

Bristol Historic District Commission
Concept Review Application 11/6/2025
56 Union Street Bristol, RI
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1. Photos: 56 Union Street Bristol, RI

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2. Estimate for Kolbe / Forgent Series/ Glastra Replacement Windows for 56 Union Street 1st floor.

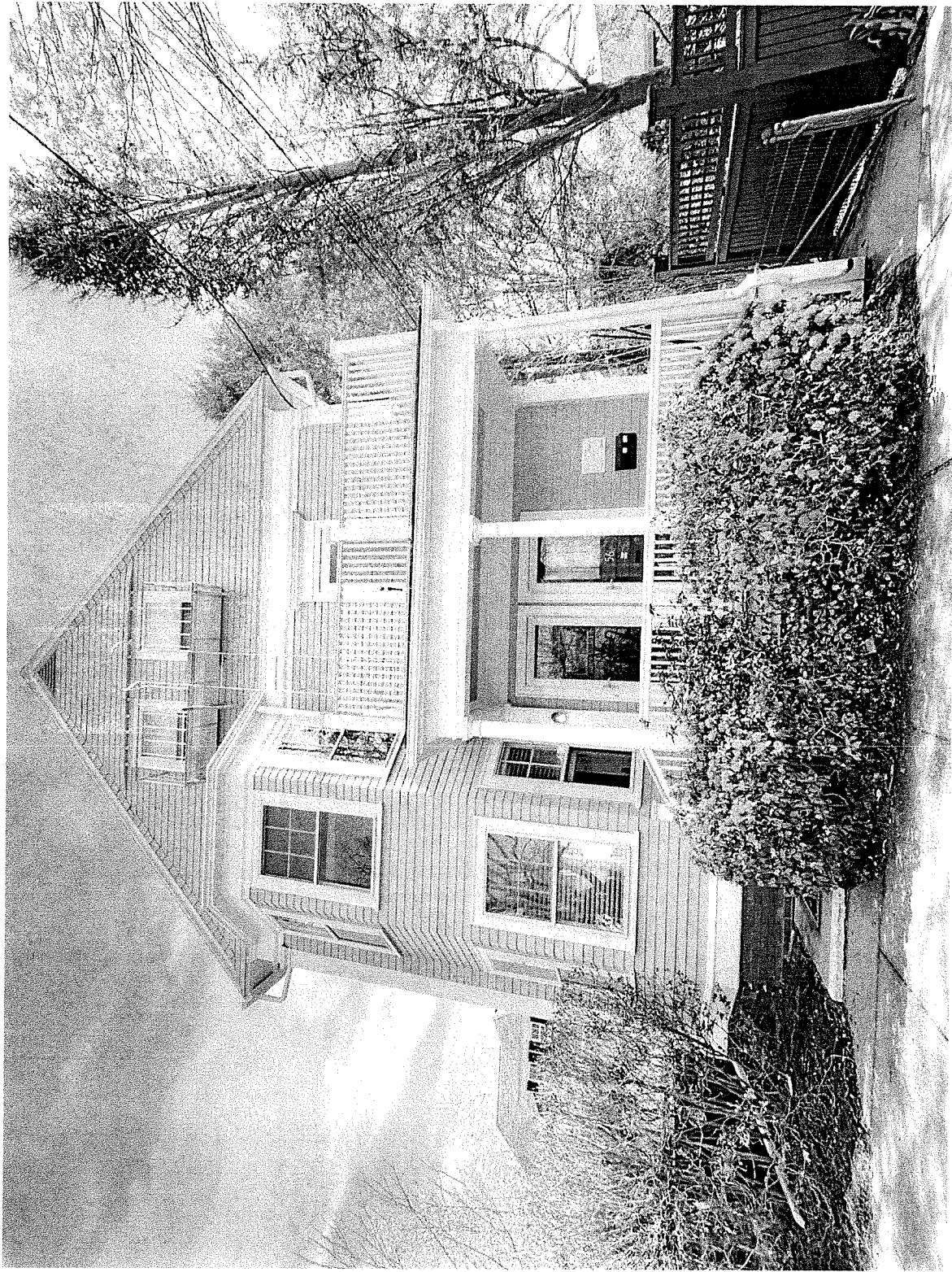
3. Kolbe - Performance Divided Lites

4. Photos: 817 Main Street Warren, RI showing 2nd floor, newly installed (Kolbe / Forgent Series / Glastra Replacement windows.

