

STAFF REPORT: 8/10/2022 REGULAR MEETING

PREPARED BY: D. RIEDEN

APPLICATION NUMBER: #22-7950

ADDRESS: 2550 W. BOSTON

HISTORIC DISTRICT: BOSTON-EDISON

APPLICANT/OWNER: KRISTYN PATTERSON

DATE OF PROVISIONALLY COMPLETE APPLICATION:6/20/2022

DATES OF STAFF SITE VISIT: 7/21/22

SCOPE: REPLACE WOOD WINDOWS WITH ALUMINUM-CLAD WOOD WINDOWS; ERECT FENCE

EXISTING CONDITIONS

Built in 1922, the property at 2550 West Boston is a two-story, single-family building facing southeast on a corner lot of Linwood and West Boston. The center gabled roof is asphalt-shingled with a pedimented central dormer that featured arched wood-paneled detailing, once supported by wood brackets over the front entrance. The house is clad in brown brick with dentil-like detailing under the coping of the house's extended sunroom wing to the west and the front entrance. Limestone sills support the upper-story pairing of double-hung windows and casements around the side elevations. The first floor features a series of large arched glass and wood paneled windows on the front and west wing of the house. The front entrance has a modest door that has been approved for replacement in 2019. This entrance has a modest staircase embraced by a pair of brick-clad wingwalls that lead to a centrally placed brick walkway through the center of the yard to the front public walkway. The walkway runs also along Linwood and the property's rear yard and is elevated at least 2 feet or more above the sidewalk. The entire house is publicly viewable from all sides.

This property has had the following Historic District Commission (HDC) approvals on Detroit Property Information System (DPI):

- July 2001: Certificate of Appropriateness (COA) for repair windows, repaint, install new front door and rear doors, reconstruct rear porch to match existing, remove overgrowth/shrubs.
- May 2002: Denied approval of installation of fence, flatboard from rear face of house around rear yard.
- March 2019: COA for repair/restore all windows with like materials while retaining frames, install new craftsman style front and west doors and decorative security doors, replace front concrete steps to match existing, remove and replace asphalt roof (grey), remove and replace gutters and downspouts to match existing (aluminum), restore and replace existing fascia board and paint to match existing



Site Photo 1, by Staff July 21, 2022: (North) Front elevation.



Site Photo 2, designation slide 1974: (North) front elevation.



Site Photo 3, by Staff July 21, 2022: (South) Rear elevation, showing rear of sun porch and west elevation of the house.



Aerial 1 of Parcel # 10002805 by Detroit Parcel Viewer.

PROPOSAL

The proposed work consists of the replacement of all original wood windows with Jeld Wen W2500 series, aluminum-clad wood fixed or double-hung windows, with grids between the glass patterns to match existing or added to windows that did not have the same pattern. The proposed work also includes the enclosure of the rear yard with a 6' tall wood paneled privacy fence in the rear yard.

Windows (See also attached window order and brochure.)

- Remove and demolish all windows and brickmold
- Replace all windows according to attached window order, using Jeld Wen series W-2500, aluminum clad wood windows with grids between the glass, brilliant white finish
- Attach BetterVue Mesh (standard) screen

Fence (See also attached location and cut sheets.)

- Install 6' wood panel fence along rear sides of the property as shown in attached photos, and 8' wood panel fence along the rear alleyway. Spruce Pine Fir Dog-ear fence panel
- The fence will be installed 6' away from the public walkway along Linwood Street.
- No gate installation.
- No paint or stain on fence proposed.

STAFF OBSERVATIONS AND RESEARCH

- The Boston-Edison Historic District was established in 1974.
- Staff observed that the location of the proposed window replacement is very publicly visible on front, side and rear elevations, due to the corner lot location of this property.
- Staff has the opinion that all original windows, with their variety of operations (doors, casements, double-hung), arched frames and



Site photo 4, by Staff July 21, 2022: Side (west) elevation showing condition of existing wood door/windows: while the radial pattern of the divided light is mostly lost, the wood structure of the door and its paneling is intact.

true-divided lights are distinctive, character-defining features of the building.

- Staff observed that the HDC COA issued in 2019 permits the repair/restoration of each window while retaining the frames on this property.
- Staff requested an assessment of report of the existing windows with photos of each one's exterior and interior conditions. Staff received a general elevation photo of each side of the building's exterior and photos that represent only 7 of interior window photos with no labels identifying locations of these interior windows nor their specific conditions.
- Staff also received a report from H&R Window which states that *"due to the extent of damage/missing framing/deterioration of wall structure to be rebuilt, it is not feasible to look at repairing or restoration of existing parts and pieces of old windows. Would recommend replacing existing windows (what is left of them) with an acceptable window manufacturer that simulates the old style wood double-hung windows of the era..."* (See attached letter.) While staff agrees that some pieces of the windows are missing, there are other windows that appear to be repairable. The report does not show any detail on specific windows and only makes a general statement on the condition of all windows, which staff does not agree: many windows, especially the double hung and casement windows appear to be repairable.
- Staff observed that the proposal states that it will match the existing operation of the windows, but the window order actually replaces the operations of several window features with fixed or double hung operation windows: for example, each window/door is proposed to be replaced with fixed windows, the rear second story ribbon of casement windows are proposed to be replaced with a ribbon of double hung windows.
- The proposal shows that the windows would also replace the brickmold with a thick, blocky 1 1/2" vinyl coil brickmold. It is staff's opinion that removal of the original brickmold and this replacement are inappropriate.
- Some grids between the glass configurations do not match the configuration of the original windows. For example, on west elevation, a ribbon of three 4/4 double-hung windows, is proposed to be replaced with 6/6 double-hung windows. It is staff's opinion that creating patterns that do not match or adding patterns where none existed is not appropriate.
- The wood panels of the glass and wood portions of the arched door frames are proposed to be completely dismissed with full fixed glass windows that mimic a portion of the windows radial pattern. It is staff's opinion that this destroys the distinct, character-defining features of these doors, their operation, material and design is not appropriate.
- Staff requested the applicant to provide the finishing material for the fence. The applicant stated that they do not intend to stain or paint the fence.



TRIM & SILL NOSE OPTIONS

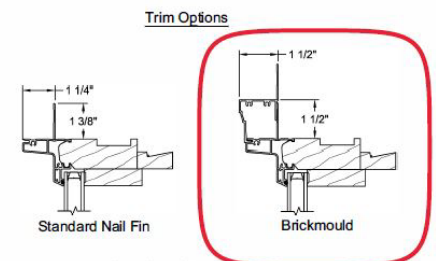


Fig.1 by Applicant: Jeld Wen series showing brickmold section (in red).

ISSUES

- Staff recommends that the replacement of the original wood windows with the installation of aluminum-clad-wood are inappropriate as they introduce a design that alters the historic character of the property (Standards 2 and 3), remove distinctive features (Standard 5), and does not match the character-defining features of the original windows/doors, casements and double-hung windows in design, texture, and material (Standard 6).
- An alternative source for the repair of the windows has not been provided.
- A reasonable assessment of each window's condition and their photos has not been provided.
- Other than the lack of paint or stain, staff has no issue with the rear privacy fence.

RECOMMENDATION

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

Recommendation #1: Replace Wood Windows With Aluminum-Clad Wood Windows

Staff finds that the replacement of the original windows alters the historic character of this property and removes distinctive, character-defining features.

Staff therefore recommends that the Commission issue a Denial for the above work items, as it does not meet the Secretary of the Interior's Standards for Rehabilitation, specifically 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.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

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 qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Recommendation #2: Erect Fence

It is staff's opinion that the erection of the rear privacy fence does not detract from the historic character of the building, its site, and setting. Staff therefore recommends that the Commission issue a Certificate of Appropriateness as the proposed work meets the Secretary of the Interior's Standards for Rehabilitation.

Staff recommends the COA be issued with following conditions:

- Privacy fence stain or paint provided to HDC staff for review and approval before installation.

3/6/2019

CERTIFICATE OF APPROPRIATENESS

Abdul Mutalib
3418 Caniff
Detroit, MI
48212

RE: Application Number 19-6074; 2550 W. Boston Blvd.; Boston Edison Historic District

Dear Mr. Mutalib:

Pursuant to Section 5(10) of the Michigan Local Historic District Act, as amended, being MCL 399.205(10), MSA 5-3407(5)(10); Section 25-2-57(b) of the 1984 Detroit City Code; Detroit Historic District Commission Resolution 97-01 (adopted August 13, 1997); Detroit Historic District Commission Resolution 97-02 (adopted October 8, 1997); and Detroit Historic District Commission Resolution 98-01 (adopted February 11, 1998), the staff of the Detroit Historic District Commission has reviewed the above-referenced application for building permit and hereby issues a Certificate of Appropriateness (COA), which is effective as of March 6, 2019.

Staff finds the work appropriate for the following reasons:

The following work items meet the Secretary of the Interior's Standards for Rehabilitation standard Number 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 qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

- Front Façade (South):
 - Repair / restore all windows with like materials while retaining frames (6)
 - Install new Craftsman style front door and decorative security door
 - Replace Concrete front steps to match existing
- Side Façade (West):
 - Repair / restore windows with like materials while retaining frames (6)
 - Install new Craftsman style door and decorative security door (2)
- Side Façade (East):
 - Repair / restore second floor window with like materials while retaining frames (1)
- Rear Façade (North):
 - Repair / restore all windows with like materials while retaining frames (4)
- Roof: Remove and Replace Grey asphalt shingle roof to match existing
- Gutters and Downspouts: Remove and Replace to Match Existing (aluminum, white)
- Restore / Replace existing damaged fascia board, paint to match existing

Please retain this Certificate of Appropriateness for your files. You should now proceed to the City of Detroit Buildings Safety and Engineering Department to obtain a building permit. The Detroit Historic District Commission's approval and issuance of a Certificate of Appropriateness does not waive the applicant's responsibility to comply with any other applicable ordinances or statutes. If you have any questions regarding this letter, please contact me at (313) 224-4803 or cagneyb@detroitmi.gov.

CITY OF DETROIT
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808
DETROIT, MICHIGAN 48226
PHONE 313-224-6536
FAX 313-224-1310

For the Commission:



Brendan Cagney
Staff

Detroit Historic District Commission

















Boston W



Boston Edison
Historic District

LIQUOR
Etc.



THIS IS A 3-PAGE FORM - ALL INFORMATION IS REQUIRED FOR PROJECT REVIEW

HISTORIC DISTRICT COMMISSION PROJECT REVIEW REQUEST

City of Detroit - Planning & Development Department
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

DATE: _____

PROPERTY INFORMATION

ADDRESS(ES): _____ AKA: _____

PARCEL ID: _____ HISTORIC DISTRICT: _____

SCOPE OF WORK: (Check ALL that apply)

<input type="checkbox"/> Windows/ Doors	<input type="checkbox"/> Walls/ Siding	<input type="checkbox"/> Painting	<input type="checkbox"/> Roof/Gutters/ Chimney	<input type="checkbox"/> Porch/Deck/ Balcony	<input type="checkbox"/> Addition
<input type="checkbox"/> Demolition	<input type="checkbox"/> Signage	<input type="checkbox"/> New Building	<input type="checkbox"/> Major Alteration <i>(3+ scope items)</i>	<input type="checkbox"/> Site Improvements <i>(landscape, trees, fences, patios, etc.)</i>	

BRIEF PROJECT DESCRIPTION: _____

APPLICANT IDENTIFICATION

Property Owner/
Homeowner Contractor Tenant or
Business Occupant Architect/Engineer/
Consultant

NAME: _____ COMPANY NAME: _____

ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____

PHONE: _____ MOBILE: _____ EMAIL: _____

PROJECT REVIEW REQUEST CHECKLIST

Please attach the following documentation to your request:

PLEASE KEEP FILE SIZE OF ENTIRE SUBMISSION UNDER 30MB

Completed Building Permit Application
(highlighted portions only)

ePLANS Permit Number (only applicable if you've already
applied for permits through ePLANS)

Current Photographs: Including the front of the building & detailed photographs of the area(s) affected by
the proposed work. All photographs must be labeled or captioned, e.g. "west wall", "second floor window," etc.

Description of existing conditions (including materials and design)

Description of project (if replacing any existing material(s), include an explanation as to why
replacement--rather than repair--of existing and/or construction of new is required)

Detailed scope of work (formatted as bulleted list)

Brochure/cut sheets for proposed replacement material(s) and/or product(s), as applicable

NOTE:

Based on the scope of work, additional
documentation may be required.
See www.detroitmi.gov/hdc for scope-
specific requirements.

Upon receipt of this documentation, staff will review and inform you of the next steps toward obtaining your building permit from the Buildings, Safety Engineering and Environmental Department (BSEtED) to perform the work.

SUBMIT COMPLETED REQUESTS TO: HDC@DETROITMI.GOV

P2 - BUILDING PERMIT APPLICATION

Date: _____

PROPERTY INFORMATION

Address: _____ Floor: _____ Suite#: _____ Stories: _____
 AKA: _____ Lot(s): _____ Subdivision: _____
 Parcel ID#(s): _____ Total Acres: _____ Lot Width: _____ Lot Depth: _____
 Current Legal Use of Property: _____ Proposed Use: _____
 Are there any existing buildings or structures on this parcel? Yes No

PROJECT INFORMATION

Permit Type: New Alteration Addition Demolition Correct Violations
 Foundation Only Change of Use Temporary Use Other: _____
 Revision to Original Permit #: _____ (Original permit has been issued and is active)

Description of Work (Describe in detail proposed work and use of property, attach work list)

MBC use change No MBC use change

Included Improvements (Check all applicable; these trade areas require separate permit applications)

HVAC/Mechanical Electrical Plumbing Fire Sprinkler System Fire Alarm

Structure Type

New Building Existing Structure Tenant Space Garage/Accessory Building
 Other: _____ Size of Structure to be Demolished (LxWxH) _____ cubic ft.

