

IRock Condominium
Located 4 & 6 Rock Street and 125 Islington St.

Summary: As President and Treasurer of the IRock Condo Association, and owning 86% interest in the building, on behalf of the association we would like to replace the windows in the building. The windows are mismatched with three different ages and materials. The majority of the windows were replaced in the 1940's and are historically inaccurate. There are also a few vinyl replacement windows. We have identified 5 original windows, located in the back of the building. Those windows have some replacement glass. The reason for this request is due to terrible condition of the windows and also to restore the building to make it more architecturally historically accurate by replacing the current 2 over 2 windows and old rusty storm windows with historically accurate wood 6 over 6 windows, consistent with Greek Revival buildings constructed in the 1840's. There will be no light loss with the replacement of the windows because only the sashes will be replaced.



View from Rock Street

Basis for Replacement:

On Jul 20, 2021, at 4:47 PM, Andy Keeffe <Andy@greenmountainwindow.com> wrote:

Hi Kevin & Kate,

Its pretty obvious to me that there are only four original windows in your house (#19, 27, 28 & 31). These four are 6/6 divided lite with mouth blown wavy glass and hand made sash. The remainder of the windows had the sash replaced sometime around 1940 I would say. All of these "modern" windows have a 2/2 divided lite pattern and have plain (non-wavy) glass. To return to the original historic look of the house the 2/2 window sash should be replaced with 6/6 sash.

In all we counted 33 windows.

Windows 19, 27, 28 and 31 will likely need to remain as they are (Historic).

Windows 32 & 33 in the garage could probably remain as they are since this isn't heated space. I will send you a quote for the other 27 windows shortly.

One thing you might want to consider for any discussion with the HDC: if any of the four historic windows are the same size as windows on Rock St or Islington St you should let them know that you will move those historic sash to those more prominent locations. I am sure they would rather see those original sash on the more visible parts of the house rather than in the alley. I did not measure the four historic windows so I don't know if they are the same size as other windows in the house.

Let me know if you have any questions and you will be seeing a quote shortly.

Thanks,
Andy

Proposal:



GREEN MOUNTAIN
WINDOW & DOOR™
COMPANY

News

HISTORIC REMODEL, HISTORIC REGISTRY & LANDMARK PROPERTY WINDOW REPLACEMENT



GREEN MOUNTAIN WINDOW SPECIALIZES IN WINDOW REPLACEMENT SOLUTIONS FOR THE NORTHEAST'S HISTORIC BUILDINGS. OUR WINDOWS ARE DESIGNED TO BLEND THE DETAILS AND PATTERNS ONCE USED BY LOCAL CRAFTSMAN IN NEW ENGLAND'S SASH MILLS WITH THE LATEST ENERGY PERFORMANCE TECHNOLOGY.



FOUR DIFFERENT REPLACEMENT SYSTEMS:

- FULL FRAME WINDOW
- INSERT "BOX" WINDOW
- SASH & TRACK BALANCE KIT
- SASH & CONCEALED BALANCE KIT



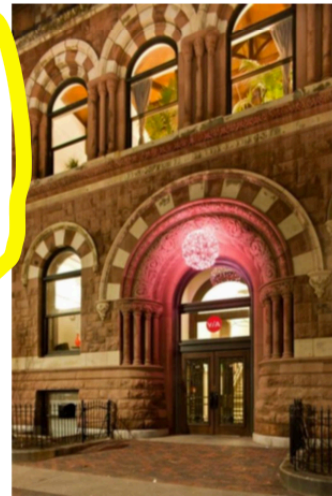
92 Park Street • Rutland, Vermont 05701 • Phone: 802.747.6915 • Fax: 802.747.7864 • www.greenmountainwindow.com

We offer four different systems to replicate historic window details:



1. Complete full frame window applications: With minor modifications to our standard window we can match the sash, frame and daylight opening sightlines of existing historic windows. Often with this approach the existing historic exterior window trim can be reused on our window; or we can mill new trim to match existing. With the window to the left we only needed to modify our sill and bottom sash rail to match the original historic windows. If the historic window frames are not in a re-usable condition this may be the only replacement option.

2. Sash and concealed balance applications:
With this system we make new energy efficient sash that mimic the sightlines of the original sash. We install a cartridge block and tackle balance in the side edge of the sash that remains completely hidden. We also supply a concealed weather-strip system that encapsulates the sliding sash. The appearance will be virtually identical to the original window however the existing window frames need to be in good condition and relatively square for proper performance. This system was used in the historic library shown to the right.