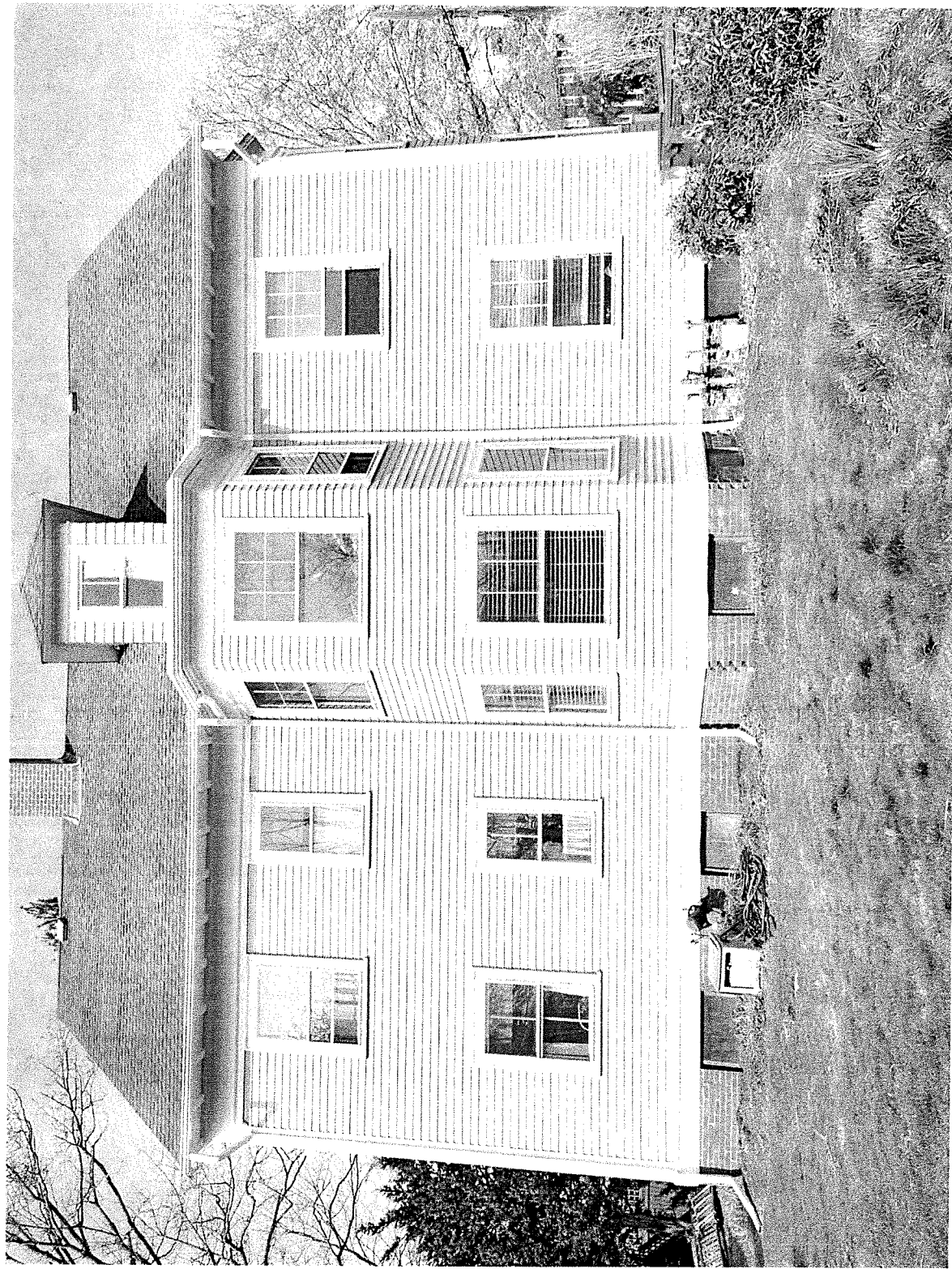
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5. Providence Preservation Article

10/02/2024" *Lead Safety in Historic Homes: The Wooden Window Dilemma*"



56 Union Street Bristol, RI 1. a.



56 Union Street Bristol, RI 1.b.

On Behalf Of: Horner Millwork Co/Somerset

Address: 1255B G A R Highway

Somerset, MA 02726

Phone: 508-235-4265

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Contact: Peter Landolfi

Email: plandolfi@northatlanticcorp.com

Phone: 774-526-5243



KOLBE

WINDOWS & DOORS

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Quote 1379704C: Martin 58 Union Bristol, RI

Project: Martin 58 Union Bristol, RI

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2025 Pricing

For warranty information please click this link or visit <https://www.kolbewindows.com/resources/warranties>

Line	Label	UOM	Quantity	Cubic Feet	Unit Price	Extended Price
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001	Living 1	EA	(1)	5.81	\$782.29	\$782.29
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*** Unit ***

MDHCUST (Assy 1)

Forgent Replacement Rectangle Double Hung

*** Performance ***

Unit 1.1: U-Value = 0.28, Metric U-Value = 1.59

*** Unit ***

Unit 1.1: Glastra, Sash Operation: Top & Bottom Active

*** Glass ***

Unit 1.1: Dual Glazed, Solar Low-E Glass, Mill Finish Spacer, Glass Preserve without Neat+ Coating

Unit 1.1 Lower, 1.1 Upper: Clear glass

*** Lite Divisions ***

Unit 1.1 Lower: None

Unit 1.1 Upper: Performance Divided Lites, Colonial, 2W2H, 7/8" Bars, 7/8" Bars, Champagne Internal Spacers

*** Hardware-Accessories ***

Unit 1.1: White Hardware, BetterVue Fiberglass Full Screen, Screen(s) Loose, Bottom Sash Handle Only

*** Species-Finish-Color ***

Unit 1.1: Cloud Base, White Screen

*** Casing-Jambs-Trim ***

Unit 1.1: Prep for Install, Remove Fin and Drill, Frame Expander, Stepped Frame Groove Filler, Casing Loose, 3-1/4" Jambs, No Installation Clips

Calculated Design Pressure values of individual units will be verified upon order to Kolbe. Overall Performance Grade of mulls/assemblies may/will be less than computed values of individual units and will also be determined upon order to Kolbe.

