

**STAFF REPORT:** 08-12-2020 MEETING

PREPARED BY: A. DYE

**APPLICATION NUMBER:** 20-6791

**ADDRESS:** 869 LONGFELLOW

**HISTORIC DISTRICT:** BOSTON EDISON

**APPLICANT:** ELEANOR OAKES

**PROPERTY OWNER:** ELEANOR OAKES

**DATE OF PROVISIONALLY COMPLETE APPLICATION:** 07/27/2020

**DATE OF STAFF SITE VISIT:** 07/31/2020

**SCOPE:** REPLACE 10 WOOD 1/1 DOUBLE-HUNG WINDOWS WITH PELLA ARCHITECT SERIES 1/1 DOUBLE-HUNG WINDOWS

### EXISTING CONDITIONS

The house at 869 Longfellow, constructed in 1914, is a 2.5 story structure that is reminiscent of an American Foursquare (boxy shape, hip roof with dormers) with Classical Revival elements (Doric porch columns, brackets under the eaves) individualizing the design. The house is faced with brick on the first floor. Wood shake shingles on the second floor flare out slightly as they meet the belly band, the horizontal trim that wraps around the house and cleanly separates the two exterior siding materials. The house's minimal detailing allows the large windows, exterior wall materials, and fully extended front porch to be the dominant features of this house. All of the window openings on the public-facing sides of the house have one-over-one, double-hung windows.



HDAB Designation Photo, 1974

HDC Staff Photo, 7/31/2020

The property owners were previously issued COAs for the following projects:

November 2018    Replace non-historic porch railing and columns with wood railing and columns to match historic photo

April 2019        New perimeter fence

May 2019         Exterior painting

June 2020        New asphalt shingle roof



## PROPOSAL

The owners are currently proposing to replace 10 windows on the house. Eight on the front elevation (all those on the first and second floor) and two on the side/west elevation closest to the front of the house (first and second floor).

### Repair

A repair quote from Place Restoration Works is included with this application.

\$14,920.20 Price to repair the windows, sash only (two panes of glass to replace plexiglass also included)  
**Average cost per window: \$1492**

7919.64 Price to fabricate new wood storm windows  
Average cost per window: \$791.96

**\$22,839.84 Average cost per opening: \$2,284**

### Replacement

Pella, Architect Series, Traditional Double-Hung Window, Aluminum-Clad Exterior

**\$10,750 Average cost per opening: \$1,075**

### Comparison of Existing vs. Replacement

The applicant did not submit dimensions of the existing and Pella window sash so a precise comparison to the window openings was not completed.

The application did include a comparison of glass area per sash for a 33" x 69" window (full frame):

#### Existing

Glass – 29" x 31"

Full glass area – 29" x 62"

Total frame height\* – 4 inches

Total frame width\*\* – 7 inches

#### Replacement

Glass – 28" x 30"

Full glass area – 28" x 60"

Total frame height – 5 inches

Total frame width – 9 inches

\*Horizontal frame members contributing to sash height:

Top Rail, Bottom Rail, Meeting Rail

\*\*Vertical frame members contributing to sash width:

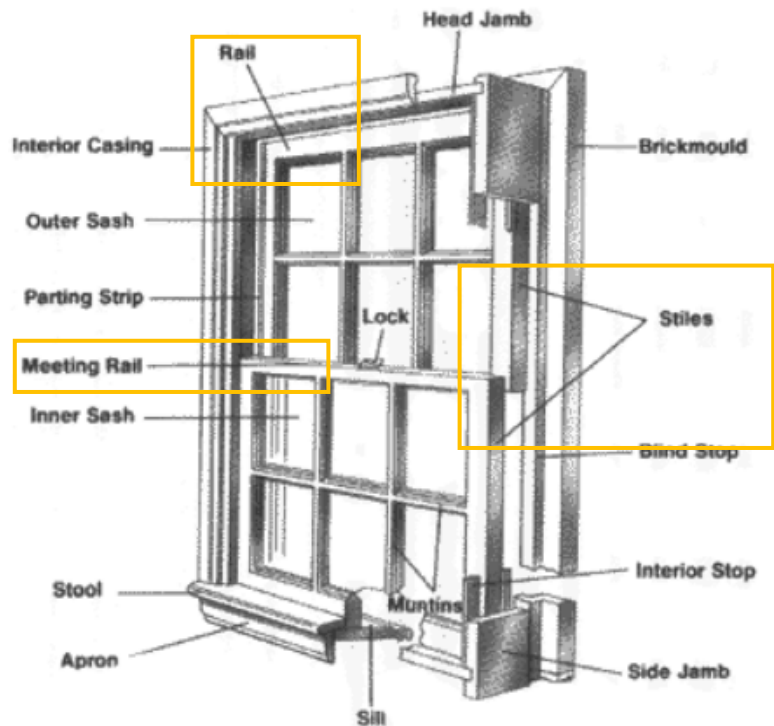
Left Stile, Right Stile

Reduction of glass width in replacement window:

1 inch = 3.44% decrease

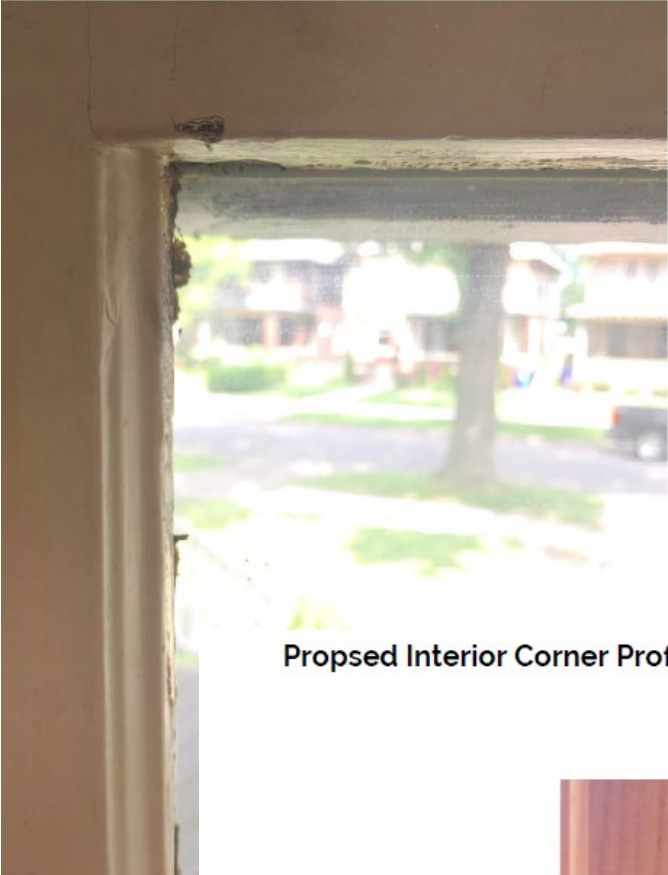
Reduction of glass height in replacement window:

2 inches = 3.25% decrease



In addition to determining the change in glass area, staff asked the applicant to submit visual comparisons of the existing and proposed sash profiles. Staff compiled the photos on the following page.

Current Interior Corner Profile, View 1



Current Interior Corner Profile, View 2



Proposed Interior Corner Profile



## Current Exterior Corner Profile



Proposed Exterior Corner Profile  
(color to match current trim and historic palette B:8, Grayish Brown)



## **STAFF OBSERVATIONS AND RESEARCH**

- As the windows are a character-defining feature of the house, of which its minimal architectural ornament is another defining feature, a significant increase in sash width/decrease in glass area will be very noticeable.
- While conducting the site visit, it appears a number of window sashes have wavy glass, which is a product of the fabrication method of the early 20<sup>th</sup> century: machine drawn cylinder glass. Windows we see today are made with float glass, invented in the middle of the 20<sup>th</sup> century.
- While interesting and unique, wavy glass is still a component of the window unit and help date the windows as original features. Similar to window sash made of old growth lumber, these materials are not the character-defining features. Rather, the dimensional relationship of the window components to each other, coupled with the windows openings within the entire structure, are the character-defining features.
- The visual comparison of the sash profiles of the existing and new window sash are very similar, and in staff's opinion they don't have a noticeable difference.
- While the dimensions of the existing and replacement sash were not submitted, the rough calculations based on the existing and proposed glass surface shows the physical alteration will be minimal.
- The percentage cost increase to repair the windows (not including new storms), in comparison to the installation of the new windows, is 38%.
- The percentage cost increase to repair the windows and install new storms, in comparison to the installation of the new windows, is 1.12%.

## **ISSUES**

- None

## **RECOMMENDATION**

As HDC staff considered the economic and technical feasibility to repair the ten, one-over-one double-hung windows and fabrication of storm windows against the minimal change in dimensions and sash profile of the proposed replacement windows, it is staff's recommendation the Commission issue of a Certificate of Appropriateness for the installation of Pella, Architect Series, Traditional, Double-Hung wood windows, as proposed, as the project meets the Secretary of the Interior's Standards for Rehabilitation.

Staff requests the COA be issued with the following conditions:

- The existing brick mould will be retained; it will not be covered with coil stock.



HDC Staff Photos, 7/31/20





HDC Staff Photos, 7/31/20



**PART 1:**  
**Assessment of Deterioration from Window Repair Contractor +**  
**Estimated Cost of Repair**

**Restoration Window Quote as Follows:**

**Company: Place Restoration Works**  
**(Storms provided through Allied)**

The following two pages represent an assessment of the current windows and the cost to restore them from Place Restoration Works.