3. Sash and jamb liner track applications:
With this system we make new energy efficient sash that mimic the sightlines of the original sash. And we supply a vinyl jamb liner / sash balance system that gets applied to the existing window frame. Typically the daylight openings and sash sightlines will match the original windows but the vinyl track applied to the old frame may stand out as a modern addition. The existing window frames need to be in good condition and relatively square for proper performance. Arch tops and angled tops are available as used in the Portland Maine apartment complex on the left.

4. Insert or "box" window applications: With this approach we manufacture a complete window with a 3 3/8" deep frame to fit inside of the existing window frame. While we can match the look of a historic window with this system some of the original daylight opening will be lost due to the frame. However, with our insert window you will lose less daylight than with any other manufacturers unit. One benefit of this approach is that if the existing window frame is out of square the operation and performance of the new window is not affected. This system was used in a Realtors office in Virginia shown on the right.



Cut Sheet:

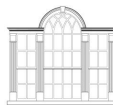
Prior to Installation

Installed

Concealed Balance Sash Kit

Green Mountain Window Company
92 Park Street Rutland, Vermont

Order #:	
Line #:	
Date:	9-18-17
CAD:	ARK



Green Mountain Window Co.

Rock St, Portsmouth, 7-22-21

Custom Size Sash Replacement Kits with Concealed Balances: Pine, Painted Exterior, Primed Interior, Low E – Argon Filled Glass, 5/8" SDL with Gray Spacer, White Hardware, White Aluminum Framed Full Screens with Charcoal Fiberglass Mesh Screens (Screens fit into existing exterior window casing – completely separate from sash replacement kits)

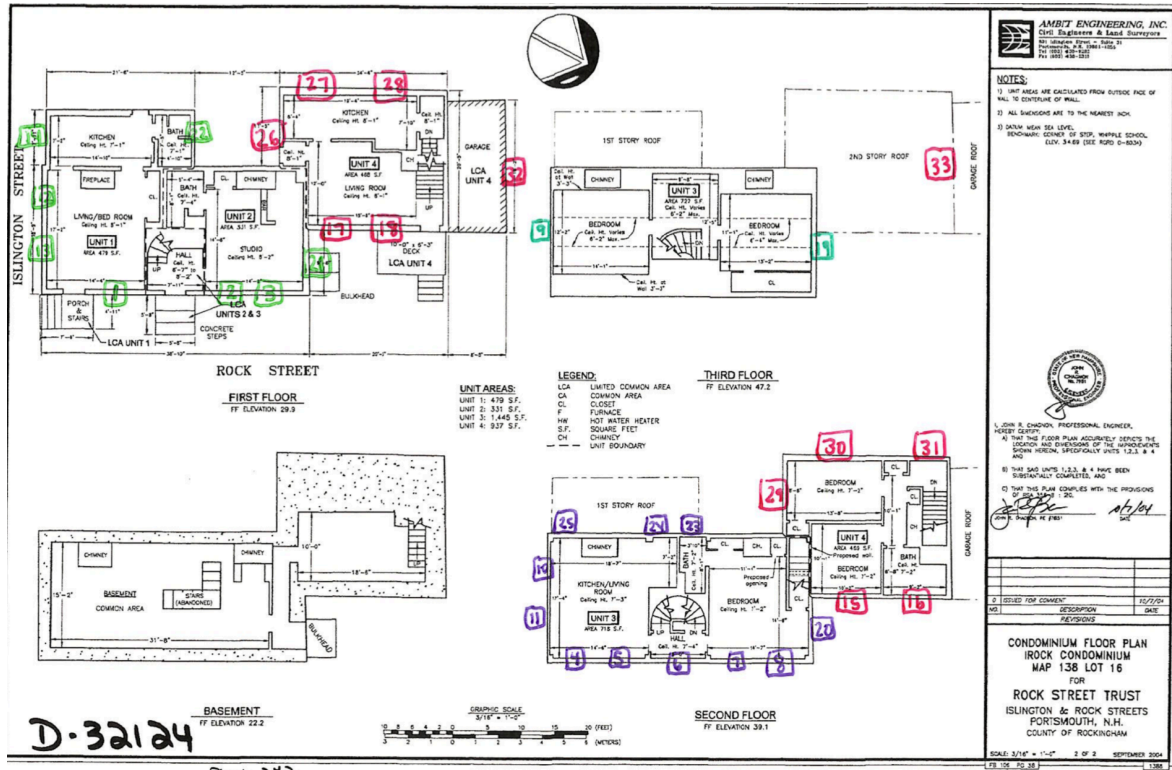
ID	Qty	Style	Approx. Size (each)	Cut	Notes	Net (ea)	Extended
1 st Floor Large	8	Double Hung	32" x 58"	6/6		890.00	7120.00
1 st Floor Small	1	Double Hung	25" x 46"	6/6		850.00	850.00
1 st Floor Fixed	1	Fixed	14" x 27"	1 Lite		520.00	520.00
2 nd Floor Large	11	Double Hung	32" x 54"	6/6		890.00	9790.00
2 nd Floor Small	5	Double Hung	25" x 46"	6/6		850.00	4250.00
3rd Floor Egress	1	Fixed	32" x 54"	6/6		1350.00	1350.00
Screens	25	For Double Hungs				35.00	<u>875.00</u>

