



**Historic Preservation Services**

Community Development & Neighborhood Services

281 North College Avenue

P.O. Box 580

Fort Collins, CO 80522.0580

970.416.4250

[preservation@fcgov.com](mailto:preservation@fcgov.com)

[fcgov.com/historicpreservation](http://fcgov.com/historicpreservation)

**REPORT OF ALTERATIONS TO DESIGNATED RESOURCE**

**Site Number/Address: 633 Remington Street**

**Laurel School National Register Historic District**

**ISSUED: January 28, 2021**

ATTN: Jake Tornatzky  
Trees, Water, and People  
633 Remington St.  
Fort Collins, CO 80524

Dear Mr. Tornatzky:

This report is to document proposed alterations to the Morrill House at 633 Remington Street, pursuant to Fort Collins Municipal Code Chapter 14, [Article IV](#). A copy of this report may be forwarded to the Colorado Office of Archaeology and Historic Preservation.

The reviewed alterations include:

1. Removal of all exterior, historic, wood windows
2. Replacement of basement-level windows with vinyl units
3. Replacement of remainder with aluminum-clad wood units.

Our staff review of the proposed work finds the alterations do not meet the [SOI Standards for Treatment of Historic Properties](#). A summary is provided below:

| <b>Applicable Code Standard</b> | <b>Summary of Code Requirement and Analysis (Rehabilitation)</b>   | <b>Standard Met (Y/N)</b> |
|---------------------------------|--|---------------------------|
| <b>SOI #1</b>                   | <i>A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships;</i><br><br><b>No change in property use from the existing office use is proposed.</b>  | <b>Y</b>                  |
| <b>SOI #2</b>                   | <i>The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.</i><br><br><b>The Morrill House at 633 Remington was built in approximately 1930 as part of the expansion of housing south and east from downtown Fort Collins in the 1873 Avery Plat. The home is a</b> | <b>N</b>                  |

|        |   |     |
|--------|---|-----|
|        | <p>strong example of a Craftsman Bungalow, characteristic of later development of the neighborhood during the second major growth boom from the 1900s-1920s. Character-defining features of the building include the large, side-gabled roof, the recessed porch with brick piers and pony walls, the brick exterior walls, prominent central dormers on both the front and rear roof slopes, and the wood sash windows of varying sizes with historic storm/screen covers throughout. The characteristic exposed rafter tails and exposed beams of the Craftsman style do not appear in a 1948 image of the property and may not have been installed.</p> <p>The project proposes removal of the wood sash and hopper windows throughout the building with aluminum-clad wood replacements, and vinyl units in the basement. Based on the overall excellent condition of the existing historic windows, and their character-defining relationship to the property, this work would not meet this Standard.</p> |     |
| SOI #3 | <i>Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.</i>  | N/A |
| SOI #4 | <i>Changes to a property that have acquired historic significance in their own right will be retained and preserved.</i>  | N/A |
| SOI #5 | <p><i>Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.</i></p> <p>Wood sash windows are a character-defining aspect of the Craftsman Bungalow house style. Popularized in the 1900s-1920s, Craftsman architecture was part of a larger cultural movement in early-20<sup>th</sup> century America to celebrate craftsmanship and, at least in perception, resist the trend toward mechanization and industrialization. As a result, naturalistic building materials like stone, wood, and brick were commonly used to make this imagined connection.</p> <p>The removal of the existing wood windows would not meet this Standard, particularly due to the excellent condition of the windows at present.</p>  | N   |
|        |   |     |

|         |   |     |
|---------|---|-----|
| SOI #6  | <p><i>Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.</i></p> <p><b>As noted above, the condition of the existing wood windows appears excellent, and likely in need of minor repair and weatherization to return them to functional order. Their condition does not justify replacement and this work item does not meet this Standard.</b></p>   | N   |
| SOI #7  | <p><i>Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.</i></p>   | N/A |
| SOI #8  | <p><i>Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.</i></p>  | N/A |
| SOI #9  | <p><i>New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.</i></p> <p><b>The replacement of what appear to be serviceable, repairable windows constitutes destruction of historic materials that characterize this Craftsman-style property. While the new windows will be differentiated by their aluminum cladding, this item does not meet this Standard since the condition of the existing, historic windows do not appear to warrant replacement.</b></p> | N   |
| SOI #10 | <p><i>New additions and adjacent or related new construction will 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.</i></p>   | N/A |

While replacement of the historic windows does not meet this Standard, the alteration is minor enough that the property will likely remain a contributing property in the Laurel School Historic District.

If you have any questions regarding this review, please contact me. I may be reached at [jbertolini@fcgov.com](mailto:jbertolini@fcgov.com) or 970-415-4250.

Sincerely,

Jim Bertolini  
Historic Preservation Planner



# Design Review Application Historic Preservation Division

Fill this form out for all applications regarding designated historic buildings within the city limits of the City of Fort Collins. Review is required for these properties under Chapter 14, [Article IV](#) of the Fort Collins Municipal Code.

## Applicant Information

Applicant's Name Daytime Phone Evening Phone

Mailing Address (for receiving application-related correspondence) State Zip Code

Email

## Property Information (put N/A if owner is applicant)

Owner's Name Daytime Phone Evening Phone

Mailing Address (for receiving application-related correspondence) State Zip Code

Email

## Project Description

Provide an overview of your project. Summarize work elements, schedule of completion, and other information as necessary to explain your project.

### The following attachments are REQUIRED:

- Complete Application for Design Review
- Detailed Scope of Work (and project plans, if available)
- Color photos of existing conditions

### Reminders:

Complete application would need all of checklist items as well as both pages of this document.

Detailed scope of work should include measurements of existing and proposed.

*Please note: if the proposal includes partial or full demolition of an existing building or structure, a separate demolition application will need to be approved.*

*Additional documentation may be required to adequately depict the project, such as plans, elevations, window study, or mortar analysis. If there is insufficient documentation on the property, the applicant may be required to submit an intensive-level survey form (at the applicant's expense).*

**Detail of Proposed Rehabilitation Work (\*Required)**

If your project includes multiple features (e.g. roof repair and foundation repair), you must describe each feature separately and provide photographs and other information on each feature.

| <b>Feature A Name:</b>                       |                                    |
|--|------------------------------------|
| Describe property feature and its condition: | Describe proposed work on feature: |
| <b>Feature B Name:</b>                       |                                    |
| Describe property feature and its condition: | Describe proposed work on feature: |

Use Additional Worksheets as needed.

## Required Additional information

The following items must be submitted with this completed application. Digital submittals preferred for photographs, and for other items where possible.

