

STAFF REPORT: APRIL 13, 2022 MEETING

PREPARED BY: A. DYE

APPLICATION NUMBER: 22-7706

ADDRESS: 19388 STRATFORD

HISTORIC DISTRICT: SHERWOOD FOREST

APPLICANT: BRENNAN LIENAU, HOME DEPOT

PROPERTY OWNER: GLORIA REYNOLDS

DATE OF PROVISIONALLY COMPLETE APPLICATION: FEBRUARY 28, 2022

DATE OF STAFF SITE VISIT: MARCH 2, 2022

SCOPE: REPLACEMENT OF VINYL WINDOWS WITH FIBREX WINDOWS AT THE FIRST FLOOR

EXISTING CONDITIONS

According to the building card, on file at BSEED, a building permit was issued in November 1953 for the erection of two-story structure and detached garage at 19388 Stratford. Red brick in a running bond pattern faces the front and sides of the house. The centrally placed front entrance is accessed by a small, raised stoop; pilasters and a closed pediment surround are the focal point to the front elevation. The symmetry of the façade is broken up at the first floor by differently sized and detailed window openings, consisting of a single window capped with a masonry flat arch and keystone, and a triple, mullied window unit. The window units are vinyl, and the wood brick mold and trim are capped in aluminum; color: off-white. Replacement windows and capped trim/brickmold were in place at time of designation, as shown on the designation photo on page 2.



19388	
Stratford	3 Lot No.
20677	11-9-53 Date
Use dwelling	
Cons. brick veneer	O.K.
Remarks	\$26,000 1,800 Also brick veneer garage size 22x22x10'. Louis Schlafer 2465 Longfellow
C of D-38-CA-A	Record Card

A brick paver front walkway bisects the lawn and leads to the entrance. Wrought iron railings bookend the stairs and raised stoop.

PROPOSAL

Replace 15 vinyl window units (within 9 openings) on the first floor with Anderson 100 series Fibrex units. The replacement sash for the individual openings is single-hung in operation, while the fixed and/or casement mullied openings will become mullied picture windows. Exterior color will be sandtone; the brickmold trim will be black. Between-the-glass muntins are proposed.



Designation Photo, 2002, HDAB

STAFF OBSERVATIONS AND RESEARCH

- The Sherwood Forest Historic District was established in May, 2002.
- According to Detroit Parcel Viewer, the current property owner purchased this property in October 2002.
- It is staff’s opinion the vinyl window units with between-the-glass muntins and wide/flat wrapped brickmold are not character-defining elements due to their lack of dimensionality. Staff wonders if the original brick mold was fully removed due to the boxed-out window frames that hold the replacement windows.
- In September 2014, the owner submitted materials (including a copy of the blueprint of the front elevation – shown on the following page) for staff review of the “repair and restoration of the trim around the front entrance...as well as to restore the trim above the front living room window”. According to the property file, HDC staff requested additional documentation in order to review the proposed work. There is no COA on record, so it is assumed the additional documentation was not submitted.



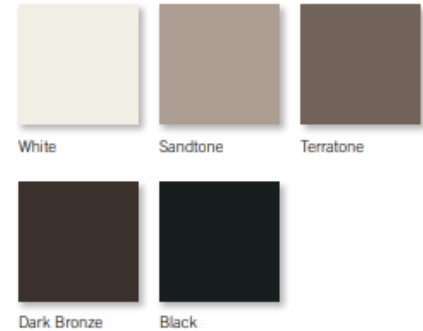


- The entry in the property’s designation photo (near right) confirms a paneled door and cross-hatched true-divided light transom (and matching the design on the blueprint) were in place at time of designation. The photo at far right taken by HDC staff in March 2022, shows a replacement door and replacement transom. HDC staff did not find an approval on file for these alterations. Staff has also noted the concrete front walk and stair treads were replaced with brick (the brick walkway has a stone border).
- Staff does not know when the peaked walls extending past the roof at the second floor were removed, however they were not present in the designation photo and not subject to HDC review at this time.



ISSUES

- According to the National Park Service’s document [Replacement Windows that meet the Standards](#):
 - Replacement windows for missing or non-historic windows must be compatible with the historic appearance and character of the building.
 - Re-creation of missing historic windows is not required to meet the Standards.
 - Replacing existing incompatible, non-historic windows with similarly incompatible new windows does not meet the Standards.
 - Staff remains consistent with the design standard that between the glass muntins are not compatible on a historic house within a local historic district.
- With dark red brick and stone sills, the historical color scheme of a Colonial Revival style house includes contrasting light colored (usually yellowish-white) trim and window sash, with dark green or black shutters, similar to what is there now. Sandtone is a darker color than the existing sash. The further addition of black window trim would cause the window openings to have reduced definition as well as a loss of uniformity of the house’s decorative features and openings, which is a character-defining feature of this architectural style. Staff believes the existing yellowish-white color of the windows and trim should remain.
- This application only includes the replacement of most of the windows on the first floor. If sandtone cladding and black metal trim are approved, the replaced windows would no longer match the remaining windows.
- Another character-defining feature of a colonial revival house is the dimensional multi-pane muntin pattern in the upper and lower window sash. This application specifies between-the-glass muntins, however the Anderson 100 series offers muntins that are applied to the interior/exterior of the window (full divided light has a spacer bar, simulated divided light does not).
- Staff included the horizontal and vertical sections for the 100 series, single-hung insert unit (page 10). Staff compared the Fibrex window’s dimensions with Anderson’s E series, wood, aluminum-clad double-hung unit as a basis of understanding of the sash dimensions and profiles for this composite material.

