

David J. Kelly
Architect, Inc.

August 21, 2013

City of Minneapolis CP&ED
250 So. 4th St., Rm 300 PSC
Minneapolis, MN 55415-1393

Re: Media Beacon Balcony
Project Description and
Specific Application Findings
Colwell Building
123 Third Street No.
DKA Comm. No. 13.003.3

Members of the Heritage Preservation Commission,

The owners of the Colwell Building, located at 123 Third St No., would like to install a steel-framed balcony at the 8th floor level of the building. The Colwell Building is located within zoning district B4S-1/DP and is within the Minneapolis Warehouse Historic District (MWHHD Building ID# 174).

Property History

The 8-story Renaissance Revival Style building was built in 1909. It was known then as the Fur-Tex Building. Today the building is referred to as the Colwell Building and it is a multi-tenant office building. **See Exhibit A.**

The building is located at the intersection of 3rd Street No. and 2nd Avenue No. Its "alley" wall is located 5.1 feet from the alley easement line.

The alley elevation is a secondary façade (**See Exhibit B**). Its primary material is common brick that has been painted a light brown-gray color. The windows are non-historic replacement double-hung units manufactured by Quaker Door & Window Co and finished in a Hunter Green color (**See Exhibit C**). Several of the window openings have fresh air or exhaust louvers. The building's loading dock is located along part of the elevation. The loading dock is covered by a steel-framed canopy. It is not know if the canopy is historic.

Project Description

The proposed steel-framed balcony is to be 25'-0" long by 8'-0" deep. The side of the balcony closest to 2nd Ave. No. will be 37'-8" (2+ structural bays) from the primary façade. The underside of the balcony will be 85'-8" above the alley. The balcony framing will be painted Pittsburgh Paints No. 2635 Lido Beige. **See Exhibit D.**

The 42" high guardrail along the perimeter of the balcony will be constructed of steel barstock pickets (1/2" x 1/2" square) spaced at 4-1/2" on center. The guardrail will also be painted Pittsburgh Paints No. 2635 Lido Beige.

Access to the balcony will be through one of two new aluminum-and-glass doors. Each door and sidelight unit will be finished to match the existing adjacent windows (Pittsburgh Paints No. 7032 Green Glaze).

To accommodate the new doors two existing masonry window openings will have their non-historic windows removed and their openings lengthened to extend down to the 8th floor level.

SPECIFIC APPLICATION FINDINGS

(a) Statement addressing the applicable Certification of Appropriateness Findings 599.350

1. *The alteration is compatible with and continues to support the criteria of significance and period of significance for which the landmark or historic district was designed.*

As stated on pages 22 and 23 of the Minneapolis Warehouse Historic District Design Guidelines;

“2.54 Balconies on facades that do not face public streets will be considered. They shall be setback one structural bay from the primary façade(s).”

2. *The alteration is compatible with and supports the interior and/or exterior designation in which the property was designated.*

It was not uncommon for buildings in the Minneapolis Warehouse District to have metal-framed canopies, fire escapes, equipment platforms, etc. The proposed steel-framed balcony would be in character with these historic examples and, as such, would be compatible with and supports the exterior designation of the Minneapolis Warehouse Historic District.

3. *The alteration is compatible with and will ensure continued integrity of the landmark or historic district for which the property was designated.*

There are numerous projecting balconies installed within the Minneapolis Warehouse Historic District. The installation of the proposed 8th floor balcony on the secondary façade of the Colwell Building is simply a continuation of the present policy and, as such, will not impeded the normal and orderly preservation of the surrounding resources within the historic district.

The following is a partial list of historic buildings with non-historic balconies:

<u>Building Common Name</u>	<u>MWHD #</u>	<u>Nat'l Register #</u>	<u>Address</u>
The Itasca	73	64	702-708 1 st St. No.
	74	65	710-722 1 st St. No.
	75	66	724 1 st St. No.
Security Warehouse Co.	108	92	410 Washington Ave. No.
A. I. Harper Box Co.	116	116	618 Washington Ave. No.
Beco-Helmann Co.	150	127	801 Washington Ave. No.
Hershel Roth Mfr. Co.	169	141	748 3 rd St. No.
Lansing Co.	178	148	519 3 rd St. No.
The Bookmen Inc.	179	149	525-3 rd St. No.

In each instance, existing windows were removed, their brick openings lengthened and non-historic doors installed.

4. *The alteration will not materially impair the significance and integrity of the landmark, historic district or nominated property under interim protection as evidenced by the consistency of alterations with the applicable design guidelines adopted by the commission.*

Items 2.51 through 2.54 of the Minneapolis Warehouse Historic District Design Guidelines specifically address balconies.

2.51 Balconies on the street facing facades of buildings are not allowed.

The proposed balcony will not be on a street-facing façade.

2.52 Balconies shall maintain the fenestration patterns of the building.

The proposed balcony will maintain the fenestration pattern of the building.

2.53 Details which reflect the industrial heritage of the area are most appropriate for balconies and railings.

The balcony and railing details reflect the industrial heritage of the area.

2.54 Balconies on facades that do not face public streets will be considered. They shall be setback one structural bay from the primary façade(s).

There are numerous projecting balconies installed on buildings within the Minneapolis Warehouse Historic District.

The proposed balcony is located 2+ structural bays from the 2nd Ave. No. primary façade.

