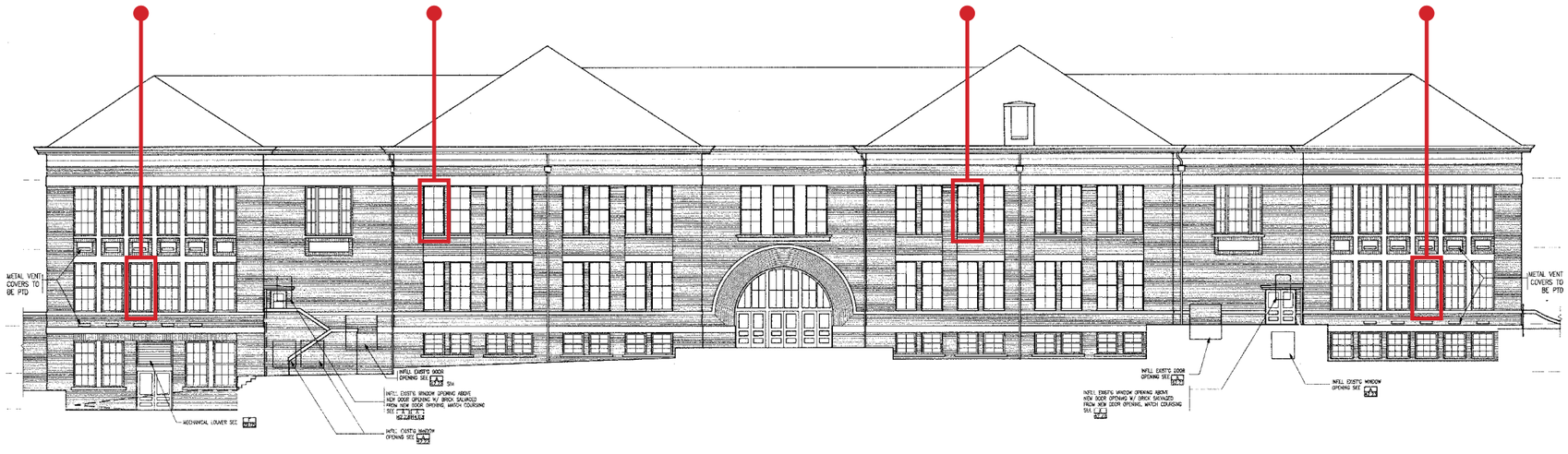
Exterior paint failure resulting in weathered bare wood at frame and sill

Maintain Compatibility with Landmark Designation

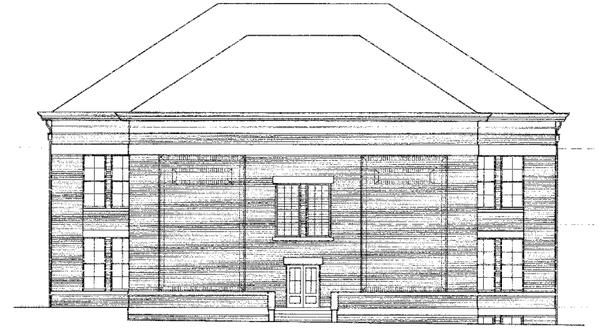
Long Term Investment:
Energy, Operability, and Safety