Construction involves changes to the floor plan? Yes No

(e.g. interior demolition or construction to new walls)

Use Group: _____ Type of Construction (per current MI Bldg Code Table 601) _____

Estimated Cost of Construction \$ _____ By Contractor \$ _____ By Department

Structure Use

Residential-Number of Units: _____ Office-Gross Floor Area _____ Industrial-Gross Floor Area _____
 Commercial-Gross Floor Area: _____ Institutional-Gross Floor Area _____ Other-Gross Floor Area _____

Proposed No. of Employees: _____ List materials to be stored in the building: _____

PLOT PLAN SHALL BE submitted on separate sheets and shall show all easements and measurements (must be correct and in detail). SHOW ALL streets abutting lot, indicate front of lot, show all buildings, existing and proposed distances to lot lines. (Building Permit Application Continues on Next Page)

For Building Department Use Only

Intake By: _____ Date: _____ Fees Due: _____ DngBld? No

Permit Description: _____

Permit #: _____ Current Legal Land Use: _____ Proposed Use: _____
 Permit#: _____ Date Permit Issued: _____ Permit Cost: \$ _____
 Zoning District: _____ Zoning Grant(s): _____
 Lots Combined? Yes No (attach zoning clearance)

Revised Cost (revised permit applications only) Old \$ _____ New \$ _____

Structural: _____ Date: _____ Notes: _____

Zoning: _____ Date: _____ Notes: _____

Other: _____ Date: _____ Notes: _____



IDENTIFICATION (All Fields Required)

Property Owner/Homeowner Property Owner/Homeowner is Permit Applicant

Name: _____ Company Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Phone: _____ Mobile: _____

Driver's License #: _____ Email: _____

Contractor Contractor is Permit Applicant

Representative Name: _____ Company Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Phone: _____ Mobile: _____ Email: _____

City of Detroit License #: _____

TENANT OR BUSINESS OCCUPANT Tenant is Permit Applicant

Name: _____ Phone: _____ Email: _____

ARCHITECT/ENGINEER/CONSULTANT Architect/Engineer/Consultant is Permit Applicant


Name: _____ State Registration#: _____ Expiration Date: _____

Address: _____ City: _____ State: _____ Zip: _____

Phone: _____ Mobile: _____ Email: _____

HOMEOWNER AFFIDAVIT (Only required for residential permits obtained by homeowner.)

I hereby certify that I am the legal owner and occupant of the subject property and the work described on this permit application shall be completed by me. I am familiar with the applicable codes and requirements of the City of Detroit and take full responsibility for all code compliance, fees and inspections related to the installation/work herein described. I shall neither hire nor sub-contract to any other person, firm or corporation any portion of the work covered by this building permit.

Print Name: _____ Signature:  Date: _____
(Homeowner)

Subscribed and sworn to before me this _____ day of _____ 20 ____ A.D. _____ County, Michigan

Signature: _____ My Commission Expires: _____
(Notary Public)

PERMIT APPLICANT SIGNATURE

I hereby certify that the information on this application is true and correct. I have reviewed all deed restrictions that may apply to this construction and am aware of my responsibility thereunder. I certify that the proposed work is authorized by the owner of the record and I have been authorized to make this application as the property owner(s) authorized agent. Further I agree to conform to all applicable laws and ordinances of jurisdiction. **I am aware that a permit will expire when no inspections are requested and conducted within 180 days of the date of issuance or the date of the previous inspection and that expired permits cannot be**

Print Name: _____ Signature: _____ Date: _____
(Permit Applicant)

Driver's License #: _____ Expiration: _____

Subscribed and sworn to before me this _____ day of _____ 20 ____ A.D. _____ County, Michigan

Signature: _____ My Commission Expires: _____
(Notary Public)

Section 23a of the state construction code act of 1972, 1972PA230, MCL 125.1523A, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Visitors of Section 23a are subject to civil fines.

This application can also be completed online. Visit detroitmi.gov/bseed/elaps for more information.



Scope of Work - 2550 W. Boston Blvd

Description of existing conditions

Windows - The current windows are either missing or damaged beyond repair. The window casings were saved therefore all of the wood surrounding each window will be used. Owner proposes replacing all windows with a aluminum clad-wood windows throughout the home. The new windows will replace every window in the house.

Fence – Install a wood fence to follow the outline of the previous fence that is no longer in place. It is assumed the fence was destroyed over time.

Description of the project

Windows - Upon purchasing the home, the majority of the windows were missing and replaced with a clear cover. These clear covers were installed by the city. The remaining windows are damaged beyond repair and deemed unrepairable.

Fence – Install fence to fence in back of property from main street.

Detailed scope of proposed work

- Replace the and install windows that are HDC Commission compliant with the same functionality as the previous windows. The new proposed windows are casement windows with wood interior and aluminum clad exterior.
- Install fence that is HDC Commission compliant. Fence will be 8 feet along the alley way and 6 feet along the sides of the home. See Scope of Work document

From: [Kristyn Patterson](#)
To: [Historic District Commission \(Staff\)](#)
Cc: [Dan Rieden](#)
Subject: Re: [EXTERNAL] 2550 W Boston application
Date: Thursday, July 21, 2022 10:51:55 AM
Attachments: [windoow doc scope 2550.docx](#)

This Message Is From an External Sender

ATTENTION: This email was sent from an external source. Please be extra cautious when opening attachments or clicking links.

Hello,

Please see my comments below in black. Attached is a document with all of the updates. Please let me know if there is anything needed. I can for sure knock it out today. Thank you for all of your guidance.

Kris

773.551.0027

On Jul 19, 2022, at 11:17 AM, Historic District Commission (Staff) <hdc@detroitmi.gov> wrote:

PORCH: I would like to remove this from the proposal. Is that possible at this time?

- Detailed, close-up photos of the existing porch. Since you are proposing to replace to match existing, we will need an elevation drawing and plan view to show existing conditions with dimensions and material labels. Dimensioned photographs confirming all existing details may suffice.
- If new brick is needed, please submit a photo of the brick that will be used, confirming that it will match color, dimension, and pattern.
- Specify the mortar mix to be used (a historic mortar mix must be used; off the shelf mixes can not be used)

FRONT WALK – FENCE

- A dimensioned site plan showing the placement of the fence and rebuilt from walkway.
- Label each side of fence with height (8' high is only allowed at the rear/alley; side yard fence is a maximum 6' height). Identify location of gate. Photo of gate design is also needed. Completed in Scope of Exterior Work doc

WINDOWS

- Submit manufacturer brochure for selected vinyl windows. Submitted already. The document labeled W2500 Window orientation and W5500 cladwood casement.

- Expand the narrative to explain why the existing door frames at the first floor can't be repaired and reused (with new glass above). It appears that only one full set of doors is missing. These openings are distinctive character-defining features of the house, so replacing these frames/doors with fixed vinyl windows will be very difficult to get approved due to the extent of the architectural/visual change to the house. Completed in Scope of Exterior Work doc
- Please explain if wood windows, with simulated divided-light muntins were considered, as they would more closely match what had been there previously. Additionally, it appears that some original/historic window sash remain in place. Completed in Scope of Exterior Work doc

PHOTOS

Submit all photographs used with this application as independent jpeg files.

Please submit the above information by end of day Thursday, July 21. Thank you!

From: [Kristyn Patterson](#)
To: [Dan Rieden](#)
Subject: [EXTERNAL] Re: 2550 W. Boston Blvd. - August 10, 2022 Detroit Historic District Commission meeting
Date: Thursday, July 28, 2022 8:58:22 PM
Attachments: [W2500 Window orientation.pdf](#)
[2550 W. Boston word.doc windows.docx](#)
[Full Application 7.pdf](#)
[clip_image001.png](#)

This Message Is From an External Sender

ATTENTION: This email was sent from an external source. Please be extra cautious when opening attachments or clicking links.

Hi Dan,

I am hoping I got this right this time. Please see my comments below and the attachments per your request. I can make any edits you need tomorrow with the exception of the interior windows.

1. We are confirming your request to remove the front porch work from the application.

Confirming

2. The application includes the front yard brick walkway, and the concrete stairs. We require a description of the proposed work for the front walkway:
 - Are you removing the existing brick, setting it aside and reusing the brick? Or are you using a new material?
 - If you're using a new material, we would need a brochure on this new material and how its installed.
 - Please also provide a clear description on how the work will be done to repair the stairs.

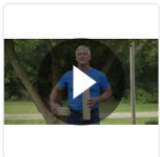
I am removing this from the application.

3. We are confirming that the proposed fence height is 6ft on the sides and 8ft along the alley. Please provide the dimensions to the fence lengths as was previously requested. Please provide the distance from the public walkway the fence will be located. Please indicate the location and dimensions of any gates to the fence. Please provide images that show the proposed design of the fence and the gate. Is the fence shadow-boxed? What is the top-detailing of the fence? Is there lighting applied?

The fence will be 6ft on the sides and 8ft along the alley. Dimensions can be found in the screenshot below. The fence will located 6 feet from the walkway. There is currently no gate surrounding the property however the neighbor has a gate. The fence will be right up against the gate. There will be no lighting applied. The details can be found in the picture below.

6 ft. H x 8 ft. W Spruce Pine Fir Dog-Ear Fence Panel

★★★★★ (97) [Questions & Answers \(25\)](#)



4. The Commission commonly asks that a fence be painted or stained. What finishing material are you using for the fence? Please provide a product sheet for this material.

I didn't intend to stain the fence therefore the color you see above will be the final color unless the Commission proposes a different color. I will certainly oblige.

5. Did you have a professional window expert assess the conditions of the windows? If so, please provide a letter from their assessment.

I attached the letter to the original application I thought. It will also be attached here.

6. The photos of the interior and exterior conditions of the windows are incomplete. We received 8 photos. Two of these photos are duplicate and most windows being proposed to be replaced are missing. We need to have each photo labeled so we know where each window is located. You can bring these photos into a single document that clearly indicates the locations, and the interior and exterior conditions for each window proposed for replacement.

I included exterior photos. Will they suffice?

I do not have interior pictures at the moment however I return in town on Monday evening and can provide them end of day Monday.

7. Please highlight on the window order document that you submitted the manufacturer of the windows, the material of the windows and whether the grille patterns are simulated divided light, true divided light or grilles between the glass.

The manufacturer of the windows will be Jeld-wen. I've highlighted the grille patterns in yellow. The grilles are between the glass.

8. There are two brochures from Jeld-wen glass but the models in the title of the document, "W-2500 ACWood Windows" and the file name, "w5500cladwood" does not match. Which of these two brochures are you using? Which option items in the brochure are you ordering for the windows? Please circle the options you are proposing to use and indicate their locations on the house (these items do not appear to match the window order).

I am using the w2500 cladwood brochure.

Kris

On Jul 26, 2022, at 1:50 PM, Dan Rieden <riedenda@detroitmi.gov> wrote:

Fence scope of work

Fence will end at the circled mark where the previous fence ended



Fence will follow the arrow along Lynwood St.









Proposal



- 23641 John R.
- Hazel Park, Michigan 48030
- Phone: (248) 544-8282
- Fax: (248) 544-8122
- www.hrwindowrepair.com



PROPOSAL SUBMITTED TO KRISTYN PATTERSON	PHONE	DATE 03/27/22
ADDRESS 2350 W. BOSTON BLVD.	JOB NAME AND LOCATION	
DETROIT, MI	TOTAL SEE BELOW	DEPOSIT
		BALANCE

We propose herefor ~~SEE BELOW~~ material and labor—complete in accordance with below specifications, for the sum of _____ d ollars.

Approximate completion time within _____ from receipt of deposit.

TERMS: 1/2 of purchase price upon acceptance of proposal and balance due C.O.D. at completion of work.

All material is guaranteed to be as specified. All work is to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation insurance.

H & R WINDOW REPAIR COMPANY

Authorized
Signature

Thomas Rushton

NOTE: This proposal may be withdrawn by us if not accepted within thirty (30) days.

We hereby submit specifications and estimates, subject to all terms and conditions as follows:

LETTER OF EXPLANATION AS FOLLOWS:

DUE TO THE EXTENT OF DAMAGE / MISSING FRAMING / DETERIORATION OF WALL STRUCTURE TO BE REBUILT IT IS NOT FEASIBLE TO LOOK AT REPAIRING OR RESTORATION OF EXISTING PARTS AND PIECES OF OLD WINDOWS

WOULD RECOMMEND REPLACING EXISTING WINDOWS (WHAT IS LEFT OF THEM) WITH AN ACCEPTABLE WINDOW MANUFACTURER THAT SIMULATES THE OLD STYLE WOOD DOUBLE HUNG WINDOWS OF THE ERA.