5. *The alteration will not materially impair the significance and integrity of the landmark, historic district or nominated property under interim protection as evidenced by the consistency of alterations with the recommendations contained in the Secretary of the Interior's Standards for the Treatment of Historic Places.*

The Secretary of the Interior's Standards for the Treatment of Historic Properties, Standards for Rehabilitation relating to new construction, Standards 9 and 10, have been applied to this project:

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and the massing to protect the integrity of the property and its environment.

The steel construction of the balcony will be compatible with the steel construction used for the district's historic canopies, fire escapes and equipment platforms.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Each of the two existing brick openings is proposed to be lengthened down to the level of the 8th floor. The existing metal sill will be salvaged if possible and stored on-site for future reuse. The removed brick will be salvaged if possible and stored on-site for future reuse or wall repair. The width of each brick opening will not be altered.

The balcony assembly mounting plates will be located such that each anchor will be positioned over an existing concrete perimeter floor beam. None of the anchors will be located in the existing exterior brick.

6. *The certificate of appropriateness conforms to all applicable regulations of this preservation ordinance and is consistent with the applicable policies of the comprehensive plan and the applicable preservation policies in small area plans adopted by the city council.*

Minneapolis Code of Ordinance, Title 23, Chapter 599, Heritage Preservation Regulations: This application complies with application procedures and public hearing requirements, and application fees.

Downtown Minneapolis 2010 Plan: This application addresses:

Downtown's Physical Setting Policy 16: Preserve, restore and reuse historic buildings and sites in Downtown.

Downtown's Office Policy 9: Provide a physical environment that will attract continued investment by ensuring that Downtown remains attractive, clean and safe.

(b) Destruction of Any Property

Two existing non-historic double-hung windows are proposed to be removed and stored on-site for future reuse.

The two existing brick openings are proposed to be lengthened down to the level of the 8th floor. The existing metal sills will be salvaged if possible and stored on-site for future reuse. The removed brick will be salvaged if possible and stored on-site for future reuse or wall repair.

Each of the new door/sidelight units will be custom-made to fit into the width of the existing brick wall opening.

(c) Adequate Consideration of Related Documents and Regulations

(c1) *The description and statement of significance in the original nomination upon which designation of the landmark or historic district was based:*

As stated on page 10 of the Minneapolis Warehouse Historic District Design Guidelines;

2. **Industrial Heritage.** The character of the district is largely based in its historic industrial uses. Alterations in the district should reflect this industrial heritage, while allowing for the livability improvements necessary to support a growing urban neighborhood.

3. Compatible Design. New construction in the district shall be compatible with the historic district. Compatibility is the ability of different components, whether similar or dissimilar, to function together and stand together without disharmony or conflict. New structures shall be true to themselves and not replicate existing structures.

(c2) *Where applicable, Title 20 of the Minneapolis Code of Ordinances, Zoning Code, Chapter 530, Site Plan Review:*

A site plan review will be required for the proposed balcony. As planned it will comply with the Zoning Code for encroachments of balconies. If required, an encroachment permit will be obtained from the City of Minneapolis.

(c3) *The typology of treatments delineated in the Secretary of the Interior's Standards for the Treatment of Historic Properties and the associated guidelines for preserving, rehabilitating, reconstructing, and restoring historic buildings:*

Referring to the Special Requirements for New Additions to Historic Buildings in the Secretary of Interior's Standards for the Treatment of Historic Properties, the first item under Recommended reads as follows:

"Placing functions and services required for the new use in non-character-defining interior spaces rather than constructing a new addition."

The tenant believes it is in their company's best interest to have access to the out-of-doors for their employees. This will provide the employees with sunlight and fresh air, as well as providing long view out over the cityscape.

With the tenant's suite being located on the top floor of the building, the possibility of a rooftop deck was investigated. A stair from the tenant's suite up to the roof was possible; however, none of the building's elevators extend up to the roof. Therefore, there would not be an accessible route to a rooftop deck for all employees. The proposed balcony will provide the desired access to the out-of-doors as well as the required handicapped-accessible route.

The Special Requirements for New Additions to Historic Buildings also recommends placing a new addition on a non-character-defining elevation and limiting the size and scale in relationship to the historic building. The proposed balcony's location on a secondary elevation follows this recommendation and its size and scale is compatible with the other features on the alley elevation.

(d) Additional Information for Alterations within Historic Districts

(d1) *The alteration is compatible with and will ensure continued significance and integrity of all contributing properties in the historic district based on the period of significance for which the district was designated.*

It was not uncommon for buildings in the Minneapolis Warehouse District to have metal-framed canopies, fire escapes, equipment platforms, etc. The proposed steel-framed balcony would be in character with these historic examples and, as such, would be compatible with and support the exterior designation of the Minneapolis Warehouse Historic District.

(d2) Granting the certificate of appropriateness will be in keeping with the spirit and intent of the ordinance and will not negatively alter the essential character of the historic district.

There are numerous projecting balconies installed within the Minneapolis Warehouse Historic District. The installation of the proposed 8th floor balcony on the secondary façade of the Colwell Building is simply a continuation of the present policy and, as such, will not negatively alter the essential character of the historic district.

(d3) The certificate of appropriateness will not be injurious to the significance and integrity of other resources in the historic district and will not impeded the normal and orderly preservation of surrounding resources as allowed by regulations in the preservation ordinance.

