

STAFF REPORT
CONCERNING APPLICATION FOR A
CERTIFICATE OF APPROPRIATENESS



Date: June 5, 2019

Application Number: 2019-0603D

Property Location: 1402 East Wayne Street

Architectural Style/Date/Architect or Builder: Modern/1956/Cooper House

Property Owner: Barbara Brook

Landmark or District Designation: East Wayne Street, Ordinance #7796-87

Rating: Non-contributing

DESCRIPTION OF STRUCTURE/ SITE: Two story wood frame Modern house with L-plan with one story attached garage. Roof is a low gable with asphalt shingles. Windows are primarily original wood divide lite casement. There is a central entry with flat roof and concrete slab. Façade is brick on 1st story, wood on 2nd.

ALTERATIONS: RME 2011-0722 replaced a concrete patio in rear of house, in-kind. RME 2011-0701 removed a dead dogwood tree and replacement. RME 2003-0616 installed furnace vent PVC pipe and installed metal chimney cap. COA 2001-0725 approved replacement of four windows in back of house with new wooden casement windows and picture window-casement combinations, manufactured to exactly match the windows in the front portion of the house. RME 2001-0622 replaced asphalt roof, in-kind.

APPLICATION ITEMS: *“Replacement windows, See attachments for material descriptions”*

DESCRIPTION OF PROPOSED PROJECT: Owner has applied for seventeen (17) original wood windows to be replaced with Infinity by Marvin Fibrex extruded fiberglass exterior/wood interior windows. The windows proposed to be replaced are on the first and second stories of the house.

Heritage Construction Co., Inc. and HPC Preservation Inspector have concluded that the original wood casement windows are beyond repair, please see respective letters for details.

The proposed windows will be inserts, utilizing the existing jamb which commonly results in a slight reduction to the amount of glazing overall. The window pane pattern will be replicated for each window using 7/8” simulated divided lites on the exterior and interior with a spacer bar in between the glass providing dimension resembling the original. Color selection is Cashmere which matches painted details on the house. Exterior trim is proposed to be wrapped with an aluminum coil stock that will wrap the exterior trim of the windows with mitered joints. Quality Window and Door representative has confirmed that the stone sill on the first floor will not be wrapped and the coil would terminate at the wood. With a replicated pane pattern and simulated divided light, the fiberglass windows resemble the original aesthetic.

PRESERVATION INSPECTOR REPORT:

On April 30, 2019 I met with the property owner on site to photograph and evaluate the condition of the windows at the property. For the sake of ease, I will list the windows and each side of the house then state the overall condition and cite examples. All windows are of wood construction except where noted.

North Face (front side)

First floor 2- Combination 4 pane casement-picture-4 pane casement windows

Second floor 3- Double 4 pane casement windows

East Face (garage side)

First floor 1- Double 3 pane casement window on garage

1- Double 4 pane casement window

Second floor 1- Double 2 pane casement window

1- Double 4 pane casement window

South Face (rear side)

First floor 1- Combination 4 pane casement-picture-4 pane casement window -wood clad replacement

1- Single casement window-wood clad replacement

	1- Double casement window-wood clad replacement
	1- Double 3 pane casement window on garage
Second Floor	1- Double 4 pane casement window
<u>West Face</u>	
First floor	2- Double 4 pane casement window
	1- Combination 4 pane casement-picture-4 pane casement window -wood clad replacement
Second floor	1- Double 4 pane casement window

Overall assessment; the original wood casement windows are non-repairable.

-The addition of interior storms has allowed moisture to become trapped against the wooden elements causing deterioration and the sashes to become out of square. The photo of the front combination window demonstrates a crowning effect on the bottom sill plate.

-The sills on the west and north sides are soft to the touch. Multiple layers of paint but little caulk have allowed moisture to become trapped and rotting the wood out from the inside

-Several closure and locking mechanisms on these windows are non-operable. Replacement parts may be difficult to obtain and replace.

The owner informed me that the wood clad replacement windows in back were installed prior to the LHD designation and were installed to replace the Jalousie or louvered original windows. The existing windows are in good shape and she does not intend to replace them.

Steve Szaday
Preservation Inspector

STANDARDS AND GUIDELINES: EAST WAYNE STREET

II. EXISTING STRUCTURES

A. WINDOWS AND DOORS

Window and door frames are of wood or steel (some casements) or in the case of brick structures, stone sills and brick lintels. Where metal or vinyl siding has been applied, window trim has been covered. Storm windows are of wood and aluminum.

Required

Original windows and doors shall be retained including sashes, lintels, sills, shutters, decorative glass, pediments, hoods, and hardware. When deteriorated beyond repair, they shall be replaced with units and trim resembling the original

Recommended

Wood frame storm windows and doors painted to match the original should not be used but should not damage existing frames. If new sashes or doors are installed, the existing or original materials, design, and hardware should be used. When metal storm doors are used they should be painted, anodized or coated to match the existing. When awnings are used they should be of canvas material.

Prohibited

Original doors, windows, and hardware shall not be discarded when they can be restored and used in place. New window and door openings which would alter the scale and proportion of the building shall not be introduced. Inappropriate new windows and door features such as aluminum insulating glass combinations that require removal of the original windows and doors shall not be installed.

Not Recommended

Awnings, hoods, and fake shutters made of metal, vinyl, or fiberglass should not be used if they would detract from the existing character or appearance of the building

STAFF RECOMMENDATION: With the house having a non-contributing rating, along with the original windows deemed deteriorated beyond repair, and the proposed replacements resembling the original, per the Standards for East Wayne Street Local Historic District, Staff recommends approval.

