

Ken & Jayne Miller – 15 E. Gilman St.

WAUNAKEE REMODELING PROPOSAL

The project at 15 E. Gilman is for replacing fourteen windows on the upper level of the building. Twelve of the windows are on the side and back of the building, and two facing the road.

All the windows in the units are in very similar condition. The side jambs of the windows were rotted and cut out as you can see by the photos. All the pulleys and ropes are also gone, although we concede that the ropes and pulleys can be replaced, the sashes themselves are not square to the frame. The windows do have putty knives, and screwdrivers holding them in place. They are rattling from normal wind around the current storm window. The air infiltration is severe with all the double hung units. Multiple units also have broken glass and do not stay securely in the frame. In the front of the building are two French inswing units. Those units do not seal and the exterior brickmold and frame is rotting as well, with no fixed recommendation given to the homeowner by a restoration company.

It is our opinion that even if you were to repair the ropes, pulleys, glazed the windows, etc. that they will not seal and keep cold air out. You can add weather stripping to each unit, and it will not seal. It would take a complete rebuild of all the sashes which is cost prohibited. Replacing a couple windows here and there will also make the building look unfinished have two different looks to the unit. We believe this also will have a negative impact of the value of the property.

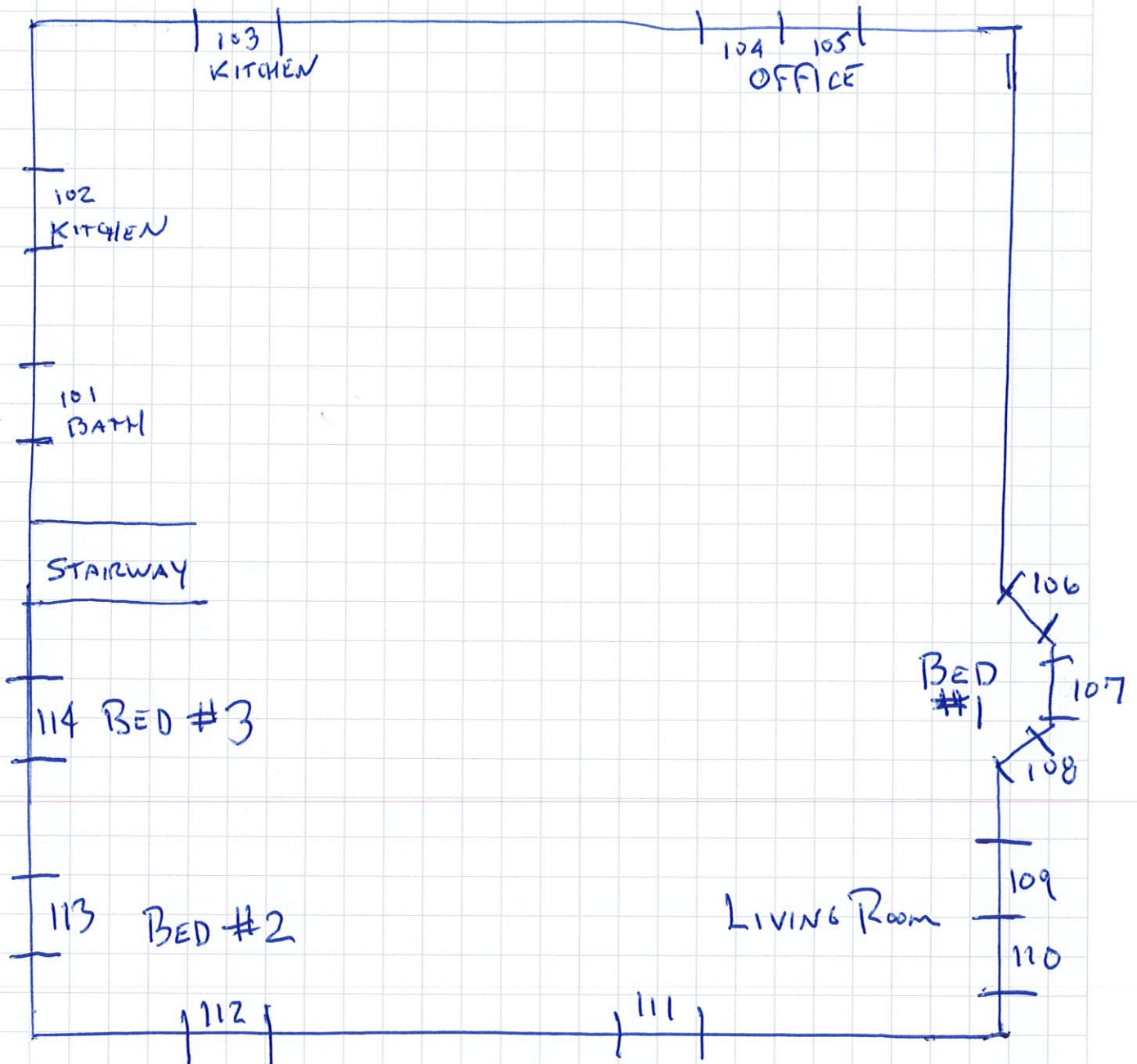
We are proposing insert replacement windows with the Renewal by Andersen. The Renewal by Andersen window will be able to mimic the ¾" inch truly divided light look that is on the home. The checkrail thickness is within a 1/16" of an inch as well. The proposed insert window with the Fibrex material we will be able to give the home the beauty and preservation it deserves, with a durability that will last, with virtually no maintenance. We will be preserving all the interior trim in the unit and removing the storms that are not historically accurate. All of which should give the building a look much closer to what it was originally.





