

STAFF REPORT: 09-08-2021 MEETING

PREPARED BY: A. DYE

APPLICATION NUMBER: 21-7400

ADDRESS: 630 VIRGINIA PARK

HISTORIC DISTRICT: NEW CENTER AREA

APPLICANT: JOE GUADAGNINO

PROPERTY OWNER: JOE GUADAGNINO

DATE OF COMPLETED APPLICATION: 07-19-2021

DTAE OF STAFF VISIT: 07-26-2021

SCOPE OF WORK: REPLACEMENT OF HISTORIC WINDOWS* (WORK COMPLETED WITHOUT APPROVAL)

Note: This staff report was revised on 8/24/21 at 4:30 p.m. to reflect the applicant's revised scope of work. Corrections are visible on pages 2 and 3.

EXISTING CONDITIONS

The 2.5-story, single-family home at 630 Virginia Park was built in 1906. The home is located midblock on Virginia Park Street, between Second and Third Avenue in the New Center Area Historic District. It is an English Revival-style home, clad in an orange / brown brick. The façade is asymmetrical, with a dominate Tudor-style gable that projects the east portion of the structure forward from the mass of the home. On the west side of the front façade, a covered porch with a limestone cap projects from the centrally located front entrance. An articulated gable aligned with the front door projects past the rest of the porch canopy and balances the composition of the front façade. The expressive fascia boards and half-timbering detailing in the upper portion of the gables are elevated by decorative dentils. The front façade of the home contains several other character-defining details: On the ground floor, mulled sections of windows feature leaded glass details, limestone sills and headers. On the second floor, windows feature true divided light patterns including 16/1 on two windows, 9/1 on a bay of three windows and 9/1 on the smaller windows. The windows at the upper story in the gable and in the dormer are simpler, without any divided light patterns.



Designation Photo, 1982, Historic Designation Advisory Board

PROPOSAL

Per the submitted application, the applicant is seeking the Commission's approval to retain work completed without HDC approval, which includes the replacement of all historic wood, true divided light windows with new aluminum-clad wood windows (matching operation and muntin pattern of previous window sash).

Replacement window: Pella, Architect Traditional Series, wood aluminum-clad sash, simulated divided lights, color: black.

STAFF OBSERVATIONS & RESEARCH

- The New Center Historic District was established in 1982.
- The Commission reviewed an application for this property at its April 2020 meeting. The submitted scope of work included the replacement of all windows on the house as well as the removal of a rear, non-historic addition and the construction of a new rear addition.
 - The HDC staff reporter noted in his staff report: "It appears from the condition report provided by the architect and supplemental information provided by the homeowner that the majority of these windows are painted shut. However, it is not clear if these windows have indeed deteriorated beyond repair and what effort was made by the applicant to restore these windows....the applicant has indicated that they would be replaced by new aluminum clad wood windows with simulated divided lite patterns..."
 - The Commission approved the replacement of existing vinyl and non-character defining windows at the front, sides and rear of the home. The true divided-light windows on the front and sides of the house were to remain in place.
- Within the current September 2021 submittal, the applicant states all of the windows were replaced. However during staff's July site visit, it appeared the first floor, front elevation windows, as well as the third floor dormer windows have not been replaced. It is not clear if the existing windows will remain and be painted, or if replacement will still be planned. **Within the applicant's revised narrative, they state the window sash within this opening will remain and be repaired.**
- Looking at the replacement windows independent of the qualifying condition that the original windows have not been proven beyond repair, the large nine-over-one and sixteen-over-one openings, when viewed from the public right-of-way, offer a close match to the design, operation and proportion of the original windows.
- The applicant states one reason for the replacement was the estimated cost of fabricating new storm windows when added to the possible repair cost. As HDC staff has noted within other applications, repair of windows and fabrication of storms can be done in phases as the budget allows; there is no requirement to complete a window job all at once.

ISSUES

- The notated photographs within the current submittal give evidence of deterioration that can be typical of window sash that are more than 100 years old. The photographs submitted do not show such advanced deterioration to render the windows not repairable, nor requiring a disproportionately high level of repair.
- The historic wood windows are distinctive and character-defining features of the property. Their removal does not meet the Secretary of the Interior's Standards for Rehabilitation, specifically Standard #6.
- The 1982 HDAB designation photograph shows the double-hung windows on the front elevation, third floor, as having diamond patterned upper sash. The windows in place at the time of the April 2020 review (per the applicant's photo) were one-over-one double-hung wood sash, and have been in place since at least 2007, based on Google street view. *There is no record on file with the city of the HDC reviewing the removal of the diamond paned windows.*



- While drafting this report, HDC staff contacted the applicant and offered the opportunity to include the removal of the diamond paned windows within this application, ~~however the applicant has not responded.~~ The applicants agreed to do this and revised their narrative to include the removal of the original third floor window openings (which was completed by a previous owner).
- According to the COA issued after the April 15, 2020, HDC meeting, the Commission approved the replacement of “vinyl and non-character defining windows” at the front, sides and rear of the home, which staff believes means the replacement windows would match the existing in operation and muntin pattern (namely one-over-one double-hung sash). The recently installed windows within the front-facing gable have a twelve-over-one pattern, while the one-over-one sash in the dormer have not yet been replaced. This window pattern alteration does not meet Standards #2 and #5. Note: HDC staff confirmed the selected Pella line offers a diamond muntin pattern.



HDC staff photo

- The two small nine-over-one double-hung windows at the second floor do not fit the existing openings. Infill material has improperly filled the gap between the top sash and window frame.



STAFF RECOMMENDATION

Section 21-2-78, Determination of Historic District Commission

It is staff’s opinion the deterioration of the historic wood windows was not great enough to warrant replacement, and some of the replacement windows do not match the historic windows in size or appearance.

Staff therefore recommends that the Commission deny the proposal, as it fails to meet the Secretary of the Interior’s Standards and the New Center Historic District’s Elements of Design, especially Standards:

- (2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided, and;
- (5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved, and;
- (6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual quantities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.





