Denver Landmark Preservation Design Review Application and Submittal Checklist

In order to preserve and protect the integrity of Denver’s historical, architectural, geographical and cultural heritage, the Denver Landmark Preservation Commission (LPC), the Lower Downtown Design Review Commission (LDDRC) and Landmark Preservation staff review all exterior work on an individual landmark or structures in a historic district if that work requires a building or zoning permit. This document lists the requirements for design review.

Property Information

Property Address: 1366 Humboldt St Denver CO 80128
Scope of Work: Window Replacement

Project Type (check all that apply)

- Accessory Dwelling Unit (ADUS)
- Additions
- Demolition
- Dormer Addition
- Egress Window and Well
- Electrical/Mechanical
- Garage
- General Alterations
- New Construction (Infill)
- Pop-top/Rooftop Addition
- Porch Reconstruction or Replacement
- Roof Replacement
- Rooftop Deck
- Siding Replacement
- Signage or Comprehensive Sign Plans (CSPs)
- Site work and Fences
- Skylights
- Storefront Alterations
- Telecom
- Window and Door Replacement
- Venting or Building Penetrations
- Zone Lot Amendments (ZLAM)
- Other:

Applicant Information

Property Owner
Name: Ted Kuenz (1366 LLC)
Address: 10068 Astoria Ct. Lone Tree CO 80124
Email: TedKuenz@msn.com
Phone: 303-877-1464

Applicant
Name: Ted Kuenz
Address: 10068 Astoria Ct Lone Tree CO 80124
Email: Tedkuenz@msn.com
Phone: 303-877-1464

Signature Required
I acknowledge that I have the authority to submit information in this application on behalf of the project and that the information provided in the attached application is true and reliable.

Signature of Owner or Authorized Owner Representative: 
Print Full Name: Ted Kuenz
Date: 3-14-24

NOTE: All applications become the property of the City and County of Denver. Applications are subject to the Colorado Open Records Act. Applications may be posted online or made available to any party that request a copy.
Window and Door Replacement – Non-historic windows and doors; basement windows; and windows and doors on non-contributing buildings

- **Floor Plans** that include
  - Labels of all existing and proposed rooms. Use simple room labels (e.g., living room, bedroom)
  - All existing and proposed floors indicating all proposed changes at each floor
  - Do not include furniture, reflected ceiling plans, interior finish plans, or other interior work (unless otherwise required for a building or zoning permit)

- **Enlarged/Detail Elevation Drawings or Photographs** that includes each distinct window type and location, showing the full window in the wall assembly including head, jamb, sill, and muntins

- **Section Drawings** that include
  - Detail sections at doors and windows in all wall cladding materials showing dimensioned inset into the wall plane
  - Detail window section showing head, jamb, and muntin design, with dimensions

- **Details of Construction** that include
  - Window and door schedule with material, size, and operation clearly noted
  - For all glazing provide transparency calculations
  - Window and door cut sheet or quote

- **Compatibility Demonstration** for contributing buildings with
  - Photographs of intact original/historic windows and doors
  - Historic photographs of original/historic windows and doors, if existing
  - Photographs of adjacent historic structures of a similar historic architectural style or design

Window and Door Replacement – Original or historic windows and doors in contributing buildings in historic districts or individual landmarks

- A **pre-application meeting** with Landmark staff. Meetings can be scheduled by emailing landmark@denvergov.org
- **Floor Plans** that include
  - Labels of all existing and proposed rooms. Use simple room labels (e.g., living room, bedroom)
  - All existing and proposed floors indicating all proposed changes at each floor
  - Do not include furniture, reflected ceiling plans, interior finish plans, or other interior work (unless otherwise required for a building or zoning permit)

- **Color Photographs**
  - An overall photograph of the exterior of each window to be replaced, keyed to floor plans and elevation drawings
  - Close-up exterior photos of each window to be replaced showing the existing condition, keyed to floor plans and elevation drawings
  - Photos must be at least 300 dpi or at least 4” X 6”

Effective August 28, 2023
Community Planning and Development
201 W. Colfax Ave., Dept. 205, Denver, CO 80202
Phone: 720-865-2709
Window and Door Replacement – Original or historic windows and doors in contributing buildings in historic districts or individual landmarks continued....

- **Enlarged/Detail Elevation Drawings** that shows each distinct window type and location, showing the full window in the wall assembly including head, jambs, sills, and muntins
- **Section Drawings** that include
  - Details sections at doors and windows in all wall cladding materials showing dimension of inset into the wall plane
  - Detail window section showing head, jamb, and muntin design
- **Details of Construction** that include
  - Window and door schedule with material, size, and operation clearly noted
  - Window and door cut sheet or quote
  - For all glazing provide transparency calculations
  - Material samples or photographs of new or innovative materials as requested by staff
- **Existing and replacement Window Comparison Worksheets** for each window that include measurements, in inches, of all window features
- **For replacement of 3 or more windows, a window assessment for each window to be replaced conducted by an independent third-party consultant, architect, or contractor with experience with the evaluation historic windows, and who will not financially benefit from window replacement**
  - Include detailed explanation of why existing windows cannot be repaired
  - Rate overall windows and specific window features in the following categories:
    1. **Repair class 1**: window component needs only normal routine maintenance to upgrade to a “like new” condition
    2. **Repair class 2**: Windows components show some physical deterioration that can be addressed with patching, repair, or splicing new wood into existing members
    3. **Repair class 3**: Window components show severe physical deterioration and cannot be repaired and must be replaced

**Zone Lot Amendment (ZLAM)**

- **A pre-application meeting** with Zoning Administration and Landmark staff is highly encouraged
  - Please visit CPD’s website for information on how to [Apply for a ZLAM](http://www.denvergov.org/landmark)
Existing units in need of replacement.

Living Room and Upstairs Master Bed Room

Two more on North Side Bedroom not accessible to photograph. And Stair unit on North Wall

Dining room and Hall
Upper Bedroom Unit
Basement Garden units
Current Color Photos Of 1366 N Humboldt St

North
Current Color Photos Of 1366 N Humboldt St

South
Current Color Photos Of 1366 N Humboldt St

East
Ted Kuenz
Regarding:
1366 N Humboldt St. Denver
CO 80128

Cover Letter

To whom it may concern:

My father Frank Kuenz passed away September 30th 2023 leaving this house to myself, my brother Daniel Kuenz, and a longtime friend and co-worker Henry Pollreis. It was brought to our attention that there were a number of projects he was trying to complete that we were not aware of. The windows in question were in need of dire repair and it was decided that replacement was the best option to not only improve the performance, but also deal with major functional issues. We were not aware that the property was in the historic district, as when we grew up here it was not. Over the years the windows have been “band aide” repaired multiple times. The frames have been remade, the locks have been adjusted, the cords have been replaced, but the continual maintenance, not to mention lack of safety, was cause for concern. This has been, and we hope will continue to be, a rental property for more than three decades. Unlike some landlords in the neighborhood, we are hoping to improve not only the exterior condition and appearance, but we also have major water damage and upkeep to undertake on the interior. Our intention is not to disturb the historic nature of the building. In fact, our goal is to maintain it. Working with a company like Andersen, which has been around since 1903 (before the house was built), seemed like a good choice.

We find ourselves in a difficult situation as part of the project had begun and has been stopped by your authority. I’m hoping this commission will not only provide us a path forward for completing the work but also offer a reasonable solution for everyone involved.

Thank you for your time and consideration,

Ted Kuenz
This window was replaced, original no longer exists
Landmark Preservation Documentation
Window Assessment Evaluation Matrix

This document is to determine the need to replace original existing windows in commercial or multi-unit structures if more than three (3) replacements are proposed. This form is also used for any potential front façade or windows of a significant character.

Demonstrated need is shown in the form of a window assessment. The assessment needs to correspond to photos of each window to be replaced. Items such as window, glazing, glass, or windows (ta) are typically easy replaceable just as such, are not considered conditions that warrant window replacement. Limit and still condition is a structural issue and would warrant window replacement.

Address: 1366 N Humboldt St Denver CO

Instructions
Please make sure completed forms are legible. Forms that are not legible will be returned and the review of the application could be put on hold.

This form is to be filled out for each window proposed for replacement. Evaluate each window based on the overall condition and not just one part of the overall component. A window repair does not require permit approval.


Frames and Sash section value classifications:
- Repair Class 1: Component needs only normal routine maintenance to upgrade a window to "like new" condition. This normally includes: (1) some degree of interior and exterior paint removal, (2) removal and repair of such (including replacing when necessary), (3) simple repairs to the frame, and (4) weather stripping and replacement of the sash and (5) painting. These types of repairs would be classified as a number 1.
- Repair Class 2: Component is occasionally sound but shows some additional degree of physical deterioration than repair type 1. Component can be repaired using simple procedures, such as patching or consolidated and then painted to achieve a sound condition, good appearance, and greatly extended life. These types of repairs would be classified as a number 2.
- Repair Class 3: When components are so badly deteriorated that they cannot be stabilized. Repair would involve replacing the deteriorated parts with new matching pieces, or splitting new wood into existing members. Most cases would involve removal of the sash and/or the affected parts of the frame and have a carpenter or woodworkers mill replace the damaged or missing parts. These types of repairs would be classified as a number 3.

