HISTORIC AND DESIGN REVIEW COMMISSION

February 19, 2020

HDRC CASE NO:	**2020-060**
ADDRESS:	124 ADAMS ST
LEGAL DESCRIPTION:	NCB 932 BLK 1 W 150 FT OF 12
ZONING:	RM-4
CITY COUNCIL DIST.:	1
DISTRICT:	King William Historic District
LANDMARK:	Wagner House #3
APPLICANT:	Nathan Manfred/French & Michigan
OWNER:	Charles Adams/ADAMS CHARLES H & CAROLYN D
TYPE OF WORK:	Window Replacement
APPLICATION RECEIVED:	January 30, 2020
60-DAY REVIEW:	March 30, 2020
CASE MANAGER:	Rachel Rettaliata

REQUEST:

The applicant is requesting a Certificate of Appropriateness to:

1. Replace the existing windows on the rear sunroom volume,
2. Remove 2 windows on the second floor of the sunroom volume,
3. Replace the remaining 3 windows on the second floor of the sunroom volume.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

1. Materials: Woodwork
A. MAINTENANCE (PRESERVATION)
i. *Inspections*—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.
ii. *Cleaning*—Clean exterior surfaces annually with mild household cleaners and water. Avoid using high pressure power washing and any abrasive cleaning or striping methods that can damage the historic wood siding and detailing.
iii. *Paint preparation*—Remove peeling, flaking, or failing paint surfaces from historic woodwork using the gentlest means possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include scraping and sanding, thermal removal, and when necessary, mild chemical strippers. Sand blasting and water blasting should never be used to remove paint from any surface. Sand only to the next sound level of paint, not all the way to the wood, and address any moisture and deterioration issues before repainting.
iv. *Repainting*—Paint once the surface is clean and dry using a paint type that will adhere to the surface properly. See *General Paint Type Recommendations* in Preservation Brief #10 listed under Additional Resources for more information.
v. *Repair*—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
ii. *New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
iii. *Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
iv. *Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
v. *Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.

vi. *Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.
vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.
viii. *Security bars*—Install security bars only on the interior of windows and doors.
ix. *Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.
x. *Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

7. Architectural Features: Porches, Balconies, and Porte-Cocheres
A. MAINTENANCE (PRESERVATION)
i. *Existing porches, balconies, and porte-cocheres*—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.
ii. *Balusters*—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.
iii. *Floors*—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Front porches*—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.
ii. *Side and rear porches*—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.
iii. *Replacement*—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.
iv. *Adding elements*—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.
v. *Reconstruction*—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns.

Standard Specifications for Window Replacement

a. MATERIAL: If replacement is approved, the new windows must feature primed and painted wood exterior finish. Cladded, composite, or non-wood materials options are not allowed unless explicitly approved by the commission.
b. SASH: Meeting rails must be no taller than 1.25”. Stiles must be no wider than 2.25”.
c. DEPTH: There should be a minimum of 2” in depth between the front face of the window trim and the front face of the top window sash.
   This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness.
d. TRIM: Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
e. GLAZING: Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.
f. COLOR: Wood windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer’s color is not allowed, and color selection must be presented to staff.

g. INSTALLATION: Wood windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
h. FINAL APPROVAL: If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

FINDINGS:

a. The primary structure at 124 Adams was constructed circa 1900 and first appears on the 1904 Sanborn Maps. The house features a pyramidal roof, wood cladding, a 2-story front porch, and original wood windows. The property at 124 Adams is contributing to the King William Historic District.
b. WINDOW REPLACEMENT: FIRST-FLOOR SUNROOM – The applicant has proposed to replace all existing windows on the first floor of the rear sunroom volume with aluminum-clad wood Pella Architect Series Reserve windows. The sunroom was enclosed circa 1975 to 1980 with a configuration of six-pane, historic-age sash windows stacked three sashes high and installed as fixed windows. There are 5 sets of these windows ganged on the south elevation and 3 sets of these windows ganged on the east elevation. Staff performed a site visit on February 7, 2020 and did not observe any significant damage to the fixed sunroom windows. However, according to Guidelines for Exterior Maintenance and Alterations 6.A.iii, and 6.B.iv, in kind replacement of windows is only appropriate when the original windows are beyond repair. Staff does not find that the existing windows on the first floor of the rear sunroom volume are original to the structure, although they are historic-age. Staff finds replacement appropriate.
c. WINDOW REPLACMENT: MATERIAL – The Standard Specifications for Window Replacement stipulate that if replacement is approved, the new windows must feature primed and painted wood exterior finish. Cladded, composite, or non-wood materials options are not allowed unless explicitly approved by the commission. Staff does not find the proposed replacement material consistent with the Guidelines.
d. WINDOW REPLACEMENT: SIZE – The applicant has proposed to replace the existing bank of five windows on the south elevation with 5 fixed windows with a higher sill than the existing ganged windows. The sill height will allow the residents to maximize the interior space with furniture placement below the window sills. The applicant has proposed to also lower the header to match the adjacent proposed windows due to the requirements of a new structural header. The proposed windows on the south elevation will be 36”x70”. The applicant has proposed to install wood siding to match the existing on the exterior. Due to the irregular size of the existing windows, staff finds the proposal appropriate. The applicant has proposed to replace the 3 ganged windows on the east elevation with 3 new double-hung windows. The lower third of the sash of the proposed windows will be operable. The sill height will match existing, but the header will be lowered due to the requirement of a new header to span the opening. The proposed new windows will be 36”x96”. Staff finds the proposal appropriate.
e. WINDOW REPLACEMENT: SECOND-FLOOR SUNROOM – The applicant has proposed to replace 3 existing wood windows on the second floor of the sunroom volume with aluminum-clad wood Pella Architect Series Reserve windows. Staff performed a site visit on February 7, 2020 and observed that the existing windows are inoperable and the meeting rails do not properly meet. Staff did not observe any wood rot or water damage. Overall, the windows were found to be fully repairable. According to the Guidelines for Exterior Maintenance and Alterations 6.A.iii, and 6.B.iv, in kind replacement of windows is only appropriate when the original windows are beyond repair. Staff does not find the windows to be original to the structure or beyond repair. Replacement of any kind is not consistent with the Guidelines.
f. FENESTRATION MODIFICATIONS – The applicant has proposed to remove 2 south-facing windows from the second-floor sunroom volume and install wood siding to match existing in order to create a more usable interior space. While the existing windows are likely not original to the structure, staff finds the proposal inconsistent with the Guidelines.

RECOMMENDATION:

Item 1, Staff recommends approval of window replacement on the first floor of the rear sunroom volume based on findings a through d with the following stipulation:

i. That the applicant installs fully wood windows. The proposed aluminum clad replacement product is not appropriate. Meeting rails must be no taller than 1.25” and stiles no wider than 2.25”. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of

additional window trim to add thickness. The final specification should be submitted to staff for review prior to the issuance of a Certificate of Appropriateness.

Item 2, Staff does not recommend the approval of window replacement on the second floor of the rear sunroom volume based on finding e.

If an assembly is deemed deteriorated beyond repair by the HDRC, staff recommends that new windows meet the following stipulation:

i. That the applicant installs one-over-one fully wood windows to match the existing configuration as closely as possible. The proposed aluminum clad replacement product is not appropriate. Meeting rails must be no taller than 1.25” and stiles no wider than 2.25”. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. The final specification should be submitted to staff for review prior to the issuance of a Certificate of Appropriateness.

Item 3, Staff does not recommend approval of fenestration modifications based on finding f.