- At least one current photo for each side of the house. Photo files or prints shall be named/labeled with applicant name and elevation. For example, smitheast.jpg, smithwest.jpg, etc. If submitted as prints, photos shall be labeled
- Photos for each feature as described in the section "Detail of Proposed Rehabilitation Work". Photo files or prints shall be named or labeled with applicant name and feature letter. For example, smitha1.jpg, smitha2.jpg, smithb.jpg, smithc.jpg, etc.

Depending on the nature of the project, one or more of the following items shall be submitted. Your contractor should provide these items to you for attachment to this loan application.

- Drawing with dimensions.
- Product specification sheet(s).
- Description of materials included in the proposed work.
- Color sample(s) or chip(s) of all proposed paint colors.

**Partial or full demolition** is a part of this project.

Partial demolition could include scopes such as taking off existing rear porches to create space for a new addition or removing an existing wall or demolishing a roof. If you are taking away pieces of the existing residence, you are likely undergoing some partial demolition.

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Signature of Applicant

---

Date





# Revitalize Series

REPLACEMENT WINDOWS AND PATIO DOORS





Window Replacement



Room Additions



Historical Renovations

## Improve Your Investment

Do you live with any or all of the following: (1) high energy bills due to heat loss in the winter and heat gain in the summer, (2) fogging glass or water damage caused by condensation, (3) chipping paint or rotting wood, (4) difficulties with opening and cleaning, (5) excessive air and noise penetration, (6) fading window coverings, carpet and upholstery? You don't have to!

Over the years, windows and patio doors can become worn from continual use and exposure to the elements. In addition to being hard to operate and looking unattractive, they are not usually energy efficient. By simply replacing old windows and patio doors, you can easily eliminate the problems and increase the energy efficiency, comfort, appearance and value of your home - all in record time with little or no inconvenience to daily living.

Whether the remodeling project consists of replacing a few windows, adding on a room, bringing a home up to code or making historical renovations, Lincoln has the product that will meet your exacting specifications. Revitalize your home!



# OUT WITH THE OLD AND IN WITH THE NEW!

So you've decided to take the plunge and replace your windows. If you're looking to lower heating and cooling costs, raise property values, increase your home's structural integrity, improve the performance of your windows, reduce outside annoyances or all of the above, Lincoln's Revitalize series is sure to have a replacement product that is right for the job.

- **Sash Kits:**

Remove existing sash, weights and pulleys and install new balance system with energy efficient glass and updated weatherstripping.

- **Pocket Insert Windows:**

Remove existing sash and balance system and install pocket window complete with energy efficient glass, weatherstrip and exterior trim.

- **Full-Frame Windows and Patio Doors:**

Remove entire unit and install custom sized windows or patio doors to your precise measurements.

**Revitalize**  
REPLACEMENT WINDOWS & PATIO DOORS



Remodeling any building can have its challenges and Lincoln stands ready to simplify the purchasing decision. Choosing the right product for the application is often the hardest decision of all. We outline steps for a successful replacement/remodel project and smooth the path to an efficiently completed project with the proper product. So get rid of your drafty, poorly operating and unsightly windows today and start enjoying the benefit of new windows and patio doors. Satisfaction is only four steps away. Revitalize Today!!

## Step One

### IDENTIFY

Knowing the reasons why you want to replace your windows will help in the process of determining which replacement option or options you should choose. Consider the following: Is an addition part of the project? Are existing combination storm units or screens going to be used? Is there a desire to match other windows or change the look? Are there possible size changes? Will you need patio doors to compliment your new windows? Have the custom options been researched?

## Step Two

### INSPECT & SPECIFY

Now that we've identified the project scope, it's time to specify which Lincoln Revitalize product is right for the job. Replacement options include: sash kits, pocket insert windows and full-frame replacement windows and patio doors. Before choosing a product, inspect the existing frames and jambs to determine soundness and whether or not the frame openings are reasonably close to being plumb, level and square. See detailed inspection instructions at end of flyer.

## Step Three

### MEASURE & ORDER

Precise measurements are key for proper installation of replacement windows. Lincoln highly suggests that you contact a local dealer to have your windows professionally measured. If you plan on measuring yourself, make sure to follow the proper set of measuring instructions. Measurements will differ for each replacement option. See detailed measuring instructions at end of flyer.

## Step Four

### INSTALL

Proper installation is essential for optimum performance and operation. Detailed installation instructions are provided with every Revitalize order. If further assistance is required, authorized Lincoln dealers are ready to help. Prefer to have a professional install your new windows (which we suggest for full-frame replacement product)? Simply contact your local Lincoln dealer to set up an appointment or get their installation recommendation.





## Replacement Options

**Sash Kits:** Frames and jambs are sound and utilizing an existing screen or combination storm window is important.

- For the do-it-yourselfer.
- Existing window is square.
- Existing window frame and jamb is in good condition.
- Upgrading the window sash and balance system without disrupting your trim or frame.
- Daylight opening changes minimally.
- Available in primed wood, aluminum clad and vinyl clad exteriors.
- Equal sash widths.

**Pocket Insert Windows:** Frames are sound. New screens are required. Minimal disruption to the interior and quick installation are the paramount concerns.

- For the experienced do-it-yourselfer and pro builder.
- Existing window is not square.
- Existing frame is in good condition.
- Upgrading the window sash, balance system and frame without disrupting your interior or exterior casing. Can reuse your trim.
- Daylight opening is less than existing window.
- Available in aluminum clad exterior.
- Available as Double Hung, Casement, Awning and Studio units.

**Full-Frame Windows and Patio Doors:** Frames are unable to be utilized, would like windows of a different style or size or additional windows/patio doors are needed.

- For more extensive remodeling projects and additions.
- Projects requiring replacement of patio doors, double hungs, casements, awnings, gliders or specialty shapes.
- Existing window frame shows deterioration.
- Upgrading the full system.
- Projects requiring a different style or a larger size than the existing window.
- Available in primed wood, aluminum clad, vinyl clad, hybrid and all wood exteriors.
- Full compliment of the Lincoln exterior trim options.