Name of person completing form: Ted Kuenz
Company: 1366 LLC
Address: 10068 Astoria Ct. Lone Tree, CO 80124
E-Mail: tedkuenz@msn.com
Phone: 303-877-1464

Year of experience in regard to historic window repair: N/A
Notable historic projects you have been associated with in Denver: N/A

Window Comparison - Casement Windows

Instructions: To compare the replacement windows to the original, it is important to understand the compatibility between the original and the replacement.

If neither is visible, attach and place any other measurements that you feel is important for the replacement discussion.
This window was replaced, original no longer exists
Landmark Preservation Documentation

Window Assessment Evaluation Matrix

This document is to determine the need to replace original existing windows in commercial or multi-unit structures or if more than three (3) replacements are proposed. This form is also used for any potential front façade or windows of a significant character.

Demonstrated need is shown in the form of a window assessment. The assessment needs to correspond to photos of each window to be replaced. Items such as window-glazing, glass or finishes (paint) are typically easily repairable and as such are not considered conditions that warrant window replacement. Unusual sill conditions would warrant window replacement.

Address: 1366 N Humbolt St Denver CO

Instructions

Please make sure completed forms are legible. Forms that are not legible will be returned and the name of the applicant could be put on hold.

Using one line per window, evaluate each window proposed for replacement. Evaluate each window based on the overall condition and not just one part of the overall component. Window repair does not require permit approval.


Frame and Sash section value explanations

Repair class 1: Window component needs only normal routine maintenance to upgrade a window to “like new” condition. This normally includes: (1) some degree of interior and exterior paint removal, (2) removal and repair of sash (including replacing where necessary), (3) simple repairs to the frame, (4) weather stripping, and (5) any cleaning of the work, and (6) repainting. These types of repairs would be classified as a number 1.

Repair class 2: Window component is operationally sound, but shows some additional degree of physical deterioration than repair type 1. Component can be repaired using simple processes, such as patching or consolidating and then painted to achieve sound condition: good appearance, and greatly extended life. These types of repairs would be classified as a number 2.

Repair class 3: When components are so badly deteriorated that they cannot be stabilized. Repair would involve replacing the deteriorated parts with new matching pieces, or splicing new wood into existing members. Most cases could involve removal of the sash and/or the affected parts of the frame and have a carpenter or woodworker mill reproduce the damaged or missing parts. These types of repairs would be classified as a number 3.

Name of person completing form: Ted Kuenz

Company: 1366 LLC

Address: 10068 Astoria Ct, Lone Tree, CO 80124

E-Mail: tedkuenz@msn.com

Phone: 303-877-1464

Years of Experience in regard to Historic Window Repair: N/A

Notable historic projects you have been associated with in Denver: N/A

W-102

Community Planning & Development

Window Assessment Evaluation Matrix

1366 N Humbolt St Denver CO

10/2012

Window Comparison - Casement Windows

Instructions: To compare the replacement windows to the original, it is important to understand the compatibility between the original and the replacement. Please list in each value, in inches, feel free to note any other measurements that you feel is important to the replacement decision.

1. N/A

Window Location: West Elevation

Window Exterior Material: Aluminum Clad Wood

Existing

Proposed

1. 2

2. 3

3. 4

4. 5

5. 6

6. 13"
This window was replaced, original no longer exists
Landmark Preservation Documentation

Window Assessment Evaluation Matrix

This document is to determine the need to replace original existing windows in commercial or multi-unit structures or if more than three (3) replacements are proposed. This form is also used for any potential front façade or windows of a significant character.

Demonstrated need is shown in the form of a window assessment. The assessment needs to correspond to photos of each window to be replaced. Items such as window glazing, glass or finish/finish paint are typically easy separable and as such are not considered conditions that warrant window replacement. Lintel and sill condition is a structural issue and would warrant window replacement.

Address: 1366 N Humboldt St Denver CO

Instructions:
Please make sure completed form is legible forms that are not legible will be returned and the review of the application could be put on hold. Using one per window, evaluate each window proposed for replacement. Evaluate each window based on the overall condition and not just one part of the overall component. Window repair does not require permit approval.


Frame and Sash section value explorations

Repair class 1: Window component would only require routine maintenance to upgrade a window to "like new" condition. This normally includes: 1) some degree of interior and exterior paint removal, 2) removal and repair of sash (includingiegulating necessary), 3) simple repair to the frame, 4) weather stripping and installation of the sash, and 5) repainting. These types of repairs would be classified as a number 1.

Repair class 2: Window component is operatively sound, but shows some additional degree of physical deterioration than repair type 1. Component can be repaired using simple processes, such as patching or consolidated and then painted to achieve a sound condition, good appearance, and greatly extended life. These types of repairs would be classified as a number 2.

Repair class 3: When components are so badly deteriorated that they cannot be satisfactorily Repair would involve replacing the deteriorated parts with new matching pieces, or splitting new wood into existing members. Most cases could involve removal of the sash and/or the affected parts of the frame and have a carpenter or woodworking firm reproduce the damaged or missing parts. These types of repairs would be classified as a number 3.

Name of person completing form: Ted Kuenz

Company: 1366 LLC

Address: 10068 Astoria Ct. Lone Tree, CO 80124

E-Mail: tedkuenz@msn.com

Phone: 303-877-1464

Years of Experience in regard to Historic Window Repair: N/A

Notable historic projects you have been associated with in Denver: N/A

Window Comparison - Casement Windows

Instructions: To compare the replacement windows to the original, it is important to understand the compatibility between the original and the replacement. Please fill in each value in inches. Feel free to note any other measurements that you feel is important to the replacement discussion.
Interior condition of window 104

The frames on this window are warped, the lock has been shimmed in an effort to make it work. But the window does not seal properly. The cords have been replaced multiple times but continue to fray and break.

Cross reference to third-party window assessment: 2-7

Exterior condition of window 105
Landmark Preservation Documentation

Window Assessment Evaluation Matrix

This document is to determine the need to replace original existing windows in commercial or multi-unit structures or if more than three (3) replacements are proposed. This form is also used for any potential front façade or windows of a significant character.

Demonstrated need to show in the form of a window assessment. The assessment needs to correspond to photos of each window to be replaced. Items such as window glazing, glass or finish (stains) are typically easily repairable and as such are not considered conditions that warrant window replacement. Limit and sill condition is a structural issue and would warrant window replacement.

Address: 1366 N Humboldt St Denver CO

Instructions
Please make sure completed form is legible forms that are not legible will be returned and the reviewer of the application could be put on hold.

Using one line per window, evaluate each window proposed for replacement. Evaluate each window based on the overall condition and not just one part of the overall component. Window repair does not require permit approval.

For further information concerning the preservation of historic wooden windows, please refer to National Park Service Preservation Brief #97 “Repair of Historic Wooden Windows.”

Frame and Sash section value explanations

Repair class 1: Window component needs only normal routine maintenance to upgrade a window to “like new” condition. This normally includes: (1) cleaning (degrease interior and exterior paint removal, 2) removal and repair of sash (including replacing where necessary), 3) simple repairs to the frame, 4) weather stripping and caulking of the sash, and 5) painting. These types of repairs would be classified as condition 1.

Repair class 2: Window component is operationally sound, but shows some additional degree of deterioration than repair type 1. Component can be repaired using simple processes, such as patching or consolidating and then painted to achieve a sound condition; good appearance, and greatly extended life. These types of repairs would be classified as a number 2.

Repair class 3: When components are so badly deteriorated that they cannot be stabilized, failure would involve replacing the deteriorated parts with new matching pieces, or applying new wood into existing members. Most cases could involve removal of the sash and/or the affected parts of the frame and have a carpenter or woodworking mill reproduce the damaged or missing parts. These types of repairs would be classified as a number 3.

Name of person completing form: Ted Kuenz

Company: 1366 LLC

Address: 10068 Astoria Ct. Lone Tree, CO 80124

E-Mail: tedkuenz@msn.com

Phone: 303-877-1464

Years of Experience in regard to Historic Window Repair: N/A

Notable historic projects that you have been associated with in Denver: N/A

W-104
The frames on this window are warped, the lock has been shimmed in an effort to make it work, this is in the closed position. The window does not seal properly. The cords have been replaced multiple times but continue to fray and break.

Cross reference to third-party window assessment: 2-1
The frames on this window are warped, the lock has been shimmed in an effort to make it work, there is no keeper and this is in the closed position. The window does not seal properly. The cords have been replaced multiple times but continue to fray and break.

Cross reference to third-party window assessment: 2-8
Landmark Preservation Documentation

Window Assessment Evaluation Matrix

This document is to determine the need to replace original existing windows in commercial or multi-unit structures or if more than three (3) replacements are proposed. This form is also used for any potential front façade or windows of a significant character.

Demonstrated need is shown in the form of a window assessment. The assessment needs to correspond to photos of each window to be replaced. Items such as window glazing, glass or finishes (paints) are typically only replaceable and as such are not considered conditions that warrant window replacement. Lintel and sill condition is a structural issue and would warrant window replacement.