City of San Antonio One Stop

February 4, 2020

User drawn lines

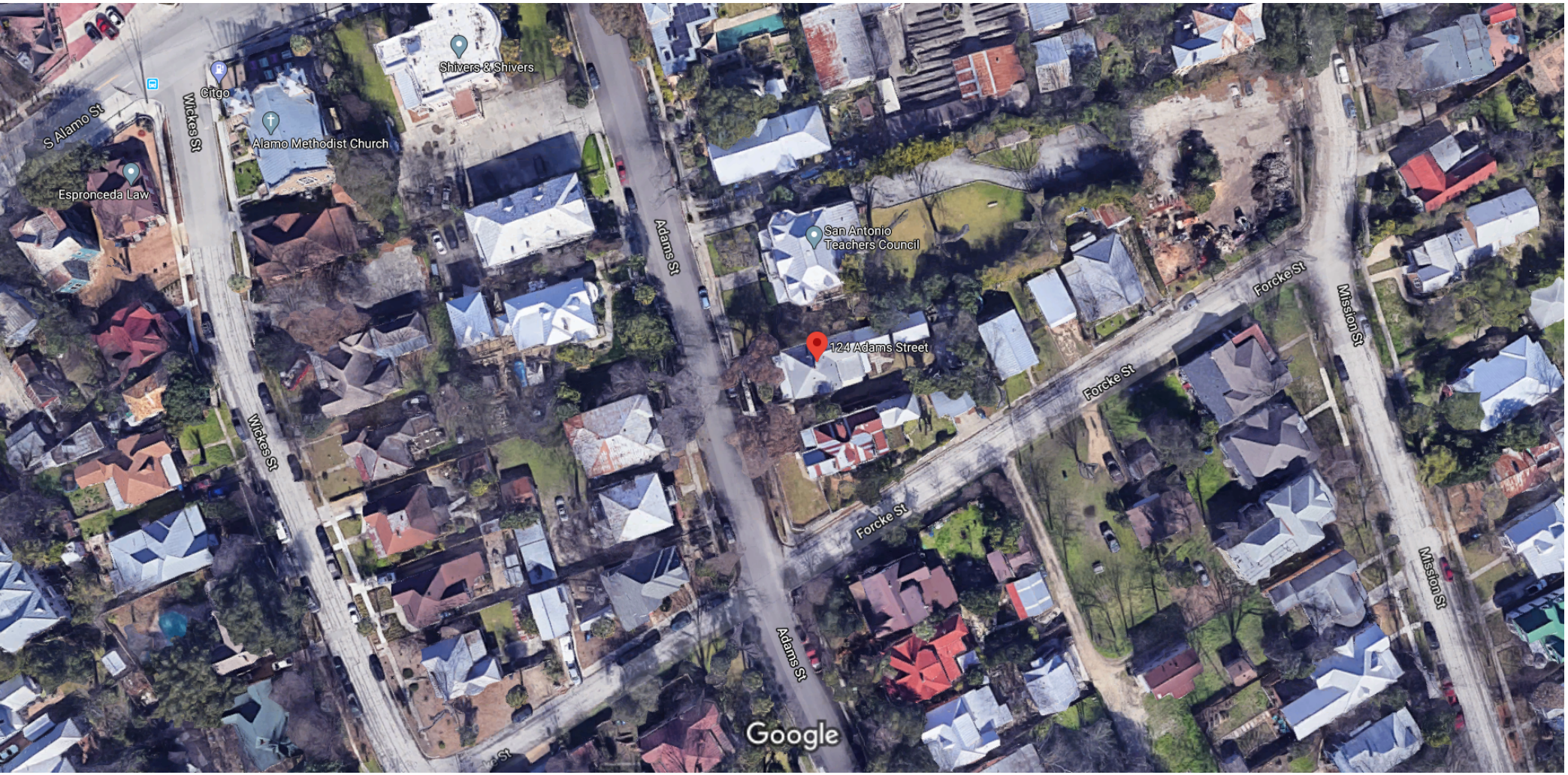
1:2,000

0 0.015 0.03 0.06 mi

0 0.0275 0.055 0.11 km

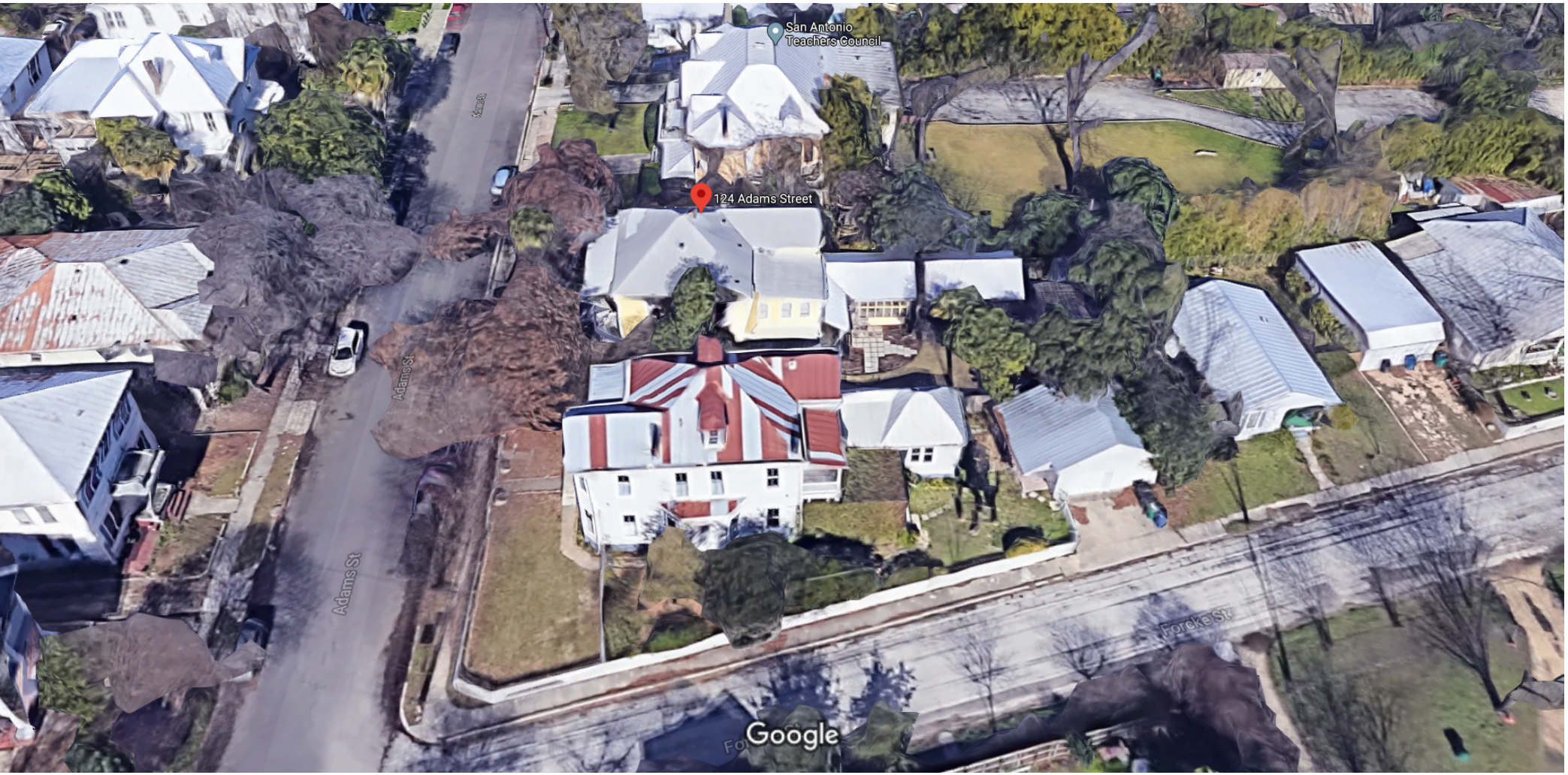
City of San Antonio GIS
Copyright 2-4-2020