### Available Enhancements

- Primed and Pre-Finished White Interiors
- High Performance Glass Options
- AAMA 2605 Aluminum Clad, Vinyl Clad and Primed Wood Exteriors
- Multiple Grille Options
- Endless Lite Configurations
- Six Wood Species Available



## Double Hung Replacement Kit

Even huge jobs become small projects with Lincoln's Double Hung Replacement Kit. There's no reason to replace or even disturb the interior or exterior trim. The Replacement Kit utilizes an existing window frame in combination with snap-in jamb liners and energy efficient sash that can be installed from the interior of the home. In a matter of minutes, you'll turn an old double hung window into a major home improvement. With custom sizing available to 1/16", finding the right size replacement for your project is easy.



| Features                    | Benefits  |
|-----------------------------|---|
| Tilt-in Sash                | Sash tilt to the interior for easier cleaning and removal.                                    |
| Seven Sash Lock Finishes    | Match your interior décor for a consistent look throughout the home.                          |
| Heavy Duty Hardware         | Hardware performs year after year.  |
| Block & Tackle Balance      | Sash weight is compensated for and makes windows easy to operate.                             |
| Interlock with Weatherstrip | Double protection against air infiltration with multiple weatherstrips and interlocking sash. |
| Installation Hardware       | Sash kits include fasteners, clips, sash, balances and weatherstrip.                          |
| Quantum Kit                 | For 4-1/4" sash pockets and large window sizes.   |

## Lincoln Fit Double Hung Insert Window

Over the years, the sash, balance systems and hardware of a window take the brunt of wear from the elements, while the trim and frame can remain in good condition. Updating these windows just became easier with the Lincoln Fit pocket insert. Window replacement doesn't have to mean ripping out the old window, damaging drywall and turning a room into shambles. The Lincoln Fit is designed to be installed from the interior or exterior of the home with minimal disruption to the existing frame and trim. Every Lincoln Fit is custom sized to your exact specifications, ensuring a perfect fit for your opening. The units are manufactured 3/8" smaller in width and 1/4" in height from your ordered measurements (sash openings). This allows space for squaring, shimming, leveling and installing.

| Features                        | Benefits  |
|---------------------------------|---|
| Concealed Jambliner             | Wood covered jambliner for cleaner interior lines. Sash are equal size.   |
| Heavy Duty Hardware             | Hardware performs year after year.  |
| Seven Sash Lock Finishes        | Match your interior décor for a consistent look throughout the home.  |
| Tilt-in Sash                    | Sash tilt to the interior for easier cleaning.  |
| Block & Tackle Balance          | Sash weight is compensated for and makes windows easy to operate.   |
| Interlock with Weatherstrip     | Double protection against air infiltration with multiple weatherstrips and interlocking sash.                     |
| 3-1/4" Frame                    | Fits snugly into your opening after worn-out sash and balances are removed.                                       |
| Continuity of Design            | Lincoln Fit windows look just like our full-frame replacements.   |
| Mulling Options                 | Units can be mulled in two and three-wide configurations.   |
| Extruded Aluminum Clad Exterior | Eight standard colors, thirty-eight feature colors and custom color matching with AAMA 2605 paint specifications. |
| Fully Assembled                 | Units are packaged with installation hardware, sill expander and include color-matched screens.                   |
| Picture Windows                 | Large stationary openings can be made energy efficient.   |



### Available Enhancements

- Primed and Pre-Finished White Interiors
- Flat Sill Option
- Sill Expander
- Frame Expander
- High Performance Glass Options
- Multiple Grille Choices
- Endless Lite Configurations
- Sash Lift Handles
- Six Wood Species Available

## Lincoln Fit Casement & Awning Insert Window

Designed to be retro-fitted into your sound existing double hung frame, this product installs easily without disturbing existing siding or interior moldings. Insert casements look like the full-frame units so they can be mixed on a project. Durable extruded aluminum cladding, with an extensive color offering, requires minimum maintenance. Interior features such as our spectacular looking alternative wood species can match your décor. The units are manufactured 3/8" smaller in width from your ordered measurements (sash openings). This allows room for squaring, shimming, leveling and installing.



| Features                        | Benefits  |
|---------------------------------|---|
| Truth Encore Hardware           | Stylish full-flip handle and nesting cover are functional, durable and beautiful                                  |
| Adjustable Hinges               | Pivoting hinge post assists with sash location for fine tuning after installation                                 |
| Eight Hardware Finishes         | Match your interior décor for a consistent look throughout the home.  |
| 2" SDL Grilles                  | Horizontal grille creates double hung checkrail appearance  |
| Full Perimeter Weatherstrip     | Frame weatherstrip seals sash and frame tightly during unfavorable weather conditions                             |
| Egress Sizes                    | Casement can meet egress requirements with smaller sizes.   |
| 3-1/4" Frame                    | Fits snugly into your opening after worn-out sash and balances are removed.                                       |
| Continuity of Design            | Lincoln Fit windows look like our full-frame replacements.  |
| Mulling Options                 | Units can be mulled in two and three-wide configurations.   |
| Extruded Aluminum Clad Exterior | Eight standard colors, thirty-eight feature colors and custom color matching with AAMA 2605 paint specifications. |
| Fully Assembled                 | Units are packaged with installation hardware and sill expander.  |
| Picture Windows                 | Large stationary openings can be made energy efficient.   |

### Available Enhancements

- Primed and Pre-Finished White Interiors
- BetterVue, UltraVue and Aluminum Screen Mesh
- Sill Expander
- Frame Expander
- High Performance Glass Options
- Six Wood Species
- Multiple Grille and Lite Configurations
- Includes Mulling Choices
- Wood Veneer Screen Frames
- PG50 Performance Rating



## Full-Frame Replacement Windows and Patio Doors

There are plenty of reasons to choose a Revitalize full-frame replacement from Lincoln Windows and Patio doors. Our extensive built-to-fit product line is specifically manufactured for your home, home addition, commercial renovation or even a multi-family development. Our many years of manufacturing excellence allows every project to utilize Lincoln's vast window experience, reach completion faster, reduce callbacks and add value. Revitalize Today!

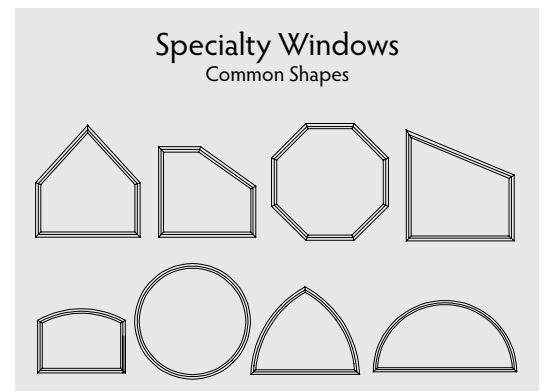
|                   | Features                | Benefits   |
|-------------------|-------------------------|--|
| Casement & Awning | Silicone Injected Frame | Frame corners are joined with a rigid key and injected for a water-tight seal. |
|                   | Folding Handle          | Handles fold into operating cover while not in use.                            |
|                   | Adjustable Hinges       | Sash can be moved for field corrections and better alignment with the frame.   |