Address: 1366 N. Humbolt St Denver CO

Instructions
Please make sure completed form is legible. Forms that are not legible will be returned and the review of the application could be put on hold.

Using one line per window, evaluate each window proposed for replacement. Evaluate each window based on the overall condition and not just one part of the overall component. Window repair does not require permit approval.


Frame and Sash section value explanations
Repair Class 1: Component needs only normal routine maintenance to upgrade a window to "like new" condition. This normally includes: (a) some degree of interior and exterior paint removal, (b) removal and repair of sash (including replacing where necessary), (c) simple repairs to the frame, (d) weather stripping and replacement of the sash, and (e) repainting. These types of repairs would be classified as number 1.

Repair Class 2: Component is operationally sound, but shows some additional degree of physical deterioration other than repair type 1. Component can be repaired using simpler processes, such as patching or consolidating and then painted to achieve a sound condition, good appearance, and greatly extended life.

These types of repairs would be classified as number 2.

Repair Class 3: When components are so badly deteriorated that they cannot be salvaged, repair would involve replacing the deteriorated parts with new matching pieces, or applying new wood into existing members. Most cases could involve removal of the sash and/or the affected parts of this frame and have a carpenter or woodworking mill reproduce the damaged or missing parts. These types of repairs would be classified as a number 3.

Name of person completing form: Ted Kuenz
Company: 1366 LLC
Address: 10068 Astoria Ct. Lone Tree, CO 80124
E-mail: tedkuenz@msn.com
Phone: 303-877-1464
Years of Experience in regard to Historic Window Repair: N/A
Notable historic projects you have been associated with in Denver: N/A

<table>
<thead>
<tr>
<th>Frame and Sash Comparison - Single and Double Hung Windows</th>
</tr>
</thead>
</table>

**Existing Frame and Sash Exterior Material:** Wood

**Proposed Frame and Sash Exterior Material:** Aluminum Clad Wood

<table>
<thead>
<tr>
<th>Measurement</th>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Upper Sash Measurement from exterior façade to glass</td>
<td>2&quot;</td>
<td>2&quot;</td>
</tr>
<tr>
<td>2. Lower Sash Measurement from exterior façade to glass</td>
<td>2&quot;</td>
<td>2&quot;</td>
</tr>
<tr>
<td>3. Side trim Measurement</td>
<td>7.5&quot;</td>
<td>7.5&quot;</td>
</tr>
<tr>
<td>4. Top bottom measurement</td>
<td>6.75&quot;</td>
<td>6.75&quot;</td>
</tr>
<tr>
<td>5. Sill Measurement</td>
<td>3&quot;</td>
<td>3&quot;</td>
</tr>
<tr>
<td>6. Rail Measurement</td>
<td>3.75&quot;</td>
<td>3.75&quot;</td>
</tr>
<tr>
<td>7. Meeting rail Measurement</td>
<td>3.5&quot;</td>
<td>3.5&quot;</td>
</tr>
<tr>
<td>8. Muntin Measurement</td>
<td>0&quot;</td>
<td>0&quot;</td>
</tr>
<tr>
<td>9. Glass Height upper</td>
<td>36.5&quot;</td>
<td>36.5&quot;</td>
</tr>
<tr>
<td>10. Glass Width lower</td>
<td>29.5&quot;</td>
<td>29.5&quot;</td>
</tr>
<tr>
<td>11. Glass Height lower</td>
<td>35.5&quot;</td>
<td>35.5&quot;</td>
</tr>
<tr>
<td>12. Glass Width width</td>
<td>29.5&quot;</td>
<td>29.5&quot;</td>
</tr>
<tr>
<td>13. Overall Sash height</td>
<td>65.5&quot;</td>
<td>65.5&quot;</td>
</tr>
<tr>
<td>14. Overall Sash width</td>
<td>99&quot;</td>
<td>99&quot;</td>
</tr>
</tbody>
</table>
Interior condition of window 107

Exterior condition of window 107

The frames on this window are warped, this is in the closed position. The window does not seal properly. The cords have been replaced multiple times but continue to fray and break. Wood rot and missing hardware.

Cross reference to third-party window assessment: 2-9
### Landmark Preservation Documentation

**Window Assessment Evaluation Matrix**

This document is to determine the need to replace original existing windows in commercial or multi-unit structures, or if more than three (3) replacements are proposed. This form is also used for any potential front facade or windows of a significant character. Demonstrated need is shown in the form of a window assessment. The assessment needs to correspond to photos of each window to be replaced. Items such as window glazing, grills or finishes (paint) are typically easy to replace and do not require considerations that warrant window replacement. lintel and sill condition is a structural issue and would warrant window replacement.

**Address:** 1366 N Humbolt St Denver CO

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### Instructions

Please make sure completed forms are legible. Forms that are not legible will be returned and the reassessment could be put on hold. If more than one window is evaluated in this window assessment, please provide a separate assessment for each window.

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### Frame and Sash Section Value Explanations

- **Repair class 1:** (a) Window component needs only normal routine maintenance to upgrade window to the new condition. This normally includes: (1) some degree of interior and exterior paint removal, (2) removal and repair of rot (including replacing where necessary), (3) single repair to the frame, (4) weather stripping and reinstallation of the sash, and (5) repainting. These types of repairs would be classified as a number 1.
- **Repair class 2:** (a) Window component must be replaced. This includes most, if not all, of the window frame, the sash, and the hinges and locking mechanism. These types of repairs would be classified as a number 2.
- **Repair class 3:** (a) When components are so badly deteriorated that they cannot be stabilized. Repair would involve replacing the deteriorated parts with new matching pieces, or replacing new wood into existing members. Most cases could involve removal of the sash and/or the afflicted parts of the frame and have a carpenter or woodworker mill and reproduce the damaged or missing parts. These types of repairs would be classified as a number 3.

---

### Name of person completing form

**Ted Kuenz**

**Company:** 1366 LLC

**Address:** 10068 Astoria Ct. Lone Tree, CO 80124

**E-mail:** tedkuenz@msn.com

**Phone:** 303-877-1464

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**Notable historic projects you have been associated with in Denver:** N/A

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**Community Planning & Development**

**1366 N. HUMBOLT ST.**

**APRIL 1, 2024**

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**Window Comparison - Single and Double Hung Windows**

Instructions: To compare the replacement windows to the original, it is important to understand the compatibility between the original and the replacement. Please write in each value, in inches. Feel free to note any other measurements that you feel is important to the replacement discussion.

<table>
<thead>
<tr>
<th>Existing Frame and Sash Detail Material</th>
<th>Wood</th>
<th>Proposed Frame and Sash Exterior Material</th>
<th>Aluminum/Clad Wood</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Upper Sash Measurement from exterior to glass</td>
<td>1 1/2&quot;</td>
<td>1 1/2&quot;</td>
<td></td>
</tr>
<tr>
<td>2. Lower Sash Measurement from exterior to glass</td>
<td>1 1/2&quot;</td>
<td>1 1/2&quot;</td>
<td></td>
</tr>
<tr>
<td>3. Side trim Measurement</td>
<td>1 1/2&quot;</td>
<td>1 1/2&quot;</td>
<td></td>
</tr>
<tr>
<td>4. Top/Bottom Measurement</td>
<td>1 1/2&quot;</td>
<td>1 1/2&quot;</td>
<td></td>
</tr>
<tr>
<td>5. Sill Measurement</td>
<td>1 1/2&quot;</td>
<td>1 1/2&quot;</td>
<td></td>
</tr>
<tr>
<td>6. Rail Measurement</td>
<td>1 1/2&quot;</td>
<td>1 1/2&quot;</td>
<td></td>
</tr>
<tr>
<td>7. Meeting Rail Measurement</td>
<td>1 1/2&quot;</td>
<td>1 1/2&quot;</td>
<td></td>
</tr>
<tr>
<td>8. Margin Measurement</td>
<td>1 1/2&quot;</td>
<td>1 1/2&quot;</td>
<td></td>
</tr>
<tr>
<td>9. Glass Height Upper</td>
<td>1 1/2&quot;</td>
<td>1 1/2&quot;</td>
<td></td>
</tr>
<tr>
<td>10. Glass Width Lower</td>
<td>1 1/2&quot;</td>
<td>1 1/2&quot;</td>
<td></td>
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<td>1 1/2&quot;</td>
<td>1 1/2&quot;</td>
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<td>12. Glass Width Lower</td>
<td>1 1/2&quot;</td>
<td>1 1/2&quot;</td>
<td></td>
</tr>
<tr>
<td>13. Overall Sash Height</td>
<td>1 1/2&quot;</td>
<td>1 1/2&quot;</td>
<td></td>
</tr>
<tr>
<td>14. Overall Sash Width</td>
<td>1 1/2&quot;</td>
<td>1 1/2&quot;</td>
<td></td>
</tr>
</tbody>
</table>

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**Community Planning & Development**

**1366 N. HUMBOLT ST.**

**APRIL 1, 2024**

**A16.0**
The frames on this window are warped, this is in the closed position. The window does not seal properly. The cords have been replaced multiple times but continue to fray and break.