Total 24,755.00

Terms:

50% Deposit to begin production, Balance due upon delivery.

Window schedule:





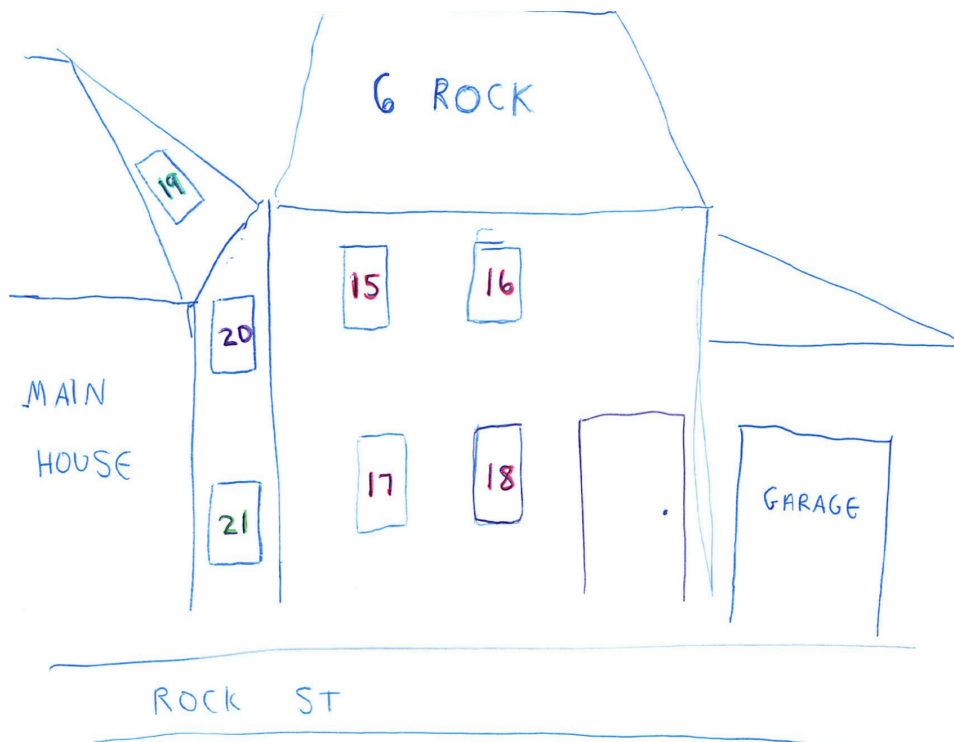
View from Rock Street



Windows 1-8: These windows were all replaced in the 1940's. They are 2 over 2. Our proposal is to replace the sashes only with double hung style 6 over 6. There will be NO light loss with this replacement. The approximate size of these windows are 32"x 58" for the first floor (windows #1-3) and 32" x 54" for the second floor (windows #4-7).