Improve the Learning Environment

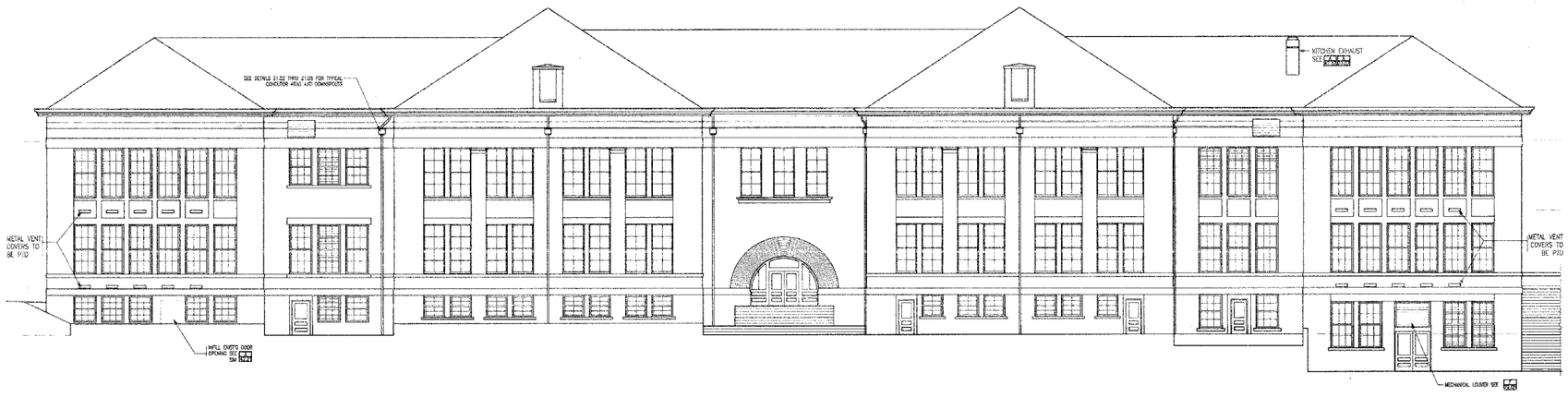
EXTERIOR ELEVATIONS



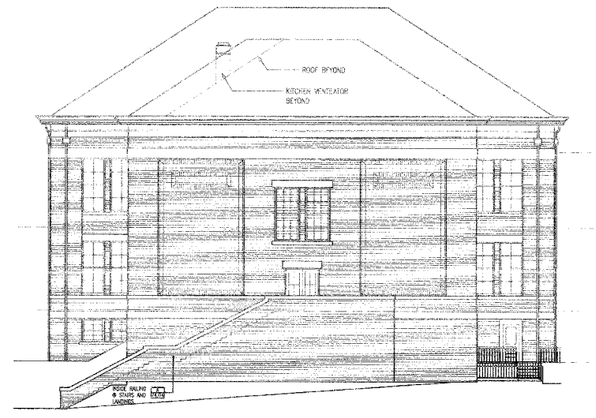
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

Basis of Design

- **Aluminum clad wood historic replacement windows**
- **Propose Kolbe Windows Ultra Series XL Crank-Out Awning Windows as Basis of Design**
- **Double glazed insulated glazing units with simulated divided lites**

Design Intent

- **Maintain the size, proportions, and overall appearance of the historic windows**
- **Prioritize safe user experience in window operation**
    - Crank-out awning operation with heavy duty hardware

Project Outcomes

- **Extend the life of the building**
- **Improve building energy performance and improve thermal comfort of occupants**
- **Allow teachers and staff to safely operate and secure all windows**
- **Reduce maintenance with aluminum clad wood window units**

PROMINENT EXISTING WINDOW TYPES

1892 DOUBLE HUNG WINDOW

- Stone head and sill conditions
- Brick jamb conditions

1902 DOUBLE HUNG WINDOW

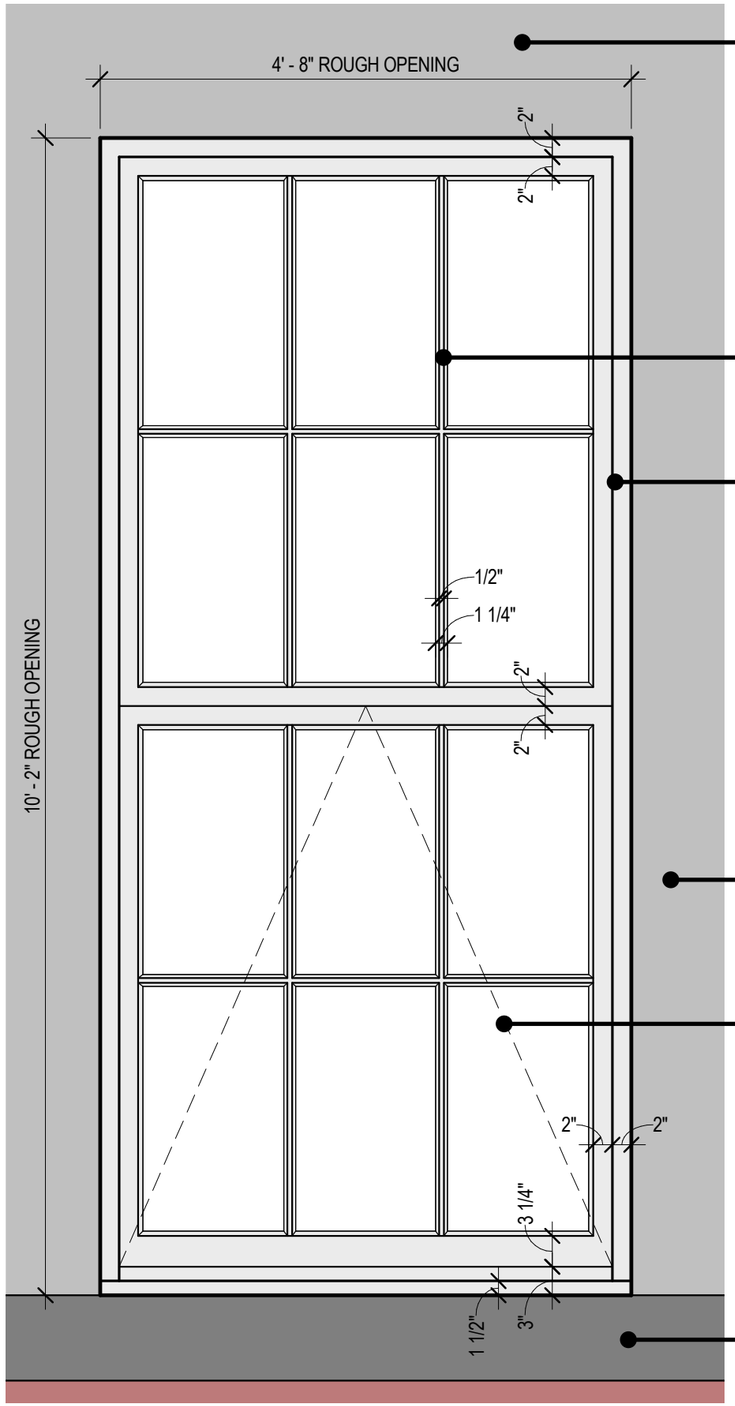
- Stone head and sill conditions
- Brick jamb conditions

