

From Lindsay Shillington
Via email 9/10/2020

We are proposing to replace the existing windows. The window survey (hot off the press!) is attached. Since we last spoke the owners have selected a builder, Michael Curlee. Michael had his window guy, Glenn Geydos, come take a look at the windows and make a recommendation based on their condition. Glenn's take was as follows:

"Original windows are primed wood with weight and pulley systems. Glass is single pane and they are falling apart. The glass is the least efficient it can possibly be. The nylon ropes are ripped and some will need to be redone. The frames on the outside are rotted in the majority of them and the glazing is failing and falling apart. It will cost you twice what new windows will cost to repair them and that's IF you can find someone to do it. Attach those pics we took today so the Hyde Park people can see what you are looking at. I am all for saving the original windows when that is a cost effective measure. In your case it would be a mistake. There are far too many major issues with these windows. You also clearly have water issues inside the walls....."

I shared photos of the windows with John Hindman at Red River Restorations to get his input on what it would take to restore them. John said the windows have been neglected and restoration would require extensive work. He mentioned the 6/6 configuration makes the windows more difficult and more expensive to restore vs. a standard 1/1. The cost would be at least 2x a replacement window and candidly the cost is not financially feasible for the owner.

We would like to install aluminum clad wood windows that match the existing. We are working with a rep to find a window that has the same sash, mullion & muntin dimensions and is in our budget. We are having the wood screens rebuilt. Both the glazing and the surface of the window are obscured by the screens. Because we will be diligent about matching the existing window profile, the view from the street will remain unchanged.