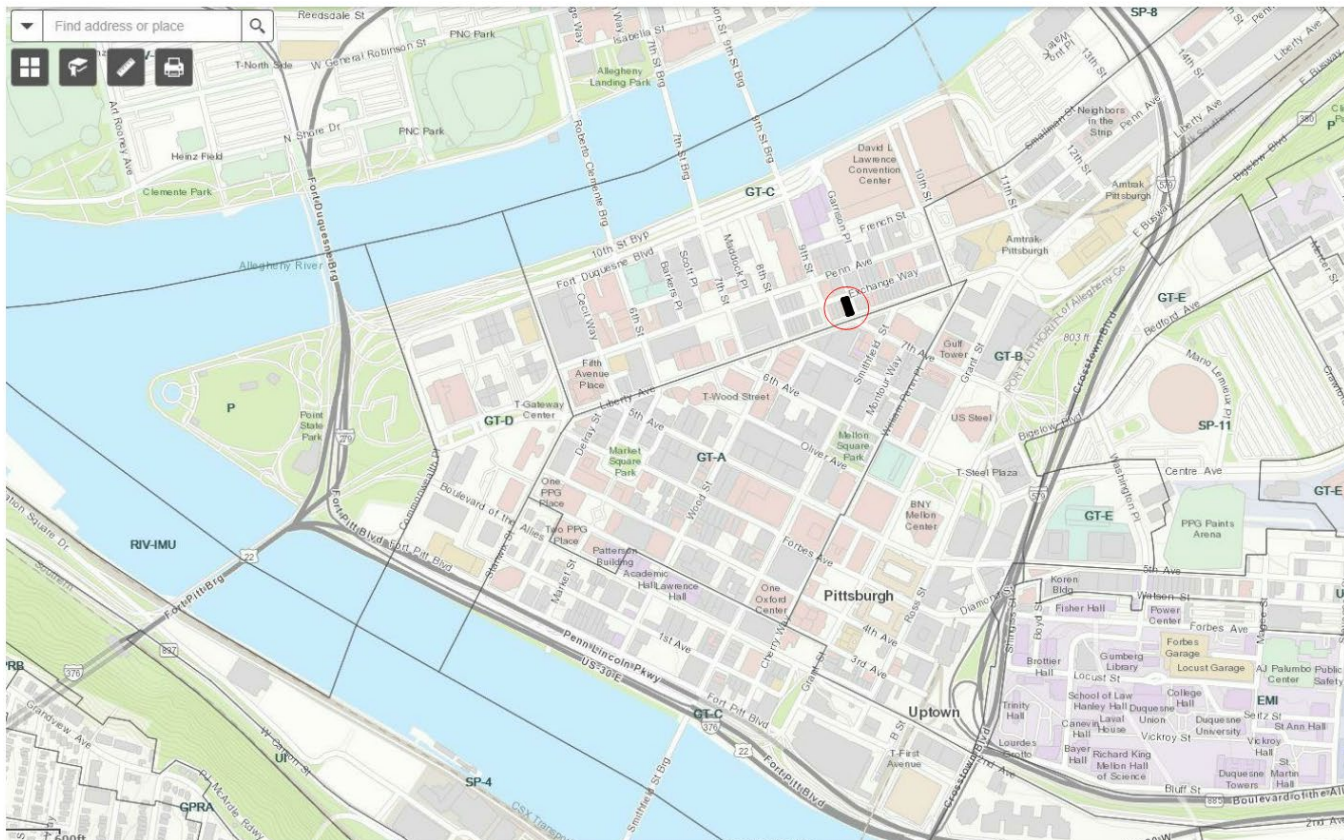




MAGINN BUILDING  
915 LIBERTY AVENUE  
PITTSBURGH, PA 15222

# REPLACEMENT WINDOWS

## LIBERTY AVENUE ELEVATION



Design Development  
**Maginn Building Lofts**

915 Liberty Avenue, Pittsburgh, PA 15222

Urban Map

# 4727 9.20.2019 A-902



# REPLACEMENT WINDOWS

## LIBERTY AVENUE ELEVATION

### INTRODUCTION

We have a design development that deviates from what Day3Design set forth in its presentation of October 2019

We had advised we would be replacing the windows sash frames with Spanish Cedar Sash Frames to ensure the sash frames' stiles and rails have the same stile width, rail height and attendant sightline.