Report compiled by
Elicia Feasel, Historic Preservation Administrator

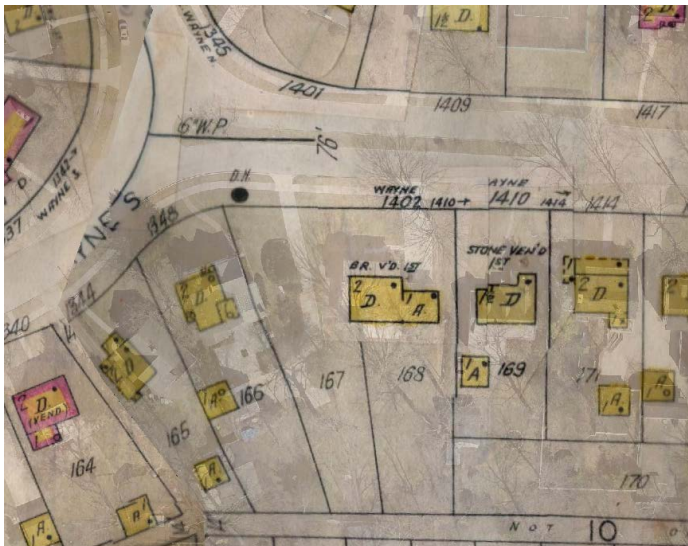
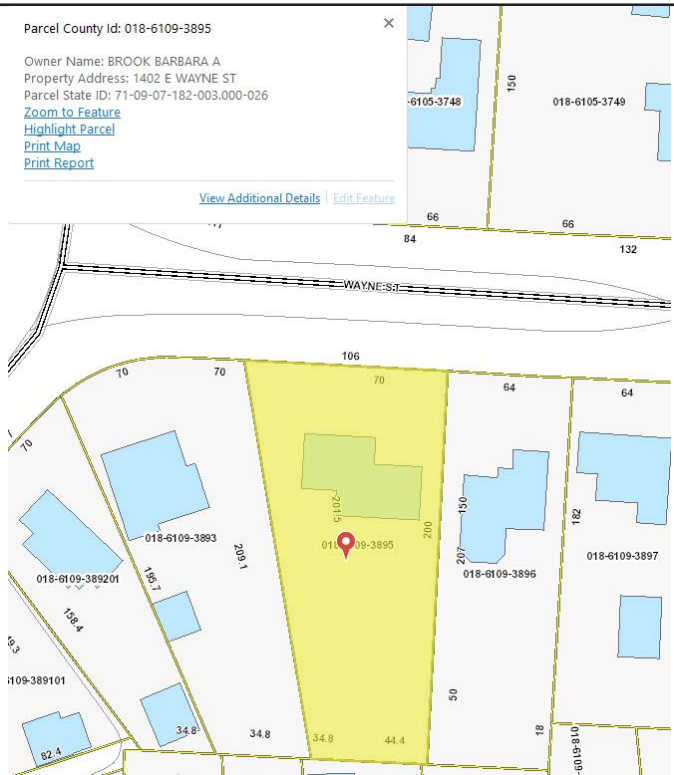
HISTORIC PRESERVATION COMMISSION OF SOUTH BEND AND ST. JOSEPH COUNTY

LOCATION MAP - Map showing location of the property and surrounding area (Google Maps)



AERIAL MAP - highlighted property on map

Parcel County Id: 018-6109-3895
Owner Name: BROOK BARBARA A
Property Address: 1402 E WAYNE ST
Parcel State ID: 71-09-07-182-003.000-026
[Zoom to Feature](#)
[Highlight Parcel](#)
[Print Map](#)
[Print Report](#)
[View Additional Details](#) | [Edit Feature](#)



Sanborn 1960

MACOG 2019

**HISTORIC PRESERVATION COMMISSION
OF SOUTH BEND AND ST. JOSEPH COUNTY**

FRONT PICTURE (NORTH) - Picture of the front of the building, April 2019.



REAR PICTURE (SOUTH) - Picture of the rear of the building, April 2019.



**HISTORIC PRESERVATION COMMISSION
OF SOUTH BEND AND ST. JOSEPH COUNTY**

SIDE PICTURE (WEST) - Picture of the side of the building, April 2019.



SIDE PICTURE (EAST) - Picture of the side of the building, April 2019.



**HISTORIC PRESERVATION COMMISSION
OF SOUTH BEND AND ST. JOSEPH COUNTY**

DETAIL PICTURE (NORTH) - Picture of a front window proposed for replacement, April 2019.



DETAIL PICTURE (NORTH) - Picture of a front window proposed for replacement, April 2019.



**HISTORIC PRESERVATION COMMISSION
OF SOUTH BEND AND ST. JOSEPH COUNTY**

DETAIL PICTURE (INTERIOR) - Pictures of windows proposed for replacement, April 2019.



**HISTORIC PRESERVATION COMMISSION
OF SOUTH BEND AND ST. JOSEPH COUNTY**

DETAIL PICTURE (INTERIOR) - Pictures of windows proposed for replacement, April 2019.