LOOK INTO ACCEPTABLE WINDOW MANUFACTURERS THROUGH THE HDC - BEST MATCH WOULD BE "LINCOLN" BRAND WINDOWS (IF THEY ARE LISTED)

SEE EXCLUSION ON BACK

Removal and reinstallation of all window treatments are the responsibility of the homeowner.

Acceptance of Proposal — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Date of Acceptance _____

Signature _____

If you accept our proposal, please sign on bottom and return top copy with deposit. Thank you.







FRAMM













Scope of Exterior Work at 2550 W Boston Blvd.

Issue	Solution
<ul style="list-style-type: none"> No windows were not present when home was purchased from seller. Only plastic cover the windows. 	<ul style="list-style-type: none"> Replace all windows Frame exterior of windows with wood the same color as the home previously was painted (white) <p>Explanation of replacement - New windows are required. Replace the remaining windows and add new windows with 8-pane vinyl windows similar to the original windows. Please see attached window order to replace all windows.</p>
<ul style="list-style-type: none"> Pathway leading to the front stairs and as well as stairs are worn down. 	<ul style="list-style-type: none"> Replace current stairs with new concrete stairs. Replace brick pathway completely with similar brick in the same pattern <p>Explanation of replacement – stairs are worn down and have to be replaced and are not safe currently. Brick pathway has to be torn up, leveled out and replaced.</p>
<ul style="list-style-type: none"> There is currently no gate on the property. 	<ul style="list-style-type: none"> Install gate around the backyard <p>Explanation of replacement - The home currently has no privacy from the busy street Linwood. Enclosing the property will make it safer as well as provide privacy. Gate will be 8-foot height.</p> 

Photos of all sides of the existing building



12701 MIDDLEBELT RD.
LIVONIA, MI 48150
(734) 261-1470
(734) 793-3606

MENARDS
Design & Buy™ WINDOWS

Design #: 330859458793
Estimated Price: \$35,374.96

How to purchase at the store:

1. Take this packet to any Menards store.
2. Have a Menards Team Member enter the Design ID into the Window Designer Program.
3. Have a Menards Team Member print purchasing documents.
4. Take the Special Order Contract to the register and pay.

How to recall and purchase a saved design at home:

1. Go to Menards.com
2. Login to your account.
3. Go to the Window Designer from the Project Center and select Search Saved Designs.
4. Enter the Design ID or select from your open projects to load into the Window Designer.
5. Add your design to the cart and purchase.

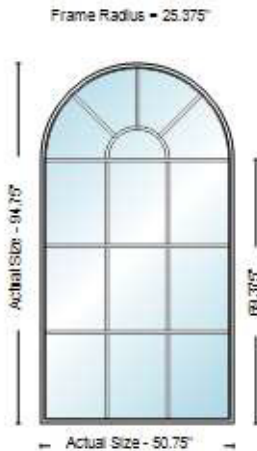
Line Item	Quantity	Product Description	Unit Price	Total Price
-----------	----------	---------------------	------------	-------------

100-1	8	Clad W-2500, Direct Set, Half Round Above Springline,	\$2,543.94	\$20,351.52
-------	---	---	------------	-------------

Rough Opening: 51.5 x 95.5

Actual Size: 50.75 x 94.75

Room: None Assigned
Unit is viewed from the outside looking in.



50.75 x 94.75
ProductTileBackendName =
Assembly = Full Unit,
Exterior Trim Type = Nail Fin (Standard),
Exterior Trim Options = No,
Country Where Unit Will Be Installed = USA (Certified)
Measurement Type = Rough Opening Size,
Rough Opening Width = 51 1/2",
Rough Opening Height = Custom Size,
Custom Rough Opening Height = 95.5,
Rough Opening Leg Height = 70.125
Interior Material Type = Auralast Pine,
Interior Finish Type = Natural,
Interior Finish = Unfinished,
Exterior Finish = Brilliant White
Extension Jamb = 4 9/16",
Thickness of extension jamb material = (Standard) 9/16 " Thick Jamb Extension
Performance Grade Rating = PG 35,
Radius Interior Casing Only = No Casing
Glass Energy Efficiency = Energy Star,
Installation Zip Code = 48308,
Energy Star Zone = Energy Star - Northern,
Energy Star Low-E Options = SunResist with HeatSave,
Glass Type = Standard,
Neat Glass = No,
Glass Thickness = Standard Default Thickness,
Protective Film = No Protective Film,
Glass Spacer Color = Black Spacer,
Air Space Options = Argon
Grille Type = 5/8" Flat GBG,
Grille Finish = Brilliant White,
Grille Pattern = Open Hub,
Number of Squares Wide = 3,
Number of Radial Bars = 1,
Number of Squares High = 3,
Number of Spoke Bars = 3
U-Factor = 0.22,
Solar Heat Gain Coefficient = 0.21,
Visible Light Transmittance = 0.48,
Condensation Resistance = 44,
CPD# = JEL-N-889-03767-00001,
Energy Star Qualified = Northern, North-Central, South-Central, Southern
Is this a Reorder? = No
Manufacturer = JELD-WEN, Rantoul(IL),
Catalog Version Date = 09/17/2021,
Catalog Version = 21.2.53.0
5/8" Flat Grilles Between Glass (GBG),
Sunburst with Open Hub,
3W3H1R3S

Line Item	Quantity	Product Description	Unit Price	Total Price
-----------	----------	---------------------	------------	-------------

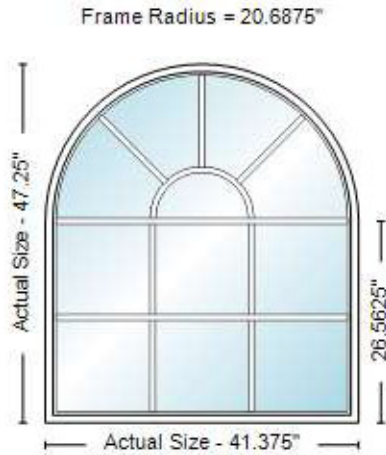
200-1	2	Clad W-2500, Direct Set, Half Round Above Springline,	\$1,724.52	\$3,449.04
-------	---	---	------------	------------

Rough Opening: 42.125 x 48

Actual Size: 41.375 x 47.25

Room: None Assigned

Unit is viewed from the outside looking in.



41.375 x 47.25
ProductTileBackendName =
Assembly = Full Unit,
Exterior Trim Type = Nail Fin (Standard),
Exterior Trim Options = No,
Country Where Unit Will Be Installed = USA (Certified)
Measurement Type = Rough Opening Size,
Rough Opening Width = 42 1/8",
Rough Opening Height = Custom Size,
Custom Rough Opening Height = 48,
Rough Opening Leg Height = 27.3125
Interior Material Type = Auralast Pine,
Interior Finish Type = Natural,
Interior Finish = Unfinished,
Exterior Finish = Brilliant White
Extension Jamb = 4 9/16",
Thickness of extension jamb material = (Standard) 9/16 " Thick Jamb Extension
Performance Grade Rating = PG 35,
Radius Interior Casing Only = No Casing
Glass Energy Efficiency = Energy Star,
Installation Zip Code = 48308,
Energy Star Zone = Energy Star - Northern,
Energy Star Low-E Options = SunResist with HeatSave,
Glass Type = Standard,
Neat Glass = No,
Glass Thickness = Standard Default Thickness,
Protective Film = No Protective Film,
Glass Spacer Color = Black Spacer,
Air Space Options = Argon
Grille Type = 5/8" Flat GBG,
Grille Finish = Brilliant White,
Grille Pattern = Open Hub,
Number of Squares Wide = 3,
Number of Radial Bars = 1,
Number of Squares High = 2,
Number of Spoke Bars = 3
U-Factor = 0.22,
Solar Heat Gain Coefficient = 0.21,
Visible Light Transmittance = 0.49,
Condensation Resistance = 45,
CPD# = JEL-N-889-03307-00001,
Energy Star Qualified = Northern, North-Central, South-Central, Southern
Is this a Reorder? = No
Manufacturer = JELD-WEN, Rantoul(IL),
Catalog Version Date = 09/17/2021,
Catalog Version = 21.2.53.0
5/8" Flat Grilles Between Glass (GBG),
Sunburst with Open Hub,
3W2H1R3S



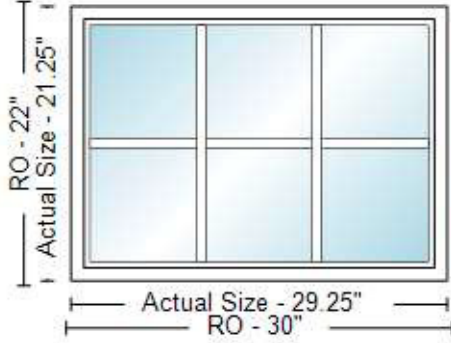
Line Item	Quantity	Product Description	Unit Price	Total Price
-----------	----------	---------------------	------------	-------------

300-1	2	Clad W-2500, Direct Set,	\$450.63	\$901.26
-------	---	-----------------------------	----------	----------

Rough Opening: 30 x 22

Actual Size: 29.25 x 21.25

Room: right front fixed windows
Unit is viewed from the outside looking in.



29.25 x 21.25
ProductTileBackendName =
Assembly = Full Unit,
Jamb Alignment to Match = Double Hung,
Exterior Trim Type = Nail Fin (Standard),
Exterior Trim Options = No,
Country Where Unit Will Be Installed = USA (Certified)
Measurement Type = Rough Opening Size,
Rough Opening Width = Custom Size,
Custom Rough Opening Width = 30,
Rough Opening Height = Custom Size,
Custom Rough Opening Height = 22
Interior Material Type = Auralast Pine,
Interior Finish Type = Natural,
Interior Finish = Unfinished,
Exterior Finish = Brilliant White
Extension Jamb = 4 9/16"
Performance Grade Rating = PG 35,
Drip Cap = No Drip Cap
Glass Energy Efficiency = Energy Star,
Installation Zip Code = 48308,
Energy Star Zone = Energy Star - Northern,
Energy Star Low-E Options = SunResist with HeatSave,
Glass Type = Standard,
Neat Glass = No,
Glass Thickness = Standard Default Thickness,
Protective Film = No Protective Film,
Glass Spacer Color = Black Spacer,
Air Space Options = Argon,
Glazing Stop Style = Sloped Sill Stop
Grille Type = 5/8" Flat GBG,
Grille Finish = Brilliant White,
Grille Pattern = Colonial,
Number of Squares Wide = 3,
Number of Squares High = 2
U-Factor = 0.22,
Solar Heat Gain Coefficient = 0.21,
Visible Light Transmittance = 0.49,
Condensation Resistance = 45,
CPD# = JEL-N-889-03307-00001,
Energy Star Qualified = Northern, North-Central, South-Central, Southern
Is this a Reorder? = No
Manufacturer = JELD-WEN, Rantoul(IL),
Catalog Version Date = 09/17/2021,
Catalog Version = 21.2.53.0
5/8" Flat Grilles Between Glass (GBG),
Colonial,
3W2H



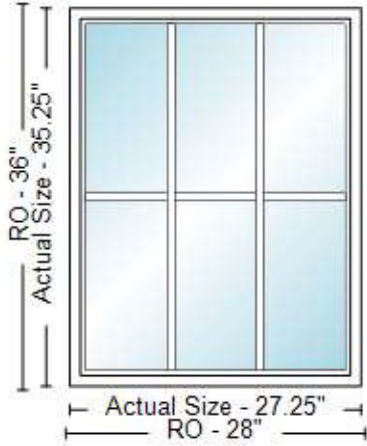
Line Item	Quantity	Product Description	Unit Price	Total Price
-----------	----------	---------------------	------------	-------------

400-1 1 Clad W-2500, \$550.44 \$550.44
 Direct Set,

Rough Opening: 28 x 36

Actual Size: 27.25 x 35.25

Room: right back fixed windows
Unit is viewed from the outside looking in.



27.25 x 35.25
 ProductTileBackendName =
 Assembly = Full Unit,
 Jamb Alignment to Match = Double Hung,
 Exterior Trim Type = Nail Fin (Standard),
 Exterior Trim Options = No,
 Country Where Unit Will Be Installed = USA (Certified)
 Measurement Type = Rough Opening Size,
 Rough Opening Width = Custom Size,
 Custom Rough Opening Width = 28,
 Rough Opening Height = Custom Size,
 Custom Rough Opening Height = 36
 Interior Material Type = Auralast Pine,
 Interior Finish Type = Natural,
 Interior Finish = Unfinished,
 Exterior Finish = Brilliant White
 Extension Jamb = 4 9/16"
 Performance Grade Rating = PG 35,
 Drip Cap = No Drip Cap
 Glass Energy Efficiency = Energy Star,
 Installation Zip Code = 48308,
 Energy Star Zone = Energy Star - Northern,
 Energy Star Low-E Options = SunResist with HeatSave,
 Glass Type = Standard,
 Neat Glass = No,
 Glass Thickness = Standard Default Thickness,
 Protective Film = No Protective Film,
 Glass Spacer Color = Black Spacer,
 Air Space Options = Argon,
 Glazing Stop Style = Sloped Sill Stop
Grille Type = 5/8" Flat GBG,
Grille Finish = Brilliant White,
Grille Pattern = Colonial,
Number of Squares Wide = 3,
Number of Squares High = 2
 U-Factor = 0.22,
 Solar Heat Gain Coefficient = 0.21,
 Visible Light Transmittance = 0.49,
 Condensation Resistance = 45,
 CPD# = JEL-N-889-03307-00001,
 Energy Star Qualified = Northern, North-Central, South-Central, Southern
 Is this a Reorder? = No
 Manufacturer = JELD-WEN, Rantoul(IL),
 Catalog Version Date = 09/17/2021,
 Catalog Version = 21.2.53.0
5/8" Flat Grilles Between Glass (GBG),
Colonial,
 3W2H



Line Item	Quantity	Product Description	Unit Price	Total Price
-----------	----------	---------------------	------------	-------------

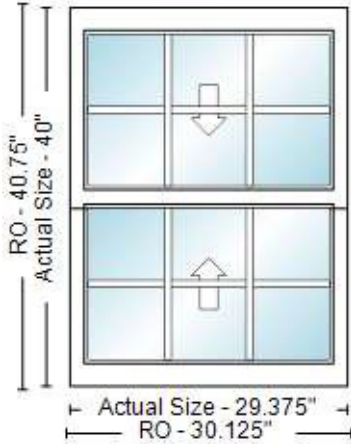
500-1	1	Clad W-2500, Double Hung,	\$464.20	\$464.20
-------	---	------------------------------	----------	----------

Rough Opening: 30.125 x 40.75

Actual Size: 29.375 x 40

Room: None Assigned

Unit is viewed from the outside looking in.



