



Agenda Item 2

Application 2025-49-CA

DETAILS

Location:

1055 New St. Francis Street

Summary of Request:

Replace two double-hung wood windows with vinyl sash windows. Replace fixed wood transom over rear door with fixed vinyl transom.

Applicant (as applicable):

Window World, LLC

Property Owner:

Andrew and Heather Fabianich

Historic District:

Old Dauphin Way

Classification:

Contributing

Summary of Analysis:

- The existing two-over-two wood windows are likely original to the 1867 construction.
- The *Design Guidelines* list vinyl as an unacceptable window material for Mobile's historic districts.
- The proposed replacement windows replicate the two-over-two light configuration, but the flat vinyl surface grids will not recreate the depth and dimension of the existing wood windows.
- The transom over the rear door is not original to the building and is not visible from the public right-of-way.

Report Contents:

Property and Application History	2
Scope of Work	2
Applicable Standards	2
Staff Analysis	3
Attachments	6

PROPERTY AND APPLICATION HISTORY

Old Dauphin Way Historic District was initially listed in the National Register in 1984 under Criterion C for significant architecture and community planning. The district includes most nineteenth-century architectural styles and shows adaptations of middle-class domestic designs of the nineteenth century to the regional, Gulf Coast climate. It includes “fine examples of commercial, institutional, and religious structures as well as 20th-century apartments.”

The dwelling at 1055 New Saint Francis Street is a two-story frame dwelling on brick piers constructed in 1867. The Italianate-style side-hall residence features a full-width two-story gallery porch under a front gable roof. Overall ornamentation is minimal, including a substantial but simple cornice, chamfered box columns, and square picket railings. The tall, narrow two-over-two sash windows are highly indicative of the Italianate style. The simple corner brackets at the porch columns appear to be an early example of Stick style architecture, which came into popular use in the 1870s.

The main block of the subject property appears to have undergone few alterations since the 19th century. Sanborn maps from 1924 and 1956 show a similar building footprint to what exists today, including the front gallery porch and the smaller entry porch on the rear ell. Both maps do show a rear two story porch that it no longer extant. It appears that an addition was constructed to the rear of the property sometime after 1956. The rear porch was likely removed or enclosed at this time. As there is no record of this alteration in the property file, it is likely this alteration occurred before 1982.

According to Historic Development Department records, this property has never appeared before the Architectural Review Board.

SCOPE OF WORK

1. Remove two historic wood windows and replace them with vinyl windows.
 - a. Remove two historic wood windows from the west elevation, first-floor (see photos for exact locations)
 - b. Replacement windows:
 - i. Proposed replacement windows are vinyl 2-over-2 double-hung sash
 - ii. Dimensions: 3' 5/8" in wide by 6' 11-1/2" in height
 - iii. Muntins: Flat vinyl grids on exterior with grids between glass
2. Remove one non-original wood transom over a rear door and replace it with a vinyl transom.
 - a. Replacement transom:
 - i. Proposed replacement transom is a 5-light fixed vinyl transom.
 - ii. Dimensions: 4' 11-1/2" in width by 1' 3-3/8" in height
 - iii. Muntins: Flat vinyl grids on exterior with grids between glass

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

1. 5.4 Preserve original building materials.
 - Repair deteriorated building materials by patching, piecing-in, consolidating or otherwise reinforcing the material.
 - Remove only those materials which are deteriorated, and beyond reasonable repair.
 - Do not remove original materials that are in good condition.
2. 5.7 When replacing materials on a non-primary façade or elevation, match the original material in composition, scale and finish.

- Use original materials to replace damaged materials on a non-primary façade when possible.
 - The ARB will consider the use of green building materials, such as those made with renewable and local resources to replace damaged materials on a nonprimary façade if they do not impact the integrity of the building or its key features.
 - Use alternative or imitation materials that match the style and detail of the original material to replace damaged non-primary building materials.
 - Replace exterior finishes to match original in profile, dimension and materials.
3. 5.20 Preserve the functional historic and decorative features of a historic window.
- Where historic (wooden or metal) windows are intact and in repairable condition, retain and repair them to match the existing as per location, light configuration, detail and material.
 - Preserve historic window features, including the frame, sash, muntins, mullions, glazing, sills, heads, jambs, moldings, operation, and groupings of windows.
 - Repair, rather than replace, frames and sashes, wherever possible.
 - For repair of window components, epoxies and related products may serve as effective solutions to material deterioration and operational malfunction.
4. 5.21 When historic windows are not in a repairable condition, match the replacement window design to the original.
- In instances where there is a request to replace a building's windows, the new windows shall match the existing as per location, framing, and light configuration.
 - Use any salvageable window components on a primary elevation.
5. 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 finish 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 subject property is a contributing resource within the Old Dauphin Way Historic District. The application under review seeks approval of the replacement of two double-hung wood windows with vinyl sash windows. The two-over-two double-hung wood windows are original to the c. 1867 residence and are highly indicative of the Italianate style. The application also seeks approval to replace a wood transom over a rear door with a vinyl transom. Neither the French doors nor the transom light is original to the structure.

The *Guidelines* recommend that historic windows that are intact and in repairable condition be retained and repaired, and those that are not repairable be replaced with new windows that are consistent with the existing in location, framing, and light configuration. (5.20, 5.21)

The proposed two-over-two vinyl replacement windows would have the same light configuration as the existing windows. HDD staff were able to take measurements of window width on site and determined that the proposed windows would fit the existing window opening width. HDD staff was not able to measure the existing window height, and this information was not provided by the applicant. The application does propose a simulated divided light with grids on the exterior and between the double-paned glass. However, the flat exterior muntins do not replicate the depth and dimensionality of the original. The *Guidelines* further note that vinyl is not an acceptable window material for contributing properties within Mobile's historic districts. (5.21) The proposed vinyl window will be white in color. All existing windows are painted a dark green. The proposed vinyl windows would be easily visible from the public right-of-way.

The rear door and transom are not original to the building and are not visible from the public right-of-way. The application proposes replacing the non-original wood transom with a vinyl transom having the same number of lights. As previously noted, the *Guidelines* list vinyl windows as an unacceptable material for contributing properties within Mobile's historic districts. However, any negative impact would be mitigated by the location of the proposed transom out of sight of the public right-of-way and the fact that no original building material would be lost.

