**LPB198/20 presentation package summary:**

a. **An overall photo of the front of L'Amourita for context**
b. **All of the photos you provided for the rear portion of the building with your windows**
c. **And your interior photos of the same existing windows**
d. **The two-page letter w/ photos from Signature**
e. **Signature's two dimensioned drawings of the windows**

a. **Overall photo of the front of L'Amourita:**


b. **All exterior photos provided (for the rear/ West portion of the building)**

Close-up:

**c. Interior photos of the same existing windows**

Large windows (West):

Large window close-up damage:

Glass insert (North):

**d. Two page letter w/ photos from Signature:**

Brent Lucas <brent@signaturewindow.com>
Mon 7/13/2020 12:30 PM
To: olivier wevers
Cc: You

Hi Petr & Olivier,

Thanks for giving me a chance to explain why I believe our Marvin Infinity fiberglass product is the best solution for your home!

Attached to this email please find a CAD drawing that I put together to show the frame profile dimensions of the new casement windows that we are proposing. As you can see, this CAD shows the daylight opening (DLO), frame size (FS), and inside opening (IO). This should help to clear things up and demonstrate how similar the replacement window is to your current wood windows.

As we discussed, we use this product all of the time in the Seattle area due to so many of the homes having original wood windows and wanting to preserve the integrity and look of the home while minimizing maintenance and potential rot problems that you often see on new wood windows. I have also attached some before and after photos of homes that were built in the early 1900's and replaced their original wood windows with the same Marvin Infinity product. The first set of three photos shows the original wood, new fiberglass windows (in white), and then the fiberglass windows after they have been painted red (like you would do with your windows). The second set of photos show a casement replacement application.

1st set: Original wood

New fiberglass in (in white)

New fiberglass (painted)

2nd set: Original wood

New fiberglass

To address your question about what changes will be made to the actual structure of the windows - Marvin has purposefully designed these windows as "inserts" for replacing original wood windows. What that means is that the window comes with its own frame and operable sash, but hardly has to disturb the surrounding wood framing (leaving intact the original interior casings, exterior trim, etc.). One thing to point out about your project is that the current casement windows do not really have a "frame", instead, they are basically just a sash that is connected to the framing for the window. With that said, we would need to remove the current window sash and downsize the window a little bit in order to fit it inside of the current framing. This is not something that we are alone on, if you are going to have the windows replaced by anyone, they will end up suggesting the same thing since windows are now built as full frame units instead of sashes only. I'm happy to go into more detail about this if it is unclear or if there are any questions.

In summary, I highly suggest these fiberglass windows for the following reason - Wood windows are certainly beautiful, but that now comes with a significant trade off. Back when the building was constructed, wood windows were made with old growth cedar wood. This means it was extremely strong, however, new wood windows are built with much softer younger wood. This means that new wood windows rot VERY quickly and have a litany of other problems such as paint touch ups being needed, rotting, splitting, cracking, etc. Fiberglass is an amazing alternative because it is made to match the beauty and character of an old wood window without any of the downsides that go along with wood.

https://www.infinitywindows.com/windows/casement

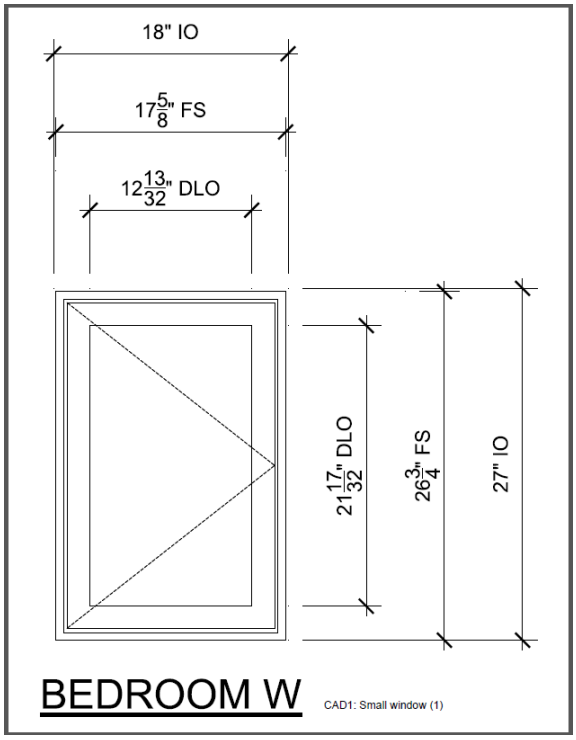
Please let me know if any of this is unclear or if you have any questions that I can help with at this time. Looking forward to speaking with you!