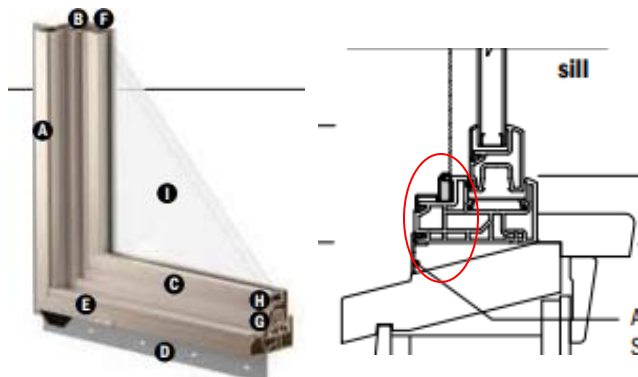


Exterior colors available in the Anderson 100 series

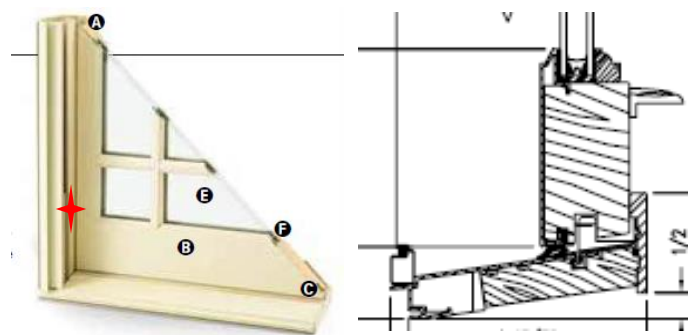
100 series E series Difference

<u>Vertical stile</u>	1-1/2”	1-1/4”	1/4” increase approx.
<u>Meeting rail</u>	2-1/4”	1-11/16”	1/2” increase approx.
<u>Bottom rail</u>	3-1/8”	3-3/4”	5/8” decrease

The 3-1/8” dimension is broken down into a bottom rail and stepped back frame, which is different than the wood-clad window.



100 Series, Fibrex single-hung unit
This unit has an approximately 2” bottom rail, however it is partially covered up on the exterior by additional window framing.



Wood, aluminum-clad double-hung unit
This unit retains a traditional proportion of a historic wood window bottom rail, but has a visible and mis-matched jamb liner within the lower frame (due to the operable upper sash).

