

HIGGINBOTHAM SCHOOL WINDOW ASSESSMENT

SUMMARY

The existing windows at the Higginbotham School are currently a combination of wood framed double-hung windows and steel frame windows within masonry wall openings.

The wood frame, head, jamb and muntins of the double-hung windows range in states of minor and major disrepair depending on the height, size and orientation of the windows. The first floor windows have incurred the most damage due to vandalism and the resulting efforts to secure the building through the installation of security bars, metal screens and OSB sheathing. Prior to the installation of security measures, vandalism was the primary source of window damage which not only resulted in destruction of the muntins, sashes and glazing but also introduced damaged from water and animal intrusion. Second floor and courtyard windows have experienced marginal protection from the roof soffit, however the courtyard was targeted for break-ins which resulted in comparable damage to the remaining first floor windows.

In recent decades, aluminum emergency escape rescue windows were installed as a replacement to one opening in a series of mullied windows. During this retrofit, brick molds were removed to accommodate the new window assembly, however poor weather sealing at these locations lead to further deterioration of brick molds and frames. Perimeter seals were not maintained by the previous occupant of the building which has led to further deterioration of the original wood sills.

The following assessment documents the extents and conditions of existing window types. While some of the original windows are in repairable condition, almost all salvageable windows are mullied to severely damaged windows. Double hung windows of this era typically share a weight box that would no longer function with the removal of the wood sill, which further justifies the necessity for total replacement. If restored, interior inoperable storm windows would need to be installed, limiting residents' access to fresh air. To achieve a historically accurate and aesthetically consistent facade, a complete replacement with fully aluminum windows is proposed. Replacement will include the abatement of asbestos caulk in the perimeter caulk and putty glaze, as well as



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- SUMMARY





NORTH FACADE



SOUTHEAST FACADE



EAST FACADE



PRIMARY ENTRY- EAST FACADE



SOUTHWEST FACADE



COURTYARD VIEW



Window Tagging System

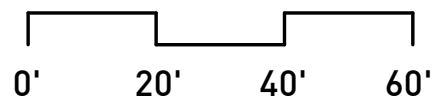
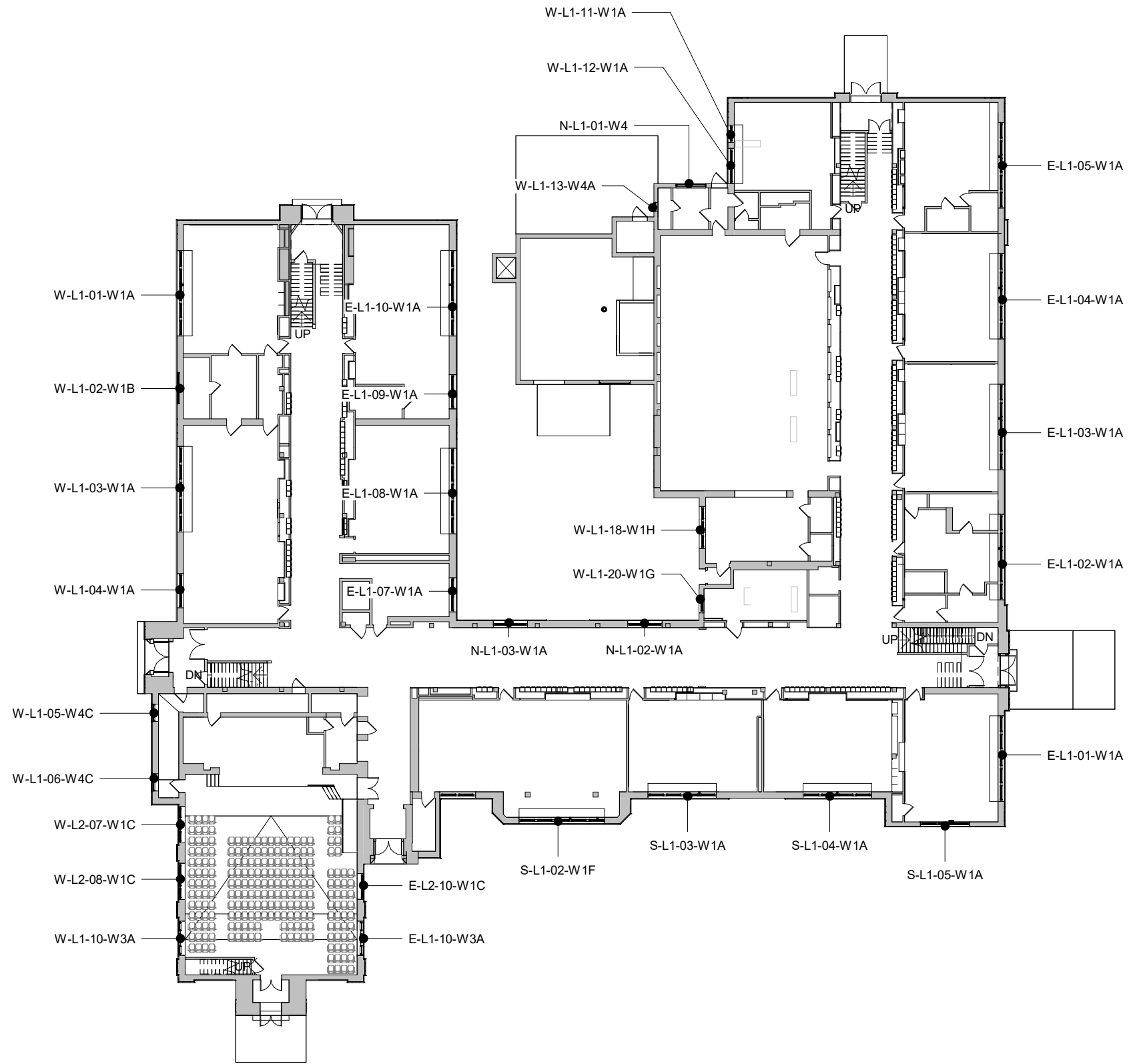
SD-LX-XX-XXX

SD - Site Direction

LX - Level

XX - Window Number

XXX - Window Type -
Refer to schedule



Window Tagging System

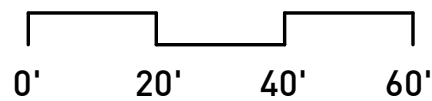
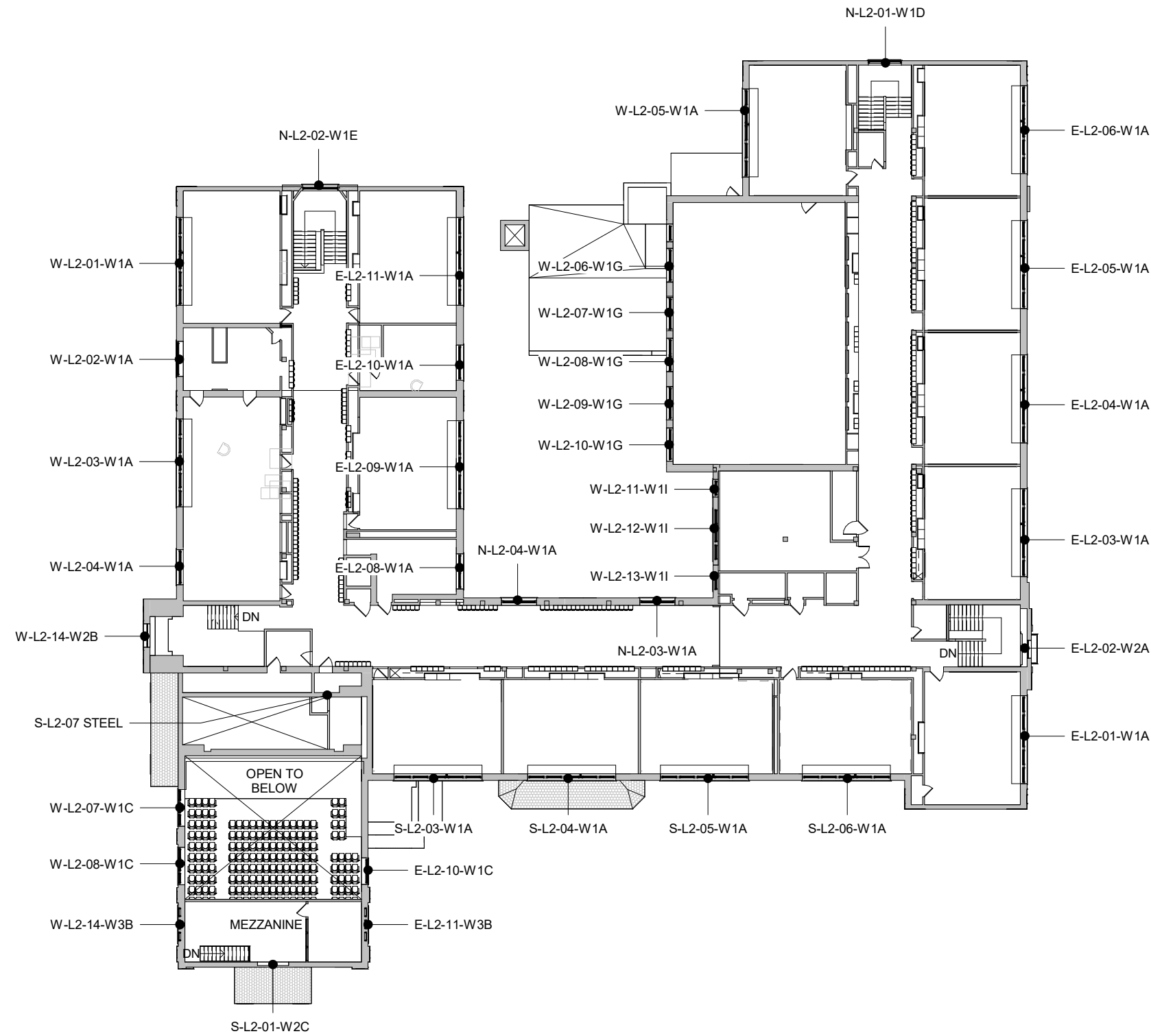
SD-LX-XX-XXX