Assessment of Window Condition

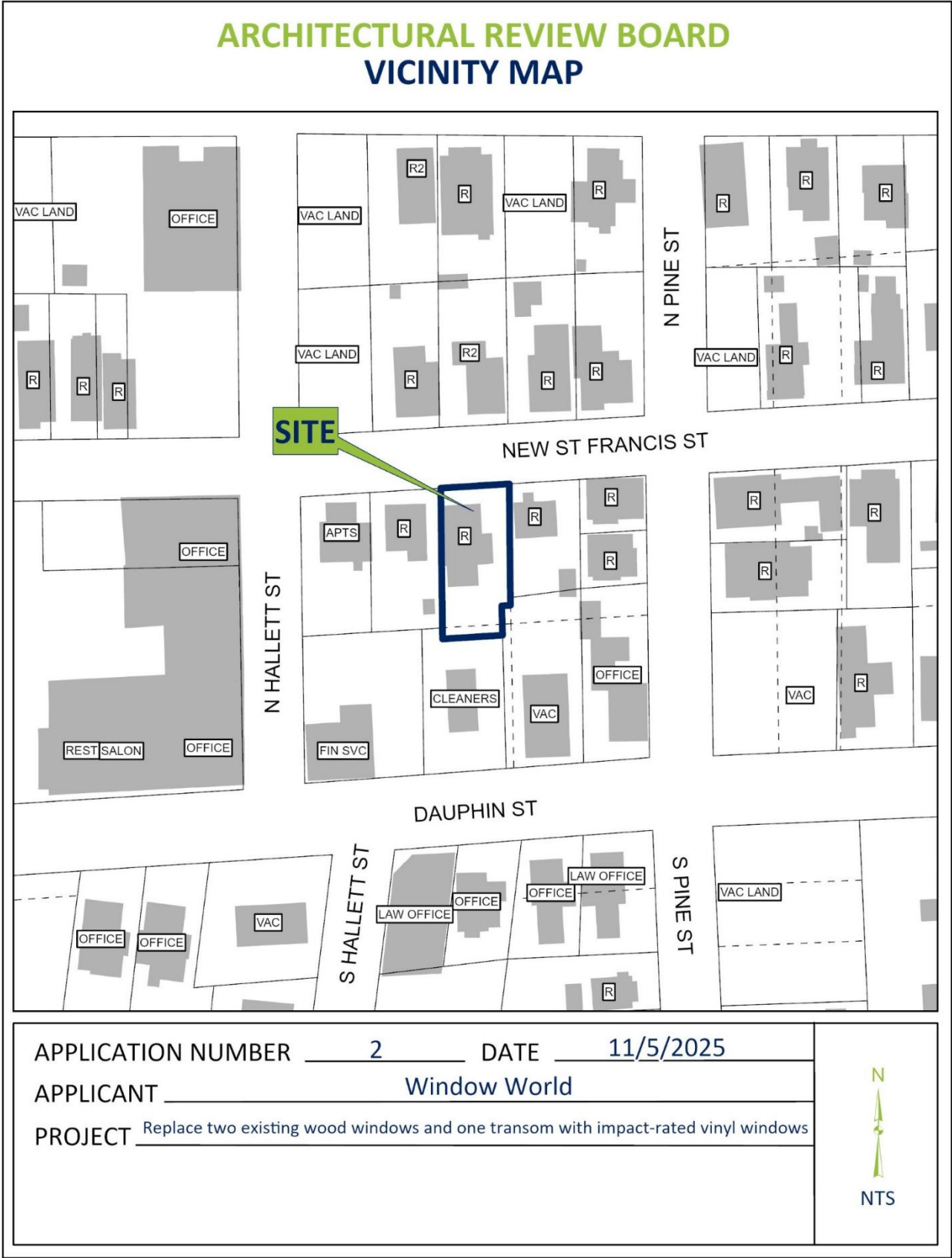
Having reviewed the applicant's window survey and examined the windows on site, Historic Development Department staff find the existing historic wood windows to be in repairable condition. For both windows, the lower rail of the upper window sash has rotted to the point of requiring replacement. The appropriate repair would be to remove the rotten rail and replace it with a new wood rail. Minor rot and damage at the bottom of the side stiles of each window may also require repair. It may be possible to consolidate decayed stile ends using a wood epoxy product. If rot is more significant, it will be necessary to remove the rotten wood and install a wood dutchman repair. Glazing putty should be removed and new putty installed to stabilize any loose glass panes and prevent air leakage.

To restore operability, the sash cords and pullies may require repair. This can be as simple as replacing a broken sash cord. Another repair option is to install a metal v-spring on the inside of the window jamb in line with the window sash. This will allow the window to open and remain open without an external support. An interior or exterior storm window can be installed to increase energy efficiency.

Windows and Energy Efficiency

A common claim to support replacing historic wood windows is the savings on energy costs, with many window companies claiming that the owner will eventually recover the initial installation cost in savings on their heating and cooling bills. The US Department of Energy estimates that, on average, homeowners in Mobile, Alabama who replace all existing single-pane windows with ENERGY STAR rated windows may save \$120 on their annual heating and cooling costs (Energy Star, "Cost and Energy Savings," 2005). Assuming a window replacement cost of approximately \$1,500 per window, total replacement of windows in a house with 12 windows would cost \$18,000. With a savings of \$120 per year, the homeowner could expect to earn back the \$18,000 installation cost in 150 years. Even assuming higher energy saving claims made by some window manufacturers of 12% a year (which on average would equal approximately \$350 in Mobile), it would take 50 years to earn back the cost of window replacement. Given the typical window warranty does not exceed 20 years, it is unlikely that the homeowner would see a return on investment greater than 40% before needing to replace their replacement windows.

In contrast, installation of interior or exterior storm windows over existing single-pane windows sees a significantly quicker return on initial investment than total window replacement. The US Department of Energy (DOE) states that Low-e Storm Windows achieve “similar energy savings as full window replacement, but at about one-third the cost” (“Storm Windows” and “Do-It-Yourself Savings Project,” *U.S. Department of Energy*, energy.gov). Specifically, a 2015 study by the DOE found that installation of a low-E storm window over a single-pane wood window in climate zone 2 (where Mobile, AL, is located) resulted in energy savings of 24%. Given an estimated per-window installation cost between \$60 and \$200 per window, the DOE report estimates that homeowner will earn back the initial installation costs in 14 years on average.