1916 AWNING WINDOW

- Concrete and stone head and sill conditions
- Concrete and brick jamb conditions

PROJECTED AWNING REPLACEMENT

Basis of Design:
Kolbe Windows, Ultra Series
XL Crank-Out Awning



CONCRETE HEAD SHOWN

TRUE DIVIDED LITE

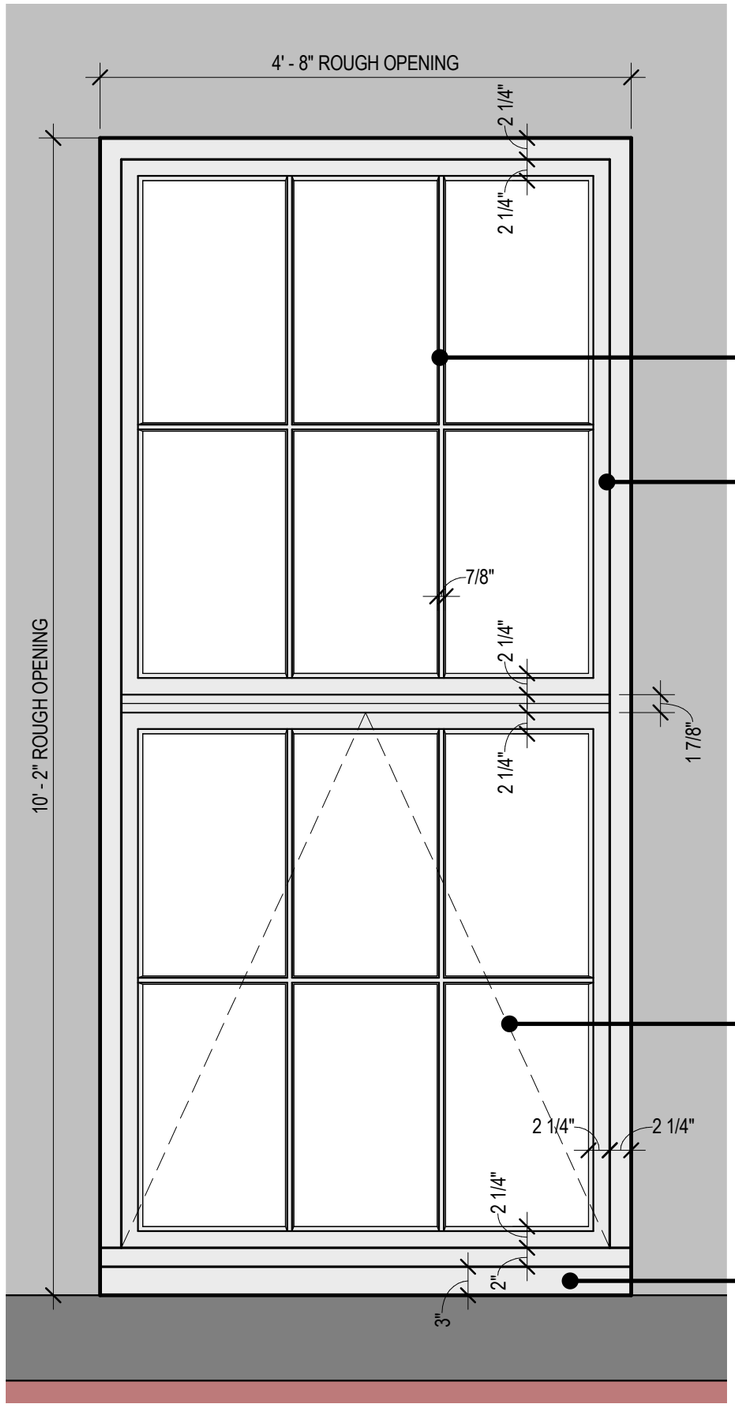