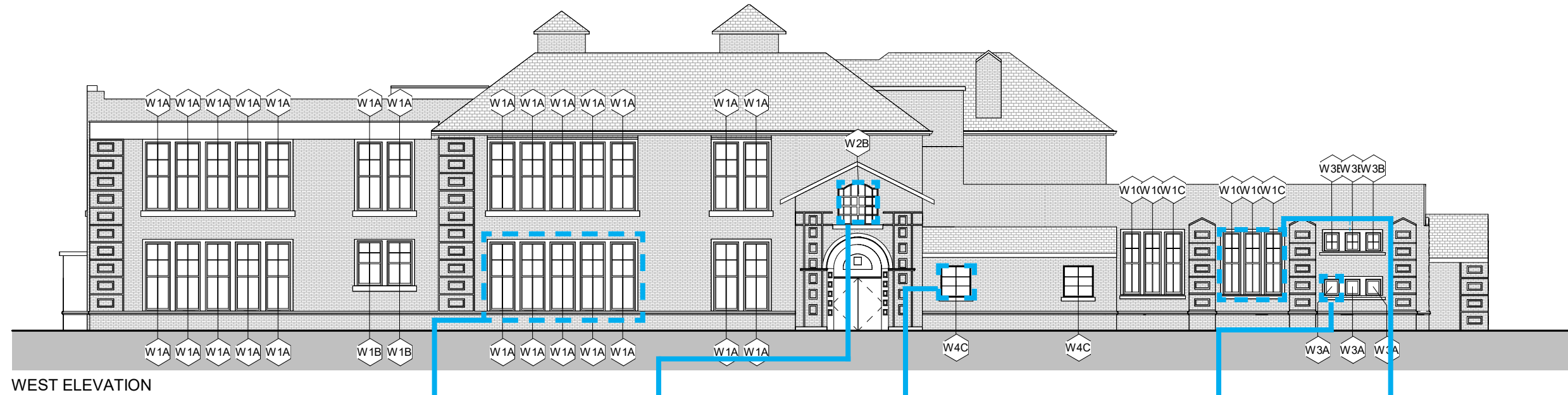
SD - Site Direction

LX - Level

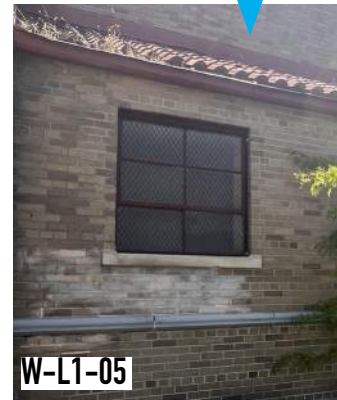
XX - Window Number

XXX - Window Type -
Refer to schedule





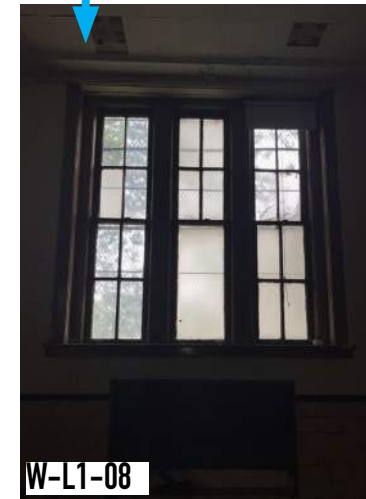
EXISTING STEEL WINDOW



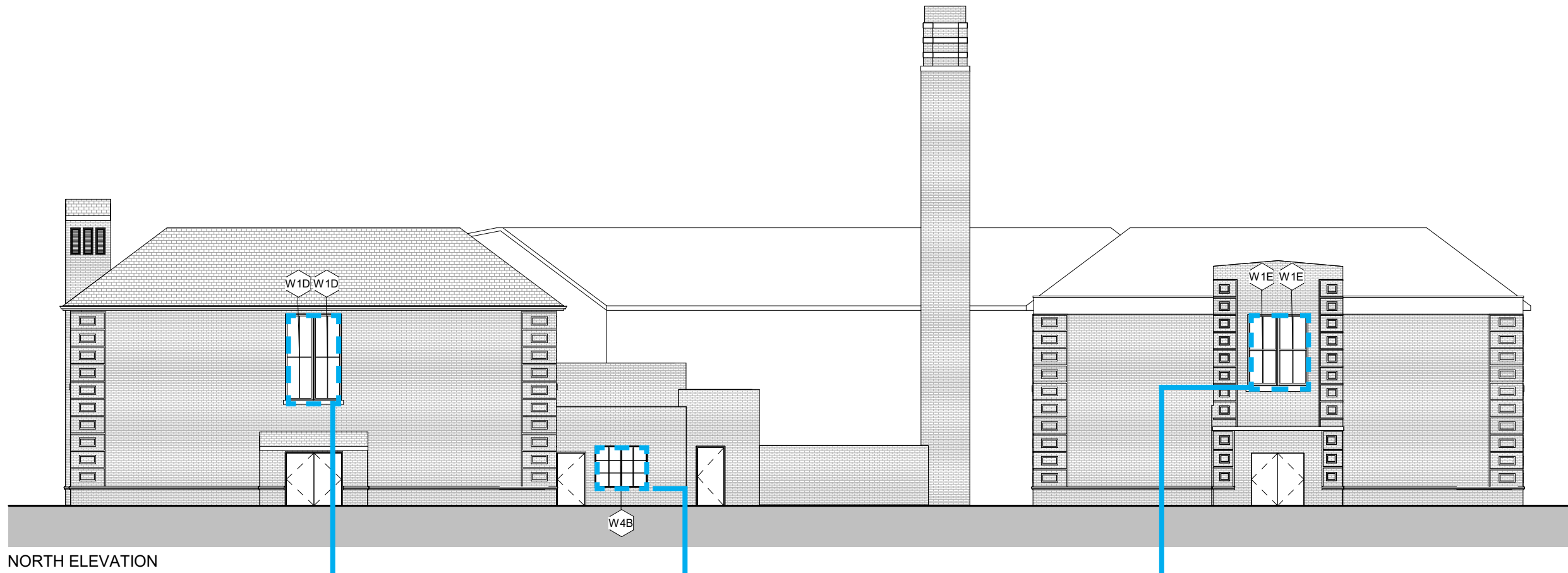
EXISTING HOPPER WINDOW



EXISTING FIXED WINDOW



EXISTING DOUBLE HUNG WINDOW



N-L2-01
EXISTING DOUBLE HUNG WINDOW

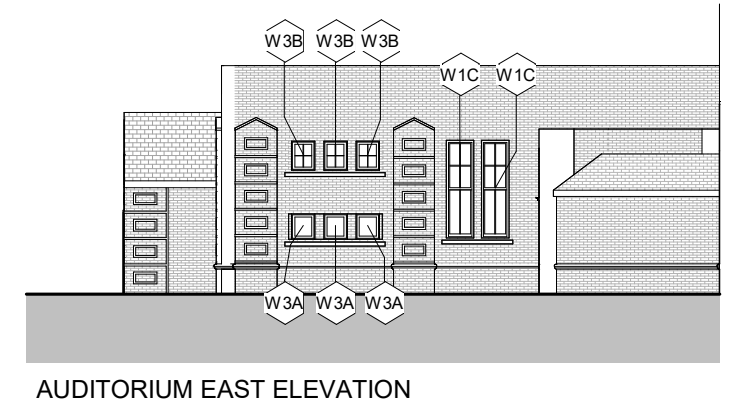
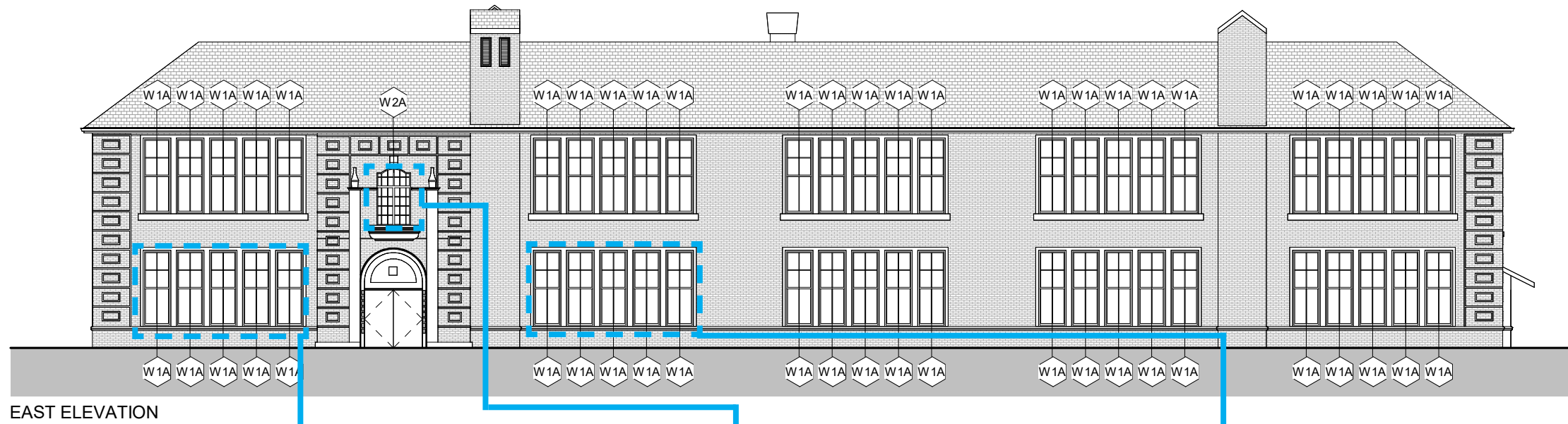


N-L1-01
STEEL DOUBLE PANE HOPPER WINDOW



N-L2-02
EXISTING DOUBLE HUNG WINDOW

EXISTING WINDOW TYPES - NORTH ELEVATION



E-L1-01
EXISTING DOUBLE HUNG WINDOWS(5)