|                      |   |  |
|----------------------|---|--|
| Double Hung & Glider | Hardware Finishes                       | Seven high quality finishes offered.   |
|                      | Historical Appeal                       | Mortise & tenon joinery for a precise fit of stiles and rails.   |
|                      | Low Profile Sash Locks and Tilt Latches | Locks are contemporary and seal windows tight, tilt latches require minimal effort to operate and clean. |
|                      | Check Rail Interlock                    | Sash are interlocked and weather-stripped at the checkrail for excellent performance.                    |

|            | Features             | Benefits  |
|------------|----------------------|---|
| Slide Door | Metal Rollers        | Adjustable dual tandem ball bearing rollers are metal and slide on stainless steel track. |
|            | Footbolt Option      | Locks operating panel to sill for added security.   |
|            | Bronze Aluminum Sill | Thermally broken sill is extremely durable.   |
|            | Large Sizes          | Slide doors can be configured with a continuous head & sill for max size of 16-0 X 8-0    |

|            |                             |   |
|------------|-----------------------------|---|
| Swing Door | Multi-point Hardware        | Locks securely against weatherstrip for excellent performance.                                |
|            | Mid-Rail Option             | 3-3/8", 4-3/4" and 6-3/4" rails can be added.   |
|            | Panel & Glass Bottom Option | Panels in one-wide or two-wide configurations - with or without glass. Flat or raised panels. |
|            | 1-3/4" & 2-1/4" Door Panels | Wood dowel construction with engineered stiles and rails to resist warpage.                   |

- Slide Door - Narrow and Wide style; 2, 3 and 4-wide combinations.
- Slide-A-Way Door (a multi-panel pocketing or stacking unit).
- Swing Door - French Swing, Operating Sidelite, Mid-Rail, Panel Bottom and Radius Top, In-Swing and Out-Swing, Narrow and Wide style.
- Fold-A-Way Door (a wall of movable door panels using an out-swing door frame).
- Casement, French Casement, Push-Out Casement and Awning.
- Double Hung, Lifestyle Double Hung, Quantum Double Hung and Glider.
- Specialty - Direct Set, Sash Set and Transoms.



### Available Enhancements

- Primed and Pre-Finished White Interiors
- Mulling Options
- Virtually endless Sizes
- High Performance Glass Options
- Handicap Outswing Door Sills
- Simulated Divided Lites, Internal Grilles and Interior Wood Grilles
- Swing Door 12" Bottom Rail
- Wide Selection of Wood Species

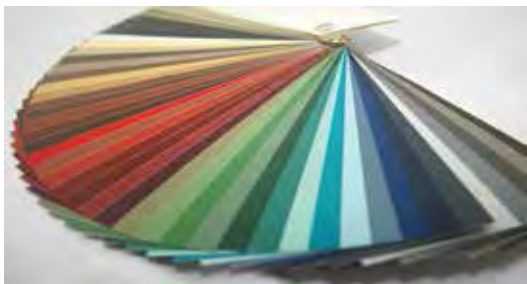
## Standard Colors - AAMA 2605



## Spray-On Anodized Colors - AAMA 2604



## Feature Colors - AAMA 2605



Due to printing limitations, the colors shown are for representation only.

## Exteriors

**Aluminum Clad:** Low-maintenance extruded aluminum in eight standard colors, thirty-eight feature colors, seven spray-on anodized colors and our computerized color-match program.

**Vinyl Clad:** Comprised of wood interiors with low-maintenance extruded PVC vinyl clad exteriors. The vinyl cladding is available in two (2) classic colors, White or Adobe or in seven (7) matte finish painted exterior colors (Ivory, Beige, Sandstone, Coffee Bean, Hartford Green, Bronze and Black).

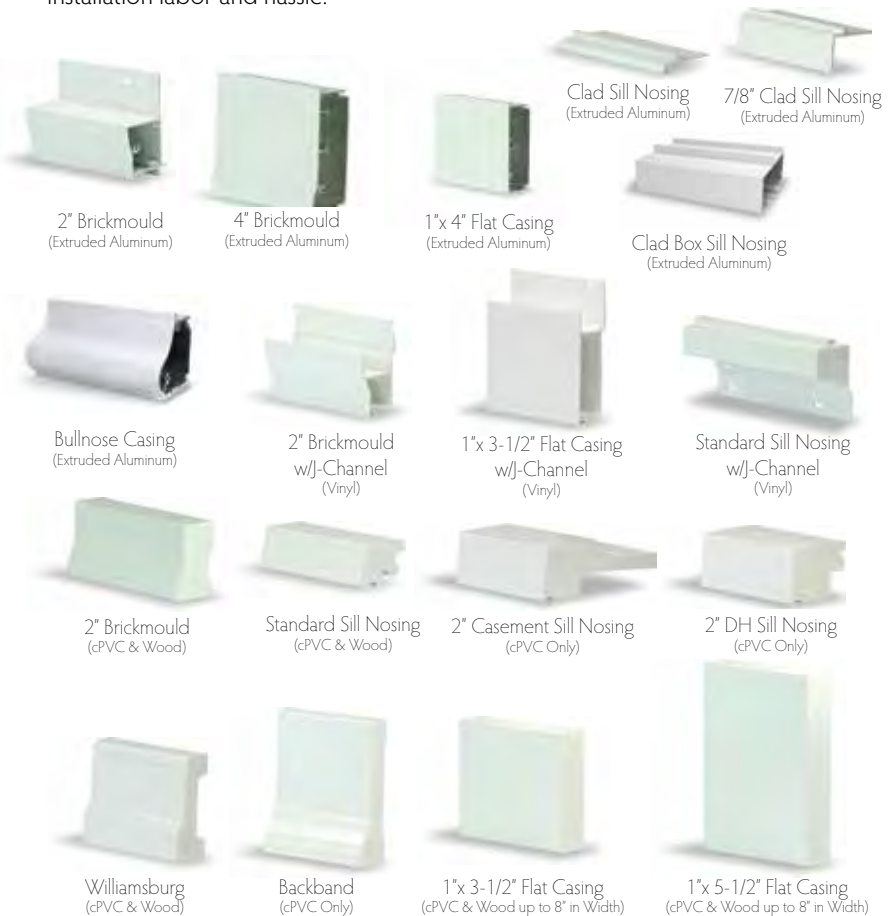
**Hybrid:** Offers the traditional appearance with wood frames and cPVC exterior trim combined with aluminum clad or vinyl clad sash.

**Primed Wood:** Features a water-based acrylic latex primer applied to the exterior of the sash with paintable cellular PVC sill nosing and brickmould. Swing patio doors are provided unfinished inside and out.

**Natural Wood:** Species grade wood inside and out in Fir, Mahogany or Pine.

## Exterior Trim

Add that finishing touch to the exterior of your windows and patio doors by trimming them with the many brickmould and casings offered by Lincoln. Along with enriching the aesthetics of your home, these factory-applied trims reduce the installation labor and hassle.