AS VIEWED FROM EXTERIOR



Scaled to Fit

Rough Opening:
23 13/16" X 65 5/16"

Frame Size:
23 5/16" X 64 13/16"

Unit Dimension:
23 5/16" X 64 13/16"



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* Indicates Increased Rough Opening

2025 Pricing

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002 Living 2	EA	(1)	9.82	\$903.22	\$903.22
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*** Unit ***

MDHCUST (Assy 1)

Forgent Replacement Rectangle Double Hung

*** Performance ***

Unit 1.1: U-Value = 0.28, Metric U-Value = 1.59

*** Unit ***

Unit 1.1: Glastra, Sash Operation: Top & Bottom Active

*** Glass ***

Unit 1.1: Dual Glazed, Solar Low-E Glass, Mill Finish Spacer, Glass Preserve without Neat+ Coating

Unit 1.1 Lower, 1.1 Upper: Clear glass

*** Lite Divisions ***

Unit 1.1 Lower: None

Unit 1.1 Upper: Performance Divided Lites, Colonial, 3W2H, 7/8" Bars, 7/8" Bars, Champagne Internal Spacers

*** Hardware-Accessories ***

Unit 1.1: White Hardware, BetterVue Fiberglass Full Screen, Screen(s) Loose, Bottom Sash Handle Only

*** Species-Finish-Color ***

Unit 1.1: Cloud Base, White Screen

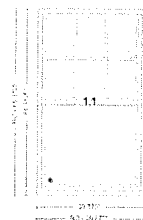
*** Casing-Jambs-Trim ***

Unit 1.1: Prep for Install, Remove Fin and Drill, Frame Expander, Stepped Frame Groove Filler, Casing Loose, 3-1/4" Jambs, No Installation Clips

Calculated Design Pressure values of individual units will be verified upon order to Kolbe. Overall Performance Grade of mulls/assemblies may/will be less than computed values of individual units and will also be determined upon order to Kolbe.

Opening(s) designated by a circled 'E' meet most national building codes for emergency escape and rescue requirements. Check local codes for product compliance for desired application.

AS VIEWED FROM EXTERIOR



Scaled to Fit

Rough Opening:
39 7/8" X 65 5/16"

Frame Size:
39 3/8" X 64 13/16"

Unit Dimension:
39 3/8" X 64 13/16"



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* Indicates Increased Rough Opening

2025 Pricing

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For warranty information please click this link or visit <https://www.kolbewindows.com/resources/warranties>

003	Living 3	EA	(1)	5.83	\$782.60	\$782.60
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*** Unit ***

MDHCUST (Assy 1)

Forgent Replacement Rectangle Double Hung

*** Performance ***

Unit 1.1: U-Value = 0.28, Metric U-Value = 1.59

*** Unit ***

Unit 1.1: Glastra, Sash Operation: Top & Bottom Active

*** Glass ***

Unit 1.1: Dual Glazed, Solar Low-E Glass, Mill Finish Spacer, Glass Preserve without Neat+ Coating

Unit 1.1 Lower, 1.1 Upper: Clear glass

*** Lite Divisions ***

Unit 1.1 Lower: None

Unit 1.1 Upper: Performance Divided Lites, Colonial, 2W2H, 7/8" Bars, 7/8" Bars, Champagne Internal Spacers

*** Hardware-Accessories ***

Unit 1.1: White Hardware, BetterVue Fiberglass Full Screen, Screen(s) Loose, Bottom Sash Handle Only

*** Species-Finish-Color ***

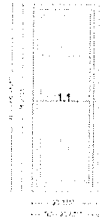
Unit 1.1: Cloud Base, White Screen

*** Casing-Jambs-Trim ***

Unit 1.1: Prep for Install, Remove Fin and Drill, Frame Expander, Stepped Frame Groove Filler, Casing Loose, 3-1/4" Jambs, No Installation Clips

Calculated Design Pressure values of individual units will be verified upon order to Kolbe. Overall Performance Grade of mulls/assemblies may/will be less than computed values of individual units and will also be determined upon order to Kolbe.

AS VIEWED FROM EXTERIOR



Scaled to Fit

Rough Opening:
23 7/8" X 65 5/16"

Frame Size:
23 3/8" X 64 13/16"

Unit Dimension:
23 3/8" X 64 13/16"



004 Living 4	EA	(1)	9.82	\$903.22	\$903.22
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*** Unit ***

MDHCUST (Assy 1)

Forgent Replacement Rectangle Double Hung

*** Performance ***

Unit 1.1: U-Value = 0.28, Metric U-Value = 1.59

*** Unit ***

Unit 1.1: Glastra, Sash Operation: Top & Bottom Active

*** Glass ***

Unit 1.1: Dual Glazed, Solar Low-E Glass, Mill Finish Spacer, Glass Preserve without Neat+ Coating

Unit 1.1 Lower, 1.1 Upper: Clear glass

*** Lite Divisions ***

Unit 1.1 Lower: None

Unit 1.1 Upper: Performance Divided Lites, Colonial, 3W2H, 7/8" Bars, 7/8" Bars, Champagne Internal Spacers

*** Hardware-Accessories ***

Unit 1.1: White Hardware, BetterVue Fiberglass Full Screen, Screen(s) Loose, Bottom Sash Handle Only

*** Species-Finish-Color ***

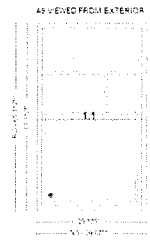
Unit 1.1: Cloud Base, White Screen

*** Casing-Jambs-Trim ***

Unit 1.1: Prep for Install, Remove Fin and Drill, Frame Expander, Stepped Frame Groove Filler, Casing Loose, 3-1/4" Jambs, No Installation Clips

Calculated Design Pressure values of individual units will be verified upon order to Kolbe. Overall Performance Grade of mulls/assemblies may/will be less than computed values of individual units and will also be determined upon order to Kolbe.