29.375 x 40
ProductTileBackendName =
Assembly = Full Unit,
Sash Model = All Options,
Exterior Trim Type = Nail Fin (Standard),
Exterior Trim Options = No,
Country Where Unit Will Be Installed = USA (Certified)
Sash Split = Even Divide,
Measurement Type = Rough Opening Size,
Rough Opening Width = 30 1/8",
Rough Opening Height = 40 3/4"
Interior Material Type = Auralast Pine,
Interior Finish Type = Natural,
Interior Finish = Unfinished,
Exterior Finish = Brilliant White,
Sash to Match Exterior Frame Finish = Yes,
Exterior Sash Finish = Brilliant White
Extension Jamb = 4 9/16"
Performance Grade Rating = PG 35,
Drip Cap = No Drip Cap
Hardware Finish = White,
Number of Locks = 1,
Screen Options = BetterVue Mesh (Standard),
Screen Frame Finish = Brilliant White
Glass Energy Efficiency = Energy Star,
Installation Zip Code = 48308,
Energy Star Zone = Energy Star - Northern,
Energy Star Low-E Options = SunResist with HeatSave,
Glass Type = Standard,
Neat Glass = No,
Glass Thickness = Standard Default Thickness,
Protective Film = No Protective Film,
Glass Spacer Color = Black Spacer,
Air Space Options = Argon
Grille Type = 5/8" Flat GBG,
Grille Location in Glass = All Lite(s),
Grille Finish = Brilliant White,
Grille Pattern = Colonial,
Number of Squares Wide - Top = 3,
Number of Squares Wide - Bottom = 3,
Number of Squares High - Top = 2,
Number of Squares High - Bottom = 2
Jamb Liner = White Jamb Liner,
Secondary Vent Stop / Sash Limiter = No Window Opening Control Device
U-Factor = 0.25,
Solar Heat Gain Coefficient = 0.19,
Visible Light Transmittance = 0.45,
Condensation Resistance = 45,
CPD# = JEL-N-850-01686-00001,
Energy Star Qualified = Northern, North-Central, South-Central, Southern
Is this a Reorder? = No
Manufacturer = JELD-WEN, Rantoul(IL),
Catalog Version Date = 09/17/2021,
Catalog Version = 21.2.53.0
5/8" Flat Grilles Between Glass (GBG),
Colonial,
3W2H



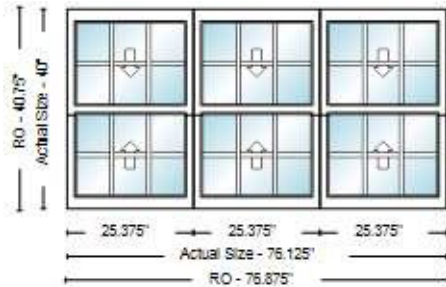
Line Item	Quantity	Product Description	Unit Price	Total Price
-----------	----------	---------------------	------------	-------------

700-1	1	Clad W-2500, Double Hung,	\$1,271.06	\$1,271.06
-------	---	------------------------------	------------	------------

Rough Opening: 76.875 x 40.75

Actual Size: 76.125 x 40

Room: back left 3 wide
Unit is viewed from the outside looking in.



76.125 x 40
ProductTileBackendName =
Grille Pattern = Colonial,
Number of Squares Wide - Top = 3,
Number of Squares Wide - Bottom = 3,
Number of Squares High - Top = 2,
Number of Squares High - Bottom = 2
U-Factor = 0.3,
Solar Heat Gain Coefficient = 0.49,
Visible Light Transmittance = 0.56,
Condensation Resistance = 55,
CPD# = JEL-N-850-01687-00002,
Energy Star Qualified = Northern
Is this a Reorder? = No
Manufacturer = JELD-WEN, Rantoul(IL),
Catalog Version Date = 09/17/2021,
Catalog Version = 21.2.53.0
5/8" Flat Grilles Between Glass (GBG),
Colonial,
3W2H
Assembly = Full Unit,
Sash Model = All Options,
Exterior Trim Type = Nail Fin (Standard),
Exterior Trim Options = No,
Country Where Unit Will Be Installed = USA (Certified)
Sash Split = Even Divide,
Measurement Type = Rough Opening Size,
Rough Opening Width = 76 7/8",
Rough Opening Height = 40 3/4",
Flanker Width = 25 3/8"
Interior Material Type = Auralast Pine,
Interior Finish Type = Natural,
Interior Finish = Unfinished,
Exterior Finish = Brilliant White,
Sash to Match Exterior Frame Finish = Yes,
Exterior Sash Finish = Brilliant White
Extension Jamb = 4 9/16"
Performance Grade Rating = DP 35,
Drip Cap = No Drip Cap
Hardware Finish = White,
Screen Options = BetterVue Mesh (Standard),
Screen Frame Finish = Brilliant White
Glass Energy Efficiency = Energy Star,
Installation Zip Code = 48326,
Energy Star Zone = Energy Star - Northern,
Energy Star Low-E Options = SunFlow,
Glass Type = Standard,
Neat Glass = No,
Glass Thickness = Standard Default Thickness,
Protective Film = No Protective Film,
Glass Spacer Color = Black Spacer,
Air Space Options = Argon
Grille Type = 5/8" Flat GBG,
Grille Location in Glass = All Lite(s),
Grille Finish = Brilliant White,
Grille Pattern = Define Pattern Separately
Mull Assembly = Flat Mull,
Jamb Liner = White Jamb Liner,
Secondary Vent Stop / Sash Limiter = No Window Opening Control Device
Vertical,
Factory,
0" thick, 40" length



Line Item	Quantity	Product Description	Unit Price	Total Price
-----------	----------	---------------------	------------	-------------

800-1 1

Clad W-2500,
Double Hung,

\$833.71

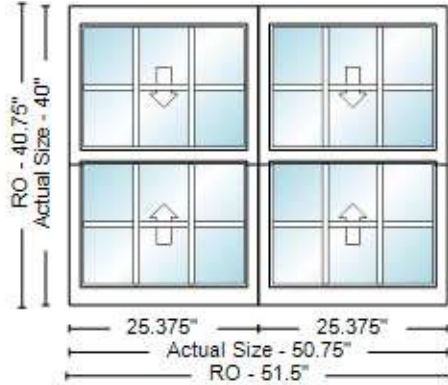
\$833.71

Rough Opening: 51.5 x 40.75

Actual Size: 50.75 x 40

Room: None Assigned

Unit is viewed from the outside looking in.



50.75 x 40
ProductTileBackendName =
Grille Pattern = Colonial,
Number of Squares Wide - Top = 3,
Number of Squares Wide - Bottom = 3,
Number of Squares High - Top = 2,
Number of Squares High - Bottom = 2
U-Factor = 0.3,
Solar Heat Gain Coefficient = 0.49,
Visible Light Transmittance = 0.56,
Condensation Resistance = 55,
CPD# = JEL-N-850-01687-00002,
Energy Star Qualified = Northern
Manufacturer = JELD-WEN, Rantoul(IL),
Catalog Version Date = 09/17/2021,
Catalog Version = 21.2.53.0
5/8" Flat Grilles Between Glass (GBG),
Colonial,
3W2H
Assembly = Full Unit,
Sash Model = All Options,
Exterior Trim Type = Nail Fin (Standard),
Exterior Trim Options = No,
Country Where Unit Will Be Installed = USA (Certified)
Sash Split = Even Divide,
Measurement Type = Rough Opening Size,
Rough Opening Width = 51 1/2",
Rough Opening Height = 40 3/4"
Interior Material Type = Auralast Pine,
Interior Finish Type = Natural,
Interior Finish = Unfinished,
Exterior Finish = Brilliant White,
Sash to Match Exterior Frame Finish = Yes,
Exterior Sash Finish = Brilliant White
Extension Jamb = 4 9/16"
Drip Cap = No Drip Cap
Hardware Finish = White,
Screen Options = BetterVue Mesh (Standard),
Screen Frame Finish = Brilliant White
Glass Energy Efficiency = Energy Star,
Installation Zip Code = 48326,
Energy Star Zone = Energy Star - Northern,
Energy Star Low-E Options = SunFlow,
Glass Type = Standard,
Neat Glass = No,
Glass Thickness = Standard Default Thickness,
Protective Film = No Protective Film,
Glass Spacer Color = Black Spacer,
Air Space Options = Argon
Grille Type = 5/8" Flat GBG,
Grille Location in Glass = All Lite(s),
Grille Finish = Brilliant White,
Grille Pattern = Define Pattern Separately
Mull Assembly = Flat Mull,
Jamb Liner = White Jamb Liner,
Secondary Vent Stop / Sash Limiter = No Window Opening Control Device
Vertical,
Factory,
0" thick, 40" length



Line Item	Quantity	Product Description	Unit Price	Total Price
-----------	----------	---------------------	------------	-------------

900-1 1

Clad W-2500,
Double Hung,

\$624.72

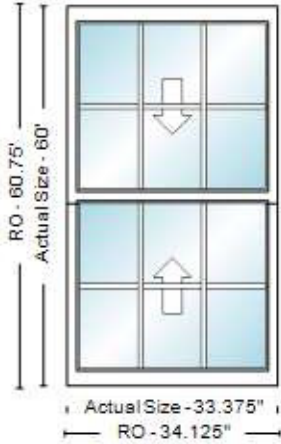
\$624.72

Rough Opening: 34.125 x 60.75

Actual Size: 33.375 x 60

Room: None Assigned

Unit is viewed from the outside looking in.



33.375 x 60
ProductTileBackendName =
Assembly = Full Unit,
Sash Model = All Options,
Exterior Trim Type = Nail Fin (Standard),
Exterior Trim Options = No,
Country Where Unit Will Be Installed = USA (Certified)
Sash Split = Even Divide,
Measurement Type = Rough Opening Size,
Rough Opening Width = 34 1/8",
Rough Opening Height = 60 3/4"
Interior Material Type = Auralast Pine,
Interior Finish Type = Natural,
Interior Finish = Unfinished,
Exterior Finish = Brilliant White,
Sash to Match Exterior Frame Finish = Yes,
Exterior Sash Finish = Brilliant White
Extension Jamb = 4 9/16"
Performance Grade Rating = PG 35,
Drip Cap = No Drip Cap
Hardware Finish = White,
Number of Locks = 1,
Screen Options = BetterVue Mesh (Standard),
Screen Frame Finish = Brilliant White
Glass Energy Efficiency = Energy Star,
Installation Zip Code = 48308,
Energy Star Zone = Energy Star - Northern,
Energy Star Low-E Options = SunResist with HeatSave,
Glass Type = Standard,
Neat Glass = No,
Glass Thickness = Standard Default Thickness,
Protective Film = No Protective Film,
Glass Spacer Color = Black Spacer,
Air Space Options = Argon
Grille Type = 5/8" Flat GBG,
Grille Location in Glass = All Lite(s),
Grille Finish = Brilliant White,
Grille Pattern = Colonial,
Number of Squares Wide - Top = 3,
Number of Squares Wide - Bottom = 3,
Number of Squares High - Top = 2,
Number of Squares High - Bottom = 2
Jamb Liner = White Jamb Liner,
Secondary Vent Stop / Sash Limiter = No Window Opening Control Device
U-Factor = 0.25,
Solar Heat Gain Coefficient = 0.19,
Visible Light Transmittance = 0.45,
Condensation Resistance = 45,
CPD# = JEL-N-850-01686-00001,
Energy Star Qualified = Northern, North-Central, South-Central, Southern
Is this a Reorder? = No
Manufacturer = JELD-WEN, Rantoul(IL),
Catalog Version Date = 09/17/2021,
Catalog Version = 21.2.53.0
5/8" Flat Grilles Between Glass (GBG),
Colonial,
3W2H

