

## Narrative Description/Letter of Intent

To: Members of the Landmarks Commission of the City of Madison

From: Victoria Frank & Raj Shukla, owners of 2115 Kendall Ave

We need to replace all 16 windows in our property at 2115 Kendall Ave. The windows (or most of them) are likely original to the house. Of the 16 windows, many are inoperable, non-locking, 1 contains a broken pane, and all are in various stages of decay and rot on the external frames and sills. Recent swab testing has revealed the presence of lead in the window sills of two windows in our children's bedrooms. Many external frames have a great deal of chipping paint, and, as will be obvious from photos, are beyond repair.

We sought bids for complete replacement of the old windows with matching new ones. This would come at an estimated cost of \$3,000 per window (as quoted by a local contractor who has done Landmark-approved work on historic homes), for a \$48,000 total cost. We have also explored restoration of the windows, and despite contacting 6 different firms, none were willing to take on the job.

Our budget for home repairs is modest, yet the need to take action is pressing. Each day we delay, we increase the danger of lead exposure to our family and others in our neighborhood. We appreciate the value the commission places on maintaining the historic character of the neighborhood, but given our specific situation, we respectfully request to be allowed to vary from historic standards for the sake of affordability. We propose to install white vinyl insert windows and wrap the window frames with white aluminum cladding. This will, of course, be done by a lead-safe certified contractor. Our contractor can be ready to install with 5 weeks of notice, so the only delay is the need for approval from the Landmarks Commission to move forward with creating a safer home.

We also plan to replace the gutters on the house. The old gutters will be replaced with aluminum gutters like the existing gutters, and in the same color (white) to match the existing trim work.

2115 Kendall Ave: Window Replacement Project

Contact: Victoria Frank

608-335-8303

victoriafrank@gmail.com

Windows 1 & 2	Downstairs, north-facing, front porch
Window 3	Downstairs closet, east-facing
Window 4	Downstairs living room, west-facing
Windows 5 & 6	Downstairs dining room, west-facing
Windows 7 & 8	Downstairs playroom, east-facing
Window 9	Downstairs south-facing kitchen
Window 10	Upstairs (on stairway) picture window
Window 11	Upstairs bedroom 1 , east-facing
Window 12	Upstairs bedroom 1, north-facing
Window 13 & 14	Upstairs bedroom 2, east-facing
Window 15	Upstairs bedroom 3, west-facing
Window 16	Upstairs bedroom 4 (master), south-facing

Windows 1 & 2: Downstairs, north-facing, front porch. Both approx. 28" by 61"



Windows have significant wear in the sash and sill. Both are functional but locks are broken, paint beginning to chip inside the sills.

*Replace with:*

2 same-dimension (approx. 28" by 61"), Okna 500 double-hung white vinyl inserts, with aluminum cladding.

Window 3: Downstairs closet, east-facing, approx. 23" by 45"



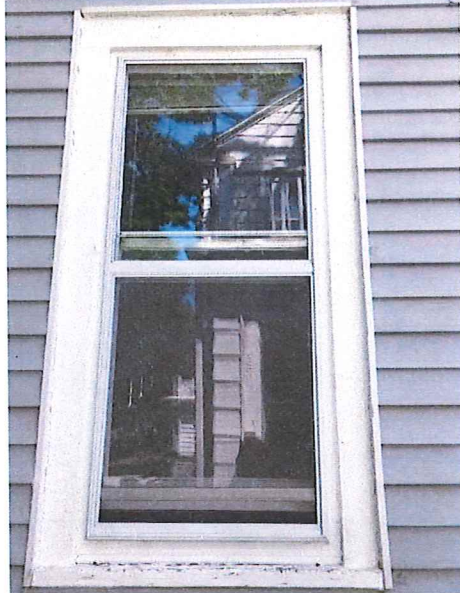
This window is inoperable. Exterior chipping on sill and external frame.



Replace with: similar dimension 23" by 45" double-hung Okna 500 series.



Window 4: Living room west-facing, approx. 28" by 61"



This window has significant paint chipping on the sill and external frame. Opens (doesn't stay open), but lock mechanism was altered and is unstable.



Replace with: similar dimension 28" by 61" double-hung Okna 500 series.

Window 5 & 6: Downstairs dining room, west-facing, both approx. 28" by 61"



Some chipping and wear. Lock mechanisms are broken.