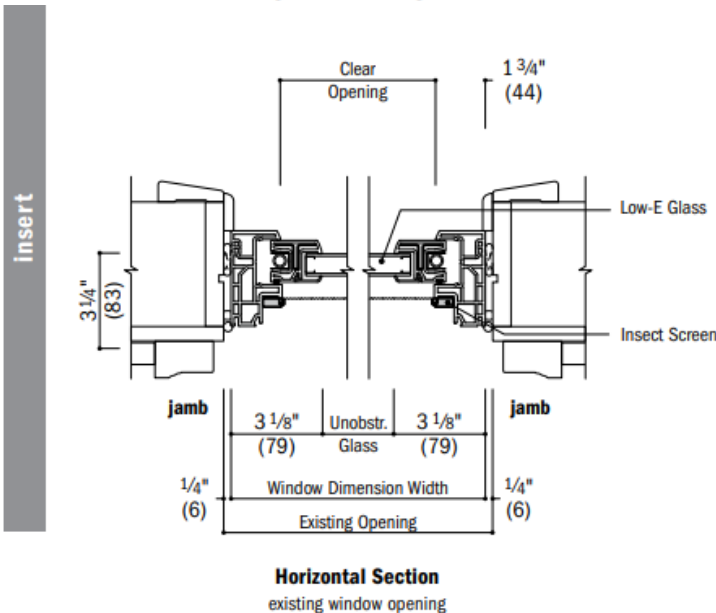
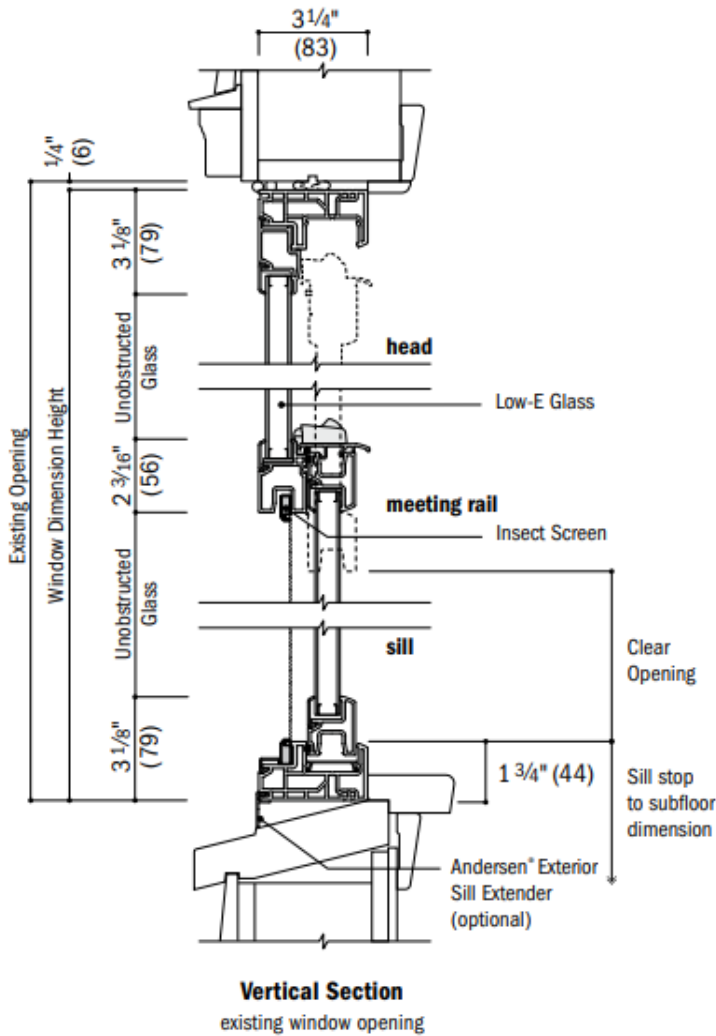
- Staff requested additional information related to the scope of work. The applicant replied to only a few questions, as shown below.
 - I noticed that only one bathroom window is proposed for replacement, is that correct? (photos page 9)
 - One office window is mentioned for replacement but a single window picture identifying the office window wasn't submitted. Is it the windows to the left of the front door at the front of house, or is it the opening on the north side of the house nearest the front elevation? (elevation photos pages 7 & 9)
 - Photos of two window openings on the rear elevation were submitted (page 7), but a full elevation photo of the rear elevation was not submitted. Please submit a full rear elevation picture so that we have a full understanding of the locations of the windows to be replaced.
 - Are the sizes of any of the window openings changing?
 - It appears the sandtone color of the new windows will be slightly different than the existing windows, and the aluminum trim/brickmold will be black. Is that correct? *Yes, it is my intention to replace in phases. A more careful reading of the information materials indicates that a mismatch on the front would not be good. I will review the proposal as submitted for possible first phase financial or implementation adjustments.*
 - The replacement windows for the casement/fixed units are identified as picture windows, which to me, identifies them as fixed (not operable) units. Is that correct? *The casement windows in the dining room (replacement item numbers 10, 11 and 12), and the family room (replacement items numbers 13, 14, and 15) would each be replaced by three "picture" windows with grids. The windows would be fixed but the exterior appearance would be unchanged.*

RECOMMENDATION

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

It is staff's opinion the replacement of the existing vinyl windows with new Anderson 100 series, Fibrex windows as proposed will continue to alter the features and spaces that characterize the property. Staff therefore recommends the Commission deny a Certificate of Appropriateness for the work as proposed because it does not meet the Secretary of the Interior Standards for Rehabilitation and the Elements of Design for the district.

WINDOWS



SINGLE-HUNG

Frame

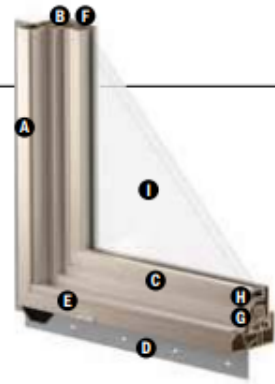
- A** Frame constructed with Fibrex composite material. This construction produces a rigid frame.
- B** A durable, side-loaded balancer provides for easy sash opening and closing. The lower sash can be removed without the use of tools.
- C** Durable, low-maintenance finish won't fade, flake, blister or peel.
- D** Four frame options available, see below.
- E** Weep holes are located on the exterior nose of sill for proper water management.

Sash

- The lower sash has a meeting rail cover with a unique raised profile design, allowing the sash to be opened and closed easily.
- F** Fibrex material construction provides long-lasting performance. The sash, finished with a durable capping, provides maximum protection and a matte, low-maintenance finish.
 - G** Dual-felt weatherstrip provides a long-lasting, energy-efficient barrier against wind, water and dust.

Glass

- H** A glazing bead and silicone provides superior weathertightness and durability.
- I** See below for details.



Hardware

Sash Lock

Sash lock engages automatically when lower sash is closed. The standard sash lock matches the window's interior color. An optional sash lift is available.