Google Maps 124 Adams St



Imagery ©2020 Google, Imagery ©2020 Maxar Technologies, Map data ©2020 50 ft

Google Maps 124 Adams St



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Google Maps 124 Adams St

Imagery ©2020 Google, Map data ©2020 , Map data ©2020 20 ft

Google Maps 124 Adams St

Imagery ©2020 Google, Map data ©2020 , Map data ©2020 20 ft

Google Maps 124 Adams St

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SAN ANTONIO
40
38
36
PEREIDA
931
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FORCKE
FORCKE ST.
4039
WICKES
ADAMS
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STIEREN
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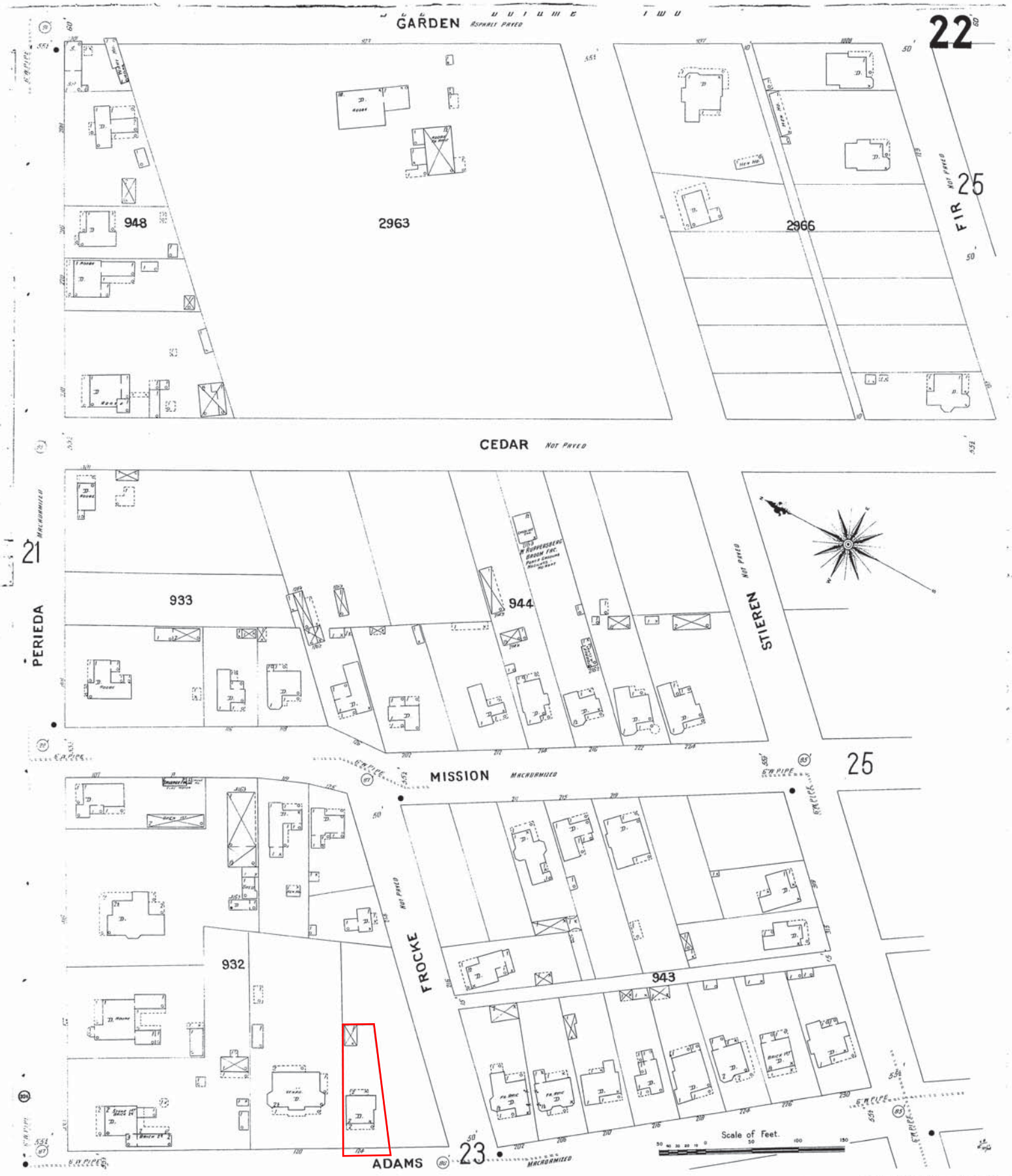
Scale of Feet.


VOLUME TWO
22
GARDEN
ASPHALT PAVED
948
2963
2966
FIR
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25
CEDAR
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21
MACADAMIZED
PERIEDA
933
944
STIEREN
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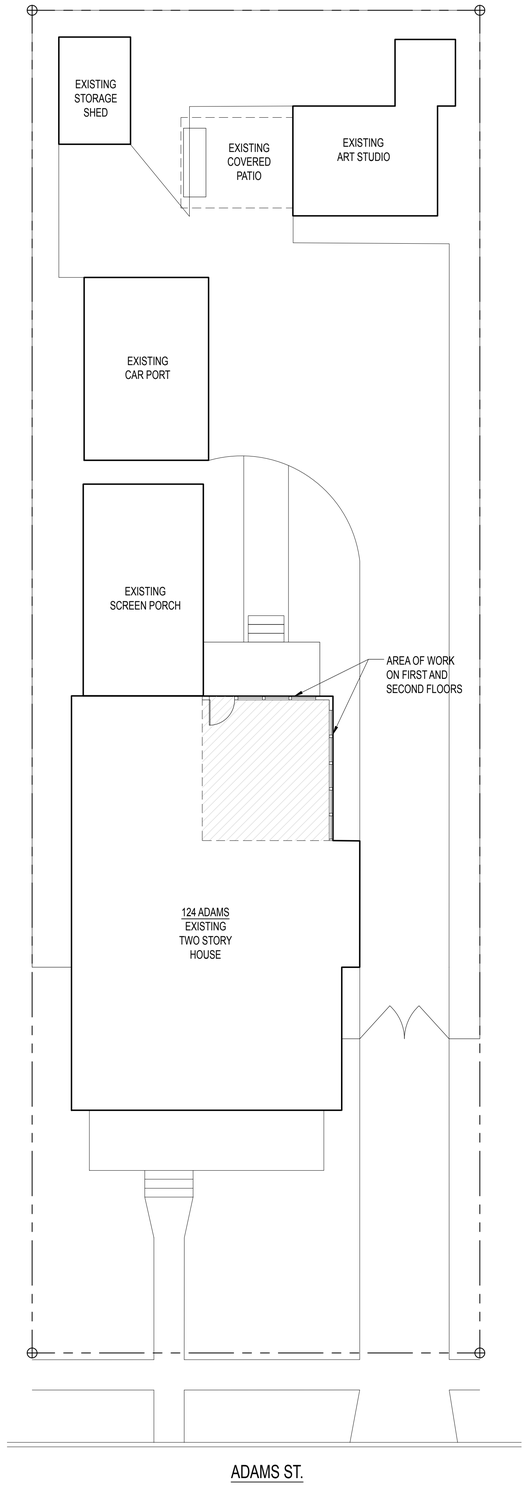
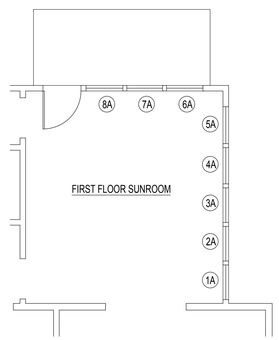


1 SITE PLAN
SCALE: 1/8" = 1'-0"

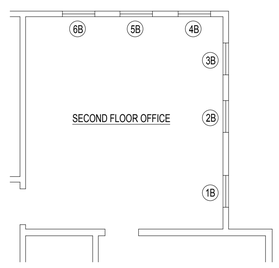
PLAN NORTH



FIRST FLOOR WINDOW SCHEDULE
EXISTING WINDOWS 1A, 2A, 3A, 4A, & 5A:
32" X 103"
FIXED WOOD WINDOWS

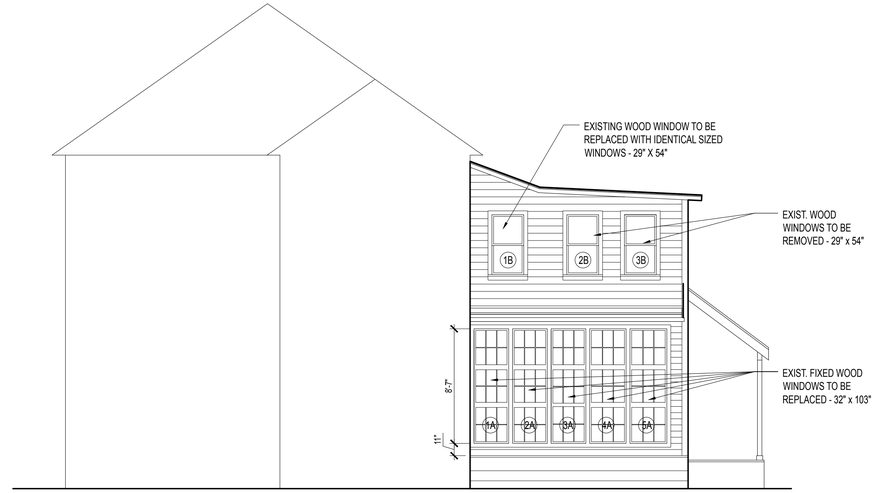
EXISTING WINDOWS 6A THROUGH 8A:
32" X 103"
FIXED WOOD WINDOWS