Opening(s) designated by a circled 'E' meet most national building codes for emergency escape and rescue requirements. Check local codes for product compliance for desired application.



Scaled to Fit

Rough Opening:
39 7/8" X 65 5/16"

Frame Size:
39 3/8" X 64 13/16"

Unit Dimension:
39 3/8" X 64 13/16"



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Created: 7/14/2025

* Indicates Increased Rough Opening

2025 Pricing

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For warranty information please click this link or visit <https://www.kolbewindows.com/resources/warranties>

005	Dining 1	EA	(1)	6.81	\$816.91	\$816.91
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*** Unit ***

MDHCUST (Assy 1)

Forgent Replacement Rectangle Double Hung

*** Performance ***

Unit 1.1: U-Value = 0.28, Metric U-Value = 1.59

*** Unit ***

Unit 1.1: Glastra, Sash Operation: Top & Bottom Active

*** Glass ***

Unit 1.1: Dual Glazed, Solar Low-E Glass, Mill Finish Spacer, Glass Preserve without Neat+ Coating

Unit 1.1 Lower, 1.1 Upper: Clear glass

*** Lite Divisions ***

Unit 1.1 Lower: None

Unit 1.1 Upper: Performance Divided Lites, Colonial, 2W2H, 7/8" Bars, 7/8" Bars, Champagne Internal Spacers

*** Hardware-Accessories ***

Unit 1.1: White Hardware, BetterVue Fiberglass Full Screen, Screen(s) Loose, Bottom Sash Handle Only

*** Species-Finish-Color ***

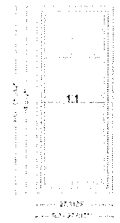
Unit 1.1: Cloud Base, White Screen

*** Casing-Jambs-Trim ***

Unit 1.1: Prep for Install, Remove Fin and Drill, Frame Expander, Stepped Frame Groove Filler, Casing Loose, 3-1/4" Jambs, No Installation Clips

Calculated Design Pressure values of individual units will be verified upon order to Kolbe. Overall Performance Grade of mulls/assemblies may/will be less than computed values of individual units and will also be determined upon order to Kolbe.

AS VIEWED FROM EXTERIOR



Scaled to Fit

Rough Opening:
27 13/16" X 65 5/16"

Frame Size:
27 5/16" X 64 13/16"

Unit Dimension:
27 5/16" X 64 13/16"



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* Indicates Increased Rough Opening

2025 Pricing

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For warranty information please click this link or visit <https://www.kolbewindows.com/resources/warranties>

006 Dining 2	EA	(1)	11.86	\$1,067.96	\$1,067.96
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*** Unit ***

MDHCUST (Assy 1)

Forgent Replacement Rectangle Double Hung

*** Performance ***

Unit 1.1: U-Value = 0.28, Metric U-Value = 1.59

*** Unit ***

Unit 1.1: Glastra, Sash Operation: Top & Bottom Active

*** Glass ***

Unit 1.1: Dual Glazed, Solar Low-E Glass, Mill Finish Spacer, Glass Preserve without Neat+ Coating

Unit 1.1 Lower, 1.1 Upper: Clear glass

*** Lite Divisions ***

Unit 1.1 Lower: None

Unit 1.1 Upper: Performance Divided Lites, Colonial, 3W2H, 7/8" Bars, 7/8" Bars, Champagne Internal Spacers

*** Hardware-Accessories ***

Unit 1.1: White Hardware, BetterVue Fiberglass Full Screen, Screen(s) Loose, Bottom Sash Handle Only

*** Species-Finish-Color ***

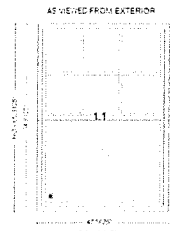
Unit 1.1: Cloud Base, White Screen

*** Casing-Jambs-Trim ***

Unit 1.1: Prep for Install, Remove Fin and Drill, Frame Expander, Stepped Frame Groove Filler, Casing Loose, 3-1/4" Jambs, No Installation Clips

Calculated Design Pressure values of individual units will be verified upon order to Kolbe. Overall Performance Grade of mulls/assemblies may/will be less than computed values of individual units and will also be determined upon order to Kolbe.

Opening(s) designated by a circled 'E' meet most national building codes for emergency escape and rescue requirements. Check local codes for product compliance for desired application.



Scaled to Fit

Rough Opening:
48 1/16" X 65 5/16"

Frame Size:
47 9/16" X 64 13/16"

Unit Dimension:
47 9/16" X 64 13/16"



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* Indicates Increased Rough Opening

2025 Pricing

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For warranty information please click this link or visit <https://www.kolbewindows.com/resources/warranties>

007	Dining 3	EA	(1)	6.81	\$816.91	\$816.91
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*** Unit ***

MDHCUST (Assy 1)

Forgent Replacement Rectangle Double Hung

*** Performance ***

Unit 1.1: U-Value = 0.28, Metric U-Value = 1.59

*** Unit ***

Unit 1.1: Glastra, Sash Operation: Top & Bottom Active

*** Glass ***

Unit 1.1: Dual Glazed, Solar Low-E Glass, Mill Finish Spacer, Glass Preserve without Neat+ Coating