The proposed balcony's location at the 8th floor level and its relative small size will not be injurious to the significance and integrity of other resources in the historic district and will not impeded the normal and orderly preservation of surrounding resources as allowed by regulations in the preservation ordinance.

Summary

1. The balcony is located on a façade that does not face public streets. This is in compliance with Item 2.54 of the Minneapolis Warehouse Historic District Design Guidelines.
2. The balcony is located 2+ structural bays from a primary façade. This is also in compliance with Item 2.54 of the Minneapolis Warehouse Historic District Design Guidelines.
3. Numerous historic buildings within the Minneapolis Warehouse Historic District have non-historic balconies. In each instance, existing windows were removed, their brick openings lengthened and a non-historic doors installed.
4. The roof of the building is not accessible. The proposed balcony is the best option for providing the tenant's employees with access to fresh air, sunshine and distant vistas.

The owners of the Colwell Building respectfully request the issuance of a Certificate of Appropriateness for the proposed steel-framed balcony to be located at the 8th floor level, above the alley.

Respectfully,



David J. Kelly, A.I.A.
Applicant and Architect-of-Record

cc: File (MPLS_123 3rd St. N balcony HPC CofA App_8-21-13)



ARCHITECTURAL SERIES



BUILT TO IMPRESS

Quality craftsmanship was the driving force for Harold and Marge Knoll when they started making windows and doors in 1949. The next generation of the Knoll family inherited the same respect for quality, apparent in every one of Quaker's 60+ lines of windows and doors.

Today, Quaker melds old fashioned craftsmanship with the efficiencies of technology to manufacture the best product with the best value in the market. Glass is cut by the computer-driven Optimizer system to minimize waste... in-house testing facilities ensure consistent product performance... a state-of-the-art website provides architects with drawings of installation details (right down to caulk and screw locations)... we deliver finished product with our own trucks and drivers, to assure safe handling.

Our high-performance products, sold by knowledgeable dealers, continue the tradition of craftsmanship started more than a half century ago.

"A Tradition of Quality" has always been, and will continue to be, our motto and pledge. We constantly strive to build on our reputation for quality along with our history and passion for continual improvement and product development. We are committed to making your new windows the finest available.

KEN & MIKE KNOLL - OWNERS, QUAKER WINDOWS AND DOORS



Part of the Quaker Fleet.



In-house Product Testing.

ON THE COVER:

Highland Stacks Condominiums

Indianapolis, IN

Developer & General Contractor: ReDevelopment Group, Inc.

Architect: Demerly Architects

Dealer: Koschnick Architectural Products

** Periodic recertification testing may cause the displayed ratings to vary slightly.

Quaker Window Products Co. Inc. reserves the right to change or alter any or all designs and subsequent test ratings at any time.

Product modifications &/or options allow some products to achieve more than one test rating.

Structural ratings may vary for windows exceeding AAMA test size requirements.



Boricua Village

Bronx, NY

Developer: Atlantic Development Group

Dealer: Dunway Services

	Series #	Operation*	AAMA Performance Rating**
PG. 2 TRADITIONAL	T300	SH	HC-40
	T300	PW	HC-50
	T400	CA	AW-50
	T400	CA-PO	AW-50
	T400	PW	AW-90
	T400	AWN	AW-70
	T420	CA	AW-50
	T420	CA-PO	AW-50
	T420	PW	AW-90
	T420	AWN	AW-70
PG. 4 HISTORICAL	T500	SH	AW-50
	T500	PW	HC-50
	H300	SH	HC-40
	H300	PW	Not available at time of print
	H420	CA	AW-50
	H420	CA-PO	AW-50
	H420	AWN	AW-70
	H420	PW	AW-90
	H450	CA	AW-50
	H450	CA-PO	AW-50
PG. 6 EMERGE	H450	AWN	AW-70
	H450	PW	AW-90
	H500	SH	AW-50
	H500	PW	Not available at time of print
	E200	SH	CW-30
	E200	PW	CW-30
	E300	SL	CW-50
	E300	PW	CW-70
	E300	DH	CW-40
	E300	SH	CW-40
PG. 8 IMPACT	E300	GD	C-40
	E303	SL	CW-50
	E303	PW	CW-70
	E303	SH	CW-40
	E303	DH	CW-40
	E350	SL	CW-50
	E350	PW	CW-70
	E500	SL	AW-50
	E500	DH	AW-40
	E500	GD	HC-40
PG. 9 BLAST	E700	CA	CW-50
	E700	CA-PO	CW-70
	E700	PW	CW-50
	E700	GD	Not available at time of print
PG. 10 KEYSTONE	B500	SH	AW-50
	B500	PW	AW-50
	B500	SL	AW-50
	B500	AWN	AW-50
	K200	DH	C-50
	K200	SH	C-50
	K200	SL	C-50
	K200	PW	HC-60
	K300	AWN	HC-50
	K300	CA	HC-50
PG. 11 DOORS	K300	HOP	HC-40
	K300	PW	HC-60
	S100	Storm Windows	N/A
	Q-620/Q-620F	GD	HC-40
	E300	GD	C-40
E500	GD	HC-40	
TERRACE	HD	C-70	

MADE IN THE USA

Quaker takes great pride in the fact that all of our windows and doors are made at our one manufacturing location in Freeburg, Missouri; right in the heartland of the United States of America. But just as important, the components that make up our products are made here too. From Kalamazoo to Corsicana. Ellaville to Owatanna. We go across the country in search of the best products available because at Quaker, we insist on a higher standard for our windows and doors.