1 FIRST FLOOR PLAN - WORK AREA
SCALE: 3/16" = 1'-0"

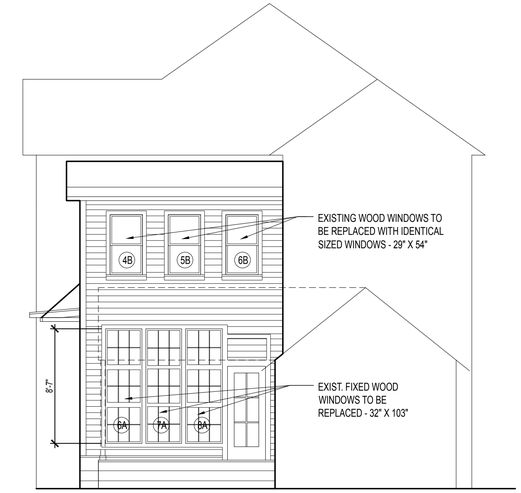


SECOND FLOOR WINDOW SCHEDULE
EXISITNG WINDOWS 1B, 2B, 3B, 4B, 5B, & 6B:
29" X 54"
SINGLE HUNG WOOD WINDOWS

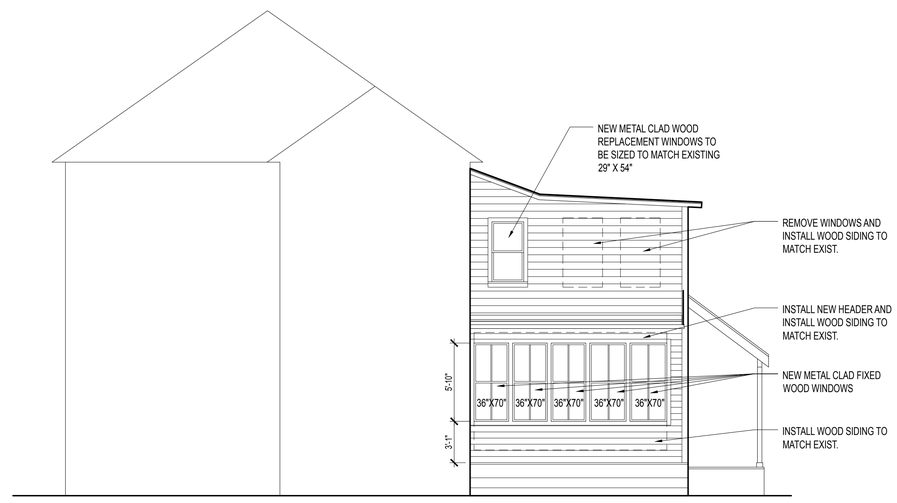
2 SECOND FLOOR PLAN - WORK AREA
SCALE: 3/16" = 1'-0"



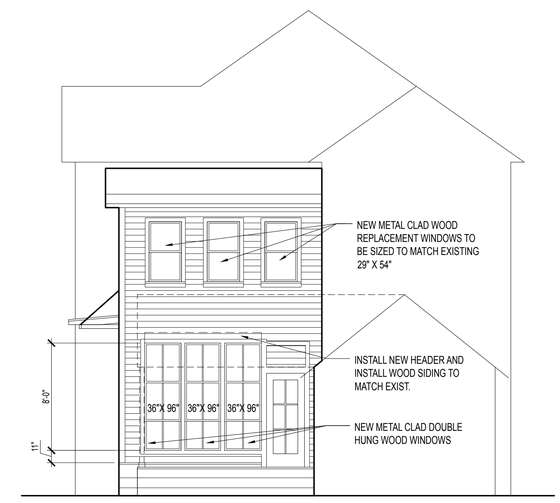
3 EXISTING SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



4 EXISTING EAST ELEVATION
SCALE: 3/16" = 1'-0"



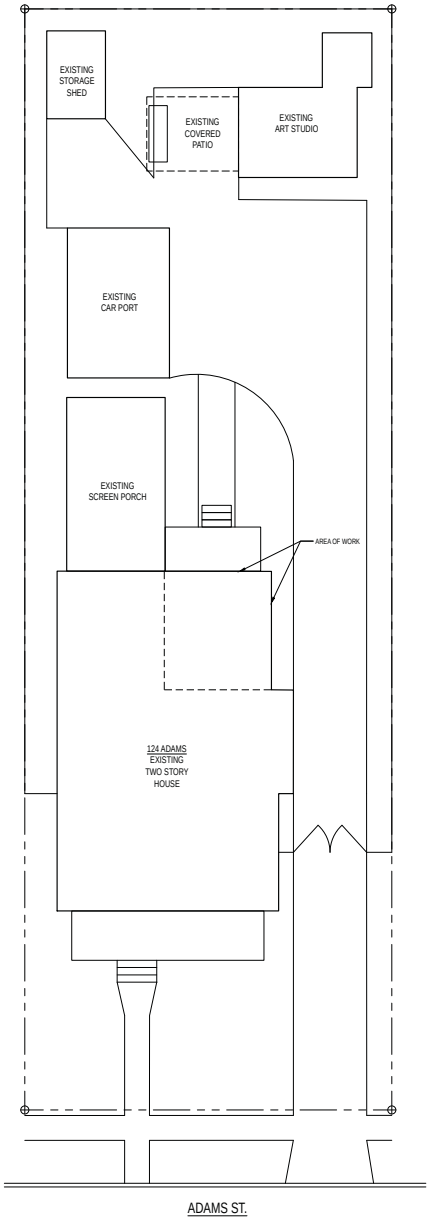
5 PROPOSED SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



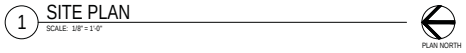
6 PROPOSED EAST ELEVATION
SCALE: 3/16" = 1'-0"

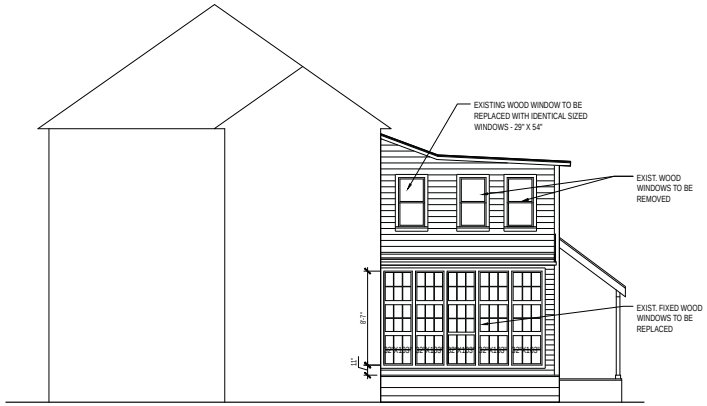
FRENCH & MICHIGAN

WINDOW REPLACEMENT PROJECT
124 ADAMS
SAN ANTONIO, TEXAS 78210



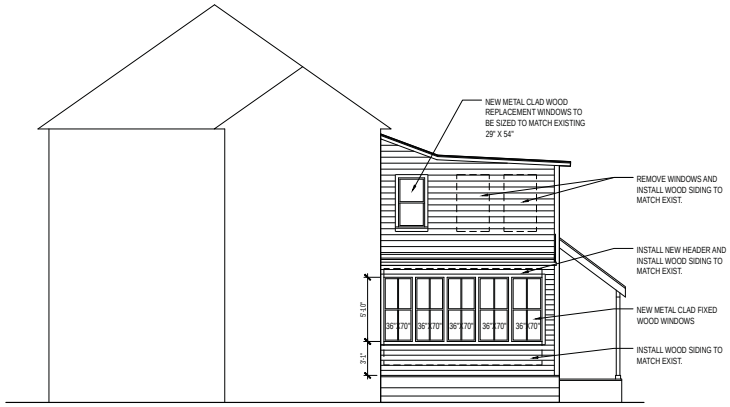
1 SITE PLAN
SCALE: 1/8" = 1'-0"





2 EXISTING SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

3 EXISTING EAST ELEVATION
SCALE: 3/16" = 1'-0"



4 PROPOSED SOUTH ELEVATION
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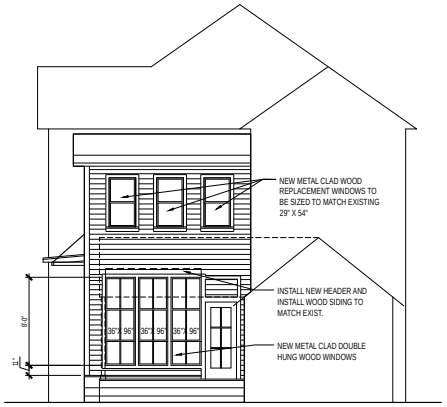


5 PROPOSED EAST ELEVATION
SCALE: 3/16" = 1'-0"

FRENCH & MICHIGAN

WINDOW REPLACEMENT PROJEC
124 ADAMS
SAN ANTONIO, TEXAS 78210

124 Adams Exterior Photos

124 Adams West Elevation (Front facing Adams St.)

124 Adams Exterior Photos

124 Adams South Elevation (Side)

124 Adams Exterior Photos

124 Adams East Elevation - Work Area (Rear)

124 Adams Exterior Photos

124 Adams Existing First Floor Fixed Windows
Windows (left to right) 1A, 2A, 3A, 4A, & 5A
(Rear South Elevation)

124 Adams Exterior Photos

124 Adams Existing First Floor Fixed Windows
Windows (left to right) 6A, 7A, & 8A
(Rear East Elevation)

124 Adams Exterior Photos

Second Floor Single Hung Windows 1B, 2B, & 3B
(left to right)