WOOD WINDOW ASSEMBLY

CONCRETE JAMB SHOWN

PUSH-OUT AWNING OPERATION

STONE SILL SHOWN

EXISTING AWNING WINDOW



SIMULATED DIVIDED LITE WITH IMPROVED IGU

ALUMINUM CLAD WOOD WINDOW ASSEMBLY

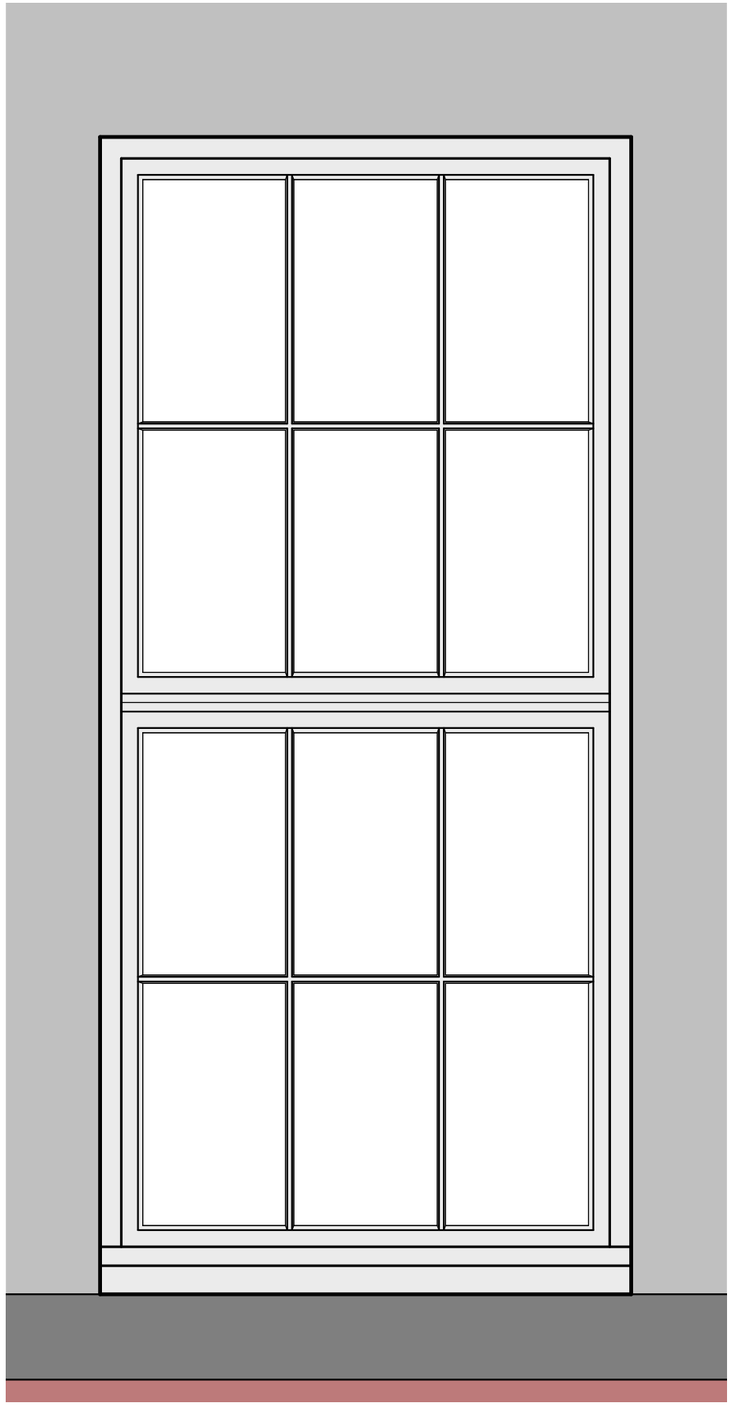
CRANK-OUT AWNING OPERATION, LIMITED TO 4" OPENING