View from Rock Street

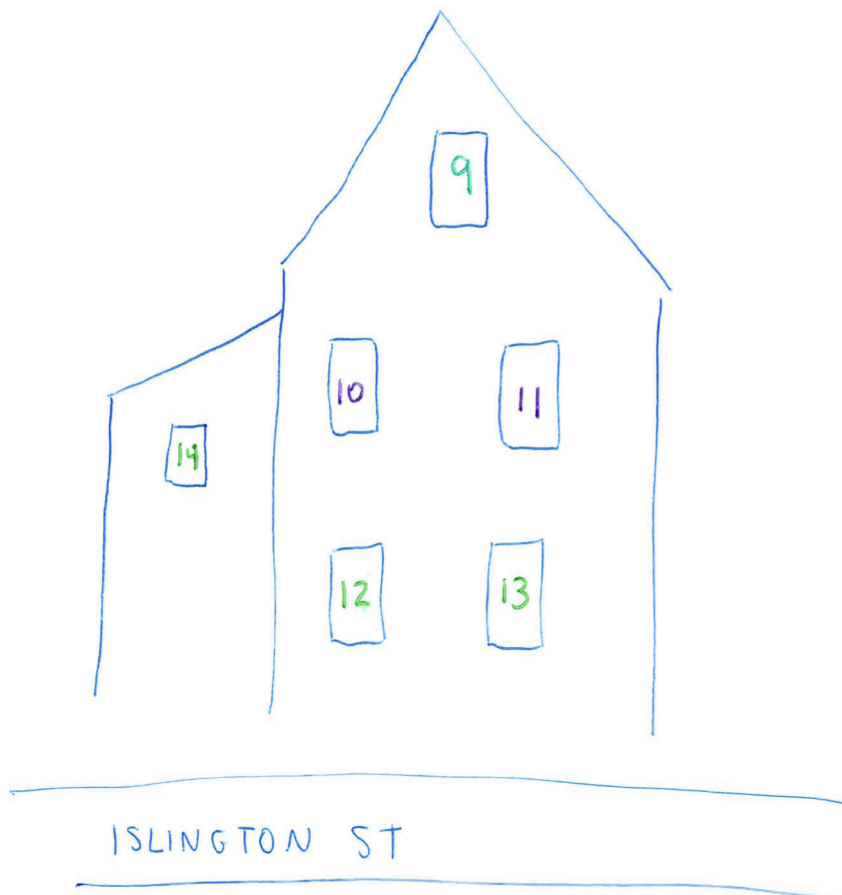


Windows 15-18, 20 and 21 were replaced in the 1940's. They are 2 over 2. They are not original sashes and there is no wavy glass. Our proposal is to replace the sashes only with double hung style 6 over 6. There will be NO light loss with this replacement. The approximate size for windows #15-16 is 25" x 46" and 32" x 58" for windows 17-18, 21. The approximate size for window #20 is 32" x 54".

Window #19 is original. We would propose restoring this window. The sash is 6 over 6 with at least one pane of wavy glass.



View from Islington St.

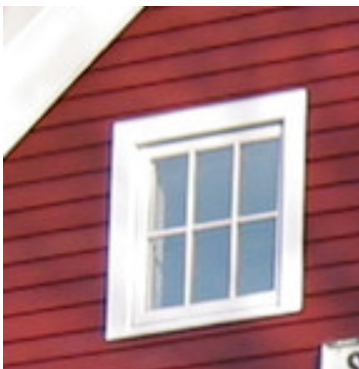


Window #9 is a vinyl replacement window installed in the 1980s. It is 1 over 1. We would propose replacing the frame in order to install a casement window with a double hung 6 over 6 appearance. This window size is 32" x 54"



Windows #10-13: These windows were all replaced in the 1940's. They are 2 over 2. Our proposal is to replace the sashes only with double hung style 6 over 6. There will be NO light loss with this replacement. The approximate size of these windows are 32"x 58" for the first floor (windows #12-13) and 32" x 54" for the second floor (windows #10-11).

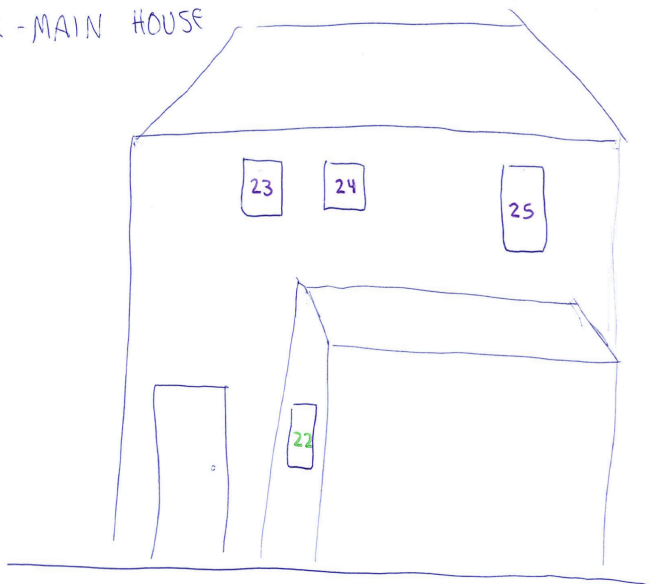
Window #14 is a vinyl replacement window from the 1980's. It is 1 over 1. We would propose replacing it with a fixed window with a single lite, 14"x 27" in size.





