

## **Project Review Request Documentation – 1681/1683 Atkinson St.**

### **Description of Existing Condition**

Street-facing living room windows are cheap, broken (glass and/or latches are broken, or seals have failed), white vinyl single-hung windows. Remainder of windows included in this request are wood, single-paned windows that are broken, drafty, and/or impossible to open (or to fully close), that have been painted several too many times, and that are rotting in places. Most were probably originally double-hung, though all top sashes are now immobile. There are a handful of small wood windows that are in-swing casements. Aluminum storm windows are on all wood windows, but almost all are missing the glass, and/or the frames themselves are broken. To get through the winter we literally packed the gaps in the windows with fiberglass insulation and tried to seal them up as best we could with contractor bags and duct tape.

### **Expert Assessment/Estimate**

Todd Collins of Artisan Renovations did an assessment of the windows that is included with this application. His conclusion was that the wood windows we are requesting to replace are in bad enough shape that it doesn't make sense to attempt to restore them (and by "restore," he was taking about completely rebuilding all the sashes to start), for three reasons: it would be incredibly expensive, there isn't much period character to these windows and they are barely (if at all) visible from the street, and for efficiency purposes we would need to replace the storms, which obscure the windows from the exterior and also add more to the cost). Given this assessment (for which he charges \$150), we did not ask him to put together a detailed quote for each window, since he would have had to charge us hundreds more. Instead, he put together an overall quote (\$30,000+) for restoring/replacing all of the wood windows included in this application. (By comparison, the replacement windows we are requesting have been quoted for under \$10,000.) Please note that Todd said any wood windows he restored/replaced at this price point would be paint grade wood and not stain grade, so we wouldn't be able to have a dark wood finish to match some of the preserved original interior woodwork. We are hoping that this assessment and estimate will be sufficient to support our replacement request so that we don't have to add additional unnecessary cost to this already expensive project. Todd has kindly offered to speak with you directly if you have any questions. His number is 248-794-5095.

### **Description of Project**

Replacement of all wood windows and street-facing vinyl windows to visually restore the original visual character of the home (dark wood-colored finish to mirror original dark stained wood), while bringing functionality and energy-efficiency into the 21<sup>st</sup> century (double-paned glass, wood and polymer composite material). You may notice additional windows in the photos (e.g., those in the attic) that we are not requesting to replace at this time—either because they are in non-living areas, or because they are sufficiently functional/efficient for the time-being. We just don't have the money to do more than what is necessary to get our heating bills under control right now. We also plan to eventually restore the two original wood doors on the front of the house (entering from 1<sup>st</sup> and 2<sup>nd</sup> floor porches), when Todd/Artisan Renovations has availability and is able to work again.

Placement and sizing of replacement windows will remain the same as existing, since Andersen windows are custom-sized to within one quarter of an inch. Sash width is comparable as well, at approximately 1.5 inches. All double-hung windows will be replaced with single-hung. We would like to

replace the smaller casement style windows with fixed windows, since they will look the same from the exterior, and are not needed for ventilation or egress (there is at least one larger double-hung [to be single-hung] window in each bedroom already).

As noted above, we plan to use a dark bronze wood/polymer composite window that will match the appearance of the original stained wood. The difference in visual appearance between that and the white vinyl on the street-facing windows should be obvious; it will also be a huge improvement as compared to the deteriorated aluminum storm windows currently visible on the exterior of the wood windows.

The one additional visual change we are requesting is to add a grille pattern to the top sashes of the street-facing (currently vinyl) single-hung windows to accentuate the Arts & Crafts style of the house. We have not been able to find any documentation of what the grille pattern was on the original windows, but based on Arts & Crafts/Prairie style architecture and the houses on our block with original street-facing windows, we would like to use the pattern circled below in the Brochure/Cut Sheets section. We are willing to consider other grille patterns if that will affect the acceptance of our proposal.


