



# CPED STAFF REPORT

Prepared for the Heritage Preservation Commission  
 HPC Agenda Item #3  
 June 21, 2016  
 BZH-29169

## HERITAGE PRESERVATION APPLICATION SUMMARY

*Property Location:* 1009 Queen Avenue North  
*Project Name:* Window Replacement  
*Prepared By:* Lisa Steiner, Senior City Planner, (612) 673-3950  
*Applicant:* William Morrisette  
*Project Contact:* Rhonda Steffes, New Windows for America  
*Ward:* 5  
*Neighborhood:* Willard-Hay  
*Request:* To replace windows.  
*Required Applications:*

<b>Certificate of Appropriateness</b>	To allow the replacement of 23 windows.
---------------------------------------	---

## HISTORIC PROPERTY INFORMATION

<b>Current Name</b>	None
<b>Historic Name</b>	None
<b>Historic Address</b>	1009 Queen Avenue North
<b>Original Construction Date</b>	1928
<b>Original Architect</b>	None listed
<b>Original Builder</b>	Frank Flom
<b>Original Engineer</b>	Unknown
<b>Historic Use</b>	Residence
<b>Current Use</b>	Residence
<b>Proposed Use</b>	Residence

<b>Date Application Deemed Complete</b>	May 20, 2016	<b>Date Extension Letter Sent</b>	Not applicable
<b>End of 60-Day Decision Period</b>	July 19, 2016	<b>End of 120-Day Decision Period</b>	Not applicable

**CLASSIFICATION**

<b>Proposed Local Historic District</b>	Homewood Historic District
<b>Proposed Period of Significance</b>	Currently being studied
<b>Proposed Criteria of Significance</b>	Currently being studied
<b>Date of Local Designation</b>	Nominated April 5, 2016 – local designation currently being studied
<b>Date of National Register Listing</b>	Not applicable
<b>Applicable Design Guidelines</b>	None

**SUMMARY**

**BACKGROUND.** On April 5, 2016, the Heritage Preservation Commission approved the nomination of the Homewood Historic District, established interim protection, and directed the Planning Director to prepare or cause to be prepared a designation study.

The nominated Homewood Historic District includes 254 properties bound by Oak Park Avenue to the south, Plymouth Avenue North to the north, Xerxes Avenue North to the west, and Penn Avenue North to the east. The district appears to meet at least one of the criteria for local designation for its association with Jewish social history in Minneapolis. A designation study is currently underway. The properties in the proposed district were primarily developed between 1910 to 1946 with houses constructed in a variety of architectural styles such as Tudor Revival, Colonial Revival, French Eclectic, and Spanish Colonial Revival. Houses vary from one to two-and-a-half stories and feature various cladding materials including stucco, brick, aluminum siding, and faux stone.

The two-story house at 1009 Queen Avenue North is located within the boundaries of the nominated Homewood Historic District. The home is stucco clad, has one-over-one windows and casement windows, an asphalt shingle hip roof, a one-story section on the south elevation, and an attached garage on the rear elevation. The front façade is comprised of two sets of double-hung windows above a ribbon of narrow casement windows unified by an elliptical pediment and paired with the door with inset wood surround, concrete stoop, and wood railing. There are two double-hung windows in the addition on the front elevation as well. There is an exterior brick-faced chimney on the north elevation. Modern aluminum storm windows have been installed over the original windows.

**APPLICANT’S PROPOSAL.** The applicant is proposing to replace 23 of the existing double-hung wood windows. The windows are in fair condition with various failing components as well as peeling lead paint. The casement windows on the front elevation would not be replaced. The aluminum storm windows, unoriginal to the home, would be removed. The proposed replacement windows would be vinyl windows with two vertical internal muntins in the top sash of each window, replicating the muntins in the existing windows. All replacement windows would match the size of the windows to be replaced.

Information submitted with the application indicates that the windows were ordered on March 30, 2016. A building permit was submitted on April 26, 2016. The applicant and property owner were not aware of the nomination of the Homewood Historic District, which, as noted above, the Heritage Preservation Commission acted on April 5, 2016. Courtesy public notices were mailed to property owners within the

proposed historic district prior to the April 5 meeting, but the owner did not receive the notice as the property owner information utilized was out of date.

Per Section 599.240 of the Heritage Preservation Regulations, major alterations to properties under interim protection while a designation study is underway require approval of a Certificate of Appropriateness.

**PUBLIC COMMENTS.** No comments had been received as of the writing of this report. Any correspondence received prior to the public meeting will be forwarded on to the Heritage Preservation Commission for consideration.

## ANALYSIS

### CERTIFICATE OF APPROPRIATENESS

The Department of Community Planning and Economic Development has analyzed the application to allow window replacement based on the following findings:

1. *The alteration is compatible with the designation of the landmark or historic district, including the period and criteria of significance.*

The Homewood Historic District appears to meet at least one of the criteria for local designation, namely for its association with Jewish social history in Minneapolis. A designation study is currently being completed for the district, so no period or criteria of significance has yet been adopted by the commission.