Back Alley as viewed from Islington St.

BACK-MAIN HOUSE



Windows #23-24 are 1960's vinyl windows. Our proposal is to replace the sashes only with double hung style 6 over 6. There will be NO light loss with this replacement. The approximate size of these windows are 25" x 46".

Window #25: This window was replaced in the 1940's. It 2 over 2. Our proposal is to replace the sashes only with double hung style 6 over 6. There will be NO light loss with this replacement. The approximate size of this window 32" x 54".

Window #22: There is no existing window. It appears someone merely cut a whole in the siding and installed a storm window. We would propose to replace the storm with a double hung window style 6 over 6. There will be NO light loss with this replacement. The approximate size of this window 25" x 46".



Back Alley



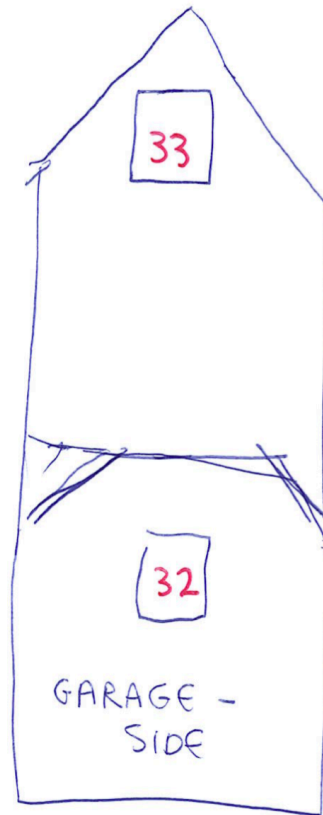
Back Alley



Windows #27, 28 and 31 are original. We would propose restoring these windows.

Windows #26, 29, and 30 were replaced in the 1940's. They are 2 over 2. They are not original sashes and there is no wavy glass. Our proposal is to replace the sashes only with double hung style 6 over 6. There will be NO light loss with this replacement. The approximate size of window #26 is 32"x 58". The approximate size of windows #29 and 30 is 32"x 54".

RIGHT SIDE - 6 ROCK



Window #33 is original and we would propose restoring that window.

Window #32 is a replacement window on the side of the garage and we do not intend on replacing that window.

Summary Chart:

Window #	Current status	Proposed
1	1940 wood; 2/2	Replace wood 6/6
2	1940 wood; 2/2	Replace wood 6/6
3	1940 wood; 2/2	Replace wood 6/6
4	1940 wood; 2/2	Replace wood 6/6
5	1940 wood; 2/2	Replace wood 6/6
6	1940 wood; 2/2	Replace wood 6/6
7	1940 wood; 2/2	Replace wood 6/6
8	1940 wood; 2/2	Replace wood 6/6
9	1980 vinyl; 1/1	Replace wood casement egress with doublehung 6/6 appearance
10	1940 wood; 2/2	Replace wood 6/6
11	1940 wood; 2/2	Replace wood 6/6
12	1940 wood; 2/2	Replace wood 6/6
13	1940 wood; 2/2	Replace wood 6/6
14	1980 vinyl; 1/1	Replace wood fixed 6 pane
15	1940 wood; 2/2	Replace wood 6/6
16	1940 wood; 2/2	Replace wood 6/6
17	1940 wood; 2/2	Replace wood 6/6
18	1940 wood; 2/2	Replace wood 6/6
19	Original	Maintain and restore
20	1940 wood; 2/2	Replace wood 6/6
21	1940 wood; 2/2	Replace wood 6/6
22	Storm pane only; no window	Replace wood 6/6
23	1960's vinyl 1/1	Replace wood 6/6
24	1960's vinyl 1/1	Replace wood 6/6
25	1940 wood; 2/2	Replace wood 6/6
26	Unsure- not original 2/1	Replace wood 6/6
27	Original	Maintain and restore
28	Original	Maintain and restore
29	1940 wood; 2/2	Replace wood 6/6
30	1940 wood; 2/2	Replace wood 6/6
31	Original	Maintain and restore
32	Garage- unsure date	Maintain and restore
33	Original	Maintain and restore