FELLNER ARCHITECTS

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

TRANSMITTAL

To: Will Brady
Chairman
Historic District Commission
Town of East Haddam

From: George Fellner, AIA
Fellner Architects

Date: April 29, 2025

Project: Curry-Levine House – Window Restoration and Replacement Project
45 Main Street, East Haddam, CT

Contents:
Application for Certificate of Appropriateness
Application fee
Historical background and project narrative
Letter from James King, OHD Historic Restoration of SE CT
James King profile information
Site plan/boundary survey (2002)
Landscape plan (2004) showing rear addition
Photos of existing exterior facades
Green Mountain Company - Insert Replacement Window information
Green Mountain Company - Thermal Screen information



George Fellner, AIA

TOWN OF EAST HADDAM
HISTORIC DISTRICT COMMISSION
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

1. NAME: Mary Curry & Jonathane Levine
2. EMAIL: marycurry@mac.com / gfellner@fellnerarch.com
3. PHONE: 203-273-2327 / 860-873-8230 applicant
4. PROPERTY LOCATION: 45 Main St., East Haddam, CT
5. MAILING ADDRESS: 45 Main St, East Haddam, CT 06423
242 E 19th St. Apt 5F, New York, NY 10003
6. ASSESSOR'S MAP 26 LOT: 1
7. IN WHICH HISTORIC DISTRICT IS THE PROJECT LOCATED?
East Haddam Village District - Main St - Lower Use Area
8. DESCRIBE THE PROPOSED WORK THAT IS BEFORE THE COMMISSION:
Window Restoration & Replacement Project
(See full description in attached Narrative)

APPROXIMATE START DATE: June, 2025

APPROXIMATE COMPLETION DATE: to be determined

Signature: _____ Date: 4-28-25
George Fellner, AIA, Applicant

- Hearings are held on the third Tuesday of the month at 7:30 p.m. at the Municipal Office Complex on 1 Plains Road in Moodus.
- Applications are due in the Land Use Office the last Tuesday of the month before the next scheduled meeting. The application fee is $50. Checks may be made payable to the "Town of East Haddam".
- Include a site plan and a list of materials to be used and any other information that may be pertinent to the application.
- Notification (see page 7) to abutting property owners within 100 feet of all property lines must be made at least fourteen (14) days prior to the hearing date. This notification must be by certified mail/return receipt.
- Bring return receipts and green cards to the meeting.
- For properties located in the East Haddam Village District please review the zoning criteria of Section 9.5 of the East Haddam Zoning Regulations (See page 5 for a brief description).

Fee: _____ **Date received:** _____ **Check #:** _____

Fill out completely as possible. Applicant / Surveyor / Engineer / Agent is to check off items completed for site plan review. Place a "W" for item the applicant requests a waiver of, place a "N/A" when not applicable:

A. Site Plan A site plan, which shall conform to the following requirements, and contain the following information:

✓ 1. Property/Boundary Survey. A boundary survey prepared and sealed by a Connecticut Registered Land Surveyor, which survey shall be as required for the State of Connecticut minimum standards for Surveys and Maps. Said survey shall include the dimensions of the subject property, and its acreage or square footage.

✓ 2. Location Map. A location map, at a scale of one inch equals 1,000 feet, showing the location of the site in relation to existing roads which would assist the Commission and the public to orient themselves to the site and its boundaries.

3. General Information:

✓ a) The name and address of the applicant, property owner of record, the name of the development, and the names of the owners of record of all adjacent properties;

____ b) The name, address and professional seal of each design professional responsible for, or participating in, the design of the site;

✓ c) The assessor's map and lot numbers for the subject property and the properties within one hundred (100) feet of the perimeter of the site;

✓ d) The date of the site plan, a north arrow, and the scale of the plan;

✓ e) A description of any existing deed restrictions, covenants, easements, rights of way, or similar encumbrances which run with the land, including the identity of the dominant and servant estates, the volume and page of the East Haddam Land Records where the same are recorded, and the date upon which they will expire, if any;

4. Site Features, Existing. On the site.

✓ a) All existing uses of land including uses not requiring buildings or structures, such as outside storage; property lines, streets, utility lines, ledge outcrops, specimen trees, major tree or shrub areas, and other significant features of the site, both natural and manmade;

✓ b) Wetlands and watercourses as defined by the Regulations of the East Haddam Inland Wetlands and Watercourses Commission; the high water level of areas covered by water (such as lakes, rivers, streams, ponds, swamps, and the like);

✓ c) Areas having slopes in excess of twenty (20%) percent;

✓ d) Flood hazard areas as designated on the most current Federal Flood Insurance

Rate Map for the Town of East Haddam, and the rate map designation for such areas;

✓ e) Existing structures and their uses, general type of construction, height, and the like;

✓ f) The location of all existing wells, existing septic systems, public water supply watersheds, and other public or private water supplies;

✓ g) Existing monuments, iron pins, and other boundary indicators;

✓ h) Existing contours of the land at intervals of two (2) feet, or less where the topography of the site and the area around it cannot be otherwise accurately and fairly represented.

✓ i) Existing roads, paths, sidewalks, light features, major and unique natural, scenic, historic, and open space features.

5. Site Features, Proposed. On the site, and for any area off the site where any alteration whatsoever is proposed:

N/A a) Any change whatsoever to any of the existing features depicted on the site plan in accordance with the preceding paragraph, including, but not limited to: proposed uses of land, including uses not requiring a structure or building;

N/A b) The location, dimensions, square footage (both ground floor and total), height, and type of construction of all buildings or structures, including fences, walls, signs, lighting fixtures, flagpoles, and the like;

N/A c) The location of any proposed well, septic system, and the location of, and test results for, any and all percolation and deep test holes, as verified by the Town Sanitarian and/or Health Official;

N/A d) Any regrading, excavation, filling, and the volumes of material to be brought onto or removed from the site;

N/A e) The percentage of Lot Coverage and percentage of Lot Impervious Coverage

N/A f) Alterations in property boundaries, easements, utilities, and the like;

N/A g) The location of any roads, curbs, sidewalk, driveway, parking and loading area(s) paths, and similar improvements;

N/A i) The areas of wooded portions of the site, or specimen trees, to be removed or retained, and the location, design, and content of landscaping to be created, including the size, number, and type of all landscaping material to be planted, and the proposed treatment of all buffer strips, screens, and islands.

N/A j) The expected intensity and frequency of noise, which may be emitted from the site or use, and the methods to be used to control the same.

k) The height, bulk, use and location of all buildings; typical floor plans or other plans for the use of interior spaces of proposed buildings; the exterior appearance of proposed buildings, including a minimum of two exterior elevations, designation of materials, colors, and textures of exterior finishes, roofing, trim, and the like; location of heating, air conditioning, ventilation, and similar equipment; and special exterior features, such as building mounted signs, drive-in windows, building or roof lighting, roof drainage/gutters, and features of the interior of the building designed to be capable of being seen from the exterior. A rendering consisting of a minimum of two exterior elevations shall be submitted ("See Guidelines for Construction and Alterations in the Historic Districts of East Haddam").

* Existing photos of house facades & window information including types, sizes, & materials are included.

9.5.6 Site Design and Compatibility Objectives

Applications shall provide a narrative, site plans, and design that demonstrate that the application is in compliance with subsections 9.5.5 and 9.5.6, including the approval of the East Haddam Historic District Commission where applicable, per Section 9.5.5. All development in the village district shall be designed to achieve the following compatibility objectives to the greatest extent possible. It is recognized that not all applications may be able to achieve each and every objective or in some cases a particular objective may not be applicable to the project. In cases where there is no change in the exterior appearance to the building or landscape the application shall still include a narrative and site plan of the existing conditions. These objectives are further defined in Appendix VI "Site Design and Compatibility Objectives and Guidelines"

✓ **1.** that proposed buildings or modifications to existing buildings be harmoniously related to their surroundings and to the terrain in the district and to the use, scale and architecture of existing buildings in the district that have a functional or visual relationship to a proposed building or modification,

✓ **2.** that all spaces, structures, and related site improvements visible from public roadways be designed to be compatible with the elements of the area of the village district in and around the proposed building or modification,

✓ **3.** that the color, size, height, location, proportion of openings, roof treatments, building materials and landscaping of commercial or residential property and any proposed signs and lighting be evaluated for compatibility with the local architectural motif and the maintenance of views, historic buildings, monuments and landscaping, and

✓ **4.** that the removal or disruption of historic traditional or significant structures or architectural elements shall be minimized.

✓ **5.** The building and layout of buildings and included site improvements shall reinforce existing buildings and streetscape patterns and the placement of buildings and included site improvements shall assure there is no adverse impact on the district;

N/A **6.** proposed streets shall be connected to the existing district road network, wherever possible;

N/A **7.** open spaces within the proposed development shall reinforce open space patterns of the district, in form and siting;

N/A **8.** locally significant features of the site such as distinctive buildings or site lines of vistas from within the district, shall be integrated into the site design;

N/A **9.** the landscape design shall complement the district's landscape patterns;

N/A **10.** the exterior signs, site lighting and accessory structures shall support a uniform architectural theme if such a theme exists and be compatible with their surroundings; and

/ **11.** the scale, proportions, massing and detailing of any proposed building shall be in proportion to the scale, proportion, massing and detailing in the district.

9.5.5 HISTORIC PRESERVATION

These regulations shall encourage the conversion, conservation, and preservation of existing buildings in a manner that maintains the historic or distinctive character of the district. New construction shall also incorporate in the design elements that will maintain the historic or distinctive character of the district.

The conversion, conservation, and preservation of existing buildings and sites shall be consistent with:

(A) The "Connecticut Historical Commission - The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings", revised through 1990, as amended:

Available at http://www2.cr.nps.gov/tps/tax/rhb/stand.htm , the Historic District Commission, or the East Haddam Land Use Office

Please note: For those Buildings, Structures, or Lots located within the Village District which are also within the boundaries of the East Haddam Historic District, the Planning and Zoning Commission hereby delegates to the East Haddam Historic District Commission the review and approval of all aspects of a development which are within the legal jurisdiction of that Commission. Evidence of approval by the East Haddam Historic District Commission shall be provided at the time of application to the Planning and Zoning Commission, which shall not over rule or modify any aspect of a development plan which has been approved by the Historic District Commission and is within the jurisdiction of that Commission.

Notification to Property Owners

East Haddam Historic Commission

FELLNER ARCHITECTS

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

April 28, 2025

Curry-Levine House
AKA George Douglas House
Window Restoration and Replacement Project

45 Main Street, East Haddam, CT

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.

A two-level addition was added to the George Douglas house in the 1920s. 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 sidelights, and double-hung windows (6 over 6 panes) with wide trim surrounds.