2. *The alteration will ensure the continued integrity of the landmark or historic district.*

The proposed window replacement will not impair the integrity of the property. While historic wood windows are proposed to be removed, the existing windows have many deteriorated components which need replacement, including many windows with significant chipping and peeling lead paint. The proposed replacement windows will be the same size as the existing windows with replicated muntins in the upper sashes. Slight differences in appearance would be due to the proposed muntins being internal only, slightly thicker meeting rails, and slightly reduced width of glass area due to the method of replacement within the existing opening.

3. *The alteration is consistent with the applicable design guidelines adopted by the commission.*

Because a designation study for the nominated Homewood Historic District is currently underway, no design guidelines have been adopted by the commission. See finding number 4 regarding the consistency of the alterations with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.

4. *The alteration is consistent with the applicable recommendations contained in The Secretary of the Interior's Standards for the Treatment of Historic Properties.*

The following rehabilitation standards are most applicable to this proposal:

- A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

- Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

The rehabilitation guidelines of *The Secretary of the Interior's Standards for the Treatment of Historic Properties* also provide specific guidance for windows. The guidelines recommend identifying, retaining, and preserving windows—and their functional and decorative features—that are important in defining the overall historic character of the building. Additionally, the guidelines do not recommend changing the historic appearance of windows through the use of inappropriate designs, materials, finishes, or colors which noticeably change the sash, depth of reveal, and muntin configuration; the reflectivity and color of the glazing; or the appearance of the frame.

Overall, staff finds that the proposed replacement windows will convey the same visual appearance as the existing windows. The proposed replacement windows will be the same size as the existing windows with replicated muntins in the upper sashes. Slight differences in appearance would be due to the proposed muntins being internal only, slightly thicker meeting rails, and slightly reduced width of glass. Staff does not anticipate that these differences will be noticeable from the public right-of-way, particularly since the features of the windows are currently obscured by the modern aluminum storms. The muntin configuration would remain the same. The exterior trim surrounds, which are currently painted a forest green color, would also remain. The removal of the aluminum storms will also reveal the brick mold of the windows, showing more of the historic appearance of the window framing.

Replacing these windows will not damage the building's ability to communicate its historical significance. Proportionally few replacements will occur at the front of the property, where the applicant proposes to retain the original casement windows on the first floor. These casement windows and the elliptical pediment above them are character-defining features of the front façade.

The wood windows proposed for replacement have deteriorated components and have tested positively for lead paint. While they could be repaired, the cost of repair is estimated to be between 30-56 percent more expensive than replacement, with estimated energy savings for the replacement windows being \$600 to \$1,500 per year.

The building was built as a single-family residence and will continue to be used for its historic purpose. Because the muntin configuration will replicate that of the historic windows, the visual appearance will not significantly impact the historic character of the property. While deteriorated components of the windows could be replaced and the windows could be repaired, the increased cost makes the project infeasible. The owner and applicant were not aware of the historic district nomination at the time of planning and ordering materials for the project. The proposed new features will sufficiently match the old in design, color, texture, and other visual qualities. While the proposed vinyl material may not have the long-term durability that wood windows or other materials may have, staff finds the material acceptable considering the specific circumstances of this application. If the historic district is ultimately designated, the future design guidelines may more specifically address compatible window replacement materials.

5. *The alteration is consistent with the spirit and intent of the preservation ordinance, the applicable policies of the comprehensive plan, and the applicable preservation policies in small area plans adopted by the city council.*

The preservation ordinance is intended to promote the recognition, preservation, protection and reuse of historic districts, to promote the economic growth and general welfare of the city, to further educational and cultural enrichment, and to implement the policies of the comprehensive

plan. The certificate of appropriateness would be consistent with the following applicable policies of the comprehensive plan:

**Heritage Preservation Policy 8.1: Preserve, maintain, and designate districts, landmarks, and historic resources which serve as reminders of the city's architecture, history, and culture.**

- 8.1.1 Protect historic resources from modifications that are not sensitive to their historic significance.
- 8.1.2 Require new construction in historic districts to be compatible with the historic fabric.
- 8.1.4 Designate resources recommended for designation from historic surveys and listed on the National Register of Historic Places which have no local protection.

## RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission adopt staff findings for the application by Rhonda Steffes for the property located at 1009 Queen Avenue North in the nominated Homewood Historic District:

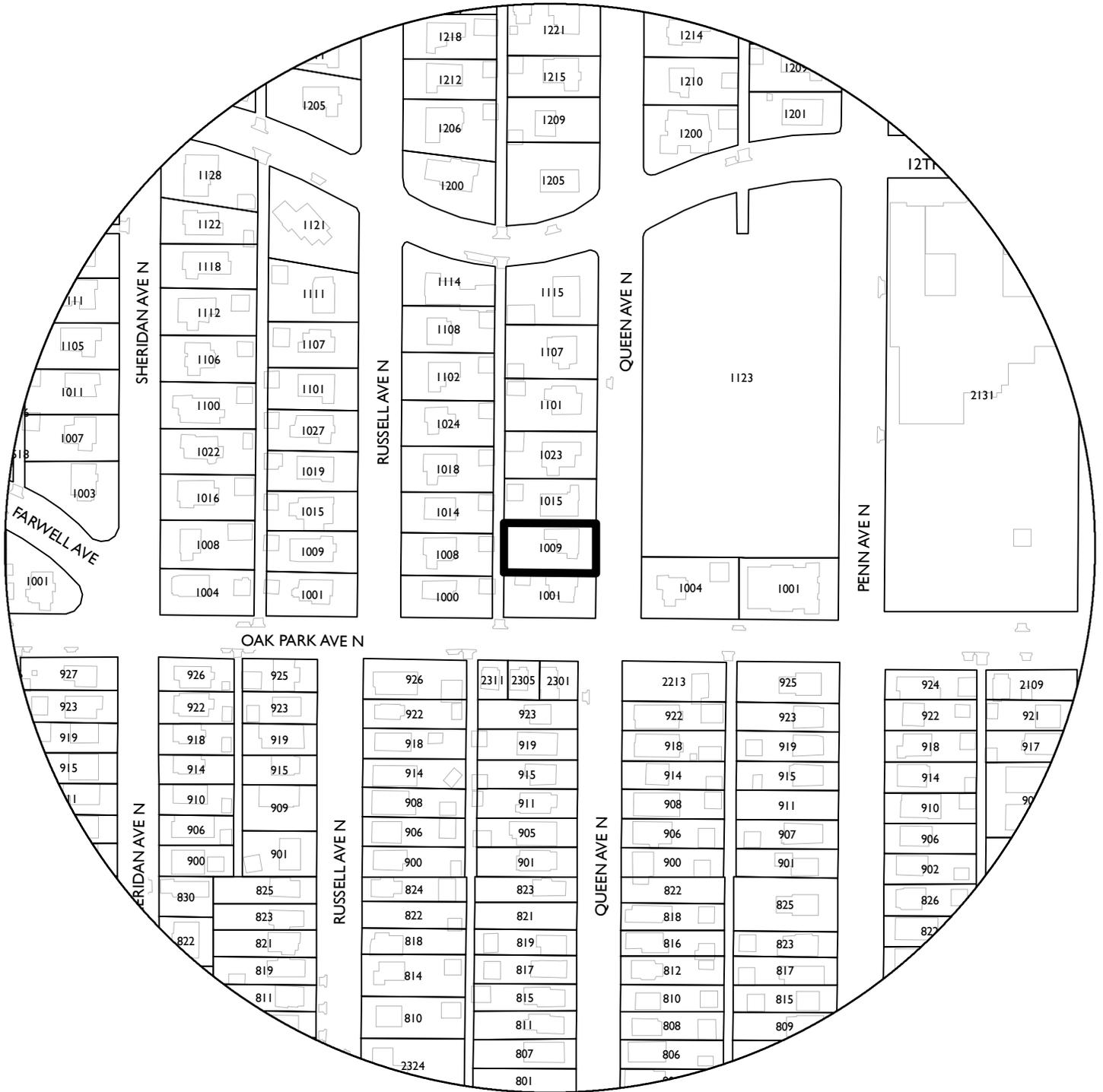
### A. Certificate of Appropriateness.

Recommended motion: **Approve** the certificate of appropriateness to allow window replacement subject to the following conditions:

- 1. By ordinance, approvals are valid for a period of two years from the date of the decision unless required permits are obtained and the action approved is substantially begun and proceeds in a continuous basis toward completion. Upon written request and for good cause, the planning director may grant up to a one year extension if the request is made in writing no later than June 21, 2018.
- 2. By ordinance, all approvals granted in this certificate of appropriateness shall remain in effect as long as all of the conditions and guarantees of such approvals are observed. Failure to comply with such conditions and guarantees shall constitute a violation of this Certificate of Appropriateness and may result in termination of the approval.

## ATTACHMENTS

- 1. BZH Map
- 2. Aerial photo
- 3. Written description and findings submitted by applicant
- 4. Photos
- 5. Floor plan showing window locations
- 6. Photo of proposed replacement windows
- 7. Public comments