Cost to restore 10 front and side windows, sashes only = \$14,920.20  
Cost to include storms for energy efficiency = \$7,919.64

**Total Cost for 10 Windows = \$22,839.84**





# Quote

**Date:** June 24, 2020  
**Valid Until:** July 24, 2020  
**Quote #:**  
**Customer ID:** EO

**Customer:**

Eleanor Oakes  
 869 Longfellow  
 Detroit MI 48202  
 908-501-5576

**Quote/Project Description**

\*Full restoration of 20 sashes, 10 window frames inner stop to exterior blind stop  
 \*Wood sash repair as needed per initial visual inspection  
 \*inner stool repair/replace for opening 1E, 100' allowance new inner stops  
 \*Installed with restored original hardware, weatherstripping, all new sash cord  
 \*Certificate of Appropriateness from Historic District Commission

Description	Line Total
Wood Window Restoration -- Lead safe sash removal and transport; stop to stop frame restoration to include minor wood repair, stripping/priming/painting of window frames; Sash restoration to include minor wood repairs, glass conservation stripping/priming/painting, reglazing with Sarco linseed oil putty; Reinstallation of sashes with original weatherstripping if existing/functional or new spring bronze type, new Samson "Red Spot" sash cord, restored pulleys and window hardware where existing.	\$12,600.00
Additional Carpentry as noted on initial walkthrough -- sash 1HU meeting rail repair, 1HL left stile repair, 1DL left stile dutchman repair, 1DU left stile replacement, opening 1E inner stool repair or replace, 1FU meeting rail right corner repair, 1FL lower rail left corner repair, 1GU meeting rail right corner, 2EL bottom rail left corner	\$975.00
New glass for 2CL to replace existing plexiglass	\$40.00
Allowance for 100' of new matching inner stop molding if needed, openings 1B, 1E, 1F, and 1G	\$200.00

Subtotal	\$13,815.00
Project Management (8%)	\$1,105.20
<b>Grand Total</b>	<b>\$14,920.20</b>

**Special Notes and Instructions**

\*excessive hidden damage not noted above may need to be assessed with a change order quoted as Time + Materials \*client to provide paint/stain colors to match \*payment schedule #1 deposit 10% to schedule, #2 -40% at start, #3 -40% at start of installation, #4 -final 10% at completion of install/punchlist.

**Above information is not an invoice and only an estimate of services/goods described above.**

A payment schedule will be established prior to final quote.

Please confirm your acceptance of this quote by signing this document Signature

Print Name

Date

If you have any questions concerning this quote, contact Phil Mayo at 773.972.7712 or Kyle Vanover at 734.934.3226

**Thank you!**



# Quote

**Date:** June 24, 2020  
**Valid Until:** July 24, 2020  
**Quote #:**  
**Customer ID:** EO

**Customer:**

Eleanor Oakes  
 869 Longfellow  
 Detroit MI 48202  
 908-501-5576

**Quote/Project Description**

\*New Allied storm windows for 10 openings  
 \*Remove old aluminum storm windows where existing  
 \*Disposal of old storm windows as needed  
 \*Installation of new Allied storm windows  
 \*Certificate of Appropriateness from Historic District Commission

Description	Line Total
10 qty Allied storm windows, model HOL-OP, standard color, includes shipping to jobsite	\$5,583.00
Basic Installation for 10 storm windows on 1st and 2nd floor	\$1,750.00

Subtotal	\$7,333.00
Project Management (8%)	\$586.64
<b>Grand Total</b>	<b>\$7,919.64</b>

**Special Notes and Instructions**

\*Payment schedule 1/3 deposit to order, 1/3 due prior to shipping, balance due upon completion.

**Above information is not an invoice and only an estimate of services/goods described above.**  
 A payment schedule will be established prior to final quote.

Please confirm your acceptance of this quote by signing this document Signature  
Print Name  
Date

If you have any questions concerning this quote, contact Phil Mayo at 773.972.7712 or Kyle Vanover at 734.934.3226