Site Photos – 1055 New St. Francis Street



1. North and west elevations, looking SE



2. North and east elevations, looking SW



3. Location of Window #1 on west elevation, looking SE



4. Location of Window #2 on west elevation, looking SE

Applicant Window Survey – 1055 New St. Francis Street



1. Applicant window survey: Window #1



2. Applicant window survey: Window #1



3. Applicant window survey: Window #1



4. Applicant window survey: Window #1



5. Applicant window survey: Window #1



6. Applicant window survey: Window #2



7. Applicant window survey: Window #2



8. Applicant window survey: Window #2



City of Mobile • Historic Development

Architectural Review Board Application

9.16.25
Date of Application

Date Received

1055 New St Francisco St
Address of Property

Does any party hold a façade easement on this property? ☐ No ☐ Yes

If yes, evidence of the easement holder's approval of the specific work outlined in this application must be provided prior to the consideration of this application by the ARB.

12574.00
Cost of Project (Required)

Fee Paid: ☐ \$ 8 Check # _____

Drew or Heather Fabianich 904-325-2347
Owner Name Phone Email

1055 New St Francisco St 36604
Address Zip Code

If Owner is a legal entity such as a corporation, limited liability company, limited liability, partnership or similar, you should attach a copy of the formation documents for the Owner, showing the date of formation and that such have been filed and accepted by the Secretary of State.

WT Holdings DBA Window World 251-665-4646 Audrey@windowworldlife.com
Owner's Representative Name Phone Email

5400 A Willis Rd Theodore AL 36582
Address Zip Code

Describe the Proposed Work:

Replacing 3 impact vinyl windows with SDL Bars
& Replacing 1 Smooth Finish Full Lite French Door

Build Mobile, PO Box 1827, Mobile, Alabama 36633

For more information: www.BuildMobile.org | historicdevelopment@cityofmobile.org | 251.208.7281

Visit our help window: Mobile Government Plaza, 205 Government Street, Third Floor South Tower

Revised August 2023

Does the work involve demolition of a structure? ☒ No ☐ Yes Please fill out demolition portion of application.

Does the proposed work involve signage? ☒ No ☐ Yes

Will the proposed work require the removal of any trees from the site? ☒ No ☐ Yes

If yes, attach a detailed site plan showing all trees and landscaping that will be removed and contact the Urban Forester at 208-7091 for Tree Permitting Requirements.

REQUIRED PLANS: If plans are required for the project, please attach the following:

- Attach two (2) sets of plans: one large scale set and one 11"x17" reproducible set,
- Also attach one set of photographs to the application.
- If available, electronic plans should also be submitted as a TIFF or PDF.
- A \$15 or \$5.00 application fee is due upon filing. Check should be made out to the City of Mobile.

Refer to the following checklist for requirements for specific work items to be performed. Refer to the Design Review Guidelines for Mobile's Historic Districts (<https://www.buildmobile.org/architectural-review-board/>). Staff is available to assist with application preparation. For large projects, such as new construction or substantial additions or renovations, consultation with staff is strongly encouraged. Applications are reviewed in the order in which they are received, and if review by the Architectural Review Board is required, an application will be placed on the next available agenda. Any incomplete applications may be held until all information is submitted.

Staff Reports: The Historic Development Staff will review your application and generate a report that will be sent to you, along with the meeting agenda, via e-mail approximately one week before the meeting. The meeting agenda may be found at <https://www.buildmobile.org/architectural-review-board/>. Please examine these and be prepared to discuss any issues at the Board meetings. Questions before the meeting should be addressed to the staff of the Historic Development Department.

Alterations to Approved Plans: A new application must be submitted for changes to the approved plan. Minor alterations may be approvable by staff.

Historic Markers: The Architectural Review Board examines applications based on its adopted guidelines for historic preservation. These are based on a minimal standard set by the City of Mobile and the State. Historic markers are awarded by the Mobile Historic Development Commission based on a higher standard of review. Approval by the ARB does not guarantee approval for a historic marker. If the desire is to qualify for a marker, please inform the Board and it will attempt to guide you toward the higher goal.

Conflicts of Interest: ARB members sit as a quasi-judicial body. All its deliberations must be made in an open meeting. It is illegal for a Board member to discuss an application outside of a meeting with anyone but staff. Conflicts of interest, if any, will be disclosed at the meeting.

Public Notice: A sign will be placed in a conspicuous location on the property prior to the Review Board meeting to notify surrounding property owners of a pending application. Attendance at the meeting is strongly advised in order for the applicant to respond to any questions.

NOTE: INCOMPLETE APPLICATIONS WILL NOT BE PLACED ON THE AGENDA

Use the Following Checklist to Ensure a Complete Application
Complete each box that applies:

NEW CONSTRUCTION, ADDITIONS, OR EXTENSIVE RENOVATION/REPAIR TO EXISTING STRUCTURES

1. **One large set and one 11 x 17 (reproducible) set of scaled drawings which shall include:**
 - a. ☐ A complete site plan illustrating the proposed construction, its location, with dimensions, required setbacks, landscaping and other site amenities;
 - b. ☐ Floor plans, with dimensions, as they impact the exterior of the building, including existing plan and proposed plan;
 - c. ☐ Square footage of the original building with square footage of all additions including the proposed addition;
 - d. ☐ A drawing, with dimensions, of all affected exterior elevations;
 - e. ☐ Notes describing all exterior materials (i.e. walls, roof, trim, cornice, windows, etc.) Sample materials may be required in some cases (consult with staff);
 - f. ☐ Detailed drawings or photographs of all decorative architectural details (i.e. columns, balustrades, modillions, etc.);
 - g. ☐ Paint samples and plan keyed to location of each color. (See below)
2. **Photographs of the subject property to be worked on and surrounding buildings are required.**
☐ Subject Property photographs
☐ Surrounding Buildings photographs

The Historic Development Office can provide sample plans for garages, carports, and outbuildings. These are generally acceptable for most domestic sites. Note: These are for design purposes only and are not suitable as construction drawings.