Cross reference to third-party window assessment: 2-10
Landmark Preservation Documentation

Window Assessment Evaluation Matrix

This document is to determine the need to replace original existing windows in commercial or multi-unit structures or if more than three (3) replacements are proposed. This form is also used for any potential front facade or windows of a significant character.

Demonstrated need is shown in a form of a window assessment. The assessment needs to correspond to photos of each window to be replaced. Items such as window glazing, glass or finishes (paint) are typically easily replaceable and as such are not considered conditions that warrant window replacement. Sunlight and sill condition is a structural issue and would warrant window replacement.

Address: 1366 N Humbolt St Denver CO

Instructions
Please make sure completed form is legible forms that are not legible will be returned and the review of the application could be put on hold.

Using one inch window evaluate each window proposed for replacement. Evaluate each window based on the wall condition and not just one part of the overall component. (Window repair does not require permit approval)


Frame and Sash section value explanations

Repair Class 1: Window component needs only normal routine maintenance to upgrade a window to "like new" condition. This normally includes: (1) some degree of interior and exterior paint removal, (2) removal and repair of rot (including replating where necessary), (3) simple repairs to the frame, (4) weather stripping and reinstallation of the sash, and (5) recaulking. These types of repairs would be classified as a number 3.

Repair Class 2: Window component is operationally sound but shows some additional degree of physical deterioration than repair type 1. Component can be repaired using simple procedures, such as patching or consolidating and then painted to achieve a sound condition. Good appearance, and greatly extended life.

These types of repairs would be classified as a number 2.

Repair Class 3: When components are so badly deteriorated that they cannot be stabilized. Repair would involve replacing the deteriorated parts with new matching pieces, or splitting new wood into existing members. Most cases could involve removal of the sash and/or the affected parts of the frame and have a carpenter or woodworking shop reproduce the damaged or missing parts. These types of repairs would be classified as a number 3.

Name of person completing form: Ted Kuenz

Company: 1396 LLC

Address: 10068 Astoria Ct. Lone Tree, CO 80124

E-Mail: tedkuenz@msn.com

Phone: 303-877-1464

Years of Experience in regard to Historic Window Repair: N/A

Notable historic projects you have been associated with in Denver: N/A

A18.0

W-108
The frames on this window are warped, this is in the closed position. The window does not seal properly. The cords have been replaced multiple times but continue to fray and break.

Cross reference to third-party window assessment: 2-11
Landmark Preservation Documentation

Window Assessment Evaluation Matrix

This document is intended to determine the need to replace original existing windows in commercial or multi-unit structures or if more than three (3) replacements are proposed. This form is also used for any potential front façade or windows of a significant character.

Determined need is shown in the form of a window assessment. The assessment needs to correspond to photos of each window to be replaced. Items such as window glazing, glass or finishes (paints) are typically easily repairable and as such are not considered conditions that warrant window replacement. Limited to single-family and would warrant window replacement.

Address: 1366 N Humbolt St Denver CO

Instructions:
Please make sure completed form is legible. Forms that are illegible will be returned and the review of the application could be put on hold.

Using one line per window, evaluate each window proposed for replacement. Evaluate each window based on the overall condition and not just one part of the overall component. Window repair does not require permit approval.


Frame and Sash section value explanations:
Repair class 1: Windows component needs only normal routine maintenance to upgrade a window to “Like new” condition. This normally includes: 1) some degree of interior and exterior paint removal, 2) removal and repair of sash (including re-glazing where necessary), 3) simple repairs to the frame, 4) weather stripping and installation of the sash, and 5) painting. These types of repairs would be classified as number 1.
Repair class 2: Windows component is operationally sound, but shows some additional degree of physical deterioration than repair type 1. Component can be repaired using simple processes, such as patching or consolidation and then painted to achieve a sound condition, good appearance, and greatly extended life. These types of repairs would be classified as a number 2.
Repair class 3: When components are so badly deteriorated that they cannot be stabilized. Repair would involve replacing the deteriorated parts with new matching pieces, or splicing new wood into the existing members. Most cases could involve removal of the sash and/or the affected parts of the frame and have a carpenter or woodworker reproduce the damaged or missing parts. These types of repairs would be classified as a number 3.

Name of person completing form: Ted Kuenz

Company: 1366 LLC

Address: 10068 Astoria Ct. Lone Tree, CO 80124

Phone: 303-877-1464

Years of Experience in regard to historic window repair: N/A

Notable historic projects you have been associated with in Denver: N/A

Frame and Sash Comparison - Single and Double Hung Windows

Instructions: To compare the replacement windows to the original, it is important to understand the compatibility between the original and the replacement. Please fill in each value, in inches. Feel free to notice any other measurements that you feel is important to the replacement discussion.

Existing Frame and Sash Exterior Material: Wood

Proposed Frame and Sash Exterior Material: Aluminum Clad Wood

Existing Frame and Sash Interior Material: Wood

Proposed Frame and Sash Interior Material: Aluminum Clad Wood

1. Upper Sash Measurement
   - Existing: 84 1/2
   - Proposed: 84 1/2

2. Lower Sash Measurement
   - Existing: 84 1/2
   - Proposed: 84 1/2

3. Side Trim Measurement
   - Existing: 8 1/4
   - Proposed: 8 1/4

4. Bottom Trim Measurement
   - Existing: 8 1/4
   - Proposed: 8 1/4

5. Stile Measurement
   - Existing: 1 5/8
   - Proposed: 1 5/8

6. Rail Measurement
   - Existing: 2 1/4
   - Proposed: 2 1/4

7. Meeting Rail Measurement
   - Existing: 1 7/8
   - Proposed: 1 7/8

8. Muente Measurement
   - Existing: 3 1/2
   - Proposed: 3 1/2

9. Glass Height Upper
   - Existing: 60
   - Proposed: 60

10. Glass Width Lower
    - Existing: 36
    - Proposed: 36

11. Glass Height Lower
    - Existing: 36
    - Proposed: 36

12. Glass Width Lower
    - Existing: 36
    - Proposed: 36

13. Overall Sash Height
    - Existing: 80
    - Proposed: 80

14. Overall Sash Width
    - Existing: 36
    - Proposed: 36
This window has rotted wood, water damage on the interior, and functional issues opening and closing.

Cross reference to third-party window assessment: 2-12
Landmark Preservation Documentation

Window Assessment Evaluation Matrix

This document is to determine the need to replace existing windows in commercial or multi-unit structures or if more than three (3) replacements are proposed. This form is also used for any potential front façade or windows of a significant character.

Demonstrated need is shown in the form of a window assessment. The assessment needs to come to both photos of each window to be replaced. Items such as window painting, glass or finishes (paint) are typically easily repairable and are not considered conditions that warrant window replacement. Listed and still condition is a structural freeze and would warrant window replacement.

Address: 1366 N Humbolt St Denver CO

Instructions
Please make sure completed form is legible from that are not legible will be returned and the review of the application could be put on hold. Using one line per window, evaluate each window proposed for replacement. Evaluate each window based on the overall condition and not just one part of the overall component. Window repair does not require permit approval.


Frame and Sash section value explanations

Repair class 1: Window component needs only normal routine maintenance to upgrade a window to like new condition. This normally includes: 1) some degree of interior and exterior paint removal. 2) removal and repair of such including replacing where necessary. 3) simple repairs to the frame, 4) weather stripping and recalibration of the sash, and 5) repainting. These types of repairs would be classified as minor 1.

Repair class 2: Window component is operable and sound, but shows some additional degree of physical deterioration than repair type 1. Component can be repaired using simple processes, such as patching or consolidation and then painted to achieve a sound condition. Good appearance, and greatly extended life. These types of repairs would be classified as minor 2.

Repair class 3: When components are so badly deteriorated that they cannot be stabilized. Repair would involve replacing the deteriorated parts with new matching pieces, or gluing new wood into existing members. Most cases could involve removal of the sash and/or the affected parts of the frame and have a carpenter or woodworker mill reproduce the damaged or missing parts. These types of repairs would be classified as a number 3.

Name of person completing form: Ted Kuenz
Company: 1396 LLC
Address: 10068 Astoria Ct. Lone Tree. CO 80124
E-Mail: tedkuenz@msn.com
Phone: 303-877-1484
Years of Experience in regard to Historic Window Repair: N/A
Notable historic projects you have been associated with in Denver: N/A

W-110

Existing unit is a Hopper/Casement window. Replacing with a double hung.

Frame and Sash Comparison - Single and Double Hung Windows

Instructions: To determine the replacement windows to the original, it is important to understand the compatibility between the original and the replacement. Please fill in each value, inches. Feet feet to relate any other measurements that you feel is important to the replacement decision.