**Thank you!**

**PART 2:  
PICTURES OF WINDOWS TO BE REPLACED**

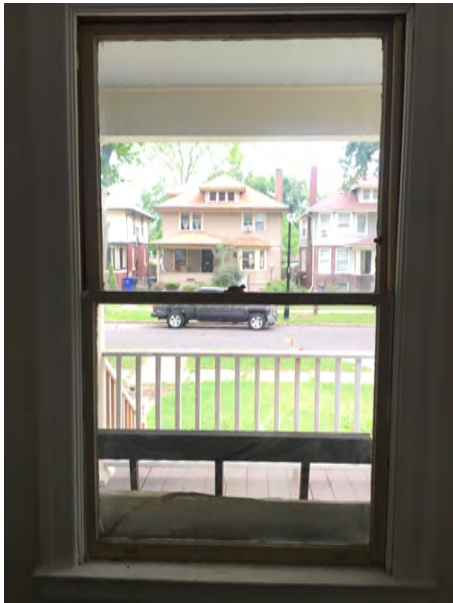
**Reference Images**



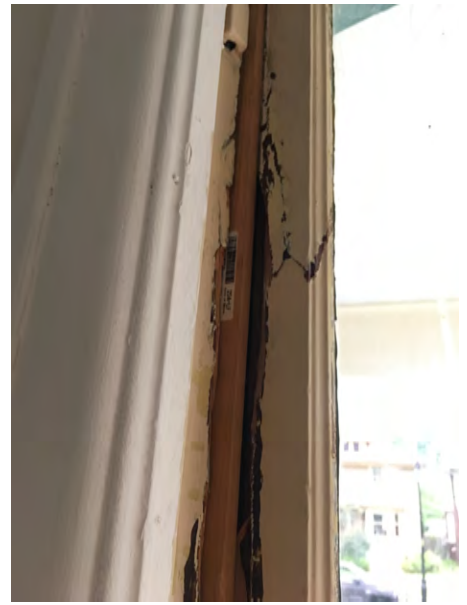
Window 1:



Window 2:



Window 3:



Window 4:



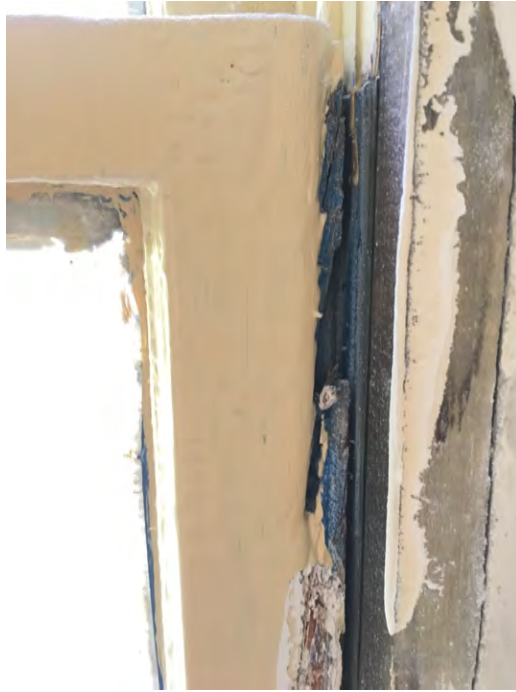
Window 5:



Window 6:



Window 7:



Window 8:





Window 10:



Window 9:



## PART 3:

### Comparison of Measurements:

**\*\*Please note, only sashes are to be replaced. Original trim will remain intact.\*\***

Existing Windows:  
Wood Double-Hung  
Overall window size: 33" wide x 69" high  
Glass pane size: 29" x 31" each

Proposed Windows:  
Wood Double-Hung  
Overall window size: 33" wide x 69" high  
Glass pane size: 28" x 30" each



### Profile Drawings + Specs:

See attached pages for profile drawings and elevation views.



### Special Size Frame Dimension<sup>1</sup>

Sash configuration	Vent-equal	Cottage	Fixed
Sash Glass Ratio Top % : Bottom %	50 : 50	40 : 60	NA
Shortest Unit Frame Size	24-3/8" (889)	42-1/4" (1 073)	17" (432)
Tallest Unit Frame Size	96" (2 438)	81" (2 057)	71" (1 803)
Unit Frame Width Range	14" to 48" (533 to 1 219)	21" to 48" (533 to 1 219)	17" to 59" (432 to 1 499)

### Opening Dimensions

Clad exterior units:  
Dimensions shown in standard size tables are rough opening dimensions.

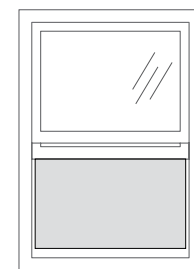
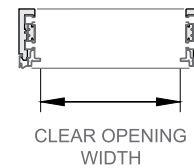
Wood exterior units:  
Use frame dimension plus dimensions below. This dimension includes the use of standard 1-1/8" wood subsill.

Frame	Rough		Masonry	
	Width	Height	Width	Height
STD	+ 3/4"	+1-7/8"	+ 3-1/8"	+ 3-1/8"
3-1/2"	+ 3/4"	+1-7/8"	+ 6-3/8"	+ 4-3/4"

For clad and wood units with HurricaneShield® impact-resistant glass, see the product installation instructions or refer to local building code requirements.