FOR MINOR RENOVATION OR REPAIR TO EXISTING BUILDINGS

For work which includes changes to the exterior of existing buildings, the following is required:

1. ☐ Elevation drawings with dimensions and material details
2. ☐ Floor plans
3. ☐ Photographs of each face of the building to be renovated with details of the areas of work.

EXTERIOR PAINTING

Period color schemes are encouraged. However, other colors may be acceptable. Submit name and color samples for:

Manufacturer
 main body color
 trim or decorative features
 porch deck
 accent areas: lattice, shutters, etc.
 other areas

FENCES, DRIVES AND GATES

1. ____ A drawing or photograph of the type of fence, wall or gate with the height noted.
2. ____ A site plan, with dimensions, showing the placement of any proposed change to the property as it relates to property boundaries and all other building or site facilities.
3. ____ A description of the materials to be used.
4. ____ Paint samples, if the fence, wall or gate is to be painted.

SIGNAGE

Width of sign ____ feet ____ inches

Height of sign: ____ feet ____ inches

Single Face ____ Double Face ____

Height (from ground level to top of sign) ____ feet ____ inches

Height (from ground level to bottom of sign) ____ feet ____ inches

Total Square Footage of Signage: ____ square feet. (Both sides if double-faced)

General Description

Type of Sign: ☐ Monument ☐ Free Standing ☐ Projecting ☐ Wall ☐ Banner ☐ Sandwich Board

How will sign be mounted:

Sign Materials (sample materials may be requested by the Review

Board): _____

Describe type of lighting to be used: _____

Linear front footage of principle building: ____ feet ____ inches.

Square footage of Existing Signage: ____ feet ____ inches N/A ____

Include in Application:

____ Scaled colored renderings of the requested sign; or photographs with dimensions

____ Photographs of the building

____ A site plan or building elevation showing the location of the proposed signage For specific requirements, refer to *Sign Design Guidelines for Mobile's Historic District and Government Street*.

DEMOLITION APPLICATION

Purchase Date: _____ Purchase Price: _____

Current appraised value of the property? _____ (N/A if Not Available)

Was the property occupied at time of purchase? _____ What was the property's condition? _____

What alternatives to demolition have you considered for this property?

Have you listed the property for sale or lease since your purchase? ☐ Yes ☐ No

If "Yes", what was your asking price? _____

How many offers did you receive? _____

List any options currently held for the purchase of the property, including the price received for such option, the conditions placed on such option and the date of expiration of such option:

Do you have construction plans ready to complete the replacement project? ☐ Yes ☐ No

If so, how much have you expended on the plans? _____

What are the dates of these expenditures? _____

In order to determine your ability to complete the replacement project, do you have the following:

Performance Bond ☐ Yes ☐ No

Letter of Credit ☐ Yes ☐ No

Trust for completion of improvements ☐ Yes ☐ No

Other evidence of financial ability ☐ Yes ☐ No

Letter of commitment from a financial institution ☐ Yes ☐ No

**"In no event shall the Board entertain any application for the demolition or relocation of any Historic Property unless the applicant also presents at the same time the post-demolition or post-relocation plans for the site."
Ordinance #44-084**

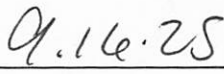
An Architectural Review Board Application with supporting documentation and fee should accompany this request with the plans for development of the site. A sign will be placed in the front yard of the property prior to the Review Board meeting to notify surrounding property owners of a pending application. Attendance at the meeting is strongly advised in order for the applicant to respond to any questions.