While a global economy is a permanent part of today's business world, we sincerely ask for your support of our efforts to buy American-made products whenever and wherever possible.

If you would like more information on Quaker's manufacturing partners, contact our home office - 800.347.0438.



*OPERATION ABBREVIATIONS

AWN	Awning
CA	Casement
CAPO	Casement Push Out
DH	Double Hung
GD	Gliding Door
HD	Hinged Door
HOP	Hopper
PW	Picture Window
SH	Single Hung
SL	Sliding Window

Florida Code Approved

Quaker submits job-specific products for FBC approval on a regular basis. See your dealer or contact Quaker for FBC availability on the product of your choice.



TRADITIONAL

Quaker's Traditional Series family of products are just that: Traditional. Traditional design. Traditional operations. Traditional sightlines. Yet all are flexible enough to work in a multitude of applications. Almost any option offered by Quaker is available for this product family.

The T300 and T500 are both Single Hung models with a mating fixed window. While both feature the same frame depth, the T300's sightline varies slightly from the T500. Both perform at a high AAMA standard (AW-40).

The T400 and T420 are both venting families. Choose from a crank-out or push-out casement model, a crank-out awning model or a matching fixed unit. The differential lies in the main frame design, with the T400 slightly beefier than the T420. AAMA performance ratings range from AW-50 and AW-70 for the casement and awning models respectively, up to an exceptional AW-90 for the fixed units.

TRADITIONAL	T300 & T500	
	Thermally-broken:	Yes
	Frame Depth:	3 1/4"
	Colors:	11 standard. Unlimited optional.
	Finish:	2604 powder coat standard, 2605, anodized finishes.
	T400 & T420	
	Thermally-broken:	Yes
	Frame Depth:	2 3/8"
Colors:	11 standard. Unlimited optional.	
Finish:	2604 powder coat standard, 2605, anodized finishes.	



The Georgian
 St. Louis, MO
 General Contractor: BSI Constructors, Inc.
 Dealer: Moeller-Reimer



Thomas Jefferson Hall
 University of Missouri Science & Technology, Rolla, MO
 Dealer: Central Missouri Glass
 Architects: Treanor Architects



Parkview Apartments
 St. Louis, MO
 Architect: Sherman-Carter-Barnhart
 Contractor: Sims Construction