Unit 1.1 Lower, 1.1 Upper: Clear glass

*** Lite Divisions ***

Unit 1.1 Lower: None

Unit 1.1 Upper: Performance Divided Lites, Colonial, 2W2H, 7/8" Bars, 7/8" Bars, Champagne Internal Spacers

*** Hardware-Accessories ***

Unit 1.1: White Hardware, BetterVue Fiberglass Full Screen, Screen(s) Loose, Bottom Sash Handle Only

*** Species-Finish-Color ***

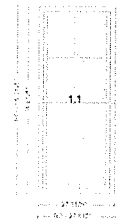
Unit 1.1: Cloud Base, White Screen

*** Casing-Jambs-Trim ***

Unit 1.1: Prep for Install, Remove Fin and Drill, Frame Expander, Stepped Frame Groove Filler, Casing Loose, 3-1/4" Jambs, No Installation Clips

Calculated Design Pressure values of individual units will be verified upon order to Kolbe. Overall Performance Grade of mulls/assemblies may/will be less than computed values of individual units and will also be determined upon order to Kolbe.

AS VIEWED FROM EXTERIOR



Scaled to Fit

Rough Opening:
27 13/16" X 65 5/16"

Frame Size:
27 5/16" X 64 13/16"

Unit Dimension:
27 5/16" X 64 13/16"



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* Indicates Increased Rough Opening

2025 Pricing

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For warranty information please click this link or visit <https://www.kolbewindows.com/resources/warranties>

008	Bed 1	EA	(1)	9.81	\$903.03	\$903.03
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*** Unit ***

MDHCUST (Assy 1)

Forgent Replacement Rectangle Double Hung

*** Performance ***

Unit 1.1: U-Value = 0.28, Metric U-Value = 1.59

*** Unit ***

Unit 1.1: Glastra, Sash Operation: Top & Bottom Active

*** Glass ***

Unit 1.1: Dual Glazed, Solar Low-E Glass, Mill Finish Spacer, Glass Preserve without Neat+ Coating

Unit 1.1 Lower, 1.1 Upper: Clear glass

*** Lite Divisions ***

Unit 1.1 Lower: None

Unit 1.1 Upper: Performance Divided Lites, Colonial, 3W2H, 7/8" Bars, 7/8" Bars, Champagne Internal Spacers

*** Hardware-Accessories ***

Unit 1.1: White Hardware, BetterVue Fiberglass Full Screen, Screen(s) Loose, Bottom Sash Handle Only

*** Species-Finish-Color ***

Unit 1.1: Cloud Base, White Screen

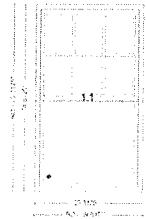
*** Casing-Jambs-Trim ***

Unit 1.1: Prep for Install, Remove Fin and Drill, Frame Expander, Stepped Frame Groove Filler, Casing Loose, 3-1/4" Jambs, No Installation Clips

Calculated Design Pressure values of individual units will be verified upon order to Kolbe. Overall Performance Grade of mulls/assemblies may/will be less than computed values of individual units and will also be determined upon order to Kolbe.

Opening(s) designated by a circled 'E' meet most national building codes for emergency escape and rescue requirements. Check local codes for product compliance for desired application.

AS VIEWED FROM EXTERIOR



Scaled to Fit

Rough Opening:
39 13/16" X 65 5/16"

Frame Size:
39 5/16" X 64 13/16"

Unit Dimension:
39 5/16" X 64 13/16"



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Created: 7/14/2025

* Indicates Increased Rough Opening

2025 Pricing

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For warranty information please click this link or visit <https://www.kolbewindows.com/resources/warranties>

009 Front Bedroom 3	EA	(1)	9.81	\$903.03	\$903.03
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*** Unit ***

MDHCUST (Assy 1)

Forgent Replacement Rectangle Double Hung

*** Performance ***

Unit 1.1: U-Value = 0.28, Metric U-Value = 1.59

*** Unit ***

Unit 1.1: Glastra, Sash Operation: Top & Bottom Active

*** Glass ***

Unit 1.1: Dual Glazed, Solar Low-E Glass, Mill Finish Spacer, Glass Preserve without Neat+ Coating

Unit 1.1 Lower, 1.1 Upper: Clear glass

*** Lite Divisions ***

Unit 1.1 Lower: None

Unit 1.1 Upper: Performance Divided Lites, Colonial, 3W2H, 7/8" Bars, 7/8" Bars, Champagne Internal Spacers

*** Hardware-Accessories ***

Unit 1.1: White Hardware, BetterVue Fiberglass Full Screen, Screen(s) Loose, Bottom Sash Handle Only

*** Species-Finish-Color ***

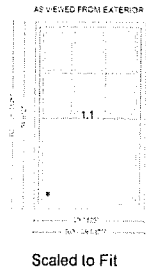
Unit 1.1: Cloud Base, White Screen

*** Casing-Jambs-Trim ***

Unit 1.1: Prep for Install, Remove Fin and Drill, Frame Expander, Stepped Frame Groove Filler, Casing Loose, 3-1/4" Jambs, No Installation Clips

Calculated Design Pressure values of individual units will be verified upon order to Kolbe. Overall Performance Grade of mulls/assemblies may/will be less than computed values of individual units and will also be determined upon order to Kolbe.

Opening(s) designated by a circled 'E' meet most national building codes for emergency escape and rescue requirements. Check local codes for product compliance for desired application.