<table>
<thead>
<tr>
<th>Existing Frame and Sash Exterior Material</th>
<th>Wood</th>
<th>Proposed Frame and Sash Exterior Material</th>
<th>Aluminum Clad Wood</th>
</tr>
</thead>
<tbody>
<tr>
<td>Upper Sash Measurement from exterior façade to glass (Shadow Profile)</td>
<td>F</td>
<td>F</td>
<td></td>
</tr>
<tr>
<td>Lower Sash Measurement from exterior façade to glass (Shadow Profile)</td>
<td>F</td>
<td>F</td>
<td></td>
</tr>
<tr>
<td>Side Trim Measurement</td>
<td>F</td>
<td>F</td>
<td></td>
</tr>
<tr>
<td>Top Bottom Measurement</td>
<td>F</td>
<td>F</td>
<td></td>
</tr>
<tr>
<td>Title Measurement</td>
<td>F</td>
<td>F</td>
<td></td>
</tr>
<tr>
<td>Rail Measurement</td>
<td>F</td>
<td>F</td>
<td></td>
</tr>
<tr>
<td>Meeting Rail Measurement</td>
<td>F</td>
<td>F</td>
<td></td>
</tr>
<tr>
<td>Mantle Measurement</td>
<td>F</td>
<td>F</td>
<td></td>
</tr>
<tr>
<td>Glass Height upper</td>
<td>F</td>
<td>F</td>
<td></td>
</tr>
<tr>
<td>Glass Height lower</td>
<td>F</td>
<td>F</td>
<td></td>
</tr>
<tr>
<td>Glass Width lower</td>
<td>F</td>
<td>F</td>
<td></td>
</tr>
<tr>
<td>Glass Width lower</td>
<td>F</td>
<td>F</td>
<td></td>
</tr>
<tr>
<td>Overall Sash height</td>
<td>F</td>
<td>F</td>
<td></td>
</tr>
<tr>
<td>Overall Sash width</td>
<td>F</td>
<td>F</td>
<td></td>
</tr>
</tbody>
</table>
Interior condition of window 111

Exterior condition of window 111

This window was replaced, original no longer exists
1366 N. HUMBOLT ST.

APRIL 1, 2024

CHANGE HOUSE WINDOWS

LANDMARK PRESERVATION

Window Assessment Evaluation Matrix

Address: 1366 N Humboldt St Denver CO

Instructions:
Make sure compositions fit legibly, forms that are not legible will be returned and the review of the application could be put on hold.

Frame and Sash section value explanations:

Repair Class 1: Component needs only normal exterior maintenance to upgrade a window to "like new" condition. This normally includes: 1) some degree of interior and exterior paint removal, 2) repair or replacement of sill, 3) repair or replacement of flashing (including replacing where necessary), 4) simple repairs to the frame, 5) weather stripping and installation of the sill, and 5) painting. These types of repairs would be classified as a number 1.

Repair Class 2: Component is operationally sound, but shows some additional degree of deterioration than repair type 1. Component can be repaired using simple processes, such as patching or consolidating and then painted to a sound condition, good appearance, and greatly extended life. These types of repairs would be classified as a number 2.

Repair Class 3: Component is so badly deteriorated that it cannot be stabilized. Repair would involve replacing the deteriorated parts with new matching pieces, or splintering new wood into existing members. Most cases would involve removal of the sill and/or the affected parts of the frame and have a carpenter or woodworking mill reproduce the damaged or missing parts. These types of repairs would be classified as a number 3.

Name of person completing form: Ted Kuenz

Company: 1366 LLC
Address: 10068 Astoria Ct. Lone Tree, CO 80124
E-mail: tedkuenz@msn.com
Phone: 303-877-1464

Years of experience in regard to historic Window Repair: N/A

Notable historic projects you have been associated with in Denver: N/A

Frame and Sash Comparison - Single and Double Hung Windows

Instructions: To compare the replacement windows to the original, it is important to understand the compatibility between the original and the replacement. Please fill in each value, in inches. Feel free to rescale any other measurements that you feel is important to the replacement discussion.

Existing Frame and Sash Exterior Material: Wood

Proposed Frame and Sash Exterior Material: Aluminum Clad Wood

1. Upper Sash Measurement from exterior facade to glass (Shadow Profile) __" __"  
2. Lower Sash Measurement from exterior facade to glass (Shadow Profile) __" __"  
3. Sash trim Measurement __" __"  
4. Top bottom Measurement __" __"  
5. Stile Measurement __" __"  
6. Rail Measurement __" __"  
7. Meeting Rail Measurement __" __"  
8. Mullion Measurement __" __"  
9. Glass Height upper __" __"  
10. Glass Width lower __" __"  
11. Glass Height lower __" __"  
12. Glass Width lower __" __"  
13. Overall Sash height __" __"  
14. Overall Sash width __" __"  

201 W. Colfax Ave., Ste 206
Denver, CO 80202
720.813.2700 or landmark@denvergov.org

201 W. Colfax Ave., Dept 206
Denver, CO 80202
720.813.2700 or landmark@denvergov.org
This window was replaced, original no longer exists
Landmark Preservation Documentation

Window Assessment Evaluation Matrix

This document is to determine the need to replace original existing windows in commercial or multi-unit structures or more than three (3) replacements are proposed. This form is also used for any potential front façades or windows of a significant character.

Demonstrated need is shown in the form of a window assessment. The assessment needs to correspond to photos of each window to be replaced. Items such as window glazing, glass or finishes (paint) are typically easily replaceable and as such are not considered conditions that warrant window replacement. Limit or still condition is a structural issue and would warrant window replacement.

Address: 1366 N. Humbolt St Denver CO

Instructions

Please make sure completed form is legible forms that are not legible will be returned and the review of the application could be put on hold.

Using one linear window, evaluate each window proposed for replacement. Evaluate each window based on the overall condition and not just one part of the overall component. Window repair does not require permit approval.


Frame and Sash section value explanations

Frame class 1: Window component needs only normal routine maintenance to upgrade a window to "like new" condition. This normally includes: 1) some degree of interior and exterior paint removed, 2) removal and repair of sash including replacing where necessary, 3) simple repairs to the frame, 4) weather stripping and replacement of the sash, and 5) repainting. These types of repairs would be classified as number 1.

Frame class 2: Window component is operational sound but shows some additional degree of physical deterioration than repair type 1. Component can be repaired using simple processes, such as patching or consolidating then painted to achieve a sound condition; good appearance and greatly extended life. These types of repairs would be classified as a number 2.

Frame class 3: When components are so badly deteriorated that they cannot be stabilized. Repair would involve replacing the deteriorated parts with new matching pieces, or replacing new wood into existing members. Most cases could involve removal of the sash and/or the affected parts of the frame and have a carrier or woodworking to reproduce the damaged or missing parts. These types of repairs would be classified as a number 3.

Frame and Sash Comparison - Single and Double Hung Windows

Instructions: To compare the replacement windows to the original, it is important to understand the compatibility between the original and the replacement. Please fill in each value, in inches. Feel free to note any other measurements that you feel is important to the replacement discussion.

Existing Frame and Sash Exterior Material: Wood

Proposed Frame and Sash Exterior Material: Aluminum Clad Wood

<table>
<thead>
<tr>
<th>Existing Material</th>
<th>Proposed Material</th>
</tr>
</thead>
<tbody>
<tr>
<td>Upper Sash</td>
<td></td>
</tr>
<tr>
<td>Lower Sash</td>
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</tr>
<tr>
<td>Meeting Rail</td>
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<tr>
<td>Stile</td>
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<tr>
<td>Top/Bottom</td>
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<tr>
<td>Stop measurements</td>
<td></td>
</tr>
<tr>
<td>Glass Height</td>
<td></td>
</tr>
<tr>
<td>Glass Width</td>
<td></td>
</tr>
</tbody>
</table>

Notable historic projects you have been associated with in Denver: N/A

Name of person completing form: Ted Kuenz

Company: 1366 LLC

Phone: 303-877-1464

Address: 10068 Astoria Ct. Lone Tree, CO 80124

E-Mail: tedkuenz@msn.com

Years of Experience in regard to Historic Window Repair: N/A

Notable historic projects you have been associated with in Denver: N/A
The frames on this window are warped, this is in the closed position. The window does not seal properly. The cords have been replaced multiple times but continue to fray and break.

Cross reference to third-party window assessment: 1-13
Landmark Preservation Documentation

Window Assessment Evaluation Matrix

This document is to determine the need to replace original existing windows in commercial or multi-unit structures or if more than three (3) replacements are proposed. This form is also used for any potential front facade or windows of a significant character.

Demonstrated need is shown in the form of a window assessment. The assessment needs to correspond to photos of each window to be replaced. Items such as window glazing, glass, or window frames are typically easily repairable and as such are not considered conditions that warrant window replacement. Limited and still condition is a structural issue and would warrant window replacement.

Address: 1366 N Humbolt St Denver CO

Instructions
Please make sure completed form is legible forms that are not legible will be returned and the review of the application could be put on hold.

Using one per window, evaluate each window proposed for replacement. Evaluate each window based on the overall condition and not just one part of the overall component. Window repair does not require permit approval.

For further information concerning the preservation of historic wood windows please refer to National Park Service Preservation Brief #47: "The Repair of Historic Wood Windows and Doors," National Park Service, Denver, CO.

Frame and Sash section value explanations

Repair Class 1 - Window component needs only normal routine maintenance to upgrade a window to like new condition. This normally includes: 1) some degree of interior and exterior paint removal, 2) removal of dirt and grime, 3) simple repairs to the frame, & weather stripping and sealant, and 3) repairing. These types of repairs would be classified as a number 1. Phone: 303-877-1464

Repair Class 2 - Window component is conditionally sound but shows some additional degree of physical deterioration than repair type 1. Component can be repaired using simple processes, such as patching or consolidation and then painted to achieve a sound condition, good appearance, and greatly extended life. These types of repairs would be classified as a number 2.