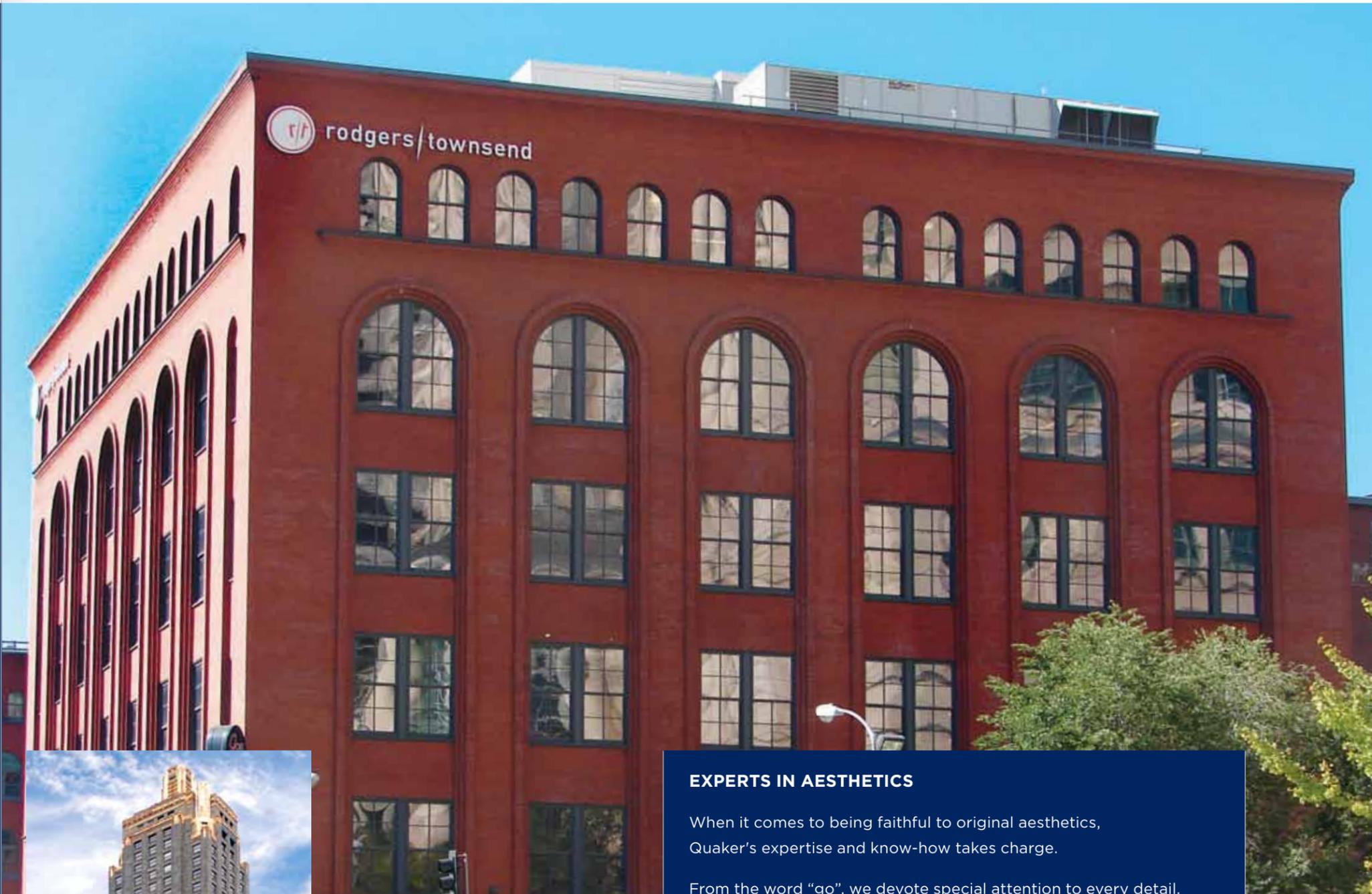
HISTORICAL

Across the country, razing age-old structures is out. Rehabbing and revitalizing is in. Quaker's family of Historical Series of products contains the unique features necessary for historical replication projects. Symmetrical sightlines. The capacity to match exterior colors. The ability to facilitate large sizes. Historically accurate panning and trim styles to preserve a building's distinguished appearance. Pertinent historical accessories such as raised grid profiles, ogee blocks and glass tints. Plus, Quaker offers a long-standing relationship with the National Park Service, the overseers of historical tax credit programs. Quaker currently offers hung, venting and fixed products in our historical product catalog.

Quaker's H300 Single Hung and H500 Single Hung are quite similar with the main difference found at the meeting rail. A heavier meeting rail on the H500 gives it an AAMA rating of AW-40 versus the CW-40 rating of the H300. Both have a matching fixed window.

The H400 and H420 Series are Quaker's venting units in our Historical product family. Find a crank-out casement, push-out casement, crank-out awning and fixed window under each Series. The difference between the two is a slimmer sightline for the H420 as compared to the H400. Certified AAMA ratings for this products are as follows: Casement (AW-40), Awning (AW-40), Fixed (AW-50).

HISTORICAL	H300	
	Thermally-broken:	Yes
	Frame Depth:	3 1/4"
	Colors:	11 standard. Unlimited optional.
	Finish:	2604 powder coat standard, 2605, anodized finishes.
	H400 & H420	
	Thermally-broken:	Yes
	Frame Depth:	2 3/8"
	Colors:	11 standard. Unlimited optional.
	Finish:	2604 powder coat standard, 2605, anodized finishes.



Cupples Building 1
 St. Louis, MO
 Dealer: Moeller-Reimer, Inc.
 General Contractor: BSI Constructors
 Developer: Conrad Properties

(left) Hard Rock Hotel
 Chicago, IL
 Contractor: Pepper Construction
 Architect: Lucien LaGrange and Assoc.

EXPERTS IN AESTHETICS

When it comes to being faithful to original aesthetics, Quaker's expertise and know-how takes charge.

From the word "go", we devote special attention to every detail. We recognize and respect the fact that each project, sometimes each window, has its own individual flavor. So matching colors, shapes, grids, panning... matching anything for that matter... is simply standard procedure. We like to think we turn this uneasy task into an easy one.





EMERGE

No longer do developers, builders and architects want just structural performance. In the name of LEED and Green, they want better thermal performance too. The Emerge Series is the most energy-efficient family of aluminum products Quaker offers, merging structural integrity with thermal qualities. The Emerge product line was designed with one purpose in mind; to get U-Values & SHGC values to depths rarely seen in aluminum windows and doors. There are several choices from which to choose.

The E300 Series has a good mixture of all traits. A modern look including an integral lip on the meeting rail, blended with excellent thermal values and AAMA ratings in the mid-to-upper CWs. Horizontal Slider (CW-50), Single and Double Hung (CW-40) and Fixed (CW-70).

If softer aesthetics are part of the equation, then opt for the E303 Series. A smooth meeting rail differentiates it from other Emerge Series windows. Thermal values and structural performance are exactly the same as the E300.

The most heavy-duty of the Emerge products are those found in the E500 class. A thickset meeting rail allows for superior structural performance, yet still affords the E500 terrific thermal achievement. The Horizontal Sliding model carries an AAMA rating of AW50. The Double Hung model checks in at AW40.

The streamlined E200 model offers very good structural and thermal performance built into a slimmer main frame. Both the Single Hung and Fixed versions of the E200 carry an AAMA rating of CW-30.

The Emerge Series also boasts patio doors to their collection. The E300 & E500 Series are sliding doors that offer the same thermal effectiveness and structural assets as their window counterparts.

EMERGE	HUNG & SLIDER THERMAL VALUES		
	SHGC	U-Value	U-Value Special Glazed
	.26 - .28	.38 - .39	.35 - .36
EMERGE	FIXED THERMAL VALUES		
	SHGC	U-Value	U-Value Special Glazed
Contact Quaker	.34	.30 - .32	

Thermal test values may vary depending on glazing package chosen.