Rough Opening:
39 13/16" X 65 5/16"

Frame Size:
39 5/16" X 64 13/16"

Unit Dimension:
39 5/16" X 64 13/16"



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Created: 7/14/2025

* Indicates Increased Rough Opening

2025 Pricing

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For warranty information please click this link or visit <https://www.kolbewindows.com/resources/warranties>

010 Front Bedroom 3	EA	(1)	9.81	\$903.03	\$903.03
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*** Unit ***

MDHCUST (Assy 1)

Forgent Replacement Rectangle Double Hung

*** Performance ***

Unit 1.1: U-Value = 0.28, Metric U-Value = 1.59

*** Unit ***

Unit 1.1: Glastra, Sash Operation: Top & Bottom Active

*** Glass ***

Unit 1.1: Dual Glazed, Solar Low-E Glass, Mill Finish Spacer, Glass Preserve without Neat+ Coating

Unit 1.1 Lower, 1.1 Upper: Clear glass

*** Lite Divisions ***

Unit 1.1 Lower: None

Unit 1.1 Upper: Performance Divided Lites, Colonial, 3W2H, 7/8" Bars, 7/8" Bars, Champagne Internal Spacers

*** Hardware-Accessories ***

Unit 1.1: White Hardware, BetterVue Fiberglass Full Screen, Screen(s) Loose, Bottom Sash Handle Only

*** Species-Finish-Color ***

Unit 1.1: Cloud Base, White Screen

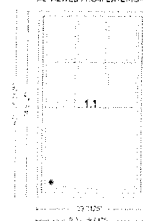
*** Casing-Jambs-Trim ***

Unit 1.1: Prep for Install, Remove Fin and Drill, Frame Expander, Stepped Frame Groove Filler, Casing Loose, 3-1/4" Jambs, No Installation Clips

Calculated Design Pressure values of individual units will be verified upon order to Kolbe. Overall Performance Grade of mulls/assemblies may/will be less than computed values of individual units and will also be determined upon order to Kolbe.

Opening(s) designated by a circled 'E' meet most national building codes for emergency escape and rescue requirements. Check local codes for product compliance for desired application.

AS VIEWED FROM EXTERIOR



Scaled to Fit

Rough Opening:
39 13/16" X 65 5/16"

Frame Size:
39 5/16" X 64 13/16"

Unit Dimension:
39 5/16" X 64 13/16"



Printed By: Peter Landolfi

Created: 7/14/2025

* Indicates Increased Rough Opening

2025 Pricing

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For warranty information please click this link or visit <https://www.kolbewindows.com/resources/warranties>

011 Bathroom	EA	(1)	4.21	\$707.46	\$707.46
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*** Unit ***

MDHCUST (Assy 1)

Forgent Replacement Rectangle Double Hung

*** Performance ***

Unit 1.1: U-Value = 0.28, Metric U-Value = 1.59

*** Unit ***

Unit 1.1: Glastra, Sash Operation: Top & Bottom Active

*** Glass ***

Unit 1.1: Dual Glazed, Solar Low-E Glass, Mill Finish Spacer, Glass Preserve without Neat+ Coating

Unit 1.1 Lower, 1.1 Upper: Clear glass, Tempered Glass

*** Lite Divisions ***

Unit 1.1 Lower: None

Unit 1.1 Upper: Performance Divided Lites, Colonial, 2W1H, 7/8" Bars, 7/8" Bars, Champagne Internal Spacers

*** Hardware-Accessories ***

Unit 1.1: White Hardware, BetterVue Fiberglass Full Screen, Screen(s) Loose, Bottom Sash Handle Only

*** Species-Finish-Color ***

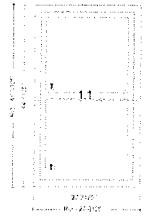
Unit 1.1: Cloud Base, White Screen

*** Casing-Jambs-Trim ***

Unit 1.1: Prep for Install, Remove Fin and Drill, Frame Expander, Stepped Frame Groove Filler, Casing Loose, 3-1/4" Jambs, No Installation Clips

Calculated Design Pressure values of individual units will be verified upon order to Kolbe. Overall Performance Grade of mulls/assemblies may/will be less than computed values of individual units and will also be determined upon order to Kolbe.

AS VIEWED FROM EXTERIOR



Scaled to Fit

Rough Opening:
27 13/16" X 45 5/16"

Frame Size:
27 5/16" X 44 13/16"

Unit Dimension:
27 5/16" X 44 13/16"



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Created: 7/14/2025

* Indicates Increased Rough Opening

2025 Pricing

Summary Page 12 of 17

For warranty information please click this link or visit <https://www.kolbewindows.com/resources/warranties>

012	Kitchen	EA	(2)	8.60	\$785.90	\$1,571.80
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*** Unit ***

MDHCUST (Assy 1)

Forgent Replacement Rectangle Double Hung

*** Performance ***

Unit 1.1: U-Value = 0.28, Metric U-Value = 1.59

*** Unit ***

Unit 1.1: Glastra, Sash Operation: Top & Bottom Active

*** Glass ***

Unit 1.1: Dual Glazed, Solar Low-E Glass, Mill Finish Spacer, Glass Preserve without Neat+ Coating

Unit 1.1 Lower, 1.1 Upper: Clear glass

*** Lite Divisions ***

Unit 1.1 Lower: Performance Divided Lites, Colonial, Align Vertical Bars, 2W1H, 7/8" Bars, 7/8" Bars, Champagne Internal Spacers

Unit 1.1 Upper: Performance Divided Lites, Colonial, 2W1H, 7/8" Bars, 7/8" Bars, Champagne Internal Spacers

*** Hardware-Accessories ***

Unit 1.1: White Hardware, BetterVue Fiberglass Full Screen, Screen(s) Loose, Bottom Sash Handle Only

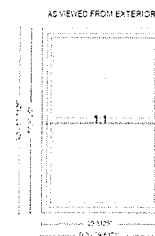
*** Species-Finish-Color ***

Unit 1.1: Cloud Base, White Screen

*** Casing-Jambs-Trim ***

Unit 1.1: Prep for Install, Remove Fin and Drill, Frame Expander, Stepped Frame Groove Filler, Casing Loose, 3-1/4" Jambs, No Installation Clips

Calculated Design Pressure values of individual units will be verified upon order to Kolbe. Overall Performance Grade of mulls/assemblies may/will be less than computed values of individual units and will also be determined upon order to Kolbe.