IMPORTANT NOTE: the existing Window Mainframes will remain (Jambs, sills, mullions & Transoms)

DESIGN DEVELOPMENT: if the sash frames are replaced in Spanish Cedar wood, the sash frames' stiles and rails will need to approximately more than double their existing width and height, respectively, to accommodate the much heavier double glazed glass assembly and existing functionality

- this will modify the sightline because the stiles would be wider, and the rails would be taller.

IMPORTANT NOTE: We can replace the sash frames' stiles and rails with a historic extrusion in aluminum from Kawneer

- The aluminum extrusion includes an exterior putty grid that ensures the exterior window appearance is retained, and the Kawneer aluminum extrusion can accommodate the heavier insulated glazing assembly while matching the width and height of the existing sash frames' stile and rails.



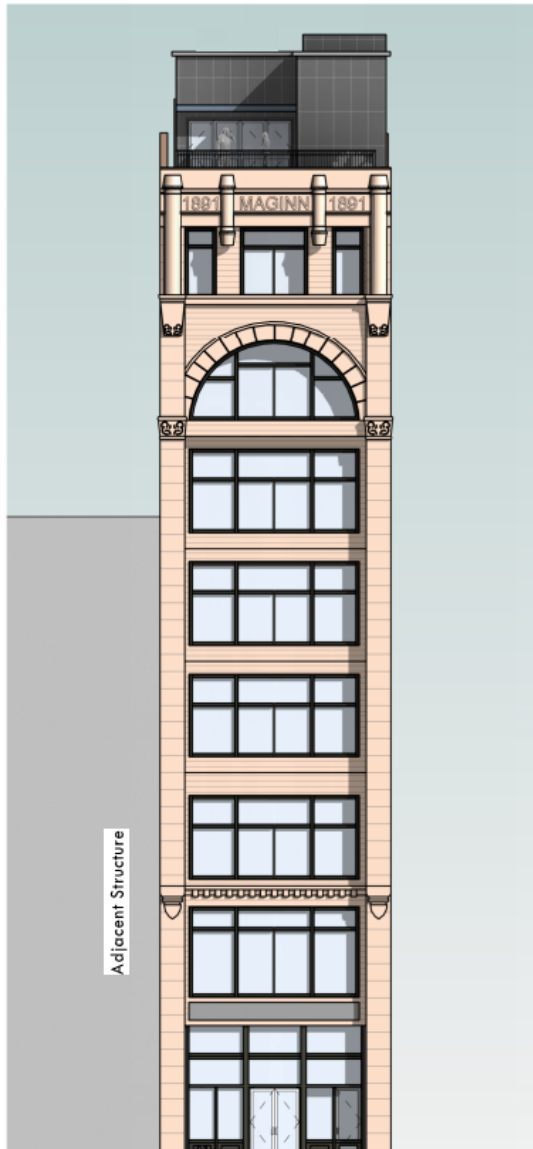
## EXISTING CONDITIONS



LIBERTY AVE ELEVATION SOUTH: EXISTING WINDOWS



## HRC DESIGN GUIDELINES FOR THE PENN LIBERTY HISTORIC DISTRICT, SECTION J.: Windows & Doors



SOUTH ELEVATION LIBERTY AVE; PROPOSED

THE MAGINN BUILDING 915 LIBERTY AVENUE

### NEW WINDOW SASHES, SOUTH ELEVATION, LIBERTY AVE:

#### 10/04/2-2019 SUBMISSION: WOOD SASH FRAMES

- Existing Window Mainframes to remain (Jambs, sills, mullions & Transoms)
- New Spanish Cedar sash windows to exactly match existing 2"3/8 wide stiles and 3"3/4 tall bottom rails
- Remove the existing frames and replicate them in the shop
- Sash match performed by Allied Millwork, The Strip District
- Transom windows will continue to be operable
- Main windows: hinged awning type to match existing function

### NEW WINDOW SASH FRAMES, SOUTH ELEVATION, LIBERTY AVE:

#### 10/08/2020 REVISION: ALUMINUM SASH FRAMES

- Existing Window Mainframes to remain (Jambs, sills, mullions & Transoms)
- New Aluminum sash windows to match existing ex. Sash frames profiles
  - Existing Stile width: 2"3/8 wide
  - Kawneer 8225TLF Historic Profile C/W Putty Grid
  - New Stile width: 2"7/16 wide
- Existing Bottom Rail width: 3"3/4 tall
- Kawneer 8225TLF Historic Profile C/W Putty Grid
- New Bottom Rail width: 3"7/16 tall
- OPTION: OPERABLE LEFT AND RIGHT TRANSOM WINDOWS  
It would be ideal to maintain the ex. Operable functionality, but we will be required to provide wider at 3"15/16 aluminum sash frames' stiles and rails. Allowing this would achieve occupant quality of life via natural ventilation as a green building element