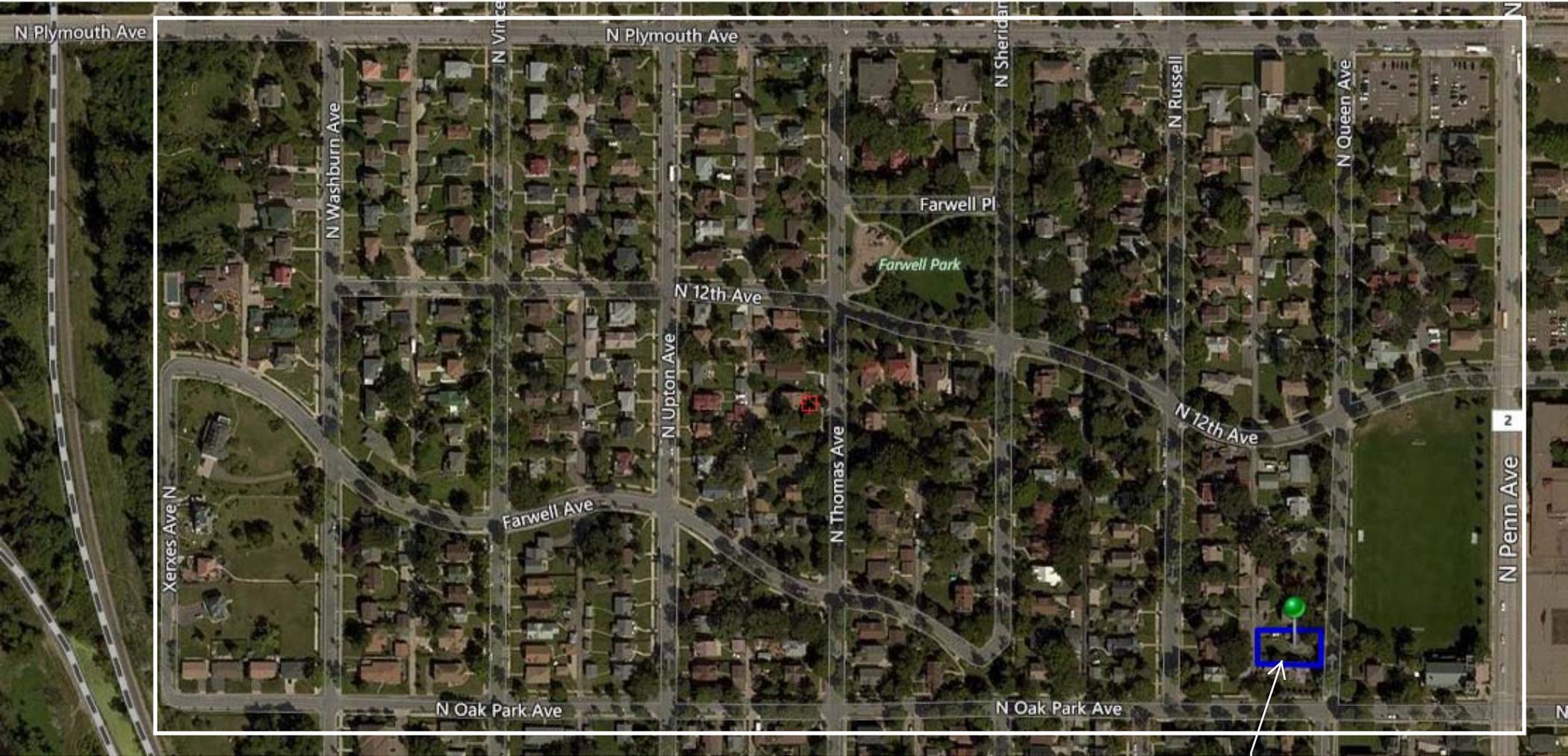
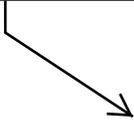
PROPERTY ADDRESS

**1009 Queen Avenue North**

FILE NUMBER

**BZH-29169**

Nominated  
Homewood Historic  
District



1009 Queen  
Avenue North



#### Statement of proposed use....

Replacing 23 white, rotting, peeling, positive lead paint double hungs with exact vinyl replicas. Insulating weight cavities and removing all old aluminum combination storms that are covering up original windows. After replacing original windows and removing the combination storms, the windows will actually look more like the original windows because the aluminum storms will be gone and original brick mold stops will be exposed.

Street side French, swing in style windows not being replaced. Only replacing double hungs with double hungs.

See attached window specs (attachment 1) for measurements, sizes, color and grid configuration. Also the depth of these windows is 3 ¼". Grid configuration / color / size ordered to match existing windows exactly.

This property wasn't nominated for Heritage Preservation when this window project was planned.

#### Certificate of Appropriateness...

1. Compatibility of the designation: There are none.
2. The alteration will ensure the continued integrity of the landmark or historic district: The area wasn't nominated until after window replacement process was in place. Replacement windows ordered to replicate originals exactly.
3. Design guidelines: There are none
4. There are no "Interior standards for the Treatment..."
5. The alteration is consistent w/ the spirit & intent of..... Yes, it is.