Scaled to Fit

Rough Opening:
39 13/16" X 57 5/16"

Frame Size:
39 5/16" X 56 13/16"

Unit Dimension:
39 5/16" X 56 13/16"



Printed By: Peter Landolfi

Created: 7/14/2025

* Indicates Increased Rough Opening

2025 Pricing

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For warranty information please click this link or visit <https://www.kolbewindows.com/resources/warranties>

013	Pantry	EA	(1)	5.97	\$772.22	\$772.22
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*** Unit ***

MDHCUST (Assy 1)

Forgent Replacement Rectangle Double Hung

*** Performance ***

Unit 1.1: U-Value = 0.28, Metric U-Value = 1.59

*** Unit ***

Unit 1.1: Glastra, Sash Operation: Top & Bottom Active

*** Glass ***

Unit 1.1: Dual Glazed, Solar Low-E Glass, Mill Finish Spacer, Glass Preserve without Neat+ Coating

Unit 1.1 Lower, 1.1 Upper: Clear glass

*** Lite Divisions ***

Unit 1.1 Lower: Performance Divided Lites, Colonial, Align Vertical Bars, 2W1H, 7/8" Bars, 7/8" Bars, Champagne Internal Spacers

Unit 1.1 Upper: Performance Divided Lites, Colonial, 2W1H, 7/8" Bars, 7/8" Bars, Champagne Internal Spacers

*** Hardware-Accessories ***

Unit 1.1: White Hardware, BetterVue Fiberglass Full Screen, Screen(s) Loose, Bottom Sash Handle Only

*** Species-Finish-Color ***

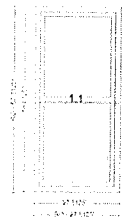
Unit 1.1: Cloud Base, White Screen

*** Casing-Jambs-Trim ***

Unit 1.1: Prep for Install, Remove Fin and Drill, Frame Expander, Stepped Frame Groove Filler, Casing Loose, 3-1/4" Jambs, No Installation Clips

Calculated Design Pressure values of individual units will be verified upon order to Kolbe. Overall Performance Grade of mulls/assemblies may/will be less than computed values of individual units and will also be determined upon order to Kolbe.

AS VIEWED FROM EXTERIOR



Scaled to Fit

Rough Opening:
27 13/16" X 57 5/16"

Frame Size:
27 5/16" X 56 13/16"

Unit Dimension:
27 5/16" X 56 13/16"



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* Indicates Increased Rough Opening

2025 Pricing

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For warranty information please click this link or visit <https://www.kolbewindows.com/resources/warranties>

014 Back Hall	EA	(1)	3.64	\$663.60	\$663.60
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*** Unit ***

MDHCUST (Assy 1)

Forgent Replacement Rectangle Double Hung

*** Performance ***

Unit 1.1: U-Value = 0.28, Metric U-Value = 1.59

*** Unit ***

Unit 1.1: Glastra, Sash Operation: Top & Bottom Active

*** Glass ***

Unit 1.1: Dual Glazed, Solar Low-E Glass, Mill Finish Spacer, Glass Preserve without Neat+ Coating

Unit 1.1 Lower, 1.1 Upper: Clear glass

*** Lite Divisions ***

Unit 1.1 Lower: Performance Divided Lites, Colonial, Align Vertical Bars, 2W1H, 7/8" Bars, 7/8" Bars, Champagne Internal Spacers

Unit 1.1 Upper: Performance Divided Lites, Colonial, 2W1H, 7/8" Bars, 7/8" Bars, Champagne Internal Spacers

*** Hardware-Accessories ***

Unit 1.1: White Hardware, BetterVue Fiberglass Full Screen, Screen(s) Loose, Bottom Sash Handle Only

*** Species-Finish-Color ***

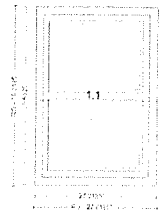
Unit 1.1: Cloud Base, White Screen

*** Casing-Jambs-Trim ***

Unit 1.1: Prep for Install, Remove Fin and Drill, Frame Expander, Stepped Frame Groove Filler, Casing Loose, 3-1/4" Jambs, No Installation Clips

Calculated Design Pressure values of individual units will be verified upon order to Kolbe. Overall Performance Grade of mulls/assemblies may/will be less than computed values of individual units and will also be determined upon order to Kolbe.