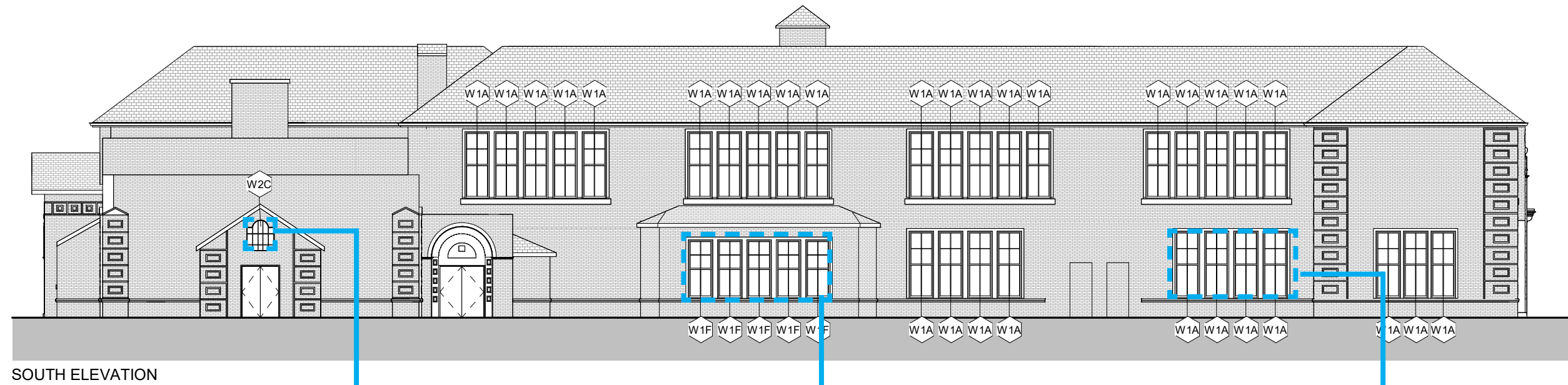


E-L2-02
EXISTING OUTSWING CASEMENT WINDOW



E-L1-02
EXISTING DOUBLE HUNG WINDOWS(5)





S-L1-01
EXISTING FIXED DECORATIVE STEEL WINDOW



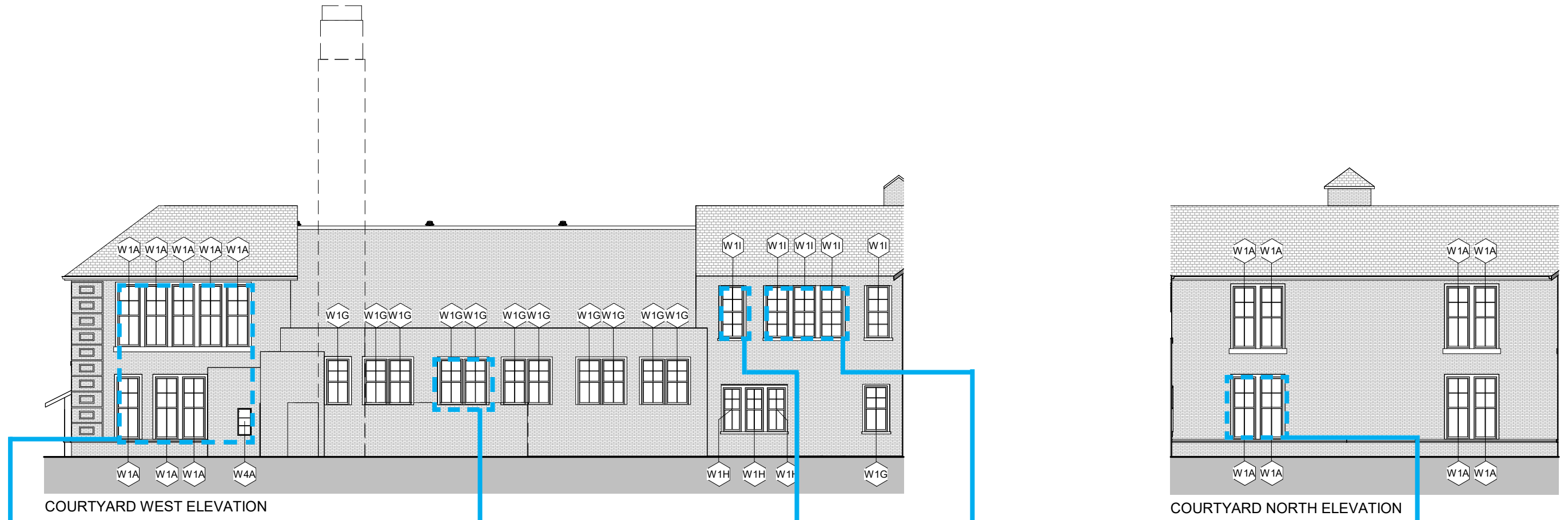
S-L1-02
EXISTING FIRE RESCUE WINDOW



S-L1-02
EXISTING DOUBLE HUNG WINDOW



S-L1-04 & S-L2-04
EXISTING DOUBLE HUNG WINDOWS(4)



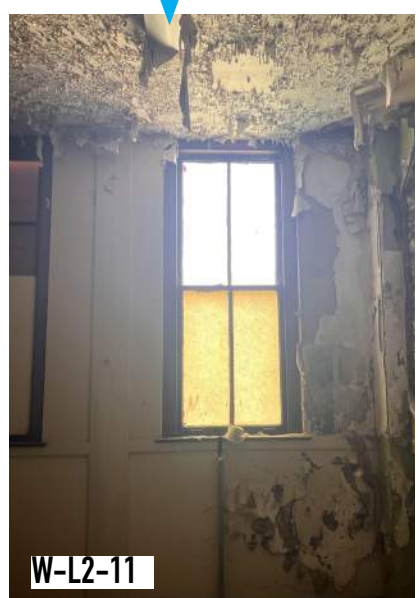
W-L1-11, W-L1-12, & W-L2-05
WEST FACADE



W-L1-13-W4A
STEEL HOPPER WINDOW



W-L2-08
EXISTING DOUBLE HUNG WINDOW



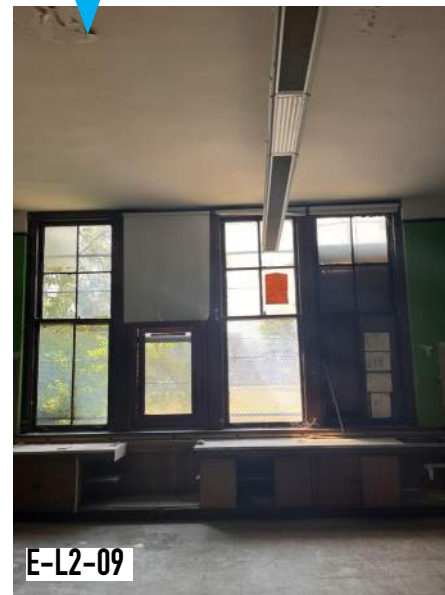
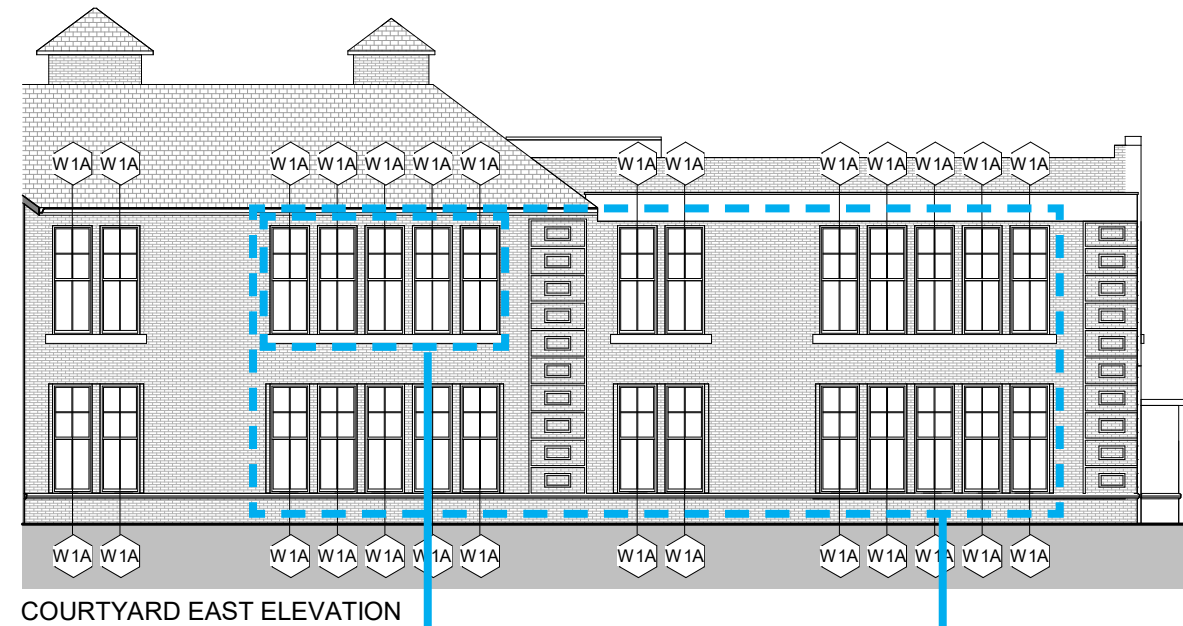
W-L2-11
EXISTING DOUBLE HUNG WINDOW



W-L1-18
EXISTING DOUBLE HUNG WINDOWS(3)