### Equal Sash Only

	Vent Units	Fixed and Transom Units
Visible Glass	Width = Frame - 5.75" Height <sub>2</sub> = (Frame - 8.1875") ÷ 2	Width = Frame - 5.75" Height = Frame - 5.75"
Actual Glass	Width = Frame - 4.375" Height <sub>2</sub> = (Frame - 5.5") ÷ 2	Width = Frame - 4.375" Height = Frame - 4.375"
Clear Opening*	COV = Frame Width - 3.4375" COH = (Frame Height ÷ 2) - 4.4375"	—
Vent Area Ft <sup>2</sup>	(COV x COH) ÷ 144	—



Shaded portion shows vent area.

(1) Available within size range shown.

(2) Per sash.

\* Some units with custom glazing may have limited travel.

See your local Pella sales representative for specific size information.

**FRONT VIEW ELEVATION  
with glass sizes**

**5. 2 panes  
@ 29 x 27"**

**5. 2 panes  
@ 35 x 27"**

**5. 2 panes  
@ 29 x 27"**

**4. 2 panes  
@ 43 x 27"**



**1. 2 panes  
@ 29x31"**

**3. 2 panes  
@ 35x31"**

**3. 2 panes  
@ 29x31"**

**4. 2 panes  
@ 43 x 31"**

**SIDE VIEW ELEVATION**

**10. 2 panes  
@ 29x27"**



**9. 2 panes  
@ 29x31"**



Window Replacements Unlimited  
WindowReplacementsUnlimited.com  
ben@windowreplacementsunlimited.com  
5172060432

## QUOTE

Quote Number	0192	Eleanor Oakes
Quote Date	06/17/2020	869 Longfellow St.
Total	\$10,750.00	Detroit, Mi 48202
		eleanoroakes@gmail.com

Item	Description	Unit Cost	Quantity	Line Total
Pella Replacement Windows	10 Pella Windows Furnished and Installed. 10 Architect Double Hung. Low-E Argon Glass 2020 Energy Star. Clear Pine Interior on all windows. Antique Brass Hardware.	\$10,750.00	1	\$10,750.00

Clean up and haul away old windows	Subtotal	\$10,750.00
Screens on all operating windows		
Trim and caulking as needed on exterior along with insulation around new window frames.	Total	\$10,750.00
Trim and caulking on interior as noted.		
Installation approximately 4-7 weeks from acceptance of quote.		
This quote is only for standard window replacement and does not include extra repair i.e. extensive water damage/rot around the old windows. No extra repair or charges will be added without new agreement.		
Permit fee will be added to final payment if needed.		
Final payment required on date of completion.		

### Terms

Half Down Balance at Completion  
3% added to total if paying with Credit Card  
Under Michigan law customer may cancel contract anytime within 3 days of acceptance.  
Any changes to contract must be signed off by both Window Replacements Unlimited and the customer.

Corner Profile Images  
869 Longfellow St

Current Interior Corner Profile, View 1



Current Interior Corner Profile, View 2



Current Exterior Corner Profile



Proposed Exterior Corner Profile  
(color to match current trim and historic palette B:8, Grayish Brown)



Proposed Interior Corner Profile



## CONDITIONS OF CURRENT WINDOWS

Current windows are painted wood, double hung, with no decorative grills. The exterior sashes are painted historic pallette color B8: Grayish Brown. They are in very bad condition, making restoration very difficult and expensive, and requiring mostly rebuilding or replacement.

Current problems include:

- Heavily rotted wood sashes requiring replacement/rebuild
  - Missing sash pieces and stops
- Plexiglass installed instead of real glass in 80% of windows
  - Separation of glass/plexi from sashes and broken panes
    - 95% of windows are painted shut
    - No energy efficiency
- Significant health hazard as a result of lead paint

## SAMPLE OF EXISTING CONDITIONS:



**ROTTED WOOD**



**BROCKEN GLASS**



**ROTTED WOOD +  
GLASS SEPARATION**



**EXTERIOR VIEWS**



**ROTTED  
WOOD**



**INTERIOR VIEW: PLEXI GLASS**



**CURRENT VIEWS OF HOUSE**



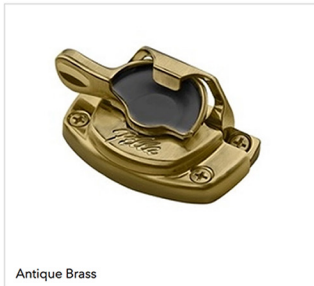
## PROPOSED PROJECT SCOPE + MATERIALS

While we received quotes to try and restore the current windows in the front rooms of the house, the repair necessary would require rebuilding many of the sashes and be an extensive restoration at a high cost that is not within our budget. It is essential we replace these windows to make sure our house is lead safe for our family.