Window Restoration and Replacement Project

The existing windows of this house have numerous issues including some inoperable sashes, non-energy efficiency, air leakage, and other problems. The goal is to have properly functioning windows that are energy efficient while maintaining historical appropriateness. A significant effort was undertaken to determine the feasibility for restoration of the original windows of this house with consideration of adaptability for increased energy efficiency. In addition, for the window replacement strategy, window manufacturers' products were reviewed for their optimal similarity to the original historic windows with good design, efficiency, and hardware. Green Mountain Window and Door Company was selected, based upon the intent for the type, appearance, and specifications to optimally match the existing windows. The window dimensions are sized, based on contractors' measurements of all existing window openings, and intended to maintain the historical and distinctive character of the house. Existing exterior and interior trim work is to remain with any repairs/restoration, as may be needed.

James King of OHD Historic Restoration of Southeastern Connecticut was asked to review and assess the windows of this house with regard to restoration and/or replacement options, feasibility, and related factors. His attached letter of April 26, 2025 describes his detailed observations and recommendations, along with his attached CV describing his extensive credentials with historical restoration.

The combined and integrated input from James King, Green Mountain, and the contractors along with dialogue with the Owners enabled us to develop the following summary describing the window types, locations, and strategies for the proposed scope of work:

1850s - Original House Single Pane Wood Windows

Locations: 1st floor street façade in parlor
1st floor south façade at stair
1st floor north façade at kitchen
3rd floor street façade

Strategy: Restoration including installing invisible silicone weatherstripping at meeting and bottom rails and adding Green Mountain Thermal Screen. Product specs with details have been submitted and the ability to adapt and fit the specific original windows needs to be verified by the contractors and supplier. If the Thermal Screen is not adaptable, the strategy would be to replace the existing windows with Green Mountain Insert Replacement Wood Windows.

* Note: The details submitted by Green Mountain show the required hardware and spacer needed to adapt to this house's existing conditions. Prior to ordering any materials, a mock-up should be tested jointly by the contractors and the suppliers. This applies to all of the various relevant window types described in this summary.

1980s - Single Pane Wood Windows

Locations: 2nd floor multi-façade locations

Strategy: Due to the poor condition of the metal track, spring balances, window leakage at bottom/meeting rails and at jambs, and the reality that window removal for weatherstripping would further damage the tracks, these windows cannot be restored. Thus, they would be replaced with Green Mountain Insert Replacement Wood windows.

1980s - Single Pane Retrofitted Low-floor Wood Windows matching 1850s Window Profiles

Locations: 2nd floor north façade at master bedroom
2nd floor south façade at bathroom

Strategy: Due to the poor condition of the metal track, spring balances, window leakage at bottom/meeting rails and at jambs, and the reality that window removal for weatherstripping would further damage the tracks, these windows cannot be restored. These windows are presently unopenable due to being caulked shut. They also had altered sashes with numerous faulty characteristics. Thus, they would be replaced with Green Mountain Insert Replacement Wood windows.

2000s - Single Pane Wood Windows

Locations: 1st floor south façade

Strategy: Restore and weatherproof along with adding Green Mountain Thermal Screen. If the Thermal Screen is not adaptable, the strategy would be to replace the existing windows with Green Mountain Insert Replacement Wood Windows.

Basement Single Pane Wood Windows (multi-periods)

Locations: North and south facades

Strategy - Restore and weatherproof along with adding Green Mountain Thermal Screen. If the Thermal Screen is not adaptable, the strategy would be to replace the existing windows with Green Mountain Insert Replacement Wood Windows.

Product Descriptions

Green Mountain Insert Replacement Wood Windows

Double hung and awing wood windows, double pane, white exterior painted, low-E, muntins, and screen.

Green Mountain Thermal Screens

Screen with integrated/concealed low-E glass panel with white finish.

Ultimately, these specific strategies incorporating window restoration, where possible, with the integration of the Green Mountain Thermal Screens, along with the Green Mountain Insert Replacement Windows effectively illustrate a responsive and appropriate approach to upholding the historical integrity of this house. The described strategies are intended to maintain the historical and distinctive character of both the house and the district. Furthermore, they are consistent with The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

OHD HISTORIC

RESTORATION ~ REPAIR

"Quality Care for the Area's Older Homes"

170 Miller Road Preston Connecticut 06365

Owner / Craftsman James King "The Old House Doctor"

(860) 710-5055

ohdhistoric@gmail.com

4-26-25

To: Will Brady, East Haddam Historic District Commission

From: James King, OHD Historic Restoration of Southeastern CT

Mr. Brady,

On Friday, April 4th, I visited Mary Curry at her house at 45 Main Street in East Haddam in regard to her window situation. She wanted to discuss whether it was better to replace or restore some of the modern windows in the house as well as doing some energy updates to the original windows. I've been in historic restoration since 1985 and for the last ten years have concentrated on restoring historic windows. I'm including my CV and my work can be seen at www.ohdhistoricrestoration.blogspot.com.

There are three types of windows at the address; original wood sash, modern double pane window units installed after 2000, and a number of wood single pane units installed in the 1980s. The most recent windows are serviceable and the original windows can be weather stripped and made more efficient without altering them. I am averse to replacing original fabric if it can be saved, restored, and improved. "Restore, Don't Replace" is the motto of my guild, The Window Preservation Alliance (WPA).

I am concerned about the 1980s window units. The track in which the wood sash rides is thin boxwork of aluminum and the spring balances are a definite weak point. The windows leak air at the bottom rail as well as the meeting rail and the sashes move around easily in their aluminum tracks to allow air in at the sides.

There are seven double overhead units on the second floor of the original structure; two facing Main Street, three facing north (one in the master bath and another in the small hallway from the bath to the master bedroom), and two facing south (another bedroom).

The addition has four floor-level single sashes that have profiles that match the original (mid 1800s) profiles of the other original sashes, but they have been retrofitted with the 1980s spring balances and aluminum tracks. How well these windows operated is unknown, but they were unopenable due to being caulked shut. My guess is that they leaked badly from the retrofit and were a bad design choice. Whether they can be

successfully re-re-outfitted to become operable as either outward or inward swinging is doubtful, as the frames were altered and some sort of sheet goods were installed above the windows. The sashes were also cut with a large channel on their sides to allow the spring balances to fit, so they would have to be altered heavily to reuse. I expect that the sashes were retrofitted with the tracks and balances at the same time as the 1980s windows were installed, possibly as an afterthought.

I examined these eleven units and determined that it would be difficult to remove and replace the windows to weather strip them without damaging the tracks, which are extremely fragile. The floor-level windows are not serviceable at all, and removing the caulk is the least of the problems in restoring them to working condition, as they suffer from more problems than the double-hung sashes.

In addition to the tracks being likely to become bent while being extracted or reinstalled, the spring balances are around fifty years old. Spring balances of this type are notorious for breaking; I brought photos of the balances to my expert in replacement windows and he warned that they are made with a maximum thirty year life span in mind and replacements are not made anymore.

I am loathe to replace original fabric but have recommended that these particular windows should be replaced. I've seen the products of Andersen, Marvin, Pella and Jeld-Wen and am not a fan of these windows in historic homes. The products of Green Mountain Windows of Vermont, however, seem to meet the criteria that I approve. They are wood, look very similar to the original windows, and have better design, efficiency, and hardware than the products of the aforementioned companies.

In addition, I have been looking for an alternative to aluminum triple-track storm windows, and I am impressed with Green Mountain's Thermal Screen technology and have not only recommended their use on Mary Curry's house, but have spoken to the company rep about advertising on the WPA website. I am convinced this newer design is much more 'historically amenable' to historic structures.

I hope to be involved with improving the efficiency of the original windows at this location by installing invisible silicone weather stripping at the meeting and bottom rails and so expect to be on site at times, and can be available for demonstration of my opinions if needed. I can also be reached at the contact info found in my letterhead.

James King

Craftsman

James W. King 170 Miller Road Preston CT 06365
carterwillett@gmail.com (860) 710-5055 Cell

CONSTRUCTION TECHNICIAN /MANAGER

RESTORATION ~ REPAIR ~ MAINTENANCE ~ PROJECT MANAGEMENT

PROFILE

Well organized self-starter with extensive experience in repair and upkeep of historic and newer structures. A team leader that works well with clients, management, co-workers, subcontracors and subordinates. Extensive knowledge of all phases of construction and historic buildings, constantly honing professional skills while applying new technologies to old structures.

ANTICIPATE · ADAPT · OVERCOME · IMPROVISE · VERIFY

CORE SKILLS / MANAGEMENT

▪ Client Relations ▪ Field Carpentry ▪ Crew Management ▪ Shop Fabrication ▪ Waterproofing ▪ Electrical ▪ Site Work ▪ Masonry ▪ Plaster Repair ▪ Archaeology ▪ Historic Building Techniques Plumbing ▪ Plan Interpretation ▪ Writing Contracts and Work Orders ▪ Paint and Finishes

GOALS

To organize projects and be a team member with specific objectives towards keeping structures and properties healthy and continuously useful through the years. To keep history alive through architecture and to pass on knowledge of why and how structures should be maintained.

EMPLOYMENT HISTORY

OHD Historic Restoration of Southeastern Connecticut

Owner and Craftsman from 5 / 22 to Present

Built three shops on Standish Farm property so I could work from home, back on my own as a historic restoration and repair contractor. Specializing in historic windows, I also do historic repairs of all sorts, but most of my work is in windows. Licensed, insured, and trained in lead abatement, I can do complete window restoration by removing sashes, steaming them to remove paint and glazing putty, repairing, prepping, priming, painting, and reglazing with appropriate glass. Have performed restoration of windows from 1600s through 1970s but prefer antique windows. Travel the eastern part of the state to do work, both back at shop and on windows *in situ*.

CSH PROPERTIES Little Rock, Arkansas

Crew Leader/Project Manager from 10 / 2019 to 5/22

Performed restoration of 1930s bungalows in Little Rock Arkansas.

Took independent single restorations to avoid contact with large numbers of unknown people during COVID pandemic. Brought in MEPs and subcontractors for all but carpentry, plaster, paint, and non-MEP tasks. Managed crews, completed restorations of bungalows plus maintained some of other 46 properties in CHS empire. Inspected new property acquisitions in Governor's Mansion and Macarthur Park historic Districts, acquired historic fabric and hardware for CHS to use in future restorations.

STEPHEN MARSHALL LLC Coventry, Connecticut

Craftsman from 11 / 2017 to 02 / 2019

Craftsman in glazing and paint shop in historic window restoration business. Includes wood window lead paint removal in decontamination environment, repairs, removal and reinstallation of historic glass, proper priming, application of specific glazing putties, and final fine paint application.

Performed field removal and installation of same windows in commercial and residential environments. Taught classes for CT Trust for Historic Preservation in same techniques.