West Elevation, HDC staff photo



East Elevation, HDC staff photo



*Front elevation, HDC staff photo
Close-ups show replacement windows
in second floor box bay, and historic
sash remaining in first floor openings.*



Description of current condition/Scope of Work:

- New windows have been installed throughout the entire home. Some of the new windows were installed without a COA while most windows have received a COA for replacement. A permit was not issued before replacement.
 - Not all windows have been replaced/repared as of today. We are in the process of replacing the remaining approved windows. The first floor windows on the front of the home are unchanged as of yet. We are on schedule with a restoration company and the plan here is to repair.
- In regards to the third floor windows that were previously approved for replacement at the 2020 meeting:
 - The designation photo provided by Audra on August 4 2021, is the first time we are seeing this photo. In all of the research we performed on the home, this never came up. Nor was it mentioned when we had these window replacements approved in the 2020 meeting. If we had known the mutton patterns were diamond shape, we certainly would have replicated that. We are as dedicated and invested as anyone to retain as much historical character and accuracy to this home.
 - The diamond mutton pattern windows were removed before we purchased the home in 2019. The 1 over 1 vinyl windows were there when we purchased the home but we did not feel that 1 over 1 would have been the original look based on other homes on the street. We did our best to guess what was originally there since we had not seen the photo from 1982.
 - To reiterate, the third floor replacement windows were discussed and approved at the 2020 meeting.
- New brick molding has been custom milled and purchased to match existing brick molding and will complete the window replacement. It has yet to be installed.
- The new windows are Pella Architect Traditional Series. All are double hung, some with 1 over 1 patterns, others with divided light 16 over 1 and 9 over 1. All windows are a replica of the previous deteriorated window. The exterior is black clad and the interior is stained wood. The grilles are Ogee Integral Light Technology in 7/8". The panes are Insulated Dual Low-E Glass.
- Windows Replaced
 1. 9 over 1 divided light, double hung window; south elevation
 - a. Replaced with Pella Architect Traditional Series 9 over 1 divided light, double hung window
 2. 9 over 1 divided light, double hung window; south elevation
 - a. Replaced with Pella Architect Traditional Series 9 over 1 divided light, double hung window
 3. 9 over 1 divided light, double hung window; south elevation
 - a. Replaced with Pella Architect Traditional Series 9 over 1 divided light, double hung window
 4. 9 over 1 divided light, double hung window; south elevation
 - a. Replaced with Pella Architect Traditional Series 9 over 1 divided light, double hung window

5. 9 over 1 divided light, double hung window; south elevation
 - a. Replaced with Pella Architect Traditional Series 9 over 1 divided light, double hung window
6. 16 over 1 divided light, double hung window; east elevation
 - a. Replaced with Pella Architect Traditional Series 16 over 1 divided light, double hung window
7. 16 over 1 divided light, double hung window; south elevation
 - a. Replaced with Pella Architect Traditional Series 16 over 1 divided light, double hung window
8. 16 over 1 divided light, double hung window; west elevation
 - a. Replaced with Pella Architect Traditional Series 16 over 1 divided light, double hung window
9. 16 over 1 divided light, double hung window; south elevation
 - a. Replaced with Pella Architect Traditional Series 16 over 1 divided light, double hung window

Description of project:

- 80% of windows had previous HDC approval for replacement. When our contractor/ crew began replacing approved windows- they noted most windows needed to be re-framed. When the crew attempted to remove 'unapproved' windows for repair, the same issues of reframing ensued. Several windows exhibited soft or molded wood, broken glass, absent or loose glazing, damaged/missing divided light mullions. Almost every window was painted shut and endured structural damage to the sash upon removal.
- When we originally were researching the cost of repairing the windows we realized we would need to also get storm windows as the existing windows wouldn't be energy efficient. The cost for storm windows alone was 18-22k.
- We obtained a 'ballpark' estimate to repair the windows at around 45-55k. The contractor wanted the windows removed to provide a more firm estimate but the windows became further damaged upon removal.