HISTORIC PRESERVATION COMMISSION

OF SOUTH BEND AND ST. JOSEPH COUNTY

County—City Building, South Bend, IN 46601

http://www.southbendin.gov/government/department/community-investment

Phone: 574/235.9371

Fax: 574/235.9021

Email: hpcsbjic@southbendin.gov

JUN 03 2019 MA

Rec 757966

Timothy S. Kluszczinski, President

A Certified Local Government of the National Park Service

Elicia Feasel, Historic Preservation Administrator

APPLICATION FOR A — CERTIFICATE OF APPROPRIATENESS

OFFICE USE ONLY >>>>>> DO NOT COMPLETE ANY ENTRIES CONTAINED IN THIS BOX <<<<<<< OFFICE USE ONLY

Date Received: 6/3/19 Application Number: 2019 0603D

Past Reviews: YES (Date of Last Review) 2011-07 NO

Staff Approval authorized by: _____ Title: _____

Historic Preservation Commission Review Date: June 17, 2019

Local Landmark Local Historic District (Name) East Wayne

National Landmark National Register District (Name) _____

Certificate Of Appropriateness: Denied Tabled Sent To Committee Approved and issued: _____

Address of Property for proposed work: 1402 Wayne St, South Bend, IN 46615
(Street Number—Street Name—City—Zip)

Name of Property Owner(s): Barbara Brook Phone #: 574-850-7030

Address of Property Owner(s): Same
(Street Number—Street Name—City—Zip)

Name of Contractor(s): Quality Window and Door Phone #: 574-862-1613

Contractor Company Name: Quality Window and Door

Address of Contractor Company: 27888 CR 32W, Elkhart, IN 46517
(Street Number—Street Name—City—Zip)

Current Use of Building: Single Family Home
(Single Family—Multi-Family—Commercial—Government—Industrial—Vacant—etc.)

Type of Building Construction: Shingle and Brick
(Wood Frame—Brick—Stone—Steel—Concrete—Other)

Proposed Work: In-Kind Landscape New Replacement (not in-kind) Demolition
(more than one box may be checked)

Description of Proposed Work: Replacement windows, See attachments for material descriptions

Owner e-mail: bzbrook47@gmail.com and/or Contractor e-mail: dylan@qwdbarn.com

X Barbara Brook and/or X _____
Signature of Owner Signature of Contractor

By signing this application I agree to abide by all local regulations related to project and to obtain a Building Department Permit, if applicable.

—APPLICATION REQUIREMENTS ARE LISTED ON REVERSE SIDE—

HERITAGE CONSTRUCTION CO., INC.

ESTABLISHED
1975

14763 STATE ROAD 23
GRANGER, IN 46530
PHONE: (574) 277-0101
FAX: (574) 277-1734
www.HeritageConst.com

Ms. Barbara Brook
1402 E. Wayne St.
South Bend, IN 46617

Dear Ms. Brook,

Regarding certain windows original to your home and your concerns relative to air infiltration, overall energy efficiency and general function, here are my conclusions.

After considerable research, I have determined that no replacement weatherstrip, either original or aftermarket, is available that would serve to rectify the air infiltration problem. Additionally, the 60+ year old operating mechanisms are decades past obsolete and no suitable device is available to replace same. Further, the wood sash, jambs and other components have exceeded their wear life expectancy.

Therefore, it is my conclusion that "rebuilding" the existing 1957 vintage windows is not a viable option that would acceptably address all the problems; complete replacement is required.

Regards,

 5/15/19
Patrick R. Slater, Pres

Brook Residence Window Proposal Infinity

Quote #: 3BBQ28S

A Proposal for Window and Door Products prepared for:

End Customer:

Customer Number: DR
Brook, Barbara
1402 Wayne Street
South Bend, IN

Contact Name: Barbara
Phone: (574) 850-7030
Email: Bzbrook47@gmail.com

Shipping Address:

QUALITY WINDOW & DOOR
27888 COUNTY ROAD 32
ELKHART, IN 46517-9510

Project Description:

Pricing Includes Installation, all Materials, and Taxes. Installation includes: Removal and disposal of existing window(s), complete and professional installation of new window(s),

Existing first floor windows. Wood windows, Pella. Brick Mould Surround on exterior. 1950's home. Horizontal brick siding. Install, prep jobsite, drop cloths and use precautions as needed. Remove the existing sashes. Insert new Marvin Insert windows. On the interior, use 1/2" x 3/4" painted white shoe mould. On the exterior, use cashmere coil stock to wrap the exterior to match the windows. Will need to knock out mulling post in most rooms in order to put in one twin unit.

Featuring products from:



DYLAN RISSER
QUALITY WINDOW & DOOR
27888 CR 32W
ELKHART, IN 46517
Phone: (574) 862-1613

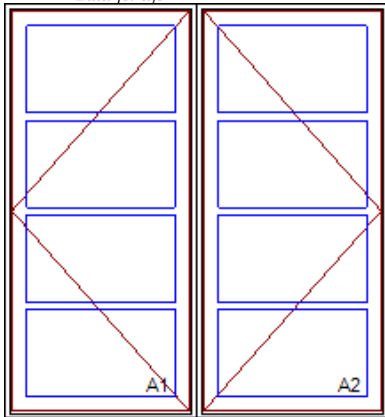
Email: dylan@qwdbarn.com

This report was generated on 6/5/2019 10:14:47 AM using the Marvin Order Management System, version 0002.26.00 (Current). Price in USD. Unit availability and price are subject to change. Dealer terms and conditions may apply.