Repair Class 3 - When components are so badly deteriorated that they cannot be stabilized. Repair would involve replacing the deteriorated parts with new matching pieces, or replacing new wood into existing members. Most cases could involve removal of the sash and/or the affected parts of the frame and have a carpenter or woodworker mill and reproduce the damaged or missing parts. These types of repairs would be classified as a number 3.

Name of person completing form: Ted Kuenz
Company: 1366 LLC
Address: 10068 Astoria Ct. Lone Tree, CO 80124
E-Mail: tedkuenz@mn.com
Phone: 303-877-1464

Years of Expertise in regard to Historic Window Repair: N/A
Notable historic projects you have been associated with in Denver: N/A

Frame and Sash Comparison - Single and Double Hung Windows

Instructions: To compare the replacement windows to the original, it is important to understand the compatibility between the original and the replacement. Please fill in each value, in inches. Feel free to note any other measurements that you feel is important to the replacement discussion.

| Frame and Sash Exterior Material | Wood | Aluminum | Clip | Wood
<table>
<thead>
<tr>
<th></th>
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</tr>
</thead>
<tbody>
<tr>
<td>Existing Frame and Sash Width</td>
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</tr>
<tr>
<td>Proposed Frame and Sash</td>
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<td></td>
</tr>
<tr>
<td>1. Upper Sash Measurement</td>
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</tr>
<tr>
<td>2. Lower Sash Measurement</td>
<td></td>
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<tr>
<td>3. Side trim Measurement</td>
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<tr>
<td>4. Top/bottom Measurement</td>
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<tr>
<td>5. Stile Measurement</td>
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<tr>
<td>6. Rail Measurement</td>
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<td></td>
</tr>
<tr>
<td>7. Meeting Rail Measurement</td>
<td></td>
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<tr>
<td>8. Mullion Measurement</td>
<td></td>
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<td></td>
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<tr>
<td>9. Glass Height upper</td>
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<tr>
<td>10. Glass Height lower</td>
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<tr>
<td>11. Glass Width lower</td>
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<tr>
<td>12. Glass Width lower</td>
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<td></td>
</tr>
<tr>
<td>13. Overall Sash height</td>
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<td></td>
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<td></td>
</tr>
<tr>
<td>14. Overall Sash width</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
The frames on this window are warped, continues to leak, has wood rot.

Cross reference to third-party window assessment: B-1
Landmark Preservation Documentation
Window Assessment Evaluation Matrix

This document is to determine the need to replace original existing windows in commercial or multi-unit structures or if more than three (3) replacements are proposed. This form is also used to record any potential from façade or windows of a significant character. Demonstrated need is shown in the form of a window assessment. The assessment needs to correspond to each window to be replaced, items such as window glazing, glass or finishes (paints) are typically easily replaceable and so are not considered conditions that warrant window replacement. Listed and all conditions is a structural issue and would warrant window replacement.

Address: 1366 N Humboldt St Denver CO

Instructions
Please make sure completed form is legible. Forms that are not legible will be returned, and the review of the application could be put on hold.

1. Fill out one line per window, evaluate each window proposal for replacement. Evaluate each window based on the overall condition and not just one part of the overall component. (Window repair does not require permit approval)


Frame and Sash section value explanations
Repair Class 1: Window component needs only normal routine maintenance to upgrade a window to the "new" condition. This normally includes: 1) some degree of interior and exterior paint removal, 2) removal and repair of sash (including replacing where necessary), 3) simple repairs to the frame, 4) weather stripping and installation of the sash, and 5) repainting. These types of repairs would be classified as a number 1.

Repair Class 2: Window component is operable sound, but shows some additional degree of physical deterioration than repair type 1. Component can be repaired using simple processes, such as patching or consolidating, and then painted to achieve a sound condition, good appearance, and greatly extended life. These types of repairs would be classified as a number 2.

Repair Class 3: Window components are severely deteriorated and cannot be stabilized. Repair would involve replacing the deteriorated parts with new matching pieces, or splicing new wood into existing members. Most cases could involve removal of the sash and/or the affected parts of the frame and have a carpenter or woodworking mill reproduce the damaged or missing parts. These types of repairs would be classified as a number 3.

Name of person completing form: Ted Kuenz
Company: 1366 LLC
Address: 10068 Astoria Ct. Lone Tree, CO 80124
E-Mail: teldkuenz@msn.com
Phone: 303-877-1464
Years of Experience in regard to Historic Window Repair: N/A
Notable historic projects you have been associated with (in Denver): N/A

[Diagram of window comparison: Current and proposed conditions, showing existing and proposed window materials and dimensions]
The frames on this window are warped, continues to leak, has wood rot.

Cross reference to third-party window assessment: B-2
Landmark Preservation Documentation

Window Assessment Evaluation Matrix

This document is to determine the need to replace existing windows in commercial or multi-unit structures or if more than three (3) replacements are proposed. This form is also used for any potential front façade or windows of a significant character. Demonstrated need is shown in the form of a window assessment. The assessment needs to correspond to photos of each window to be replaced. Items such as window glazing, glass or finishes (paint) are typically easily replaceable and as such are not considered conditions that warrant window replacement. Listed and all condition is a structural issue and would warrant window replacement.

Address: 1366 N Humbolt St Denver CO

Instructions:
Please make sure completed form is legible. Forms that are not legible will be returned and the review of the application could be put on hold. Using one line per window evaluate each window proposed for replacement. Evaluate each window based on the overall condition and not just one part of the overall component. (Window repair does not require permit approval)


Frame and Sash section value explanations:

Repair Type 1: Window component needs only normal routine maintenance to upgrade a window to "Near new" condition. This normally includes: (1) some degree of interior and exterior paint removal; (2) repair of sash, lintels, and framing; (3) repair of sash; and (4) repair of window stop and trim. These types of repairs would be classified as a number 1.

Repair Type 2: Window component is operationally sound but shows some additional degree of physical deterioration than repair type 1. Component can be repaired using simple processes, such as patching or consolidating and then painted to achieve a sound condition. Good appearance, and properly extended life. These types of repairs would be classified as a number 2.

Repair Type 3: When components are badly deteriorated that they cannot be stabilized. Repair would involve replacing the deteriorated parts with new matching pieces, or stripping new wood into existing members. Most cases could involve removal of the window and/or the affected parts of the frame and have a carpenter or woodworking mill reproduce the damaged or missing parts. These types of repairs would be classified as a number 3.

Name of person completing form: Ted Kuenz

Company: 1366 LLC
Address: 10068 Astoria Ct. Lone Tree, CO 80124
E-Mail: tedkuenz@msn.com
Phone: 303-877-1464
Years of Experience in regard to Historic Window Repair: N/A
Notable Historic Projects you have been associated with in Denver: N/A

Window Comparison - Casement or Fixed Windows

Instructions: To compare the replacement windows to the original, it is important to understand the compatibility between the original and the replacement.

Please fill in each value, in inches. Feel free to notate any other measurements that you feel is important to the replacement discussion.

Existing

Proposed

Window Location: West Elevation

Window Exterior Material: Aluminum Clad Wood

<table>
<thead>
<tr>
<th>Window Location</th>
<th>West Elevation</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>2'</td>
</tr>
<tr>
<td>2.</td>
<td>2'</td>
</tr>
<tr>
<td>3.</td>
<td>2'</td>
</tr>
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Window Exterior Material: Aluminum Clad Wood

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1366 N. HUMBOLT ST.

APRIL 1, 2024

A32.0
E-SERIES DOUBLE HUNG WINDOWS

ANDERSEN - E-SERIES DOUBLE HUNG WINDOW

E-Series double-hung windows have two operating sash that move up and down allowing for ventilation on the top, bottom or both. The sash lift in for easy cleaning from the inside of your home. Made of wood protected by an aluminum exterior, it’s our fully customizable double-hung window.

Material
Wood protected by aluminum exterior.

Colors
50 exterior colors and 14 interior colors along with natural, unfinished or stained wood to give you the option of a modern or traditional look. Custom colors also available.

Sizes
Sizes can be up to 4-feet wide and 76-feet high, custom sizes available so you can fill almost any space with fresh air and natural light.

Accessories
2 hardware styles with up to 10 finish options and standard and custom grille patterns let you personalize the final look to match the character of your home. Andersen offers a variety of options and accessories.
E-SERIES CASEMENT WINDOWS

E-Series casement windows have one operating sash that allows for ventilation. The sash easily opens using crank hardware. Made of wood protected by an aluminum exterior, it is a fully customizable casement window.

Material
Wood protected by aluminum exterior.

Colors
50 exterior colors and 14 interior colors along with natural, unfinished or stained wood to give you the option of a modern or traditional look. Custom colors also available.

Sizes
Sizes can be up to 3.5 feet wide and 7 feet high, custom sizes available.