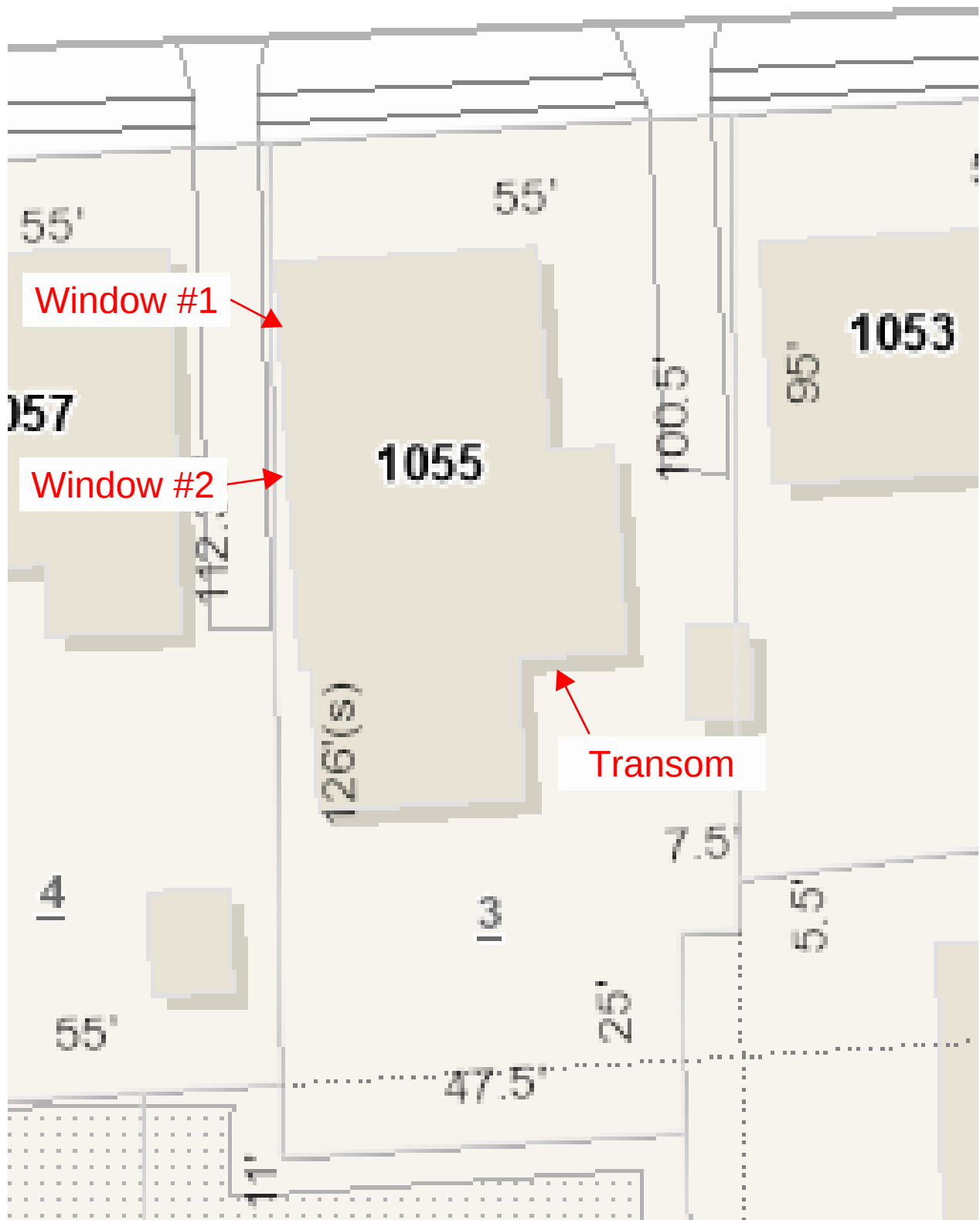
SEE NEXT PAGE

CONFLICTS WITH OTHER CITY DEPARTMENTS

The Architectural Review Board examines applications solely on the basis of impairment to the historic character of a building or neighborhood. Approval by other City Departments may consider other aspects of a project such as safety. When multiple regulations are in conflict, generally the most restrictive applies. Also, though the staff and Review Board try to inform applicants of possible conflicts, they may not be aware of all the implications of a request. Therefore, the property owner should clear all requests with the appropriate departments.


Signature


Date



Site plan - extent of proposed work
1055 New St. Francis Street

8-24-25-C1m-AT 8-26-25-confirmed-AT

Window
World

Locations

Mobile • Phone: (251) 665-4646
E. Shore • Phone: (251) 928-9995
Gulfport • Phone: (228) 900-0537
Montgomery • Phone: (334) 396-5105
Central Mississippi • Phone: (601) 957-5858
Hattiesburg • Phone: (601) 584-6889

Josh Holland

256-497-6104

IMPACT

Customer: Drew or Heather Fabianich

Phone (h) 904-325-2347

Install Address: 1055 New Saint Frances St.

Phone (w) 214-287-7009

State/Zip: Mobile, AL 36604

Referred by: _____ or Previous Customer

WINDOWS

☐ High impact DH/3 x 4 \$759
☐ High impact DH/3 x 5 \$919
☒ 2 High impact DH/3 x 6 \$1119 2238
☒ 2 Oversized Window (> 128 UI) \$459 918
☐ High impact 2 lite sldr 124 UI \$1595
☐ High impact 3 lite slider 152 UI \$2489
☒ 1 High-Impact Picture (0-83 UI) \$1079 (84-121 UI) \$1573 (>121 UI) \$1686 \$ 1079
☐ High-Impact Casement (1L, 2L, 3L) \$
☐ Half Round or Eyebrow \$
☐ Extended Half Round or Arch Top \$
☐ Specialty Window \$
☐ Extruded Colors \$55
☐ Exterior Colors with Full Screens \$299
☐ Black on Black \$399
☐ Bronze on Bronze \$399

Window Color White ☒ Inside / White ☒ Outside

* 223
SubTotal \$ 4235

PATIO DOORS

☐ High-Impact Standard Door 5ft \$2950
☐ High-Impact Standard Door 6ft \$3550
☐ High-Impact Standard Door 8ft \$4650
☐ Custom \$
☐ Extruded Color (Beige/Clay) \$250
☐ Exterior Colors \$350
☐ Internal Grids Colonial / Perimeter \$199/\$259
☐ Tear Out / Install (per panel) \$300
☐ Conversions \$
☐ Black/Bronze Laminated \$399

Door Color _____ / _____
Inside Outside

SubTotal \$

GLASS OPTIONS

☒ 3 SolarZone - Energy Star \$139 417
☐ Turtle Glass \$159
☐ Secure Glass \$299
SubTotal \$ 417

ALL ENERGY PACKAGES INCLUDE THE FOLLOWING:

Lifetime limited transferrable Warranty, Glass Breakage, Seal Failure and Labor
Guarantee, Steel Reinforced Sashes, Half Screens, Double Locks, Double
Strength glass and Foam Insulation on Jambes - max is a 3 x 7 in size DP 50

PRE 1978 BUILT HOMES (Federal Lead Containment Law)

☒ 3 Lead Containment \$50 150
MY HOME WAS BUILT IN THE YEAR _____ Initial _____

WINDOW OPTIONS

☒ Lifetime Glass Breakage Warranty \$15 Included
☒ Half Screens \$15 Included
☒ Foam Insulation on Jambes and Head \$15 Included
☒ Double Strength Glass \$25 Included
☒ Double Locks (>27) \$10 Included
☐ Full Screens \$49
☐ Foam Filled Frame 6000 \$89
☐ Colonial Grids (Contoured) * 22 \$69
☐ Grids- Style \$99
☒ 3 Simulated Divided Lite (1010) \$399 1197
☐ Simulated Divided Lite (GEO) \$459
☐ Tempered DH Sash (BSO) (TSO) \$99
☐ Tempered 130 UI < \$13/Sq. ft. \$
☐ Tempered 130 UI > \$17/Sq. ft. \$
☐ Obscure Glass (BSO) (TSO) (FULL) \$99
☐ Oriel Style (40/60 or 60/40) \$79
☐ A/C Sash - Remove / Installs \$135
☐ Tinted Glass (Bronze / Grey) \$99
☐ Conversions \$350
SubTotal \$ 1197

MISCELLANEOUS

☒ 3 Installation \$219 657
☐ Window Extraction \$110
☐ Vinyl J Channel Installation \$200
☐ Install Stucco \$245
☐ Extra Wide Trim (1 X 6 or 1 X 8) \$45
☐ Color Capping _____ per Window \$25
☐ RWD Trim Interior \$25
☐ Structural Mull \$129
☒ 1 Full PVC Ext (Nose,Sill, BM) \$295
☐ Replace Sill / Nose - Wood \$150 150
☐ Brick Mold & Stops / per side \$100
☐ Bay Bow / Trim Pkg \$350
☐ Nailing Fin / Seal Tape \$85
☐ Storm Window Removal Only \$45
☐ Burglar Bars Removal Only \$65
☐ 2nd / 3rd Story Charge add \$35 / \$45 \$
☐ Remove Blinds Only \$25
☐ AC Unit Removable Only \$75
☐ Out of the Area / Crew \$175/Day \$
☐ Scaffolding / Dumpster \$600
☐ Lift \$1500/Day, \$3000/WK, \$5000 Month \$
SubTotal \$ 807

This contract is complete and can not be changed unless agreed upon in writing by both parties, no verbal changes will be accepted.