To make sure the house maintains its historic character, we would replace the current windows with new replicas in the same size, design, color and materials. We propose replacing all the described windows to keep consistency both on the interior and exterior of the home.

Description of the work to be completed:

- Replace 8 front-facing and 2 west front side of house windows with replica wood windows from Pella, Architect Series Traditional Wood Double-Hung Windows
- Windows will all match current window sizes, styles, and profiles, all will be double-hung wood windows with aluminum exterior cladding to match current trim color of the house in historic palette color B:8, Grayish Brown.



Will come with antique brass hardware.

Exterior color to match current trim, B:8 Grayish Brown

Stains Exterior Finish

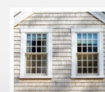
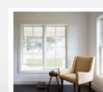
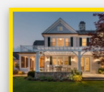


### Pella® Architect Series® - Traditional Wood Double-Hung Window

4.25 ★★★★★ (Based on 511 Reviews)

\$\$\$-\$\$\$\$

A classic window choice, Pella Architect Series - Traditional double-hung windows have two moveable sashes for improved ventilation. Rolscreen® retractable screens roll up and down like a shade on casement windows. They disappear when you don't need them, allowing more light into your room. Complement your style with your choice of hardware, innovative grilles and a wide selection of interior stains and paints and exterior cladding colors. Backed by the best limited lifetime warranty for wood windows and patio doors, you can be sure we stand behind our products.<sup>47</sup>



SEE OPTIONS

**PART 1:**  
**Assessment of Deterioration from Window Repair Contractor +**  
**Estimated Cost of Repair**

**Restoration Window Quote as Follows:**

**Company: Place Restoration Works**  
**(Storms provided through Allied)**

The following two pages represent an assessment of the current windows and the cost to restore them from Place Restoration Works.

Cost to restore 10 front and side windows, sashes only = \$14,920.20  
Cost to include storms for energy efficiency = \$7,919.64

**Total Cost for 10 Windows = \$22,839.84**



## Quote

**Date:** June 24, 2020  
**Valid Until:** July 24, 2020  
**Quote #:**  
**Customer ID:** EO

### Customer:

Eleanor Oakes  
 869 Longfellow  
 Detroit MI 48202  
 908-501-5576

### Quote/Project Description

\*Full restoration of 20 sashes, 10 window frames inner stop to exterior blind stop  
 \*Wood sash repair as needed per initial visual inspection  
 \*inner stool repair/replace for opening 1E, 100' allowance new inner stops  
 \*Installed with restored original hardware, weatherstripping, all new sash cord  
 \*Certificate of Appropriateness from Historic District Commission

Description	Line Total
Wood Window Restoration -- Lead safe sash removal and transport; stop to stop frame restoration to include minor wood repair, stripping/priming/painting of window frames; Sash restoration to include minor wood repairs, glass conservation stripping/priming/painting, reglazing with Sarco linseed oil putty; Reinstallation of sashes with original weatherstripping if existing/functional or new spring bronze type, new Samson "Red Spot" sash cord, restored pulleys and window hardware where existing.	\$12,600.00
Additional Carpentry as noted on initial walkthrough -- sash 1HU meeting rail repair, 1HL left stile repair, 1DL left stile dutchman repair, 1DU left stile replacement, opening 1E inner stool repair or replace, 1FU meeting rail right corner repair, 1FL lower rail left corner repair, 1GU meeting rail right corner, 2EL bottom rail left corner	\$975.00
New glass for 2CL to replace existing plexiglass	\$40.00
Allowance for 100' of new matching inner stop molding if needed, openings 1B, 1E, 1F, and 1G	\$200.00

Subtotal	\$13,815.00
Project Management (8%)	\$1,105.20
<b>Grand Total</b>	<b>\$14,920.20</b>

### Special Notes and Instructions

\*excessive hidden damage not noted above may need to be assessed with a change order quoted as Time + Materials \*client to provide paint/stain colors to match \*payment schedule #1 deposit 10% to schedule, #2 -40% at start, #3 -40% at start of installation, #4 -final 10% at completion of install/punchlist.

**Above information is not an invoice and only an estimate of services/goods described above.**

A payment schedule will be established prior to final quote.