## Interiors

Nothing enhances the look and feel of a room more than the richness and natural beauty of wood. With that in mind, we offer six luxurious wood species.



Pine



Oak



Cherry



Alder



Mahogany



Fir



## Interior Finishes

Define inner beauty by choosing a time saving, factory applied interior finish from Lincoln Revitalize.

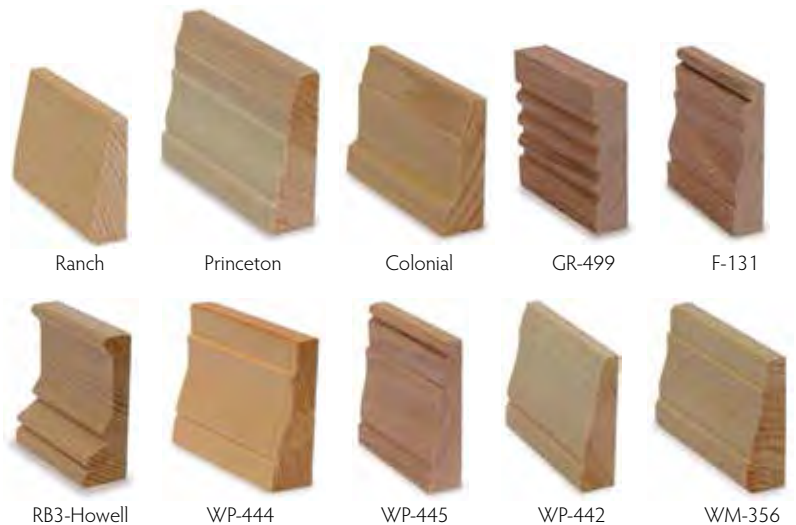
**Natural Wood:** Lincoln will leave your interior wood surface sanded smooth, ready for stain and sealer.

**Primed:** A base coat of primer gets the interior surfaces ready for paint.

**Pre-Finished White:** To take things a step further, we also offer a factory applied top-coat of paint. Pre-Finished White is intended to be your final coat of paint and reduce jobsite finishing costs.

## Interior Trim

Lincoln offers interior trims in ten profiles for radius products. The benefit to our customers is the ability to shape the trim at the time the unit is produced. In addition, plinth blocks are available, to facilitate joining radius to straight trim.



## Glass

The glass in windows and patio doors has the single largest effect on energy efficiency. Lincoln's standard glass offering includes double strength glass combined with a warm edge spacer.

### Energy Efficient:

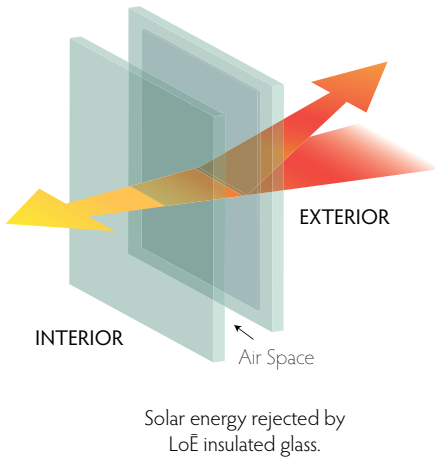
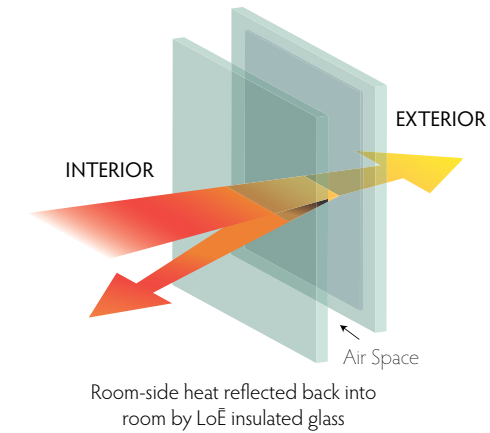
- **LoE-180™:** One layer of silver coating and argon fill, used in colder climates that benefit from solar heat gain.
- **LoE<sup>2</sup>-272®:** Two layers of silver coatings and argon gas fill, often considered a great performing glass with excellent U-values.
- **LoE<sup>3</sup>-366™/Neat®:** Three layers of silver and argon gas fill increase performance including: Superior solar control, higher UV protection and great U-values. Neat® glass requires less maintenance with longer intervals between cleanings.
- **Dual Low-E2:** LoE<sup>2</sup>-272® combined with a LoE-i89™ coating on the interior surface.
- **Dual Low-E3:** LoE<sup>3</sup>-366™/Neat® combined with a LoE-i89™ coating on the interior surface.
- **Argon:** For greater energy efficiency, argon is added to all Low-E glass units, at no cost to the customer, with the exception of those units requiring capillary/breather tubes. These units include, but are not limited to, glass 12" and less in width or height and units shipped over high elevations. Lincoln does not guarantee that the initial argon fill rate will be maintained over the life of the product. Argon depletion may decrease energy efficiency. For more information, contact your local distributor or Lincoln Wood Products, Inc.

### Low Maintenance:

- **Neat®:** Permanent coating of silicon dioxide on glass exterior. Washing effort and frequency is reduced by smoother exterior surface.
- **Preserve®:** Thin polyester film on both interior and exterior which aids in keeping glass protected during construction and eliminates label 'ghosting'.

### Specialty:

- **Tinted:** Gray, Green and Bronze. Solar Cool Gray and Bronze.
- **Patterned:** Rain, Reed, Glue Chip and Pattern 62.
- **Laminated:** Impact rated Sea-Storm® laminated glass (.090 inner layer) and standard laminated glass (.030 inner layer) - A combination of plastic vinyl layers and polyester film bonded between two panes of glass into a single sheet. It protects like a shield against accidental impact, forced entry, sun damage and unwanted noise.
- **Tempered:** The glass tempering process begins with reheating annealed glass and then rapidly cooling it. Glass strength is improved by approximately four times and is commonly referred to as 'safety glass'. Tempered glass will shatter into small pieces instead of larger glass shards and is often used on commercial projects.



Without Neat®

With Neat®



Preserve®

LoE<sup>2</sup>, LoE<sup>3</sup>-366™, Neat®, Preserve® and Sea-Storm® are trademarks of Cardinal IG.

CALL: 800.967.2461

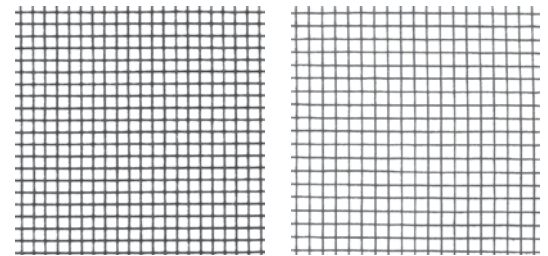
## Screen Mesh

Screens allow you to enjoy the fresh air while keeping insects and debris out of your home. Lincoln offers three options.