Window 1, 9/1 divided light South Elevation Window



Window 2, 9/1 divided Light South Elevation



Window 3, 9/1 divided Light South Elevation - Bottom Rail



Window 4, 9/1 divided light South Elevation - Right Sash



Window 5, 9/1divided light South Elevation



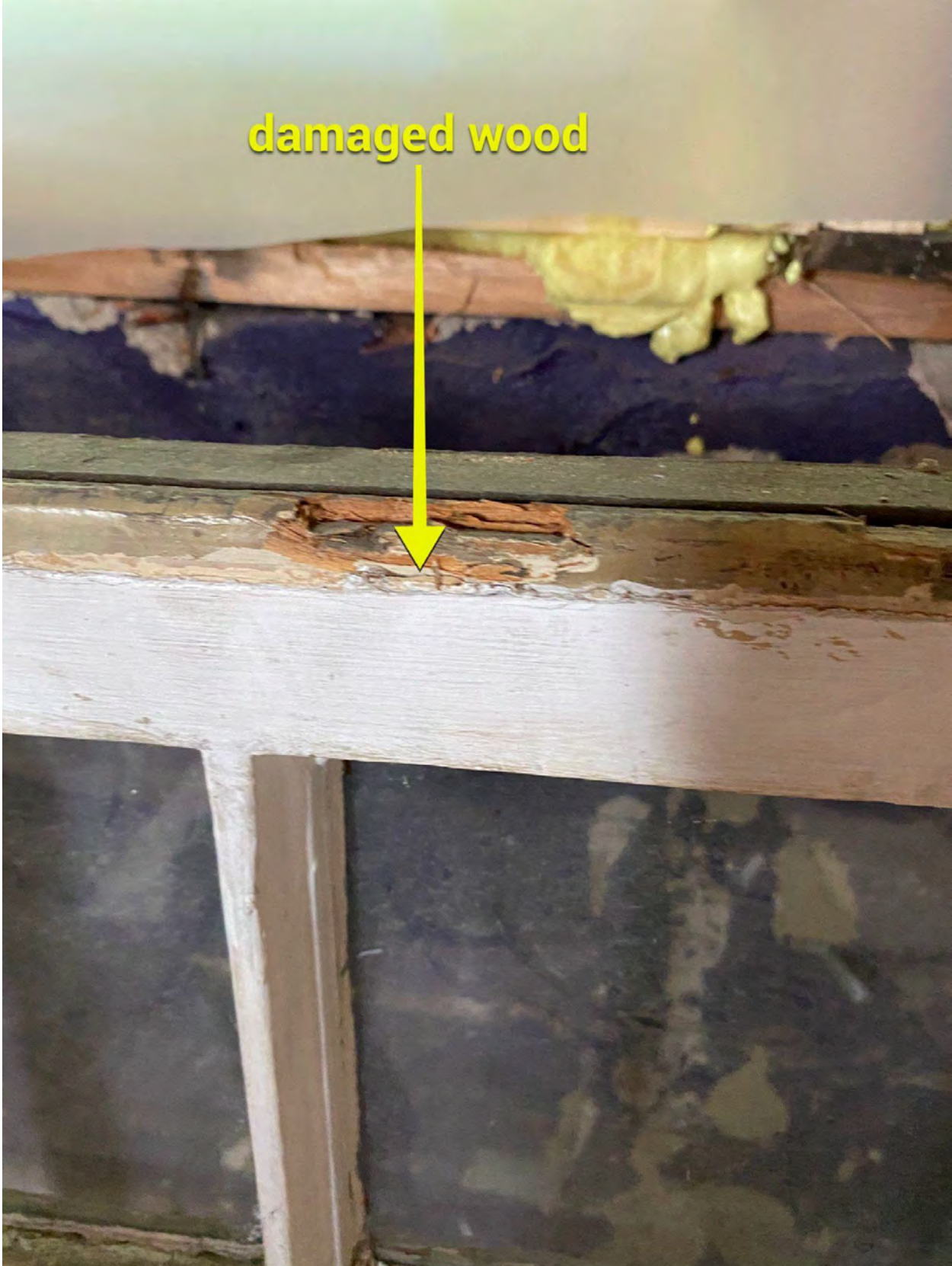
all glazing needs replacement

Rot and mold

Window 6, 16/1 divided light East Elevation



Window 8, 16/1 divided light West Elevation



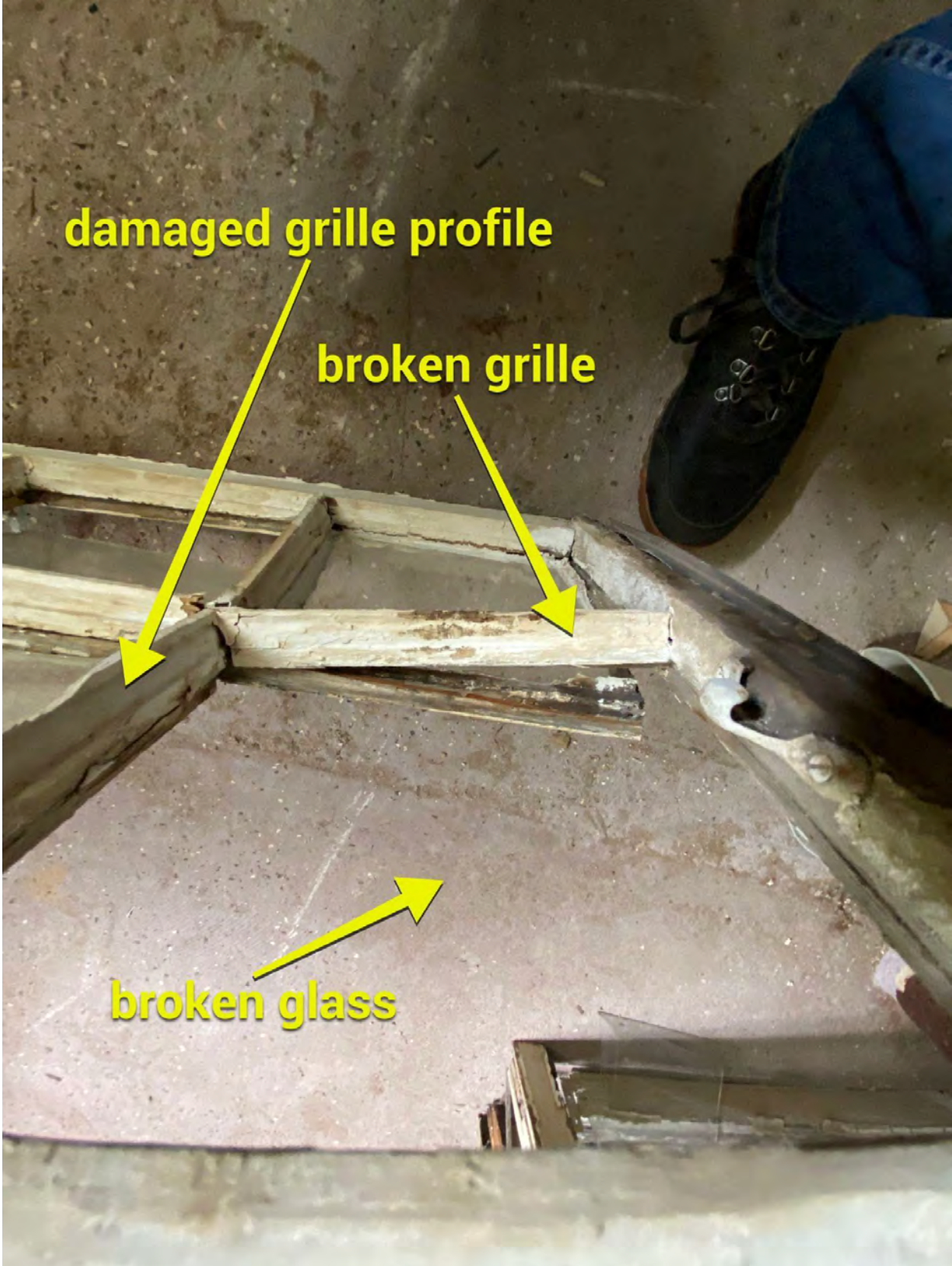
Window 9, 16/1 divided light South Elevation