Second Floor Single Hung Windows 4B, 5B, & 6B
(left to right)

124 Adams Exterior Photos

Interior Photo of Windows (left to right) 2A & 1A
(propose to replace)

124 Adams Exterior Photos

Interior Photo of Windows (left to right) 4A & 3A
(propose to replace)

124 Adams Exterior Photos

Interior Photo of Windows 5A
(proposed to replace)

124 Adams Exterior Photos

Interior Photo of Windows (left to right) 7A & 6A
(propose to replace)

124 Adams Exterior Photos

Interior Photo of Window 8A
(propose to replace)

124 Adams Exterior Photos

Interior Photo of Window 1B
(propose to replace)

124 Adams Exterior Photos

Interior Photo of Window 2B
(propose to remove)

124 Adams Exterior Photos

Interior Photo of Window 3B
(propose to remove)

124 Adams Exterior Photos

Interior Photo of Window 4B
(propose to replace)

124 Adams Exterior Photos

Interior Photo of Window 5B
(propose to replace)

124 Adams Exterior Photos

Interior Photo of Window 6B
(propose to replace)

124 Adams Exterior Photos

1970's photo of rear of house showing
first floor as a screen porch

124 Adams - Project Description

We are requesting approval to replace existing wood windows on the rear sunroom volume at 124 Adams. We are also requesting the removal of two windows on the second floor of the sunroom volume.

The portion of the main house that is currently a two story element (consisting of a first floor sun room and second floor office) was once essentially a first floor covered porch that at one time was enclosed. We believe the porch was turned into an enclosed two story space at some point later than the house originated. I have attached a photo from the 70's showing the lower sun room space as a screened in porch.

While the enclosure of this two story space was competed fairly well, the windows that were installed were either cobbled together sashes or do not completely fit in the places they were installed.

The first floor windows are fixed windows and are constructed of the glazed sashes of other wood (possibly historic) windows. These windows (and sashes) are similar but don't exactly match, are not functional, and are not efficient.

The second floor windows appear retrofitted to fit as best as possible into the framed openings but when shut still leave a large open gap at the meeting rails (some of which do not overlap and seal) allowing air to enter or escape, and are therefore not efficient either.

While we do believe these windows are wood and that all of these windows may be of historic vintage, either as the cobbled together parts (on the first floor) or as entire units (on the second floor) we are fairly confident that they were not original to this house.

We are requesting to replace the existing windows in this proposal with new Pella Architect Series Reserve Windows. These windows should meet the Historic Guideline profiles and are wood windows with a metal clad exterior. The windows will be very efficient.

On the first floor we are requesting to install 3 new double hung windows facing East where the lower third of the sash will be operable. The sill height will remain as existing but the window head will be slightly lower than the original because we believe we will need a new window header to span the opening. We are also requesting to install 5 new windows facing east. These windows will be fixed and the sill will be higher than the existing sill to allow furniture against the wall. The header will also be lower to match the adjacent proposed windows due to the requirements of a new structural header.

On the second floor we are requesting to remove two windows that face south and patch the walls. The remaining window on the South Elevation and the three windows on the East Elevation will be replaced with new double hung windows which will match in size identically.

Once the windows are installed, the exterior walls will be insulated and patched with wood siding that matches the existing wood siding. Wood window trim to match the existing will also case out the windows, and the exterior walls will be painted to complete the work.

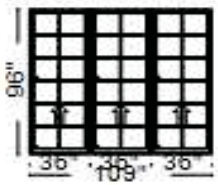
Proposal - Detailed

Pella Window and Door Showroom of San Antonio
6510 Blanco Road
San Antonio, TX 78216

Sales Rep Name: Murray, Matt
Sales Rep Phone: 210-483-3319
Sales Rep E-Mail: mmurray@pellasouthtexas.com
Sales Rep Fax:

Customer Information	Project/Delivery Address	Order Information
French & Michigan	Adams	Quote Name: Adams
115 Michigan		
		Order Number: 370
SAN ANTONIO, TX 78201	Lot #	Quote Number: 12219204
Primary Phone: (210) 378-0961	,	Order Type: Installed Sales
Mobile Phone:	County:	Wall Depth:
Fax Number:	Owner Name:	Payment Terms:
E-Mail:		Tax Code: SATGROUPTX
Contact Name:	Owner Phone:	Cust Delivery Date: None
		Quoted Date: 1/14/2020
Great Plains #: 1004674521		Contracted Date:
Customer Number: 1008679840		Booked Date:
Customer Account: 1004674521		Customer PO #:

Line #	Location:	Attributes
10	Door Wall	



Viewed From Exterior

Rough Opening: 109 - 3/4" X 96 - 3/4

PK # 2050

Architect Reserve, 3-Wide Single Hung, 109 X 96, White

Item Price	Qty	Ext'd Price
$5,803.38	1	$5,803.38

1: 3696 Single Hung, Equal
Frame Size: 36 X 96
General Information: Standard, Luxury, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Painted, Standard Enduraclad, White
Interior Color / Finish: Unfinished Interior
Sash / Panel: Putty Glaze, Ogee, Standard, No Sash Lugs
Glass: Insulated Dual Tempered Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Cam-Action Lock, Brown, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor
Screen: Half Screen, Standard EnduraClad, White, Premium, InView™
Performance Information: U-Factor 0.29, SHGC 0.19, VLT 0.43, CPD PEL-N-232-00307-00001, Performance Class CW, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, TDI WIN-1090, Year Rated 08|11, Egress Meets Typical 5.7 sqft (E) (United States Only)
Grille: ILT, No Custom Grille, 7/8", Traditional (2W3H / 2W3H), Putty Glaze, Ogee
Vertical Mull 1: FactoryMull, 1/2" mullion for 3-9/16", Mull Design Pressure- 20
2: 3696 Single Hung, Equal
Frame Size: 36 X 96
General Information: Standard, Luxury, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Painted, Standard Enduraclad, White
Interior Color / Finish: Unfinished Interior
Sash / Panel: Putty Glaze, Ogee, Standard, No Sash Lugs
Glass: Insulated Dual Tempered Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Cam-Action Lock, Brown, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor
Screen: Half Screen, Standard EnduraClad, White, Premium, InView™
Performance Information: U-Factor 0.29, SHGC 0.19, VLT 0.43, CPD PEL-N-232-00307-00001, Performance Class CW, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, TDI WIN-1090, Year Rated 08|11, Egress Meets Typical 5.7 sqft (E) (United States Only)
Grille: ILT, No Custom Grille, 7/8", Traditional (2W3H / 2W3H), Putty Glaze, Ogee
Vertical Mull 2: FactoryMull, 1/2" mullion for 3-9/16", Mull Design Pressure- 20
3: 3696 Single Hung, Equal
Frame Size: 36 X 96
General Information: Standard, Luxury, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Painted, Standard Enduraclad, White
Interior Color / Finish: Unfinished Interior
Sash / Panel: Putty Glaze, Ogee, Standard, No Sash Lugs
Glass: Insulated Dual Tempered Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Cam-Action Lock, Brown, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor
Screen: Half Screen, Standard EnduraClad, White, Premium, InView™
Performance Information: U-Factor 0.29, SHGC 0.19, VLT 0.43, CPD PEL-N-232-00307-00001, Performance Class CW, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, TDI WIN-1090, Year Rated 08|11, Egress Meets Typical 5.7 sqft (E) (United States Only)
Grille: ILT, No Custom Grille, 7/8", Traditional (2W3H / 2W3H), Putty Glaze, Ogee
Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 4 9/16", 5 7/8", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 410".