Tyson Research Center
Eureka, MO
Dealer: Pacific Lumber
Architect: Hellmuth & Bicknese
Contractor: Bingman Construction



WINNER OF GREEN BUILDING OF AMERICAN AWARD

(left) Eco School House at Grant Elementary
Columbia, MO
Architect: Peckham & Wright

(photo courtesy of Dawn L. Andres, Peckham & Wright)



LEED "BUILDING GREEN"

At Quaker, the Green Movement is nothing new to us. We're very proud to say that we've been offering positive, environmental products for many years. Quaker Window Product's green participation and activities continue to grow. For example:

- Our aluminum and glass scrap is regularly sold to recyclers for re-use.
- At Quaker, we're continually implementing and installing machinery in our manufacturing plants that lessen our waste of raw materials, such as glass, aluminum, vinyl, wood and paint.
- Quaker's in-house powder-coat paint facilities implement several "green" advantages over conventional liquid coatings: Powder coatings emit zero or near zero volatile organic compounds (VOCs). Production lines produce less hazardous waste than conventional liquid coatings. Also overspray from powder coating can be recycled and re-used, thus it is possible to achieve nearly 100% use of coating.
- Quaker has been an Energy Star™ partner for more than a decade.



For more information on how Quaker can help your project obtain LEED status, contact your Quaker dealer or representative.

EMERGE	E300		E500	
	Thermally-broken:	Yes	Thermally-broken:	Yes
	Frame Depth:	3 1/4"	Frame Depth:	3 1/4"
	Colors:	11 standard. Unlimited optional.	Colors:	11 standard. Unlimited optional.
	Finish:	2604 powder coat standard, 2605, anodized finishes.	Finish:	2604 powder coat standard, 2605, anodized finishes.
EMERGE	E303		E200	
	Thermally-broken:	Yes	Thermally-broken:	Yes
	Frame Depth:	3 1/4"	Frame Depth:	2 3/8"
	Colors:	11 standard. Unlimited optional.	Colors:	11 standard. Unlimited optional.
	Finish:	2604 powder coat standard, 2605, anodized finishes.	Finish:	2604 powder coat standard, 2605, anodized finishes.



IMPACT

Using our current products and implementing highly developed technology, Quaker has designed our line of Impact Tested products. Quaker's E700 Impact products are specially glazed and structurally reinforced to meet or exceed codes mandated for areas where violent high wind conditions and wind-borne debris may occur. They are certified to meet the following recognized Impact standards:

- American Society of Testing and Materials (ASTM) - E1886 and E1996
- AAMA/WDMA/CSA 101/I.S.2/A440.08

E700 Impact Products meet Large and Small missile criteria. The product family currently includes a Horizontal Slider, Double Hung and Fixed. An Impact Patio Door is pending test approval.

For products requiring DP50 specifications, please see page 12 for more information on our Crusader Series vinyl product line.

Recent projects using Quaker Impact Tested Windows:

- Courtyard by Marriott - Galveston, TX
- Towneplace Suites - Galveston, TX

IMPACT	E700	
	Thermally-broken:	Yes
	Frame Depth:	3 1/4"
	Colors:	11 standard. Unlimited optional.
Finish:	2604 powder coat standard, 2605, anodized finishes.	



AmeriSuites
Tampa, FL

10th Special Forces Building
Ft. Carson, CO



BLAST

An important and ever-growing segment of the commercial building sector is blast testing. Blast Tested Windows from Quaker have been tediously tested to meet the strict criteria outlined in the Department of Defense's Minimum Anti-terrorism building standards. Projects requiring Blast Tested products are all unique, thus products have to adapt to the application. Yet they also need the same common thread: special glazing specifically designed to meet ASTM F1642-04 (Standard Test Method for Glazing and Glazing System Subject to Airblast Loadings) resulting in a high GSA/ISC Performance Condition.

Quaker's Blast Tested windows are the B400 Series and B500 Series. Both the B400 and B500 Series carry AW50 ratings.

The B400 is a singular product, an awning window.

The B500 Series contains a Single Hung, Horizontal Slider, and Picture Window in its coffer.

Recent projects using Quaker Blast Tested Windows:

- Ft. Hood, TX,
- Ft. Campbell, KY,
- Ft. Sam Houston, TX,
- Ft. Leonard Wood, MO,
- Ft. Lewis, WA

BLAST	B400	
	Thermally-broken:	Yes
	Frame Depth:	3 1/4"
	Colors:	11 standard. Unlimited optional.
Finish:	2604 powder coat standard, 2605, anodized finishes.	
BLAST	B500	
	Thermally-broken:	Yes
	Frame Depth:	3 1/4"
	Colors:	11 standard. Unlimited optional.
Finish:	2604 powder coat standard, 2605, anodized finishes.	



KEYSTONE

Products in the Keystone family have been staples of Quaker's product offering for decades.

The centerpieces of Quaker's Keystone family hail from our K200 Series. The K200 includes a Horizontal Slider, Single Hung and Double Hung window. All K200 products offer decades of sound construction and performance, each meeting a C-50 AAMA rating. Their usage can span up to seven stories, but have been used as high as ten stories in some parts of the country.