Window 7, 16/1 divided light South Elevation



Window 5 , 9/1 divided light South Elevation

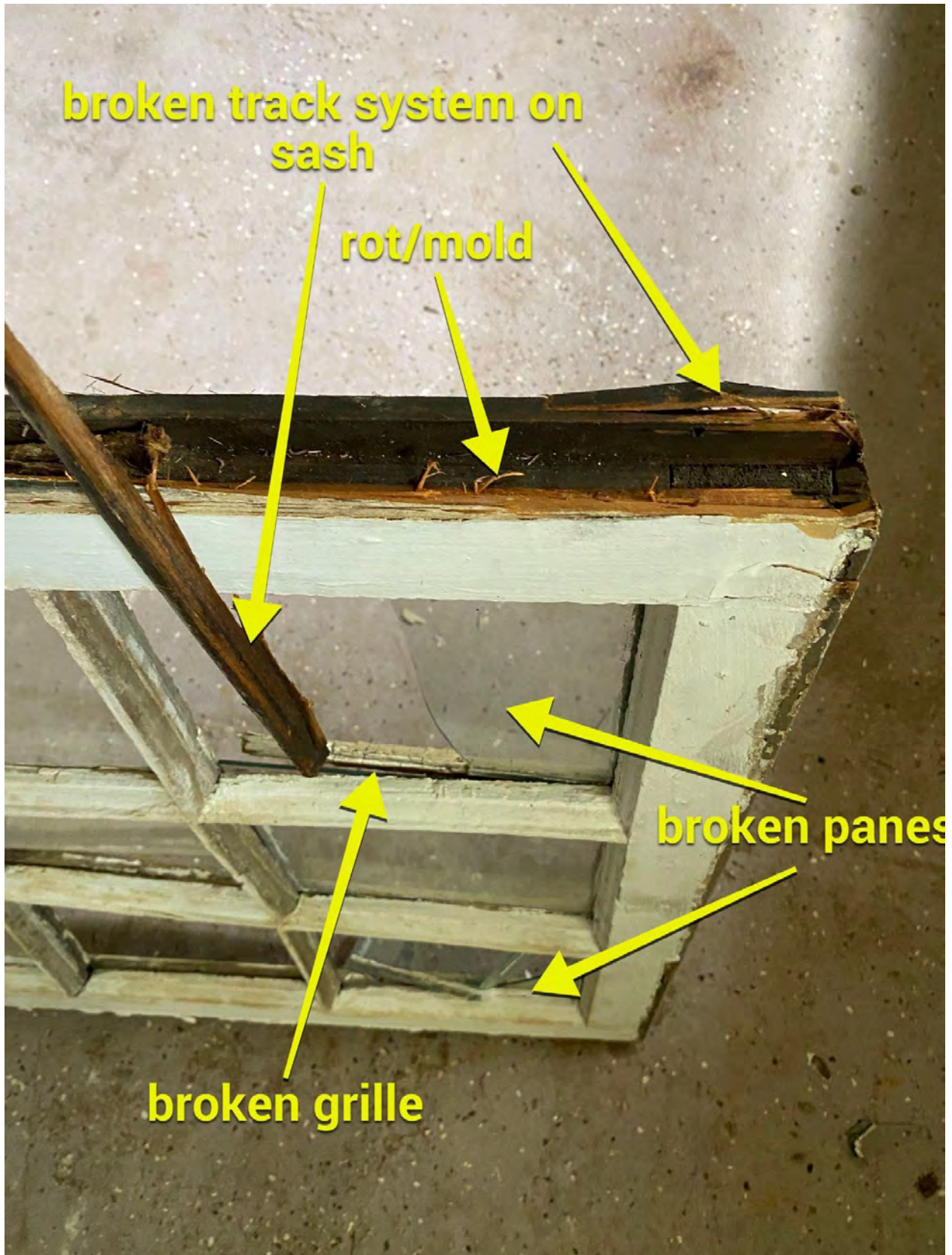


damaged grille profile

broken grille

broken glass

Window 4, 16/1 divided light South Elevation



West Elevation



South Elevation



East Elevation



Profile / dimension details of the existing windows compared to the proposed new windows

Example of existing 'original' wood window that has been identified for replacement:

- Sash Exterior Material : Wood (painted)
- Sash Interior Material: Wood (painted)
- Dimensions
 - Brick Mold Width: ~ 2 ¼"
 - Sash Stil Width : ~ 1 ⅝"
 - Upper Sash, Top Rail Width: ~ 1 ½"
 - Lower Sash, Bottom Rail Width: ~ 3"



Brick Mold Width



Sash Stil Width



Upper Sash Upper Width



Bottom Sash Bottom Width

New Windows that are proposed to replace existing damaged windows and vinyl windows.

- Pella Architect Series
- Sash Exterior Material :aluminum Clad Wood (factory painted)
 - Proposed color: Black
- Sash Interior Material: Wood (stained)
- Dimensional Information
 - Brick Mold Width: ~ 2"
 - Sash Stile Width: 1 7/16"
 - Upper Sash, Bottom Rail Width: 1 7/16"
 - Lower Sash, Bottom Rail Width: 3"



(Image does not show proposed color)

1/1 double hung



16/1 double hung interior view

Grille Patterns

Grilles give the appearance of individual window panes. Pella offers many grille patterns to help enhance your home's architectural style.



Traditional



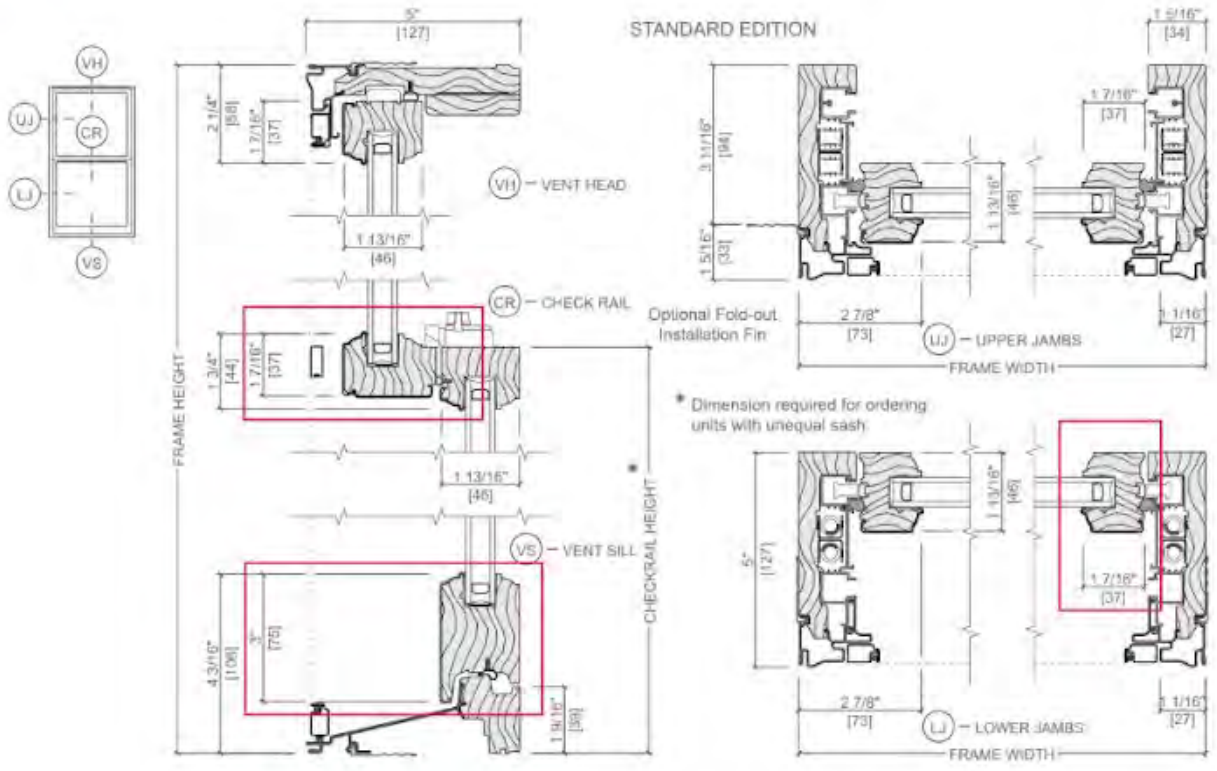
This window is customizable in any pattern.

12/1 double hung



Architect Series® Traditional Hung Window

SE Unit Sections - Aluminum-Clad Ogee Exterior Glazing Profile



Exterior Window and Door Trim Options

NEW CONSTRUCTION/SPECIAL CONDITIONS

J-CHANNEL

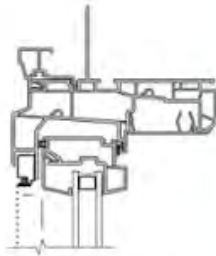
Factory-applied, integral vinyl trim for use with vinyl siding.