Customer Notes:
Adder For white interior Prefinish at factory $400
Adder For stained interior Prefinish at factory $500
Adder for upgraded hardware (Bronze or Nickel) $300

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
15	Side Wall	Architect Reserve, 5-Wide Sash Set, 176.25 X 70, White	$5,099.77	1	$5,099.77

PK # 2050

Viewed From Exterior

Rough Opening: 177" X 70.75"

1: 35.2570 Fixed Sash Set
Frame Size: 35 1/4 X 70
General Information: Standard, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Painted, Standard Enduraclad, White
Interior Color / Finish: Unfinished Interior
Sash / Panel: Putty Glaze, Ogee, Standard
Glass: Insulated Dual Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude
Performance Information: U-Factor 0.27, SHGC 0.20, VLT 0.46, CPD PEL-N-1-53759-00002, Performance Class CW, PG 45, Calculated Positive DP Rating 45, Calculated Negative DP Rating 45, TDI WIN-1582, Year Rated 11
Grille: ILT, No Custom Grille, 7/8", Traditional (2W4H), Putty Glaze, Ogee
Vertical Mull 1: FactoryMull, Standard Joining Mullion, Frame To Frame Width- 0", Mull Design Pressure- 20
2: 35.2570 Fixed Sash Set
Frame Size: 35 1/4 X 70
General Information: Standard, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Painted, Standard Enduraclad, White
Interior Color / Finish: Unfinished Interior
Sash / Panel: Putty Glaze, Ogee, Standard
Glass: Insulated Dual Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude
Performance Information: U-Factor 0.27, SHGC 0.20, VLT 0.46, CPD PEL-N-1-53759-00002, Performance Class CW, PG 45, Calculated Positive DP Rating 45, Calculated Negative DP Rating 45, TDI WIN-1582, Year Rated 11
Grille: ILT, No Custom Grille, 7/8", Traditional (2W4H), Putty Glaze, Ogee
Vertical Mull 2: FieldMull, Standard Joining Mullion, Frame To Frame Width- 0", Mull Design Pressure- 20
3: 35.2570 Fixed Sash Set
Frame Size: 35 1/4 X 70
General Information: Standard, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Painted, Standard Enduraclad, White
Interior Color / Finish: Unfinished Interior
Sash / Panel: Putty Glaze, Ogee, Standard
Glass: Insulated Dual Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude
Performance Information: U-Factor 0.27, SHGC 0.20, VLT 0.46, CPD PEL-N-1-53759-00002, Performance Class CW, PG 45, Calculated Positive DP Rating 45, Calculated Negative DP Rating 45, TDI WIN-1582, Year Rated 11
Grille: ILT, No Custom Grille, 7/8", Traditional (2W4H), Putty Glaze, Ogee
Vertical Mull 3: FactoryMull, Standard Joining Mullion, Frame To Frame Width- 0", Mull Design Pressure- 20
4: 35.2570 Fixed Sash Set
Frame Size: 35 1/4 X 70
General Information: Standard, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Painted, Standard Enduraclad, White
Interior Color / Finish: Unfinished Interior
Sash / Panel: Putty Glaze, Ogee, Standard
Glass: Insulated Dual Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude
Performance Information: U-Factor 0.27, SHGC 0.20, VLT 0.46, CPD PEL-N-1-53759-00002, Performance Class CW, PG 45, Calculated Positive DP Rating 45, Calculated Negative DP Rating 45, TDI WIN-1582, Year Rated 11
Grille: ILT, No Custom Grille, 7/8", Traditional (2W4H), Putty Glaze, Ogee
Vertical Mull 4: FactoryMull, Standard Joining Mullion, Frame To Frame Width- 0", Mull Design Pressure- 20
5: 35.2570 Fixed Sash Set
Frame Size: 35 1/4 X 70
General Information: Standard, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Painted, Standard Enduraclad, White
Interior Color / Finish: Unfinished Interior
Sash / Panel: Putty Glaze, Ogee, Standard

Glass: Insulated Dual Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude
Performance Information: U-Factor 0.27, SHGC 0.20, VLT 0.46, CPD PEL-N-1-53759-00002, Performance Class CW, PG 45, Calculated Positive DP Rating 45, Calculated Negative DP Rating 45, TDI WIN-1582, Year Rated 11
Grille: ILT, No Custom Grille, 7/8", Traditional (2W4H), Putty Glaze, Ogee
Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 4 9/16", 5 7/8", Standard Four Sided Jamb Extension, Applied By Branch, Pella Recommended Clearance, Perimeter Length = 493".

Customer Notes:

Adder For white interior Prefinish at factory $400
Adder For stained interior Prefinish at factory $850
Adder for full height operable DH windows like on line 10 $3700

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
20	Basic install	WDP-W-INSTALL - Wood Window Install - Full Frame	$390.00	8	$3,120.00

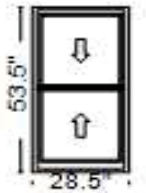
Customer Notes: Does not include any Structural Repairs.

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
25	New Header	HDR - D >8-INSTALL - Build Header (up to 16ft)	$1,287.50	2	$2,575.00

Customer Notes: This is a per header charge that includes material, Labor. and install of Sheetrock.

*** Does not include Tape, Float, Texture, and Painting***

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
30	Batman Room	Architect Reserve, Double Hung, 28.5 X 53.5, White	$1,032.79	4	$4,131.16



Viewed From Exterior

Rough Opening: 29 - 1/4" X 54 - 1/4"

PK # 2050

1: Non-Standard SizeNon-Standard Size Double Hung, Equal
Frame Size: 28 1/2 X 53 1/2
General Information: Standard, Luxury, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Painted, Standard Enduraclad, White
Interior Color / Finish: Early American Stain Interior
Sash / Panel: Putty Glaze, Ogee, Standard, No Sash Lugs
Glass: Insulated Dual Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Cam-Action Lock, Oil Rubbed Bronze, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor
Screen: Half Screen, Standard EnduraClad, White, Standard, InView™
Performance Information: U-Factor 0.28, SHGC 0.21, VLT 0.49, CPD PEL-N-232-00301-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, TDI WIN-1090, Year Rated 08|11, Egress Does not meet typical United States egress, but may comply with local code requirements
Grille: No Grille,
Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 4 9/16", 5 7/8", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 164".

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
35	Pocket Install	WDP-W-P-INSTALL - Wood Window Pocket Install (No interior trim)	$340.00	4	$1,360.00

Thank You For Your Interest In Pella® Products

PELLA WARRANTY:

Pella products are covered by Pella's limited warranties in effect at the time of sale. All applicable product warranties are incorporated into and become a part of this contract. Please see the warranties for complete details, taking special note of the two important notice sections regarding installation of Pella products and proper management of moisture within the wall system. Neither Pella Corporation nor the Seller will be bound by any other warranty unless specifically set out in this contract. However, Pella Corporation will not be liable for branch warranties which create obligations in addition to or obligations which are inconsistent with Pella written warranties.

Clear opening (egress) information does not take into consideration the addition of a Rolscreen [or any other accessory] to the product. You should consult your local building code to ensure your Pella products meet local egress requirements.

Per the manufacturer's limited warranty, unfinished mahogany exterior windows and doors must be finished upon receipt prior to installing and refinished annually, thereafter. Variations in wood grain, color, texture or natural characteristics are not covered under the limited warranty.

INSYNCTIVE PRODUCTS: In addition, Pella Insynctive Products are covered by the Pella Insynctive Products Software License Agreement and Pella Insynctive Products Privacy Policy in effect at the time of sale, which can be found at Insynctive.pella.com. By installing or using Your Insynctive Products you are acknowledging the Insynctive Software Agreement and Privacy Policy are part of the terms of sale.

Notice of Collection of Personal Information: We may collect your personal information when you interact with us. Under the California Consumer Privacy Act (CCPA), California residents have specific rights to request this information, request to delete this information, and opt out of the sharing or sale of this information to third parties. To learn more about our collection practices and your rights under the CCPA please visit our link https://www.pella.com/california-rights-policy/ at pella.com.

ARBITRATION AND CLASS ACTION WAIVER ("ARBITRATION AGREEMENT")

YOU and Pella and its subsidiaries and the Pella Branded Distributor **AGREE TO ARBITRATE DISPUTES ARISING OUT OF OR RELATING TO YOUR PELLA PRODUCTS (INCLUDES PELLA GOODS AND PELLA SERVICES) AND WAIVE THE RIGHT TO HAVE A COURT OR JURY DECIDE DISPUTES. YOU WAIVE ALL RIGHTS TO PROCEED AS A MEMBER OR REPRESENTATIVE OF A CLASS ACTION, INCLUDING CLASS ARBITRATION, REGARDING DISPUTES ARISING OUT OF OR RELATING TO YOUR PELLA PRODUCTS.** You may opt out of this Arbitration Agreement by providing notice to Pella no later than ninety (90) calendar days from the date You purchased or otherwise took ownership of Your Pella Goods. To opt out, You must send notice by e-mail to pellawebsupport@pella.com, with the subject line: "Arbitration Opt Out" or by calling (877) 473-5527. Opting out of the Arbitration Agreement will not affect the coverage provided by any applicable limited warranty pertaining to Your Pella Products. For complete information, including the full terms and conditions of this Arbitration Agreement, which are incorporated herein by reference, please visit www.pella.com/arbitration or e-mail to pellawebsupport@pella.com, with the subject line: "Arbitration Details" or call (877) 473-5527. D'ARBITRAGE ET RENONCIATION AU RECOURS COLLECTIF ("convention d'arbitrage") EN FRANÇAIS SEE PELLA.COM/ARBITRATION. DE ARBITRAJE Y RENUNCIA COLECTIVA ("acuerdo de arbitraje") EN ESPAÑOL VER PELLA.COM/ARBITRATION.