Accessories
2 hardware styles with up to 10 finish options in standard and custom grill patterns. Let you personalize the final look to match the character of your home. Andersen offers a variety of options and accessories.
E-SERIES AWNING WINDOWS

Awning

ANDERSEN - E-SERIES AWNING WINDOW

E-Series awning windows have one operating sash that allows for ventilation. The sash easily opens using crank hardware. Made of wood protected by an aluminum exterior, it is a fully customizable window.

Material
Wood protected by aluminum exterior.

Colors
50 exterior colors and 14 interior colors along with natural, unfinished or stained wood to give you the option of a modern or traditional look. Custom colors also available.

Sizes
Sizes can be up 4.5 wide and 4 feet high, custom sizes available.

Accessories
2 hardware styles with up to 10 finish options in standard and custom grill patterns. Let you personalize the final look to match the character of your home. Andersen offers a variety of options and accessories.
**ANDERSEN® E-SERIES WINDOW AND DOOR NFRC/ENERGY STAR® INFORMATION**

This document provides NFRC certified U-Factor, Solar Heat Gain Coefficient (SHGC) and Visible Transmittance (VT) values for Andersen® products along with the corresponding ENERGY STAR® Version 6.0 (2015) climate zones in which the product and glass type are certified.

These products rated, certified and labeled by the National Fenestration Rating Council® (NFRC) - a non-profit organization that provides fair, accurate and credible energy performance ratings for windows and doors.

Many of our products meet the stringent energy efficiency certification criteria set by the U.S. Environmental Protection Agency and the U.S. Department of Energy. The certification criteria is based on the heat gain and loss of each product in various regions of the country. Check the Andersen product performance available at www.andersenwindows.com for units that are ENERGY STAR certified.

---

**United States ENERGY STAR® Climate Zone Criteria**

- Northern
- North Central
- South Central
- Southern

**Canada ENERGY STAR® Climate Zone Criteria**

- ZONE 3
- ZONE 2
- ZONE 1

---

**SUMMARY TEST REPORT**

**Test**
- Resistance to Air Infiltration
- Resistance to Water Penetration
- Resistance to Structural Loading
- Forced Entry Resistance

**Results Summary**
- Class C-PG-80 1583 x 1983 (60 x 78) - FW

**Can/CSGB-82.1-2016** Evaluation to the prescriptive requirements were not performed.

**Rating**
- A2
- A2
- C2
- C2

**REFERENCE:**

A copy of this report will be retained by ATI for a period of four years. This report is the exclusive property of the client named herein and is applicable to the sample tested. Results obtained are tested values and do not constitute an opinion or endorsement by this laboratory.

**ARCHITECTURAL TESTING, INC.**

Tony D. Gavey
Technician

Daniel A. Johnson
Director - Regional Operations

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**Table:**

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<thead>
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<tr>
<td>Water Tightness</td>
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<td>Wind Load Resistance</td>
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<td>Blow-Out</td>
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**CHANGE HOUSE WINDOWS**

1366 N. HUMBOLT ST.

APRIL 1, 2024

A36.0
# Landmark Preservation Documentation

## Window Assessment Evaluation Matrix

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<tr>
<th>Number</th>
<th>Description of Window</th>
<th>General Information</th>
<th>Frame</th>
<th>Sash</th>
<th>Recommendation</th>
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<td>W-101</td>
<td>Awning/Casement</td>
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<td>32' x 20'</td>
<td>Wood</td>
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*Example: Replace deteriorated bottom rail, use epoxy repair on rotten sill and jambs, repair glazing and add weather stripping*
WINDOW EVALUATION
FOR
1366 N HUMBOLDT STREET
DENVER, CO 80218

PREPARED FOR:
TED KUENZ
1366 N HUMBOLDT STREET, DENVER, CO 80218
TEDKUENZ@MSN.COM

PREPARED BY:
PHILLIP BARLOW, HISTORIC PRESERVATION SPECIALIST
BARLOW CULTURAL RESOURCE CONSULTING, LLC
4576 TANGLEWOOD TRAIL, BOULDER, CO 80301

303-746-1602 : BARLOWPL@GMAIL.COM

MAY 13, 2024
Project Overview:
Located in the Wyman historic district, 1366 N Humboldt was constructed ca. 1902 as a brick residential home in a Denver Square form with hipped roof and Romantic Revival decorative details which include paired scrollwork roof brackets, a protruding bay window on the first floor, and an entrance porch with scalloped shingles in the gable end, rounded column supports, and a broken pediment.

Alterations from the original form include a one-and-one-half story addition on the rear of the building. This addition enclosed or replaced the original rear porch and is now an enclosed porch/storage area with access to the basement. Windows in this addition do not match the windows in the rest of the house and are numbered 1-1, 1-2, 1-3, 1-4, 1-5, 2-2, 2-3, 2-4, 2-5, and 2-6. The addition is visually distinct from the original portion of the building with wood siding as opposed to the original brick. The construction date for the addition is not immediately obvious, however the style and build of the windows suggests that it is at least 50 years old.

Windows on the second floor and basement in the original portion of the house are original and in varying states of condition. Only window 1-13 on the first floor is original.

This report evaluated all windows in the home, including the basement, first floor, and second floor.

Window Numbering and Nomenclature:
The windows in this report are referred to with two numbers. The first number is the level on which the window is found. For example, ground level is 1, 2 is the first story above ground level, 3 is the second level above ground, and so on. The second number is the location of that window on the level. This report begins lettering with the window on the northeast corner of each elevation, with subsequent numbers continuing around the level in a clockwise manner. Labeled elevations of the building are included for reference.

Common terms found in this report include:
- One-over-one or 1/1: This means that the window has one pane of glass in the upper sash and one in the lower with no muntins.
- Lower Rail: Refers to the horizontal piece of wood at the bottom of the lower sash. This is one of the most common locations for deterioration
- Stile: Stiles are the vertical wood sides of the sash
- Meeting Rail: Refers to the lowest horizontal member of the upper sash and highest member of the lower sash that meet when closed
- Rope and Pulley: Refers to the counterbalance system that utilizes ropes or chains connected to the sash that go over pulleys set in the jambs and connect to metal weights in the walls
- Double-Hung: Indicates that both the upper and the lower sash were designed to move. Similarly, Single-hung means that only the lower sash was originally designed to move
- Casement: A casement window is a window sash that is hinged on one stile to allow the sash to swing open
- Muntin: A muntin is a piece of wood within the window sash that holds the glass
- Fixed Window: A fixed window was not originally designed to have any operation
- Pane, or Lite: A pane is a single piece of glass. Panes may also be referred to as lites. A window with fifteen pieces of glass divided by muntins could be referred to as a 15-lite window
Window Types:
There are four distinct styles of original windows in the property.

1. (7 windows) (1-13, 2-1, 2-7, 2-8, 2-9, 2-10, 2-11) Wood, single-lite double-hung window with weight counterbalances

2. (2 windows) (B-1, B-2) Wood, two-lite casement window (basement level only)
3. (1 window) (2-12) Wood, single-lite, Hopper window

4. (1 window) Wood, diamond-pane, fixed or casement window

Note: This window was not part of the window survey as there is no work planned for this level and there was no interior or exterior access.
Explanation of Repair Classes:

**Classes**
All of the historic windows on the building fall into one of three repair classes. The definition for these classes are derived from the National Park Service's "Preservation Brief 9: The Repair of Historic Wooden Windows", which is available online at: https://www.nps.gov/tps/how-to-preserve/briefs/9-wooden-windows.htm

**Class 1**
Indicates that the window needs basic maintenance, much of which can typically be addressed by a qualified painter. The scope for a class 1 window would likely require some or all of the following:

1. Some degree of interior and exterior paint removal (loose and flaking paint)
2. Some degree of exterior caulk removal and replacement
3. Removal and repair of sash (including reglazing where necessary)
4. Repairs to the frame
5. Weatherstripping and Reinstallation of the sash
6. Priming of bare wood and repainting

**Class 2**
Indicates wood decay that will require more specialized repairs, including wood consolidation and treatment with epoxy. Work in this class range requires a qualified historic restoration specialist or a qualified painter who has several historic wood window projects in their portfolio and experience with multiple epoxy systems. The scope for a class 2 window would include everything for Class 1 plus removal of rot and treatment with epoxy.

**Class 3**
Indicates severe deterioration of wood components which require "replacement-in-kind". This does not mean that the window needs to be replaced, but it does mean that the most deteriorated portions will need to be removed and new duplicate components spliced in, otherwise known as a "Dutchmen" repair. This class of repair requires a historic restoration specialist with millwork experience. The scope for a class 3 window would include everything for Class 1 and 2 plus the creation of custom router or shaper cutters to recreate profiles, complete dismantling of the window sash to facilitate replacement, fabrication of new material for Dutchmen repairs, application of the new material, and reconstruction of the sash.
Conditions Assessment:
All of the historic windows exhibit typical conditions associated with their age, including peeling paint, failed perimeter caulk, mild deterioration of the wood sill, deterioration of the bottom of the exterior wood trim, broken sash cords, and glazing compound failure. The majority of the original windows are painted or caulked closed.

All of the historic windows would need to undergo a full restoration to return them to their original operational condition.