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1 Qty: 2	Mark Unit: Living Room PICTURE 1 & 2	Net Price: Ext. Net Price:	USD	1,831.48 3,662.96
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As Viewed From The Exterior

Entered As: IO

Cashmere Exterior
 Stone White Interior
 2W1H - Rectangle Assembly
 Assembly Inside Opening
 46 1/2" X 50 1/8"
 Assembly Frame Size
 46 1/8" X 49 7/8"

Unit: A1
 Infinity Insert Casement - Left Hand
 Basic Frame 23 1/32" X 49 7/8"
 Inside Opening 23 13/32" X 50 1/8"
 IG
 Low E2 w/Argon
 7/8" SDL - With Spacer Bar
 Rectangular 1W4H
 Cashmere Ext - Stone White Int
 Beige Weather Strip
 White Folding Handle
 Easy Wash Hinges
 Interior Full Screen
 Stone White Surround
 Charcoal Fiberglass Mesh

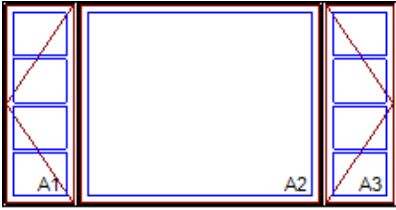
Unit: A2
 Infinity Insert Casement - Right Hand
 Basic Frame 23 1/32" X 49 7/8"
 Inside Opening 23 13/32" X 50 1/8"
 IG
 Low E2 w/Argon
 7/8" SDL - With Spacer Bar
 Rectangular 1W4H
 Cashmere Ext - Stone White Int
 Beige Weather Strip
 White Folding Handle
 Easy Wash Hinges
 Interior Full Screen
 Stone White Surround
 Charcoal Fiberglass Mesh

Vertical Space Mull 1/16"
 3 1/4" Jamb
 ***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
 ***Note: Unit Availability and Price is Subject to Change

Line #2 Qty: 1	Mark Unit: Living Room PICTURE 3	Net Price: Ext. Net Price:	USD	2,462.64 2,462.64
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Feature Mismatch: Divided Lite Options
 Cashmere Exterior
 Stone White Interior
 3W1H - Rectangle Assembly
 Assembly Inside Opening
 96 1/2" X 50 1/8"
 Assembly Frame Size
 96 1/8" X 49 7/8"



As Viewed From The Exterior

Entered As: IO

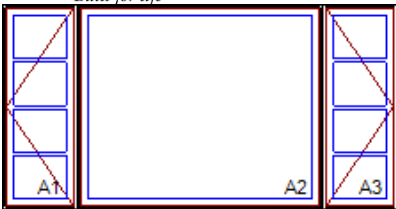
Unit: A1
 Infinity Insert Casement - Left Hand
 Basic Frame 18" X 49 7/8"
 Inside Opening 18 3/8" X 50 1/8"
 IG
 Low E2 w/Argon
 7/8" SDL - With Spacer Bar
 Rectangular 1W4H
 Cashmere Ext - Stone White Int
 Beige Weather Strip
 White Folding Handle
 Easy Wash Hinges
 Interior Full Screen
 Stone White Surround
 Charcoal Fiberglass Mesh

Unit: A2
 Infinity Insert Casement Picture
 Basic Frame 60" X 49 7/8"
 Inside Opening 60 3/8" X 50 1/8"
 IG - 1 Lite
 Low E2 w/Argon
 Beige Weather Strip

Unit: A3
 Infinity Insert Casement - Right Hand
 Basic Frame 18" X 49 7/8"
 Inside Opening 18 3/8" X 50 1/8"
 IG
 Low E2 w/Argon
 7/8" SDL - With Spacer Bar
 Rectangular 1W4H
 Cashmere Ext - Stone White Int
 Beige Weather Strip
 White Folding Handle
 Easy Wash Hinges
 Interior Full Screen
 Stone White Surround
 Charcoal Fiberglass Mesh
 Vertical Space Mull 1/16"
 3 1/4" Jamb

***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
 ***Note: Unit Availability and Price is Subject to Change

Line #3	Mark Unit: Dining Room	Net Price:		2,462.64
Qty: 1	PICTURE 4	Ext. Net Price:	USD	2,462.64



As Viewed From The Exterior

Entered As: IO

Feature Mismatch: Divided Lite Options

Cashmere Exterior
 Stone White Interior
 3W1H - Rectangle Assembly
 Assembly Inside Opening
 96 1/2" X 50 1/8"
 Assembly Frame Size
 96 1/8" X 49 7/8"

Unit: A1
 Infinity Insert Casement - Left Hand
 Basic Frame 18" X 49 7/8"
 Inside Opening 18 3/8" X 50 1/8"
 IG
 Low E2 w/Argon
 7/8" SDL - With Spacer Bar
 Rectangular 1W4H
 Cashmere Ext - Stone White Int
 Beige Weather Strip
 White Folding Handle

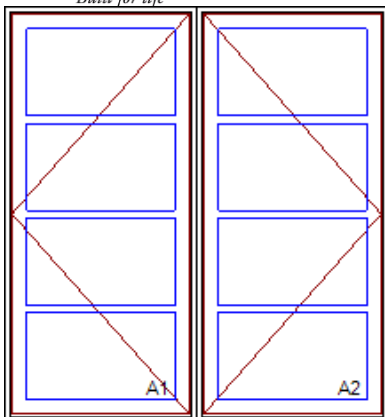
Easy Wash Hinges
 Interior Full Screen
 Stone White Surround
 Charcoal Fiberglass Mesh

Unit: A2
 Infinity Insert Casement Picture
 Basic Frame 60" X 49 7/8"
 Inside Opening 60 3/8" X 50 1/8"
 IG - 1 Lite
 Low E2 w/Argon
 Beige Weather Strip

Unit: A3
 Infinity Insert Casement - Right Hand
 Basic Frame 18" X 49 7/8"
 Inside Opening 18 3/8" X 50 1/8"
 IG
 Low E2 w/Argon
 7/8" SDL - With Spacer Bar
 Rectangular 1W4H
 Cashmere Ext - Stone White Int
 Beige Weather Strip
 White Folding Handle
 Easy Wash Hinges
 Interior Full Screen
 Stone White Surround
 Charcoal Fiberglass Mesh
 Vertical Space Mull 1/16"
 3 1/4" Jambs