PROJECT

DATE



ID#	ROOM	SIZE	DETAILS	PRICE
101	Bathroom	24 W 54 H	Window: Double-Hung , Equal, Flat Sill Insert, Traditional Checkrail, Exterior White, Interior White Glass: All Sash: High Performance SmartSun Glass, No Pattern , Tempered Glass Hardware: White Screen: Fiberglass , Full Screen Grille Style: Full Divided Light (FDL with spacer) Grille Pattern: Sash 1: Colonial 3w x 2h , Sash 2: No Grilles Misc: No jamb/trim	
102	Kitchen	24 W 54 H	Window: Double-Hung , Equal, Flat Sill Insert, Traditional Checkrail, Exterior White, Interior White Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware: White Screen: Fiberglass , Full Screen Grille Style: Full Divided Light (FDL with spacer) Grille Pattern: Sash 1: Colonial 3w x 2h , Sash 2: No Grilles Misc: No jamb/trim	
103	Kitchen	30 W 54 H	Window: Double-Hung , Equal, Flat Sill Insert, Traditional Checkrail, Exterior White, Interior White Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware: White Screen: Fiberglass , Full Screen Grille Style: Full Divided Light (FDL with spacer) Grille Pattern: Sash 1: Colonial 3w x 2h , Sash 2: No Grilles Misc: No jamb/trim	
104	Office	30 W 54 H	Window: Double-Hung , Equal, Flat Sill Insert, Traditional Checkrail, Exterior White, Interior White Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware: White Screen: Fiberglass , Full Screen Grille Style: Full Divided Light (FDL with spacer) Grille Pattern: Sash 1: Colonial 3w x 2h , Sash 2: No Grilles Misc: No jamb/trim	
105	Office	30 W 54 H	Window: Double-Hung , Equal, Flat Sill Insert, Traditional Checkrail, Exterior White, Interior White Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware: White Screen: Fiberglass , Full Screen Grille Style: Full Divided Light (FDL with spacer) Grille Pattern: Sash 1: Colonial 3w x 2h , Sash 2: No Grilles Misc: No jamb/trim	

106	Bedroom 1	23 W 46 H	Window: Double-Hung , Equal, Flat Sill Insert, Traditional Checkrail, Exterior White, Interior White Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware: White Screen: Fiberglass , Full Screen Grille Style: Full Divided Light (FDL with spacer) Grille Pattern: Sash 1: Colonial 3w x 2h , Sash 2: No Grilles Misc: No jamb/trim
107	Bedroom 1	28 W 46 H	Window: Double-Hung , Equal, Flat Sill Insert, Traditional Checkrail, Exterior White, Interior White Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware: White Screen: Fiberglass , Full Screen Grille Style: Full Divided Light (FDL with spacer) Grille Pattern: Sash 1: Colonial 3w x 2h , Sash 2: No Grilles Misc: No jamb/trim
108	Bedroom 1	23 W 46 H	Window: Double-Hung , Equal, Flat Sill Insert, Traditional Checkrail, Exterior White, Interior White Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware: White Screen: Fiberglass , Full Screen Grille Style: Full Divided Light (FDL with spacer) Grille Pattern: Sash 1: Colonial 3w x 2h , Sash 2: No Grilles Misc: No jamb/trim
109	Living Room	30 W 54 H	Window: Double-Hung , Equal, Flat Sill Insert, Traditional Checkrail, Exterior White, Interior White Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware: White Screen: Fiberglass , Full Screen Grille Style: Full Divided Light (FDL with spacer) Grille Pattern: Sash 1: Colonial 3w x 2h , Sash 2: No Grilles Misc: No jamb/trim
110	Living Room	30 W 54 H	Window: Double-Hung , Equal, Flat Sill Insert, Traditional Checkrail, Exterior White, Interior White Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware: White Screen: Fiberglass , Full Screen Grille Style: Full Divided Light (FDL with spacer) Grille Pattern: Sash 1: Colonial 3w x 2h , Sash 2: No Grilles Misc: No jamb/trim
111	Living Room	34 W 29 H	Window: Double-Hung , Equal, Flat Sill Insert, Traditional Checkrail, Exterior White, Interior White Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware: White Screen: Fiberglass , Full Screen Grille Style: Full Divided Light (FDL with spacer) Grille Pattern: Sash 1: Colonial 3w x 2h , Sash 2: No Grilles Misc: No jamb/trim