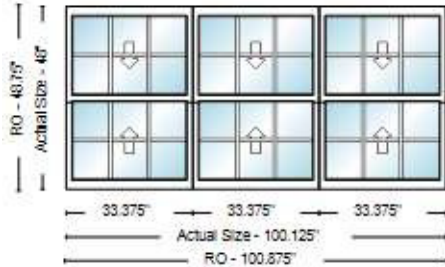
Line Item	Quantity	Product Description	Unit Price	Total Price
-----------	----------	---------------------	------------	-------------

1000-1 1 Clad W-2500, Double Hung, 100.125 x 48, ProductTileBackendName = Performance Grade Rating = PG 35, Grille Pattern = Colonial, Number of Squares Wide - Top = 3, Number of Squares Wide - Bottom = 3, Number of Squares High - Top = 2, Number of Squares High - Bottom = 2, U-Factor = 0.3, Solar Heat Gain Coefficient = 0.49, Visible Light Transmittance = 0.56, Condensation Resistance = 55, CPD# = JEL-N-850-01687-00002, Energy Star Qualified = Northern, Is this a Reorder? = No, Manufacturer = JELD-WEN, Rantoul(IL), Catalog Version Date = 09/17/2021, Catalog Version = 21.2.53.0, 5/8" Flat Grilles Between Glass (GBG), Colonial, 3W2H, Assembly = Full Unit, Sash Model = All Options, Exterior Trim Type = Nail Fin (Standard), Exterior Trim Options = No, Country Where Unit Will Be Installed = USA (Not Certified), Sash Split = Even Divide, Measurement Type = Rough Opening Size, Rough Opening Width = 100 7/8", Rough Opening Height = 48 3/4", Flanker Width = 33 3/8", Interior Material Type = Auralast Pine, Interior Finish Type = Natural, Interior Finish = Unfinished, Exterior Finish = Brilliant White, Sash to Match Exterior Frame Finish = Yes, Exterior Sash Finish = Brilliant White, Extension Jamb = 4 9/16", Drip Cap = No Drip Cap, Hardware Finish = White, Screen Options = BetterVue Mesh (Standard), Screen Frame Finish = Brilliant White, Glass Energy Efficiency = Energy Star, Installation Zip Code = 48326, Energy Star Zone = Energy Star - Northern, Energy Star Low-E Options = SunFlow, Glass Type = Standard, Neat Glass = No, Glass Thickness = Standard Default Thickness, Protective Film = No Protective Film, Glass Spacer Color = Black Spacer, Air Space Options = Argon, Grille Type = 5/8" Flat GBG, Grille Location in Glass = All Lite(s), Grille Finish = Brilliant White, Grille Pattern = Define Pattern Separately, Mull Assembly = Flat Mull, Jamb Liner = White Jamb Liner, Secondary Vent Stop / Sash Limiter = No Window Opening Control Device, Vertical, Factory, 0" thick, 48" length

Rough Opening: 100.875 x 48.75

Actual Size: 100.125 x 48

Room: back top 3 wide
Unit is viewed from the outside looking in.



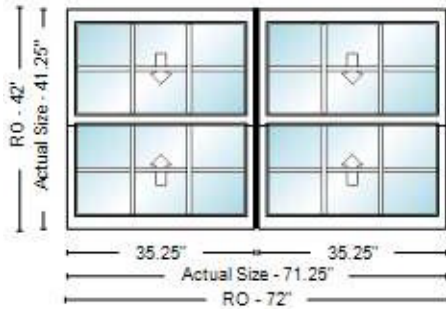
Line Item	Quantity	Product Description	Unit Price	Total Price
-----------	----------	---------------------	------------	-------------

1100-1	1	Clad W-2500, Double Hung,	\$1,040.30	\$1,040.30
--------	---	------------------------------	------------	------------

Rough Opening: 72 x 42

Actual Size: 71.25 x 41.25

Room: back right top 2 widw
Unit is viewed from the outside looking in.



71.25 x 41.25
ProductTileBackendName =
Grille Pattern = Colonial,
Number of Squares Wide - Top = 3,
Number of Squares Wide - Bottom = 3,
Number of Squares High - Top = 2,
Number of Squares High - Bottom = 2
U-Factor = 0.3,
Solar Heat Gain Coefficient = 0.49,
Visible Light Transmittance = 0.56,
Condensation Resistance = 55,
CPD# = JEL-N-850-01687-00002,
Energy Star Qualified = Northern
Manufacturer = JELD-WEN, Rantoul(IL),
Catalog Version Date = 09/17/2021,
Catalog Version = 21.2.53.0
5/8" Flat Grilles Between Glass (GBG),
Colonial,
3W2H
Assembly = Full Unit,
Sash Model = All Options,
Exterior Trim Type = Nail Fin (Standard),
Exterior Trim Options = No,
Country Where Unit Will Be Installed = USA (Not Certified)
Sash Split = Even Divide,
Measurement Type = Actual Size,
Frame Width = 71 1/4",
Frame Height = 41 1/4"
Interior Material Type = Auralast Pine,
Interior Finish Type = Natural,
Interior Finish = Unfinished,
Exterior Finish = Brilliant White,
Sash to Match Exterior Frame Finish = Yes,
Exterior Sash Finish = Brilliant White
Extension Jamb = 4 9/16"
Drip Cap = No Drip Cap
Hardware Finish = White,
Screen Options = BetterVue Mesh (Standard),
Screen Frame Finish = Brilliant White
Glass Energy Efficiency = Energy Star,
Installation Zip Code = 48326,
Energy Star Zone = Energy Star - Northern,
Energy Star Low-E Options = SunFlow,
Glass Type = Standard,
Neat Glass = No,
Glass Thickness = Standard Default Thickness,
Protective Film = No Protective Film,
Glass Spacer Color = Black Spacer,
Air Space Options = Argon
Grille Type = 5/8" Flat GBG,
Grille Location in Glass = All Lite(s),
Grille Finish = Brilliant White,
Grille Pattern = Define Pattern Separately
Mull Assembly = Flat Mull,
Spread Mull Width = 3/4",
Jamb Liner = White Jamb Liner,
Secondary Vent Stop / Sash Limiter = No Window Opening Control Device
Vertical,
Factory,
0.75" thick, 41.25" length

Line Item	Quantity	Product Description	Unit Price	Total Price
-----------	----------	---------------------	------------	-------------

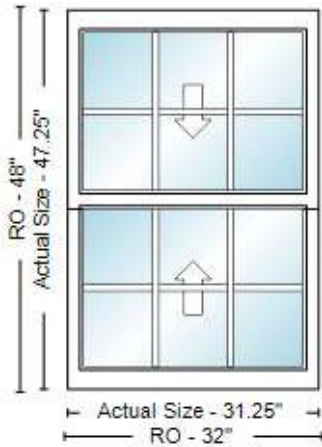
1200-1 1

Rough Opening: 32 x 48

Actual Size: 31.25 x 47.25

Room: top bathroom

Unit is viewed from the outside looking in.



Clad W-2500,
 Double Hung,
 31.25 x 47.25
 ProductTileBackendName =
 Assembly = Full Unit,
 Sash Model = All Options,
 Exterior Trim Type = Nail Fin (Standard),
 Exterior Trim Options = No,
 Country Where Unit Will Be Installed = USA (Certified)
 Sash Split = Even Divide,
 Measurement Type = Actual Size,
 Frame Width = 31 1/4",
 Frame Height = 47 1/4"
 Interior Material Type = Auralast Pine,
 Interior Finish Type = Natural,
 Interior Finish = Unfinished,
 Exterior Finish = Brilliant White,
 Sash to Match Exterior Frame Finish = Yes,
 Exterior Sash Finish = Brilliant White
 Extension Jamb = 4 9/16"
 Performance Grade Rating = PG 35,
 Drip Cap = No Drip Cap
 Hardware Finish = White,
 Number of Locks = 1,
 Screen Options = BetterVue Mesh (Standard),
 Screen Frame Finish = Brilliant White
 Glass Energy Efficiency = Energy Star,
 Installation Zip Code = 48308,
 Energy Star Zone = Energy Star - Northern,
 Energy Star Low-E Options = SunResist with HeatSave,
 Glass Type = Standard,
 Neat Glass = No,
 Glass Thickness = Standard Default Thickness,
 Protective Film = No Protective Film,
 Glass Spacer Color = Black Spacer,
 Air Space Options = Argon
 Grille Type = 5/8" Flat GBG,
 Grille Location in Glass = All Lite(s),
 Grille Finish = Brilliant White,
 Grille Pattern = Colonial,
 Number of Squares Wide - Top = 3,
 Number of Squares Wide - Bottom = 3,
 Number of Squares High - Top = 2,
 Number of Squares High - Bottom = 2
 Jamb Liner = White Jamb Liner,
 Secondary Vent Stop / Sash Limiter = No Window Opening Control Device
 U-Factor = 0.25,
 Solar Heat Gain Coefficient = 0.19,
 Visible Light Transmittance = 0.45,
 Condensation Resistance = 45,
 CPD# = JEL-N-850-01686-00001,
 Energy Star Qualified = Northern, North-Central, South-Central, Southern
 Is this a Reorder? = No
 Manufacturer = JELD-WEN, Rantoul(IL),
 Catalog Version Date = 09/17/2021,
 Catalog Version = 21.2.53.0
 5/8" Flat Grilles Between Glass (GBG),
 Colonial,
 3W2H



Line Item	Quantity	Product Description	Unit Price	Total Price
-----------	----------	---------------------	------------	-------------

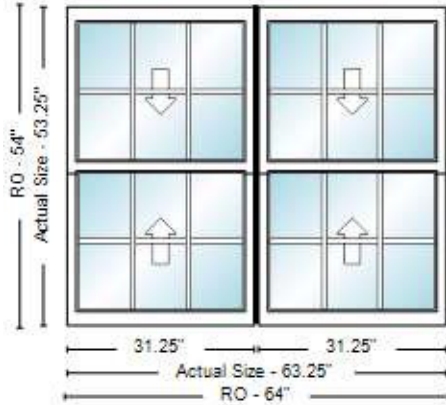
1300-1	2	Clad W-2500, Double Hung,	\$1,108.37	\$2,216.74
--------	---	------------------------------	------------	------------

Rough Opening: 64 x 54

Actual Size: 63.25 x 53.25

Room: front top

Unit is viewed from the outside looking in.



63.25 x 53.25
ProductTileBackendName =
Grille Pattern = Colonial,
Number of Squares Wide - Top = 3,
Number of Squares Wide - Bottom = 3,
Number of Squares High - Top = 2,
Number of Squares High - Bottom = 2
U-Factor = 0.3,
Solar Heat Gain Coefficient = 0.49,
Visible Light Transmittance = 0.56,
Condensation Resistance = 55,
CPD# = JEL-N-850-01687-00002,
Energy Star Qualified = Northern
Manufacturer = JELD-WEN, Rantoul(IL),
Catalog Version Date = 09/17/2021,
Catalog Version = 21.2.53.0
5/8" Flat Grilles Between Glass (GBG),
Colonial,
3W2H
Assembly = Full Unit,
Sash Model = All Options,
Exterior Trim Type = Nail Fin (Standard),
Exterior Trim Options = No,
Country Where Unit Will Be Installed = USA (Not Certified)
Sash Split = Even Divide,
Measurement Type = Actual Size,
Frame Width = 63 1/4",
Frame Height = 53 1/4"
Interior Material Type = Auralast Pine,
Interior Finish Type = Natural,
Interior Finish = Unfinished,
Exterior Finish = Brilliant White,
Sash to Match Exterior Frame Finish = Yes,
Exterior Sash Finish = Brilliant White
Extension Jamb = 4 9/16"
Drip Cap = No Drip Cap
Hardware Finish = White,
Screen Options = BetterVue Mesh (Standard),
Screen Frame Finish = Brilliant White
Glass Energy Efficiency = Energy Star,
Installation Zip Code = 48326,
Energy Star Zone = Energy Star - Northern,
Energy Star Low-E Options = SunFlow,
Glass Type = Standard,
Neat Glass = No,
Glass Thickness = Standard Default Thickness,
Protective Film = No Protective Film,
Glass Spacer Color = Black Spacer,
Air Space Options = Argon
Grille Type = 5/8" Flat GBG,
Grille Location in Glass = All Lite(s),
Grille Finish = Brilliant White,
Grille Pattern = Define Pattern Separately
Mull Assembly = Flat Mull,
Spread Mull Width = 3/4",
Jamb Liner = White Jamb Liner,
Secondary Vent Stop / Sash Limiter = No Window Opening Control Device
Vertical,
Factory,
0.75" thick, 53.25" length



Line Item	Quantity	Product Description	Unit Price	Total Price
-----------	----------	---------------------	------------	-------------

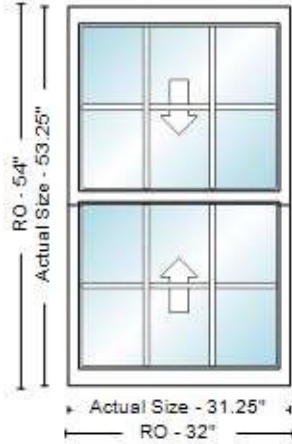
1400-1 1

Rough Opening: 32 x 54

Actual Size: 31.25 x 53.25

Room: top left

Unit is viewed from the outside looking in.