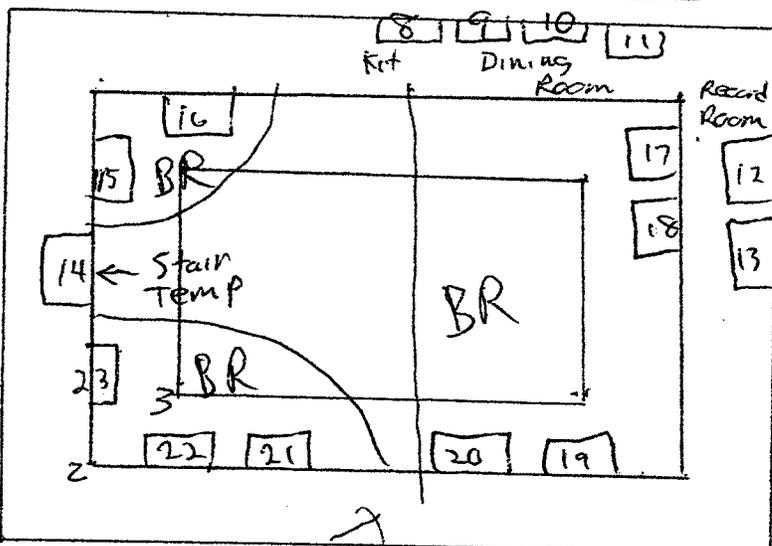
No destruction is necessary other than removing aluminum combination storms and old double hung windows.

# Floor Plan

**\*ALWAYS - outside looking in \*(OSLI)\***

Installer: \_\_\_\_\_

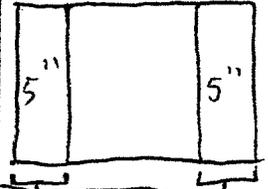
- WIDE Brick mold Retrofit
- J-J \_\_\_\_\_
- Wrap NONE
- Casing \_\_\_\_\_
- Obscure \_\_\_\_\_
- Sill \_\_\_\_\_
- Mull \_\_\_\_\_
- JAM \_\_\_\_\_



#14 Temp (Stair landing)  
Both Sashes

---

All upper Sashes have Grids - flat white OH 2V



	Style	Grid	Temper	Measure	
1	D/H	Y <sub>2V</sub>		27 1/2	53 1/2
2					X
3					X
4					X
5					X
6					X
7				↓	↓
8				29 1/2	33 1/2
9				19 1/2	49 1/2
10				19 1/2	49 1/2
11				19 1/2	49 1/2
12	↓	↓		31 1/2	53 1/2

	Style	Grid	Temper	Measure	
13	D/H	Y <sub>2V</sub>		31 1/2	53 1/2
14			Both	27 1/2	53 1/2
15				23 1/2	49 1/2
16				23 1/2	49 1/2
17				29 1/2	49 1/2
18				29 1/2	49 1/2
19				29 1/2	49 1/2
20				29 1/2	49 1/2
21				29 1/2	49 1/2
22				29 1/2	49 1/2
23	↓	↓		29 1/2	49 1/2
24					X

Notes: Existing D/H's with weight pockets - bring insulation  
**NO WRAP!**  
 R&R inside stops (painted - I told the customer he will have touch up painting to do)

**I  
S  
T  
A  
L  
L  
A  
T  
I  
O  
N  
  
W  
O  
R  
K  
S  
H  
E  
E  
T**

Sara & William Hanson / Morrisette  
1009 Queen Ave N  
Winneapolis, MN 55411-  
-11 (612) 251-7672C1 (612) 968-3420 Phone: \_\_\_\_\_  
N1 (612) 371-7698 S

Name: \_\_\_\_\_  
Address: \_\_\_\_\_

Total Windows: 23 | DH 23 Sliders \_\_\_\_\_ Casements \_\_\_\_\_ PW \_\_\_\_\_ Other \_\_\_\_\_

Type of Installation:  Inside # 23  Outside # \_\_\_\_\_  C.A.P. # \_\_\_\_\_ FF: \_\_\_\_\_

Interior Trim Needed: R&R steps Exterior Trim Needed: \_\_\_\_\_

Wrap Color: NONE Type of Wrap:  Full  Stop  L Bend

Number of Wraps: 0 No. of Single: \_\_\_\_\_ No. of Triple: \_\_\_\_\_ No. Of Stop: \_\_\_\_\_

Interior Caulk Needed: white Exterior Caulk Needed: white

Weight Pockets:  Yes  No Bring insulation

Smoke/Carbon monoxide Detectors: Needed on all jobs needing permit. Customers are informed that it is their responsibility to do, or we will need to do it for them before we leave job site and charge them \$15 for each smoke alarm and \$30 for each carbon monoxide detector.  
Number of Smoke Alarms needed: 0 Already charged to customer:  Yes  No (If not charged, & installer puts in, installer needs to collect from customer.)  
Number of Carb Monoxide needed: 0

Special Instructions/Materials/Tools: No wrap - R&R inside steps - some are painted - the steps are the screw in type with the grommets - bring new screws - told customer he will have some touch up painting to do

COMPLETION CHECK LIST:   
All Windows Are In Good Order:  Yes  No  
List Defective Parts (Including serial number and size): \_\_\_\_\_