112	Bedroom 2	34 W 29 H	Window: Double-Hung , Equal, Flat Sill Insert, Traditional Checkrail, Exterior White, Interior White Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware: White Screen: Fiberglass , Full Screen Grille Style: Full Divided Light (FDL with spacer) Grille Pattern: Sash 1: Colonial 3w x 2h , Sash 2: No Grilles Misc: No jamb/trim
113	Bedroom 2	30 W 54 H	Window: Double-Hung , Equal, Flat Sill Insert, Traditional Checkrail, Exterior White, Interior White Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware: White Screen: Fiberglass , Full Screen Grille Style: Full Divided Light (FDL with spacer) Grille Pattern: Sash 1: Colonial 3w x 2h , Sash 2: No Grilles Misc: No jamb/trim
114	Bedroom 3	30 W 54 H	Window: Double-Hung , Equal, Flat Sill Insert, Traditional Checkrail, Exterior White, Interior White Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware: White Screen: Fiberglass , Full Screen Grille Style: Full Divided Light (FDL with spacer) Grille Pattern: Sash 1: Colonial 3w x 2h , Sash 2: No Grilles Misc: No jamb/trim

WINDOWS: 14

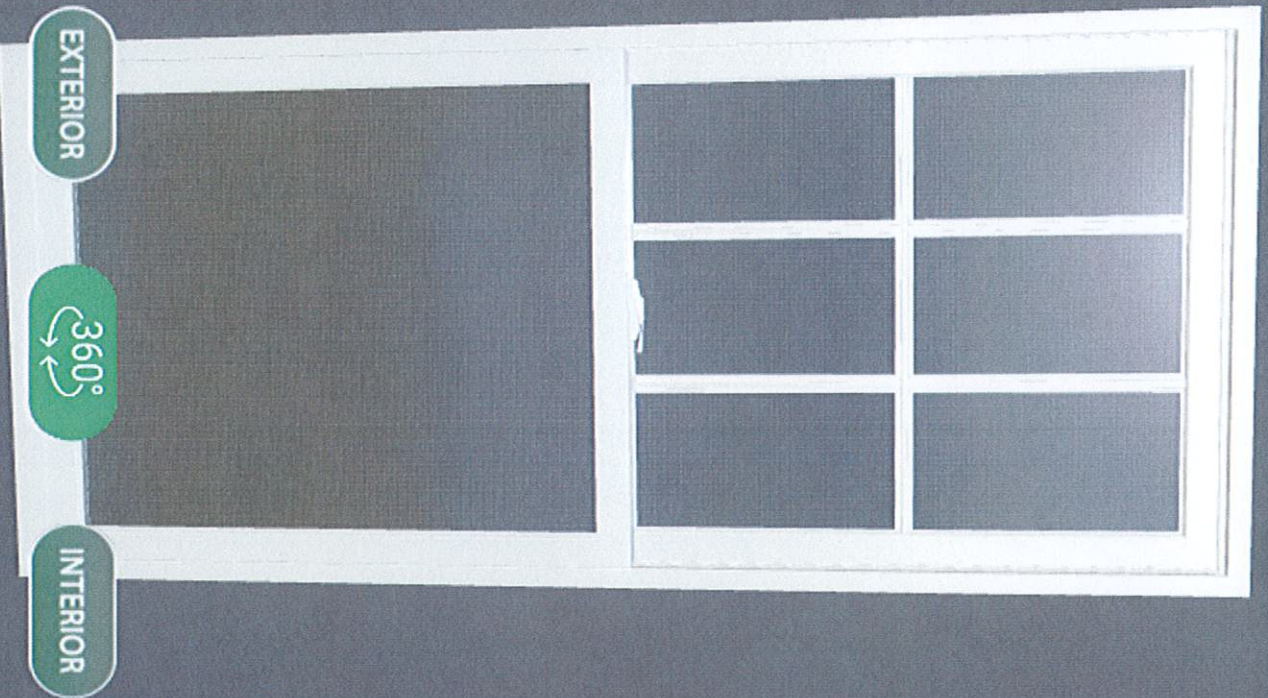
PATIO DOORS: 0

SPECIALTY: 0

MISC: 0

UPDATED: 06/10/19

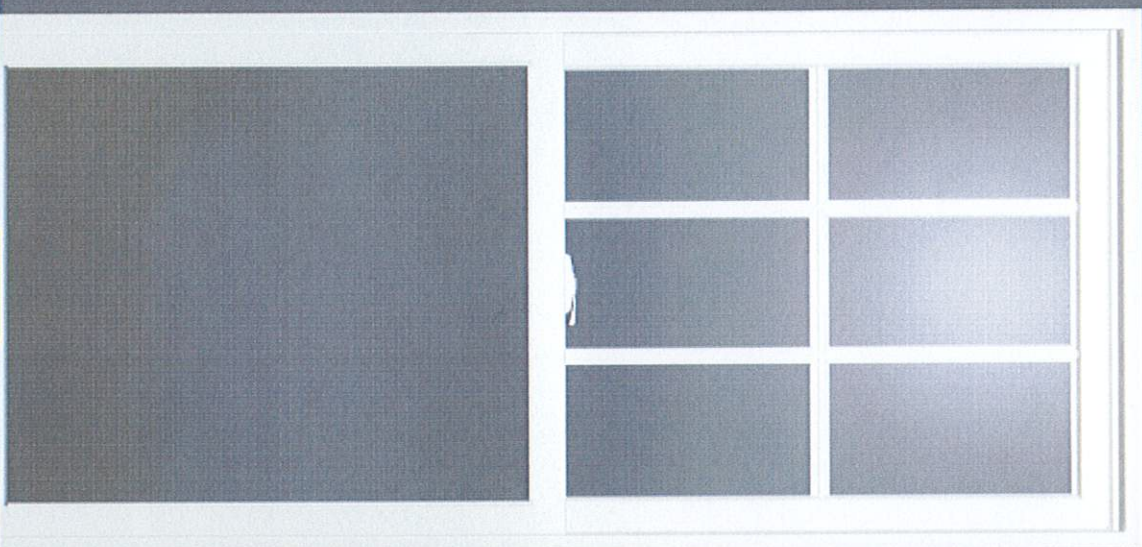
101 Bathroom
Window - 24.00W X 54.00H



TILT
TO CLEAN



102 Kitchen
Window - 24.00W x 54.00H



EXTERIOR

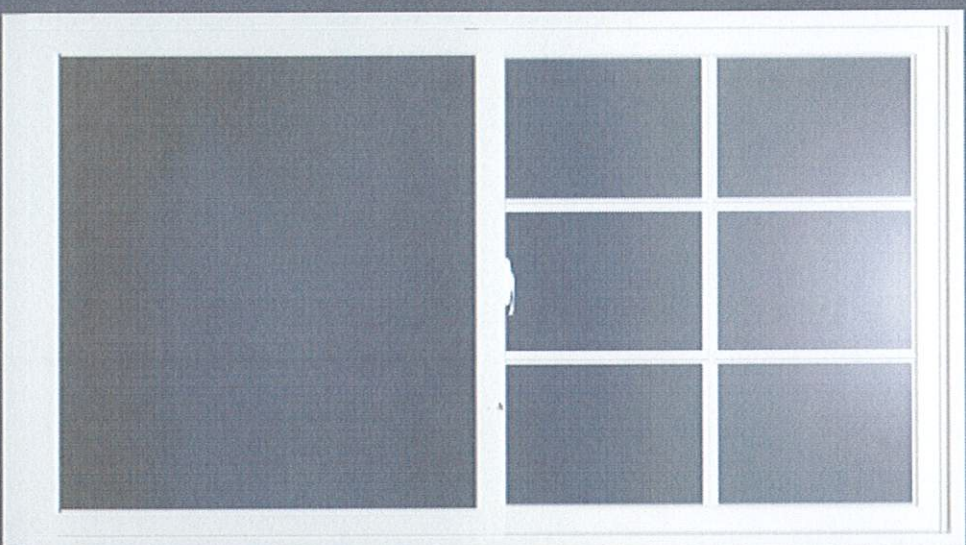
360°

INTERIOR

TILT
TO CLEAN



103 Kitchen
Window - 30.00W x 54.00H



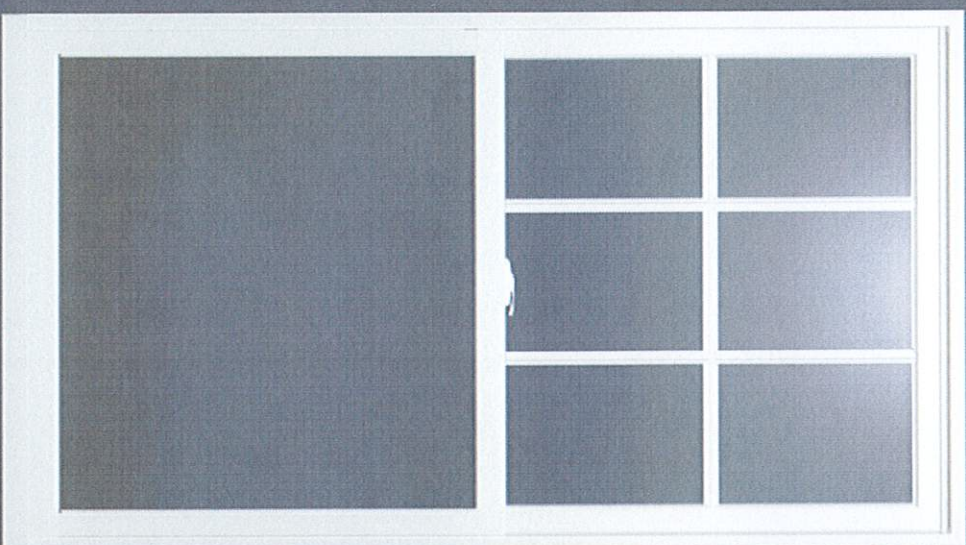