WOOD CLAD | VINYL

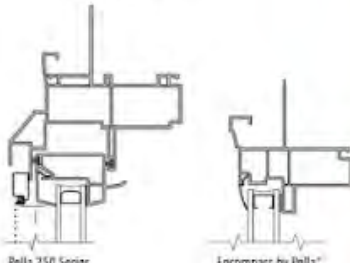


Pella® 350 Series with J-Channel

- Prefinished; matches window frame.
- Vinyl siding can be inserted into the channel.
- Designed for windows only.



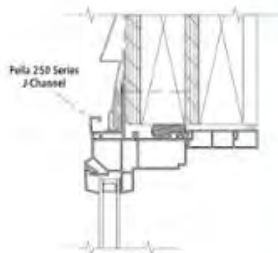
Pella 350 Series



Pella 250 Series

Encompass by Pella®

HEAD DETAIL



Pella 250 Series J-Channel

TRADITIONAL TRIM

Durable, field-cut aluminum snap-in trim.

WOOD CLAD



Brickmould trim with 1/2" Sill Nose

- Prefinished; matches window frame.
- Custom brickmould profiles available.
- 96" or 144" lengths.
- Straight or curved.
- 3" flat or 1-1/2" brickmould.

TRIM PROFILES



Brickmould Head and Jamb



3-1/2" Flat Trim Head



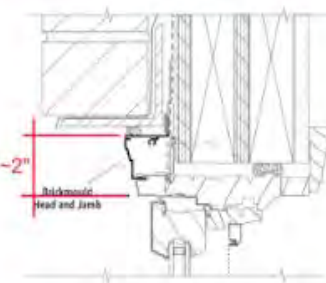
3-1/2" Flat Trim Jamb

SILL PROFILES



1/2" Sill Nose

HEAD DETAIL



2" Brickmould Head and Jamb

5/8" INTEGRAL FLANGE

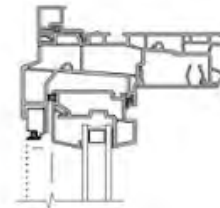
Factory applied, integral vinyl flange for use in masonry walls.

WOOD CLAD | VINYL

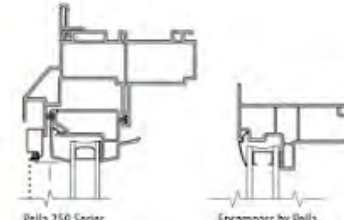


Pella 250 Series with 5/8" Integral Flange

- Prefinished; matches window frame.
- Use with wood bucks and precast concrete sill in masonry walls.
- Designed for windows only.



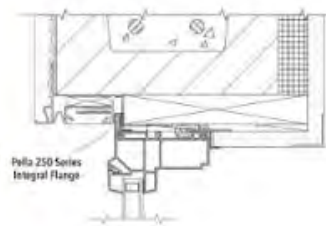
Pella 350 Series



Pella 250 Series

Encompass by Pella

HEAD DETAIL



Pella 250 Series Integral Flange

For detailed drawings, visit installation systems on pro.pella.com/install.



WOOD

Pella® Architect Series® Traditional

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

FEATURES

Classic aesthetics featuring fine-furniture details

Virtually unlimited design choices including custom sizes and grille patterns

Stunning hardware in rich patinas and other timeless finishes



Pella Architect Series Traditional double-hung window

WINDOW STYLES

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® TRADITIONAL

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.



PREFINISHED PINE INTERIOR COLORS

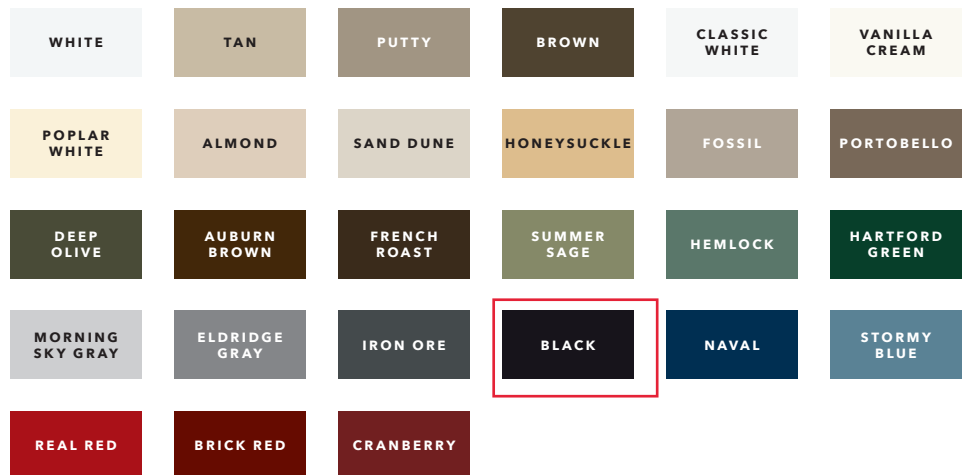
When you select pine, we can prefinish in your choice of seven stains or three paint colors. Unfinished or primed and ready-to-paint are also available.

WOOD TO REMAIN UNSTAINED - STAIN BY OWNER



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.



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

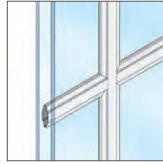
Grilles PELLA® ARCHITECT SERIES® TRADITIONAL

GRILLES

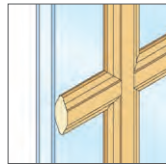
Choose the look of true divided light, removable roomside grilles or make cleaning easier by selecting grilles-between-the-glass.



OGEE INTEGRAL LIGHT TECHNOLOGY¹
7/8", 1-1/4" OR 2"



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



ROOMSIDE REMOVABLE GRILLES¹
3/4", 1-1/4" OR 2"

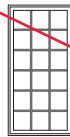
GRILLES-BETWEEN-THE-GLASS INTERIOR COLORS:²

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

1 over 1 on first level, either fixed or casement with transom
9 over 1 second/third levels, double hung

GRILLE PATTERNS

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



TRADITIONAL



9-LITE PRAIRIE



12-LITE PRAIRIE



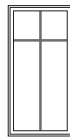
14-LITE PRAIRIE



VICTORIAN



TOP ROW



CROSS



NEW ENGLAND



DIAMOND



SIMULATED FRENCH



CUSTOM

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.

Window Hardware PELLA® ARCHITECT SERIES® TRADITIONAL

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 Hardware¹ PELLA® ARCHITECT SERIES® TRADITIONAL

CLASSIC COLLECTION

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

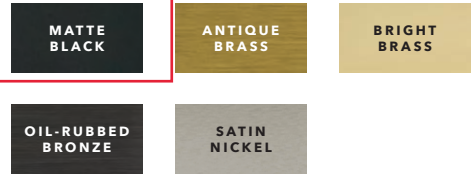


**HINGED PATIO
DOOR HANDLES**
Locus | Virago



**SLIDING PATIO
DOOR HANDLE**
Ambrose

FINISHES:



MODERN COLLECTION

Achieve the ultimate contemporary look with sleek finishes.