EARLY NEW ENGLAND RESTORATIONS Stonington, Connecticut

Woodworker / Project Manager from 10 / 2013 to 02 / 2017 and 04/ 2019 to 10 / 2019

- Restored Colonial-era windows, selected, cut, and mounted antique glass
- Selected and milled antique timbers into trim using Woodmizer sawmill
- Managed historic siding restoration shop and antique glass shop crews
- Delivered trim, windows, cabinets and doors to sites around New England
- Systematically deconstructed historic buildings for reconstruction elsewhere
- Installed structural elements to reconstructed buildings, worked with restoration crews
- Operated, maintained and repaired forklifts, skidsteer tractor, lulls, and flatbed trucks
- Organized yard and shop, in charge of keeping inventory of lumber stock

CM CONSTRUCTION Little Rock, Arkansas

Project Manager from 05 / 2007 to 10 / 2013

- Directed restorations and repair to historic structures across Arkansas
- Expanded existing business from Little Rock throughout entire state
- Managed out-of-town jobs by accompanying crews and working with them
- Developed and sold projects, wrote contracts, ran crews and subcontractors
- Worked successfully with architects, engineers, and designers
- Maintained relationships with historic district commissions, city planners, building inspectors

THE DOWNTOWN FUND Little Rock Arkansas

Project Manager from 05 / 96 to 08 / 2000 and 05 / 2005 to 05 / 2007

Restored and maintained rental properties in historic districts of downtown Little Rock. Designed projects, hired crews, managed jobs, guided repairs and updated properties. Ran the restoration of The Florence Apartments, a historic 1929 16-unit apartment building on National Register.

ART AND ARCHITECTURE WOODWORKS, INC. Little Rock/Eureka Springs, Arkansas

Owner and Chief Craftsman from 05 / 1986 to 05 / 2005

- Repaired and restored historic structures in AR, TX, TN, SC, D.C., MO, and CT
- Worked with clients, wrote contracts, sold and finished jobs
- Perfected restoration techniques, learned historic building styles and details
- Traveled to complete long-term projects
- Managed upkeep and repairs for The Downtown Fund's 126 historic residential rental units
- Reproduced historic plaster and paint finishes, masonry, and wood trim
- Repaired and replaced obsolete plumbing and wiring
- Directed subcontractors and learned from them; hired helpers and trained them
- Operated wood shop to reproduce historic details, created custom items for clients

EARLY EMPLOYMENT 1977 to 1986

Project Manager, Perry Butcher Architects, Springdale Arkansas

Field Archaeologist, Espey-Huston Engineers, Austin Texas

Manager, Parker Mill Cheese Shop, Yalesville Connecticut

Furniture Refinisher, Bix Corporation, Austin Texas

Project Manager, PeeWee Franks Historic Demolition, Austin Texas

Journeyman Carpenter, Foerster Construction, Austin Texas

Apprentice Carpenter, Foerster Construction, Austin Texas

EDUCATION

University of Texas at Austin, 2 Years, studied Architecture, Archaeology and Geology

Austin Community College, continuing education

G.E.D., Austin Texas, 1978

REFERENCES

Charles Marratt, CM Construction, Owner (501) 951-7303 charles.marrat@sbcglobal.net

Chuck Heinbockel, The Downtown Fund, Owner (501) 658-9845 chuckbockel@gmail.com

Tom Fennell, Fennell Purifoy Architects (501) 372-6734 tom@fparch.com

Brian Cooper, The Cooper Group, Owner (860) 599-4393 brian@thecoopergroupct.com

John Coleman, Engineer, Ledyard CT (860) 460-4548

BLOGS

www.architecturalvestiges.blogspot.com

Photographs and explanations of unusual architectural features, towns, and sites around the U.S.

www.standishfarmrestoration.blogspot.com

Ongoing photographic description and essays on the restoration of the early 18th century Standish Homestead in southeastern Connecticut

www.oldhousedoctor.blogspot.com

Collected examples of my newspaper column "The Old House Doctor" from 1995 to 2017

www.ohdhistoric.blogspot.com

Photos and descriptions of my projects in historic restoration across the U.S.A.

ORGANIZATION MEMBERSHIPS

Window Preservation Alliance
Preservation CT
Quapaw Quarter Association of Little Rock
Preston Historical Society
National Trust for Historic Preservation
New London Landmarks

List of Significant Historic Projects available upon request

Other significant Explorations and Achievements in the Historic Field

Trained in Field Archaeology By Egbert Smith, Archaeologist/Geologist, Austin Texas, 1977-1980. Dug out caves in Stillhouse Spring Property, screened artifacts, dug test pits, established grids, worked with small team to establish dates of habitation, source of materials. Developed historical record and anthropological history of inhabitants from Paleo through Woodland periods. Also excavated and cataloged artifacts from the mid 1800s through the early 20th century when the still was operating as a whisky producer.

As Field Archaeologist, Espey-Huston Associates, Austin Texas, 1980-81 and 1985-86, worked with team to excavate burned rock middens at Blockhouse Creek Project, Leander Texas. Besides the same basic tasks as at Stillhouse Spring, excavated and profiled walls of Paleo-era burned rock middens at Project. Developed now accepted theory that middens were not only a place to prepare acorns for food products beginning around 14,000 B.P. but that middens were used as a source of heat for the transient tribes during acorn processing for nearly 12,000 years.

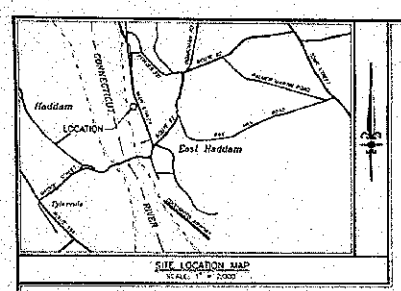
Mapped and excavated 1800s-era Kellogg Silver mine near Sylvan Hills, North Little Rock, Arkansas 1987-2010. Mine was source of lead and some silver, giving North Little Rock its original name "Argenta." Intact mine and 'spoke-wheel' tailing piles were lost to residential development in 2010.

Work independently with various towns and jurisdictions around Connecticut from 1982 to 1985 and 2013 to present on researching, mapping, and doing small excavations at lost town sites around Connecticut including Dudleytown, Tyler Mill, Hough's Mill, Millington, Standish Ridge, and several private property owners interested in hands-on research concerning their properties.

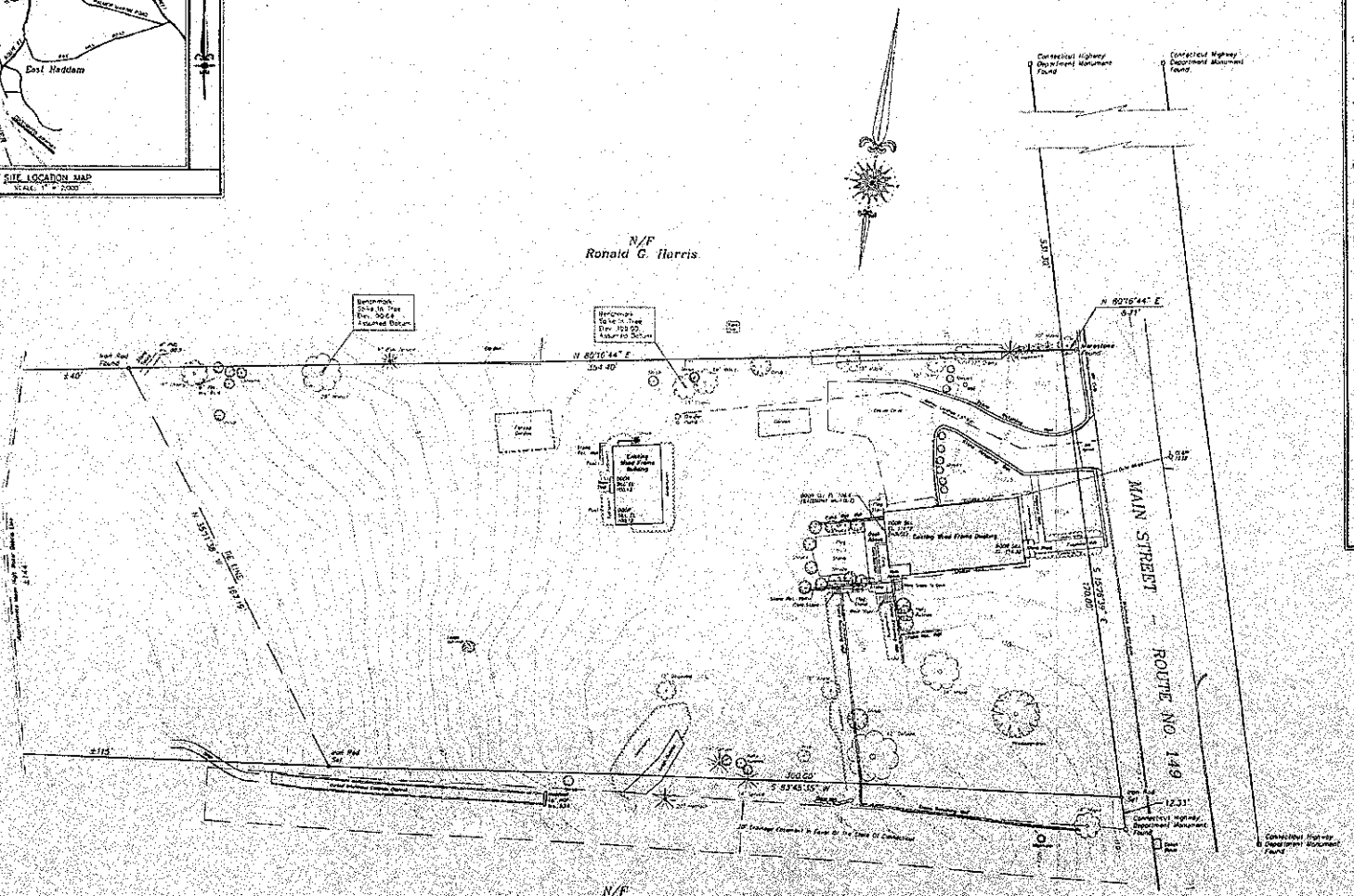
Have been the Archaeological Monitor of The Wallingford Copper Mine, Cheshire, Connecticut from 1984 until present. The mine is the oldest commercially operated mine in America, and has been dated on paper to 1710. Present investigations show it may have been operated as early as 1670 (research pending). Working to isolate, protect, and preserve property, lobbied for Jersey Barriers and concrete blocks to deter vehicular and all but foot traffic, performed some excavations, collected ores and geological specimens for display and educational purposes, brought State Archaeologists and visiting archaeologists to site for opinions and perusal. Presently waiting for State Site number to be applied.

Presently working with the historic communities of Litchfield County in search for *in situ* bog iron deposits in areas around the Housatonic Valley Connecticut, where iron forges made much of the iron used in the Revolution as well as some periods before and after. Most of the ore was mined from small deposits of this material. No bog iron deposits are presently known in the state. I hope to find some by the summer of 2025. *Late addition: located bog iron in North Haven CT in October of 2024 and am presently researching deposits in Stafford, Colchester, and New London.*

Gave talks and lectured to civic groups and public school groups from 1983 through 2005 in Connecticut and Arkansas. Subjects included local history, archaeology, severe weather science, historic restoration, and geology.