Sash Options



Reverse Cottage Style

Shapes



Arch Single-Hung

EXTERIOR COLORS



INTERIOR COLORS



APPLICANT PHOTOS –WINDOW OPENINGS WITHIN APPLICATION



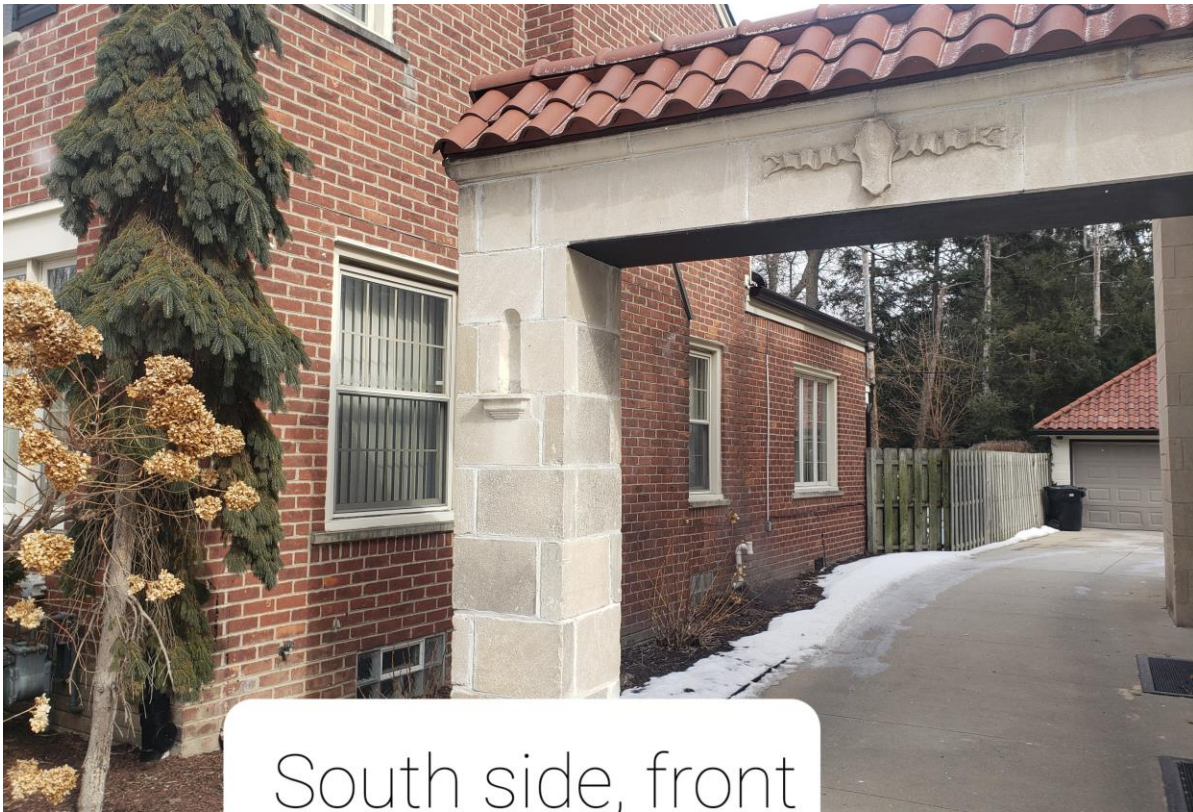
front living room



Rear, dining room



Rear kitchen



South side, front



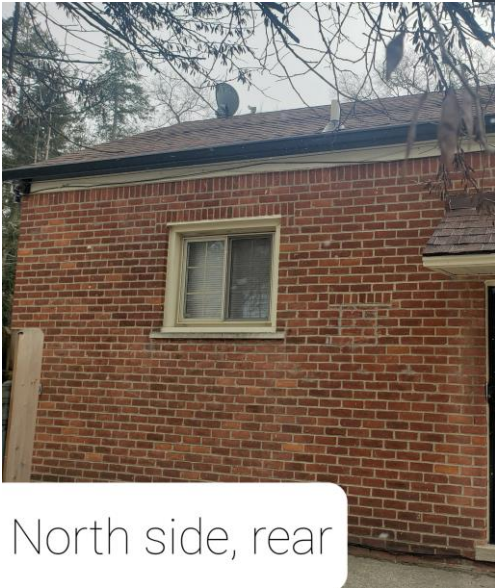
South side living room #1,
west



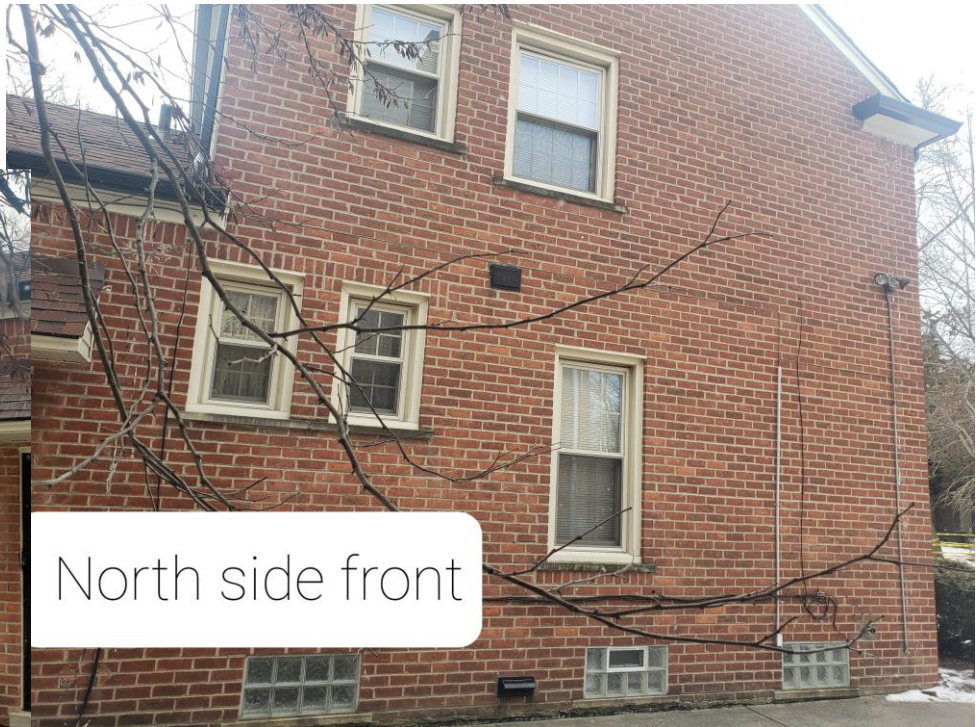
South side living room #2,
east



South side, rear family
room



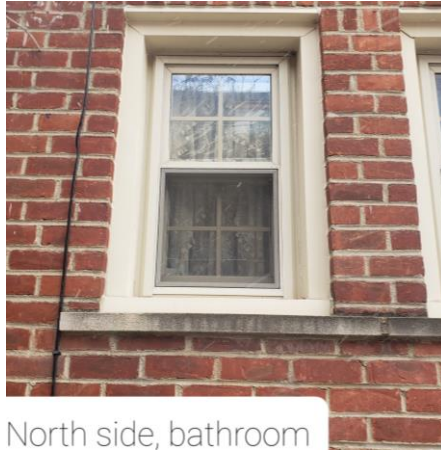
North side, rear



North side front



North side Kitchen



North side, bathroom

From: [gloria reynolds](#)
To: [Brendan Cagney](#)
Subject: [EXTERNAL]Project Review Request 19388 Stratford Rd
Date: Wednesday, February 16, 2022 2:27:15 PM

Good Afternoon, Mr. Cagney

The information on the Historic District Commission website for "Making Exterior Changes within Local Historic Districts" distinguishes between:

WINDOW REPLACEMENT (HISTORIC WINDOWS) and WINDOW REPLACEMENT (NON-HISTORIC WINDOWS)

This house (19388 Stratford Rd, 48221) was built in 1954 with wood trim and wood siding. I purchased it in 2001 and all of the wood had been replaced with aluminum siding, aluminum trim and vinyl windows. Vinyl windows were first manufactured in the mid 1950s, and not used in new construction until the 1980s. The review requirements for Historic Windows should not be used to evaluate this request to replace Non-Historic windows.

Standard 4 of the Secretary of the Interior Standards for Rehab refers to existing features of historic properties. If they are original, or have "acquired historic significance, it states:

"Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

The vinyl windows in question are not original and have not acquired historic value.