SEALANT AND SHEET METAL COVER, FINISH TO MATCH WINDOW ASSEMBLY

PROPOSED AWNING WINDOW

PROJECTED AWNING REPLACEMENT

EXISTING AWNING WINDOW



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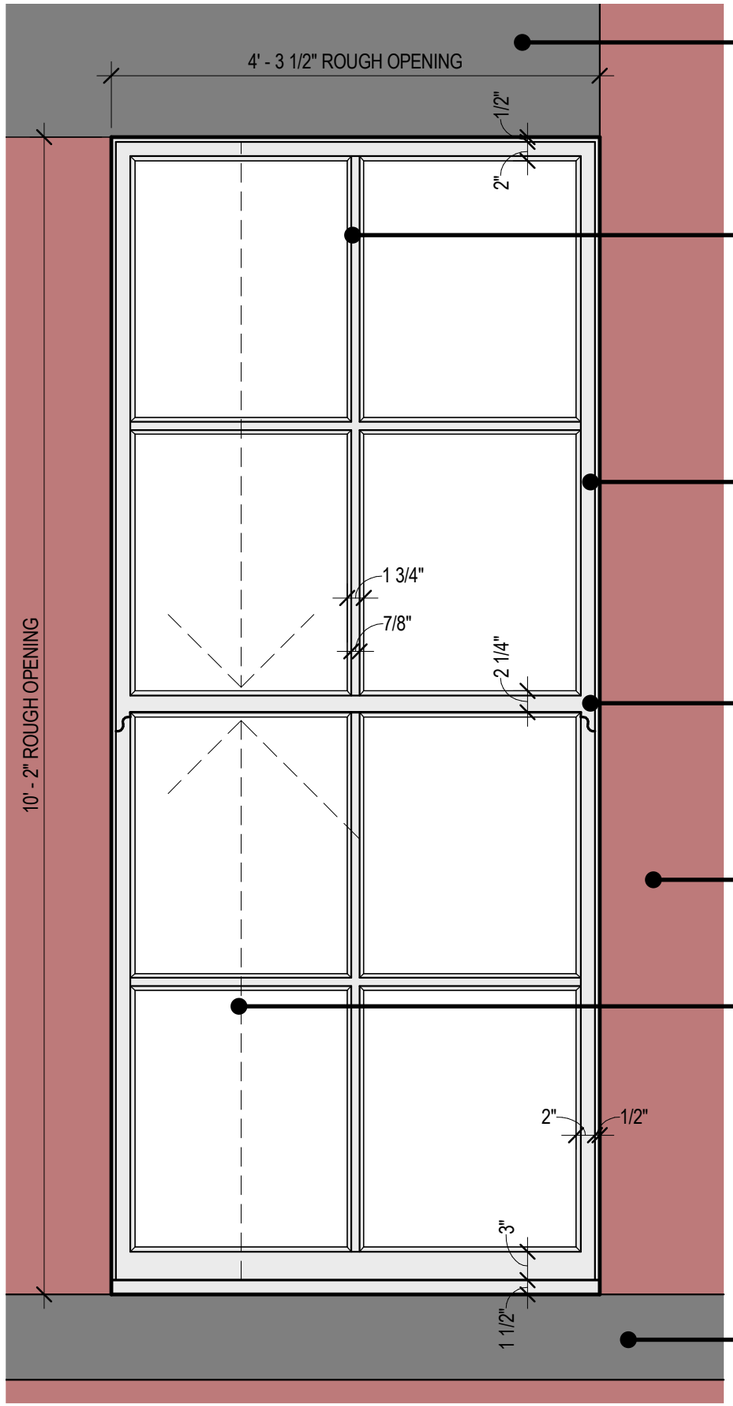
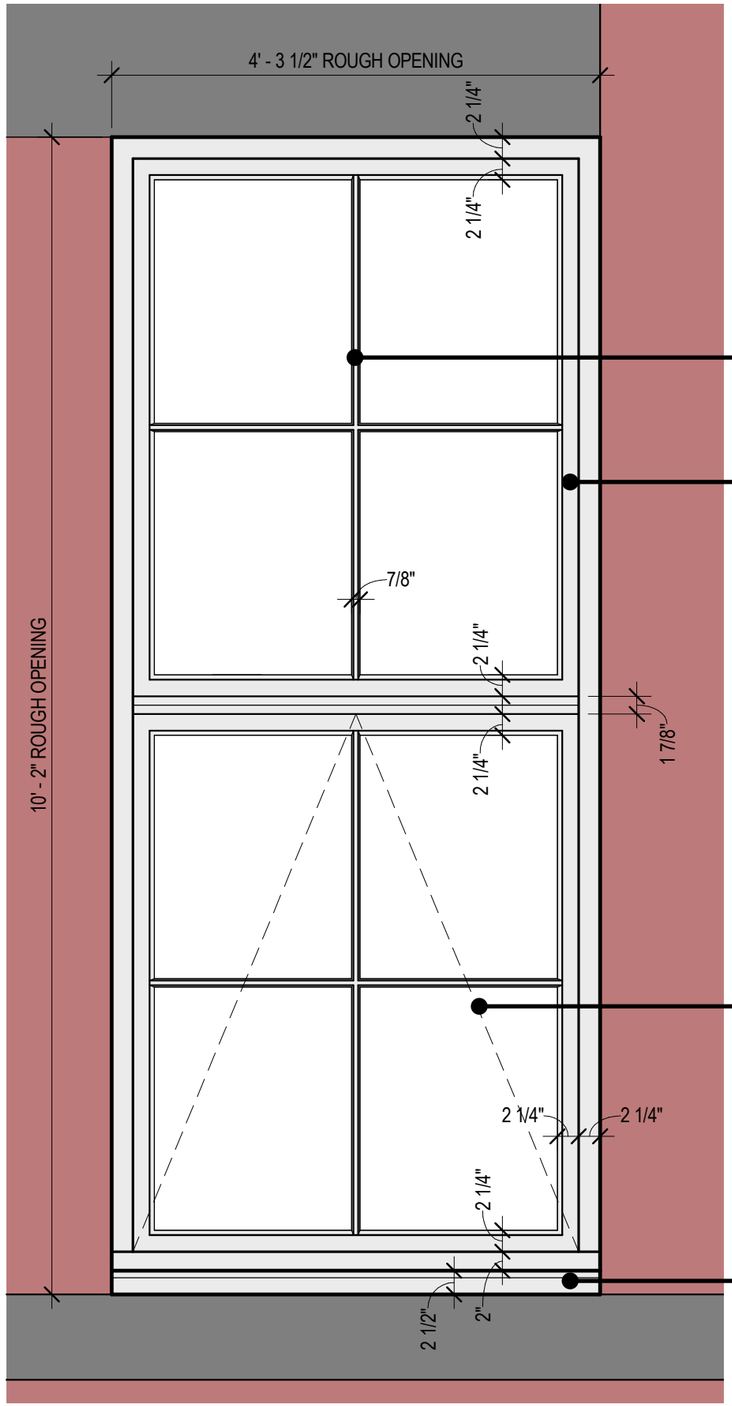


- STONE HEAD
- TRUE DIVIDED LITE
- WOOD WINDOW ASSEMBLY
- SASH HORN AT 1892 WINDOWS
- BRICK JAMB
- DOUBLE HUNG OPERATION
- STONE SILL

EXISTING DOUBLE HUNG WINDOW



- SIMULATED DIVIDED LITE WITH IMPROVED IGU
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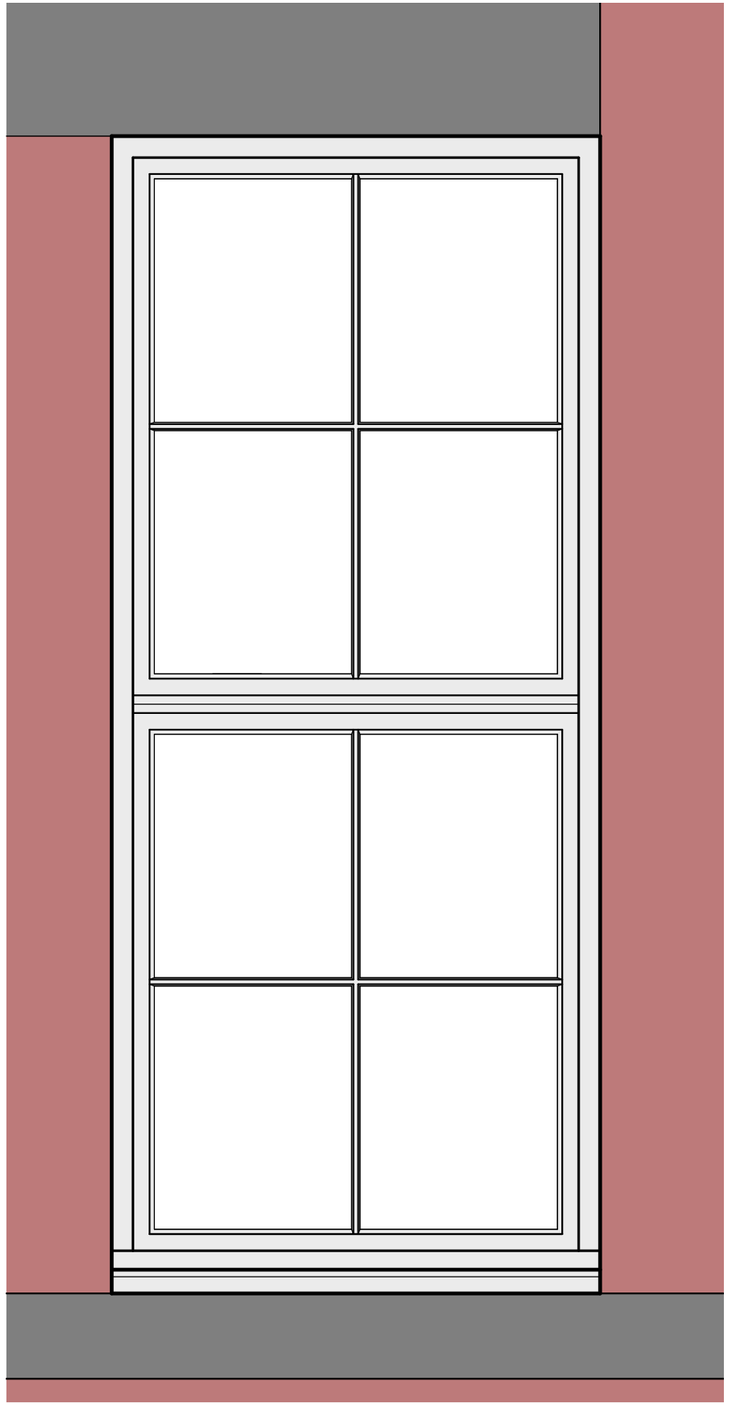
PROPOSED AWNING WINDOW