You the buyer may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction.
Notice of cancellation must be in writing postmarked no later than midnight of the following third business day.

Windows that are unclaimed after 6 months will be deemed abandoned and will remain the property of Window World.

Initials: JD

Customer agrees to the terms of payment as follows:

Installations times will vary between 8 to 16 weeks of deposit. WW will do everything possible to beat those times but no guarantee is given. Holidays and rain delays will not be counted as part of the installation time. Delay by customer after notification of products have arrived over 3 weeks customer is to pay in full balance of product in full.

Each contract stand individually and payments for products installed are due the day of the installation, refer to #16 on back of your contract. If financed, terms will be same for any other contracts in process.

Window
World
CARES

St. Jude Children's
Research Hospital

Extra Work/In Writing \$ _____

Donate \$ _____

Total Price \$ 6656⁰⁰

Custom Order Deposit \$ 3328 ck/cc# _____

Balance Owed to Window World #16 \$ 3328

Sign
Here

Owner

Date

Window World Representative

Date

Owner

Date

PREPARING FOR YOUR NEW WINDOWS AND DOORS

Congratulations on your decision to increase the comfort level, value and appearance of your home. To maximize your investment and enable the installation to take place as smoothly as possible, we have created this handout to acquaint you with what to expect when our installers arrive.

1. Replacement Windows & Patio Doors Is the removal of the old sash / hardware and jamb, mounting new item to the remaining old frame (sheet rock or wood). Other finishes are available to complete exterior and water tightness besides caulk as an option.

2. Because Window World takes great care in honoring each and every window order, it is the responsibility of the buyer to insure that their order meets the criteria of any HOA, Condo Association, Neighborhood Association, or any other architectural committee associated with the location of the contracted property. Window World will do its best to stay on top of all codes pertaining to Hurricane Fortifications requirements by City / County jurisdiction and municipalities. Window World does its due diligence every January to check on codes. Codes changed after 1/31 of said year, responsibility will lay on the customer and all expenses shall be paid by homeowner. Any fines levied against Window World due to failure of homeowner for not providing Hurricane protection or failure of homeowner to stand up inspector. Refer back to #15 for payment requirements and at date of installation this is not met, all warranties issued by Window World or affiliates will be null and void until paid in full including #15 statement on back of contract.

3. Where do we start? Upon arrival, the crew leader will survey the job and determine where to begin. If you have a preference, feel free to advise us and we will accommodate to the best of our ability. Because we work in stages (i.e., removal of old windows, setting the new window, wrapping of exterior, etc.), we don't complete the job one window at a time. The job moves along in a rolling progression where each operation is done on all windows at the same time. This produces a quality job.

4. Access to the Windows and Doors. We will need approximately 2 feet in front of each window, inside your home, so we can place our drop cloths and tools necessary to perform our work. When the old windows are removed, gusts of wind typically flow through your home. It is advisable to gather together important papers, and other small items that can be disturbed by the wind and relocate them. Computers and other electronic equipment should be covered or relocated temporarily. Please move aside any furnishings that are in the way of our work.

5. Window Coverings. To gain access to the interior of the windows, we need all mini blinds, vertical blinds, roll-up shades, shutters, drapes and any other window covering removed prior to our installation. **We are not responsible for removing or reinstallation of these items and are not responsible for damage resulting in the removal and reinstallation. We also are not responsible for any window covering alterations that may be required to reinstall them.**

6. Alarm Systems. For those of you who have alarm systems, the alarm company should be notified and advised of our job. They will be responsible for the disconnection and reconnection of your alarm system.

7. Expect some dust, noise and general disruption of your living space. Construction work can sometimes be messy depending upon the scope of your job. It's an unfortunate reality of remodeling, but we do our best to keep things under control. We appreciate your patience and understanding during the job and until everything is finished. Even after we have cleaned up, it is advisable to survey the areas for something we may have overlooked (i.e., kids rooms, baby's room). Window World is not responsible for covering furniture, cleaning will only be done to the immediate area of where the work is being performed. House cleaning is suggested by Window World after the job is done.

8. Arrival and Departure Times. We will advise you of the expected arrival time for our crew at the time we set up the installation date with you. We generally stay till the job is done, unless it will be a 2 or 3-day job, in which case we may work as long as there is daylight. **If the job takes more than a day, will there be any openings in my house?** Of course not. We only remove that which can be reinstalled in the same day. Although there may not be a complete window, it will be weather-tight and secure for overnight. (Please no critiquing at this time). **It is our policy that our installers get a sign-off form and collect the outstanding balance at the completion of the job. We ask that you be available to approve the job and make final payment at the time of completion. If this is not convenient for you, we need to know before we start the job. Inclement weather and other unforeseen hindrances are a fact of life and as such we ask that you understand if the weather, traffic, etc. cause a delay or cancellation of an installation appointment. We typically do not schedule more than a day or two in advance to try to avoid such issues.**

9. Our Worksite. We like to set up our worksite as close to your windows and doors as possible and generally your driveway is the best spot. If using the driveway will block a garaged car, please be ready to pull it out upon arrival. During the work, customer or any individual in the household must be at least 20 ft. away from any installer during the work being performed. Tools used during extraction and installation can be fatal and its not covered by Window World. Dumpster, Lift, Scaffolding required on the job site WW will not be liable for damages to driveways, sidewalks, sprinkler systems, landscaping or ect.

10. Plants and Bushes. Occasionally we need to work in planters and other landscaped areas of your home that are adjacent to the windows and doors. Please survey your yard prior to us arriving and look for potential problems. Some trees and vigorous bushes need to be pruned back to give us access to your windows. **Delicate plants and shrubs in areas right below a window should be temporarily relocated if they cannot survive being stepped on and you want to preserve them.** We strive to be careful when working around vegetation, but our priorities are to focus on our work, your windows and our safety while working on your property. **We are not responsible for any damage to plants, shrubs or landscaped areas.** Installation job cancelled the day of customer will be charged and extra \$250 to the final balance owed.