All Windows/Doors Working After Installation:  Yes  No  
Has Homeowner Been Instructed on Operation of Windows:  Yes  No  
Caulking is Complete:  Clean Up is Complete:  Competition Certificate is Signed:   
Check for Balance Due is Attached:  If not, why? \_\_\_\_\_  
Have you instructed the Customer to Call for Inspection?  Yes  No

Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Customer's Signature: \_\_\_\_\_ Date: \_\_\_\_\_



**NEW WINDOWS FOR AMERICA OF MN, INC.**  
 2123 Old Hwy. 8 NW • New Brighton, MN 55112  
 (851) 203-0149 • Fax: (851) 203-0554  
 Lic. # BC248265 • www.NWFAMN.com

Name: WILLIAM MORRISSETTE  
 Address: 1009 QUEEN AVENUE NORTH  
 City: MPLS State: MN Zip: 55411  
 Home Ph: 612-251-7672  
 Work Ph: \_\_\_\_\_ Cell Ph: \_\_\_\_\_  
 E-mail: billy.morrisette@gmail.com

Window Type	TYPE			COLOR		Interior		Exterior		SERIES
	Double Hung <u>23</u>	Casement _____	Picture Window _____	White _____	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Edison <input checked="" type="checkbox"/>	Hyde Park _____		
Slider _____	Dbf Casement _____	Bay/Bow _____	Tan _____							
Inswing Slider _____	Trip Casement _____	Patio Door _____	Clay _____		N/A					
	<input type="checkbox"/> Configuration _____	Handle Color _____	Maple _____		N/A					
		<input type="checkbox"/> Toe Lock _____	Dark Oak _____		N/A					
3 Lite Slider <input type="checkbox"/>	Other _____		Light Oak _____		N/A					
Configuration _____			Cherry _____		N/A					
			Poplar Wood _____		N/A					
			Oak Wood _____		N/A					
			Other _____							

Options	GLASS	OPTIONS
	Low E/Argon-DP _____	Low E/Krypton _____
Low E/Argon-TP <input checked="" type="checkbox"/>	Obscured _____	HD 1/2 Screen _____
Tempered _____	<input type="checkbox"/> Location _____	Prairie/Georgian Grids _____
<input type="checkbox"/> Location _____		Colonial Grids <u>23</u>
INSTALLATION	Weight Cavities <input checked="" type="checkbox"/>	Retro Fit <input checked="" type="checkbox"/>
Full Frame _____	Other _____	
		WRAPS
		Full _____ Stop _____ Triple _____ None <input checked="" type="checkbox"/>
		Color _____
		Other _____

All vinyl windows are standard with PVC virgin vinyl, multi-chambered fusion welded frames and sashes; multiple weather-stripping, lifetime warranty on all parts, glass breakage, non-prorated glass seal failure, and lifetime labor warranty.

Additional Work/Notes:

Enerbank Approved  
2340232575  
M.C.

\* Grids to be Top-Sash  
Only - 2 - vertical  
\* Replicate existing  
Wood Grids - Spacing  
5" away from edge where glass

Retail Price	\$ 25,378
Sales Cost Savings Plan	\$ (7725)
Subtotal	\$
Total Cash Price	\$ 17,653
Custom Order Deposit 50% <sup>10%</sup>	\$ 1765
Balance Due to Installer Upon Completion	\$ 15,888

Cash  Financed  Visa/MC  Discover  AE

THE BUYER(S) REPRESENT THAT HE IS, SHE IS OR THEY ARE THE OWNER(S) OF THE ABOVE MENTIONED PREMISES AND ACKNOWLEDGE RECEIPT OF A COPY OF THIS AGREEMENT AND, FURTHER, AGREE TO THE TERMS, CONDITIONS AND NOTICES ON THE REVERSE SIDE OF THIS AGREEMENT THE SAME AS IF THEY WERE PRINTED ABOVE THEIR SIGNATURE.

IN WITNESS WHEREOF the owner(s) hereto has (have) executed this agreement the date and year first above written:

Roy Carlson 3/30/16 Date  
 Contractor Representative

William Morrisette 3/30/16 Date  
 Buyer

\_\_\_\_\_  
 Co-Buyer Date

**REQUIRED NOTICE TO BUYER**

(A) Do not sign this before you read the writing on the reverse side, even if otherwise advised.  
 (B) Do not sign this if it contains any blank spaces.  
 (C) You are entitled to an exact copy of any agreement you sign.  
 (D) You, the Buyer, may cancel this purchase at any time by delivery of written notice prior to midnight of the third business day after the date of this purchase.

100



**OFFICIAL EPA TESTING  
FOR LEAD PRESENCE  
FOR RRP COMPLIANCE**

<b>Customer Name:</b>	Sara & William Hanson / Morrisette
<b>Address:</b>	1009 Queen Ave N Minneapolis, MN 55411

**Official RRP Lead Test Results**

<b>Date of Test</b>	4-12-16
---------------------	---------

The results shown were obtained by a good faith test using EPA accepted methods in accordance with EPA instructions for in-home tests.