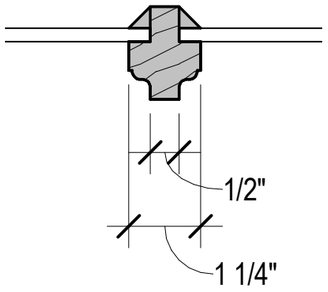
PROJECTED AWNING REPLACEMENT

EXISTING DOUBLE HUNG WINDOW

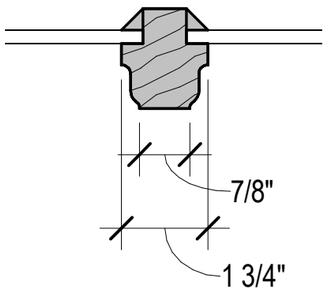


PROPOSED AWNING WINDOW

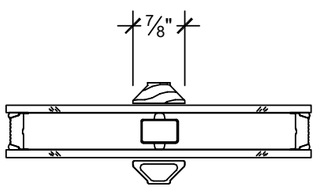
WINDOW DETAILS



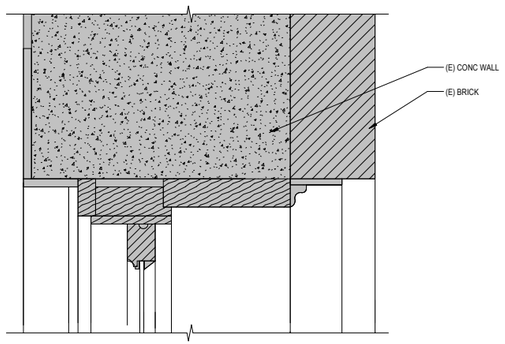
1916 MUNTIN

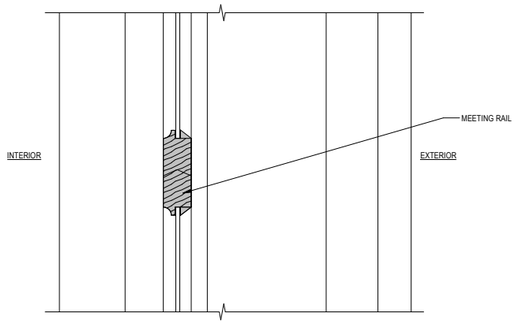


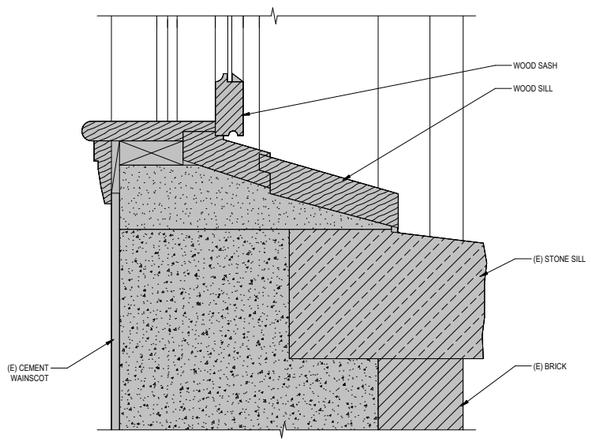
1892/1902 MUNTIN



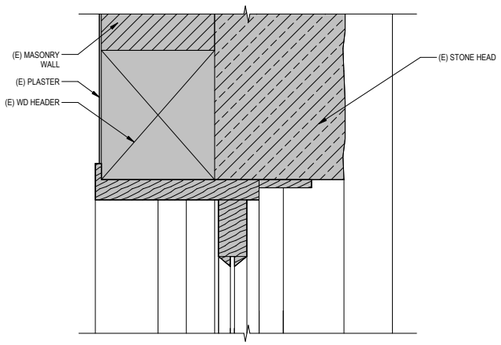
PROPOSED SIMULATED DIVIDED LITE

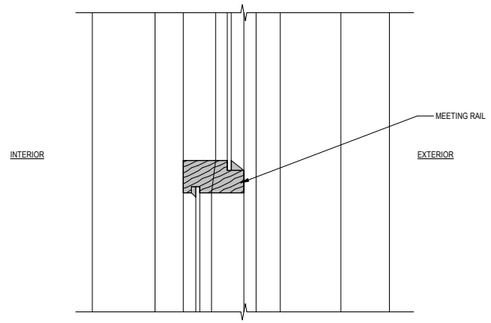