**BetterVue:** Our standard screen mesh. Made of fiberglass, it has thinner strands and a tighter weave than traditional fiberglass screen providing better visibility, increased light transmittance, greater airflow, improved curb appeal and enhanced protection from small insects (no-see-ums), debris and dust.

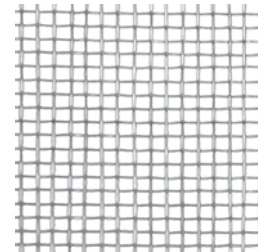
**UltraVue:** The least visible of our screen mesh options. The strands of UltraVue are thinner than BetterVue, providing even better airflow, optical clarity and insect protection.

**Aluminum (charcoal wire):** The most widely used metal for screens and is a great option for homes with pets or kids.



BetterVue

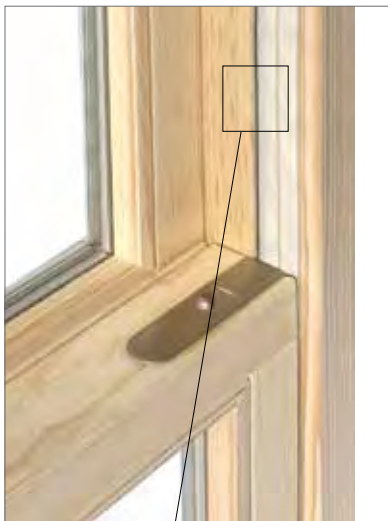
UltraVue



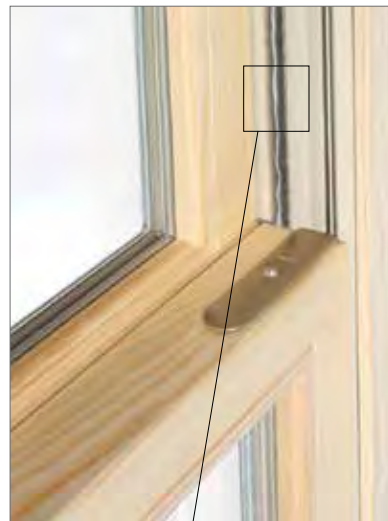
Aluminum

## Double Hung Concealed Jambliner

From the exterior, the jambliner is concealed by color matched cladding. From the interior, the jambliner design utilizes a clear wood laminate to give more wood warmth and less unsightly vinyl tracking when the window is closed.



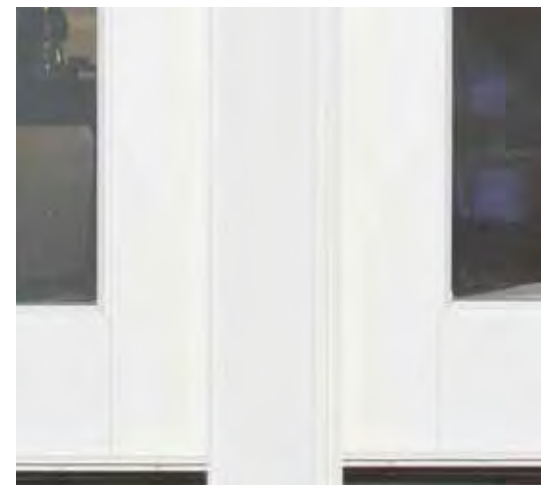
Concealed Jambliner



Standard Jambliner

## Mulling & Panning Systems

Does your project require a special mulling configuration? Our panning system, spread mull capabilities and flexible custom size selection can get the job done!



Mull System

## Additional Options

Accessorize your Revitalize products with this extensive offering of options including: extension jambs, masonry clips, nailing fins, jambliner covers, screen blinds, sash lifts, security footbolt locks and much more.



## Lites and Grilles

We offer four styles of lites, whether you wish to stay historically accurate, are looking to make a statement or prefer the ease of cleaning.

**Simulated Divided Lite (SDL):** Interior wood bars with aluminum or vinyl exterior bars available in 5/8", 7/8", 1-1/8" and 2" bar widths. Simulated divided lite products are available with or without an internal aluminum grille in mill finish or bronze. Interior wood bar can be profiled or flat.

**Lincoln Divided Lite (LDL):** Authentic lite divisions are produced with 7/8" and 1-1/4" bar widths. Lincoln Divided Lites are produced as primed units only. Utilizing the 1-1/4" bar enables the product to encompass insulated glass. The 7/8" bar, however, is only available in single glazed units.

**Removable Interior Wood Grille:** Single profile widths of 5/8", 1" and 1-1/4" and a double profile width of 7/8", both with or without surround.

**Internal Aluminum Grille:** 1 1/16" double profile between the panes of glass option is available in all eight standard clad colors and six two-toned options.



Simulated Divided Lite



Lincoln Divided Lite



Interior Wood Grille



Internal Aluminum Grille

## Hardware

Lincoln Revitalize products have a hardware selection for virtually every décor and nearly every budget.

**Casement and Awning:** Low-profile folding crank handle, operator cover and lever lock in eight finishes. Black finish is only available in Casement and Awning\*.

**Double Hung:** Block and Tackle balance system with low-profile pick resistant locks and a surface mounted tilt latch available in seven finishes. Windows with 32" glass or wider have two locks.

**Glider:** Easy to operate sash, reversible handing, low-profile pick resistant locks and includes two locks on units with 32" glass and taller. Available in seven finishes.

**Swing Patio Door & Fold-A-Way Patio Door:** Eight stylish handles, six backplates and twelve solid finishes and two split finishes (not shown). For details, or to see the new Dallas handleset, see our Patio Door Options flyer.

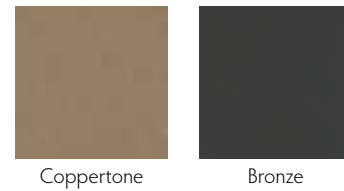
**Slide Patio Door & Slide-A-Way Patio Door:** Secure two-point locking hardware is both functional and attractive. Standard Allure handle sets in White, Sandstone, Adobe or Faux Bronze are painted metal on the interior and exterior. Keyed cylinders are optional.

Upgrade to a Signature handle set which are available in twelve finishes. Keyed cylinders are standard.

For additional security, we offer a footbolt. Our Bronze or White footbolt is compatible with both the narrow and wide stile sliding door.