Product Performance Information:
U-Factor, Solar Heat Gain Coefficient (SHGC), and Visible Light Transmittance (VLT) are certified by the National Fenestration Rating Council (NFRC). Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions and a specific product size. NFRC does not recommend any products and does not warrant the suitability of any product for any specific use.

Design Pressure (DP), Performance Class, and Performance Grade (PG) are certified by a third party organization, in many cases the Window and Door Manufacturers Association (WDMA). The certification requires the performance of at least one product of the product line to be tested in accordance with the applicable performance standards and verified by

an independent party. The certification indicates that the product(s) of the product line passed the applicable tests. The certification does not apply to mulled and/or product combinations unless noted. Actual product results will vary and change over the products life.

For more performance information along with information on Florida Product Approval System (FPAS) Number and Texas Dept. of Insurance (TDI) number go to www.pella.com/performance.

TERMS & CONDITIONS:

Order Totals	
Taxable Subtotal	$15,034.31
Sales Tax @ 8.25%	$1,240.33
Non-taxable Subtotal	$7,055.00
Total	$23,329.64
Deposit Received	$0.00
Amount Due	**$23,329.64**

WOOD

Pella® Architect Series® Reserve™

$$$$–$$$$$

Pella Architect Series Reserve double-hung window

FEATURES

Historically-accurate wood products with detailed craftsmanship

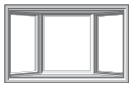
Exceptional durability with extruded aluminum cladding

Virtually endless customization with shapes, sizes and colors

WINDOW STYLES

Special shapes, custom sizes and fixed configurations are also available.

AWNING



BAY OR BOW

CASEMENT

DOUBLE-HUNG

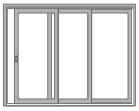
SINGLE-HUNG

PATIO DOOR STYLES

SLIDING

HINGED

BIFOLD



MULTI-SLIDE

Colors & Finishes PELLA® ARCHITECT SERIES® RESERVE™

WOOD TYPES

Choose the wood species that best complements your home's interior. White oak, red oak, cherry and maple are available as custom solutions.

- PINE
- DOUGLAS FIR
- MAHOGANY

PREFINISHED PINE INTERIOR COLORS

When you select pine, we can prefinish in your choice of seven stains or three paint colors. Unfinished or primed and ready-to-paint are also available.

- WHITE
- BRIGHT WHITE
- LINEN WHITE
- ARTISAN GREIGE
- NATURAL STAIN
- WHEAT STAIN
- GOLDEN OAK STAIN
- EARLY AMERICAN STAIN
- PROVINCIAL STAIN
- DARK MAHOGANY STAIN
- RED MAHOGANY STAIN
- ESPRESSO STAIN
- SKYLINE GRAY STAIN
- CHARCOAL STAIN
- BLACK STAIN

ALUMINUM-CLAD EXTERIOR COLORS

Our low-maintenance EnduraClad® exterior finish resists fading. Take durability one step further with EnduraClad Plus which also resists chalking and corrosion.* Custom colors are also available.

- WHITE
- TAN
- PUTTY
- BROWN
- CLASSIC WHITE
- VANILLA CREAM
- POPLAR WHITE
- ALMOND
- SAND DUNE
- HONEYSUCKLE
- FOSSIL
- PORTOBELLO
- DEEP OLIVE
- AUBURN BROWN
- FRENCH ROAST
- SUMMER SAGE
- HEMLOCK
- HARTFORD GREEN
- MORNING SKY GRAY
- ELDRIDGE GRAY
- IRON ORE
- BLACK
- NAVAL
- STORMY BLUE
- REAL RED
- BRICK RED
- CRANBERRY

ANODIZED EXTERIOR FINISHES

Choose a premium matte look with a decorative, durable exterior. Custom champagne, medium bronze, extra dark bronze and copper anodized finishes are also available.

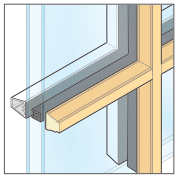
- CLEAR
- LIGHT BRONZE
- DARK BRONZE
- BLACK

* EnduraClad Plus protective finish is not available with all colors. See your local Pella sales representative for availability.

Grilles PELLA® ARCHITECT SERIES® RESERVE™

GRILLES

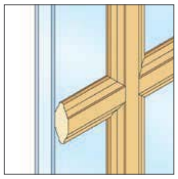
Choose the look of true divided light, removable roomside grilles or make cleaning easier by selecting grilles-between-the-glass.



PUTTY GLAZE INTEGRAL LIGHT TECHNOLOGY® WITH OGEE INTERIOR[1]
5/8", 7/8" OR 1-1/4"

OGEE INTEGRAL LIGHT TECHNOLOGY WITH OGEE INTERIOR[1]
7/8", 1-1/4" OR 2"

ALUMINUM GRILLES-BETWEEN-THE-GLASS
3/4"



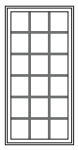
ROOMSIDE REMOVABLE GRILLES[1]
3/4", 1-1/4" OR 2"

GRILLES-BETWEEN-THE-GLASS INTERIOR COLORS:[2]

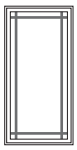
WHITE	IVORY	TAN[3]
PUTTY[3]	BROWN[3]	HARVEST
BRICKSTONE	CORDOVAN	BLACK
MORNING SKY GRAY	SAND DUNE	

GRILLE PATTERNS

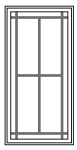
In addition to the patterns shown here, custom grille patterns are available.



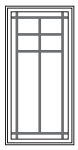
TRADITIONAL



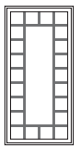
9-LITE PRAIRIE



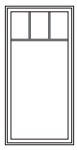
12-LITE PRAIRIE



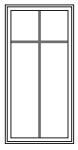
14-LITE PRAIRIE



VICTORIAN



TOP ROW

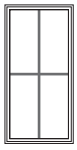


CROSS

NEW ENGLAND

DIAMOND

SIMULATED FRENCH



CUSTOM

SUNBURST[4]

STARBURST[4]

SCALLOPS[4]

PRAIRIE

[1] Color-matched to your product's interior and exterior color.
[2] Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.
[3] Only available with matching interior and exterior colors.
[4] Only available with a curved product or curved glass.

Window Hardware PELLA® ARCHITECT SERIES® RESERVE™

CLASSIC COLLECTION

Get a timeless look with authentic styles in classic finishes.

FOLD-AWAY CRANK
Antiek

SPOON-STYLE LOCK

FINISHES:

- CHAMPAGNE
- WHITE
- BROWN
- MATTE BLACK
- ANTIQUE BRASS
- BRIGHT BRASS
- OIL-RUBBED BRONZE
- SATIN NICKEL

RUSTIC COLLECTION

Create a distinct and charming look with distressed finishes.

FOLD-AWAY CRANK
Antiek

SPOON-STYLE LOCK

FINISHES:

- DISTRESSED BRONZE
- DISTRESSED NICKEL

ESSENTIAL COLLECTION

Select from popular designs and finishes to suit every style.

FOLD-AWAY CRANK

CAM-ACTION LOCK

FINISHES:

- CHAMPAGNE
- WHITE
- BROWN
- MATTE BLACK
- BRIGHT BRASS
- OIL-RUBBED BRONZE
- SATIN NICKEL

Added Security

INSYNCTIVE® TECHNOLOGY

Choose optional built-in security sensors powered by Insynctive technology so you know at a glance if your windows are closed and patio doors are closed and locked.

Patio Door Hardware* PELLA® ARCHITECT SERIES® RESERVE™

CLASSIC COLLECTION

Choose timeless pieces for a look that will never go out of style.