Please confirm your acceptance of this quote by signing this document Signature

Print Name

Date

If you have any questions concerning this quote, contact Phil Mayo at 773.972.7712 or Kyle Vanover at 734.934.3226

**Thank you!**

Place Restoration Works, LLC  
 Detroit, MI



# Quote

**Date:** June 24, 2020  
**Valid Until:** July 24, 2020  
**Quote #:**  
**Customer ID:** EO

**Customer:**

Eleanor Oakes  
 869 Longfellow  
 Detroit MI 48202  
 908-501-5576

**Quote/Project Description**

\*New Allied storm windows for 10 openings  
 \*Remove old aluminum storm windows where existing  
 \*Disposal of old storm windows as needed  
 \*Installation of new Allied storm windows  
 \*Certificate of Appropriateness from Historic District Commission

Description	Line Total
10 qty Allied storm windows, model HOL-OP, standard color, includes shipping to jobsite	\$5,583.00
Basic Installation for 10 storm windows on 1st and 2nd floor	\$1,750.00

Subtotal	\$7,333.00
Project Management (8%)	\$586.64
<b>Grand Total</b>	<b>\$7,919.64</b>

**Special Notes and Instructions**

\*Payment schedule 1/3 deposit to order, 1/3 due prior to shipping, balance due upon completion.

**Above information is not an invoice and only an estimate of services/goods described above.**  
 A payment schedule will be established prior to final quote.

Please confirm your acceptance of this quote by signing this document Signature  
Print Name  
Date

If you have any questions concerning this quote, contact Phil Mayo at 773.972.7712 or Kyle Vanover at 734.934.3226

**Thank you!**

**PART 2:  
PICTURES OF WINDOWS TO BE REPLACED**

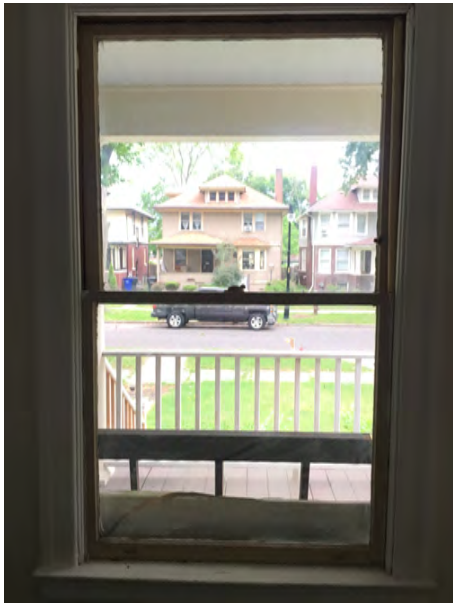
**Reference Images**



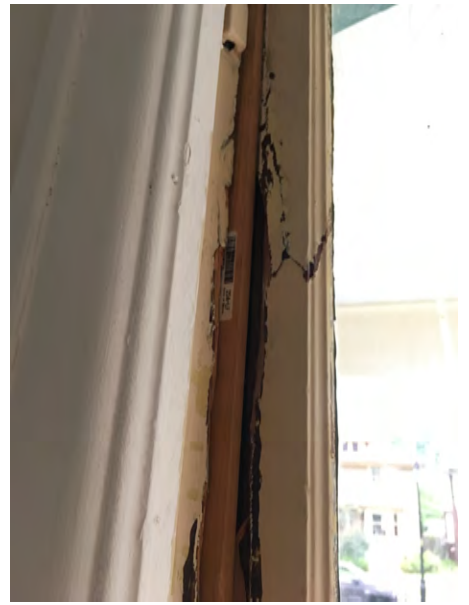
Window 1:



Window 2:



Window 3:





Window 4:



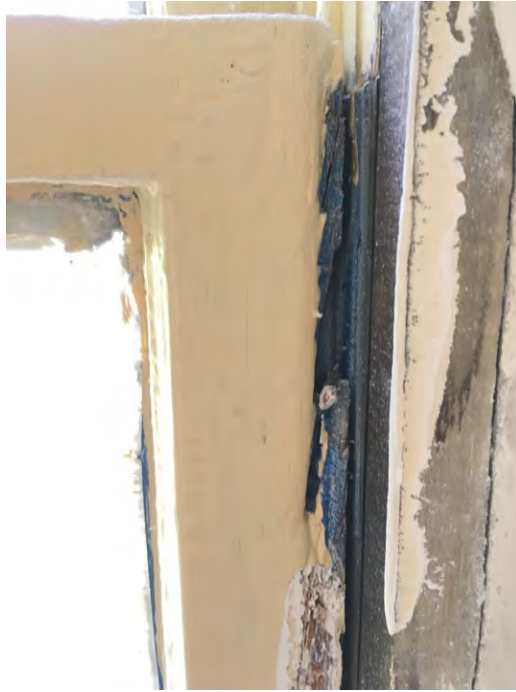
Window 5:



Window 6:



Window 7:



Window 8:



Window 10:



Window 9:



## PART 3:

### Comparison of Measurements:

**\*\*Please note, only sashes are to be replaced. Original trim will remain intact.\*\***

Existing Windows:  
Wood Double-Hung  
Overall window size: 33" wide x 69" high  
Glass pane size: 29" x 31" each

Proposed Windows:  
Wood Double-Hung  
Overall window size: 33" wide x 69" high  
Glass pane size: 28" x 30" each



### Profile Drawings + Specs:

See attached pages for profile drawings and elevation views.