***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
 ***Note: Unit Availability and Price is Subject to Change

Line #4	Mark Unit: Dining Room	Net Price:		1,831.48
Qty: 1	PICTURE 5	Ext. Net Price:	USD	1,831.48



As Viewed From The Exterior

Entered As: IO

Cashmere Exterior
 Stone White Interior
 2W1H - Rectangle Assembly
 Assembly Inside Opening
 46 1/2" X 50 1/8"
 Assembly Frame Size
 46 1/8" X 49 7/8"

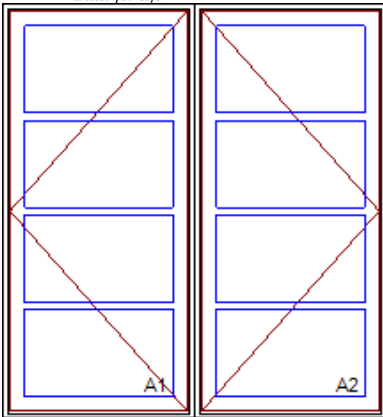
Unit: A1
 Infinity Insert Casement - Left Hand
 Basic Frame 23 1/32" X 49 7/8"
 Inside Opening 23 13/32" X 50 1/8"
 IG
 Low E2 w/Argon
 7/8" SDL - With Spacer Bar
 Rectangular 1W4H
 Cashmere Ext - Stone White Int
 Beige Weather Strip
 White Folding Handle
 Easy Wash Hinges
 Interior Full Screen
 Stone White Surround
 Charcoal Fiberglass Mesh

Unit: A2
 Infinity Insert Casement - Right Hand
 Basic Frame 23 1/32" X 49 7/8"
 Inside Opening 23 13/32" X 50 1/8"
 IG
 Low E2 w/Argon
 7/8" SDL - With Spacer Bar

Rectangular 1W4H
 Cashmere Ext - Stone White Int
 Beige Weather Strip
 White Folding Handle
 Easy Wash Hinges
 Interior Full Screen
 Stone White Surround
 Charcoal Fiberglass Mesh
 Vertical Space Mull 1/16"
 3 1/4" Jamb
 ***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
 ***Note: Unit Availability and Price is Subject to Change

Line #5 Qty: 1	Mark Unit: Bedroom 1 PICTURE 6	Net Price: Ext. Net Price:	USD	1,831.48 1,831.48
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INFINITY
 from **MARVIN**
 REPLACEMENT WINDOWS
Built for life



As Viewed From The Exterior

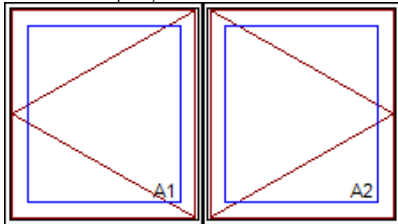
Entered As: IO

Cashmere Exterior
 Stone White Interior
 2W1H - Rectangle Assembly
 Assembly Inside Opening
 46 1/2" X 50 1/8"
 Assembly Frame Size
 46 1/8" X 49 7/8"

Unit: A1
 Infinity Insert Casement - Left Hand
 Basic Frame 23 1/32" X 49 7/8"
 Inside Opening 23 13/32" X 50 1/8"
 IG
 Low E2 w/Argon
 7/8" SDL - With Spacer Bar
 Rectangular 1W4H
 Cashmere Ext - Stone White Int
 Beige Weather Strip
 White Folding Handle
 Easy Wash Hinges
 Interior Full Screen
 Stone White Surround
 Charcoal Fiberglass Mesh

Unit: A2
 Infinity Insert Casement - Right Hand
 Basic Frame 23 1/32" X 49 7/8"
 Inside Opening 23 13/32" X 50 1/8"
 IG
 Low E2 w/Argon
 7/8" SDL - With Spacer Bar
 Rectangular 1W4H
 Cashmere Ext - Stone White Int
 Beige Weather Strip
 White Folding Handle
 Easy Wash Hinges
 Interior Full Screen
 Stone White Surround
 Charcoal Fiberglass Mesh
 Vertical Space Mull 1/16"
 3 1/4" Jamb
 ***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
 ***Note: Unit Availability and Price is Subject to Change

Line #6 Qty: 1	Mark Unit: Bedroom 1 PICTURE 7	Net Price: Ext. Net Price:	USD	925.04 925.04
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As Viewed From The Exterior

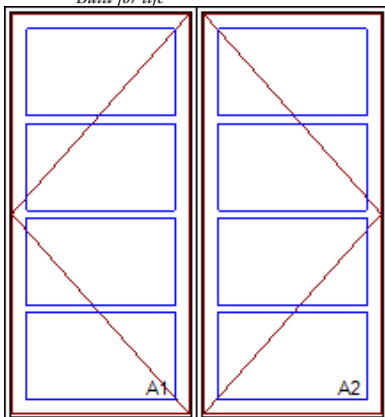
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Cashmere Exterior
 Stone White Interior
 2W1H - Rectangle Assembly
 Assembly Inside Opening
 46 1/2" X 26 1/8"
 Assembly Frame Size
 46 1/8" X 25 7/8"

Unit: A1
 Infinity Insert Casement - Left Hand
 Basic Frame 23 1/32" X 25 7/8"
 Inside Opening 23 13/32" X 26 1/8"
 IG - 1 Lite
 Low E2 w/Argon
 Beige Weather Strip
 White Folding Handle
 Easy Wash Hinges
 Interior Full Screen
 Stone White Surround
 Charcoal Fiberglass Mesh