Notable conditions include:

- The lower rail on hopper window 2-12 is deteriorating and is subject to water infiltration
- Windows 2-11 and 1-13 are missing the cord pulleys for the lower sash. It is unknown if the window weights are still in the wall
Example scope of work for a full restoration, including both class 2 and class 3 repairs:

**Wood Double-Hung, Casement, and Fixed Windows**

**On-Site Method of Procedure**

**Window Sash Removal:**
1.) When required per EPA regulations, place poly-sheeting on the floor at the work area to collect any dust or debris created during the sash removal process. The sheeting will extend 10 feet from the window opening towards the interior of the room and 6 feet on either side of the opening. If these minimum distances cannot be achieved, the sheeting will extend as far as possible into the room as well as side to side in front of the window opening.
2.) Remove the left and right sash from the opening by removing the hinge pins or by unscrewing the hinge from the jamb.
4.) Number each sash for each opening according to the window schedule using a “Sharpie” to write the corresponding number on the unfinished side of the stile of each sash. Where multiple sashes are present in one opening, a dash (-) followed by a sequential numbering system will be used. For example; a window opening designated 236C has 4 total sashes. There are two upper sashes and two lower sashes. As viewed from the interior, if sash removal will begin in the lower left hand corner of the opening: The lower left hand sash will be labeled 236C-1, the upper left hand sash will be labeled 236C-2, the lower right hand sash will be labeled 236C-3, and the upper right hand sash will be labeled 236C-4. This system will be utilized in the same order where transom windows are present. The interior stop will be labeled with 236C and differentiated by an “L,” “C,” or “R” to designate its original location (Left, Center, or Right). The parting stop is not typically labeled or restored as it is most often time damaged beyond repair during the removal process and new parting stop will be fabricated to match the existing for every opening.
5.) When required per EPA regulations, bag or wrap all components; including sash, interior stop, parting stop and trash in heavy duty poly-sheeting or poly-bags to assure containment of any dust or debris during transport.
6.) When required per EPA regulations, cleaning verification will be provided following a thorough cleaning of the area using damp wipes and/or HEPA vacuums; including, but not limited to, all sills, stools, floors, weight pockets, poly-bags and poly-sheeting.

**Installation of Temporary Enclosures:**
1.) The material selected for use as the temporary enclosure, “Verolite” or similar, will be cut to fit inside the existing opening whenever possible. If not specified, plywood or OSB will be utilized. When required, the perimeter of the Verolite, plywood, or OSB will be wrapped in foam tape in an effort to create the most effective weather seal possible. The wood backing for this will be screwed to the existing frame where the interior stop and/or parting stop was located. The screw holes created will be hidden by the interior stop or parting stop upon reinstallation of the restored components and causes little to no damage to the frame. The verolite will then be attached to this backing material utilizing screws.

**Existing Frame Restoration:**
1.) Loose and Flaking or failed paint is removed following the National Park Service Preservation Brief number 10. A “wet method” utilizing chemical strippers, carbide scrapers, or HEPA approved mechanical sanders (or a combination of all three) will ensure that no lead based paint dust is created. Following the paint stripping process, a thorough visual and tactile examination of the existing wood substrate will
be performed.

2.) If there are any pieces or components that have shifted or become loose on the frame, counter-sunk coated screws and/or galvanized brad nails will be utilized to restore the integrity of the components.

3.) If it is determined that the existing substrate is beyond repair through the use of epoxy, the deteriorated wood will be “cut” out of the existing frame and a replacement piece fabricated to replicate the removed component, commonly referred to as a “Dutchman,” will be installed in its place. After all of the Dutchmen have been installed, epoxy will be utilized to make any other repairs that are deemed necessary.

4.) When the epoxy has dried, it will be sanded to shape. A thorough review by our staff will determine if any additional epoxy consolidate is required.

5.) All window frame components will then be primed, and an additional review completed to ensure that we have achieved the acceptable criteria set forth by the “Mock-up Review.” If more consolidation is deemed necessary, the primer at that location will be removed and steps 5-7 will be repeated.

6.) A modified polyurethane sealant will then be applied to any and all areas that require it. The sealant will either be color matched and/or paintable. It will be a low-modulus elastomeric product.

7.) A minimum of two finish coats of paint will then be applied and given ample drying time before the restored sash will be installed.

**Sash Installation:**

1.) The sash will be delivered pre-finished to site and will be installed per the plans and specifications. Depending on the specifications, metal interlocking weather stripping will be utilized in conjunction with compression bulb weatherstripping for casement sash. The sashes are installed in a manner which attempts to balance the ease of operation while still maintaining the best possible seal against air infiltration.

2.) The locking hardware will then be installed.

3.) All necessary caulking and paint touch up will be performed after installation to provide a clean and seamless finished product.

4.) After the owner and architect have reviewed the finished product, all necessary punch-list items will be corrected.

**Off-site Method of Procedure**

**Receiving Sash:**

1.) When the sashes and interior stop arrive at the “Shop” the window designation numbers are “stamped” into the sash at the same location. This is to ensure that the number is not inadvertently removed during the restoration process.

**Glazing Putty, Glass Removal, and Glass Cleaning:**

1.) Steam ovens are utilized to soften the historic glazing putty and all existing putty is removed. This ensures a wet method technique that is non-invasive and is the best method to avoid breakage of the glass during this process.

2.) When the glass has been removed, the corresponding sash number is written on a piece of tape and applied to the surface of the glass.

3.) This number will be removed temporarily when the glass is cleaned, but will be reattached after the cleaning is complete. Typical glass cleaners such as Windex are utilized. All glass that can be reused will be reused. Existing scratches on the glass that were not created during the removal or cleaning process will not dictate replacement of the glass unless directed by the architect and/or owner.

4.) When the sash has completed the restoration process in the shop, the original piece of glass will be installed in the same location from which it came.
**Sash Restoration:**
1.) All sashes, after they have been stripped, are re-squared prior to applying epoxy consolidates. This is achieved by clamping the sash and when 90 degree internal angles are achieved, dowels are utilized to maintain the shape.
2.) Before the glass is set and bedded, and after the sanding of the epoxy is completed, the glazing rabbit is primed.
3.) After sanding the epoxy consolidates, kerfs are cut for future installation of the bulb seal and, when specified, t-rail weather stripping.

**Sash Replication:**
1.) Where window sash are missing the jambs are carefully measured, including the diagonals to allow for adjustments for out-of-square openings and with careful notation of hinge and hardware location.
2.) Lumber is selected to match the existing wood, with care being taken regarding grain direction to prevent warping or twisting.
3.) Using the existing sash as a template, new sash are constructed mimicking the stile and rail dimensions, joinery details, and profiles
4.) Once constructed, the replica sash join the restored sash at the sanding phase and continue through the same steps in the Glazing and Painting and Staining processes.

**Interior Stop Restoration:**
1.) This process is similar to the Existing Frame Restoration section but may include some new fabrication to replace pieces which were damaged beyond repair during the sash removal process.

**Parting Stop Fabrication:**
1.) All parting stop will be fabricated to match existing and will be prefinished in the shop prior to installation on-site.

**Glazing Process:**
1.) Dap Glazing compound is applied to the glazing rabbit and the glass is installed using push points when traditional glazing putty is utilized. Push points are not used when glass stops (wood or other) are utilized.
2.) The residual Dap compound that “oozes” out is cleaned from the glass and wood sash surfaces.
3.) When the Dap has “set-up” Glazing putty or wood glass stop is applied.
4.) The sash is then placed vertically in a drying rack.
5.) Depending on the type of glazing compound utilized, dry time can range from a little as a few days to as long as 6 weeks.

**Painting and Staining Process:**
1.) The sashes are masked to protect the glass but still allow the finish paint to extend very slightly beyond the glazing bed to create a seal.
2.) They are transferred to painting racks, and the primer and two finish coats are applied with an airless or a HVLP paint sprayer.
3.) When the finish coat is dry, the masking is removed, the bulb seal installed, glass cleaned, and the sash delivered to the site for installation.
Thank you for the opportunity to visit this property. If you have any questions or comments please contact me at 303-746-1602, or barlowpl@gmail.com

Regards,

Phillip Barlow, Owner

Enclosed Materials:
Labeled Elevations
Window Evaluation Matrix
Photo Documentation
Labeled Elevations
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<tr>
<th>Location</th>
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<th>Operation</th>
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<th>Stool</th>
<th>Interior trim &amp; stops</th>
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<th>Lowest Rail</th>
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<th>Muntins and mullions</th>
<th>Meeting Rails</th>
<th>Glazing putty &amp; gaskets</th>
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<th>Movement Mechanic</th>
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**KEY**

**FRAME/SASH/FUNCT**

3- Advanc. Deterior.
2- Unstable
1- Maintenance Req.
0- Excellent

**MATERIAL**

S- Steel
W- Wood
A- Aluminum
O- Other
GB- Glass Block

**OPERATION**

SH- Single hung
DH- Double hung
C- Casement
HS- Horizontal Slider
FX- Fixed
P- Pivot
H-Hopper
O- Other

**MISC.**

PS- Painted Shut
UPS- Upper painted shut
N/A- Not Applicable