Standard 6 of the Secretary of the Interior Standards for Rehab refers to the repair and restoration of "deteriorated historic features" it states"

"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 a missing feature shall be substantiated by documentary, physical, or pictorial evidence".

The proposed replacement windows (Andersen 100 series) match the style of the house and the existing windows in design, texture and other visual qualities. The color sandtone is similar to the color of the existing vinyl windows.

This request is to replace Non-Original, Non-Historic, drafty double pane vinyl windows that leak cold air into the house in winter and out of the house in the summer. They are no longer sealed or energy efficient. This causes condensation inside the double pane and the moisture drips down into the adjacent walls and causes damage to the original plaster. In winter, I cover the kitchen and bathroom windows with plastic sheeting to minimize the drafts, heat loss and discomfort.

The Project Specifications from the contractor (Home Depot) was included in the submission, it contains all of the information you requested: the detailed scope of work for the proposed replacement of 15 (items 1-15) windows including the location, size, operation, style, grids between glass, muntin patterns, hardware, sash, wrap and color.

The document; "What You Need To Know About Local Historic Districts" is on the Detroit Historic District Commission website. On page 7, under WORK ITEMS THAT THE STAFF OF THE HISTORIC DISTRICT COMMISSION CAN APPROVE: item 4 states ...that where the existing door or window is not original to the structure, the replacement should be compatible with the architectural design of the structure. The Andersen Series 100 windows as proposed meet all Historic District Commission requirements. The photos and other info you requested will be sent separately.