### Scope of Work

Replace all wood windows and street-facing vinyl windows with dark bronze Fibrex windows, complete with LowE glass and antique brass-colored metal hardware. Street-facing living room windows will have simulated divided lite grids. As manufactured By Andersen Windows & Doors. All windows shall be insert type, and reuse existing trim whenever possible. Where existing trim is rotted, it will be replaced with same wood type, size, and style.

### Brochure/Cut Sheets

#### Andersen Windows: 100 Series Single-Hung Window (for all double-hung windows)

Dark Bronze color, to match original dark stained woodwork (some of which is still preserved in the interior of the home). Sizes will be the same as existing windows, since Andersen builds them custom to within a quarter of an inch. Specs for the exact width of the sashes is not available, but we had a store employee measure the floor display, and it was approximately 1.5 inches, comparable to the original windows.

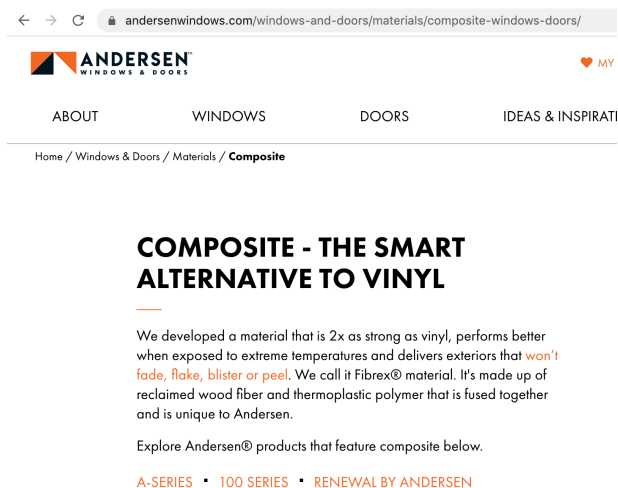


ECO FRIENDLY

100 Series  
SINGLE-HUNG WINDOW

★★★★☆ 4.4 • \$\$\$\$\$

- Made with Andersen-exclusive Fibrex® composite material
- Warranted not to flake, rust, blister, peel, crack, pit or corrode
- Movable lower sash allows ventilation
- Available as replacement insert window



← → ↻ andersenwindows.com/windows-and-doors/materials/composite-windows-doors/

ANDERSEN  
WINDOWS & DOORS

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### COMPOSITE - THE SMART ALTERNATIVE TO VINYL

We developed a material that is 2x as strong as vinyl, performs better when exposed to extreme temperatures and delivers exteriors that won't fade, flake, blister or peel. We call it Fibrex® material. It's made up of reclaimed wood fiber and thermoplastic polymer that is fused together and is unique to Andersen.

Explore Andersen® products that feature composite below.

A-SERIES • 100 SERIES • RENEWAL BY ANDERSEN

100 Series Single-Hung Window



Interior Exterior

SUMMARY

To purchase this product or customize it further, take this summary to your Andersen dealer.

Product Name	100 Series Single-Hung Window
Product ID#	100SHS2650
Unit Width	29 1/2"
Unit Height	59 1/2"
Interior Color	Dark Bronze
Glass	Low-E Glass
Hardware	Metal Slim Line Lock, Antique Brass
Grille Pattern	None
Exterior Color	Dark Bronze

Feedback

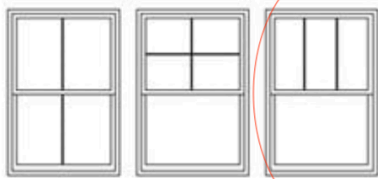
SAVE

FIND A DEALER

PRODUCT  
DETAILS

GET A QUOTE

Windows on street-facing side of house will have grille pattern as circled below:



Specified Equal Light

Specify number of same-size rectangles across or down.

**Andersen Windows: 100 Series custom fixed windows** (for all casement window replacements)

Dark Bronze color

Images not available since these will be custom, but they will be the same material as the above single-hung windows, sized to match the current windows.

**Elevation Photos**

[Close-up photos (interior) of individual windows are also included with this application.]

Street-facing (north):



East (1 of 2):



East (2 of 2):



Back (south):



West:

