Agenda Item #2 Application 2025-28-CA

DETAILS

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273 Park Terrace

Summary of Request:

Window replacement

Applicant (as applicable):

1818 Design, LLC

Property Owner:

Same

Historic District:

Leinkauf

Classification:

Non-contributing

Summary of Analysis:

- Although the property is currently designated as non-contributing, if resurveyed, it would be considered contributing
- The windows proposed for replacement are not original to the historic structure but are considered historic
- The windows proposed for replacement exhibit signs of significant deterioration
- The proposed replacement windows would fit the existing window openings, and closely match the light configuration of the current windows
- The proposed replacement windows are vinyl, which is not an approved material in Mobile's historic districts
- All remaining proposed alterations at the property are eligible for administrative review

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PROPERTY AND APPLICATION HISTORY

Leinkauf Historic District was initially listed in the National Register in 1987 under Criteria A and C for significant architecture and community planning; the district was expanded in 2009. The neighborhood was settled in the early 20th century as a streetcar suburb adjacent to Government Street and surrounding Leinkauf School (1904). Housing forms and styles in the district reflect the range of styles and forms popular from 1900 through 1955.

The property at 273 Park Terrace is a heavily altered c. 1930 one-story frame bungalow dwelling with a jerkin head roof. Later alterations include infilling an original front porch with plate glass windows, the addition of a gabled bay with a multi-light picture window, louvered vent in gable. It appears that the existing metal casement and picture windows on the north elevation were added when the addition was constructed. Three-over-one wood windows, which appear to be original, exist along the south and east (rear) elevations. This property was designated as non-contributing on the district's National Register nomination in 1987, however this is widely considered an error; and when the district is resurveyed, it would most likely be listed as a contributing structure.

According to Historic Development vertical files, this property has never appeared before the Architectural Review Board (ARB).

SCOPE OF WORK

- 1. Replace all existing metal windows with vinyl windows which fit the existing openings and closely resemble the existing light configuration.
- 2. Remove one three-over-one wood sash window located on the east (rear) elevation. Relocate the window to an existing opening on the south elevation. The resulting opening would be filled with hardie siding to match that proposed for the rear addition.

APPLICABLE STANDARDS (Design Review Guidelines for Mobile's Historic Districts)

- 1. 6.33 Design window alterations and windows on new additions to non-historic structures to be compatible with the neighborhood.
 - Use a material and window type that is similar to those seen historically in the neighborhood. Tempered glass will be considered when required by the Mobile Code of Ordinances.

ACCEPTABLE WINDOW MATERIALS Materials that are the same as the original, or that appear similar in texture, profile and finish to the original are acceptable.

These often include:

- » Wood sash
- » Steel, if original to structure
- » Custom extruded aluminum
- » Aluminum clad wood
- » Windows approved by the National Park Service

UNACCEPTABLE WINDOW MATERIALS Materials that do not appear similar to the original in texture, profile and f inish are unacceptable.

These often include:

- » Vinyl
- » Mill-finished aluminum
- » Interior snap-in muntins (except when used in concert with exterior muntins and intervening dividers)

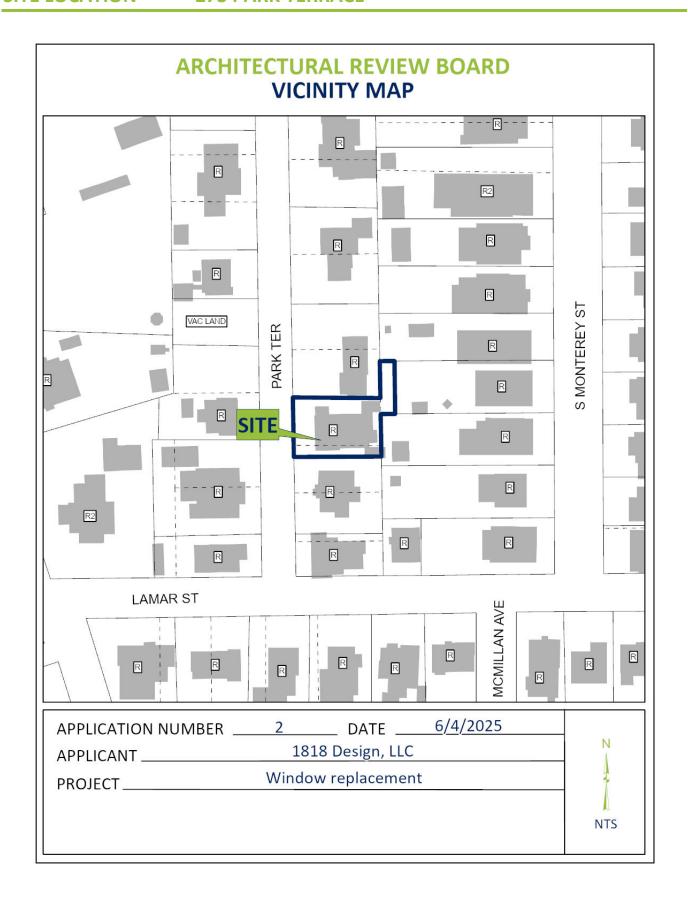
STAFF ANALYSIS

The property under review is a non-contributing historic structure located in the Leinkauf Historic District. The application under review is seeking approval to replace all existing non-original metal casement windows, which are primarily located on the north elevation.

As mentioned in the property history, a gabled bay was added to the front of the dwelling, possibly in the 1950s. The addition has original metal windows, and it is likely that the metal windows along the north elevation were also installed at this time. Although not original, these windows are now historic and are representative of a popular style and material at the time of installation. The original window configuration is most likely the three-over-one style that is still extant along the south and rear elevations.

The Secretary of Interior Standards for Rehabilitation and the Guidelines direct that historic features should be repaired rather than replaced. However, when repair is not feasible due to considerable deterioration, replacement features should be closely aligned to the original. In the case of windows, the Guidelines state that replacements should be similar to those seen historically in the neighborhood. The submitted window survey and a staff site visit revealed that the windows intended for replacement exhibit signs of deterioration beyond repair. The proposed replacement windows would fit the existing openings and closely resemble the existing window configurations. Vinyl is not an approved material for replacement windows in local historic districts. The submitted window cutsheets describe a GBG profile. GBG stands for "grille between glass" meaning the windows feature a single pane of glass with narrow metal grids placed between two layers of glass. The Guidelines state that interior muntins are not an acceptable material, except when used in concert with exterior muntins. (6.33)

The proposed removal of a historic window on the rear does little to impact the existing rhythm along the home's exterior elevations; and the reuse of this removed window at a current opening along the south elevation is considered best practice. All other windows and doors would be repaired in-kind. The remaining alterations proposed for the structure are eligible for administrative review.







1. View of property, looking NE



2. View of south elevation, looking NE



3. View of south elevation, looking NW



5. View of rear and south elevations, looking NW



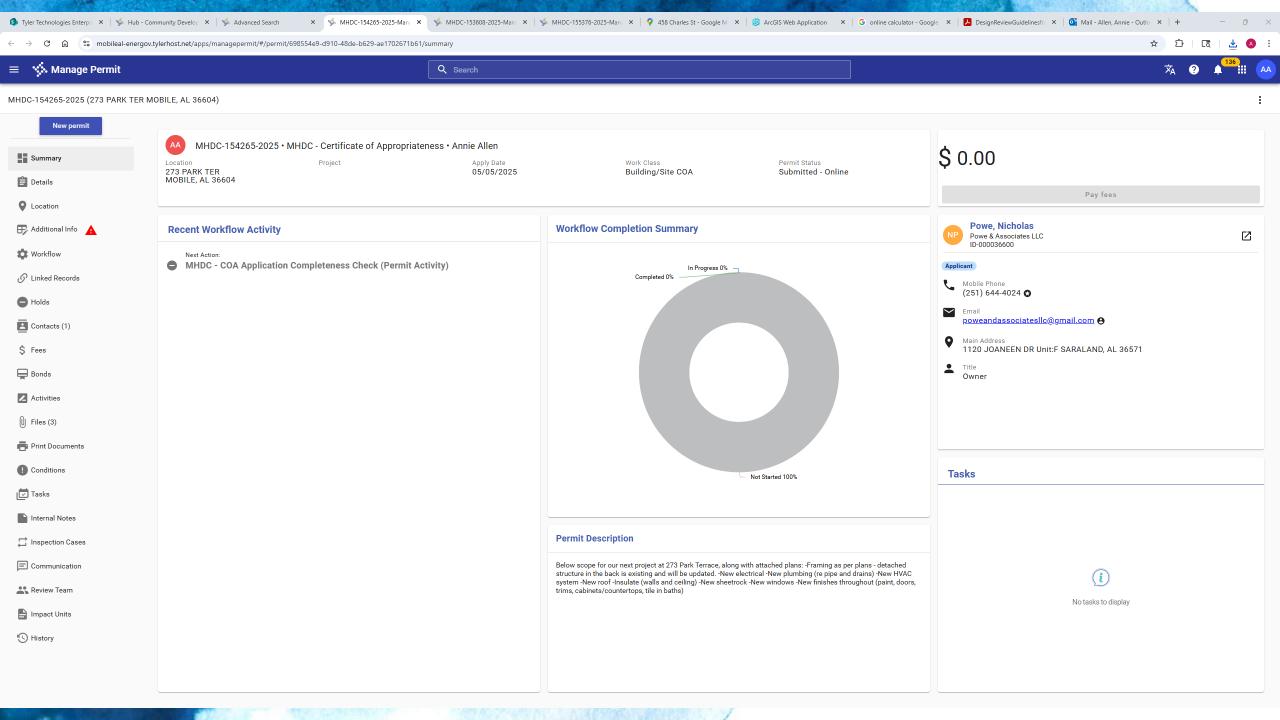
6. View of rear elevation, looking S

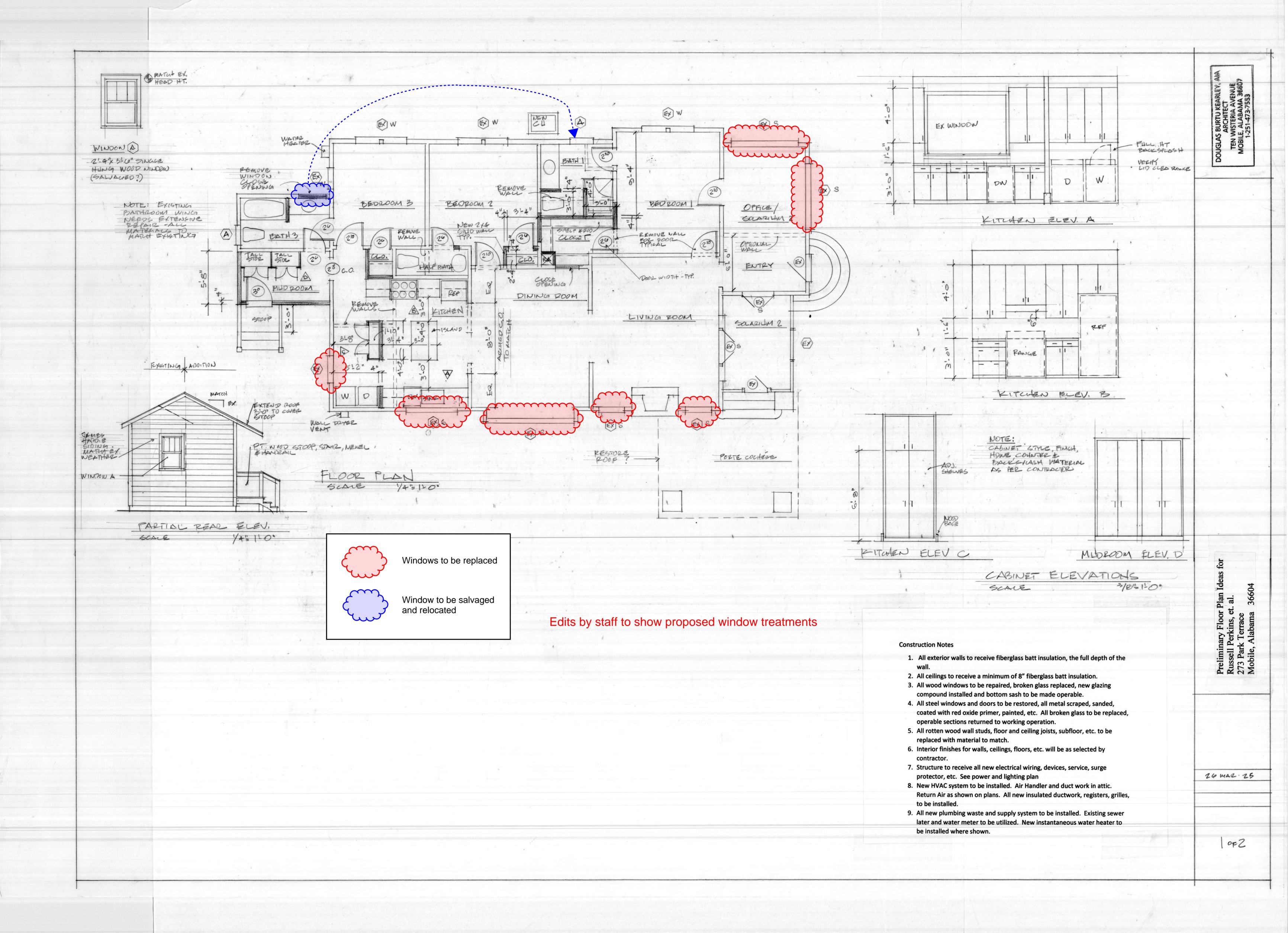




7. View of north elevation, looking SE

8. View of north elevation, looking SW





273 Park Terrace

COA Application Items

1818 Design, LLC For questions, call 228-216-5510.



Door Replacement/Repair

Front Door— will remain and repair as needed.



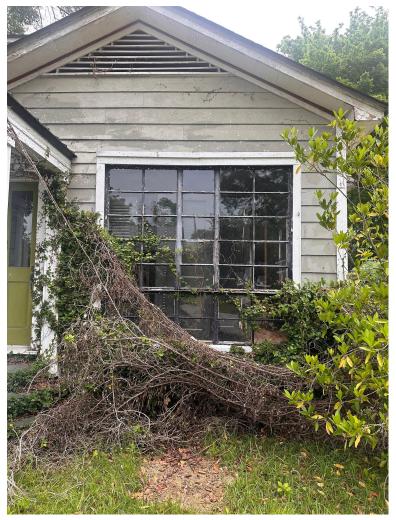
Door Replacement/Repair

Side Door— will remain and repair as needed



Window Replacement/Repair

Front Left Windows— will remain and repair as needed



Front Right Windows— will be replaced with the below windows to provide identical look.

LineItem #	Description	Net Price	Extended
6-1 Qty: 2	Rough Opening: 92.5 X 89, Frame: 92 X 88.5 Product Unit 1:1500 Brickmould Rectangle Unit 2:1500 Brickmould	\$2,957.57	\$5,915.14
Room Location:	Rectangle Unit 3:1500 Brickmould Rectangle Unit 4:1500 Brickmould		
None Assigned	Rectangle Unit 5:1500 Brickmould Rectangle Unit 6:1500 Brickmould		
	Rectangle		
Note:	Dimensions Unit 1, 3: Traditional (1/2" under Call Size), Custom, Frame Size 36.5 X 26	8	90.5
	Unit 2: Traditional (1/2" under Call Size), Custom, Frame Size 18 X 26		
	Unit 4, 6: Traditional (1/2" under Call Size), Custom, Frame Size 36.5 X 62	REP	Pr
	Unit 5: Traditional (1/2" under Call Size), Custom, Frame Size 18 X 62 Color Exterior = Black, Interior = White	8 42	. 61
	Unit Type Brickmould, Matching Window Type = Single Hung, Nailing Fin		
	Unit Performance H-R40 (DP +40/-45), No Thermal Requirement, U-Factor		
	= 0.33, SHGC = 0.21, VLT = 0.41, CPD = PWG-M-167-09711-00005, STC		
	Rating = 26		
	Glass LE-SC (Low-E SC), Warm Edge (WE), Metal, Double Glazed, 7/8",		
	Tempered Grilles Unit 1, 3: 3/4" Flat GBG, Colonial, Exterior = Black, Interior =		
	White, 2W2H		
	Unit 2: 3/4" Flat GBG, Colonial, Exterior = Black, Interior = White, 1W2H		
	Unit 4, 6: 3/4" Flat GBG, Colonial, Exterior = Black, Interior = White,		
	2W5H		
	Unit 5: 3/4" Flat GBG, Colonial, Exterior = Black, Interior = White, 1W5H		
	Wrapping - Frame Options Integral J-Channel, Nail Fin Setback 1 3/8"		
	Wrapping - Packaging Options Standard		
	Wrapping - Overall Performance DP+25/-25		
	Mulls Mulls 1: Vertical Common Frame 0.5" thick		
	Mulls 2: Horizontal Factory 0.5" thick		
	Mulls 3: Vertical Common Frame 0.5" thick		
	Mulls 4: Vertical Common Frame 0.5" thick		
	Mulls 5: Vertical Common Frame 0.5" thick		



Left Side window— replace with below window to replicate look

LineItem #	Description	Net Price	Extended
3-1 Qty: 1	Rough Opening: 70 X 50.75, Frame: 69.5 X 50.25 Product Unit 1:1500 Brickmould Rectangle Unit 2:1500 Brickmould	\$1,391.61	\$1,391.61
Room Location:	Rectangle Unit 3:1500 Brickmould Rectangle		
None Assigned	Dimensions Unit 1, 3: Traditional (1/2" under Call Size), Custom, Frame Size 18 X 50.25	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
Note:	Unit 2: Traditional (1/2" under Call Size), Custom, Frame Size 32.5 X 50.25 Color Exterior = Black, Interior = White Unit Type Brickmould, Matching Window Type = Single Hung, Nailing Fin Unit Performance H-LC50 (DP +50/-50), No Thermal Requirement, U-Factor = 0.33, SHGC = 0.21, VLT = 0.41, CPD = PWG-M-167-09711-00005, STC Rating = 26 Glass LE-SC (Low-E SC), Warm Edge (WE), Metal, Double Glazed, 7/8", Tempered Grilles Unit 1, 3: 3/4" Flat GBG, Colonial, Exterior = Black, Interior = White, 1W4H Unit 2: 3/4" Flat GBG, Colonial, Exterior = Black, Interior = White, 2W4H Wrapping - Frame Options Integral J-Channel, Nail Fin Setback 1 3/8" Wrapping - Packaging Options Standard Wrapping - Overall Performance DP+50/-50	G G S	1.61
	Mulls Mulls 1: Vertical Common Frame 0.5" thick Mulls 2: Vertical Common Frame 0.5" thick		



Left side windows— will remain and repair as needed



Left Side Window— will be replaced with the below custom window to provide exact look.

LineItem #	Description	Net Price	Extended
5-1 Qty: 1 Room Location: None Assigned Note:	Rough Opening: 36 X 90, Frame: 35.5 X 89.5 Product Unit 1:1500 Rectangle Unit 2:1500 Casement Unit 3:1500 Rectangle Dimensions Unit 1: Traditional (1/2" under Call Size), Custom, Frame Size 35.5 X 27 Unit 2: Traditional (1/2" under Call Size), Custom, Frame Size 35.5 X 48.5 Unit 3: Traditional (1/2" under Call Size), Custom, Frame Size 35.5 X 48.5 Unit 3: Traditional (1/2" under Call Size), Custom, Frame Size 35.5 X 13 Color Exterior = Black, Interior = White Unit Type Unit 1, 3: Matching Window Type = Casement, Nailing Fin Unit 2: Left, Nailing Fin Unit 2: Left, Nailing Fin Unit 2: Left, Nailing Fin Unit 2: C-LC50 (DP +60/-60), Florida Approval # 15325.6, No Thermal Requirement, U-Factor = 0.33, SHGC = 0.2, VLT = 0.38, CPD = PWG-M-53-03086-00001, STC Rating = 25 Unit 2: C-LC50 (DP +50/-50), Florida Approval # 15317.8, No Thermal Requirement, U-Factor = 0.32, SHGC = 0.18, VLT = 0.33, CPD = PWG-M-54-02894-00001, STC Rating = 28 Glass LE-SC (Low-E SC), Warm Edge (WE), Metal, Double Glazed, 3/4", Tempered Grilles Unit 1: 3/4" Flat GBG, Colonial, Exterior = Black, Interior = White, 2W2H Unit 2: 3/4" Flat GBG, Colonial, Exterior = Black, Interior = White, 2W3H Unit 2: 3/4" Flat GBG, Colonial, Exterior = Black, Interior = White, 2W3H Hardware White, Standard Handle Screen No Screen Wrapping - Overall Performance DP+50/-50 Mulls Mulls 1: Horizontal Factory 0.5" thick Mulls 2: Horizontal Factory 0.5" thick	\$2,755.93	\$2,755.93



Left Side Window— will be replaced with the below custom window to provide exact look.

ty: 1 Product Unit 1:1500 Rectangle Unit 2:1500 Casement Unit 3:1500 Rectangle oom Location: One Assigned One Assigned One: Product Unit 1: Traditional (1/2" under Call Size), Custom, Frame Size 35.5 X 27 Unit 2: Traditional (1/2" under Call Size), Custom, Frame Size 35.5 X 48.5	\$2,755.93	\$2,755.93
Unit 3: Traditional (1/2" under Call Size), Custom, Frame Size 35.5 X 13 Color Exterior = Black, Interior = White Unit Type Unit 1, 3: Matching Window Type = Casement, Nailing Fin Unit 2: Left, Nailing Fin Unit Performance Unit 1, 3: FW-R60 (DP +60/-60), Florida Approval # 15325.6, No Thermal Requirement, U-Factor = 0.33, SHGC = 0.2, VLT = 0.38, CPD = PWG-M-53-03086-00001, STC Rating = 25 Unit 2: C-LC50 (DP +50/-50), Florida Approval # 15317.8, No Thermal Requirement, U-Factor = 0.32, SHGC = 0.18, VLT = 0.33, CPD = PWG-M- 54-02894-00001, STC Rating = 28 Glass LE-SC (Low-E SC), Warm Edge (WE), Metal, Double Glazed, 3/4", Tempered Grilles Unit 1: 3/4" Flat GBG, Colonial, Exterior = Black, Interior = White, 2W2H Unit 2: 3/4" Flat GBG, Colonial, Exterior = Black, Interior = White, 2W4H Unit 3: 3/4" Flat GBG, Colonial, Exterior = Black, Interior = White, 2W1H Hardware White, Standard Handle Screen No Screen Wrapping - Frame Options Nail Fin Setback 1 1/4" Wrapping - Overall Performance DP+50/-50 Mulls Mulls 1: Horizontal Factory 0.5" thick Mulls 2: Horizontal Factory 0.5" thick	200	200 E



Left Dining Window— will be replaced with the below custom window to provide exact look.

LineItem #	Description	Net Price	Extended
4-1 Qty: 1	Rough Opening: 111.75 X 102, Frame: 111.25 X 101.5 Product Unit 1:1500 Brickmould Rectangle Unit 2:1500 Brickmould Rectangle Unit 3:1500 Brickmould Rectangle Unit 4:1500 Brickmould	\$3,284.70	\$3,284.70
Room Location: None Assigned Note:	Rectangle Unit 5:1500 Brickmould Rectangle Unit 6:1500 Brickmould Rectangle Unit 5:1500 Brickmould Rectangle Unit 6:1500 Brickmould Rectangle Unit 1:1500 Brickmould Rectangle Unit 6:1500 Brickmould Rectangle Unit 4:5.6: Traditional (1/2" under Call Size), Custom, Frame Size 36:75 X 8 Unit 4, 5, 6: Traditional (1/2" under Call Size), Custom, Frame Size 36:75 X 63 Color Exterior = Black, Interior = White Unit Type Brickmould, Matching Window Type = Single Hung, Nailing Fin Unit Performance H-R40 (DP +40/-45), No Thermal Requirement, U-Factor = 0.33, SHGC = 0.21, VLT = 0.41, CPD = PWG-M-167-09711-00005, STC Rating = 26 Glass LE-SC (Low-E SC), Warm Edge (WE), Metal, Double Glazed, 7/8", Tempered Grilles Unit 1, 2, 3: 3/4" Flat GBG, Colonial, Exterior = Black, Interior = White, 2W3H Unit 4, 5, 6: 3/4" Flat GBG, Colonial, Exterior = Black, Interior = White, 2W5H Wrapping - Frame Options Integral J-Channel, Nail Fin Setback 1 3/8" Wrapping - Packaging Options Standard Wrapping - Overall Performance Not Rated *** Wrapping - Overall Performance Not Rated *** Wrapping - Notes *** This unit is too large to be shipped as a single unit. It will be shipped in sections at the discretion of Ply Gem. Customer is responsible for mulling of finished unit.	10 44 44 44 44 44 44 44 44 44 44 44 44 44	il in the second
	Mulls Mulls 1: Vertical Common Frame 0.5" thick Mulls 2: Horizontal Factory 0.5" thick Mulls 3: Vertical Common Frame 0.5" thick Mulls 4: Vertical Common Frame 0.5" thick Mulls 5: Vertical Common Frame 0.5" thick		



Left Kitchen Window— will be replaced with the below custom window to provide exact look.

Extended \$2,997.71

		N. (D.
LineItem #	Description	Net Price
2-1	Rough Opening: 70 X 50.75, Frame: 69.5 X 50.25	\$2,997.71
: 1	Wrapping - Clear Opening Calculations 8.5 X 45.3125, Clear Opening	
m Location:	Area: 2.67	
e Assigned	Product Unit 1:1500 Casement Unit 2:1500 Casement Unit 3:1500	
e:	Casement	$\parallel + \parallel - \parallel$
	Dimensions Unit 1, 3: Traditional (1/2" under Call Size), Custom, Frame	200
	Size 18 X 50.25	8
	Unit 2: Traditional (1/2" under Call Size), Custom, Frame Size 32.5 X 50.25	
	Color Exterior = Black, Interior = White	TA1 T B1
	Unit Type Unit 1: Left, Nailing Fin	- 18 - 32
	Unit 2: Matching Window Type = Casement, Nailing Fin	
	Unit 3: Right, Nailing Fin Unit Performance Unit 1, 3: C-LC50 (DP +50/-50), No Thermal	
	Requirement, U-Factor = 0.32, SHGC = 0.18, VLT = 0.33, CPD = PWG-M-	
	54-02894-00001, STC Rating = 28	
	Unit 2: FW-R60 (DP +60/-60), Florida Approval # 15325.6, No Thermal	
	Requirement, U-Factor = 0.33, SHGC = 0.2, VLT = 0.38, CPD = PWG-M-	
	53-03086-00001, STC Rating = 25	
	Glass LE-SC (Low-E SC), Warm Edge (WE), Metal, Double Glazed, 3/4",	
	Tempered	
	Grilles Unit 1, 3: 3/4" Flat GBG, Colonial, Exterior = Black, Interior =	
	White, 1W4H	
	Unit 2: 3/4" Flat GBG, Colonial, Exterior = Black, Interior = White, 2W4H	
	Hardware White, Standard Handle	
	Screen No Screen	
	Wrapping - Frame Options Nail Fin Setback 1 1/4"	
	Wrapping - Overall Performance DP+25/-25	
	Mulls Mulls 1: Vertical Factory 0.5" thick	
	Mulls 2: Vertical Factory 0.5" thick	
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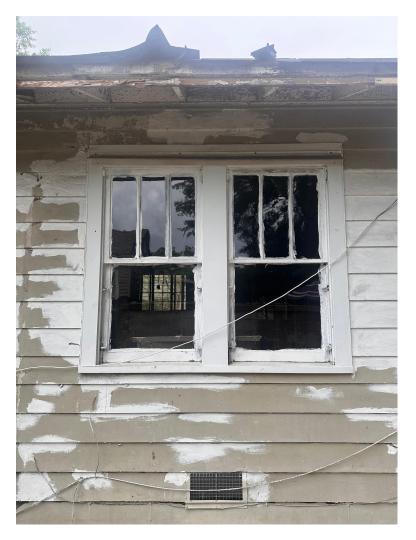


Back Window— will be replaced with the below custom window to provide exact look.

LineItem #	Description	Net Price	Extended
LineItem # 1-1 Qty: 1 Room Location: None Assigned Note:	Rough Opening: 36 X 90, Frame: 35.5 X 89.5 Product Unit 1:1500 Rectangle Unit 2:1500 Casement Unit 3:1500 Rectangle Dimensions Unit 1: Traditional (1/2" under Call Size), Custom, Frame Size 35.5 X 27 Unit 2: Traditional (1/2" under Call Size), Custom, Frame Size 35.5 X 48.5 Unit 3: Traditional (1/2" under Call Size), Custom, Frame Size 35.5 X 13 Color Exterior = Black, Interior = White Unit Type Unit 1, 3: Matching Window Type = Casement, Nailing Fin Unit 2: Left, Nailing Fin Unit 2: Left, Nailing Fin Unit 2: Left, Nailing Fin Unit 2: Casement, Unit 1, 3: FW-R60 (DP +60/-60), Florida Approval # 15325.6, No Thermal Requirement, U-Factor = 0.33, SHGC = 0.2, VLT = 0.38, CPD = PWG-M-53-03086-00001, STC Rating = 25 Unit 2: C-LC50 (DP +50/-50), Florida Approval # 15317.8, No Thermal Requirement, U-Factor = 0.32, SHGC = 0.18, VLT = 0.33, CPD = PWG-M-54-02894-00001, STC Rating = 28 Glass LE-SC (Low-E SC), Warm Edge (WE), Metal, Double Glazed, 3/4", Tempered Grilles Unit 1: 3/4" Flat GBG, Colonial, Exterior = Black, Interior = White, 2W2H Unit 2: 3/4" Flat GBG, Colonial, Exterior = Black, Interior = White, 2W2H Unit 2: 3/4" Flat GBG, Colonial, Exterior = Black, Interior = White, 2W2H Unit 2: 3/4" Flat GBG, Colonial, Exterior = Black, Interior = White, 2W1H Hardware White, Standard Handle Screen No Screen Wrapping - Frame Options Nail Fin Setback 1 1/4" Wrapping - Overall Performance DP+50/-50 Mulls Mulls 1: Horizontal Factory 0.5" thick	Net Price \$2,755.93	\$2,755.93



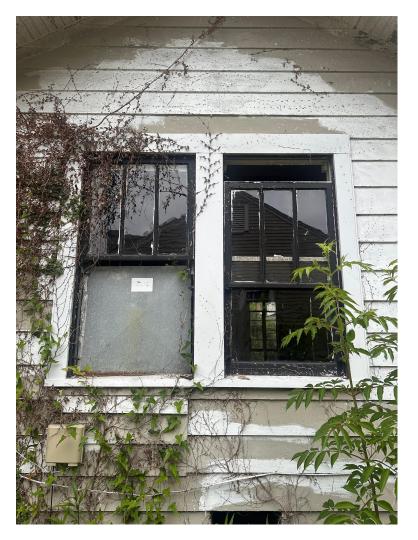
Right Back Windows— will remain and be repairs as needed. .



Right Side Windows— will remain and be repairs as needed.



Right Side Windows— will remain and be repairs as needed.



Right Side Windows— will remain and be repairs as needed.

273 Park Terrace

Window Survey

Location:

West Elevation (Facing Street)



Overall Condition (circle one): Good Fair Poor

Description of Conditions:

Window Component	Description of Issue/Problem		
FRAME	3.		
Sill	The wooden sill has water damage and rot in some places.		
Jambs	The exterior trim has many areas of complete corrosion that would make it nearly impossible to remove while ensuring it remains intact to restore.		
Exterior trim & stops	The interior trim has lots of rust and some corrosion occurring		
Interior trim & stops	Plaster– Damaged with water intrusion causing cracking/moisture issues		
Interior wall surface			

SASH	These windows are stationary and do not have moveable sashes
Lowest rail	Completed corroded and deteriorated on bottom rail of 2x5 sash
Other rails & stiles	Completed corroded and deteriorated on bottom rail of 5x5 sash
Muntins & mullions	Many areas of corrosion present
Meeting rails (double- and single-hung)	
Glazing putty & gaskets	

FUNCTION	These windows are stationary and do not have function, they are one unit with no movement
Handles	
Movement mechanics	
Locks	
"Square"	
Weatherstripping	

Location:

South Elevation



Overall Condition (circle one): Good Fair Poor

Description of Conditions:

Window Component	Description of Issue/Problem
FRAME	
Sill	The wooden sill has water damage and rot in many places.
Jambs	The exterior trim has many areas of complete corrosion that would make it nearly impossible to remove while ensuring it remains intact to restore.
Exterior trim & stops	The interior trim has lots of rust and some corrosion occurring
Interior trim & stops	Plaster– Damaged with water intrusion causing cracking/moisture issues
Interior wall surface	

SASH	These windows are stationary and do not have moveable sashes
Lowest rail	A large amount of corroded material along the lowest rail of the 5x5 sash
Other rails & stiles	
Muntins & mullions	Many areas of corrosion present throughout the unit
Meeting rails (double- and single-hung)	
Glazing putty & gaskets	

FUNCTION	These windows are stationary and do not have function, they are one unit with no movement
Handles	
Movement mechanics	
Locks	
"Square"	
Weatherstripping	

Location:

North Elevation



Overall Condition (circle one): Good Fair Poor

Description of Conditions:

Window Component	Description of Issue/Problem
FRAME	
Sill	The wooden sill has water damage and rot in many places.
Jambs	
Exterior trim & stops	Some rust and corrosion
Interior trim & stops	Plaster– Damaged with water intrusion causing cracking/moisture issues
Interior wall surface	

SASH	These windows are stationary and do not have moveable sashes
Lowest rail	A large amount of corroded material along the lowest rail
Other rails & stiles	
Muntins & mullions	
Meeting rails (double- and single-hung)	
Glazing putty & gaskets	

FUNCTION	These windows are currently inoperable due to being painted shut, rusting, and lack of use.
Handles	Deteriorated and no longer present
Movement mechanics	
Locks	Not present
"Square"	
Weatherstripping	

Location:

North Elevation



Overall Condition (circle one): Good Fair Poor

Description of Conditions:

Window Component	Description of Issue/Problem
FRAME	
Sill	The wooden sill has severe water damage and rot.
Jambs	
Exterior trim & stops	Rust and corrosion present throughout beyond repair
Interior trim & stops	Rust and corrosion present throughout
Interior wall surface	Plaster– Damaged with water intrusion causing cracking/moisture issues

SASH	
Lowest rail	A large amount of corroded material along the lowest rail
Other rails & stiles	Major areas of rust and corrosion along other rails
Muntins & mullions	
Meeting rails (double- and single-hung)	
Glazing putty & gaskets	

FUNCTION	These windows are currently inoperable due to being painted shut, rusting, and lack of use.
Handles	Deteriorated and no longer present
Movement mechanics	
Locks	Not present
"Square"	
Weatherstripping	

Location:

North Elevation



Overall Condition (circle one): Good Fair Poor

Description of Conditions:

Window Component	Description of Issue/Problem
FRAME	
Sill	The wooden sill has severe water damage and rot, complete deterioration in many spots.
Jambs	
Exterior trim & stops	Rust and corrosion present throughout beyond repair
Interior trim & stops	Rust and corrosion present throughout
Interior wall surface	Plaster– Damaged with water intrusion causing cracking/moisture issues

SASH	
Lowest rail	The entire bottom rail is completely corroded and deteriorated.
Other rails & stiles	Major areas of rust and corrosion along other rails. Major bow between bottom 3 units and top
Muntins & mullions	Some major and other minor areas of rust and corrosion.
Meeting rails (double- and single-hung)	
Glazing putty & gaskets	

FUNCTION	These windows are stationary and do not have the capability for movement.
Handles	
Movement mechanics	
Locks	
"Square"	
Weatherstripping	

Location:

North Elevation



Overall Condition (circle one): Good Fair Poor

Description of Conditions:

Window Component	Description of Issue/Problem
FRAME	•
Sill	The wooden sill has severe water damage and rot.
Jambs	
Exterior trim & stops	Rust and corrosion present throughout beyond repair
Interior trim & stops	Rust and corrosion present throughout
Interior wall surface	Plaster– Damaged with water intrusion causing cracking/moisture issues

SASH	
Lowest rail	Rust and corrosion present across the lowest rail beyond repair.
Other rails & stiles	
Muntins & mullions	Some major and other minor areas of rust and corrosion.
Meeting rails (double- and single-hung)	
Glazing putty & gaskets	

FUNCTION	These windows are stationary and do not have the capability for movement.
Handles	
Movement mechanics	
Locks	
"Square"	
Weatherstripping	

Location:

East Elevation



Overall Condition (circle one):

Good

Fair

Poor

Description of Conditions:

Window Component	Description of Issue/Problem
FRAME	*
Sill	The wooden sill has severe water damage and rot, complete deterioration.
Jambs	Rust and corrosion present throughout beyond repair
Exterior trim & stops	Rust and corrosion present throughout beyond repair
Interior trim & stops	Rust and corrosion present throughout beyond repair
Interior wall surface	Plaster– Damaged with water intrusion causing cracking/moisture issues

SASH	
Lowest rail	Rust and corrosion present across the lowest rail beyond repair.
Other rails & stiles	
Muntins & mullions	Some major and other minor areas of rust and corrosion.
Meeting rails (double- and single-hung)	
Glazing putty & gaskets	

FUNCTION	These windows are stationary and do not have the capability for movement.
Handles	
Movement mechanics	
Locks	
"Square"	
Weatherstripping	

Location:

South East Elevation

This window will remain and be repaired as needed

Per plans, this window will be removed and enclosed with siding to match existing home

Overall Condition (circle one):

Good

Fair

Poor

Description of Conditions:

Window Component	Description of Issue/Problem
FRAME	
Sill	
Jambs	
Exterior trim & stops	
Interior trim & stops	
Interior wall surface	
SASH	
Lowest rail	
Other rails & stiles	
Muntins & mullions	
Meeting rails (double- and single-hung)	
Glazing putty & gaskets	
Se equilibries School Administration (A)	
FUNCTION	
Handles	
Movement mechanics	
Locks	
"Square"	
Weatherstripping	

This window is being removed simply because the addition that it is apart of was poorly constructed and needs to be completely removed and rebuilt due to extensive water damage, rot, and termite damage throughout. It will be built back to match the house with a cement board/hardie lap material.