HINGED PATIO DOOR HANDLES
Locus | Virago

SLIDING PATIO DOOR HANDLE
Ambrose

FINISHES:

- MATTE BLACK
- ANTIQUE BRASS
- BRIGHT BRASS
- OIL-RUBBED BRONZE
- SATIN NICKEL

MODERN COLLECTION

Achieve the ultimate contemporary look with sleek finishes.

HINGED PATIO DOOR HANDLE
Spiere

SLIDING PATIO DOOR HANDLE
Plazo

FINISHES:

- MATTE BLACK
- SATIN NICKEL
- POLISHED CHROME
- POLISHED NICKEL

RUSTIC COLLECTION

Stand out with bold looks and create an utterly unique aesthetic.

HINGED PATIO DOOR HANDLES
Rustiek | Gusto

SLIDING PATIO DOOR HANDLE
Notus

FINISHES:

- DISTRESSED BRONZE
- DISTRESSED NICKEL

ESSENTIAL COLLECTION

Elevate your style and transform your home with elegant selections.

HINGED PATIO DOOR HANDLE

SLIDING PATIO DOOR HANDLE

FINISHES:

- CHAMPAGNE
- WHITE
- BROWN
- MATTE BLACK
- BRIGHT BRASS
- OIL-RUBBED BRONZE
- SATIN NICKEL

* Different patio door hardware options available on Pella® Scenescape™ bifold and multi-slide products. See pella.com or contact your local Pella sales representative for availability.

Glass PELLA® ARCHITECT SERIES® RESERVE™

INSULSHIELD® LOW-E GLASS	Advanced Low-E insulating dual- or triple-pane glass with argon or krypton[1,2] AdvancedComfort Low-E insulating dual-pane glass with argon[1] NaturalSun Low-E insulating dual- or triple-pane glass with argon or krypton[1,2] SunDefense™ Low-E insulating dual- or triple-pane glass with argon or krypton[1,2]
ADDITIONAL GLASS OPTIONS	HurricaneShield® products with impact-resistant glass[2,3] Laminated (non-impact-resistant)[3,4], tinted[1,3] or obscure[1,3] glass also available on select products STC (Sound Transmission Class)-improved dual-pane sound glass[2,5]

Screens[6]

ROLSCREEN®	Rolscreen soft-closing retractable screens roll out of sight when not in use. (Available on casement windows and sliding patio doors only.)
INTEGRATED ROLSCREEN	A fully concealed Rolscreen that moves seamlessly with the sash – appearing when you open the window and rolling completely away when you close it. (Available on single- and double-hung windows only.)
FLAT	InView™ screens are clearer than conventional screens. Vivid View® window screens offer the sharpest view.
ADDITIONAL SCREEN OPTIONS[2]	Optional wood veneer can be added over the metal screen channel on interior screens to provide a more seamless look. Upgrade to a premium exterior screen for a more durable, extruded frame.

[1] Optional high-altitude InsulShield Low-E glass is available with argon on select products.
[2] Available with Low-E insulating glass with argon on select products.
[3] For best performance, the laminated glass may be in the interior or exterior pane of the insulating glass, depending on the product.
[4] Available on select products only. See your local Pella sales representative for availability.
[5] Sound control glass consists of dissimilar glass thickness (3mm/5mm).
[6] Warning: Use caution when children or pets are around open windows and doors. Screens are not designed to retain children or pets.

Want to learn more? Call us at 833-44-PELLA or visit pella.com

Pella LIMITED LIFETIME WARRANTY

The confidence of Pella's warranty.

Pella® Architect Series® products are covered by the best limited lifetime warranty for wood windows and patio doors.[7] See written limited warranty for details, including exceptions and limitations, at pella.com/warranty.

[7] Based on comparing written limited warranties of leading national wood window and wood patio door brands.

ENERGY STAR PARTNER

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124 Adams Exterior Photos

124 Adams West Elevation (Front facing Adams St.)

124 Adams Exterior Photos

124 Adams South Elevation (Side)

124 Adams Exterior Photos

124 Adams East Elevation - Work Area (Rear)

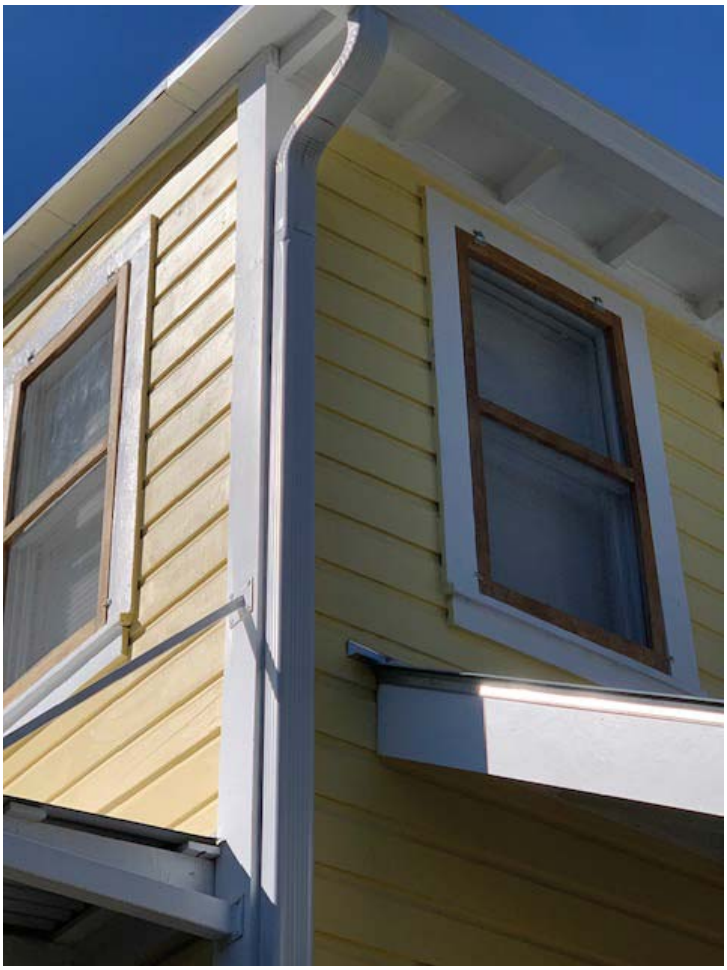
124 Adams Exterior Photos

124 Adams Existing First Floor Fixed Windows
(Rear South Elevation)

124 Adams Exterior Photos

124 Adams Existing First Floor Fixed Windows
(Rear East Elevation)

124 Adams Exterior Photos



Typical Second Floor Single Hung Windows
(South and East Elevations)

124 Adams - Project Description

We are requesting approval to replace existing wood windows on the rear sunroom volume at 124 Adams. We are also requesting the removal of two windows on the second floor of the sunroom volume.

The portion of the main house that is currently a two story element (consisting of a first floor sun room and second floor office) was once essentially a first floor covered porch that at one time was enclosed. We believe the porch was turned into an enclosed two story space in the late 70's or early 80's.

While the enclosure of this two story space was competed fairly well, the windows that were installed were either cobbled together sashes or did not completely fit in the places they were installed.

The first floor windows are fixed windows and are constructed of the glazed sashes of other wood (possibly historic) windows. These windows (and sashes) are similar but don't exactly match, are not functional, and are not efficient.

The second floor windows were retrofitted to fit as best as possible into the framed openings but when shut still leave a large open gap at the meeting rails (which do not overlap and seal) allowing air to enter or escape, and are therefore not efficient either.

While we do believe these windows are wood and that all of these windows may be of historic vintage, either as the cobbled together parts (on the first floor) or as entire units (on the second floor) we are fairly confident that they were not original to this house.

We are requesting to replace the existing windows in this proposal with new Pella Architect Series Reserve Windows. These windows should meet the Historic Guideline profiles and are wood windows with a metal clad exterior. The windows will be very efficient.

On the first floor we are requesting to install 3 new double hung windows facing East where the lower third of the sash will be operable. The sill height will remain as existing but the window head will be slightly lower than the original because we believe we will need a new window header to span the opening. We are also requesting to install 5 new windows facing east. These windows will be fixed and the sill will be higher than the existing sill to allow furniture against the wall. The header will also be lower to match the adjacent proposed windows due to the requirements of a new structural header.

On the second floor we are requesting to remove two windows that face south and patch the walls. The remaining window on the South Elevation and the three windows on the East Elevation will be replaced with new double hung windows which will match in size identically.

Once the windows are installed, the exterior walls will be insulated and patched with wood siding that matches the existing wood siding. Wood window trim to match the existing will also case out the windows, and the exterior walls will be painted to complete the work.