SITE LOCATION MAP
SCALE: 1" = 2000'



NOTES

1. This survey was prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 as a Class A-2 Horizontal Survey. Boundary Determination Category is First Survey. Topography shown hereon conforms to Class T-2, Vertical Accuracy Class V-2.
2. Underground or overhead encroachments, structures, and systems were not investigated as a part of this survey, except as shown or noted hereon.
3. State walls and/or fences may deviate slightly from property courses shown.
4. Perpendicular property lines of adjacent owners are shown for general informational purposes only and are not to be construed as being accurately located or shown hereon.
5. Horizontal datum corresponds to Reference Map No. 1. Vertical datum is assumed.
6. Parcel is shown on Tax Map 26 as Lot 1.
7. Parcel area = ±1.46 acres (±63,668 s.f.)
8. Parcel may be subject to and benefit from conditions of a certain agreement regarding shared use of a cesspool and expenses pertaining thereto. See East Haddam Land Records Vol. 206 Pg. 283.
9. Parcel is subject to a drainage easement in favor of the State of Connecticut. See Vol. 93 Pg. 99.
10. Parcel is subject to a sanitary sewer easement in favor of the Town of East Haddam. See Vol. 377 Pg. 258.
11. Parcel is subject to the provisions of the East Haddam Historic District Ordinance. See Vol. 388 Pg. 224.
12. Reference is made to the following maps:
    1. "CLASS A-2 MORTGAGE SURVEY PREPARED FOR RONALD G. HARRIS OF#N - ROUTE NO. 149 - EAST HADDAM, CONNECTICUT SCALE: 1" = 40' JANUARY 23, 1986" by Dutch & Associates, E.H.L.R. Map No. 1625
    2. "PLAN OF PROPERTY OF ANDREW N. BRODERSEN MAIN STREET ROUTE 149 EAST HADDAM, CONNECTICUT DATE: 15 NOV 1962 SCALE: 1" = 20 FT." by Paul Kaye, I.S., E.H.L.R. Map No. 432
    3. "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF EAST HADDAM MAIN STREET FROM THE MORWICH-EAST HADDAM ROAD NORTHERLY TO THE OLD HODDES ROAD ROUTE NO. 149 SCALE: 1" = 40' NUMBER 40-03 SHEET 1 OF 2"
    4. "TOWN OF EAST HADDAM MAP SHOWING DRAINAGE EASEMENT TO BE ACQUIRED FROM ANDREW N. BRODERSEN BY THE STATE OF CONNECTICUT MAIN STREET SCALE: 1" = 40' MARCH 1965", E.H.L.R. Map No. 486
    5. "TOWN OF EAST HADDAM, CONNECTICUT WASTEWATER COLLECTION SYSTEM PLAN & PROFILE 1" = 40' JANUARY 12, 1995 REVISED TO 9/18/95 SHEET 11" by Camp, Dresser & McKee, Inc.

© COPYRIGHT 2002 LAND SURVEY & TECHNICAL SERVICES, INC.
ALL RIGHTS RESERVED

REVISIONS			
NO.	DESCRIPTION	BY	DATE

Date: NOV. 2002
Field Book: 29
Drawn By: JAS
Checked By: JAS

PROPERTY OF
KEITH S. BUNNELL AND KEITH R. STOUT
48 MAIN STREET - ROUTE NO. 149 EAST HADDAM, CONNECTICUT

BOUNDARY SURVEY

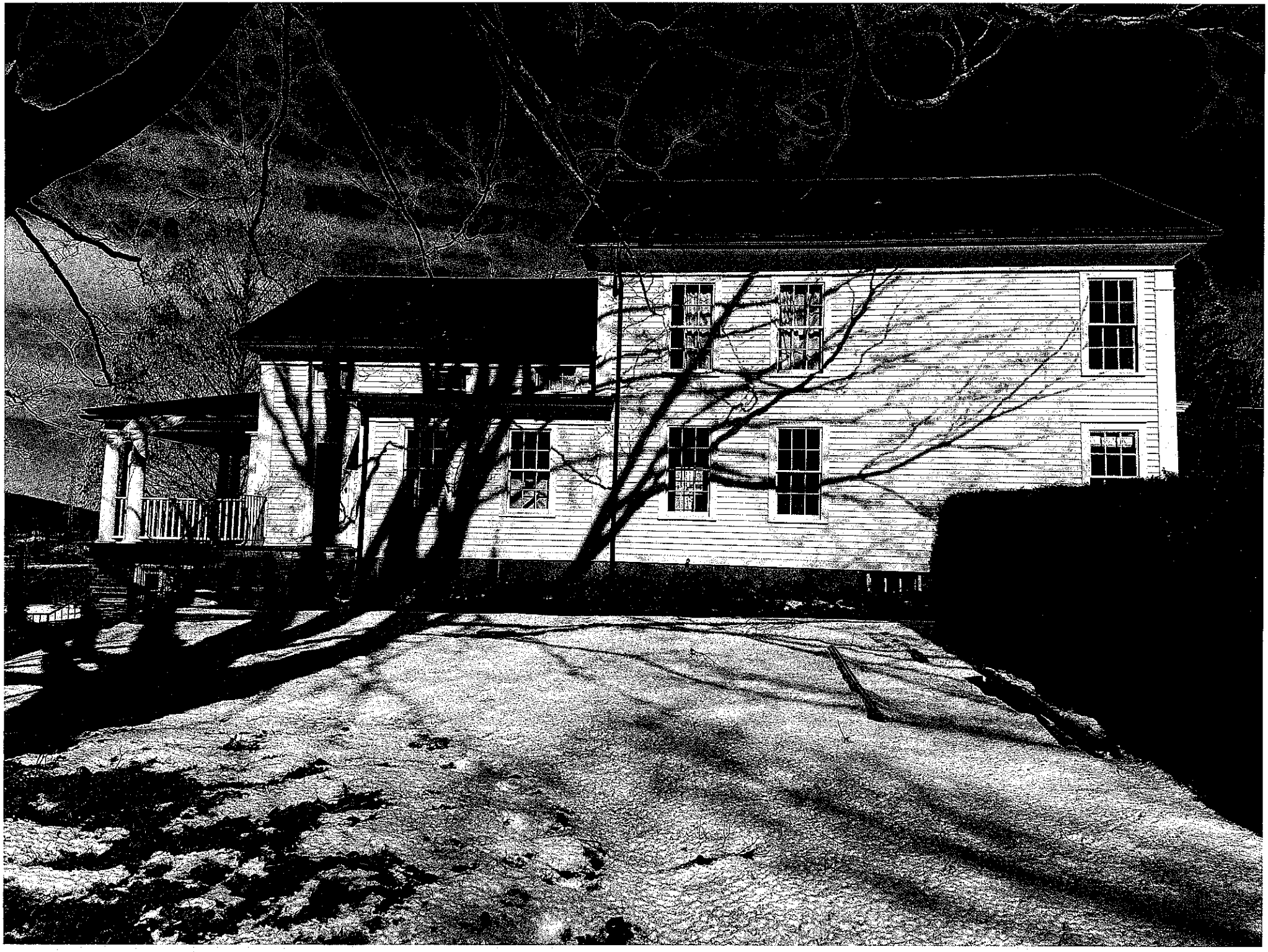
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Sheet No. 1 OF 1
Scale: 1" = 20'
Dwg. No.

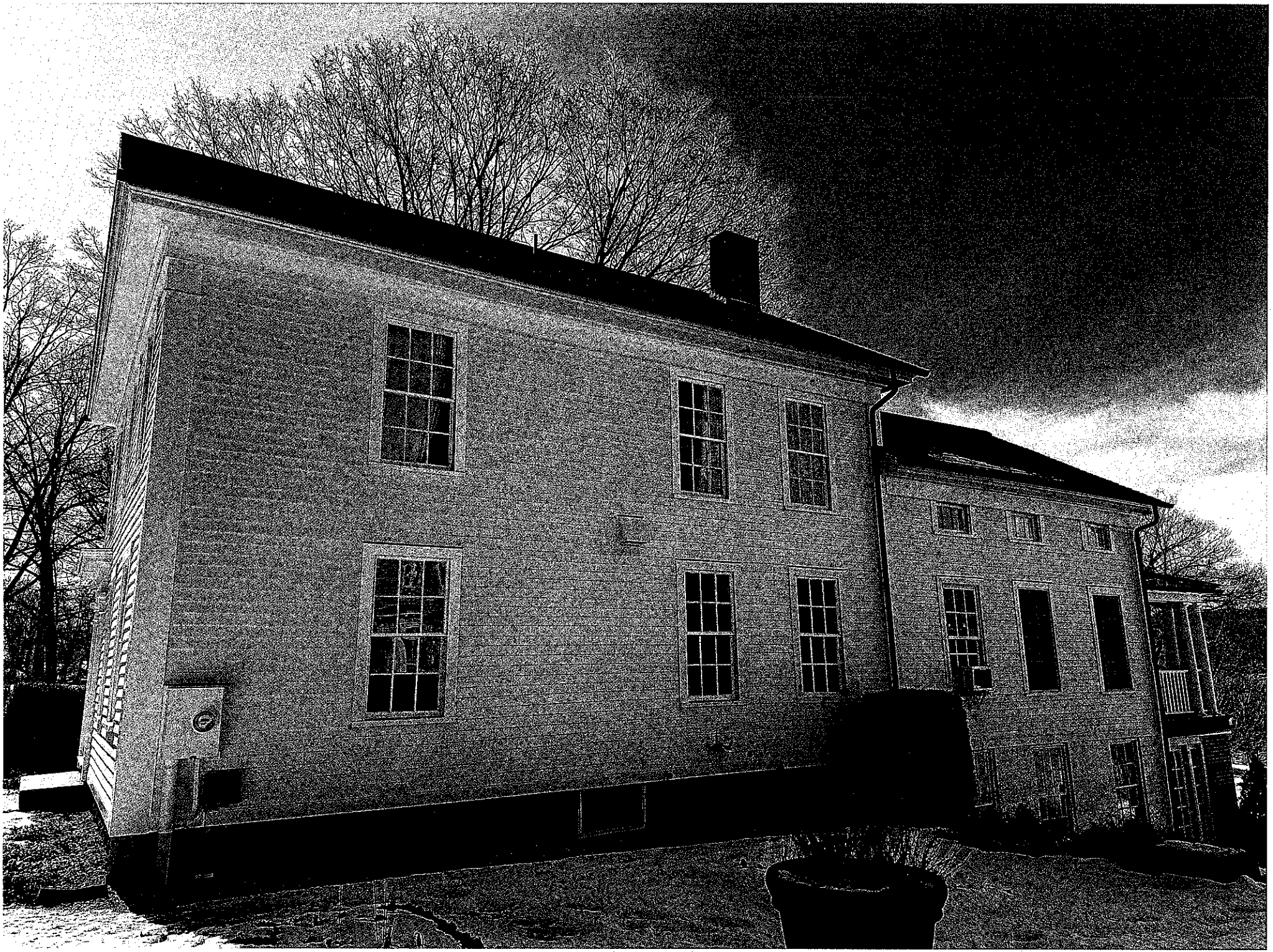
Land Survey & Technical Services, Inc.
88 Main Street P.O. Box 857
Chester, Connecticut 06412-0397
An Affiliate of Nathan L. Jacobson & Associates, Inc.