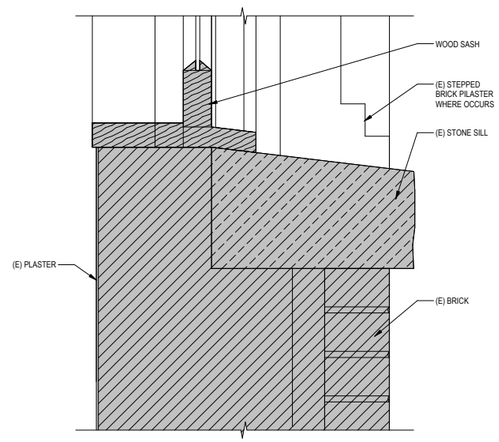




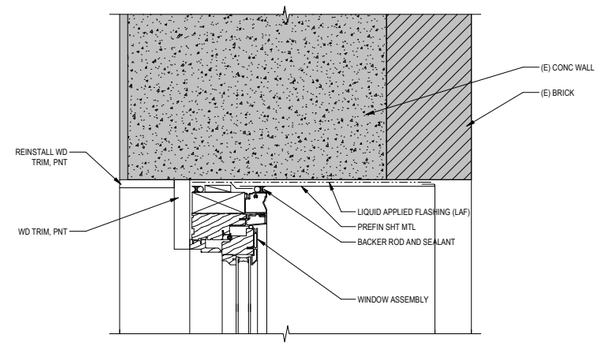
1916 EXISTING AWNING CONDITION

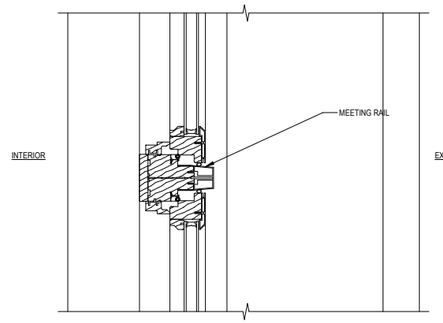


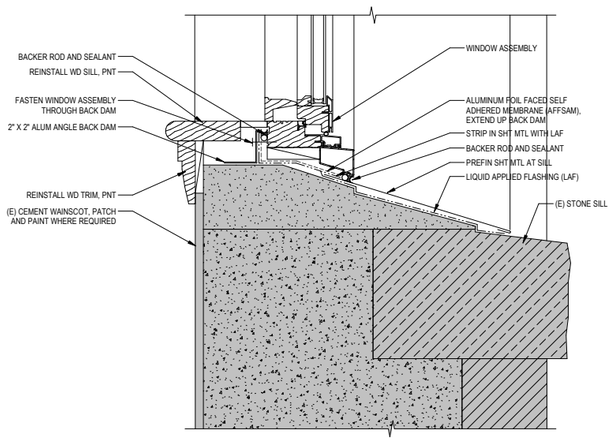




1892/1902 EXISTING DOUBLE HUNG CONDITION







PROPOSED

CONDITION OF EXISTING CONCRETE

Concrete deterioration has been temporarily stabilized. Repair procedures are being developed and will be proposed at a future briefing.

Questions & Discussion

Thank You