EXTERIOR



INTERIOR



104 Office
Window - 30.00W x 54.00H



EXTERIOR

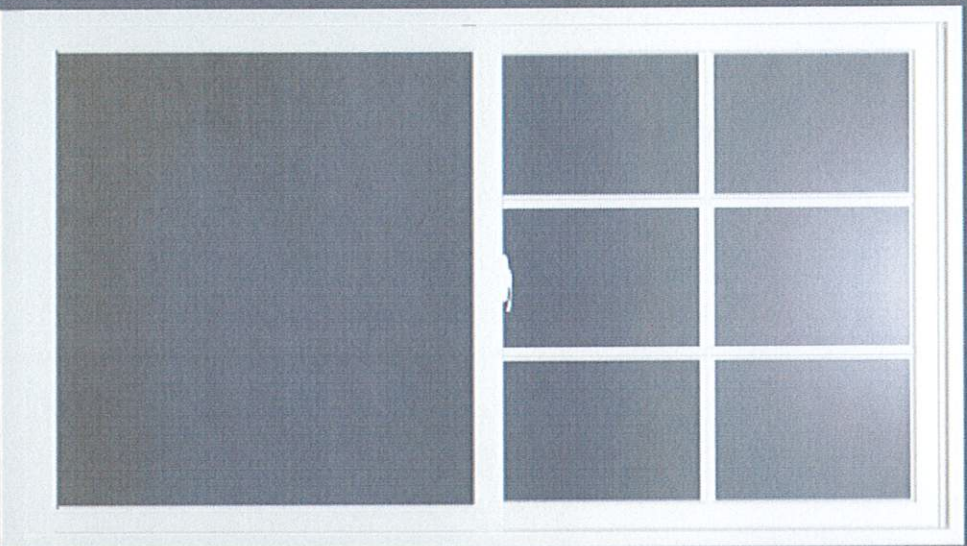
360°

INTERIOR

TILT
TO CLEAN



105 Office
Window - 30.00W x 54.00H



EXTERIOR

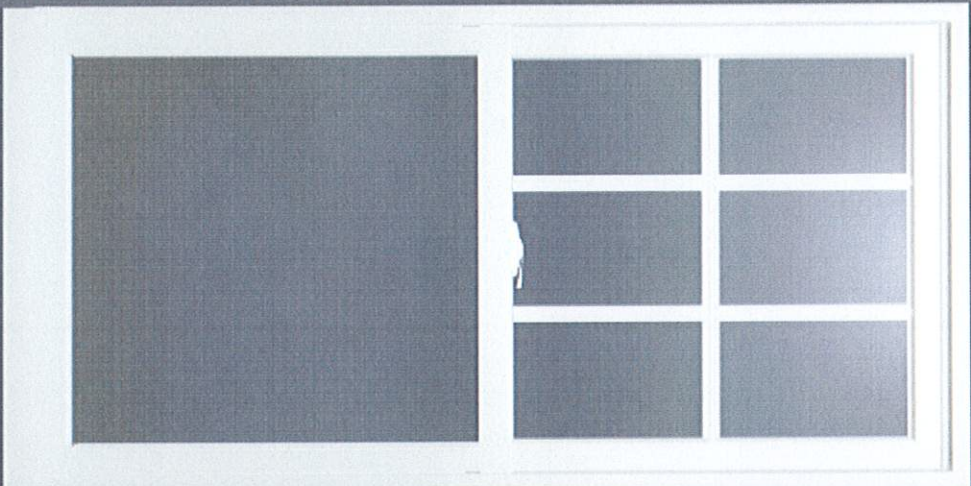
360°

INTERIOR

TILT
TO CLEAN



106 Bedroom 1
Window - 23.00W x 46.00H



EXTERIOR

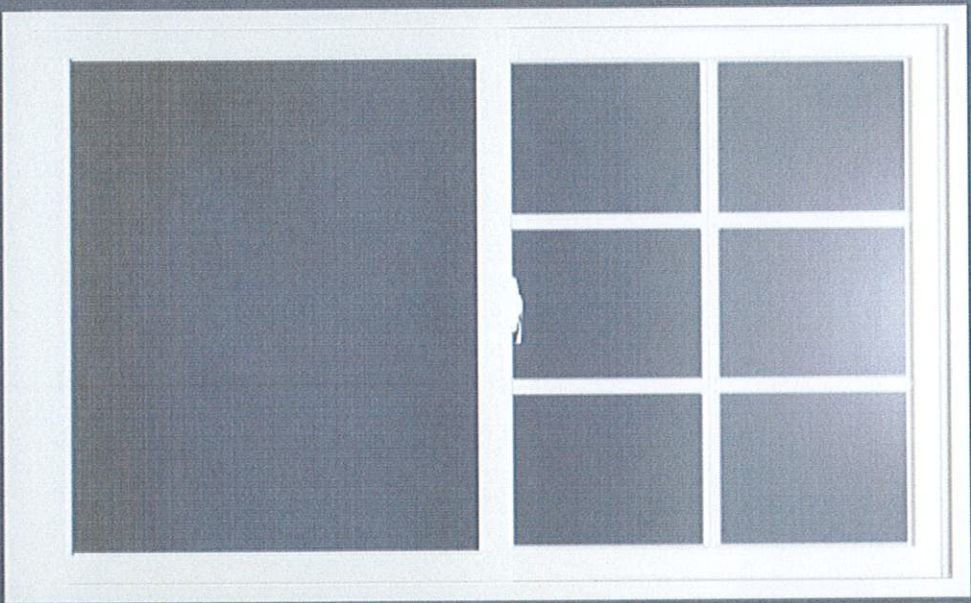
360°

INTERIOR

TILT
TO CLEAN



107 Bedroom 1
Window - 28.00W x 46.00H



EXTERIOR

360°

INTERIOR

TILT
TO CLEAN