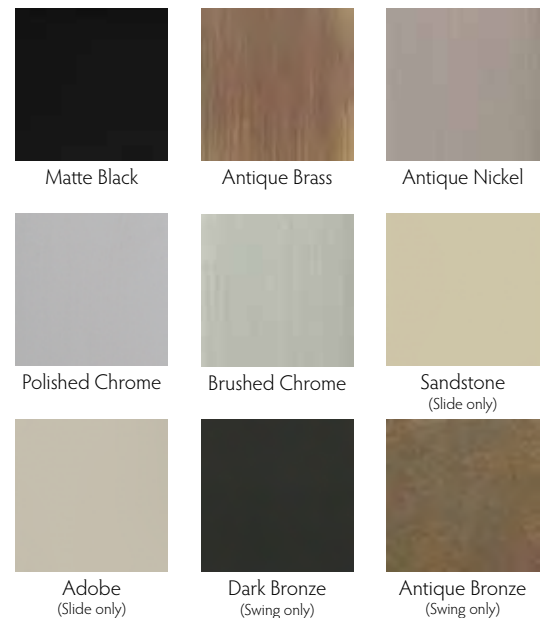
## Windows Only



## Windows & Patio Doors



## Patio Doors Only



Casement/Awning



Double Hung/Glider (without tilt latch)

# Measuring Instructions



Precise measurements are important for the proper installation of a replacement window. If you plan to take your own measurements, please make sure that every window is measured (even though they may appear to be exactly the same size) and provide accurate measurements when placing the order. Measurement adjustments for squaring, shimming and leveling will be applied during manufacturing. For measuring full-frame replacement windows and patio doors, Lincoln recommends using a trained professional.

Before you begin measuring, the condition of the existing frame must be inspected.

## INSPECTING YOUR WINDOWS All Replacement Product

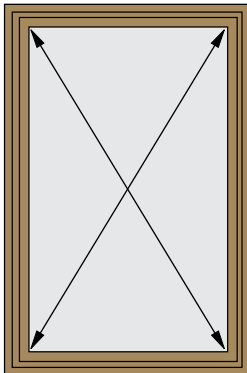


Fig. 1  
Squareness

### Check for soundness.

Check the frame and jamb for damage, rot or deterioration and repair or replace where necessary.

### Check the squareness.

Measure diagonally from corner to corner. If your existing window frame is not sound or is greatly out-of-square, you will most likely need a full-frame replacement.

**Double Hung Replacement Kit:** If the sizes differ greater than 1/4", the window frame is too out of square to use a replacement kit.

**Lincoln Fit:** If the sizes differ greater than 1/4", you will have to downsize the unit accordingly in order to be able to square the new unit in the opening. See Fig 1.

### Check the jamb pocket.

The measurement of the jamb pocket between the interior and exterior stops must be at least 3-5/16". If depth of pocket is less than 3-5/16" or greater than 3-3/8", modification of the pocket may be necessary. See Fig 2.

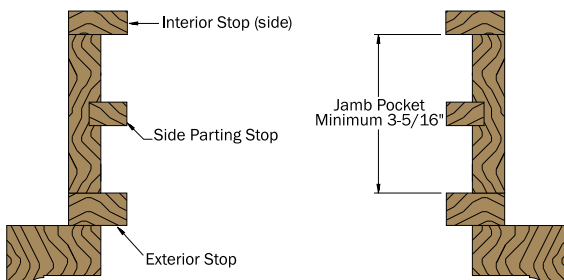


Fig. 2  
Existing Window Frame - Top View

# MEASURING YOUR WINDOWS

## Double Hung Replacement Kit

### Measure the width.

For inside opening width, measure from the inside face of jamb to jamb. To insure accurate measuring, the existing sash and jamb liners will need to be removed. (Do not measure from parting stops or inside stops.) Measure at a minimum of three different locations: top, middle and bottom. Round odd measurements down to the nearest 1/16". Record the smallest measurement. See Fig 3 and 4.

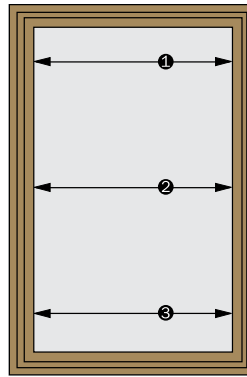


Fig. 3  
Width - Three Locations

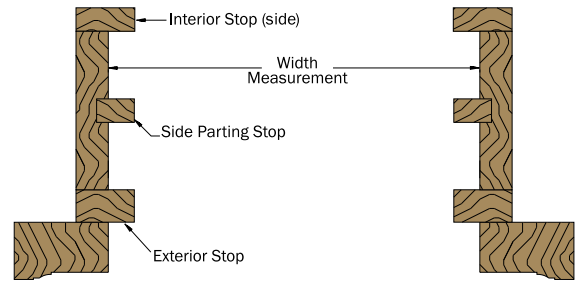


Fig. 4  
Existing Window Frame - Top View

### Measure the height.

Inside opening height is measured from the inside face of the head jamb to the point on the sill where the outside of the bottom sash meets the sill. (Do not measure from sill to head parting stop.) Measure at a minimum of three different locations: left, center and right jamb. Round odd measurements down to the nearest 1/16". Record the smallest measurement. See Fig 5 and 6.

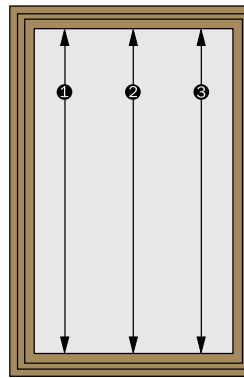


Fig. 5  
Height - Three Locations

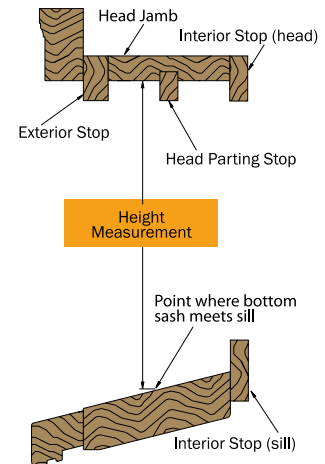


Fig. 6  
Existing Window Frame - Side View

### Measure the sill angle.

Measure the sill angle with either an angle measurement tool, found at most hardware retailers, or with the template provided in this flyer. Jambliner sills are cut at 14° angle as standard. If your sill is more or less than that, we recommend that you order the jambliners 2" longer so they may be cut in the field to the exact angle needed for your application. See Fig 7 and 8.