**HINGED PATIO
DOOR HANDLE**
Spiere



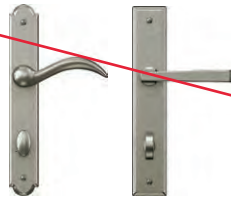
**SLIDING PATIO
DOOR HANDLE**
Plazo

FINISHES:



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:



ESSENTIAL COLLECTION

Elevate your style and transform your home with elegant selections.

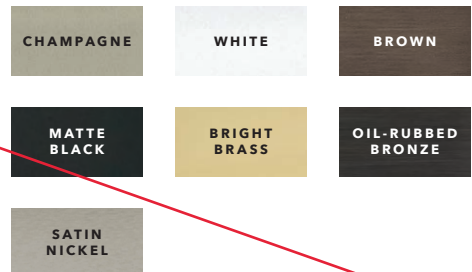


**HINGED PATIO
DOOR HANDLE**



**SLIDING PATIO
DOOR HANDLE**

FINISHES:



¹ 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® TRADITIONAL

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 argon¹
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 glass³
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}

Screens⁶

ROLSCREEN®

Rolscreen soft-closing retractable screens roll out of sight when not in use.
(Available on casement windows and sliding patio doors only.)

FLAT

InView™ screens are clearer than conventional screens. Vivid View® window screens offer the sharpest view.

WOOD-WRAPPED

Optional wood veneer can be added over the metal screen channel on interior screens to provide a more seamless look.

¹ Optional high-altitude InsulShield Low-E glass is available with or without argon on select products.

² Available on select products only. See your local Pella sales representative for availability.

³ Available with Low-E insulating glass with argon on select products.

⁴ For best performance, the laminated glass may be in the interior or exterior pane of the insulating glass, depending on the product.

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



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.



Connect with Pella:





March 24, 2020

RE: 630 Virginia Park, Historic District Commission Submission

Description of Existing Window Conditions

The home is outfitted throughout with a mix of original wood windows and vinyl replacement windows. The majority of the windows are double-hung, with some having upper sashes with divided lights (9 over 1, or 16 over 1).

Overall, the remaining wood windows are in various stages of disrepair and damage. Below are common deficiencies found in the existing windows:

- Single pane glazing which is loose in the sash and in need of re-glazing and sealing.
- Surfaces of sash that have deteriorated or been damaged to the point that hardware is missing and cannot be reattached to surface.
- Rotting of window opening framing
- Lack of or complete degradation of window opening weather seals.
- Missing/broken glazing

Given the current state of the existing wood windows, and the introduction of non-compliant vinyl windows, the recommendation is to replace all windows with new wood windows to match the existing window operation and configurations.

Window Replacement

The following section indicates existing windows proposed to be replaced, and outlines issues that have been observed in each window. Please refer to the floor plans for window locations.

FIRST FLOOR WINDOWS

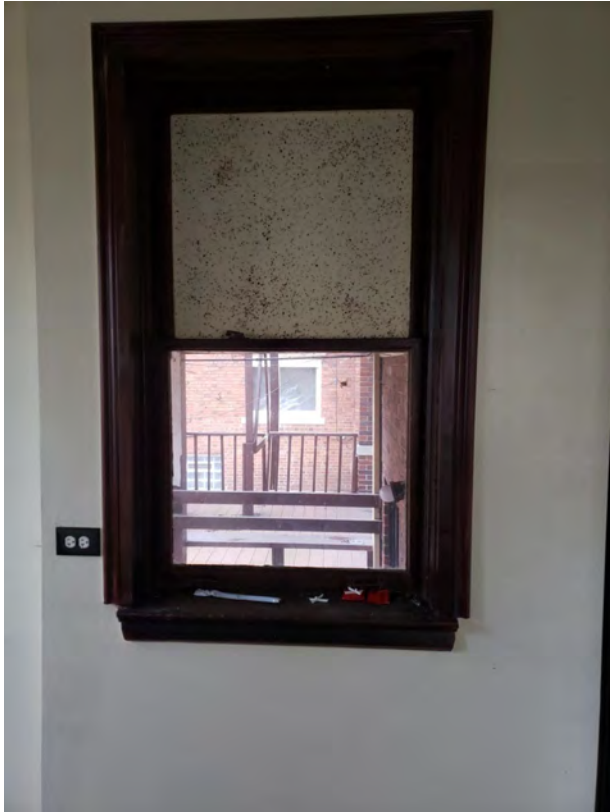
Window 1-01 (First Floor, West Elevation, Kitchen)

- Painted shut on inside and outside



Window 1-02 (First Floor, East Elevation, Kitchen)

- Glass missing in upper Sash
- Upper sash blocked by existing addition (to be demolished)



Window 1-03-05 (First Floor, North Elevation, Kitchen)

- Vinyl Replacement Windows



Window 1-06-07 (First Floor, South Elevation)

- Double Hung



Window 1-08-10 (First Floor, West Elevation)

- fixed



SECOND FLOOR WINDOWS

Window 2-01-03 (Second Floor, South/West Elevation)

- Double Hung, 16 over 1
- Weak weather seal due to rot
- Extensive rot at sills and vertical framing



4545 architecture

Window 2-04 (Second Floor, South Elevation)

- Double Hung, 9 over 1
- Extensive rot at sills and vertical framing



Window 2-05 (Second Floor, South Elevation)

- Double Hung, 9 over 1
- Extensive rot at sills and vertical framing
- Opening mechanism inoperable (painted shut)
- Broken lower sash



4545

architecture

Window 2-06 (Second Floor, South Elevation)

- Double Hung, 9 over 1
- Extensive rot at sills and vertical framing



Window 2-07 (Second Floor, East Elevation)

- Double Hung, 1 over 1
- Extensive rot at sills



4545

architecture

Window 2-08-09 (Second Floor, East/South Elevation)

- Double Hung, 16 over 1, 9 over 1
- Extensive rot at sills



4545 architecture

Window 2-10 (Second Floor, East Elevation)

- Currently door to fire escape that will be removed.
- Will be replaced with double-hung window



Window 2-11 (Second Floor, East Elevation)