Clad W-2500,
Double Hung,
,
31.25 x 53.25
ProductTileBackendName =
Assembly = Full Unit,
Sash Model = All Options,
Exterior Trim Type = Nail Fin (Standard),
Exterior Trim Options = No,
Country Where Unit Will Be Installed = USA (Certified)
Sash Split = Even Divide,
Measurement Type = Actual Size,
Frame Width = 31 1/4",
Frame Height = 53 1/4"
Interior Material Type = Auralast Pine,
Interior Finish Type = Natural,
Interior Finish = Unfinished,
Exterior Finish = Brilliant White,
Sash to Match Exterior Frame Finish = Yes,
Exterior Sash Finish = Brilliant White
Extension Jamb = 4 9/16"
Performance Grade Rating = PG 35,
Drip Cap = No Drip Cap
Hardware Finish = White,
Number of Locks = 1,
Screen Options = BetterVue Mesh (Standard),
Screen Frame Finish = Brilliant White
Glass Energy Efficiency = Energy Star,
Installation Zip Code = 48308,
Energy Star Zone = Energy Star - Northern,
Energy Star Low-E Options = SunResist with HeatSave,
Glass Type = Standard,
Neat Glass = No,
Glass Thickness = Standard Default Thickness,
Protective Film = No Protective Film,
Glass Spacer Color = Black Spacer,
Air Space Options = Argon
Grille Type = 5/8" Flat GBG,
Grille Location in Glass = All Lite(s),
Grille Finish = Brilliant White,
Grille Pattern = Colonial,
Number of Squares Wide - Top = 3,
Number of Squares Wide - Bottom = 3,
Number of Squares High - Top = 2,
Number of Squares High - Bottom = 2
Jamb Liner = White Jamb Liner,
Secondary Vent Stop / Sash Limiter = No Window Opening Control Device
U-Factor = 0.25,
Solar Heat Gain Coefficient = 0.19,
Visible Light Transmittance = 0.45,
Condensation Resistance = 45,
CPD# = JEL-N-850-01686-00001,
Energy Star Qualified = Northern, North-Central, South-Central, Southern
Is this a Reorder? = No
Manufacturer = JELD-WEN, Rantoul(IL),
Catalog Version Date = 09/17/2021,
Catalog Version = 21.2.53.0
5/8" Flat Grilles Between Glass (GBG),
Colonial,
3W2H

Line Item	Quantity	Product Description	Unit Price	Total Price
-----------	----------	---------------------	------------	-------------

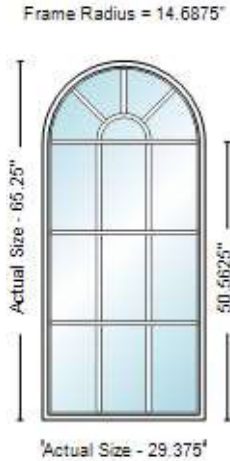
1500-1 1

Rough Opening: 30.125 x 66

Actual Size: 29.375 x 65.25

Room: front top center

Unit is viewed from the outside looking in.



Clad W-2500,
 Direct Set,
 Half Round Above Springline,
 29.375 x 65.25
 ProductTileBackendName =
 Assembly = Full Unit,
 Exterior Trim Type = Nail Fin (Standard),
 Exterior Trim Options = No,
 Country Where Unit Will Be Installed = USA (Certified)
 Measurement Type = Rough Opening Size,
 Rough Opening Width = 30 1/8",
 Rough Opening Height = Custom Size,
 Custom Rough Opening Height = 66,
 Rough Opening Leg Height = 51.3125
 Interior Material Type = Auralast Pine,
 Interior Finish Type = Natural,
 Interior Finish = Unfinished,
 Exterior Finish = Brilliant White
 Extension Jamb = 4 9/16",
 Thickness of extension jamb material = (Standard) 9/16 " Thick Jamb Extension
 Performance Grade Rating = PG 35,
 Radius Interior Casing Only = No Casing
 Glass Energy Efficiency = Energy Star,
 Installation Zip Code = 48308,
 Energy Star Zone = Energy Star - Northern,
 Energy Star Low-E Options = SunResist with HeatSave,
 Glass Type = Standard,
 Neat Glass = No,
 Glass Thickness = Standard Default Thickness,
 Protective Film = No Protective Film,
 Glass Spacer Color = Black Spacer,
 Air Space Options = Argon
 Grille Type = 5/8" Flat GBG,
 Grille Finish = Brilliant White,
 Grille Pattern = Open Hub,
Number of Squares Wide = 3,
Number of Radial Bars = 1,
Number of Squares High = 3,
Number of Spoke Bars = 3
 U-Factor = 0.22,
 Solar Heat Gain Coefficient = 0.21,
 Visible Light Transmittance = 0.49,
 Condensation Resistance = 45,
 CPD# = JEL-N-889-03307-00001,
 Energy Star Qualified = Northern, North-Central, South-Central, Southern
 Is this a Reorder? = No
 Manufacturer = JELD-WEN, Rantoul(IL),
 Catalog Version Date = 09/17/2021,
 Catalog Version = 21.2.53.0
 5/8" Flat Grilles Between Glass (GBG),
 Sunburst with Open Hub,
 3W3H1R3S

Total: \$35,374.96



JELD WEN
WINDOWS & DOORS

W-2500™

Aluminum Clad-
Wood Windows
Geometric Direct Set

Architectural Design Manual



TABLE OF CONTENTS

Product Information

General Information.....	2
Standard Window Shapes.....	3
Grid Patterns	4
Grid Options	5
Unit Sizing	6
Trim & Sill Nose Options	7
Jamb Extender Options.....	8

Section Details

Stationary Straightline	9
Stationary Radius-Top.....	10

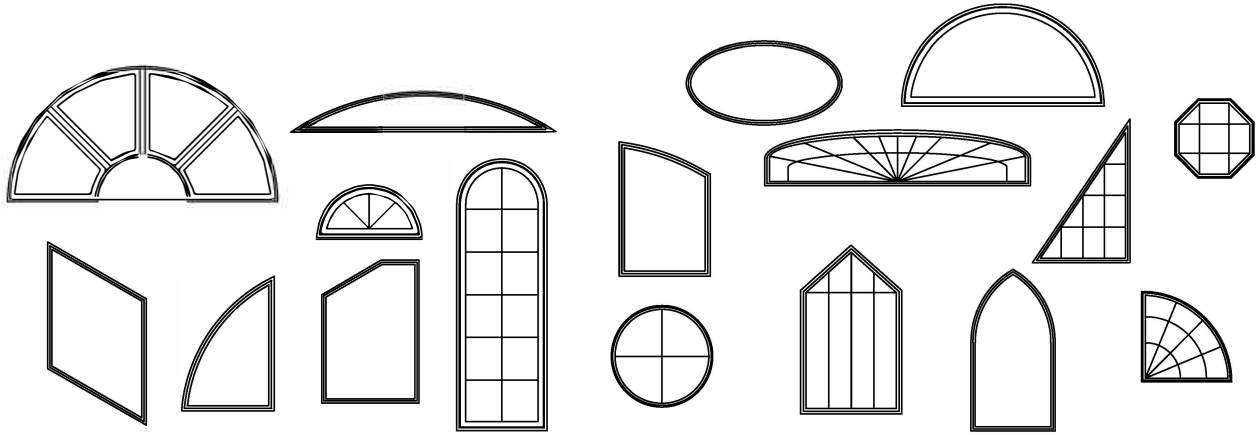
Sizing Details

Min-Max Standard Sizing	11
-------------------------------	----

GENERAL INFORMATION

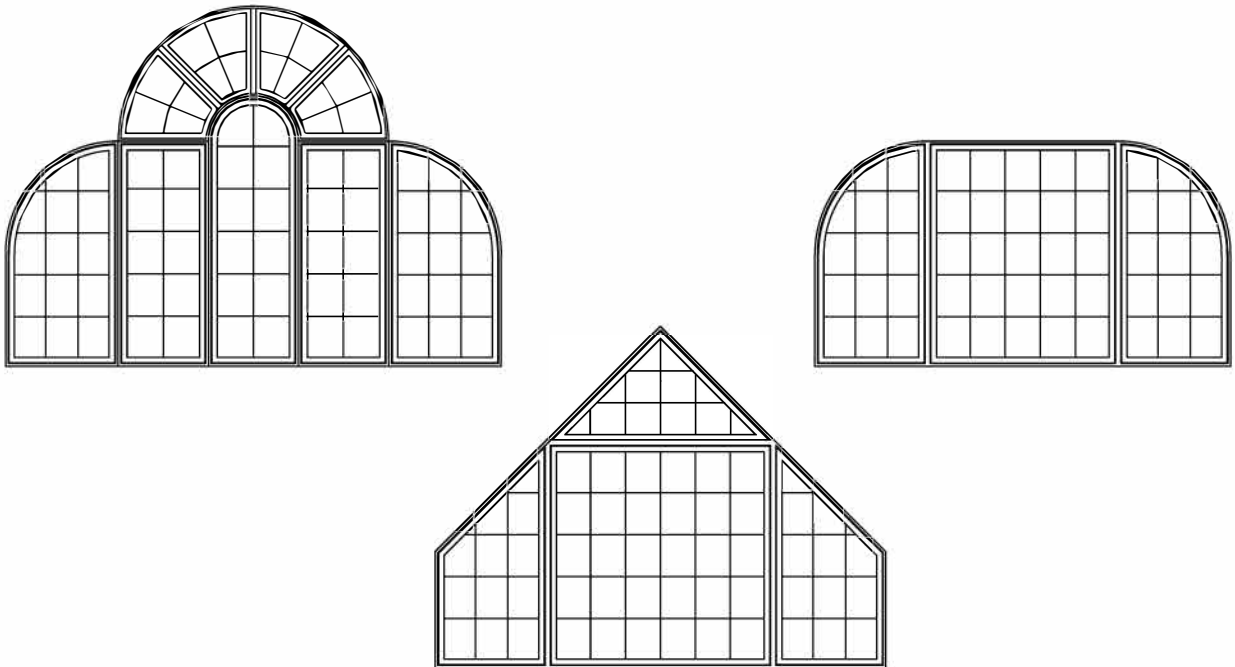
Standard Sizes & Designs

W-2500™ Clad-Wood Geometric Direct Set windows are produced exclusively to customer order and are available in a nearly infinite range of sizes and shapes. Specified sizes, angles, and radii can be attained in finished units to meet the most demanding architectural requirements.



Multiple Assemblies

W-2500™ Clad-Wood Geometric Direct Set windows may be mullied beside other clad-wood geometric windows, or to other clad-wood window products, to fulfill a variety of architectural design needs.

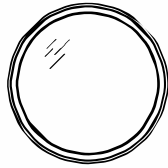




STANDARD WINDOW SHAPES



Rectangular



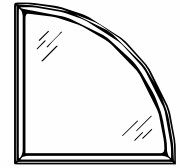
Full Round



Half Round



Extended
Half Round



Quarter Round



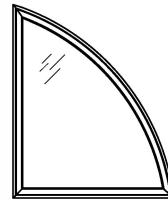
Extended
Quarter Round



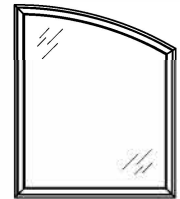
Circle Segment



Extended
Circle Segment



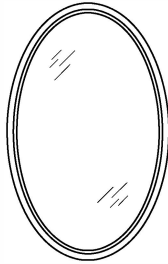
Quarter Segment



Extended
Quarter Segment



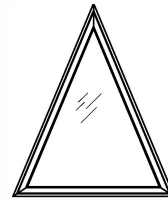
Ellipse



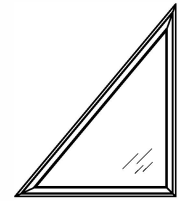
Oval



Gothic



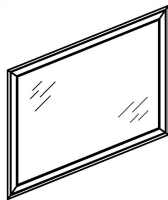
Triangle



Right Triangle



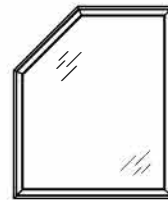
Trapezoid



Parallelogram



Pentagon



Clipped Corner



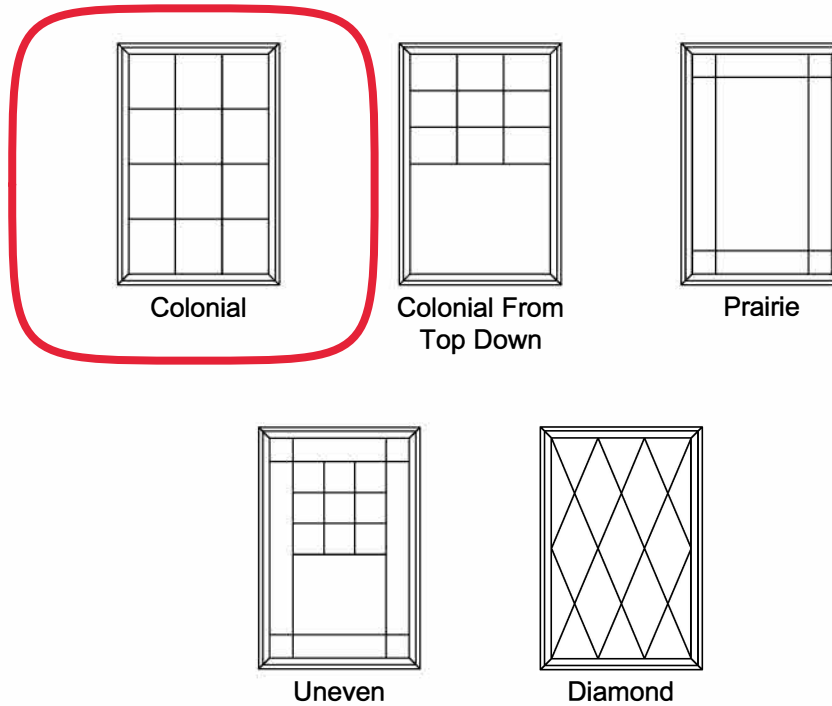
Octagon



GRID PATTERNS

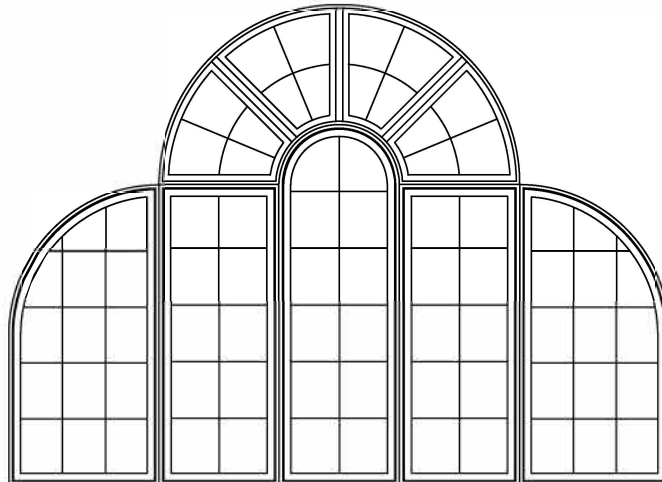
W-2500™ Clad-Wood Geometric Direct Set Windows are available with removable grilles, Grilles Between Glass (GBG), or Simulated Divided Lites (SDL) in various styles and widths. The standard grid patterns for rectangular units are shown below. Standard grid patterns vary with window style.