### Special Size Frame Dimension<sup>1</sup>

Sash configuration	Vent-equal	Cottage	Fixed
Sash Glass Ratio Top % : Bottom %	50 : 50	40 : 60	NA
Shortest Unit Frame Size	24-3/8" (889)	42-1/4" (1 073)	17" (432)
Tallest Unit Frame Size	96" (2 438)	81" (2 057)	71" (1 803)
Unit Frame Width Range	14" to 48" (533 to 1 219)	21" to 48" (533 to 1 219)	17" to 59" (432 to 1 499)

### Opening Dimensions

Clad exterior units:  
Dimensions shown in standard size tables are rough opening dimensions.

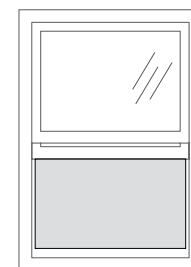
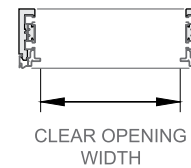
Wood exterior units:  
Use frame dimension plus dimensions below. This dimension includes the use of standard 1-1/8" wood subsill.

Frame	Rough		Masonry	
	Width	Height	Width	Height
STD	+ 3/4"	+1-7/8"	+ 3-1/8"	+ 3-1/8"
3-1/2"	+ 3/4"	+1-7/8"	+ 6-3/8"	+ 4-3/4"

For clad and wood units with HurricaneShield® impact-resistant glass, see the product installation instructions or refer to local building code requirements.

### Equal Sash Only

	Vent Units	Fixed and Transom Units
Visible Glass	Width = Frame - 5.75" Height <sub>2</sub> = (Frame - 8.1875") ÷ 2	Width = Frame - 5.75" Height = Frame - 5.75"
Actual Glass	Width = Frame - 4.375" Height <sub>2</sub> = (Frame - 5.5") ÷ 2	Width = Frame - 4.375" Height = Frame - 4.375"
Clear Opening*	COV = Frame Width - 3.4375" COH = (Frame Height ÷ 2) - 4.4375"	—
Vent Area Ft <sup>2</sup>	(COV x COH) ÷ 144	—



Shaded portion shows vent area.

(1) Available within size range shown.

(2) Per sash.

\* Some units with custom glazing may have limited travel.

See your local Pella sales representative for specific size information.

**FRONT VIEW ELEVATION  
with glass sizes**

**5. 2 panes  
@ 29 x 27"**

**5. 2 panes  
@ 35 x 27"**

**5. 2 panes  
@ 29 x 27"**

**4. 2 panes  
@ 43 x 27"**



**1. 2 panes  
@ 29x31"**

**3. 2 panes  
@ 35x31"**

**3. 2 panes  
@ 29x31"**

**4. 2 panes  
@ 43 x 31"**

**SIDE VIEW ELEVATION**

**10. 2 panes  
@ 29x27"**



**9. 2 panes  
@ 29x31"**





Window Replacements Unlimited  
WindowReplacementsUnlimited.com  
ben@windowreplacementsunlimited.com  
5172060432

## QUOTE

Quote Number	0192	Eleanor Oakes
Quote Date	06/17/2020	869 Longfellow St.
Total	\$10,750.00	Detroit, Mi 48202
		eleanoroakes@gmail.com

Item	Description	Unit Cost	Quantity	Line Total
Pella Replacement Windows	10 Pella Windows Furnished and Installed. 10 Architect Double Hung. Low-E Argon Glass 2020 Energy Star. Clear Pine Interior on all windows. Antique Brass Hardware.	\$10,750.00	1	\$10,750.00

Clean up and haul away old windows	Subtotal	\$10,750.00
Screens on all operating windows		
Trim and caulking as needed on exterior along with insulation around new window frames.	Total	\$10,750.00
Trim and caulking on interior as noted.		
Installation approximately 4-7 weeks from acceptance of quote.		
This quote is only for standard window replacement and does not include extra repair i.e. extensive water damage/rot around the old windows. No extra repair or charges will be added without new agreement.		
Permit fee will be added to final payment if needed.		
Final payment required on date of completion.		

### Terms

Half Down Balance at Completion  
3% added to total if paying with Credit Card  
Under Michigan law customer may cancel contract anytime within 3 days of acceptance.  
Any changes to contract must be signed off by both Window Replacements Unlimited and the customer.

Corner Profile Images  
869 Longfellow St

Current Interior Corner Profile, View 1



Current Interior Corner Profile, View 2



Current Exterior Corner Profile



Proposed Exterior Corner Profile  
(color to match current trim and historic palette B:8, Grayish Brown)



Proposed Interior Corner Profile