Best,

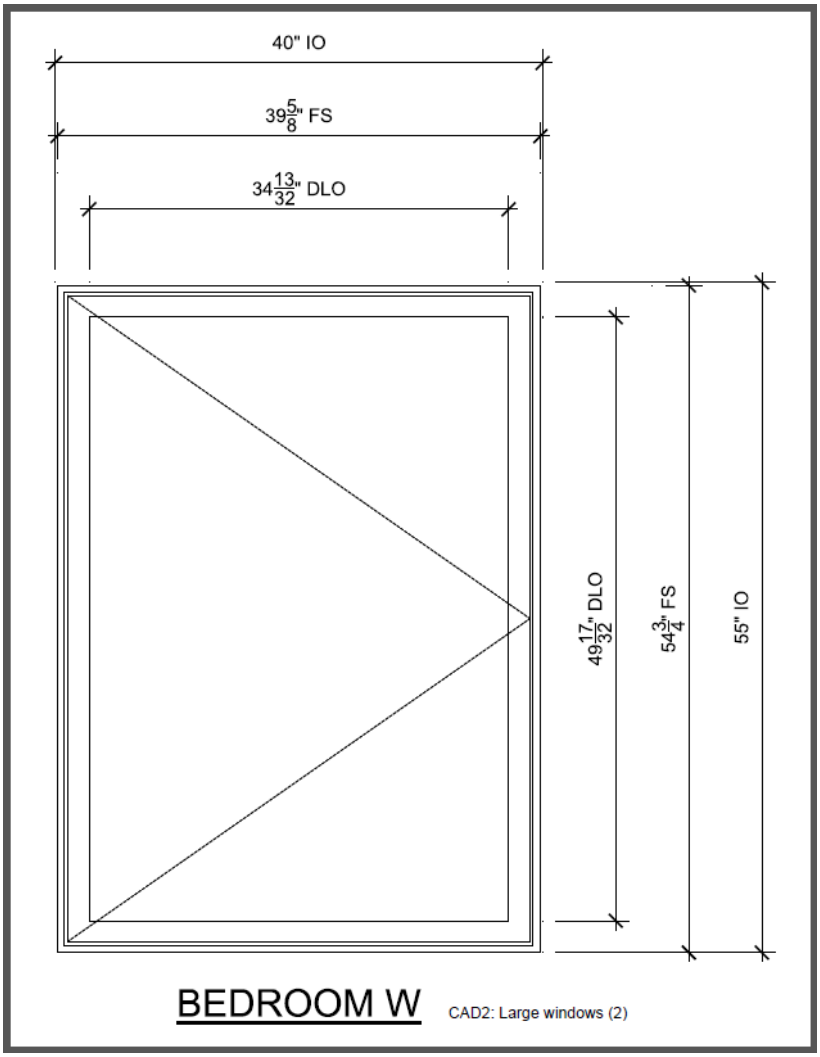
**Brent Lucas**
Signature Window & Door Replacement
www.signaturewindow.com
425-246-4888

**e. Signature's two dimensioned drawings of the windows:**

CAD1: Small window (W): Quantity=1




CAD2: Large windows (W): Quantity=2




Insulated double pane glass (N): Quantity=1

| | | | | |
|---|---|---|---|---|
| Line #4<br>Qty: 1 | Mark Unit: Bedroom N | Net Price:<br>Ext. Net Price: | <br>USD | 764.00<br>764.00 |

Other Insulated double pane glass unit. New primed interior/exterior stops. Customer responsible for painting.
40" x 61" rough measure.
Initials required

L'AMOURITA

L'Amourita Cooperative Association
2915-C Franklin Ave E
Seattle, WA 98102

July 8, 2020

Erin Doherty
Coordinator, Historic Preservation
Erin.doherty@seattle.gov

[via electronic mail]

Ms. Doherty,

At our most recent L'Amourita Board meeting, we reviewed and approved window replacements to Unit 2911-B (Olivier Wevers & Petr Horak). Our resident historic preservation architect has worked with them on various options for replacement and they presented us with fiberglass alternatives that we felt maintained the historic character and profile of the existing windows, while likely increasing the lifetime of the windows over modern wood replacements. The windows in question are on the rear of the building and are not original, and there is some question as to what would have been used originally in those locations. None of the units have original windows on that elevation, and there is a mix of window types, styles, and materials on that floor. Of eight units along the rear elevation at the second floor, five have non-original (but perhaps old) casement windows, two have replacement single or double hung window units, and one has non-original sliders.

The windows in question are replacement casements (and a couple of fixed units) that will match the existing, so we feel this is the best solution since we don't know what was originally there. We also realize that modern wood replacement windows are often inferior in quality to fiberglass, as they are composed of new growth wood and have a tendency to deteriorate rather quickly, especially on the weather side of the building. These are on the primary weather elevation, and are subject to heavy rain, wind, and runoff. The fiberglass units are more durable in our view and will be painted to match the other windows in the building…we actually have the paint in our storeroom. They're also located at the top level of the building, three floors above our back patio (technically the second floor) and are not closely viewable from any location. We truly do want our occupants to upgrade to the most durable materials that still maintain the historic character of the building so that we can minimize our maintenance through the years and keep this wonderful landmark intact for another 110 years.

Thank you for your assistance in this matter. Please feel free to call or email me if you wish to discuss these matters further. Or feel free to contact our building committee chair, Todd Scott, at 206-861-5422 or jtoddscott@yahoo.com.

For the Board,

Paul Elliott, President
206-225-9681
paulcelliott@msn.com