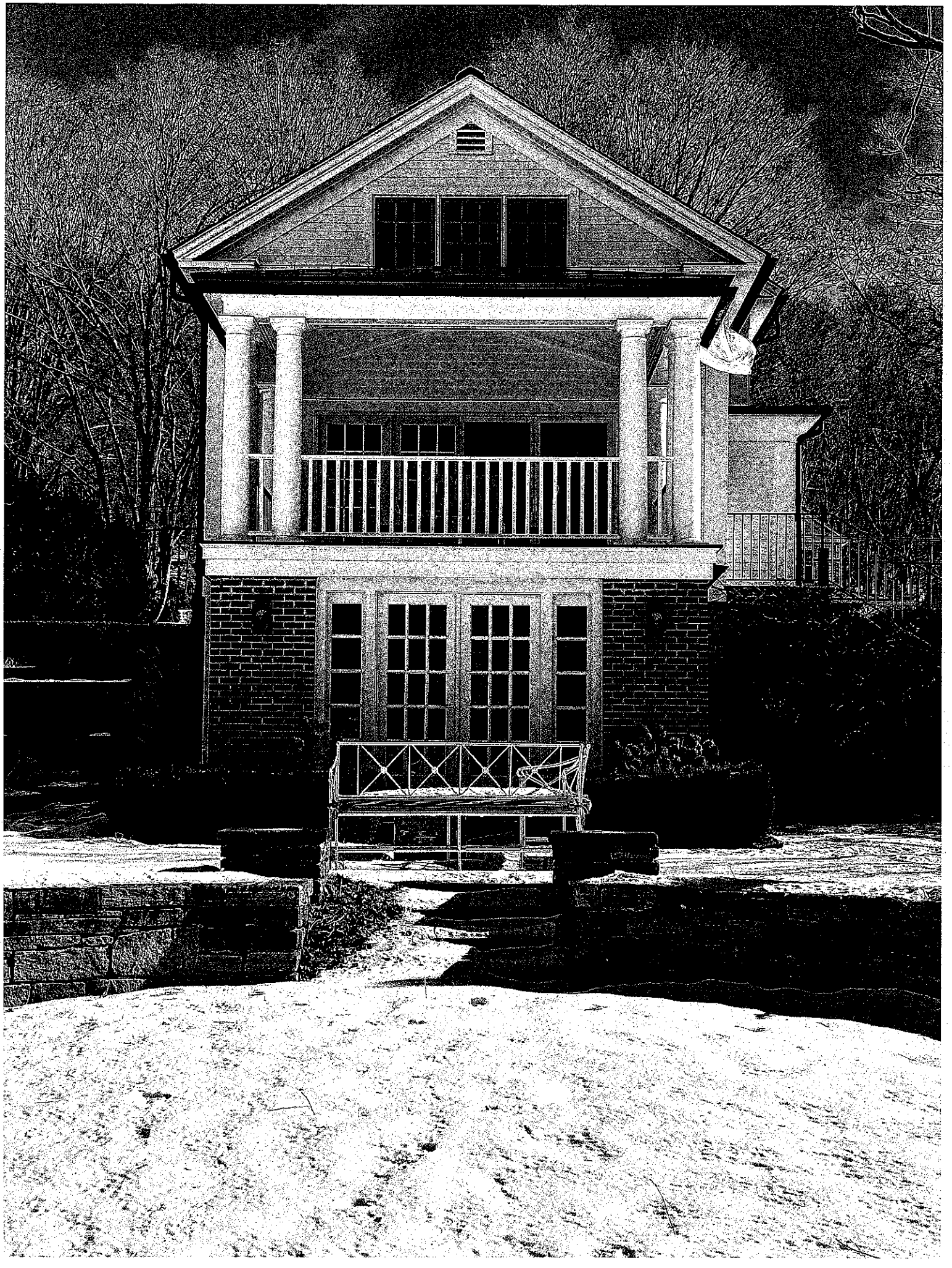
GRAPHIC SCALE
0 20 40
SCALE IN FEET

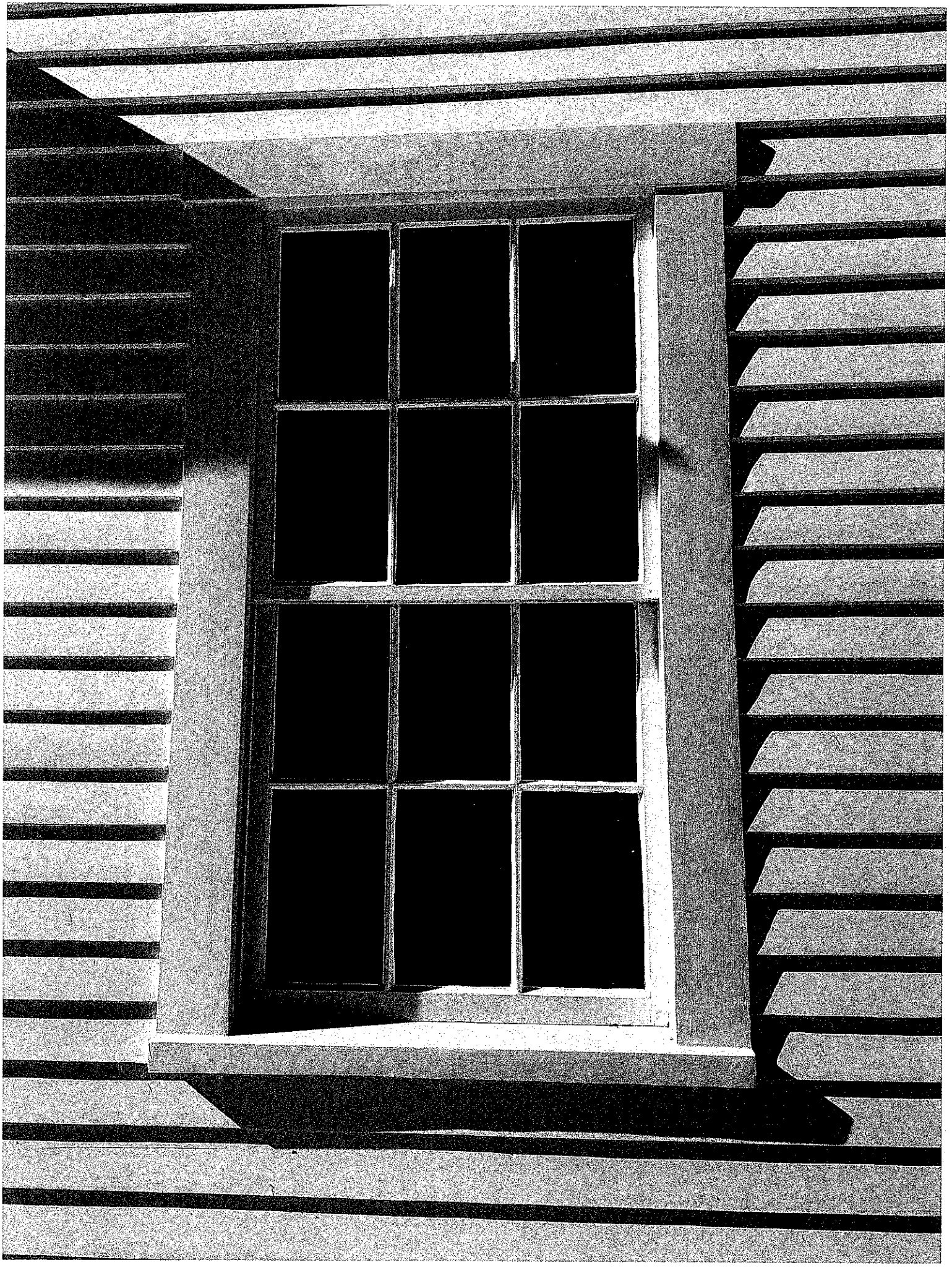
JEFFREY K. BARDOEN L.S.