Thank You,
Gloria Reynolds

PROJECT SPECIFICATION



Date: <u>02/07/2022</u>	Branch: <u>Detroit South</u>
Sales Consultant : <u>Brennan Lienau</u>	CSC Phone: <u>HOME DEPOT PHONE: (877)-903-3768</u>
Sales Consultant Phone # : <u>(810) 938-5506</u>	License(s):

INSTALLATION ADDRESS: 19388 Stratford Road

Detroit MI 48221

Job #: 1-1Y6BXCIB

PURCHASER(S):	Work Phone	Home Phone	Cell Phone
<u>Gloria Reynolds</u>			<u>(313) 258-5568</u>

PROJECT NAME: Windows Quote

Customer
Signature:

Date: 02/07/2022

PROJECT SPECIFICATIONS

1	1st/KITCH/Windows	Andersen 100, 100 Series Single Hung, Sandtone Int. Finish, Sandtone Ext. Finish, Width 47, Height 60, Width + Height 107, Glass - Standard Tempered Glass Bottom, Sculptured - Grids Between Glass Grid, COLONIAL Pattern, Sandtone Int. Grid Color, Tan Ext. Grid Color, ALL Grid Position, 1 Bar(s) Horizontal, 3 Bar(s) Vertical, ALL Grid Position, 1 Bar(s) Horizontal, 3 Bar(s) Vertical, Hardware Option(s) Sandtone Finish, Standard Hardware, Labor Option(s) Window/Door Wrap: Up to 120 UI, Wrap Color Black
2	1st/KITCH/Windows	Andersen 100, 100 Series Dual Casement, Sandtone Int. Finish, Sandtone Ext. Finish, Width 56, Height 63, Width + Height 119, L Handing, S Handing, Glass - Standard, Sculptured - Grids Between Glass Grid, COLONIAL Pattern, Sandtone Int. Grid Color, Tan Ext. Grid Color, ALL Grid Position, 2 Bar(s) Horizontal, 1 Bar(s) Vertical, ALL Grid Position, 2 Bar(s) Horizontal, 1 Bar(s) Vertical, Hardware Option(s) Sandtone Finish, Standard Hardware, Labor Option(s) Window/Door Wrap: Up to 120 UI, Wrap Color Black
3	1st/BATH/Windows	Andersen 100, 100 Series Single Hung, Sandtone Int. Finish, Sandtone Ext. Finish, Width 23, Height 47, Width + Height 70, Glass - Standard, Sculptured - Grids Between Glass Grid, COLONIAL Pattern, Sandtone Int. Grid Color, Tan Ext. Grid Color, ALL Grid Position, 1 Bar(s) Horizontal, 1 Bar(s) Vertical, ALL Grid Position, 1 Bar(s) Horizontal, 1 Bar(s) Vertical, Hardware Option(s) Sandtone Finish, Standard Hardware, Labor Option(s) Window/Door Wrap: Up to 120 UI, Wrap Color Black
4	1st/LIV/Windows	Andersen 100, 100 Series Picture Window, Sandtone Int. Finish, Sandtone Ext. Finish, Width 56, Height 63, Width + Height 119, Glass - Standard, Sculptured - Grids Between Glass Grid, COLONIAL Pattern, Sandtone Int. Grid Color, Tan Ext. Grid Color, ALL Grid Position, 4 Bar(s) Horizontal, 4 Bar(s) Vertical, Labor Option(s) Window/Door Wrap: Up to 120 UI, Wrap Color Black