N-L1-03
EXISTING DOUBLE HUNG WINDOW



E-L2-09

EXISTING DOUBLE HUNG WINDOWS(5)
W/ AN OUT SWING SAFETY EGRESS
WINDOW

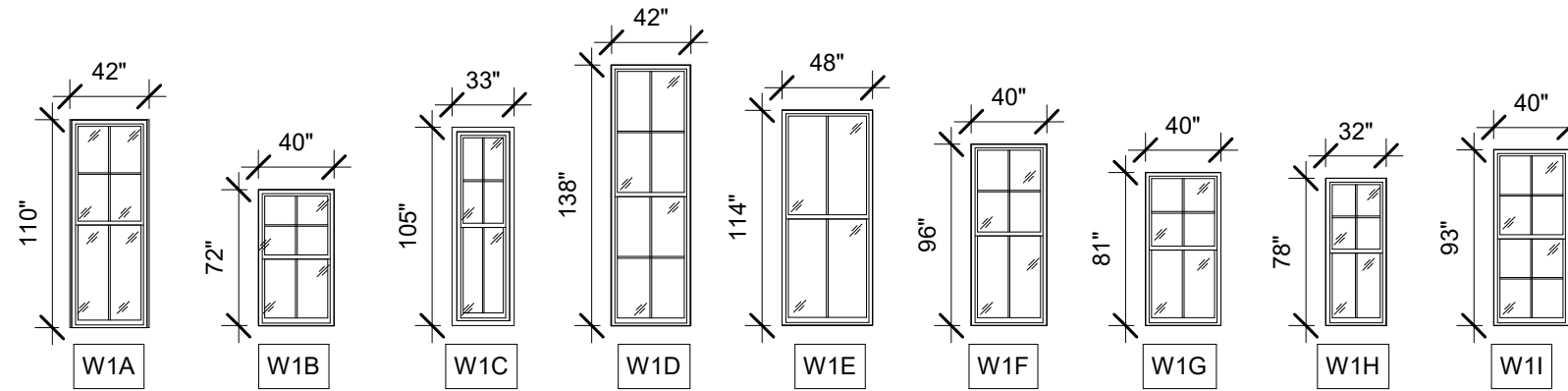


EAST FACADE

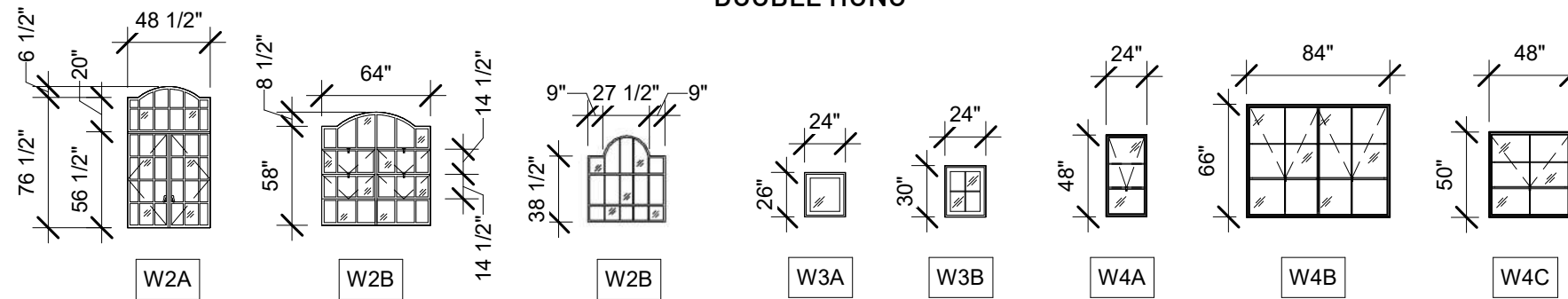
WINDOW SCHEDULE

TYPE MARK	ROOM NAME	COUNT	OVERALL R.O. (H x W)	OPERATION	HARDWARE	HEAD HEIGHT	SILL HEIGHT	EGRESS	COMMENTS
W1A		151	9' - 2" X 3' - 4"	DOUBLE HUNG		<varies>	<varies>		
W1B		2	6' - 0" X 3' - 4"	DOUBLE HUNG		11' - 10 1/16"	5' - 10 1/16"		
W1C		8	8' - 4" X 2' - 4"	DOUBLE HUNG		13' - 0"	4' - 8"		
W1D		2	11' - 6" X 3' - 9"	DOUBLE HUNG		12' - 0"	0' - 6"		
W1E		2	9' - 6" X 4' - 0"	DOUBLE HUNG		12' - 0"	2' - 6"		
W1F		5	8' - 0" X 3' - 4"	DOUBLE HUNG		10' - 6"	2' - 6"		
W1G		12	6' - 9" X 3' - 4"	DOUBLE HUNG		<varies>	<varies>		
W1H		3	6' - 6" X 2' - 8"	DOUBLE HUNG		10' - 1"	3' - 7"		
W1I		5	7' - 9" X 3' - 4"	DOUBLE HUNG		11' - 9"	4' - 0"		
W2A		1		CASEMENT					
W2B		1		AWNING					
W2C		1		FIXED					
W3A		6	2' - 2" X 2' - 0"	FIXED		6' - 8"	4' - 6"		
W3B		6	2' - 6" X 2' - 0"	FIXED		4' - 5 1/2"	1' - 11 1/2"		
W4A		1	4' - 0" X 2' - 0"	AWNING		6' - 11 11/16"	2' - 11 11/16"		
W4B		1	5' - 6" X 7' - 0"	AWNING		7' - 9"	2' - 3"		
W4C		2	4' - 2" X 4' - 0"	AWNING		8' - 5 1/2"	4' - 3 1/2"		

EXISTING WINDOW TYPES



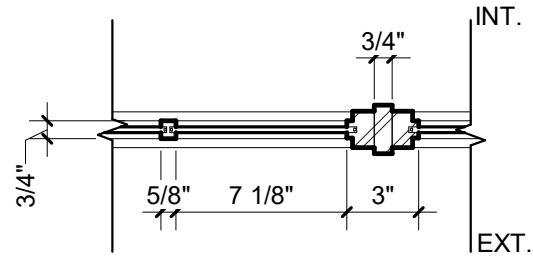
DOUBLE HUNG



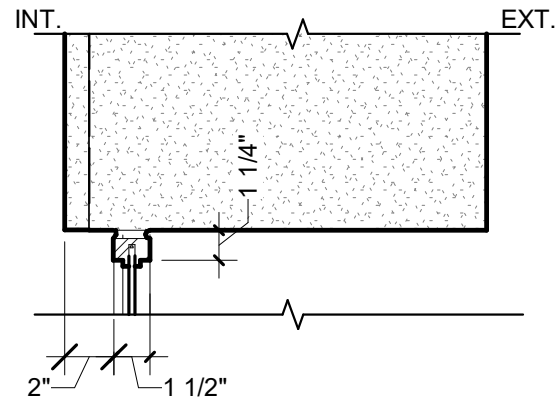
DECORATIVE STEEL

FIXED WOOD

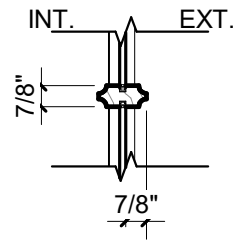
STEEL AWNING



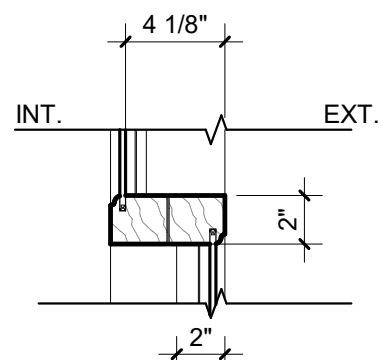
10 W2A MUNTIN & MULLION DETAIL
SCALE: 1 1/2" = 1'-0"



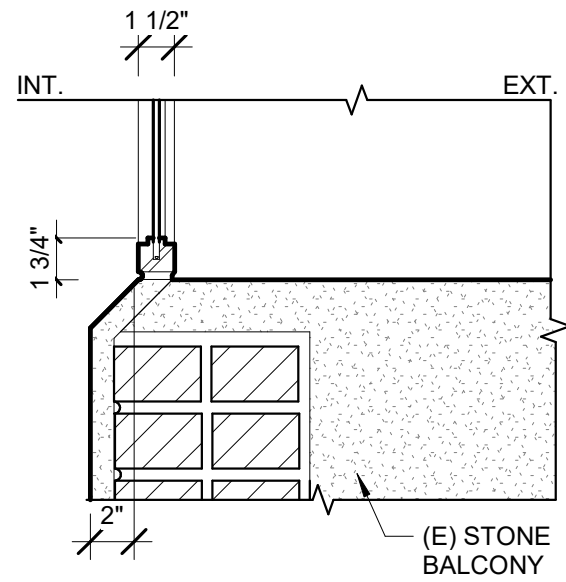
9 W2A HEAD & JAMB TYP. DETAIL
SCALE: 1 1/2" = 1'-0"



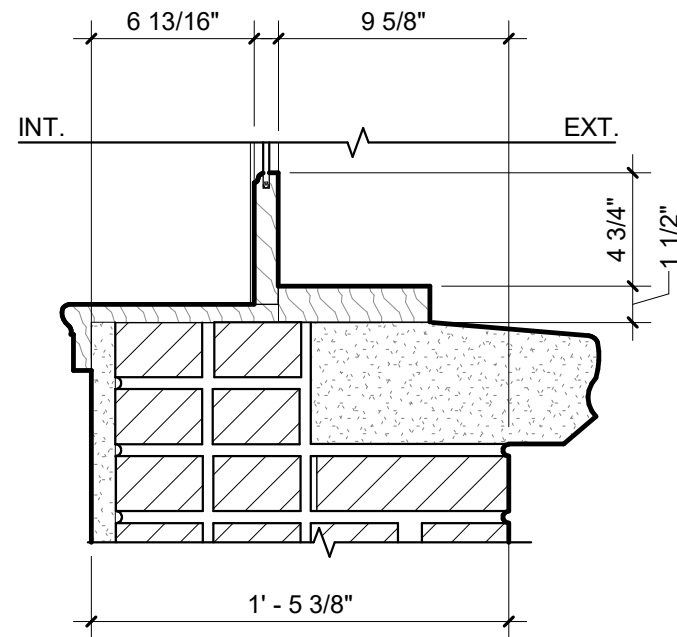
5 W1 MUNTIN DETAIL
SCALE: 1 1/2" = 1'-0"