Special grid patterns can include a wide variety of straight line and radius patterns. Non-standard patterns are subject to factory approval.



Bar Alignment

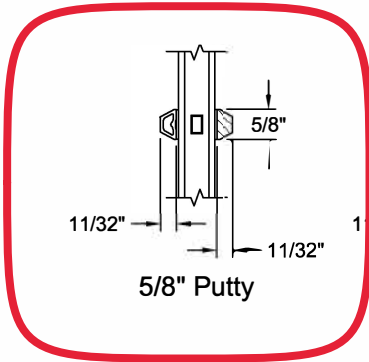
Alignment of bars from product to product is often required. SDL, GBG, and wood grilles may be specified with bars aligned.



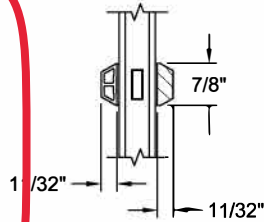
GRID OPTIONS

Exterior ← → Interior

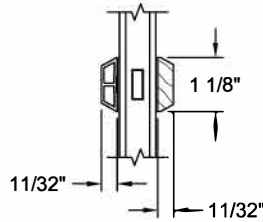
SDL Options



5/8" Putty



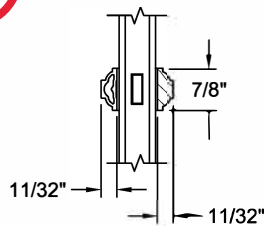
7/8" Putty



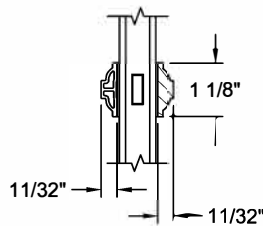
1 1/8" Putty

Various combinations of the SDL bars shown are available.

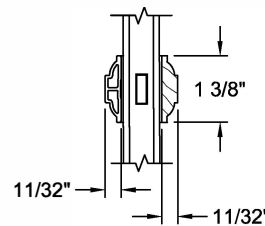
SDLs are permanent. Interior Grille and Surround are removable.



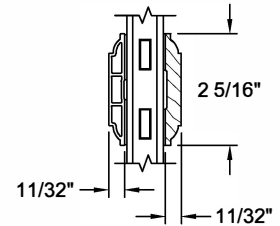
7/8" Bead



1 1/8" Bead

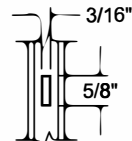


1 3/8" Bead

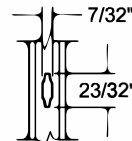


2 5/16" Bead

GBG Options



5/8" Flat

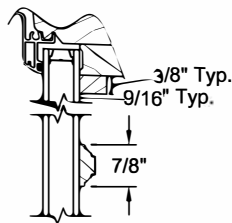


23/32" Contoured

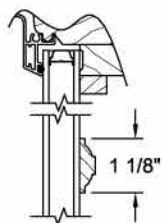


1" Contoured

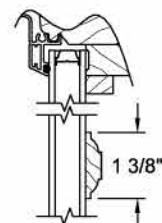
Grille Options



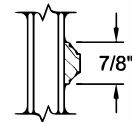
7/8" Full Surround



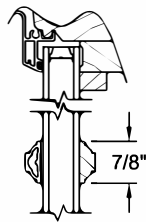
1 1/8" Full Surround



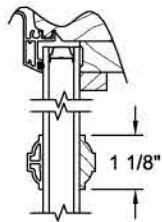
1 3/8" Full Surround



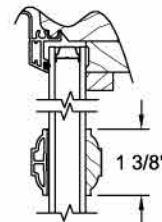
7/8" Wood Grille



7/8" Bead SDL w/Full Surround



1 1/8" Bead SDL w/Full Surround



1 3/8" Bead SDL w/Full Surround



UNIT SIZING

Rough Opening

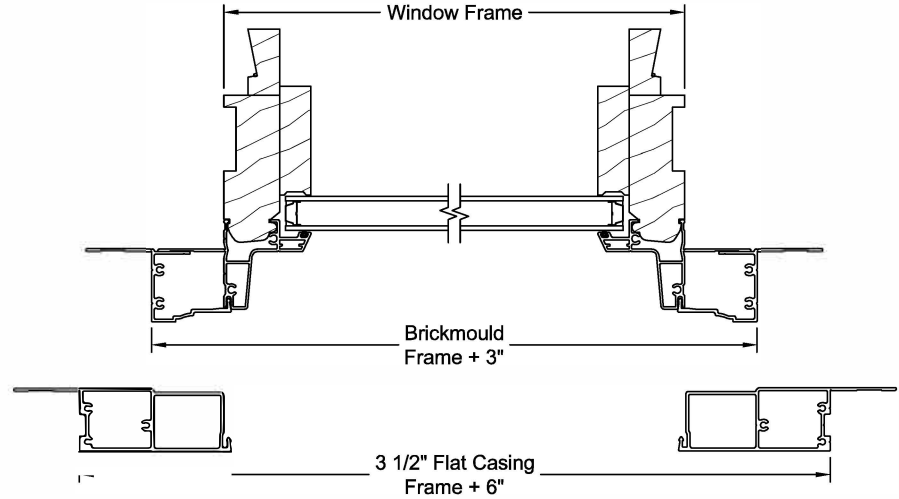
The frame size of the window plus 3/4".

Masonry Opening

The overall size of the window, including trim, plus 1/2".

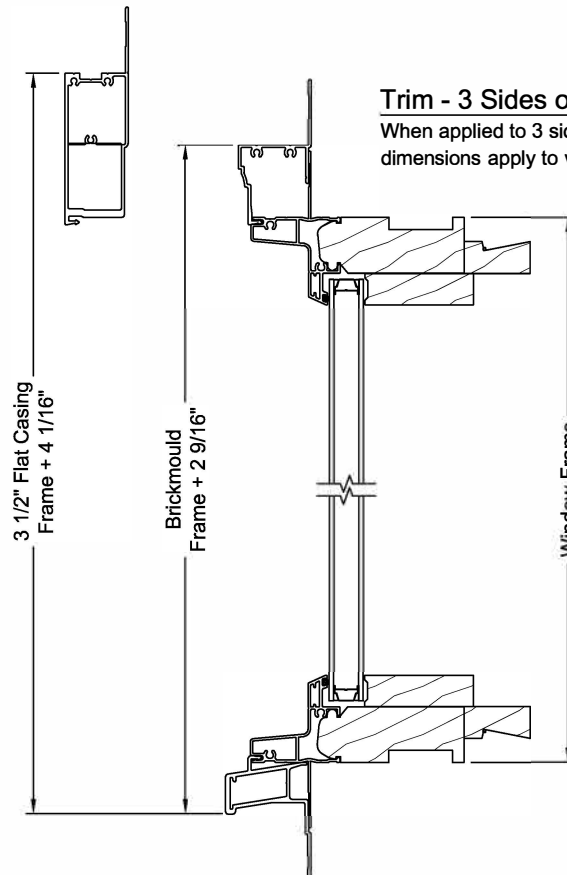
Trim - 4 Sides of Unit

When applied to 4 sides of unit, these dimensions apply to both vertical and horizontal window sections.



Trim - 3 Sides of Unit

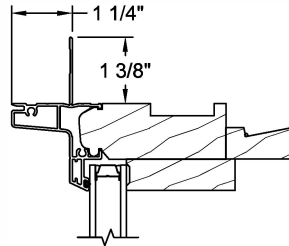
When applied to 3 sides of unit, with 1" Sill Nose, these dimensions apply to vertical sections only.



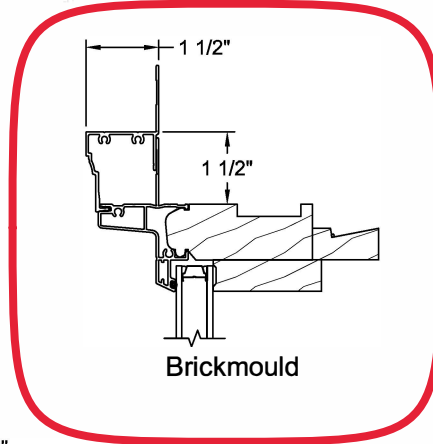


TRIM & SILL NOSE OPTIONS

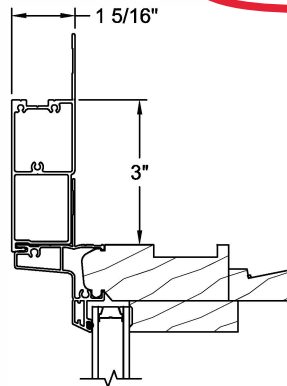
Trim Options



Standard Nail Fin



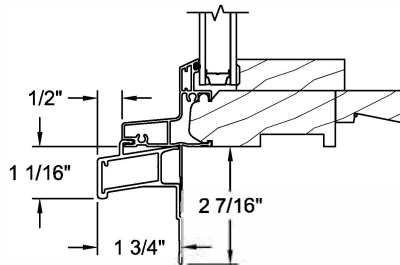
Brickmould



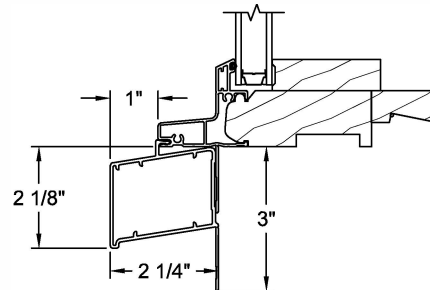
3 1/2" Flat Casing

Trim shown without drip cap for clarity.