Replace with: similar dimension 28" by 61" double-hung Okna 500 series.



Window 7 & 8: Downstairs playroom, east-facing, both approx. 28" by 61"



One window is inoperable. Substantial exterior rot and paint chipping on external frame and sill.



Replace with: similar dimension 28" by 61" double-hung Okna 500 series.

Window 9: Kitchen, south-facing, 38" by 38"



This window is of undetermined date (not an original window, vinyl/aluminum exterior). One pane, designed to open, is inoperable.

Replace with: similar dimension 38" by 38" slider Okna 500 series.



Window 10: stairs 28" by 28" picture window



Not tempered glass – on a stair hallway.  
External rot and paint chipping.



Replace with: similar dimension 38" by 38" double hung Okna 500 series.

Window 11 bedroom 1, driveway facing 28" by 55"



Major rot and chipping on external frame and sill. Lead swab test positive.



Replace with: similar dimension 28" by 55" double hung Okna 500 series.



Window 12 bedroom 1, street facing 28" by 55"



Does not open.  
Substantial  
external rot and  
nearly all paint  
worn off.



Replace with: similar dimension 28" by 55" double hung Okna 500 series.



Window 13 & 14 Bedroom 2, street facing: 28" by 55"



One of these two windows is inoperable. Major paint chipping and rot on external frame, chipping in sill. Lead swab test positive.



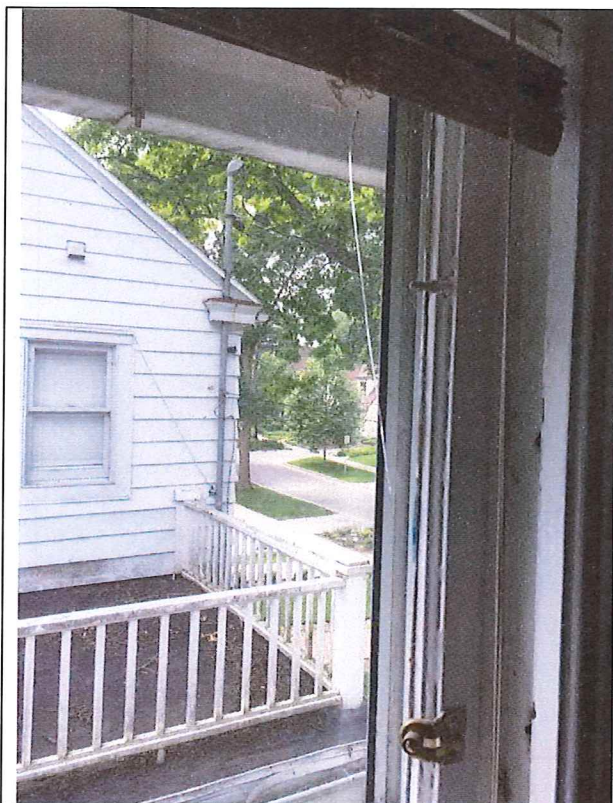
Replace with: similar dimension 28" by 55" double hung Okna 500 series.

Window 15 Bedroom 3, west-facing 28" by 55"



Broken pane. Chipping.  
Rot.





Replace with: similar dimension 28" by 55" double hung Okna 500 series.



Window 16 Bedroom 4 south-facing 28" by 55"



Chipping. Poor function.  
Opens reluctantly.





Date 5/29/2019

### Secondary

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Rate (USD)

Jordan Exteriors hereby proposes to furnish materials and labor, in complete accordance with the above specifications, for the sum of:

**\$12,798.00**

**50% Down**

**Balance Due Upon Completion**

**\$6,399.00**

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By signing below, Victoria Frank accepts the proposed prices, specifications and conditions, and authorizes Jordan Exteriors to complete the work as specified within The Proposal. The Proposal hereby serves as a binding contract for service and confirms total payment in the amount of \$12,798.00 as outlined in the Payment Terms above.

Customer Signature \_\_\_\_\_ Jordan Exteriors \_\_\_\_\_  
 Authorization Date \_\_\_\_\_ Authorization Date \_\_\_\_\_

*All material is guaranteed to be as specified. All work is to be completed in a workman-like manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Jordan Exteriors' workers are fully covered by Workmen's Compensation insurance.*

**Note: The Proposal may be withdrawn by Jordan Exteriors if not accepted within (30) days**

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(608) 215 - 6678