FELLNER ARCHITECTS

382 Town St., P.O. Box 115
East Haddam, CT 06423
860-873-8230

February 24, 2025

Curry-Levine House

Present Owners

(George Douglas House)

Historical Background:

A chronological deed history related to the George Douglas house implies that it was built around 1862. However, as per information supplied by the present owners, Karl Stofko had performed research in 1977 for the Angenola family who had owned the house at that time, and he had deducted that the house was actually constructed sometime during the 1850s.

George Douglas was born in Boston around 1801. In 1831, he leased the present Champion House from Noah Bulkeley and operated it as an inn, named the "Steamboat Hotel." He remained the innkeeper until 1852. During the 1960s, Hubbard Cobb, editor of the Ladies Home Journal, renovated the house. A rear two-level addition was built in 2003.

This Greek Revival house consists of the typical elements including gable roof and projecting cornice, wide band trim and corner pilasters, wide frieze, entry door with narrow sidelites, and double-hung windows (6 over 6 panes) with wide trim surrounds.

Window Replacement Project:

The existing windows of this house have numerous issues including some inoperable sashes, non-energy efficiency, air leakage, and other problems.

The proposed project involves the replacement of the existing windows with new windows by Marvin Elevate: "Double Hung Insert" and "Awning NarrowFrame." Specifications include Fiberglass "Stone White" exterior, painted white wood interior, simulated divided lites, and aluminum screens. The existing exterior and interior trim work is to remain with any repairs/restoration, as may be needed. The window dimensions are sized, based on contractors' measurements of all existing window openings.

Regarding energy efficiency, the double hung windows have a U-Factor of 0.29 and the awning windows have a U-Factor of 0.28. Furthermore, optimal performance benefits include Low E glass, optimal solar heat gain coefficient, condensation resistance, and air leakage control.

The selection of this product was based upon the intent of the type, appearance, and specifications to optimally match the existing windows.