BUNNELL/STOUT SITE
45 Main Street, East Haddam, Connecticut
As Built
L-1
SCALE: 1" = 10'
DATE: 5/7/12
REVISIONS
ANNE PENNIMAN ASSOCIATES, LLC
LANDSCAPE ARCHITECTURE & SITE PLANNING
2 South Main Street • P.O. Box 161
Essex Connecticut 06426
(860)767-7540 • fax (860)767-1265
PLANTING SCHEDULE
NOTES
1. Tagged trees at House Markers, Grounds (21, Contact Reg Kappel (860) 405-8505.
2. Shrub edging by others.
3. Rough grading by others to be approved by LA before finish grading shall commence.
4. Installation: All item existing and planting shall be digitally delivered upon installation. Contractor shall provide layouts for temporary staking of tree planting.
5. Erosion Control: Slopes and swales shall have straw erosion control blanket. Blanket to be placed as shown on the plan and per manufacturer's instructions. Provide a sample for approval to the Landscape Architect before beginning installation.
6. See sheet notes on drawing L-2.
LEGEND
MAIN STREET — ROUTE NO. 149
HOUSE
SUMMER HOUSE
GARDEN HOUSE
TOPSOIL & SEED TO LIMIT OF DISTURBANCE
VEGETABLE GARDEN (CENTRE)
Property Line
Existing Contour
Proposed Contour
Existing Spot Grade
Proposed Tree
Existing Tree
Proposed Planting
Fence
Wall
Brick Walkway
Stone Dust Walkway
Gravel Parking Area
Stepping Stone
Bluestone Walk
Existing Building
Proposed Building
Existing Shed
Proposed Shed
Existing Deck
Proposed Deck
Existing Pool
Proposed Pool
Existing Stone Wall
Proposed Stone Wall
Existing Fence
Proposed Fence
Existing Hedge
Proposed Hedge
Existing Shrub
Proposed Shrub
Existing Tree
Proposed Tree
Existing Boulder
Proposed Boulder
Existing Rock Outcrop
Proposed Rock Outcrop
Existing Retaining Wall
Proposed Retaining Wall
Existing Steps
Proposed Steps
Existing Ramp
Proposed Ramp
Existing Bench
Proposed Bench
Existing Bird Bath
Proposed Bird Bath
Existing Sculpture
Proposed Sculpture
Existing Flagpole
Proposed Flagpole
Existing Mailbox
Proposed Mailbox
Existing Lamp Post
Proposed Lamp Post
Existing Utility Pole
Proposed Utility Pole
Existing Guy Wire
Proposed Guy Wire
Existing Underground Electric
Proposed Underground Electric
Existing Overhead Electric
Proposed Overhead Electric
Existing Telephone Line
Proposed Telephone Line
Existing Cable TV Line
Proposed Cable TV Line
Existing Gas Line
Proposed Gas Line
Existing Water Line
Proposed Water Line
Existing Sewer Line
Proposed Sewer Line
Existing Drainage Line
Proposed Drainage Line
Existing Culvert
Proposed Culvert
Existing Catch Basin
Proposed Catch Basin
Existing Manhole
Proposed Manhole
Existing Inlet
Proposed Inlet
Existing Yard Drain
Proposed Yard Drain
Existing Roof Drain
Proposed Roof Drain
Existing Downspout
Proposed Downspout
Existing Gutter
Proposed Gutter
Existing Chimney
Proposed Chimney
Existing Vent
Proposed Vent
Existing Skylight
Proposed Skylight
Existing Window
Proposed Window
Existing Door
Proposed Door
Existing Garage Door
Proposed Garage Door
Existing Overhang
Proposed Overhang
Existing Awning
Proposed Awning
Existing Canopy
Proposed Canopy
Existing Pergola
Proposed Pergola
Existing Gazebo
Proposed Gazebo
Existing Arbor
Proposed Arbor
Existing Trellis
Proposed Trellis
Existing Fountain
Proposed Fountain
Existing Pond
Proposed Pond
Existing Stream
Proposed Stream
Existing Wetland
Proposed Wetland
Existing Flood Zone
Proposed Flood Zone
Existing Floodway
Proposed Floodway
Existing Coastal Boundary
Proposed Coastal Boundary
Existing Tidal Wetland
Proposed Tidal Wetland
Existing Beach
Proposed Beach
Existing Dune
Proposed Dune
Existing Bluff
Proposed Bluff
Existing Cliff
Proposed Cliff
Existing Ledge
Proposed Ledge
Existing Boulder Field
Proposed Boulder Field
Existing Talus
Proposed Talus
Existing Scree
Proposed Scree
Existing Moraine
Proposed Moraine
Existing Kame
Proposed Kame
Existing Esker
Proposed Esker
Existing Drumlin
Proposed Drumlin
Existing Kettle Hole
Proposed Kettle Hole
Existing Pothole
Proposed Pothole
Existing Sinkhole
Proposed Sinkhole
Existing Cave
Proposed Cave
Existing Mine
Proposed Mine
Existing Quarry
Proposed Quarry
Existing Landfill
Proposed Landfill
Existing Contaminated Soil
Proposed Contaminated Soil
Existing Hazardous Waste
Proposed Hazardous Waste
Existing Underground Storage Tank
Proposed Underground Storage Tank
Existing Above Ground Storage Tank
Proposed Above Ground Storage Tank
Existing Septic System
Proposed Septic System
Existing Leach Field
Proposed Leach Field
Existing Well
Proposed Well
Existing Spring
Proposed Spring
Existing Cistern
Proposed Cistern
Existing Reservoir
Proposed Reservoir
Existing Dam
Proposed Dam
Existing Levee
Proposed Levee
Existing Floodgate
Proposed Floodgate
Existing Tide Gate
Proposed Tide Gate
Existing Sluice Gate
Proposed Sluice Gate
Existing Weir
Proposed Weir
Existing Fish Ladder
Proposed Fish Ladder
Existing Fish Screen
Proposed Fish Screen
Existing Fish Hatchery
Proposed Fish Hatchery
Existing Fish Farm
Proposed Fish Farm
Existing Shellfish Bed
Proposed Shellfish Bed
Existing Oyster Bed
Proposed Oyster Bed
Existing Clam Flat
Proposed Clam Flat
Existing Mussel Bed
Proposed Mussel Bed
Existing Scallop Bed
Proposed Scallop Bed
Existing Lobster Pot
Proposed Lobster Pot
Existing Crab Pot
Proposed Crab Pot
Existing Fishing Net
Proposed Fishing Net
Existing Trawl
Proposed Trawl
Existing Dredge
Proposed Dredge
Existing Boat Ramp
Proposed Boat Ramp
Existing Dock
Proposed Dock
Existing Pier
Proposed Pier
Existing Wharf
Proposed Wharf
Existing Jetty
Proposed Jetty
Existing Breakwater
Proposed Breakwater
Existing Seawall
Proposed Seawall
Existing Revetment
Proposed Revetment
Existing Bulkhead
Proposed Bulkhead
Existing Riprap
Proposed Riprap
Existing Gabion
Proposed Gabion
Existing Concrete Block
Proposed Concrete Block
Existing Timber Crib
Proposed Timber Crib
Existing Rock Fill
Proposed Rock Fill
Existing Sand Fill
Proposed Sand Fill
Existing Gravel Fill
Proposed Gravel Fill
Existing Clay Fill
Proposed Clay Fill
Existing Silt Fill
Proposed Silt Fill
Existing Peat Fill
Proposed Peat Fill
Existing Muck Fill
Proposed Muck Fill
Existing Organic Fill
Proposed Organic Fill
Existing Topsoil
Proposed Topsoil
Existing Subsoil
Proposed Subsoil
Existing Bedrock
Proposed Bedrock
Existing Groundwater
Proposed Groundwater
Existing Surface Water
Proposed Surface Water
Existing Stormwater
Proposed Stormwater
Existing Wastewater
Proposed Wastewater
Existing Potable Water
Proposed Potable Water
Existing Irrigation
Proposed Irrigation
Existing Reclaimed Water
Proposed Reclaimed Water
Existing Graywater
Proposed Graywater
Existing Blackwater
Proposed Blackwater
Existing Sewage
Proposed Sewage
Existing Effluent
Proposed Effluent
Existing Sludge
Proposed Sludge
Existing Biosolids
Proposed Biosolids
Existing Compost
Proposed Compost
Existing Mulch
Proposed Mulch
Existing Soil Amendment
Proposed Soil Amendment
Existing Fertilizer
Proposed Fertilizer
Existing Herbicide
Proposed Herbicide
Existing Pesticide
Proposed Pesticide
Existing Fungicide
Proposed Fungicide
Existing Insecticide
Proposed Insecticide
Existing Rodenticide
Proposed Rodenticide
Existing Molluscicide
Proposed Molluscicide
Existing Nematicide
Proposed Nematicide
Existing Bactericide
Proposed Bactericide
Existing Virucide
Proposed Virucide
Existing Algaecide
Proposed Algaecide
Existing Herbicide
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Existing Pesticide
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Existing Fungicide
Proposed Fungicide
Existing Insecticide
Proposed Insecticide
Existing Rodenticide
Proposed Rodenticide
Existing Molluscicide
Proposed Molluscicide
Existing Nematicide
Proposed Nematicide
Existing Bactericide
Proposed Bactericide
Existing Virucide
Proposed Virucide
Existing Algaecide
Proposed Algaecide









GREEN MOUNTAIN WINDOW & DOOR COMPANY

News

Insert Replacement Window

In addition to our sash and balance replacement window system Green Mountain Window now offers an insert "box" replacement window.

Features:

- 3 3/8" Jamb Depth to fit existing sash openings
- All wood interior (no vinyl or metal visible when closed)
- Exterior available primed wood, pre-painted wood or white vinyl
- Interior available natural wood or primed wood
- Available in any species (pine is standard)
- Custom sized to the nearest 1/8"
- 5/8", ¾", 7/8 or 1 1/8" SDL muntin options (TDL also available)
- DP 35 (Design Pressure Rating)

Qualifies for 2009/2010 Federal Tax Credit:

- The recently passed Federal stimulus package offers a $1500 tax credit to homeowners who upgrade their windows to products meeting minimum energy requirements (.30 U-vaule or less and .30 SHGC or less)

Green Mountain Windows are on of the few that meet this standard

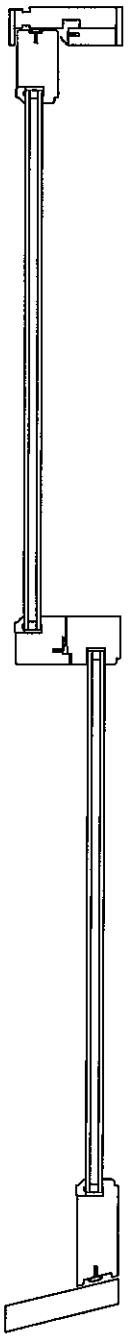
- Simply specify Krypton gas fill and your replacement windows qualify for this tax credit (must be noted on quotes and orders). Below are the energy performance ratings with Krypton gas:

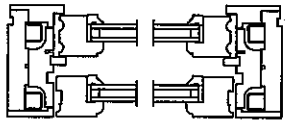
	U-Value	SHGC
1/1 – no SDL	.28	.29
SDL without Spacer	.28	.29
SDL with "stimulus" spacer*	.30	.26

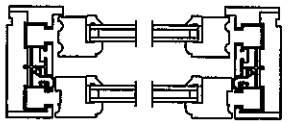
*When 7/8" SDL with spacer is used we need to use a special spacer bar to meet this performance level. Our 5/8" SDL with spacer always meets this level.

For more information contact your local representative or call Green Mountain at (802) 747-6915

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



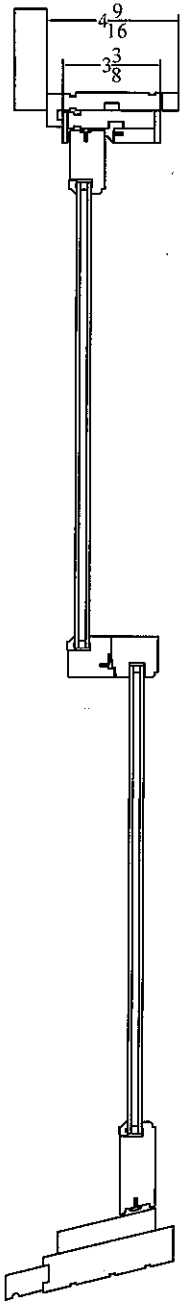


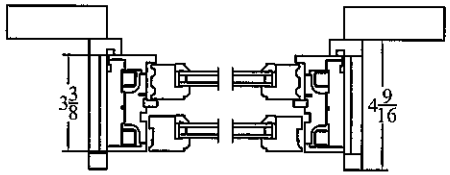


MDH Replacement Cross Sections

Green Mountain Window and Door Co.

92 Park Street, Rutland, Vermont 05701

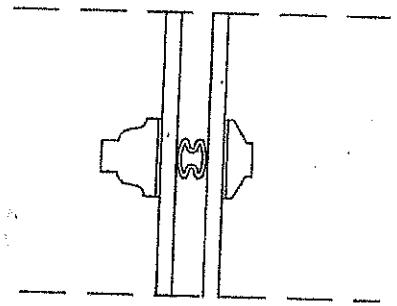




MDH Replacement In Exsiting Frame

Green Mountain Window and Door Co.

92 Park Street, Rutland, Vermont 05701


5/8" SDL

Green Mountain Window Company
92 Park Street
Rutland, VT 05701
Phone: (802) 747-6915
Fax: (802) 747-7864

GREEN MOUNTAIN WINDOW CO.