Unit: A2
 Infinity Insert Casement - Right Hand
 Basic Frame 23 1/32" X 25 7/8"
 Inside Opening 23 13/32" X 26 1/8"
 IG - 1 Lite
 Low E2 w/Argon
 Beige Weather Strip
 White Folding Handle
 Easy Wash Hinges
 Interior Full Screen
 Stone White Surround
 Charcoal Fiberglass Mesh
 Vertical Space Mull 1/16"
 3 1/4" Jambs
 ***Note: Unit Availability and Price is Subject to Change

Line #7	Mark Unit: Green Bedroom	Net Price:		1,831.48
Qty: 2	PICTURES 8 & 9	Ext. Net Price:	USD	3,662.96



As Viewed From The Exterior

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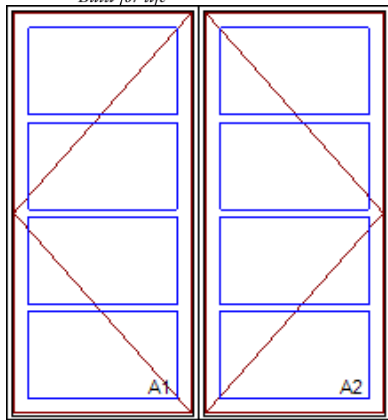
Cashmere Exterior
 Stone White Interior
 2W1H - Rectangle Assembly
 Assembly Inside Opening
 46 1/2" X 50 1/8"
 Assembly Frame Size
 46 1/8" X 49 7/8"

Unit: A1
 Infinity Insert Casement - Left Hand
 Basic Frame 23 1/32" X 49 7/8"
 Inside Opening 23 13/32" X 50 1/8"
 IG
 Low E2 w/Argon
 7/8" SDL - With Spacer Bar
 Rectangular 1W4H
 Cashmere Ext - Stone White Int
 Beige Weather Strip
 White Folding Handle
 Easy Wash Hinges
 Interior Full Screen
 Stone White Surround
 Charcoal Fiberglass Mesh

Unit: A2
 Infinity Insert Casement - Right Hand
 Basic Frame 23 1/32" X 49 7/8"
 Inside Opening 23 13/32" X 50 1/8"

IG
 Low E2 w/Argon
 7/8" SDL - With Spacer Bar
 Rectangular 1W4H
 Cashmere Ext - Stone White Int
 Beige Weather Strip
 White Folding Handle
 Easy Wash Hinges
 Interior Full Screen
 Stone White Surround
 Charcoal Fiberglass Mesh
 Vertical Space Mull 1/16"
 3 1/4" Jambs
 ***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
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Line #8	Mark Unit: Mstr Bedroom	Net Price:		1,831.48
Qty: 2	PICTURES 10 & 11	Ext. Net Price:	USD	3,662.96



As Viewed From The Exterior

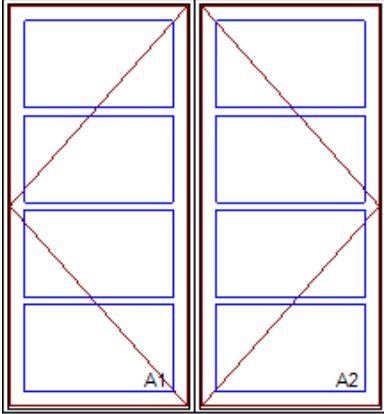
Entered As: IO

Cashmere Exterior
 Stone White Interior
 2W1H - Rectangle Assembly
 Assembly Inside Opening
 46 1/2" X 50 1/8"
 Assembly Frame Size
 46 1/8" X 49 7/8"

Unit: A1
 Infinity Insert Casement - Left Hand
 Basic Frame 23 1/32" X 49 7/8"
 Inside Opening 23 13/32" X 50 1/8"
 IG
 Low E2 w/Argon
 7/8" SDL - With Spacer Bar
 Rectangular 1W4H
 Cashmere Ext - Stone White Int
 Beige Weather Strip
 White Folding Handle
 Easy Wash Hinges
 Interior Full Screen
 Stone White Surround
 Charcoal Fiberglass Mesh

Unit: A2
 Infinity Insert Casement - Right Hand
 Basic Frame 23 1/32" X 49 7/8"
 Inside Opening 23 13/32" X 50 1/8"
 IG
 Low E2 w/Argon
 7/8" SDL - With Spacer Bar
 Rectangular 1W4H
 Cashmere Ext - Stone White Int
 Beige Weather Strip
 White Folding Handle
 Easy Wash Hinges
 Interior Full Screen
 Stone White Surround
 Charcoal Fiberglass Mesh
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 3 1/4" Jambs
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Line #9 Qty: 1	Mark Unit: Mstr Bathroom PICTURES 12	Net Price: Ext. Net Price:	USD	1,831.48 1,831.48
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As Viewed From The Exterior

Entered As: IO

Cashmere Exterior
 Stone White Interior
 2W1H - Rectangle Assembly
 Assembly Inside Opening
 46 1/2" X 50 1/8"
 Assembly Frame Size
 46 1/8" X 49 7/8"

Unit: A1
 Infinity Insert Casement - Left Hand
 Basic Frame 23 1/32" X 49 7/8"
 Inside Opening 23 13/32" X 50 1/8"
 IG
 Low E2 w/Argon
 7/8" SDL - With Spacer Bar
 Rectangular 1W4H
 Cashmere Ext - Stone White Int
 Beige Weather Strip
 White Folding Handle
 Easy Wash Hinges
 Interior Full Screen
 Stone White Surround
 Charcoal Fiberglass Mesh