+

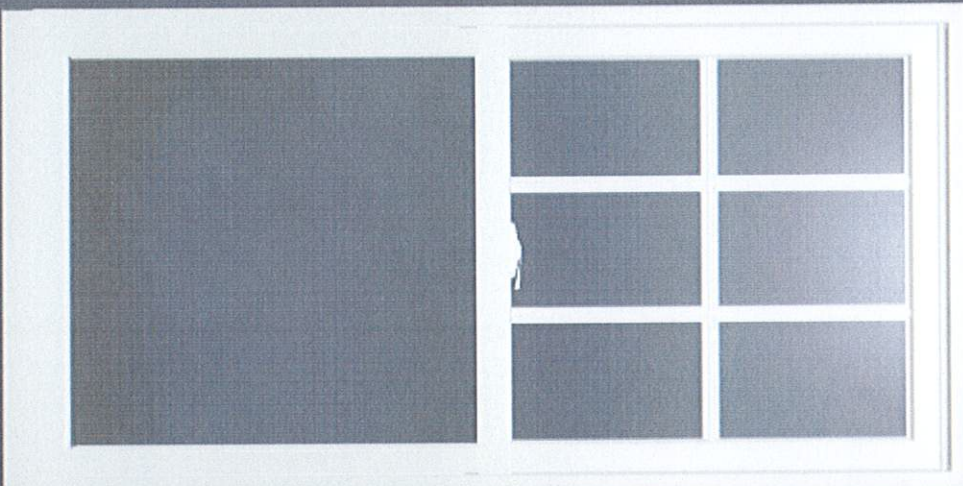
-

↔

↔

X

108 Bedroom 1
Window - 23.00W x 46.00H



EXTERIOR

360°
↺ ↻ ↻ ↻

INTERIOR

TILT
TO CLEAN

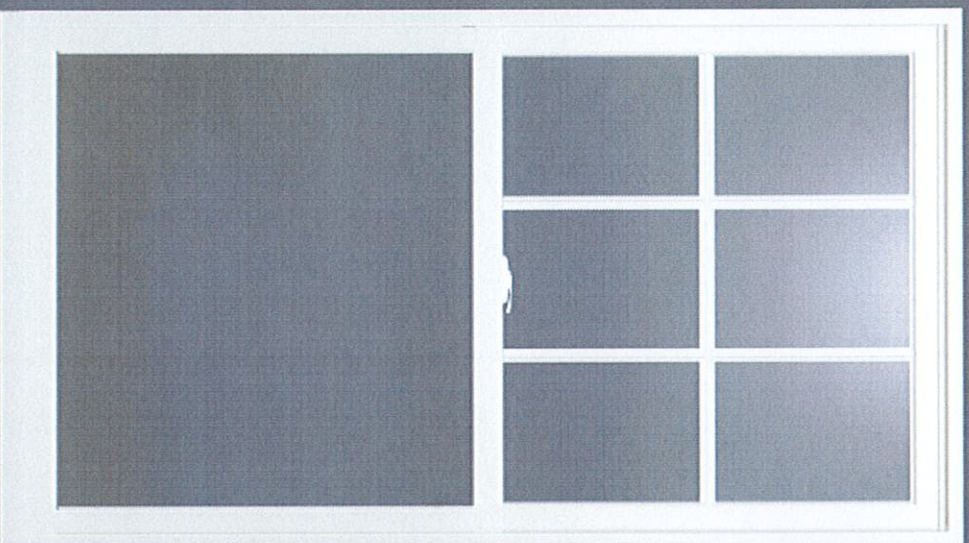
— +

◀ ▶

X

109 Living Room

Window - 30.00W x 54.00H



EXTERIOR

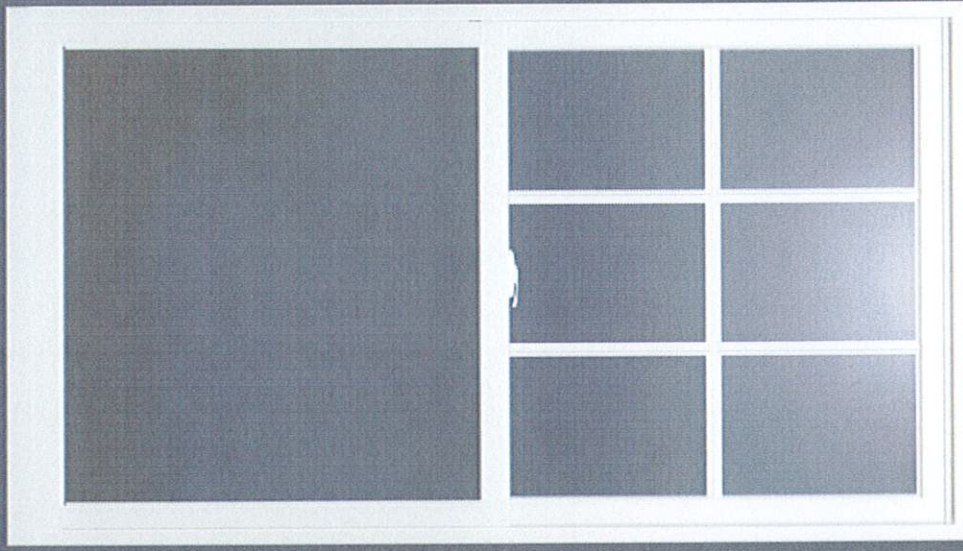


INTERIOR

TILT
TO CLEAN



110 Living Room
Window - 30.00W x 54.00H

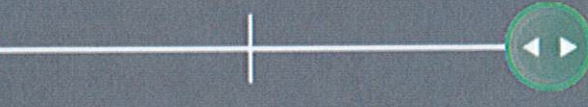


EXTERIOR

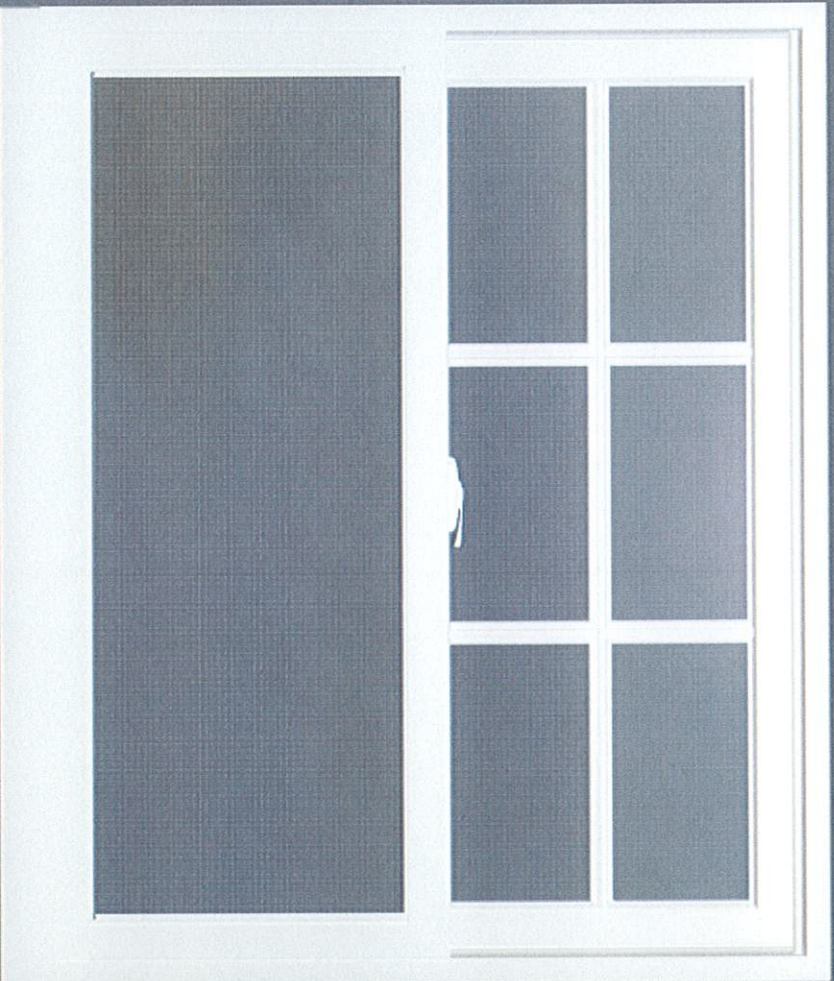
360°

INTERIOR

TILT