## ADVANTAGES OF ALUMINUM SASH FRAMES VESUS WOOD SASH FRAMES

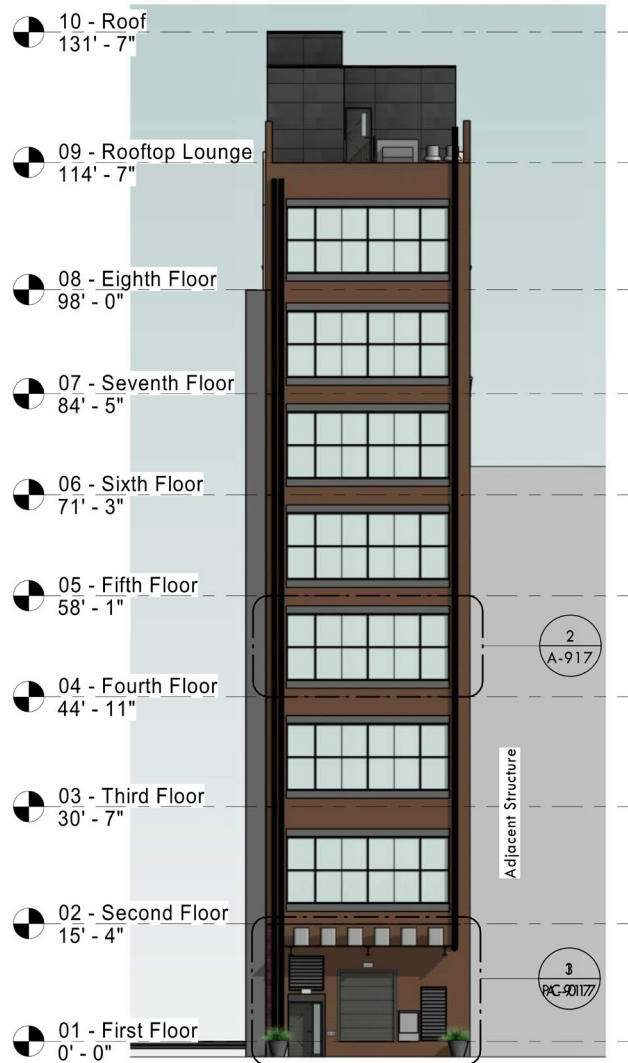
- ❖ Aluminum is much more durable and isn't susceptible to deterioration when preventative maintenance is often deferred
- ❖ Aluminum custom colors can be achieved, and the color proposal as submitted to the Historic Review Commission (H.R.C.) can be achieved
- ❖ energy efficiency through insulated glass and thermally broken frames

## PRECEDENCE FOR ALUMINUM WINDOWS AROUND THE MAGINN BUILDING, 915 LIBERTY AVENUE.

1. 909 Liberty Avenue. Army Navy Surplus Building, HRC Certificate of Appropriateness #19-012
2. 905 Liberty Avenue. Liberty Lofts at incorporates front aluminum windows
3. 209 9th Street. TKA Architects. Replaced existing wood windows with aluminum windows. HRC Certificate of Appropriateness #18-065
4. 800 Penn Avenue. TKA Architects. Modified existing aluminum windows to incorporate an operable sash, in lieu of existing fixed sash, to achieve natural ventilation as a green building element HRC Certificate of Appropriateness #18-064



## HRC DESIGN GUIDELINES FOR THE PENN LIBERTY HISTORIC DISTRICT, SECTION J.: Windows & Doors



NORTH ELEVATION

NEW ALUMINUM WINDOW SASHES, NORTH ELEVATION, EXCHANGE WAY:

- Existing Window Mainframes to remain (Jambs, sills & mullions)
- New extruded aluminum windows to match existing, bottom sliding sash
- Extruded mullion covers to encase ex. Mullions
- Break metal sill covers

*\* As Submitted to the community and approved by the Historic Review Commission*