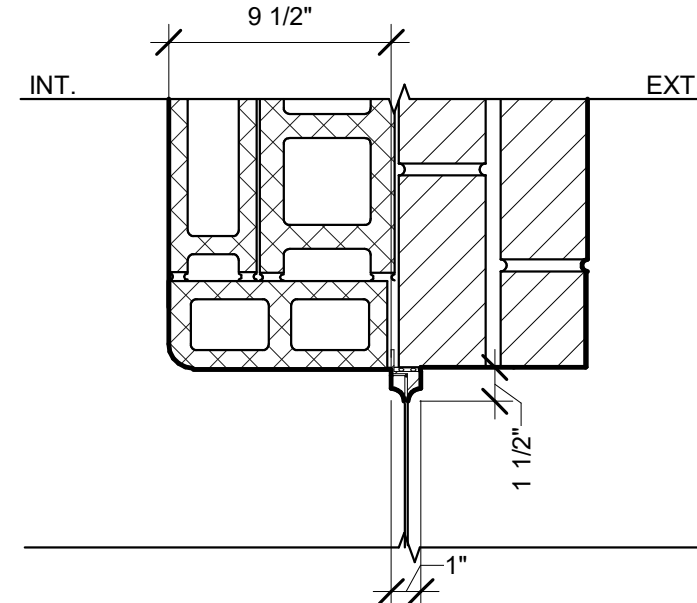
4 W1 MEETING RAIL DETAIL
SCALE: 1 1/2" = 1'-0"



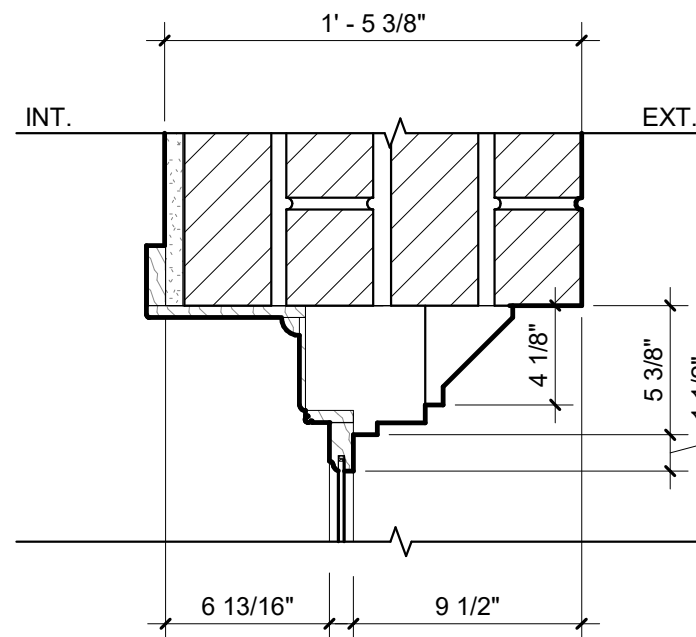
8 W2A SILL TYP. DETAIL
SCALE: 1 1/2" = 1'-0"



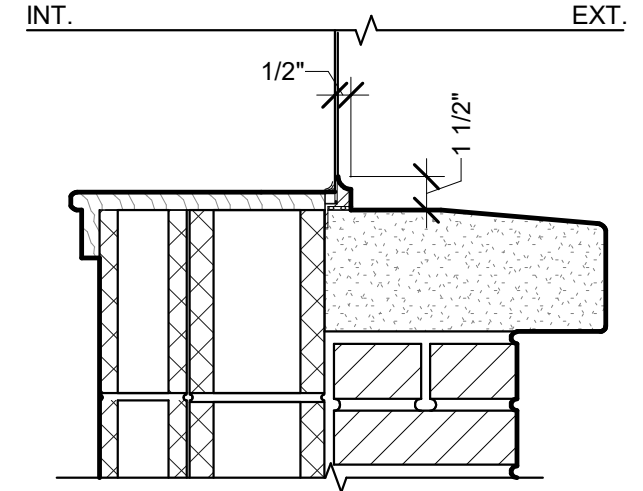
3 W1/W3 SILL TYP. DETAIL
SCALE: 1 1/2" = 1'-0"



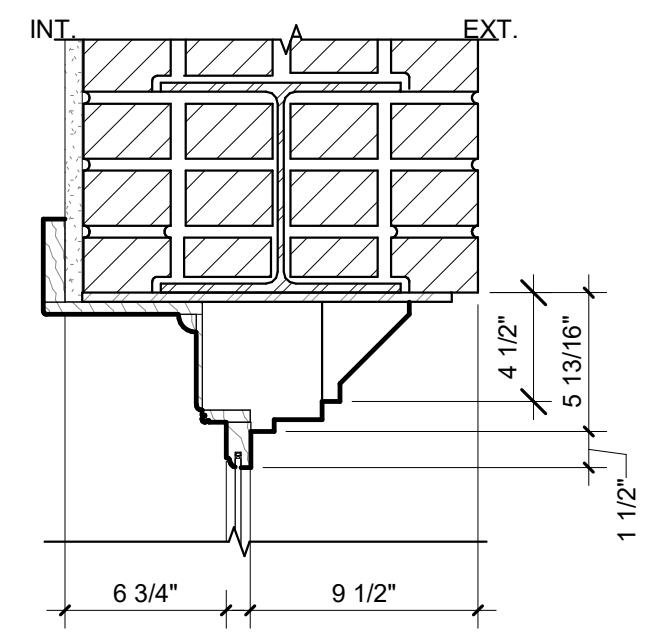
7 W2/W4 JAMB TYP. DETAIL
SCALE: 1 1/2" = 1'-0"



2 W1/W3 JAMB TYP. DETAIL
SCALE: 1 1/2" = 1'-0"



6 W2/W4 SILL TYP. DETAIL
SCALE: 1 1/2" = 1'-0"

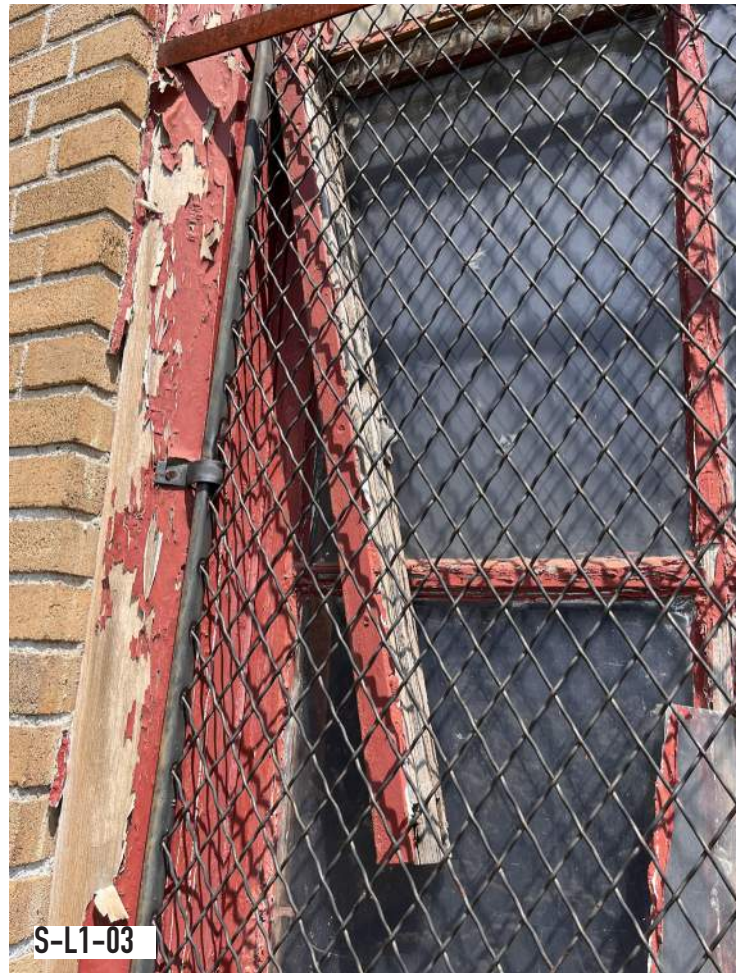


1 W1/W3 HEAD TYP. DETAIL
SCALE: 1 1/2" = 1'-0"



E-L2-11

TYPICAL FIRE RESCUE WINDOW



S-L1-03

TYPICAL EXAMPLE OF FAILURE OF FINGER JOINT CONNECTION AT LOWER RAIL OF TOP SASH.



S-L1-02

FIRE DAMAGED WINDOW



W-L2-01

ROTTED INTERIOR SILL AND SASH DUE TO WATER INTRUSION



W-L2-01

MOUSE HOLE IN SASH RAIL



W-L1-07

TYPICAL ROTTED BRICK MOLD AT BASE RESULTING FROM SAFETY SCREEN MOUNTING BRACKETS FASTENERS

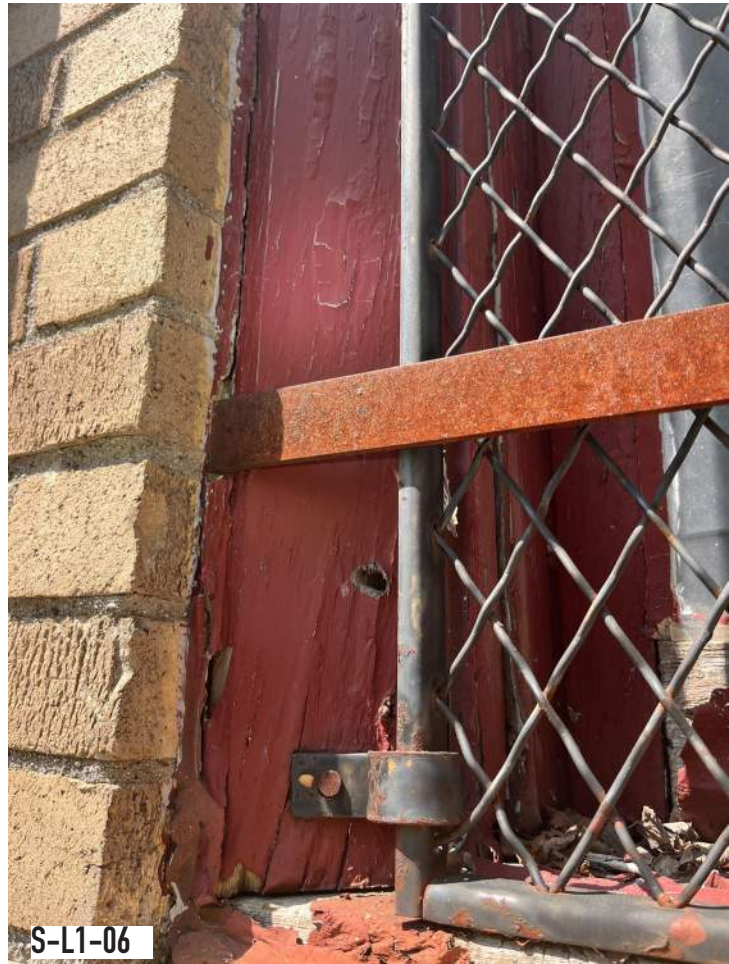


TYPICAL EXAMPLE OF FAILURE OF FINGER JOINT CONNECTION AT LOWER RAIL OF TOP SASH.