- Double Hung, 1 over 1
- Vinyl Window



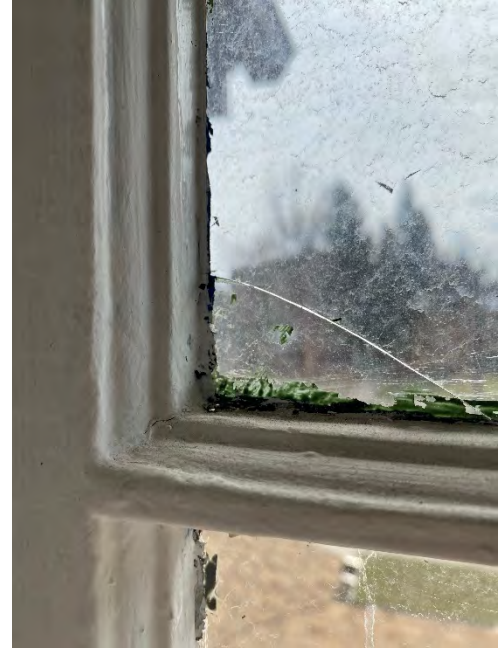
Window 2-12 (Second Floor, North Elevation)

- Double Hung, 1 over 1
- Vinyl Window

Window 2-13-14 (Second Floor, South Elevation)

- Double Hung, 1 over 1
- Vinyl Window
- Covered by existing addition (to be demolished)
- Door to be replaced

Broken Glass



Examples of typical damage

Operating hardware missing or inoperable



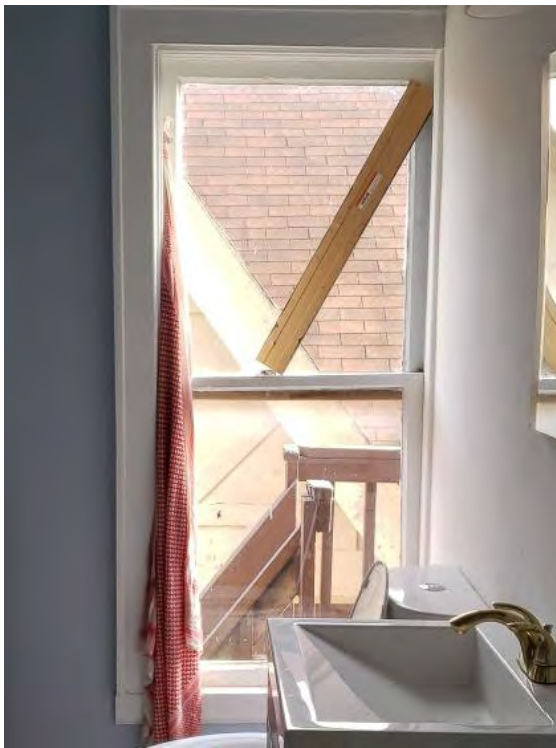
Rot at window sashes



THIRD FLOOR WINDOWS

ALL THIRD FLOOR WINDOWS ARE VINYL, AND ARE RECOMMENDED FOR REPLACEMENT WITH WOOD WINDOWS

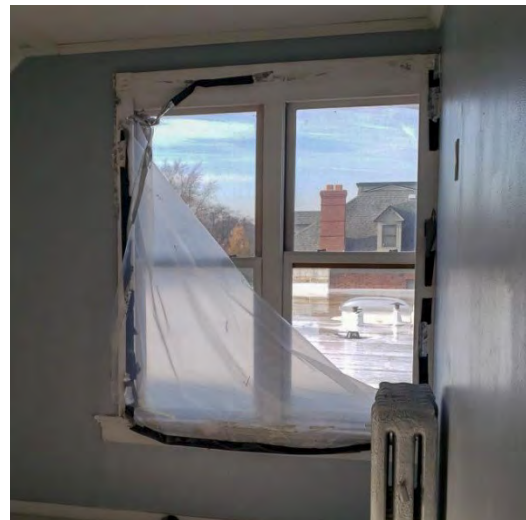
Window 3-01



Window 3-02



Window 3-03-04



Window 3-05-07



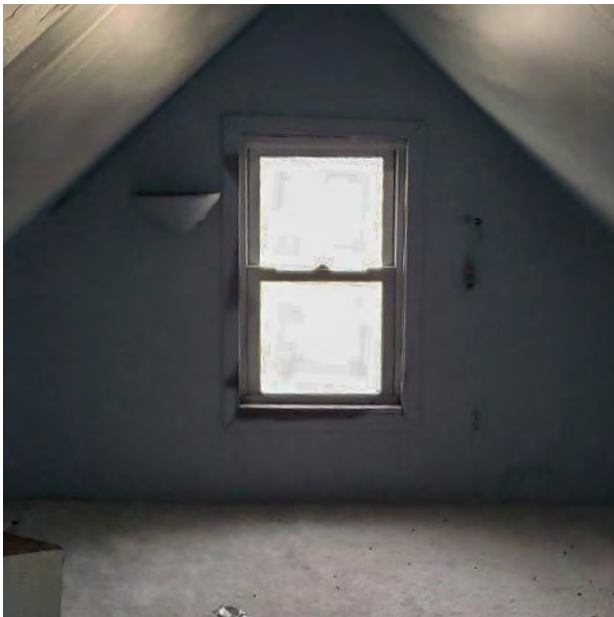
Window 3-09-10



Window 3-11-12



Window 3-08





Restoring buildings. Restoring pride.

December 6th, 2019

Dear Alyce,

This is your Product Quotation for Allied Storm Windows reviewed for the Project. There are two quotation options outlined below.

Any changes to the quantities, types, sizes, shapes, finish, other features or services we have noted herein may change the amount of this Product Quotation.

Product Quotation –

\$14,031.00

(AOL-A) Single Panel, Outside Removable with Invisible Clips- (5) Screens & Pre-Bowed

(HOL-A) Single Panel, Inside Removable with Screens

(HOL-OP) Top Panel Fixed, Bottom Contains Operable Storm Panel & Permanent Screens,

Bottom Inside Removable, (14) Units Deep Guide (3) Sides

Foam Tape (3) Sides, Black Frames

Excluding Packaging, Shipping & Handling and Tax

Location	Open	Qty. 36	Description	Width	Height	Each
ATTIC ROOM 1	3A/3C	2	HOL-OP Standard Paint w/ screen	28	46	399
ATTIC ROOM 1	3B	1	HOL-OP Standard Paint w/ screen	33	46	401
ATTIC ROOM 2	3D/3E	2	HOL-OP Standard Paint w/ screen	29	44	399
ATTIC BATH	3I	1	HOL-OP Standard Paint w/ screen	28	64	456
2 ND FLOOR ROOM 1	2A	1	HOL-OP Standard Paint w/ screen	22	41	396
2 ND FLOOR ROOM 1	2B/2C/2D	3	HOL-OP Standard Paint w/ screen	26	63	455
2 ND FLOOR ROOM 1 SIDE	2P	1	HOL-OP Standard Paint w/ screen	32	68	493
2 ND FLOOR ROOM 2 CLOSET	2E	1	HOL-OP Standard Paint w/ screen	22	42	396
2 ND FLOOR ROOM 3	2F/2G	2	HOL-OP Standard Paint w/ screen	36	68	494
2 ND FLOOR ROOM 3	2H	1	HOL-OP Standard Paint w/ screen	32	66	492
2 ND FLOOR ROOM 3	2J	1	HOL-OP Standard Paint w/ screen	32	70	494
2 ND FLOOR BATH	2O	1	HOL-OP Standard Paint w/ screen	32	68	493