Quote
Quo #: 040232

Route: NONE
Page: 1 of 8

Quote: 04/24/25
Scheduled To Ship
By Date: 04/25/25
Printed
Date: 04/24/25
Time: 04:42 PM

To: ZZZCT
CT RETAIL - 6.35% SALES TAX
All orders subject to 6.35%
CT Sales Tax.
06415

Ship To:
MARY CURRY
45 MAIN ST
EAST HADDAM CT 06415

FOB: DLVD	Entd By: Dave	Via: OUR TRUCK	Contact:
Type: WHSE	In: 06 / Out: 06	Terms: 50% DEP/50% COD	Your Order: 45 MAIN E HADDAM

Customer Instructions

Line #	Item Number	Description	Quantity	U/M	List / Discount	Net Extended
0001.00	*040232001.00	Basement Double Hung Milestone Insert, Frame = 30-5/8" x 56-1/4" to long point, Pine, Primed Ext. Primed Interior, No Casing 1/2" Glass, Wood Glazing Bead, Low-E w/ Krypton, 3 3/8 Jamb, White Lock, White Tilt Latch, 6/6, 5/8" SDL w/ Gray Pencil Bar, 14 degree sill bevel	2.00	EA	1,344.00	2,688.00
010	SCREEN2624	1/2 Screen White Aluminum	2.00	EA		
0002.00	*040232002.00	Basement Bath Double Hung Milestone Insert, Frame = 30-5/8" x 56-1/4" to long point, Pine, Primed Ext. Primed Interior, No Casing 1/2" Glass, Tempered glass, Wood Glazing Bead, Low-E w/ Krypton, 3 3/8 Jamb, White Lock, White Tilt Latch, 6/6, 5/8" SDL w/ Gray Pencil Bar, 14 degree sill bevel	1.00	EA	1,744.00	1,744.00
010	SCREEN2626	Screen 1/2	1.00	EA		

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Rutland, VT 05701
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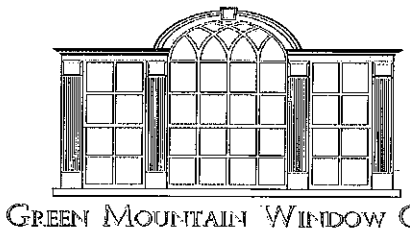
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FOB: DLVD	Entd By: Dave	Via: OUR TRUCK	Contact:
Type: WHSE	In: 06 / Out: 06	Terms: 50% DEP/50% COD	Your Order: 45 MAIN E HADDAM

Line #	Item Number	Description	Quantity	U/M	List / Discount	Net Extended
0003.00	*040232003.00	Basement Stairwell Double Hung Milestone Insert, Frame = 30-1/4" x 56-5/8" to long point, Pine, Primed Ext. Primed Interior, No Casing 1/2" Glass, Wood Glazing Bead, Low-E w/ Krypton, 3 3/8 Jamb, White Lock, White Tilt Latch, 6/6, 5/8" SDL w/ Gray Pencil Bar, 14 degree sill bevel	2.00	EA	1,344.00	2,688.00
010	SCREEN2624	Screen 1/2	2.00	EA		
0004.00	*040232004.00	Front Sitting Room Double Hung Milestone Insert, Frame = 30-3/4" x 60-3/4" to long point, Pine, Primed Ext. Primed Interior, No Casing 1/2" Glass, Wood Glazing Bead, Low-E w/ Krypton, 3 3/8 Jamb, White Lock, White Tilt Latch, 6/6, 5/8" SDL w/ Gray Pencil Bar, 14 degree sill bevel	2.00	EA	1,377.00	2,754.00
010	SCREEN2626	Screen 26x26 Standard	2.00	EA		

Green Mountain Window Company
92 Park Street
Rutland, VT 05701
Phone: (802) 747-6915
Fax: (802) 747-7864



Quote
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Page: 3 of 8

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Type: WHSE	In: 06 / Out: 06	Terms: 50% DEP/50% COD	Your Order: 45 MAIN E HADDAM

Line #	Item Number	Description	Quantity	U/M	List / Discount	Net Extended
0005.00	*040232005.00	Front Sitting Room Double Hung Milestone Insert, Frame = 30-7/8" x 60-3/4" to long point, Pine, Primed Ext. Primed Interior, No Casing 1/2" Glass, Wood Glazing Bead, Low-E w/ Krypton, 3 3/8 Jamb, White Lock, White Tilt Latch, 6/6, 5/8" SDL w/ Gray Pencil Bar, 14 degree sill bevel	1.00	EA	1,377.00	1,377.00
010	SCREEN2626	Screen 1/2	1.00	EA		
0006.00	*040232006.00	Kitchen Double Hung Milestone Insert, Frame = 30-3/4" x 60-7/8" to long point, Pine, Primed Ext. Primed Interior, No Casing 1/2" Glass, Wood Glazing Bead, Low-E w/ Krypton, 3 3/8 Jamb, White Lock, White Tilt Latch, 6/6, 5/8" SDL w/ Gray Pencil Bar, 14 degree sill bevel	2.00	EA	1,377.00	2,754.00
010	SCREEN2424	Screen 1/2	2.00	EA		

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92 Park Street
Rutland, VT 05701
Phone: (802) 747-6915
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GREEN MOUNTAIN WINDOW CO.

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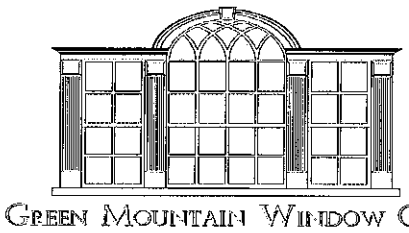
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Type: WHSE	In: 06 / Out: 06	Terms: 50% DEP/50% COD	Your Order: 45 MAIN E HADDAM

Line #	Item Number	Description	Quantity	U/M	List / Discount	Net Extended
0007.00	*040232007.00	Dining Room Double Hung Milestone Insert, Frame = 30-3/8" x 60-1/2" to long point, Pine, Primed Ext. Primed Interior, No Casing 1/2" Glass, Wood Glazing Bead, Low-E w/ Krypton, 3 3/8 Jamb, White Lock, White Tilt Latch, 6/6, 5/8" SDL w/ Gray Pencil Bar, 14 degree sill bevel	2.00	EA	1,377.00	2,754.00
010	SCREEN2626	Screen 1/2	2.00	EA		
0008.00	*040232008.00	Bottom Stair Double Hung Milestone Insert, Frame = 30-3/4" x 60-3/4" to long point, Pine, Primed Ext. Primed Interior, No Casing, Tempered Glass, 1/2" Glass, Wood Glazing Bead, Low-E w/ Krypton, 3 3/8 Jamb, White Lock, White Tilt Latch, 6/6, 5/8" SDL w/ Gray Pencil Bar, 14 degree sill bevel	1.00	EA	1,777.00	1,777.00
010	SCREEN2424	Screen 1/2	1.00	EA		

Green Mountain Window Company
92 Park Street
Rutland, VT 05701
Phone: (802) 747-6915
Fax: (802) 747-7864



Quote
Quo #: 040232

Route: NONE
Page: 5 of 8

Quote: 04/24/25
Scheduled To Ship
By Date: 04/25/25
Printed
Date: 04/24/25
Time: 04:42 PM

To: ZZZCT
CT RETAIL - 6.35% SALES TAX
All orders subject to 6.35%
CT Sales Tax.
06415

Ship To:
MARY CURRY
45 MAIN ST
EAST HADDAM CT 06415

FOB: DLVD	Entd By: Dave	Via: OUR TRUCK	Contact:
Type: WHSE	In: 06 / Out: 06	Terms: 50% DEP/50% COD	Your Order: 45 MAIN E HADDAM

Line #	Item Number	Description	Quantity	U/M	List / Discount	Net Extended
0009.00	*040232009.00	2nd Floor Bottom Stair Double Hung Milestone Insert, Frame = 30-3/4" x 60-7/8" to long point, Pine, Primed Ext. Primed Interior, No Casing, Tempered Glass, 1/2" Glass, Wood Glazing Bead, Low-E w/ Krypton, 3 3/8 Jamb, White Lock, White Tilt Latch, 6/6, 5/8" SDL w/ Gray Pencil Bar, 14 degree sill bevel	2.00	EA	1,777.00	3,554.00
010	SCREEN2626	Screen 1/2	2.00	EA		
0010.00	*040232010.00	Front Bedroom Double Hung Milestone Insert, Frame = 30-7/8" x 60-7/8" to long point, Pine, Primed Ext. Primed Interior, No Casing, Tempered Glass, 1/2" Glass, Wood Glazing Bead, Low-E w/ Krypton, 3 3/8 Jamb, White Lock, White Tilt Latch, 6/6, 5/8" SDL w/ Gray Pencil Bar, 14 degree sill bevel	3.00	EA	1,777.00	5,331.00
010	SCREEN2626	Screen 1/2	3.00	EA		

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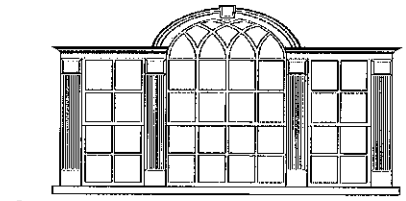
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Type: WHSE	In: 06 / Out: 06	Terms: 50% DEP/50% COD	Your Order: 45 MAIN E HADDAM

Line #	Item Number	Description	Quantity	U/M	List / Discount	Net Extended
0011.00	*040232011.00	Bedroom Off Hall Double Hung Milestone Insert, Frame = 30-7/8" x 60" to long point, Pine, Primed Ext. Primed Interior, No Casing, Tempered Glass, 1/2" Glass, Wood Glazing Bead, Low-E w/ Krypton, 3 3/8 Jamb, White Lock, White Tilt Latch, 6/6, 5/8" SDL w/ Gray Pencil Bar, 14 degree sill bevel	1.00	EA	1,777.00	1,777.00
010	SCREEN2626	Screen 1/2	1.00	EA		
0012.00	*040232012.00	Bath Double Hung Milestone Insert, Frame = 30-5/8" x 60-3/4" to long point, Pine, Primed Ext. Primed Interior, No Casing, Tempered Glass, 1/2" Glass, Wood Glazing Bead, Low-E w/ Krypton, 3 3/8 Jamb, White Lock, White Tilt Latch, 6/6, 5/8" SDL w/ Gray Pencil Bar, 14 degree sill bevel	1.00	EA	1,777.00	1,777.00
010	SCREEN2626	Screen 1/2	1.00	EA		