Unit: A2
 Infinity Insert Casement - Right Hand
 Basic Frame 23 1/32" X 49 7/8"
 Inside Opening 23 13/32" X 50 1/8"
 IG
 Low E2 w/Argon
 7/8" SDL - With Spacer Bar
 Rectangular 1W4H
 Cashmere Ext - Stone White Int
 Beige Weather Strip
 White Folding Handle
 Easy Wash Hinges
 Interior Full Screen
 Stone White Surround
 Charcoal Fiberglass Mesh
 Vertical Space Mull 1/16"
 3 1/4" Jambs

***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
 ***Note: Unit Availability and Price is Subject to Change

Line #10 Qty: 1	Mark Unit: Labor for All	Net Price: Ext. Net Price:	USD	4,850.00 4,850.00
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Labor Labor

PURCHASE APPROVAL/SIGN OFF

Project Total Net Price: USD 27,183.64

I have reviewed all line item quotes in detail and agree that the product specifications and pricing are accurate, and I approve the project for order. I acknowledge that additional charges, tax or Terms and Conditions may apply.

Seller: _____

Buyer: _____

BROOK RESIDENCE

Picture 1 (Line 1 in Quote)



Picture 2 (Line 1 in Quote)



Picture 3 (Line 2 in Quote)



Picture 4 (Line 3 in Quote)



Picture 5 (Line 4 in Quote)



Picture 6 Full Elevation (Line 5 in Quote)



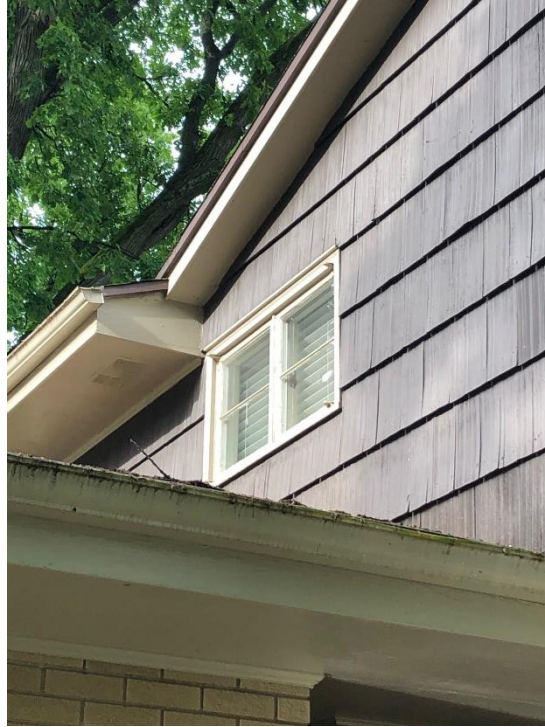
Picture 6 2nd Elevation (Line 5 in Quote)



Picture 7 Full Elevation (Line 6 in Quote)



Picture 7 Close up (Line 6 in Quote)



Picture 8 Full Elevation (Line 7 in Quote)



Picture 8 Close up (Line 7 in Quote)



Picture 9 Full Elevation (Line 7 in Quote)



Picture 9 Close up (Line 7 in Quote)



Picture 10 Full Elevation (Line 8 in Quote)



Picture 10 Close up (Line 8 in Quote)



Picture 11 Full Elevation (Line 8 in Quote)



Picture 11 Close Up (Line 8 in Quote)



Picture 12 Full Elevation (Line 9 in Quote)



Picture 12 Close Up (Line 9 in Quote)



Exterior Brick Mould and Sill Close Up



How Ultrex fiberglass measures up

We created Ultrex® with one goal in mind: develop the most durable window material in the industry. It's not only 8 times stronger than vinyl – it resists expanding and contracting in any climate. So you get a tight, snug fit that will last.



PERFORMANCE

A fit that never quits

Ultrex fiberglass expands at virtually the same rate as glass, so our windows stay tight and true. This makes Infinity windows resistant to leaks, seal failures and stress cracks that can compromise energy efficiency and long-term performance.



ULTREX STAYS TRUE



VINYL CAN EXPAND

STRENGTH

Stands up to the pressure

Compared to other materials, Ultrex is the strongest window framing material in the replacement industry. This means Ultrex resists bending and flexing – that's confidence Fibrex® and vinyl simply can't match.

01

Ultrex vs. Vinyl Windows

Vinyl can warp and shift under everyday conditions – potentially making vinyl windows difficult to open and close and affecting their all-around performance. Ultrex resists sticking, swelling and warping so Infinity windows and doors will continue to easily open and close.

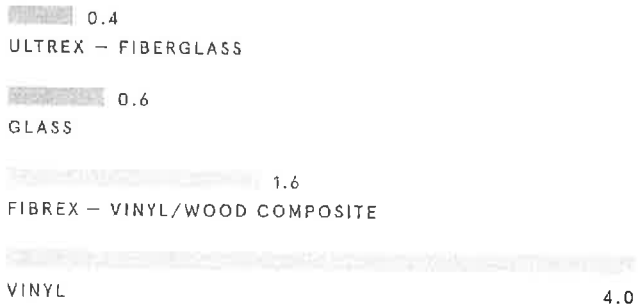
02

Ultrex vs. Wood Windows

Wood windows offer classic beauty that, depending on the environment, can require maintenance and care. Infinity windows capture the beautiful details and profiles of wood – without the maintenance.