PROJECT SPECIFICATION



Purchaser's Name: Gloria Reynolds

Job#: 1-1Y6BXCIB

PROJECT NAME: Windows Quote

PROJECT SPECIFICATIONS

5	1st/LIV/Windows
Andersen 100, 100 Series Picture Window, Sandtone Int. Finish, Sandtone Ext. Finish, Width 23, Height 63, Width + Height 86, Glass - Standard, Sculptured - Grids Between Glass Grid, COLONIAL Pattern, Sandtone Int. Grid Color, Tan Ext. Grid Color, ALL Grid Position, 4 Bar(s) Horizontal, 1 Bar(s) Vertical, Labor Option(s) Window/Door Wrap: Up to 120 UI, Wrap Color Black	
6	1st/LIV/Windows
Andersen 100, 100 Series Picture Window, Sandtone Int. Finish, Sandtone Ext. Finish, Width 23, Height 63, Width + Height 86, Glass - Standard, Sculptured - Grids Between Glass Grid, COLONIAL Pattern, Sandtone Int. Grid Color, Tan Ext. Grid Color, ALL Grid Position, 4 Bar(s) Horizontal, 1 Bar(s) Vertical, Labor Option(s) Window/Door Wrap: Up to 120 UI, Wrap Color Black	
7	1st/LIV/Windows
Andersen 100, 100 Series Single Hung, Sandtone Int. Finish, Sandtone Ext. Finish, Width 47, Height 62, Width + Height 109, Glass - Standard, Sculptured - Grids Between Glass Grid, COLONIAL Pattern, Sandtone Int. Grid Color, Tan Ext. Grid Color, ALL Grid Position, 1 Bar(s) Horizontal, 3 Bar(s) Vertical, ALL Grid Position, 1 Bar(s) Horizontal, 3 Bar(s) Vertical, Hardware Option(s) Sandtone Finish, Standard Hardware, Labor Option(s) Window/Door Wrap: Up to 120 UI, Wrap Color Black	
8	1st/LIV/Windows
Andersen 100, 100 Series Single Hung, Sandtone Int. Finish, Sandtone Ext. Finish, Width 47, Height 62, Width + Height 109, Glass - Standard, Sculptured - Grids Between Glass Grid, COLONIAL Pattern, Sandtone Int. Grid Color, Tan Ext. Grid Color, ALL Grid Position, 1 Bar(s) Horizontal, 3 Bar(s) Vertical, ALL Grid Position, 1 Bar(s) Horizontal, 3 Bar(s) Vertical, Hardware Option(s) Sandtone Finish, Standard Hardware, Labor Option(s) Window/Door Wrap: Up to 120 UI, Wrap Color Black	
9	1st/OFC/Windows
Andersen 100, 100 Series Single Hung, Sandtone Int. Finish, Sandtone Ext. Finish, Width 40, Height 64, Width + Height 104, Glass - Standard, Sculptured - Grids Between Glass Grid, COLONIAL Pattern, Sandtone Int. Grid Color, Tan Ext. Grid Color, ALL Grid Position, 1 Bar(s) Horizontal, 3 Bar(s) Vertical, ALL Grid Position, 1 Bar(s) Horizontal, 3 Bar(s) Vertical, Hardware Option(s) Sandtone Finish, Standard Hardware, Labor Option(s) Window/Door Wrap: Up to 120 UI, Wrap Color Black	
10	1st/DINE/Windows
Andersen 100, 100 Series Picture Window, Sandtone Int. Finish, Sandtone Ext. Finish, Width 24, Height 63, Width + Height 87, Glass - Standard, Mulling Charge Screen, Sculptured - Grids Between Glass Grid, COLONIAL Pattern, Sandtone Int. Grid Color, Tan Ext. Grid Color, ALL Grid Position, 4 Bar(s) Horizontal, 1 Bar(s) Vertical, Labor Option(s) Window/Door Wrap: Up to 120 UI, Wrap Color Black	

PROJECT SPECIFICATION



Purchaser's Name: Gloria Reynolds

Job#: 1-1Y6BXCIB

PROJECT NAME: Windows Quote

PROJECT SPECIFICATIONS

11	1st/DINE/Windows
Andersen 100, 100 Series Picture Window, Sandtone Int. Finish, Sandtone Ext. Finish, Width 24, Height 63, Width + Height 87, Glass - Standard, Mulling Charge Screen, Sculptured - Grids Between Glass Grid, COLONIAL Pattern, Sandtone Int. Grid Color, Tan Ext. Grid Color, ALL Grid Position, 4 Bar(s) Horizontal, 1 Bar(s) Vertical, Labor Option(s) Window/Door Wrap: Up to 120 UI, Wrap Color Black	
12	1st/DINE/Windows
Andersen 100, 100 Series Picture Window, Sandtone Int. Finish, Sandtone Ext. Finish, Width 24, Height 63, Width + Height 87, Glass - Standard, Sculptured - Grids Between Glass Grid, COLONIAL Pattern, Sandtone Int. Grid Color, Tan Ext. Grid Color, ALL Grid Position, 4 Bar(s) Horizontal, 1 Bar(s) Vertical, Labor Option(s) Window/Door Wrap: Up to 120 UI, Wrap Color Black	
13	1st/FAM/Windows
Andersen 100, 100 Series Picture Window, Sandtone Int. Finish, Sandtone Ext. Finish, Width 24, Height 63, Width + Height 87, Glass - Standard, Sculptured - Grids Between Glass Grid, COLONIAL Pattern, Sandtone Int. Grid Color, Tan Ext. Grid Color, ALL Grid Position, 4 Bar(s) Horizontal, 1 Bar(s) Vertical, Labor Option(s) Window/Door Wrap: Up to 120 UI, Wrap Color Black	
14	1st/FAM/Windows
Andersen 100, 100 Series Picture Window, Sandtone Int. Finish, Sandtone Ext. Finish, Width 24, Height 63, Width + Height 87, Glass - Standard, Sculptured - Grids Between Glass Grid, COLONIAL Pattern, Sandtone Int. Grid Color, Tan Ext. Grid Color, ALL Grid Position, 4 Bar(s) Horizontal, 1 Bar(s) Vertical, Labor Option(s) Window/Door Wrap: Up to 120 UI, Wrap Color Black	
15	1st/FAM/Windows
Andersen 100, 100 Series Picture Window, Sandtone Int. Finish, Sandtone Ext. Finish, Width 24, Height 63, Width + Height 87, Glass - Standard, Sculptured - Grids Between Glass Grid, COLONIAL Pattern, Sandtone Int. Grid Color, Tan Ext. Grid Color, ALL Grid Position, 4 Bar(s) Horizontal, 1 Bar(s) Vertical, Labor Option(s) Window/Door Wrap: Up to 120 UI, Wrap Color Black	
Job Level and Labor Options	
15-Window/Door Wrap: Up to 120 UI	