W-L1-01

TYPICAL ROTTED BRICK MOLD DUE TO INSTALLATION OF FIRE WINDOWS



S-L1-06
HOLES CREATED BY SECURITY BAR MOUNTING IN BRICK MOLD



S-L1-06
DELAMINATED FRAME



S-L1-06
LOWER SASH OUT OF PLANE



E-L1-03
TYPICAL EXAMPLE OF DAMAGED MUNTIN



E-L1-04
WEIGHT BOX FAILURE LEADING TO UNSUPPORTED TOP SASH



W-L1-12
STEEL WINDOWS WITH MINOR RUST



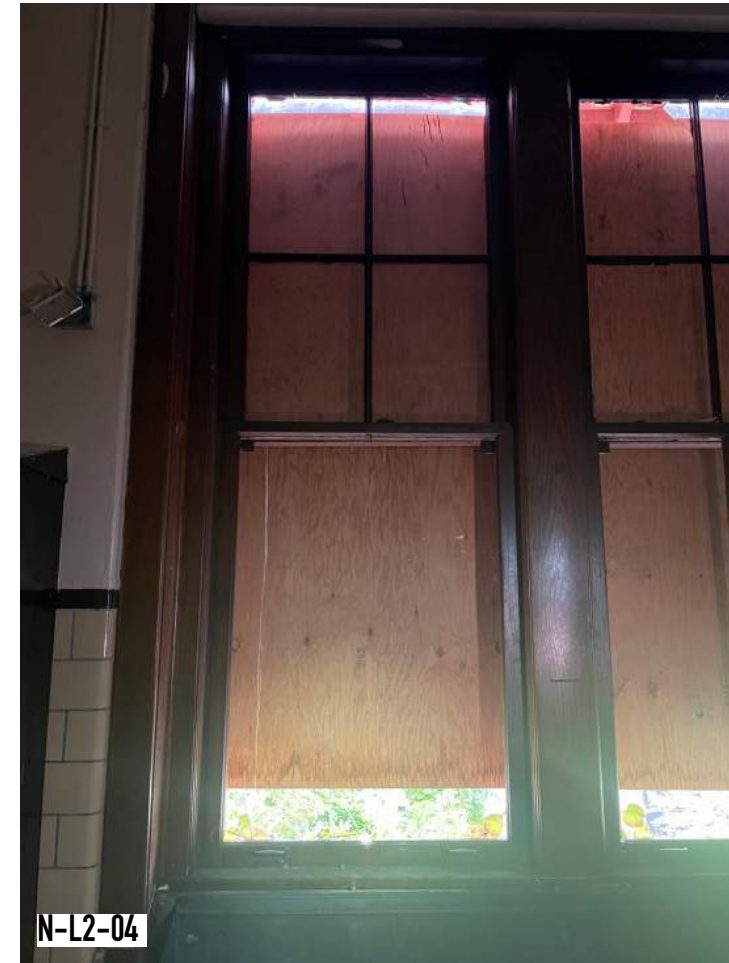
W-L1-03

INTACT BRICK MOLD REQUIRING NEW PAINT AND CAULK ABATEMENT



E-L2-11

WINDOW REQUIRING REPLACEMENT GLASS, FINISH IN FAIR CONDITION



N-L2-04

FRAME, SASH AND GLAZING IN FAIR CONDITION



W-L1-05

STEEL WINDOW IN FAIR CONDITION



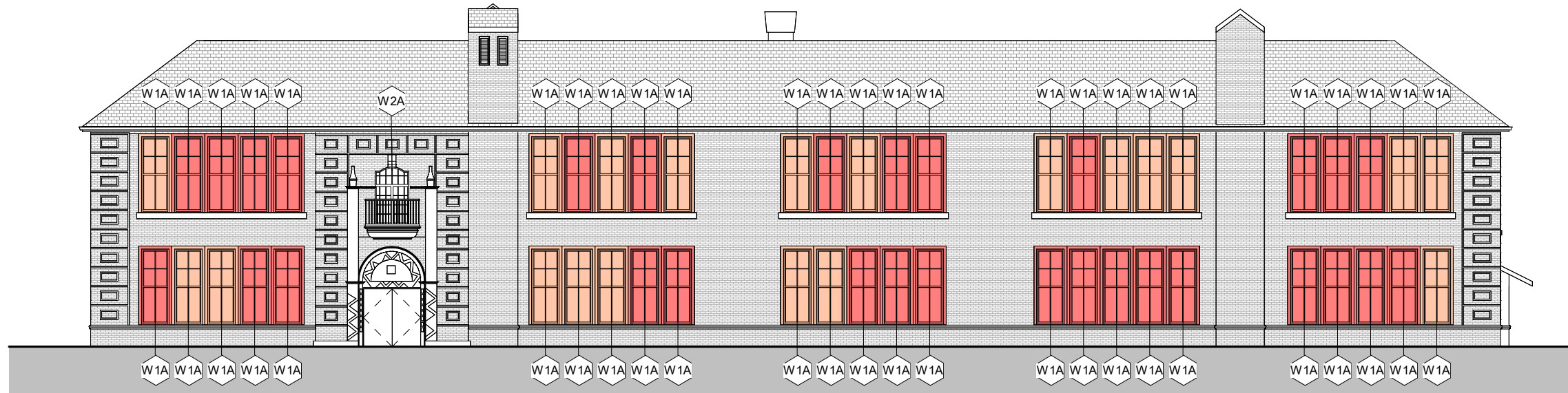
S-L2-01

MULL TRIM IN FAIR CONDITION

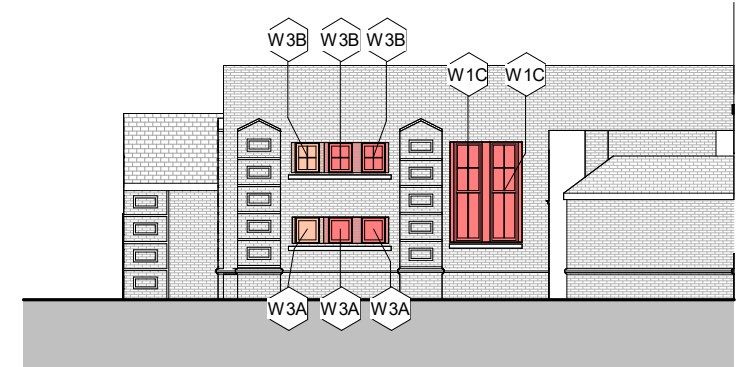


W-L2-14