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Line #	Item Number	Description	Quantity	U/M	List / Discount	Net Extended
0013.00	*040232013.00	Back Hall Double Hung Milestone Insert, Frame = 30-7/8" x 60-1/8" to long point, Pine, Primed Ext. Primed Interior, No Casing, Tempered Glass, 1/2" Glass, Wood Glazing Bead, Low-E w/ Krypton, 3 3/8 Jamb, White Lock, White Tilt Latch, 6/6, 5/8" SDL w/ Gray Pencil Bar, 14 degree sill bevel	1.00	EA	1,777.00	1,777.00
010	SCREEN2626	Screen 1/2	1.00	EA		
0014.00	SOWNDWCUSTOM-NOR	Master Bath Crank out awning, frame = 30-3/4" x 18-1/2", pine, primed exterior, primed interior, 3-1/2" jamb, low e argon, 5/8 SDL with spacer, 3w 2h, white screen, white hardware	1.00	EA	950.00	950.00
0015.00	SOWNDWCUSTOM-NOR	Master Bedroom Crank out awning, frame = 30-5/8" x 17-3/4", pine, primed exterior, primed interior, 3-1/2" jamb, low e argon, Tempered glass, 5/8 SDL with spacer, 3w 2h, white screen, white hardware	4.00	EA	1,044.00	4,176.00

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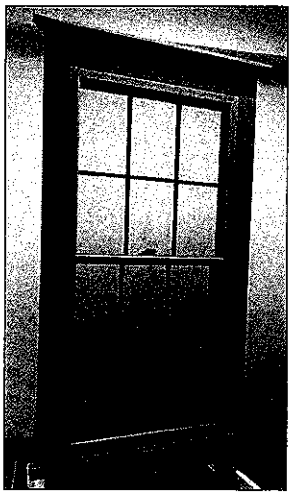
Line #	Item Number	Description	Quantity	U/M	List / Discount	Net Extended
0016.00	SOWNDWCUSTOM-NOR	Front Awning Crank out awning, frame = 47-5/8" x 21-3/8", pine, primed exterior, primed interior, 3-1/2" jamb, low e argon, 5/8 SDL with spacer, 4w 2h, white screen, white hardware	1.00	EA	1,691.00	1,691.00

Merchandise...:	39,569.00
Tax.....:	2,512.63
Misc Charges..:	0.00
Quote Total...:	42,081.63

The Thermal Screen®

Looks Like a Screen, Saves Energy Like a Window!

Green Mountain Window Company's Thermal Screen® is revolutionizing the window industry by making previously unattainable energy performance upgrades as simple as adding a screen to a window. What's more, the Thermal Screen® adds traditional charm and appeal to a building's appearance while delivering modern energy savings.

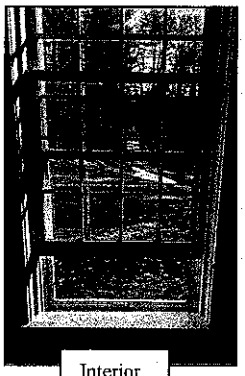


Key Features

Although it appears to be a traditional window screen, the Thermal Screen® is actually a screen with integrated / concealed low-E glass panels on the interior, saving you energy throughout the year. Utilizing high visibility screen mesh and the clearest low-E glass technology available, the view through the Thermal Screen® is as clear as a screen with standard fiberglass mesh. Ventilation is achieved by sliding the low-E panels to the "self-storing" upper position, or by removing both panels completely for full screen ventilation. The Thermal Screen® is crafted from sustainably harvested Accoya wood which carries a 50-year warranty against rot or decay. Installation is as easy as drilling four small holes into your existing window trim. And with brass spring plungers holding the Thermal Screen® in place, removal is a snap!

Uses

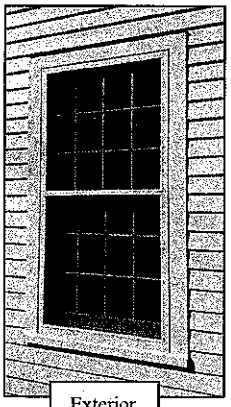
Existing Windows: No need to replace your windows to save energy! Custom sizing to fit your existing opening and no tools or special skills required to install.


Interior

- Add the Thermal Screen® to existing single glass windows and the energy performance will be equal to or better than most modern insulated glass windows (NFRC modeled U value is .32).
- Add the Thermal Screen® to existing double glazed windows and the energy performance will be similar to modern triple glazed windows (NFRC modeled U value is .22 to .30 depending on existing glass).
- Use to replace existing ugly / worn out aluminum storm windows.
- Use to cover up all vinyl or aluminum clad windows that don't fit your style.

New Windows:

- Installed on a Green Mountain Window with insulated glass, U values can be as low as .19.
- Installed on a single glass, true divided lite Green Mountain Window with low-E glass, the U value is .29, eliminating the need for insulated glass.


Exterior

As a Stand-Alone Window:

- Can be used for three season rooms, cabins and porches.

Frequently Asked Questions (FAQs):

How much does the Thermal Screen® cost? *The Thermal Screen® will cost less than virtually any quality replacement window. In fact, when the cost of installation is factored in, the Thermal Screen® will be a fraction of the cost of a replacement window. The Thermal Screen® offers a pathway to long-term savings as your investment is gradually returned through decreased energy consumption.*

Will the Thermal Screen® darken the view through my existing windows? *If you currently do not have window screens on your windows, yes, you will lose some visual transmittance. However, if you currently have screens or storm windows, the view will be nearly the same.*

Is the screen mesh replaceable if the mesh gets torn? *Yes, remove the tacked-on exterior screen stops and you will see that the screen is held in place with screen spline just like other screens. Replace mesh with Phifer Ultra View 2 for an exact match. Use only stainless steel pins / nails when re-applying the exterior screen stops.*

Is the glass replaceable if it gets broken? *Yes, a glass shop can cut you a new piece and re-use the existing glass surround. Use Guardian I/S 20 Low E for an exact match.*

Is the Thermal Screen® available in other colors? *Currently, the Thermal Screen® is only available in white. However, you can re-paint it any color you like: Just scuff up the existing finish before paint application for the best adhesion. Care should be taken not to get paint into the track where the operating panels slide.*

Do I need to paint the Thermal Screen®? *As stated above, Thermal Screens® are factory finished in white but can be repainted in other colors if desired. However, paint on Accoya wood is purely for aesthetics; the wood itself does not require protection / coating. The original factory finish will last much longer than paint on siding or trim, but at some point you may decide to touch up or repaint for cosmetic purposes.*

How do you open the Thermal Screen® for ventilation? *The Thermal Screen® has three levels of ventilation. The first level is an 8" opening: Lift the handle of the lower panel upward and slide the panel until you hear a "click" – this is the spring loaded retainer button popping out to hold the panel in this partially-open position. The second level is a 50% clear opening: Continue to lift the panel upward until you hear a second "click". This is also the "self-storing" position if you want to leave the lower glass panel out of the way for summer months. If you want even more ventilation during the warmer months, both the upper and lower glass panels can be removed completely: Temporarily remove the Thermal Screen® from the window opening and slide the lower glass panel all the way up until it is completely free from the screen frame. Once the lower panel has been removed, the upper panel can be removed by lifting the lower edge upward and pulling in. This is also how you remove the panels to clean the exterior glass surfaces.*

Once both panels are removed, the Thermal Screen® can be popped back into the window opening using the spring plungers.

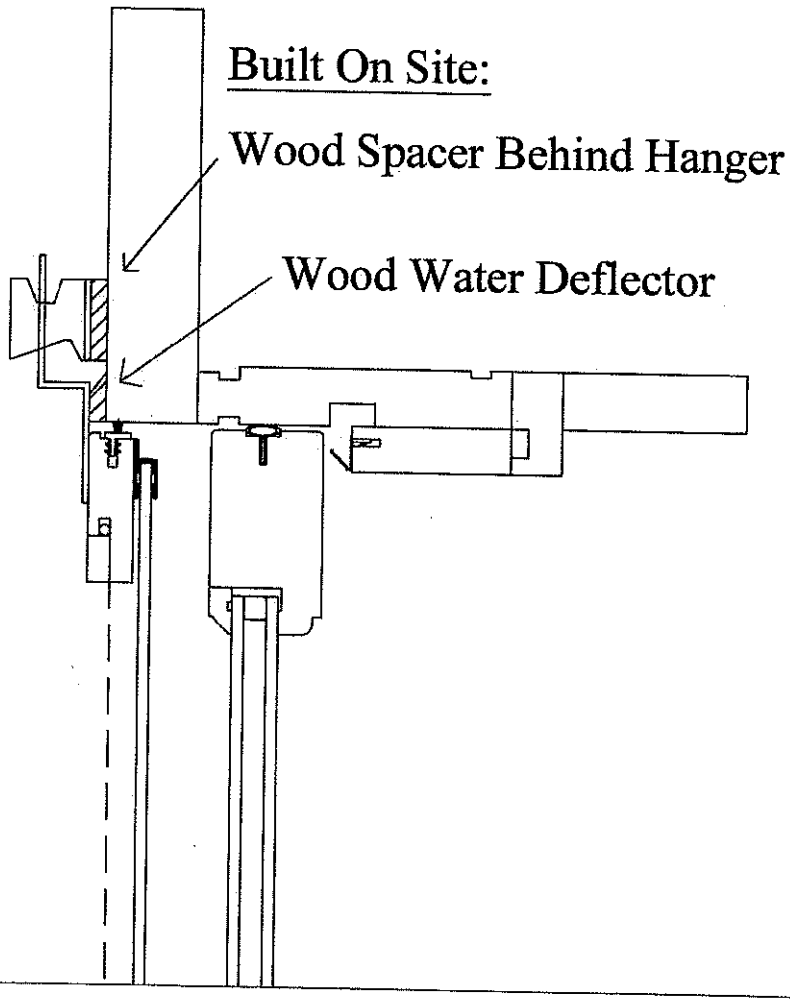
Are there advantages to the Thermal Screen® beyond increased energy performance and improved building appearance? *Yes! The Thermal Screen® will help with noise abatement, making your home or building interior quieter. Additionally, if your current windows are drafty, the Thermal Screen® will greatly reduce any air infiltration – similar to adding storm windows.*

Are there any disadvantages to adding the Thermal Screen®? *Not really! If your windows have dividers in the glass you may see a shadow reflection of them on the inside of the screen when looking at the screen from the interior. This is similar to what you might see on a window pane if you had a plant or furniture near the window. If you are focusing on anything outside, you will look right though it and not see the shadow reflection. But, if you are focusing on the screen itself, the reflection might be visible in certain light. Additionally, in certain climates, there is a possibility of condensation forming on the glass surface of the screen. This would be the same as with a storm window – if warm moist air hits a cold glass surface, condensation is possible. Generally this possibility is highest during sudden temperature drops. However, if there is condensation, it will dissipate; and the good news is that the condensation is outside on the screen, not on the interior of the window in your home – which is where it would have been without the Thermal Screen®!*

How do I measure and install the Thermal Screen®? *See the links below these FAQs*

Where are Thermal Screens® manufactured?, *Green Mountain Window opened a new division in Claremont, NH in late 2023, exclusively dedicated to building Thermal Screens® and other screen products. All other window production remains in our Rutland, VT factory.*




Built On Site:
Wood Spacer Behind Hanger
Wood Water Deflector