Sill Nose Options



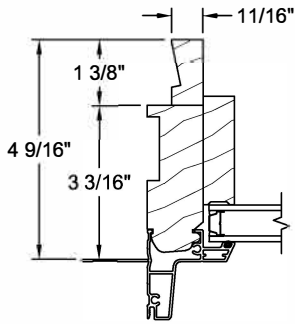
1" Sill Nose



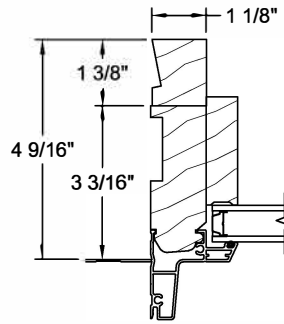
2" Sill Nose



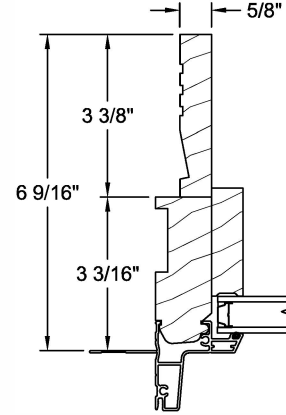
JAMB EXTENDER OPTIONS



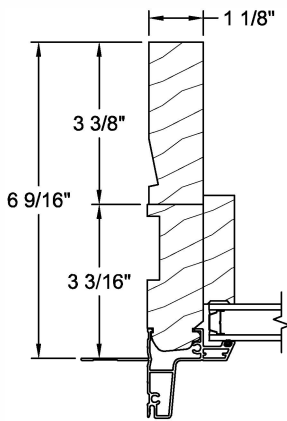
4 9/16" Jamb Width
4/4 Jamb Thickness



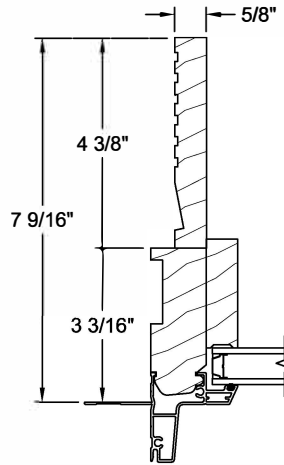
4 9/16" Jamb Width
5/4 Jamb Thickness



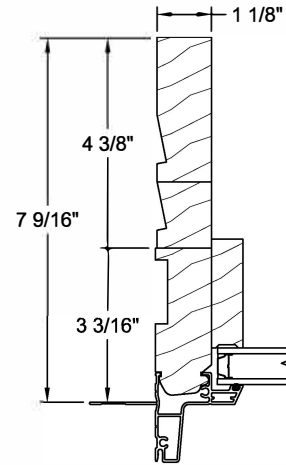
6 9/16" Jamb Width
4/4 Jamb Thickness



6 9/16" Jamb Width
5/4 Jamb Thickness



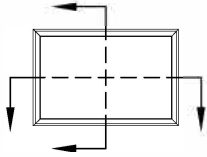
7 9/16" Jamb Width
4/4 Jamb Thickness



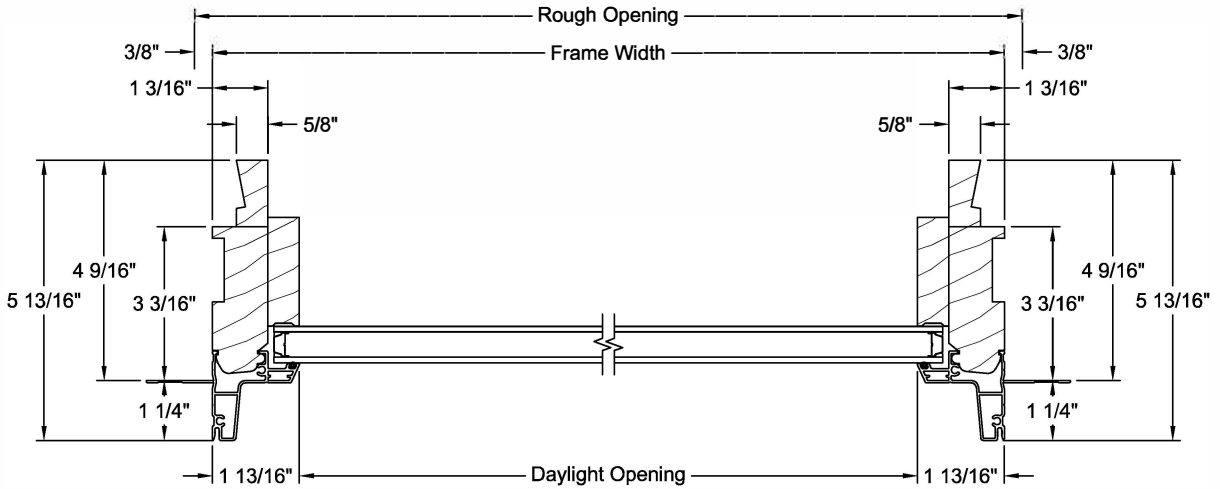
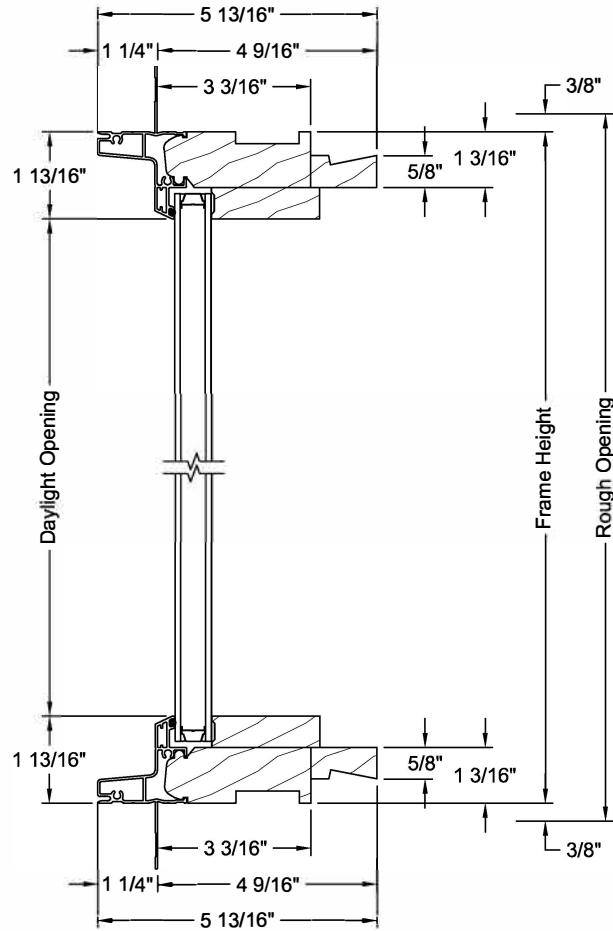
7 9/16" Jamb Width
5/4 - 5/4 Stacked Jamb



STATIONARY STRAIGHTLINE SECTIONS

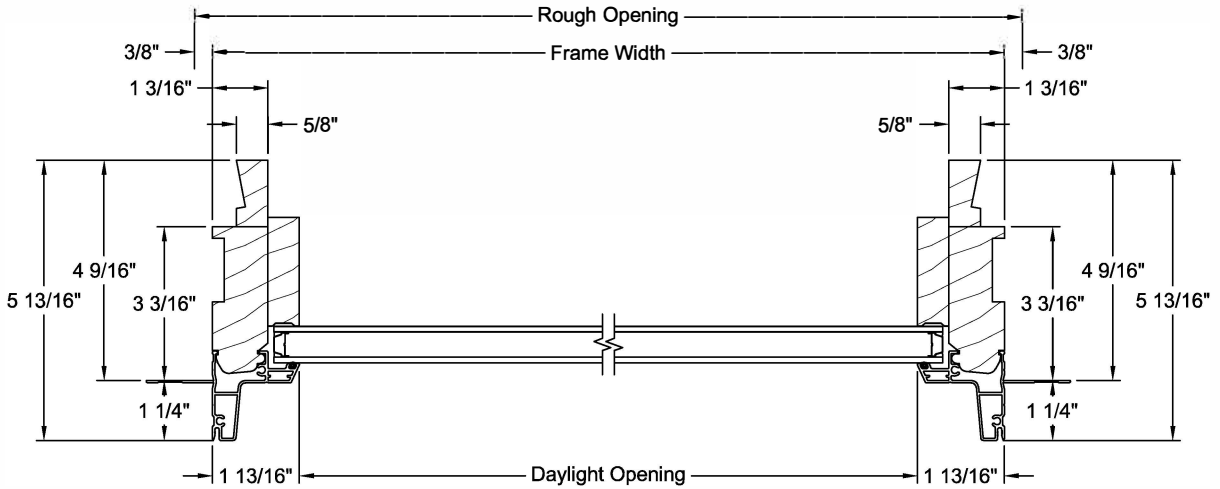
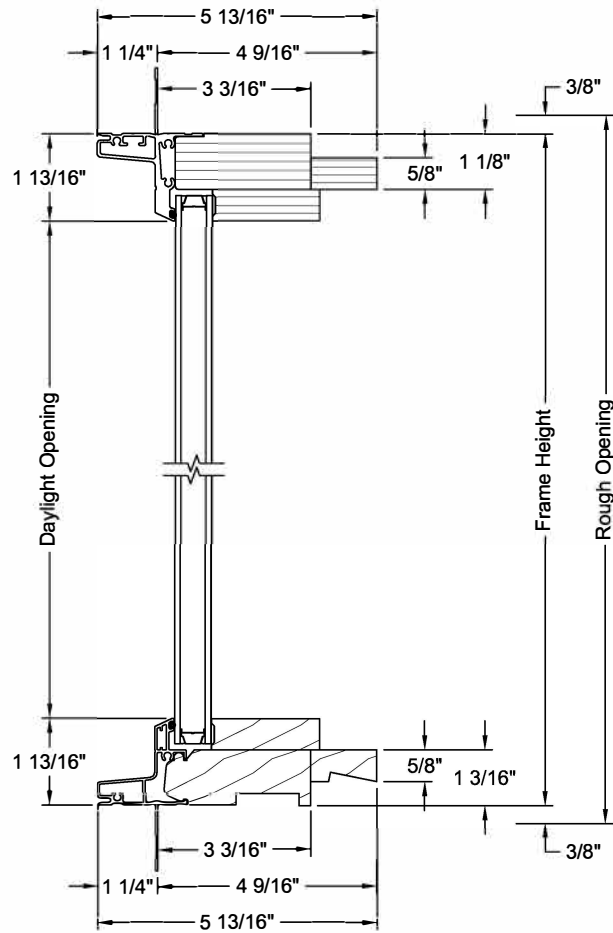
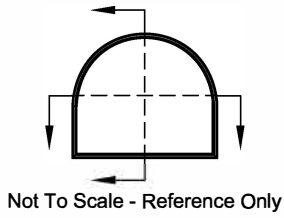


Not To Scale - Reference Only



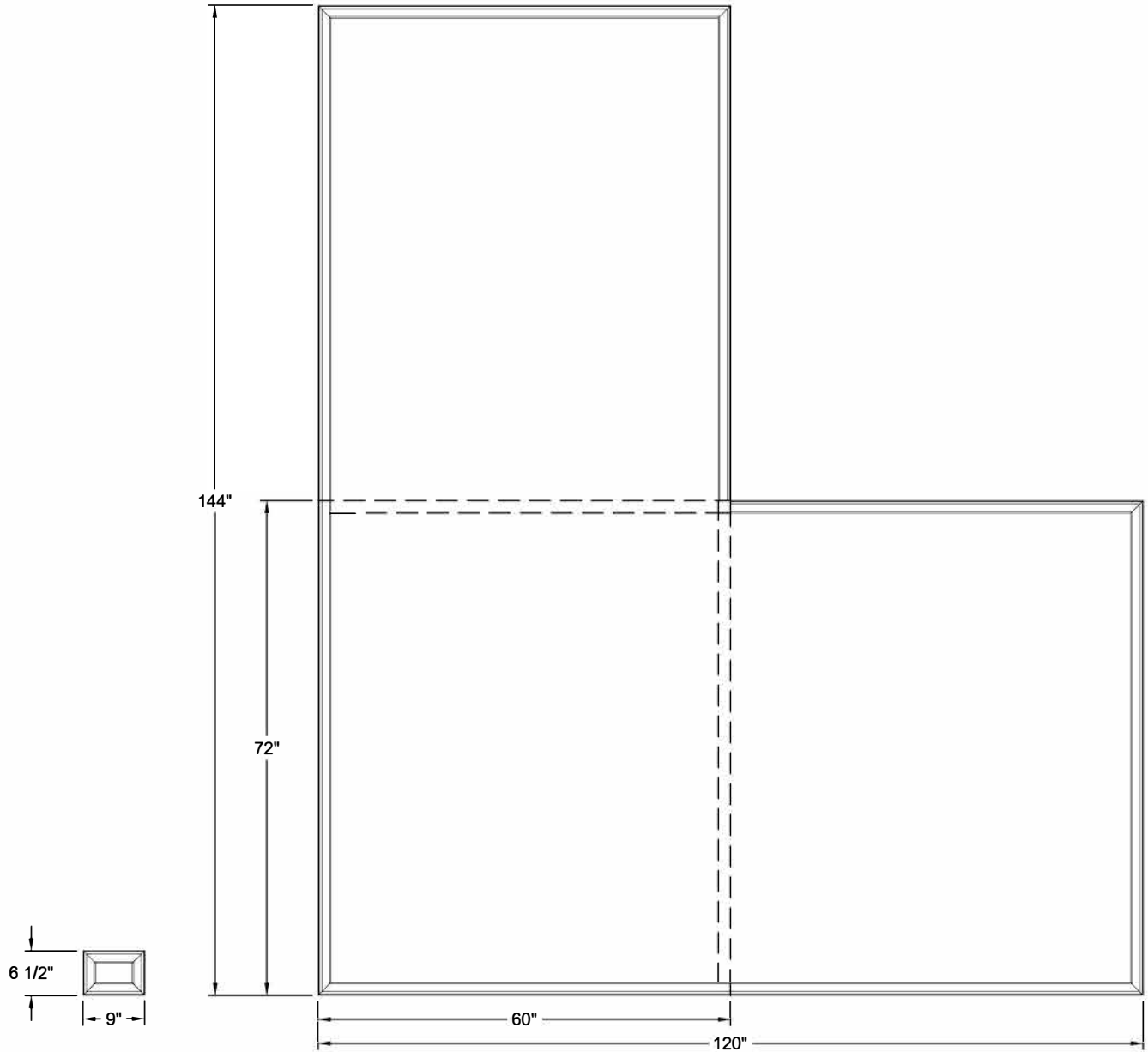


STATIONARY RADIUS-TOP SECTIONS





MIN-MAX STANDARD SIZING



Minimum Size:
9" x 6 1/2"

with Maximum Width:
120" x 72"

with Maximum Height:
60" x 144"

Width and height combinations are limited to a maximum frame size of 60 ft².
Standard sizes are shown. Smaller or larger sizes may be available as custom orders.
Contact JELD-WEN Customer Service for more information.