Item	Comment	Test Result	
1	3 M lead ✓	Yes	No
2	3 M lead ✓	Yes	No
3		Yes	No
4		Yes	No
5		Yes	No
6		Yes	No
7		Yes	No
8		Yes	No
9		Yes	No
10		Yes	No

Item	Comment	Test Result	
11		Yes	No
12		Yes	No
13		Yes	No
14		Yes	No
15		Yes	No
16		Yes	No
17		Yes	No
18		Yes	No
19		Yes	No
20		Yes	No

**Additional Comments:**


**Certified Test Provider**    Renovator     Inspector     Dust Sampling Technician     Risk Assessor     Other

<b>EPA Certified Firm</b>	NWFA	<b>Certification No.</b>	R-43639-14-00013
<b>Representative Signature</b>			



Attach ment 1

page 1 of 2

2921 MCBRIDE COURT

HAMILTON OH 45011  
513 772-2247 Fax: 513 772-0364

**REVISED**

Page 1

REVISED LN 3 TO STD 0H2V GRID PER RHONDA

All sizes in inches  
\*Q16283\*

Sold To:

Ship To:

**NEW WINDOWS FOR AMERICA OF MN**  
2123 OLD HWY 8 NW  
  
NEW BRIGHTON MN 55112

PO# HAMO1

Customer <b>300215</b>	Order <b>Q16283</b>	04/13/2016 Y 8	Invoice	Route: 202
Phone 651 203-0149	Job <b>HANSON/MORRISETTE</b>	Date: 2%10 N 30	Terms: 1	LOAD MON
Fax 651 203-0554	po <b>HAMO1</b> Xrf 2038			Load Pr
SlsTerr LD SS	Ship Date 04/26/2016			

Ln	Quan	Product	Opening Size	Exact Size	Cost Each	Total Cost
01	7	<b>WHITE EDISON DOUBLE HUNG</b> SPEC ORD SS TRIPLE GLASS INTELLIGLASS PLUS TOP GRIDS: SPECIAL GRIDS BTM GRIDS: NO GRIDS HEAVY DUTY BET VIEW HALF SCN NFRC Ratings: U-Value 0.00 SHGC 0.00 VLT 0.00 Air <= .3 Regions: Comment: FLAT 0H2V SPEC GR PLCMNT Comment: 5 IN FROM EDGE OF VINYL Comment: TO EDGE OF GRID Comment: INTEL PLUS GLASS		27 1/2 x 53 1/2 82.00 U/I	155.43	1088.01
02	1	<b>WHITE EDISON DOUBLE HUNG</b> SPEC ORD SS TRIPLE GLASS INTELLIGLASS PLUS TOP GRIDS: SPECIAL GRIDS BTM GRIDS: NO GRIDS HEAVY DUTY BET VIEW HALF SCN NFRC Ratings: U-Value 0.00 SHGC 0.00 VLT 0.00 Air <= .3 Regions: Comment: FLAT 0H2V SPEC GR PLCMNT Comment: 5 IN FROM EDGE OF VINYL Comment: TO EDGE OF GRID Comment: INTEL PLUS GLASS		29 1/2 x 33 1/2 64.00 U/I	155.43	155.43
03	3	<b>WHITE EDISON DOUBLE HUNG</b> INTELLIGLASS PLUS INTELLIGLASS PLUS TOP GRIDS: COL GRIDS 3 LITE (0H2V) BTM GRIDS: NO GRIDS HEAVY DUTY BET VIEW HALF SCN NFRC Ratings: U-Value 0.20 SHGC 0.24 VLT 0.39 Air <= .3 Regions: Northern North Central		19 1/2 x 49 1/2 70.00 U/I	155.43	466.29

→ color

width

height

→ color

width

height

→ color

Sold To: **NEW WINDOWS FOR AMERICA OF MN** Ship To:

Ln	Quan	Product	Opening Size	Exact Size	Cost Each	Total Cost
04	2	<b>WHITE EDISON DOUBLE HUNG</b> SPEC ORD SS TRIPLE GLASS INTELLIGLASS PLUS TOP GRIDS: SPECIAL GRIDS BTM GRIDS: NO GRIDS HEAVY DUTY BET VIEW HALF SCN		31 1/2 x 53 1/2 86.00 UI	155.43	310.86
		<p>NO FOAM / NO REINFORCEMENT SILL EXTENDER ONLY HARDWARE: STD FOR WD COLOR</p> <p>NFRG Ratings: U-Value 0.00 SHGC 0.00 VLT 0.00 Air &lt;= .3 Regions:</p> <p>Comment: FLAT 0H2V SPEC GR PLCMNT Comment: 5 IN FROM EDGE OF VINYL Comment: TO EDGE OF GLASS Comment: INTEL PLUS GLASS</p>		<p>width height</p>		
05	1	<b>WHITE EDISON DOUBLE HUNG</b> SPEC ORD DS TRIPLE GLASS TLE/TCL/TLE W/ARGON TOP GRIDS: SPECIAL GRIDS BTM GRIDS: NO GRIDS HEAVY DUTY BET VIEW HALF SCN		27 1/2 x 53 1/2 82.00 UI	293.04	293.04
		<p>NO FOAM / NO REINFORCEMENT SILL EXTENDER ONLY HARDWARE: STD FOR WD COLOR</p> <p>NFRG Ratings: U-Value 0.00 SHGC 0.00 VLT 0.00 Air &lt;= .3 Regions:</p> <p>Comment: FLAT 0H2V SPEC GR PLCMNT Comment: 5 IN FROM EDGE OF VINYL Comment: TO EDGE OF GLASS Comment: INTEL PLUS TEMPERED GLS</p>		<p>width height</p>		
06	2	<b>WHITE EDISON DOUBLE HUNG</b> SPEC ORD SS TRIPLE GLASS INTELLIGLASS PLUS TOP GRIDS: SPECIAL GRIDS BTM GRIDS: NO GRIDS HEAVY DUTY BET VIEW HALF SCN		23 1/2 x 49 1/2 74.00 UI	155.43	310.86
		<p>NO FOAM / NO REINFORCEMENT SILL EXTENDER ONLY HARDWARE: STD FOR WD COLOR</p> <p>NFRG Ratings: U-Value 0.00 SHGC 0.00 VLT 0.00 Air &lt;= .3 Regions:</p> <p>Comment: FLAT 0H2V SPEC GR PLCMNT Comment: 5 IN FROM EDGE OF VINYL Comment: TO EDGE OF GRID Comment: INTEL PLUS GLASS</p>		<p>width height</p>		
07	7	<b>WHITE EDISON DOUBLE HUNG</b> SPEC ORD SS TRIPLE GLASS INTELLIGLASS PLUS TOP GRIDS: SPECIAL GRIDS BTM GRIDS: NO GRIDS HEAVY DUTY BET VIEW HALF SCN		29 1/2 x 49 1/2 80.00 UI	155.43	1088.01
		<p>NO FOAM / NO REINFORCEMENT SILL EXTENDER ONLY HARDWARE: STD FOR WD COLOR</p> <p>NFRG Ratings: U-Value 0.00 SHGC 0.00 VLT 0.00 Air &lt;= .3 Regions:</p> <p>Comment: FLAT 0H2V SPEC GR PLCMNT Comment: 5 IN FROM EDGE OF VINYL Comment: TO EDGE OF GRID</p>		<p>width height</p>		

all size depths  
3 1/4"

quote for restoration

Rhonda

---

**From:** paul@restorationwindowsystems.com  
**Sent:** Wednesday, May 18, 2016 12:46 PM  
**To:** Rhonda  
**Subject:** Re: I need your help  
**Attachments:** image001.jpg

Hi Rhonda

A ballpark estimate is around \$1000 to \$1200 per window. Weatherstrip and re-rope sash, remove paint from sash, jambs, stop, well, Repaint. Install new storm window. No work on interior or exterior casing, sill nose, stool, apron. No wood repair included. No lead testing (ie clearance testing) or lead license required other than RRP.

Hope this helps

Paul

Restoration Cost  
\$23,000 - 27,600

V.S.

Replacement w/ energy efficient windows  
Cost = \$17,653 +  
Saving \$600 - \$1500/year  
on energy savings



## Rhonda

---

**From:** Rhonda  
**Sent:** Friday, May 20, 2016 10:19 AM  
**To:** 'info@nrrc.org'  
**Subject:** 1009 Queen Ave N

This is notice letting you know I am applying for a Certificate of Appropriateness to replace windows at 1009 Queen Avenue North. Contact information below:

Rhonda Steffes – owner



Click [Here](#) to read reviews about us.

New Windows for America / Expert Exteriors  
2123 Old Hwy 8 NW  
New Brighton, MN 55112  
Office: 651 203-0149  
Direct: 651 842-6543  
[www.nwfamn.com](http://www.nwfamn.com)

## Rhonda

---

**From:** Rhonda  
**Sent:** Friday, May 20, 2016 10:06 AM  
**To:** 'blong.yang@minneapolismn.gov'  
**Subject:** 1009 Queen Ave N

This is notice letting you know I am applying for a Certificate of Appropriateness to replace windows at 1009 Queen Avenue North. Contact information below:

Please email me back the email address for the Willard Hay neighborhood group.

Rhonda Steffes – owner



Click [Here](#) to read reviews about us.

New Windows for America / Expert Exteriors  
2123 Old Hwy 8 NW  
New Brighton, MN 55112  
Office: 651 203-0149  
Direct: 651 842-6543  
[www.nwfamn.com](http://www.nwfamn.com)