DECORATIVE STEEL WINDOW WITH MINOR RUST REQUIRING PAINT AND REPLACEMENT GLASS



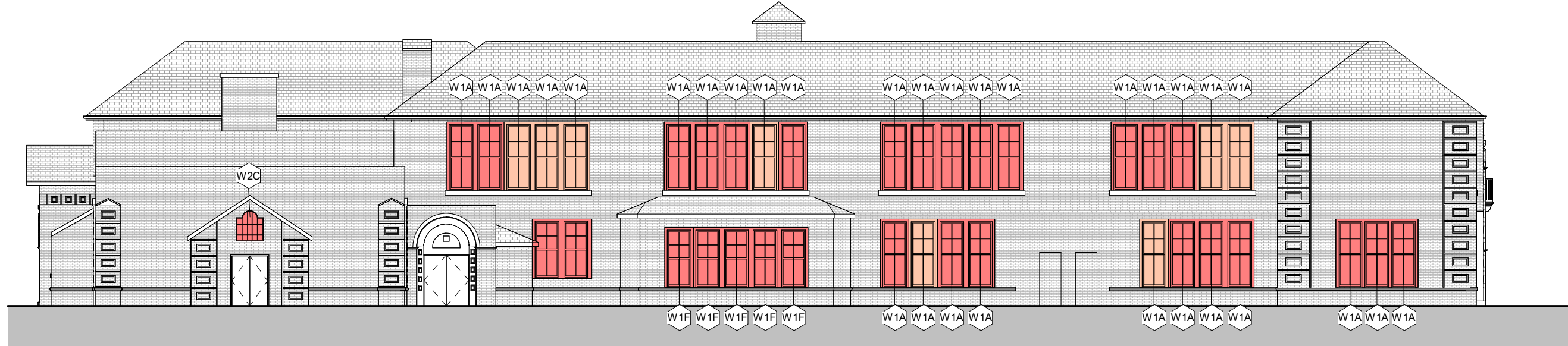
EAST ELEVATION



AUDITORIUM EAST ELEVATION

WINDOW CONDITION

- MAJOR REPAIRS NEEDED
- REPLACEMENT NEEDED



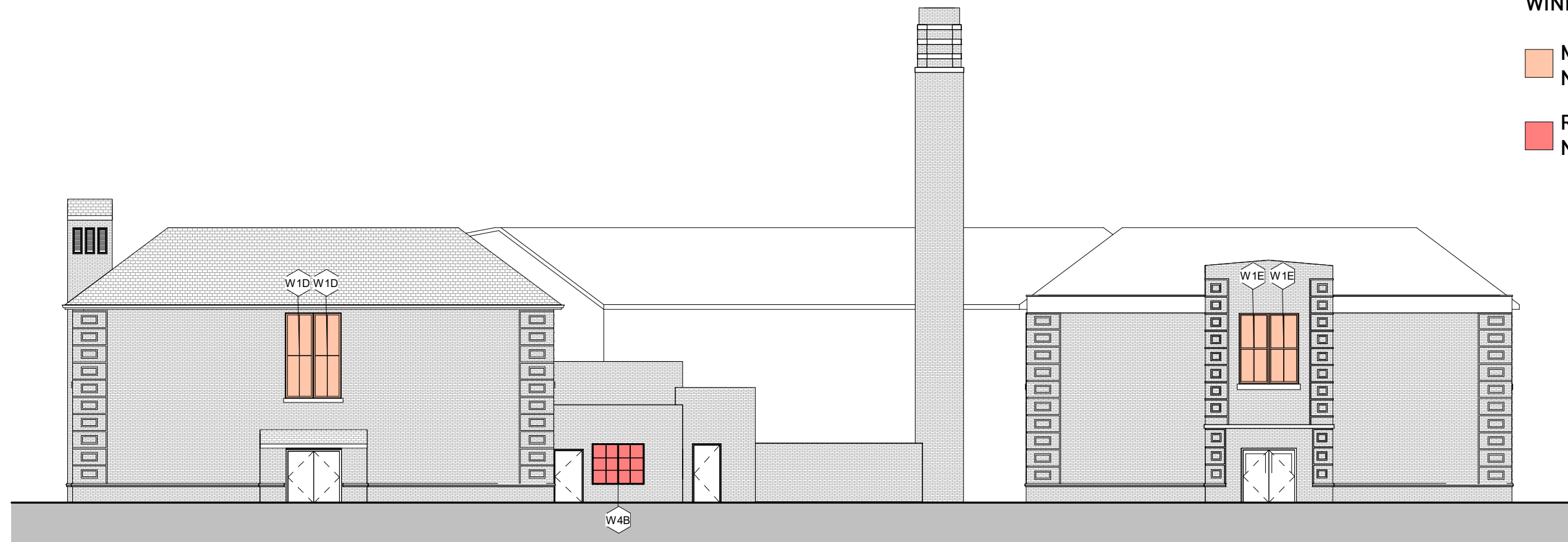
SOUTH ELEVATION



WEST ELEVATION

WINDOW CONDITION

- MAJOR REPAIRS NEEDED
- REPLACEMENT NEEDED



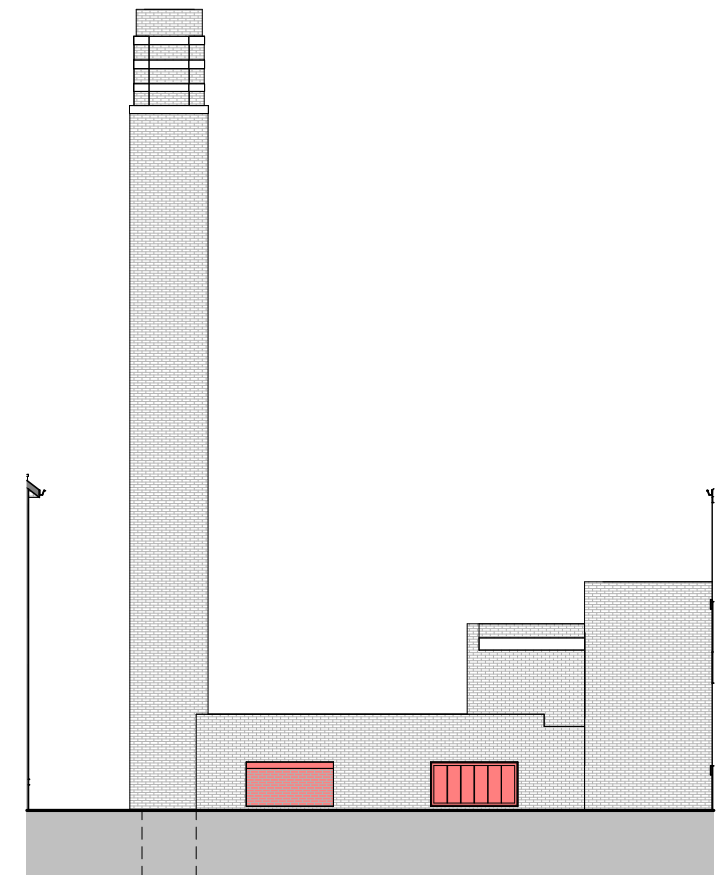
NORTH ELEVATION



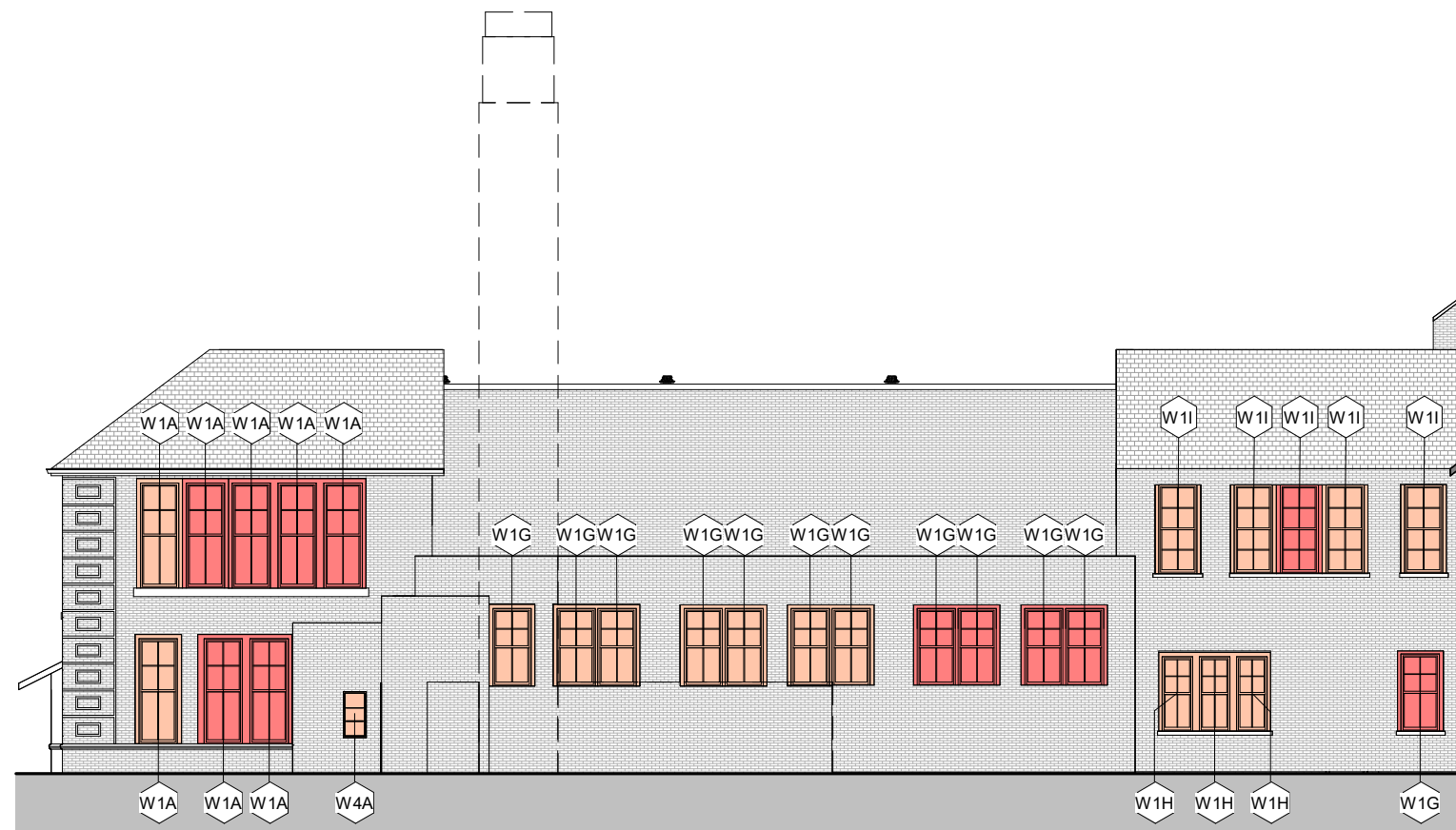
COURTYARD EAST ELEVATION

WINDOW CONDITION

- MAJOR REPAIRS NEEDED
- REPLACEMENT NEEDED



COURTYARD SOUTH ELEVATION



COURTYARD WEST ELEVATION



COURTYARD NORTH ELEVATION

WINDOW CHARACTERISTICS	
A - Accessible	
B - Boarded / Unable to asses from exterior	
C - Failing lintel	
D - Damaged by security screen	
E - Empty / Missing	
F - Fire Window	