TO CLEAN



111 Living Room Window - 34.00W x 29.00H



EXTERIOR



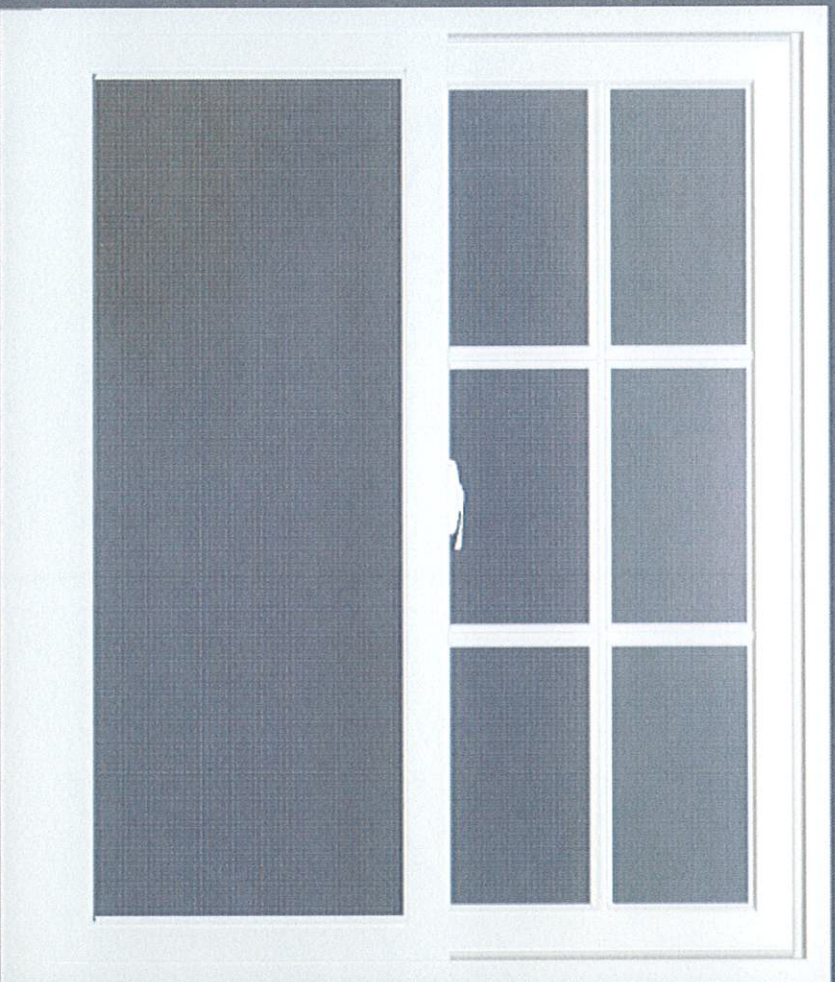
INTERIOR

TILT
TO CLEAN



112 Bedroom 2

Window - 34.00W x 29.00H



EXTERIOR

360°

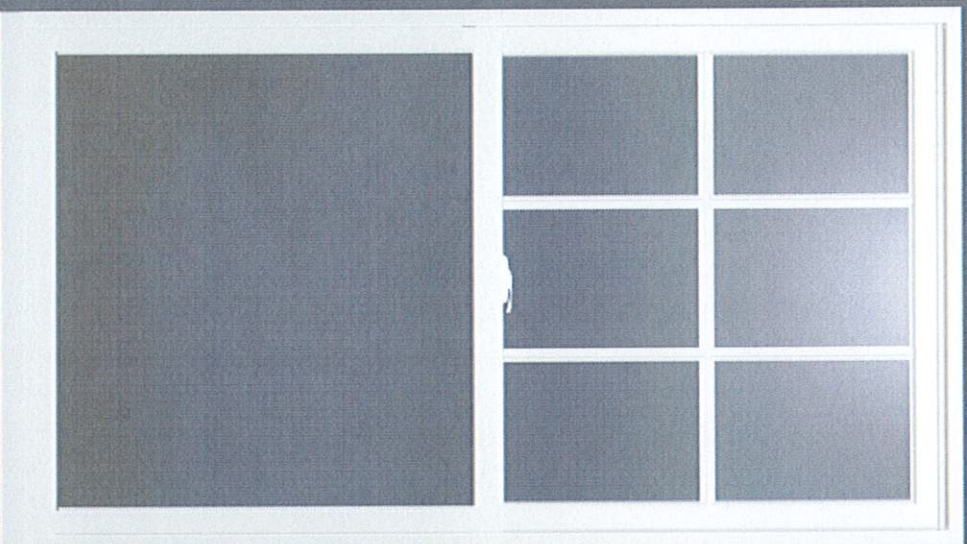
INTERIOR

TILT
TO CLEAN



113 Bedroom 2

Window - 30.00W X 54.00H



EXTERIOR

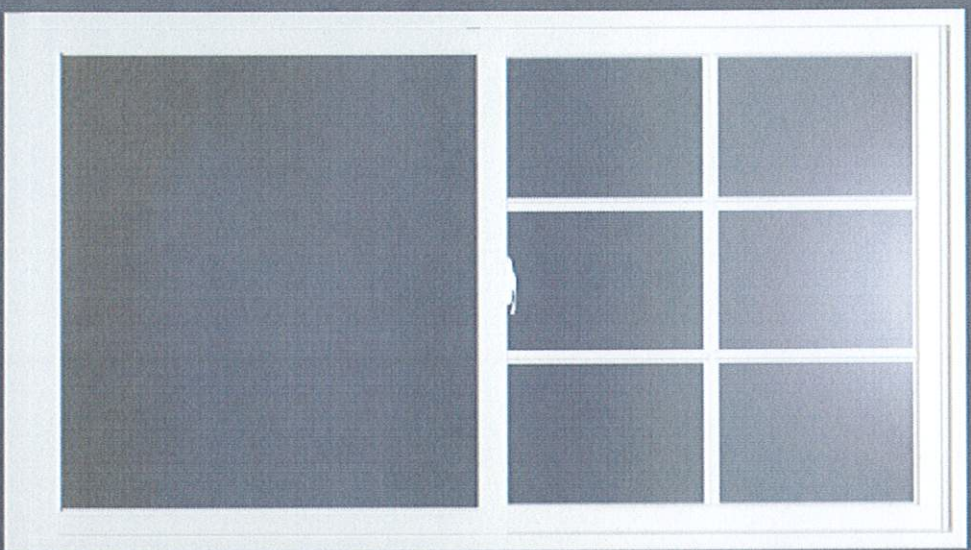
360°

INTERIOR

TILT
TO CLEAN



114 Bedroom 3
Window - 30.00W x 54.00H



EXTERIOR

360°

INTERIOR

TILT
TO CLEAN

+

-

◀ ▶

—

◀ ▶

X