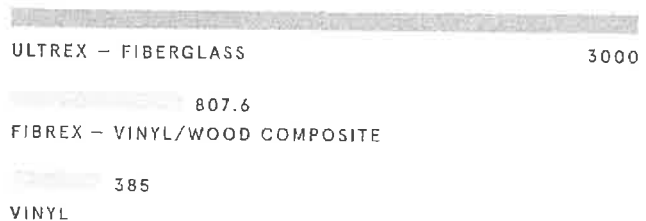
Ultrex is stable like the glass in your window

Vinyl expands at a much higher rate than glass which may compromise your window's performance.



Ultrex is 8x stronger than vinyl

Ultrex offers superior bend and flex resistance to protect the integrity of your home.

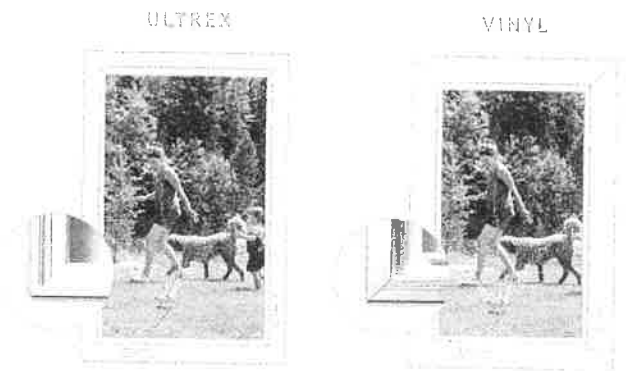


Timeless design with an attention to detail

Ultrax™ fiberglass not only provides unmatched durability compared to other window replacement materials – it also makes a lasting impression both inside and out. From narrower profiles that deliver bigger views and more daylight to color options that resist fading, Ultrax simply delivers.

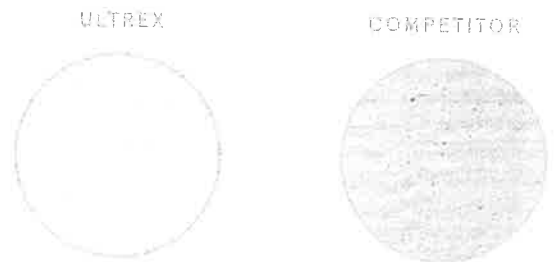
More view for your money

Because Ultrax is so strong, we actually use less of it in Infinity window frames. That means you get more daylight and greater views outside coming through your window, without bulky materials obstructing your view. And we pay attention to the details that matter – like our clean, non-welded, corners that let you make the most of your beautiful view.



Beauty that lasts

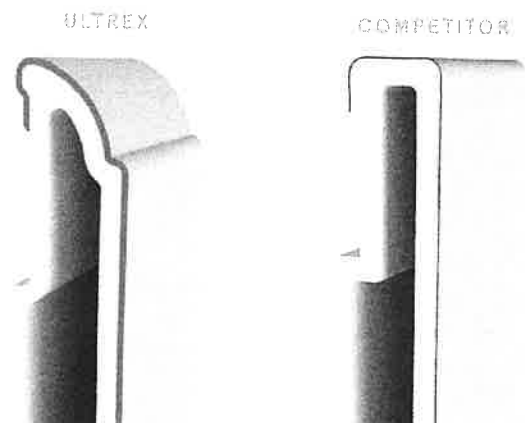
Infinity's proprietary, high-performance, co-extruded finishing process is unlike anything else in the industry. Our thick, even acrylic finish is free of pinholes, striations, and imperfections and will resist scratches, fading and chalking to retain its original beauty.



A finish that resists fading

Want long-term color retention in a variety of styles? Ultrax uses an acrylic finish that is paintable, fade-resistant and virtually maintenance-free.

With a finish that's 3 times thicker than competitive options, Ultrax resists chipping, denting or peeling.



Energy Efficiency

Replacing your windows can help reduce utility bills and improve your home's comfort. Ultra[®] fiberglass is far less thermally conductive than aluminum (5000 times) and insulates much like wood. This means that Ultra provides an insulating barrier against extreme weather temperatures, keeping your home comfortable and helping to reduce heating and cooling costs.

12%

Save an average of 12%
on energy bills by installing
ENERGY STAR[®] certified
windows.¹

SUSTAINABLE DESIGN

An investment that pays

Infinity products have one of the highest performance ratings from the National Fenestration Rating Council (NFRC), the organization that defines energy performance ratings for the window and door industry.



Longer life expectancy

Infinity's fiberglass windows have a **38% longer useful life expectancy** than vinyl.²



Resale value

When selling your home, new windows and doors provide an **average 73% return on investment** – which ranks higher than most interior renovations.⁴



ENERGY STAR

Infinity products are ENERGY STAR qualified.³ Choose our ENERGY STAR certified windows and doors to save an **average of \$101-\$583 a year** when replacing single pane windows.¹



1. Savings reflects installing ENERGY STAR certified products compared to non-certified when replacing single pane windows based on the average savings among homes in modeled cities. Actual savings will vary by product type, location, method of installation, individual home characteristics, local climate and conditions, utility rates, and other factors. https://www.energystar.gov/products/building_products/residential_windows_doors_and_skylights/benefits

2. "Life cycle assessment of windows for the North American residential market: Case study" by the University of British Columbia. Scandinavian Journal of Forest Research, 2006.

3. ENERGY STAR at energystar.gov

4. "2017 Cost vs Value Report" Remodeling, <http://remodeling.hw.net/cost-vs-value/2017>

Window supplier provided example of aluminum coil wrapped trim/sill





Window supplier provided example of 7/8" SDL