WINDOW CONDITION		
1- MINOR REPAIRS	2- MAJOR REPAIRS	3- REPLACE

WINDOWS	Window	RO Dimensions	WINDOW 1					WINDOW 2					WINDOW 3					WINDOW 4					WINDOW 5					
			BRICK MOLD	SILL/FRAME	SASH	GLAZING	OVERALL CONDITION	BRICK MOLD	SILL/FRAME	SASH	GLAZING	OVERALL CONDITION	BRICK MOLD	SILL/FRAME	SASH	GLAZING	OVERALL CONDITION	BRICK MOLD	SILL/FRAME	SASH	GLAZING	OVERALL CONDITION	BRICK MOLD	SILL/FRAME	SASH	GLAZING	OVERALL CONDITION	
	North																											
	N-L1-01	5'-7"H x 7'-0"W																										
	N-L2-01	11'-8"H x 7'-6"W	B	2/2	2	3	2	B	2/2	2	3	2																
	N-L2-02	9'-7" H x 8'-0"W	B	B/2	2	3	2	B	B/2	2	3	2																
	East																											
	E-L1-01	9'-7"H x 20'-0"W	3	3/3	3	3	3	2	2/2	2	3	2	2	2/2	3	3	2	3	2/2	3	3	3	2	3/2	3	1	3	3
	E-L1-02	9'-7"H x 20'-0"W	2	2/2	2	3	2	2	3/2	2	3	2	2	2/2	2	3	2	2	3/2	3	3	3	2	3/2	2	3	3	3
	E-L1-03	9'-7"H x 20'-0"W	2	2/2	2	3	2	2	2/2	3	3	2				3	2	2/2	3	3	3							3
	E-L1-04	9'-7"H x 20'-0"W	3	3/2	3	3	3	2	3/2	3	3	3	2	3/2	3	3	3	3	3/2	3	3	3						3
	E-L1-05	9'-7"H x 20'-0"W	2	3/2	3	3	3	3				3	3	3/2	3	3	3	3	3/2	3	3	3	3	2/2	2	1	2	2
	E-L1-12	9'-7"H x 20'-0"W	3	1/3	3	3	2	3	1/3	2	3	2	3	1/3	3	3	2											2
	E-L2-01	9'-7"H x 20'-0"W	2	2/2	2	3	2	3	2/2	3	3	3		B/2	2		3	F			3		B/2	2			3	
	E-L2-02	7'-0"H x 4'-0"W																										
	E-L2-03	9'-7"H x 20'-0"W	2	2/2	2	3	2	F				3	2	3/2	2	3	2	B	B/2	3	3	3	2	2/3	2	3	2	2
	E-L2-04	9'-7"H x 20'-0"W	2	2/2	2	3	2	F				3	2	2/2	2	3	2	B	B/2	3	3	3	B	B/2	2	3	3	3
	E-L2-05	9'-7"H x 20'-0"W	2	2/2	2	3	2	F				3	2	2/2	3	3	2	2	2/2	3	3	2	2	2/2	3	3	2	2
	E-L2-06	9'-7"H x 20'-0"W	2	2/2	3	3	3	F				3	2	2/2	3	3	3	2	2/2	2	3	2	2	2/2	3	3	2	2
	E-L2-08	9'-7"H x 20'-0"W	B	3/B	2	3	2	B	B/B	2	3	2																
	E-L2-11	9'-7"H x 20'-0"W	2	3/2	2	3	2	3	3/2	2	3	3	3	3/3	3	3	3											
	E-L2-13	9'-7"H x 20'-0"W	3	3/3	3/2	3	3	3	2/3	3/3	3	3																
	E-R-01(2)	3'-6"H x 1'-3"																										
	South																											
	S-L1-02	9'-7"H x 20'-0"W	3				3	3	3/2	3	3	3	3	3/3	3	3	3	3	3/2	3	3	3	2	2/2	3	3	3	3
	S-L1-03	9'-7"H x 16'-0"W	3	2/3	3	3	3	2				3	3/3	3	3	3	3	3/3	3	3	3							
	S-L1-04	9'-7"H x 16'-0"W					2	2/2	3	3	3	3	3/3	3	3	3	2	2/3	3	3	3							
	S-L1-05	9'-7"H x 11'-5"W	3	3/3	3	3	3	2	2/3	3	3	3	2	2/2	3	3	3											
	S-L2-01	4'-0"H x 4'-0"W	N/A	B/3	3	3	3																					
	S-L2-02	9'-7"H x 20'-0"W																										
	S-L2-03	9'-7"H x 20'-0"W	B	3/2	3	3	3	F	F	F	F	3	B	B/3	2	3	2	B	B/2	2	3	2	2	B/3	2	3	2	2
	S-L2-04	9'-7"H x 20'-0"W	B	B/3	2	3	3	F	F	F	F	3	B	B/3	3	3	3	B	B/2	2	3	2	3	3/3	3	3	3	3
	S-L2-05	9'-7"H x 20'-0"W	3	3/3	2	3	3	F	F	F	F	3	3	3/3	2	3	3	3	3/3	2	3	3	2	3/3	2	3	3	3
	S-L2-06	9'-7"H x 20'-0"W	B	B/2	3	3	3	F	F	F	F	3	2	3/2	3	3	3	3	B/2	3	3	2	2	2/2	3	3	2	2
	West																											
	W-L1-01	9'-7"H x 20'-0"W	3				3	3	3/2	3	3	3	3	3/3	3	3	3	2	3/2	3	3	3	3	3/2	3	3	3	3
	W-L1-02	6'-0" H x 8'-0"W	3	3/2	3	3	3	2	3/2	3	3	3																
	W-L1-03	9'-7"H x 20'-0"W	3	3/2	3	3	3	2	3/2	2	3	2	2	3/2	3	3	3	2	2/2	2	3	2	3	2/2	2	3	2	2
	W-L1-04	9'-7"H x 8'-0"W	2	3/2	3	3	3	3																				
	W-L1-05	4'-0"H x 4'-0"W	N/A	1/1	2	3	2																					
	W-L1-06	4'-0"H x 4'-0"W	N/A	1/1	2	3	2																					
	W-L1-11	9'-7"H x 4'-0"W	2	2/2	3	3	2																					
	W-L1-12	9'-7"H x 8'-0"W	3	3/2	2	3	3	2	2/3	3	3	3																
	W-L1-13	4'-0"H x 2'-0"W	N/A	1/2	2	3	2																					
	W-L2-01	9'-7"H x 20'-0"W	B	B/2	2	3	2	2	B/3	3	3	3	3	3/3	2	3	3	3	3/2	3	3	3	3	3/3	3	3	3	3
	W-L2-02	9'-7"H x 20'-0"W	3	3/3	3	3	3	3	3/3	3	3	3																
	W-L2-03	9'-7"H x 20'-0"W	3	B/2	2	3	2	3	3/2	2	3	3	3	3/3	2	3	3	F	F	F	F	3	3	3/3	2	3	3	3
	W-L2-04	9'-7"H x 20'-0"W	2	3/3	3	3	3	2	3/2	2	3	2																
	W-L2-05	9'-7"H x 20'-0"W	2	3/2	2	3	2	F	F	F	F	3	2	2/2	3	3	3	2	2/2	3	3	3	2	2/2	3	3	2	2
	W-L2-07	8'-10"H x 8'-4"W	3	3/2	3	3	3	2	3/2	3	3	2	2	3/2	3	3	3											
	W-L2-08	8'-10"H x 8'-4"W	2	3/2	2	3	3	3	3/2	2	3	3	2	3/2	2	3	2											
	W-L2-10	3'-0"H x 8'-4"W	2	2/2	2	3	2	3	2/3	2	3	3	3	3/3	3	3	3											
	W-L2-14	7'-10"H x 4'-0"W	2	3/2	2	3	2	3	3/2	2	3	2	3	3/2	3	3	3											
	W-L2-14 (W2B)		N/A	B/2	2	3	2																					

NOTE:
Windows were assessed starting with the farthest left-facing window on the elevation.

NOTE:
Assessment based on the US Dept. of Interior National Park Service document "Preservation Briefs 9: The Repair of Historic Wooden Windows" by John H Myers

WINDOW CHARACTERISTICS	
A - Accessible	
B - Boarded / Unable to asses from exterior	
C - Failing lintel	
D - Damaged by security screen	
E - Empty / Missing	
F - Fire Window	

WINDOW CONDITION		
1- MINOR REPAIRS	2- MAJOR REPAIRS	3- REPLACE

		WINDOW 1					WINDOW 2					WINDOW 3					WINDOW 4					WINDOW 5				
		BRICK MOLD	SILL/FRAME	SASH	GLAZING	OVERALL CONDITION	BRICK MOLD	SILL/FRAME	SASH	GLAZING	OVERALL CONDITION	BRICK MOLD	SILL/FRAME	SASH	GLAZING	OVERALL CONDITION	BRICK MOLD	SILL/FRAME	SASH	GLAZING	OVERALL CONDITION	BRICK MOLD	SILL/FRAME	SASH	GLAZING	OVERALL CONDITION
Courtyard																										
East																										
E-L1-07	9'-7"H x 8'-0"W	2	3/B			3	2	3/B			3															
E-L1-08	9'-7"H x 20'-0"W	2	3/B			3	2	3/B			3	2	3/B			3	2	3/B			3	3				3
E-L1-09	9'-7"H x 8'-0"W	2	3/B			3	2	3/B			3															
E-L1-10	9'-7"H x 20'-0"W	3	3/B																							
E-L2-08	9'-7"H x 8'-0"W	B	3/B	2	3	2	B	B/B	2	3	2															
E-L2-09	9'-7"H x 20'-0"W	2	3/2	2	3	2	3	3/3	2	3	3	2	3/3	2	3	3	F	F	F	F	3	2	3/2	2/3	3	3
E-L2-10	9'-7"H x 8'-0"W	3	3/3	2	3	3	3	3/3	3	3	3															
E-L2-11	9'-7"H x 20'-0"W	2	3/2	3	3	3	B	3/3	3	3	3	2	3/2	3	3	3	F	F	F	F	3	2	3/2	2	3	2
West																										
W-L1-18	7'-1"H x 9'-10"W	2	2/B			2	2	2/B			2	2	2/B			2										
W-L1-19	7'-0"H x 4'-0"W																									
W-L1-20	7'-0"H x 4'-0"W	2	3/B			3																				
W-L2-06	7'-6"H x 7'-0"W	2	3/			2	2	3/			2															
W-L2-07	7'-6"H x 7'-0"W	2	2/2			2	2	2/			2															
W-L2-08	7'-6"H x 7'-0"W	2	3/			2	2	3/			2															
W-L2-09	7'-6"H x 7'-0"W	2	3/			C					C															
W-L2-10	7'-6"H x 7'-0"W	2	B/			C					C															
W-L2-11	7'-10"H x 4'-0"W	B	B/2	2	3	2																				
W-L2-12	7'-10"H x 12'-0"W	B	B/2	2	3	2	B	B/2	3	3	3	B	B/2	2	3	2										
W-L2-13	7'-10"H x 4'-0"W	B				2																				
North																										
N-L1-02	9'-6"H x 8'-0"W	B				2	1	3/2	B	3	2															
N-L1-03	9'-6"H x 8'-0"W	1	3/B	B	3	2	1	3/B	B	3	2															
N-L2-03	9'-6"H x 8'-0"W	1	3/2	2	3	2	1	3/2	3	3	3															
N-L2-04	9'-6"H x 8'-0"W	1	3/2	2	3	2	1	3/2	2	3	2															

NOTE:
Windows were assessed starting with the farthest left-facing window on the elevation.

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