Andersen 100 replacement detailed scope of work

Wednesday, February 16, 2022 9:39 AM

- Existing vinyl kitchen window will be replaced with an Andersen 100 series single hung window, sandtone interior and exterior, tempered bottom sash, sculptured BTG (between the glass) grids 1 H (horizontal) 3 V (vertical) colonial style. Standard hardware. Exterior window wrap black. 47" x 60"
- Existing vinyl kitchen window will be replaced with an Andersen 100 series dual casement window, sandtone interior and exterior, sculptured BTG (between the glass) grids 2 H (horizontal) 1 V (vertical) colonial style. Standard hardware. Exterior window wrap black. 56" x 63"
- Existing vinyl bathroom window will be replaced with an Andersen 100 series single hung window, sandtone interior and exterior, sculptured BTG (between the glass) grids 1 H (horizontal) 1 V (vertical) colonial style. Standard hardware. Exterior window wrap black. 23" x 47"
- Existing vinyl living room window will be replaced with an Andersen 100 series picture window, sandtone interior and exterior, sculptured BTG (between the glass) grids 4 H (horizontal) 4 V (vertical) colonial style.. Standard hardware. Exterior window wrap black. 56" x 63"
- Existing vinyl living room window will be replaced with an Andersen 100 series picture window, sandtone interior and exterior, sculptured BTG (between the glass) grids 4 H (horizontal) 1 V (vertical) colonial style. Standard hardware. Exterior window wrap black. 23" x 63"
- Existing vinyl living room window will be replaced with an Andersen 100 series picture window, sandtone interior and exterior, sculptured BTG (between the glass) grids 4 H (horizontal) 1 V (vertical) colonial style. Standard hardware. Exterior window wrap black. 23" x 63"
- Existing vinyl living room window will be replaced with an Andersen 100 series single hung window, sandtone interior and exterior, sculptured BTG (between the glass) grids 1 H (horizontal) 3 V (vertical) colonial style. Standard hardware. Exterior window wrap black. 47" x 62"
- Existing vinyl living room window will be replaced with an Andersen 100 series single hung window, sandtone interior and exterior, sculptured BTG (between the glass) grids 1 H (horizontal) 3 V (vertical) colonial style. Standard hardware. Exterior window wrap black. 47" x 62"
- Existing vinyl office window will be replaced with an Andersen 100 series single hung window, sandtone interior and exterior, sculptured BTG (between the glass) grids 1 H (horizontal) 3 V (vertical) colonial style. Standard hardware. Exterior window wrap black. 40" x 64"
- Existing vinyl dining window will be replaced with an Andersen 100 series picture window, sandtone interior and exterior, sculptured BTG (between the glass) grids 4 H (horizontal) 1 V (vertical) colonial style. Standard hardware. Exterior window wrap black. 24" x 63"
- Existing vinyl dining window will be replaced with an Andersen 100 series picture window, sandtone interior and exterior, sculptured BTG (between the glass) grids 4 H (horizontal) 1 V (vertical) colonial style. Standard hardware. Exterior window wrap black. 24" x 63"
- Existing vinyl dining window will be replaced with an Andersen 100 series picture window, sandtone interior and exterior, sculptured BTG (between the glass) grids 4 H (horizontal) 1 V (vertical) colonial style. Standard hardware. Exterior window wrap black. 24" x 63"
- Existing vinyl family room window will be replaced with an Andersen 100 series picture window, sandtone interior and exterior, sculptured BTG (between the glass) grids 4 H (horizontal) 1 V (vertical) colonial style. Standard hardware. Exterior window wrap black. 24" x 63"
- Existing vinyl family room window will be replaced with an Andersen 100 series picture window, sandtone interior and exterior, sculptured BTG (between the glass) grids 4 H (horizontal) 1 V (vertical) colonial style. Standard hardware. Exterior window wrap black. 24" x 63"
- Existing vinyl family room window will be replaced with an Andersen 100 series picture window, sandtone interior and exterior, sculptured BTG (between the glass) grids 4 H (horizontal) 1 V (vertical) colonial style. Standard hardware. Exterior window wrap black. 24" x 63"



dining room

A photograph of a window with a screen. The window is divided into several panes. A white text box is overlaid on the middle section of the window. The text inside the box reads "dining room; broken pane and condensation". The view through the window shows a dining room with a table and chairs, and a large window in the background. The window frame is dark, and there is a handle on the right side. A gold-colored decorative element is visible on the left side of the window frame.

dining room; broken pane
and condensation

living room condensation



iving room. front

condensation



A photograph of a red wall. On the right side, there is a white window frame with white horizontal blinds. A white, rounded rectangular label is superimposed on the wall, containing the text "rear kitchen". A thin white line curves from the top of the label, arching over the top of the window frame and ending near the bottom left of the frame. There is some peeling or damage to the red paint on the wall just below the window frame.

rear kitchen