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LIVING	1AL/1BL/1CL	3	AOL-A INVS standard paint w/screen	29	48	342
LIVING	1AU/1BU/1CU	3	AOL-A INVS standard paint w/screen	29	21	211
DINING	1DU/1EU	2	AOL-A INVS standard paint w/screen	35	20	212
DINING	1DL/1EL	2	AOL-A INVS standard paint w/screen	35	48	402
DINING	1F/1G/1H	3	HOL-A Standard Pain w/ screen	16	39	260
KITCHEN	1I	1	HOL-OP Standard Paint w/ screen	32	57	454
BATH	1J	1	HOL-OP Standard Paint w/ screen	19	54	401
KITCHEN	1K/1L	2	HOL-OP Standard Paint w/ screen	29	57	453
LIVING ROOM	1P	1	AOL-A INVS standard paint w/screen	33	32	217
LIVING ROOM	1Q	1	HOL-OP Standard Paint w/ screen	31	73	495

Packaging, shipping, handling **\$2,234.00**

Shipment from Allied to Building Hugger and Building Hugger to site. Estimated for this proposal, final billing to reflect actual cost.

Delivery & Installation (optional) **\$4,175.00**

Building Hugger home delivery.

Sales tax 6% **\$841.86**

Determined by final product contract amount.

Grand total: **\$21,281.86**

This Allied Product Quotation is firm until January 5, 2020

Terms:

A payment equal to the subtotal, inclusive of the sales tax will be due to Building Hugger to secure the order placement. The final invoice reflective of final shipping & handling costs will be sent when these costs are made available.

Invoices shall be dated based on date services are furnished and/or products are received. Retention of payment is not included as part of this Quotation. Allied Window, Inc. and Building Hugger will not be penalized for any delays. This Quotation may only be accepted on the exact details, terms and conditions as set forth herein. No additional details, terms and conditions shall apply without written agreement by Allied Window, Inc. or Building Hugger. The terms and conditions of this Quotation shall become a part of your formal purchase order.

Currently Allied’s estimated production lead-time for similar projects with a standard finish, from the date we receive your complete order details with final sizes, is approximately 8-12 weeks. Shipment will add another 1-2 weeks to this timeline.



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We appreciate your interest and look forward to this opportunity of working with you on this Project. Please do not hesitate to call me if you have any questions. My cell phone number is 313-444-3543 or you can call the office for general questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Amy Swift", with a long horizontal flourish extending to the right.

Amy Swift
CEO & Founder
Building Hugger

Applicant photos, July 2021





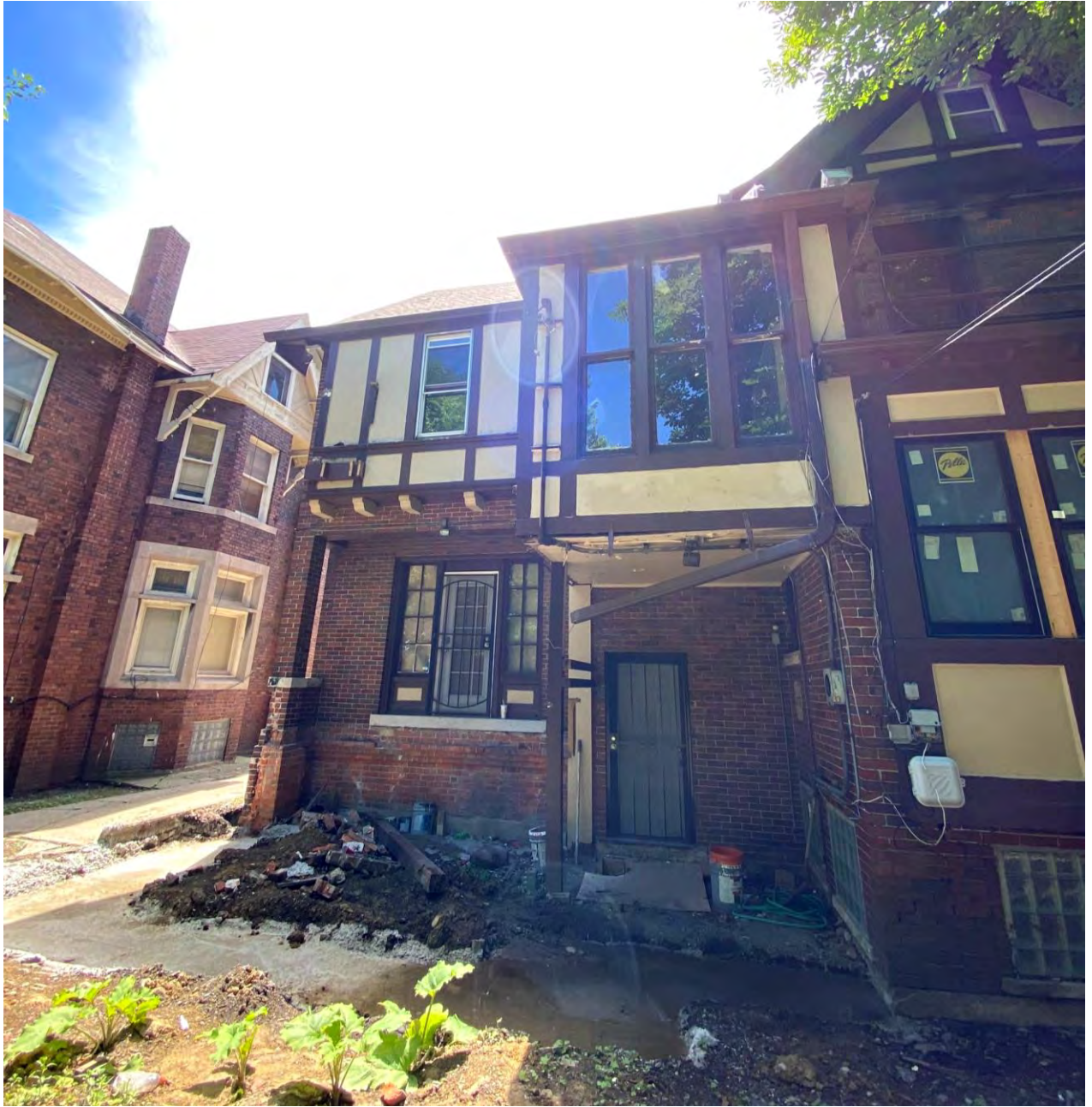
East elevation



West elevation



Rear elevation



Rear elevation