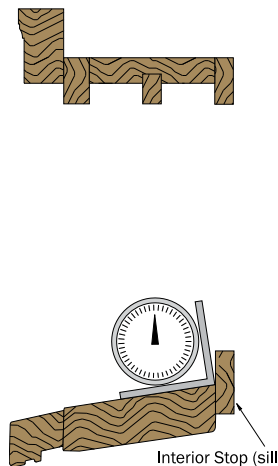


Fig. 7  
Existing Window Frame - Side View



Fig. 8  
Existing Window Frame - Side View

# MEASURING YOUR WINDOWS

## Lincoln Fit Insert Windows

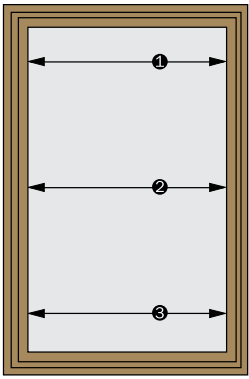


Fig. 8  
Width - Three Locations

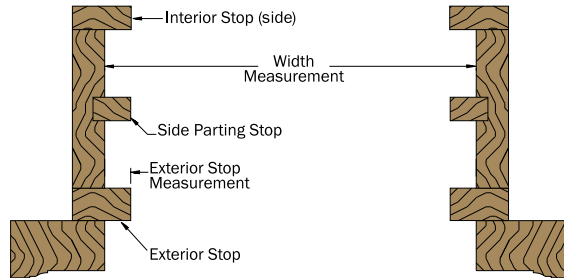


Fig. 10  
Existing Window Frame - Top View

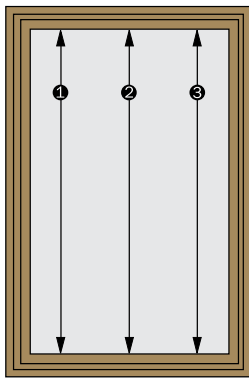


Fig. 11  
Height - Three Locations

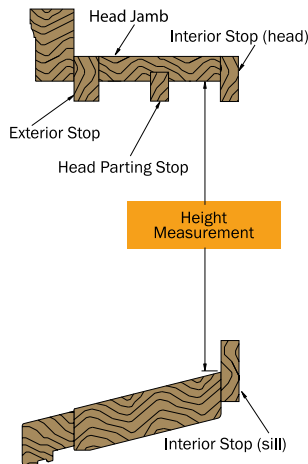


Fig. 12  
Existing Window Frame - Side View

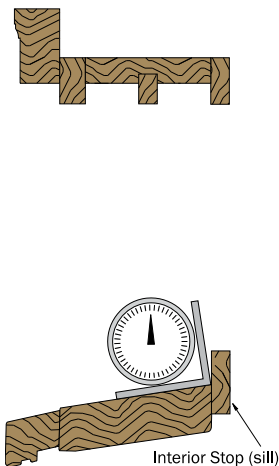


Fig. 14  
Existing Window Frame - Side View



Fig. 15  
Existing Window Frame - Side View

### Measure the width.

For inside opening width, measure from the inside face of jamb to jamb. To insure accurate measuring, the existing sash and jamb liners will need to be removed. (Do not measure from parting stops or inside stops.) Measure at a minimum of three different locations: top, middle and bottom. Round odd measurements down to the nearest 1/16". Record the smallest measurement. See Fig 8 and 10.

Measure the width of the exterior stop from the inside opening to the edge of the stop. If the width exceeds 9/16", modification to the exterior stop or an exterior installation may be necessary. See Fig 10.

### Measure the height.

Inside opening height is measured from the inside face of the head jamb to the highest point of the sill where inside of bottom sash meets sill. (Do not measure from sill to head parting stop.) Measure at a minimum of three different locations: left, center and right. Round odd measurements down to the nearest 1/16". Record the smallest measurement. See Fig 11 and 12.

### Measure the sill angle.

Measure the sill angle with either an angle measurement tool, found at most hardware retailers, or with the template provided in this flyer. Lincoln Fit units are designed to fit openings with a sill angle between 8° and 14°. If the sill angle is greater than 14° the sill weather-strip may not make contact with the sill. Alternate weather-stripping and/or additional sealant (by others) may be required. Sill angles closer to 8° may require the sill weather-strip to be removed and a backer rod and sealant used at the sill area. Sill angles less than 8° should be ordered with our factory applied flat sill trim option. See Fig 14 and 15.



## Measurement Log

| Window Location | Width | Height | Sill Angle |
|-----------------|-------|--------|------------|
|                 |       |        |            |
|                 |       |        |            |
|                 |       |        |            |
|                 |       |        |            |
|                 |       |        |            |
|                 |       |        |            |
|                 |       |        |            |
|                 |       |        |            |
|                 |       |        |            |

Notes



# Revitalize

REPLACEMENT WINDOWS & PATIO DOORS

## Sill Angle Measuring Template

EXTERIOR OF WINDOW

INTERIOR OF WINDOW

Cut out the template and place it against the side jamb, keeping it's edge tight against the interior side stop.

Fold the bottom of the template at the different degree marks until you match the angle of the sill.



|  |     |
|--|-----|
|  | 0°  |
|  | 1°  |
|  | 2°  |
|  | 3°  |
|  | 4°  |
|  | 5°  |
|  | 6°  |
|  | 7°  |
|  | 8°  |
|  | 9°  |
|  | 10° |
|  | 11° |
|  | 12° |
|  | 13° |
|  | 14° |



## When only the best will do.

Choose Lincoln for your new construction, remodeling or even light commercial projects. With 70 years of manufacturing experience built into every unit, we engineer our windows and patio doors for visual appeal as well as outstanding performance. In addition, Lincoln backs it up with exceptional customer service before and after the sale.

We are continually expanding our list of product offerings, options, and accessories and are confident that we have the perfect window or patio door to harmonize with your ideas and designs.



**Lincoln Wood Products, Inc.**  
1400 W. Taylor Street • P.O. Box 375  
Merrill, Wisconsin 54452-1355  
800-967-2461 • Fax: 715-536-7090  
[www.lincolnwindows.com](http://www.lincolnwindows.com)

LRVS201707-V1

# Revitalize

REPLACEMENT WINDOWS • PATIO DOORS



Additional information on our products and options can be found at an authorized Lincoln dealer or online at [lincolnwindows.com](http://lincolnwindows.com).



Committed to protecting and preserving the environment.

Lincoln Windows is committed to environmental stewardship. As responsible corporate citizens, we are dedicated to manufacturing energy efficient products and managing our resources in a manner that reduces our impact on the environment.



Lincoln Windows is an Energy Star Partner.



Many of our products carry certification by the National Fenestration Rating Council (NFRC).



Lincoln windows and patio doors carry an extensive product warranty. Ask your dealer for complete information.



Lincoln Windows & Patio Doors proudly supports the American Institute of Architects (AIA) Continuing Education System (CES).



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