Quaker K300 venting units have been part of our product offering for almost thirty years. The K300 Series offers Casement, Awning, Hopper and Fixed models. Both the Casement and Awning versions achieve an HC-50 AAMA rating. The Hopper model scores an HC-40 and the Picture Window carries an HC-60 rating. Seriously heavy-duty products for almost any type of commercial project needing venting products.

While the use of aluminum storm windows in residential settings has subsided with the emergence of better, thermally proficient windows, Quaker's S100 Storm Windows are still an important component of our product offering. Their use in the commercial building sector centers mainly around the Sound Transmission Class (STC) and Outdoor/Indoor Transmission Class (OITC). Adding storm windows to existing window units can make the difference between hitting and missing the OITC/STC spec. Storm windows can generally add as much as 20% to the OITC/STC values.

Quaker's storm window lines include the following models: hung, sliding and fixed for exterior applications. We also offer an interior storm window line containing a sliding and fixed version.



Maple Heights Condominiums
Salt Lake City, UT
Architect: Allen Millo & Associates

KEYSTONE	K200	
	Thermally-broken:	Yes
	Frame Depth:	2 3/8"
	Colors:	11 standard. Unlimited optional.
	Finish:	2604 powder coat standard, 2605, anodized finishes.
	K300	
	Thermally-broken:	Yes
	Frame Depth:	2 3/8"
	Colors:	11 standard. Unlimited optional.
	Finish:	2604 powder coat standard, 2605, anodized finishes.
	S100	
	Thermally-broken:	No
Colors:	11 standard. Unlimited optional.	
Finish:	2604 powder coat standard, 2605, anodized finishes.	



DOORS

Quaker's Aluminum Doors offer multi-purpose capabilities ranging from sliding patio doors to hinged terrace doors.

Looking for strength? The Q-625F is your choice with a solid AAMA rating of HC40. Almost any commercial project requiring sliding patio doors is eligible. A 3" clear anodized sill can hold off whatever Mother Nature throws out. The Q-625 is for new construction purposes while the Q-620 is for retro-fit, panning or receptor applications.

Need thermal efficiency too? Then the E300 and E500 Series Sliding Patio Doors are your answer. A specially enhanced frame design gives the E300 and E500 extra breaking abilities against thermal transfer.

If you're needing a terrace door, turn to Quaker. Quaker's Terrace Door fits just as comfortably in a seaside community as it does in a downtown skyscraper. Five-point locking system provides "vault-like" security and a pressurized weather-tight seal. A 1 1/8" high threshold gives added protection and can easily be modified to meet ADA standards. Superb structural performance with a C70 AAMA test rating on in-swing and out-swing models.



Harbour Hill
Portsmouth, NH
Contractor: Pro Con Construction

DOORS	Q-620 & Q-625	
	Thermally-broken:	Yes
	Frame Depth:	5"
	Colors:	11 standard. Unlimited optional.
	Finish:	2604 powder coat standard, 2605, anodized finishes.
	E300	
	Thermally-broken:	Yes
	Frame Depth:	5"
	Colors:	11 standard. Unlimited optional.
	Finish:	2604 powder coat standard, 2605, anodized finishes.
	E500	
	Thermally-broken:	Yes
	Frame Depth:	5"
	Colors:	11 standard. Unlimited optional.
	Finish:	2604 powder coat standard, 2605, anodized finishes.
	TERRACE DOOR	
	Thermally-broken:	Yes
	Frame Depth:	4 1/2"
Colors:	11 standard. Unlimited optional.	
Finish:	2604 powder coat standard, 2605, anodized finishes.	

VALUE ENGINEERING OPTIONS

When your project requires vinyl or wood-clad windows and doors, Quaker offers you a full line of value-engineered alternatives to aluminum.

For nearly 30 years, we have manufactured wood and vinyl products alongside our extensive offering of aluminum products. Our vinyl and wood windows and doors keep projects within budget without sacrificing performance or aesthetics. Excellent pricing and great warranties are available.

For Coastal or inland projects specifying DP-50 requirements, consider Quaker's Crusader Series vinyl windows. Our Crusader DP-50 product line was developed because high winds aren't just limited to the Gulf Coast, Pacific Rim or Atlantic Seaboard. The Upper Midwest, Plains States, Great Lakes Region and inland areas off the coasts all get their fair share of extreme, gusty weather.

The Crusader DP-50 offers a heavy-duty alternative to standard vinyl windows and is also a nice V.E. option in light commercial applications.



WOOD CLAD	Series	Operation*	AAMA Perf. Rating**
	Brighton	DH	▼
Brighton	CA	◻	LC-50/LC-60
Brighton	AW	▲	R-50
Brighton	PW	□	R-50/C-50
Brighton	HD	◻	R-40
Brighton	SD	◻	LC-40
Classic	DH	▲	R-50
Classic	PW	□	R-50/C-50
Thermally Broken	Yes		
Frame Depth	4 9/16" (6" Overall)		
Exterior Clad Colors	11 standard. Unlimited optional.		
Finish	2604 powder coat standard, 2605 anodized finishes.		