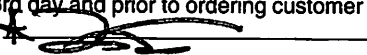
11. *Damage to walls and old trim stops. For those of you who have old aluminum and steel windows and are replacing them due to sweating and damaging of the walls be advised that all water damage plaster will most likely fall out. In addition, all the patch work you have done over the years will fall out also. This is normal; however, we are not plaster experts, so the repair to those walls would best be left to the experts. In some cases due to out of square openings, new trim is required to make the window look good. ***Unless noted on the contract new trim will not be provided or installed by us.** You can expect to do some touch up painting on the trim after the installation of your new windows. This is not always necessary and is usually minor if it occurs. If your trim stops around your sashes are very old, dry, and brittle, they may snap and crack upon removal. If this happens, we can leave them off if you please, or for a small up charge, replace them with newer ones. Many of the old style stops are no longer available so we would replace the entire window with newer style stops. Should we discover any hidden damage to the frame or wall area we will advise you before we proceed. Should you decide to replace or repair anything, the price will be added to your balance. Stucco damage, WW will not be responsible for damage due to the original construction of the home, and repairs needed after window installation must be performed by customer at customers expense. Window frames covered in concrete or other materials obstruct the installation of replacement windows will be installed in the process of leaving existing frames intact and trimming interior / exterior of window.

12. Pets. We love furry, four-legged creatures; however, we need your help in supervising them. We are not always able to close a gate or door behind us when carrying a window, so please keep them in a safe place. Our job description does not include scampering down the street after Fido with new found freedom. Many people say, don't worry, he doesn't bite, but many installers have been bitten. So please secure dogs that have an aggressive bark towards strangers.

13. Single Hung windows will only have 1 year warranty. Future warranty cost will be associated with changing out of glass pack and it does not guarantee a factory seal. All cost associated with replacing discontinued products will be covered by the homeowner. WW is not responsible for the parts, colors or hardware of any discontinued products by our vendors. Painted or Laminated products will have a 10 yr warranty, a touch up paint pencil or paint available via manufacture.

14. Any changes to color, style, grid patterns, function or product attributes past the 3 day right of recession will be at the homeowners expense. This is a custom order / non-returnable and not for resale. Customer agrees not to alter the condition of any window openings after final measurements have been taken by measure tech.

15. Past Due Balances are subject to a service charge of 1.5% per month. In the event that this amount is placed in the hands of an attorney for collection, the purchaser agrees to pay all costs of collection, including a reasonable attorney fee. Return check fee is \$75 (seventy five dollars). All litigation will take place in the city where the franchise is located at. Venue for any litigation will take place in the county and city of the franchise where its located at.

16. All materials installed will be paid for at time of installation. Any issues related to warranty work or manufactures error, customer will be allowed to hold back 20% of outstanding balance. All concealed rot discovered at installs will result in additional cost to homeowner, refer to front of contract for cost. Cancellations after 3rd day and prior to ordering customer agrees to forfeit 10% of contract price. Plus fees associated with manufactures cancellation of said order. Signature: 

P.S. Now would be a good time to review contract with the salesman to be sure of your order options and work to be done. Only the items and services on the contract will be done. If you have any questions whatsoever, now is the time to ask.

This Window World® Franchise is independently owned and operated by W-T Holdings, L.L.C. d/b/a Window World of Gulf Coast. under license from Window World, Inc.
This Window World® Franchise is independently owned and operated by T-W Holdings, L.L.C. d/b/a Window World of Southern MS. under license from Window World, Inc.
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This Window World® Franchise is independently owned and operated by TW 2 Holdings LLC d/b/a Window World of Central Mississippi under license from Window World, Inc.

Hold job for Historic review/approval

Spec Sheet

Manufacture: AMI _____ MIWD _____ Simonton _____ Wincore _____ Doors _____ Siding _____



Name: Drew and Heather Fabianich

Measured by: JB

Date: 8/25/25

Salesperson: Josh Holland

Address: 1055 New Saint Francis St.

Mobile, AL

36604

Purchase Order No. _____

City:

City:

Zip

Cell No.: 214-287-7009

Alt No.: 904-325-2347

Email: drew.fabianich@gmail.com

Type of Windows: Wood ☒ Aluminium _____ Steel Casement _____ Vinyl _____ Storm Windows: _____ 1st Story: ☒ 2nd Story: _____ 3rd Story: _____
Exterior: Wood ☒ Brick _____ Siding _____ Stucco _____ Other _____ Capping: Yes ☒ No _____ Cap Color: white Haul off Windows: Yes ☒ No _____
Alarm System: _____ A/C Unit: _____ Plantation Shutters: _____ Rotting Wood: Yes ☒ No _____ Burglar Bars: _____ Lead Protection: Yes ☒ No _____

MODEL	LOCATION (Kitchen, Bath, Etc.)	Factory Width	Factory Height	MOUL Measure 1/8" SS/FF	COLOR INT/EXT	GRIDS (style & pattern)	Glass Option	ROT	DETAILS	
1 8001	Foyer	36 5/8	83 1/2	SL	wh/wh	1010	LEE		SDL	
2 8001	Bed 2	36 5/8	83 1/2	SL		1010		Y	SDL	
3 8004	Living	See Barn		SL		4000			SDL	
4										
5 A SFF	Living	See Barn								
6										
7										
8										
9										
10										
11										
12										
13										
14										
15										
16										
17										
18										

Capping??? Historic

* Grids on windows are SDL Bars *

Street View

not sill
not box

7

QUOTE: 205916
QUOTE DATE: 9/12/2025
EST. DELIVERY DATE: 9/15/2025
QUOTE CONTACT: JOSH HOLLAND
#46

QUOTE

INVOICE INFORMATION

{Theodore, AL}

SHIPPING INFORMATION

{Theodore, AL}

SHIP VIA:

ORDER	ORDER DATE	PO NUMBER	CUSTOMER REF		TERMS	
205916	9/12/2025	067-745272	FABIANICH, DREW & HEATHER			
ITEM	DESCRIPTION	QTY	SIZE	PRICE	TOTAL	
1	(2551s FIN /2561s FLG) Vinyl Impact Double Hung FL#: 37968.1 NFRC: UF= 0.36, SHGC= 0.2, VT= 0.44 WHITE BOX FRAME 3/4" O.A. INSULATED IMPACT GLASS PACK GLASS BY WINDOW 1/8" ANNEALED LOW-E LOE ² -366 ARGON [1/8" CL ANN X 090 PVB X 1/8" CL ANN] CLEAR INTERLAYER +/- 50 PSF COLONIAL GRIDS (GBG)=[0H1V] CONTOUR/FLAT SDL GRIDS COMMENTS: 1 & 2	2	36 5/8 W X 83 1/2 H DLO: 36.625 W x 83.5 H			
ITEM SUBTOTAL:				\$811.26	\$1,622.52	
2	(2456s FIN /2466s FLG) Impact Picture Window FL#: 14608.7 NFRC: UF= 0.26, SHGC= 0.21, VT= 0.45 WHITE BOX FRAME 1-1/4" O.A. INSULATED IMPACT GLASS PACK 3/16" ANNEALED CLEAR ARGON [3/16" LE ANN X 090 PVB X 3/16" CL ANN] LOE ² -366 CLEAR INTERLAYER +/- 60 PSF COLONIAL GRIDS (GBG)=[0H4V] CONTOUR/FLAT SDL GRIDS COMMENTS: 3	1	59 1/2 W X 15 5/8 H DLO: 59.5 W x 15.625 H			
ITEM SUBTOTAL:				\$373.39	\$373.39	

ORDER	ORDER DATE	PO NUMBER	CUSTOMER REF		TERMS	
205916	9/12/2025	067-745272	FABIANICH, DREW & HEATHER			
ITEM	DESCRIPTION		QTY	SIZE	PRICE	TOTAL
3	Shipping and Handling Surcharge		1			
COMMENTS:						
				ITEM SUBTOTAL:	\$25.00	\$25.00
TOTALS:			4	SUBTOTAL:		\$2,020.91
				TOTAL:		\$2,020.91

COMMENT:

By signing the bottom of this order form you agree that this represents a binding agreement to purchase products between your company and Eastern Architectural Systems (EAS) and/or Eastern Metal Supply (EMS). You are responsible for any and all information as it pertains to this order. Delivery dates are subject to material availability and Credit approval.

Quotes are valid for 48 hours after creation of the quote and subject to product availability. Any and all quotes for an order that will require one hundred or more combined products requires prior review and authorization by EAS/EMS to be considered a valid quote. EAS/EMS reserves the right to make changes to product pricing and availability at all times for reasons including, but not limited to, changing market conditions, product discontinuation, restricted material availability, and supplier price changes. EAS/EMS retains the sole right to accept or deny any order.

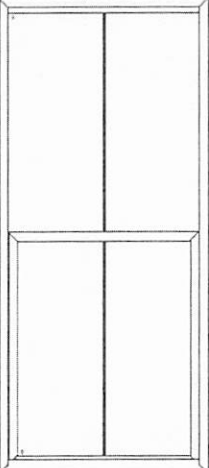
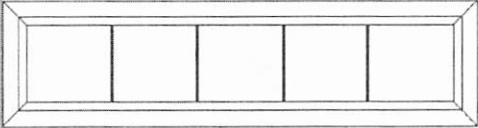
*** Subject to Applicable Sales Tax. ***

SIGNATURE _____

PRINT NAME _____

DATE _____

Drawings - Order: 205916

ITEM 1	ITEM 2	
		
(2551s FIN /2561s FLG) Vinyl Impact Double Hung 36 5/8 W X 83 1/2 H QTY: 2	(2456s FIN /2466s FLG) Impact Picture Window 59 1/2 W X 15 5/8 H QTY: 1	

**Window Survey**

10.2.25

Date of Application

1055 New St Francis St 36604

Address of Property

Overall Condition:
(select one)☐

Good

☐

Fair

☒

Poor

#1

Description of Conditions:

Window is rotten & appears to have some termite damage.

Window Component**Description of Issue/Problem****FRAME:**

Sill	damaged sill nosing
Jambs	bottom of jamb leg has water damage
Exterior trim & stops	rotten
Interior trim & stops	rotten
Interior wall surface	N/A

SASH:

Lowest rail	partially missing from rot
Other rails & stiles	rotted away in places
Muntins & mullions	rotten on bottom sash
Meeting rails (double- and single-hung)	damaged & missing a chunk of wood.
Glazing putty & gaskets	coming loose & missing in places

FUNCTION:

Handles	N/A
Movement mechanics	window will not open
Locks	
"Square"	out of square in sill area from rot.
Weatherstripping	N/A

**Window Survey**

10.2.25

Date of Application

1055 New St France St 36604

Address of Property

Overall Condition:
(select one)☐

Good

☐

Fair

☒

Poor

#2

Description of Conditions:

Window is rotten

Window Component**Description of Issue/Problem****FRAME:**

Sill	Some rot damage
Jambs	rotten in lower portion
Exterior trim & stops	Buckling in the trim
Interior trim & stops	N/A
Interior wall surface	N/A

SASH:

Lowest rail	some rot on bottom sash
Other rails & stiles	damaged lower portion both sides
Muntins & mullions	damaged on top sash @ meeting rail
Meeting rails (double- and single-hung)	rot
Glazing putty & gaskets	putty coming loose

FUNCTION:

Handles	N/A
Movement mechanics	Window frozen in place
Locks	loose due to rotted meeting rail
"Square"	N/A
Weatherstripping	N/A



City of Mobile • Historic Development
Window Survey

10.2.25

Date of Application

1055 New St Frances St 36604

Address of Property

Overall Condition:
(select one)

☐

Good

☐

Fair

☒

Poor

#3

Description of Conditions:

Transom over Door. This is not an original window. It has insulated glass.

Window Component

Description of Issue/Problem

FRAME:

Sill	rot
Jambs	rot on right side
Exterior trim & stops	N/A
Interior trim & stops	N/A
Interior wall surface	N/A

SASH:

Lowest rail	Rot
Other rails & stiles	Right style has rot
Muntins & mullions	damage bottom muntin possible
Meeting rails (double- and single-hung)	N/A
Glazing putty & gaskets	N/A Has no putty

terminal damage

FUNCTION:

Handles	N/A
Movement mechanics	N/A
Locks	N/A
"Square"	Out of square, sag on right side
Weatherstripping	possible structural damage



1055