VINYL	Series	Operation*	AAMA Perf. Rating**
	Manchester Vinyl & Advantage Vinyl	DH	▼
SH		▲	R-35
CA		◻	R-40
AW		▲	R-40
SL		◻	R-40
PW		□	R-35
SD		◻	R-25
Crusader	DH	▼	DP-50
Crusader	SH	▲	DP-50
Crusader	CA	◻	DP-50
Crusader	SL	◻	DP-50
Crusader	PW	□	DP-50
Crusader	SD	◻	Under Development
Thermally Broken	Yes		
Frame Depth	3 1/4"		
Vinyl Colors	White, Beige, Sandstone.		
Optional Painted Exterior Finish	10 colors available. High performance, heat reflective liquid paint finish.		

* See page 1 for details on operation

** Periodic recertification testing may cause the displayed ratings to vary slightly.

Quaker Window Products Co. Inc. reserves the right to change or alter any or all designs and subsequent test ratings at any time.

Product modifications &/or options allow some products to achieve more than one test rating.



Rockwell Gardens
Chicago, IL
Dealer: D.K. Architectural



Product modifications &/or options allow some products to achieve more than one test rating.

OPTIONS

FINISHES

Standard Colors

Quaker's powder-coat paint is applied in-house and baked on for a long-lasting finish. All finishes meet ANSI/AAMA 2604 paint specifications (equal to 50% Kynar). Custom colors available on request.

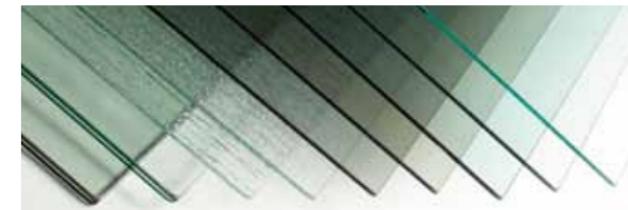


Custom Coatings

Anodized: Anodic coatings provide excellent color saturation with minimal variation. Weather resistant colors are available from clear to black.

2605: In the most demanding environments, use Quaker's 2605 finish, which meets ANSI/AAMA 2605 specs. Similar to 70% Kynar except Quaker's 2605 is a 100% fluopolymer.

2603: Also available.



GLAZING OPTIONS

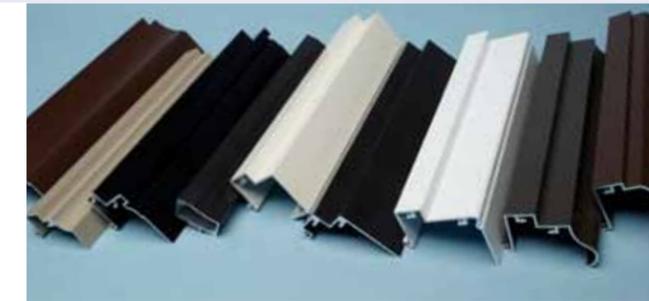
Glass thickness: 3/32", 1/8", 5/32", 3/16", and 1/4". Overall insulated glazing panel thickness: 1/2" up to 1".

Types:

Clear, Low-E, bronze, grey, obscure, reflective and sun glass, mirrored, solar-cooled, Heat Mirror®, and other special types. Most glass types are available as tempered (safety) glass.



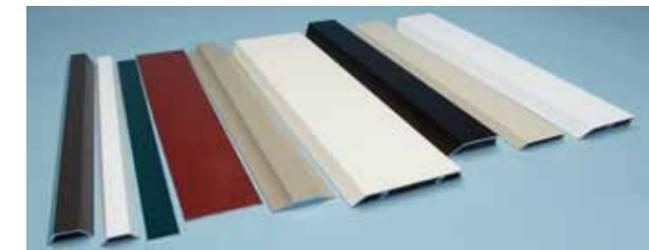
Drury Hotel
Independence, Missouri
General Contractor: Druco
Architect: Drury Corp.



PANNINGS, TRIMS, BRICKMOLDS & ACCESSORIES

Quaker always has the correct panning and trim to make installation easy. Accessories can be pre-applied to reduce on-site labor and avoid field errors or shipped loose for easier handling and high-elevation installs. Dozens of panning and trim SKUs are immediately available to match even the most unique application.

For Historical applications, accurate pannings and accessories like Ogee Blocks can make all the difference in meeting necessary specifications.



GRIDS

Grids, also known as grilles or muntins, can be added to all windows and doors. They can be used to create a unique design or replicate a historical look. Grid widths range from 5/8" to 3 1/2" in flat, raised or beveled shapes.* They can be placed between the glass and/ or applied to the glass.

* Not all grid widths are available for all grids shapes.

NOISE REDUCTION

Whether it's traffic, trains or trucks, or just a loud television, Quaker has a full range of products that can be tailored to meet or exceed OITC (Outdoor/Indoor Transmission Class) or STC (Sound Transmission Class) requirements in high decibel locations. STC ratings range from 30-48 and OITC ratings range from 22-35.

Virginia Military Institute - Nichols Hall
Lexington, VA.
Dealer: Branch & Associates



WHAT'S NEXT

See your local authorized dealer
for more information.

(11-12)

The Residences at 668
Cleveland, OH

Dealer & General Contractor: Cleveland Construction Inc.
Architect: Berardi & Partners



QUALITY

Quaker's® unlimited choices, quality construction and personalized service will change the way you view windows and doors forever.

To learn more about the finer points of Quaker® windows and doors, or to find the name of an authorized Quaker Windows and Doors dealer near you, check our web site at www.quakerwindows.com or call 800.347.0438.

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