AS VIEWED FROM EXTERIOR



Scaled to Fit

Rough Opening:
27 13/16" X 39 5/16"

Frame Size:
27 5/16" X 38 13/16"

Unit Dimension:
27 5/16" X 38 13/16"



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Created: 7/14/2025

* Indicates Increased Rough Opening

2025 Pricing

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For warranty information please click this link or visit <https://www.kolbewindows.com/resources/warranties>

Notes / Totals / Signature

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Total Quantity: 15	Total Cubic Feet: 117.20	Total Perimeter Feet: 2,816.63	Sub-Total*:	\$12,497.28
			Total Tax:	\$874.81
			Total Freight:	\$0.00
			Total Labor:	\$0.00
			Total Amount:	\$13,372.09

Total Amount includes Kolbe and/or Non-Kolbe lines if applicable



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2025 Pricing

Notes / Totals / Signature Page 16 of 17

For warranty information please click this link or visit <https://www.kolbewindows.com/resources/warranties>

Notes / Totals / Signature

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Terms & Conditions:

All items are specified herein constitute a "SPECIAL ORDER". Once a Special Order is placed with the required deposit having been made, the Order cannot be cancelled subsequent thereto nor can Special Order items be returned or exchanged. Any Special Order which is not paid in full shall result in the forfeiture of the deposit made in connection therewith, and the customer's account on which the Special Order is placed shall remain legally responsible for paying any deficiency balance owing after crediting said deposit.

All orders require a minimum deposit of 50%, however, Horner Millwork Corp., reserves the right to require a higher deposit for any Special Order in its discretion.

Orders will not be processed until such time as the required deposit is received. Lead times for the receipt and delivery of the materials ordered by the customer vary, are estimates only, not guaranteed by Horner Millwork Corp.

Taxes are not included in the quoted price unless expressly stated in the quoted price to the contrary.

Delivery charges may apply to the customer's special order. Said charges are not included in the quoted price unless expressly stated to the contrary.

All design pressure requirements are the responsibility of purchaser, and any specific requirements that need to be met must be brought to salesperson's attention by the purchaser.

No third parties, including without limitation, homeowners who are sent by a contractor to select materials which constitute a Special Order, shall be permitted to place a Special Order on a contractor's account without the contractor's signature of approval also appearing on the written quote or proposal issued in connection with said Order.

By signing below, the party or parties placing the Special Order represents herein that all quantities, sizes and specifications are correct and not subject to change after the Order is placed.

Signature: _____ **Date:** _____

Purchase Order: _____



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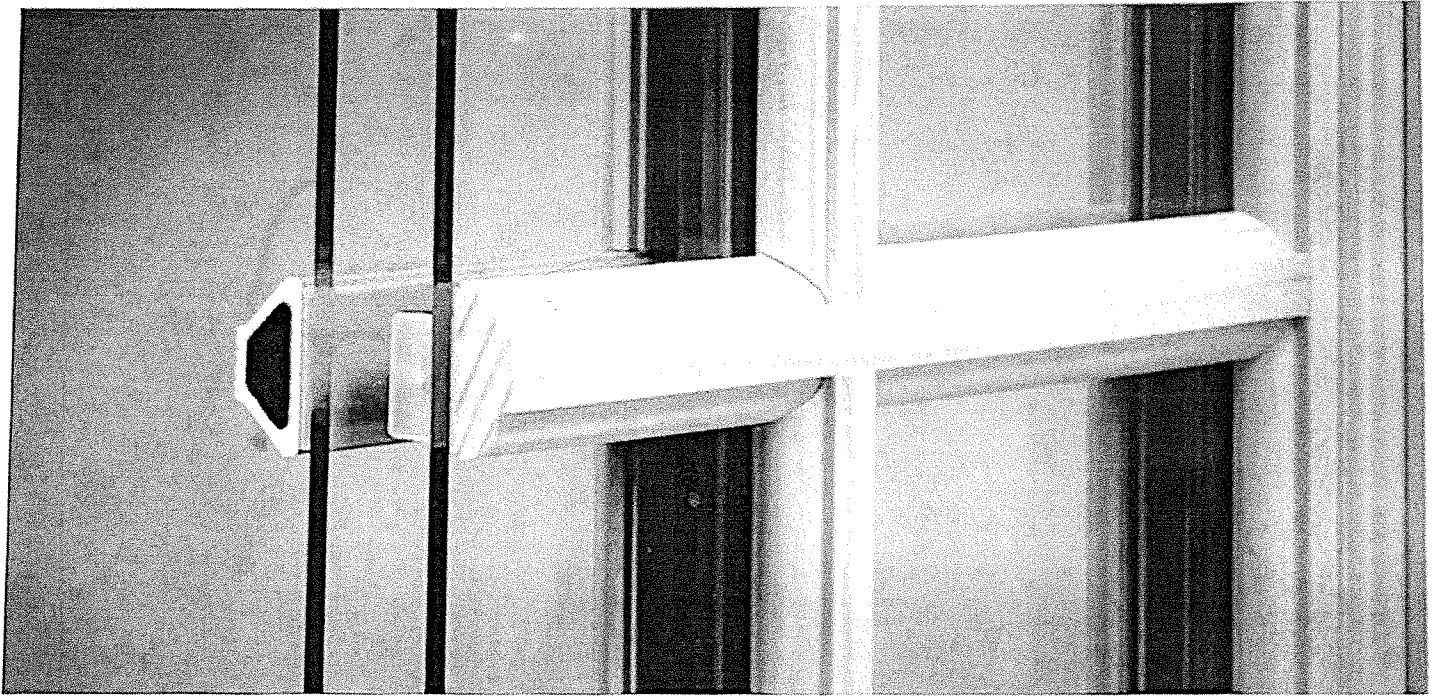
2025 Pricing

Created: 7/14/2025

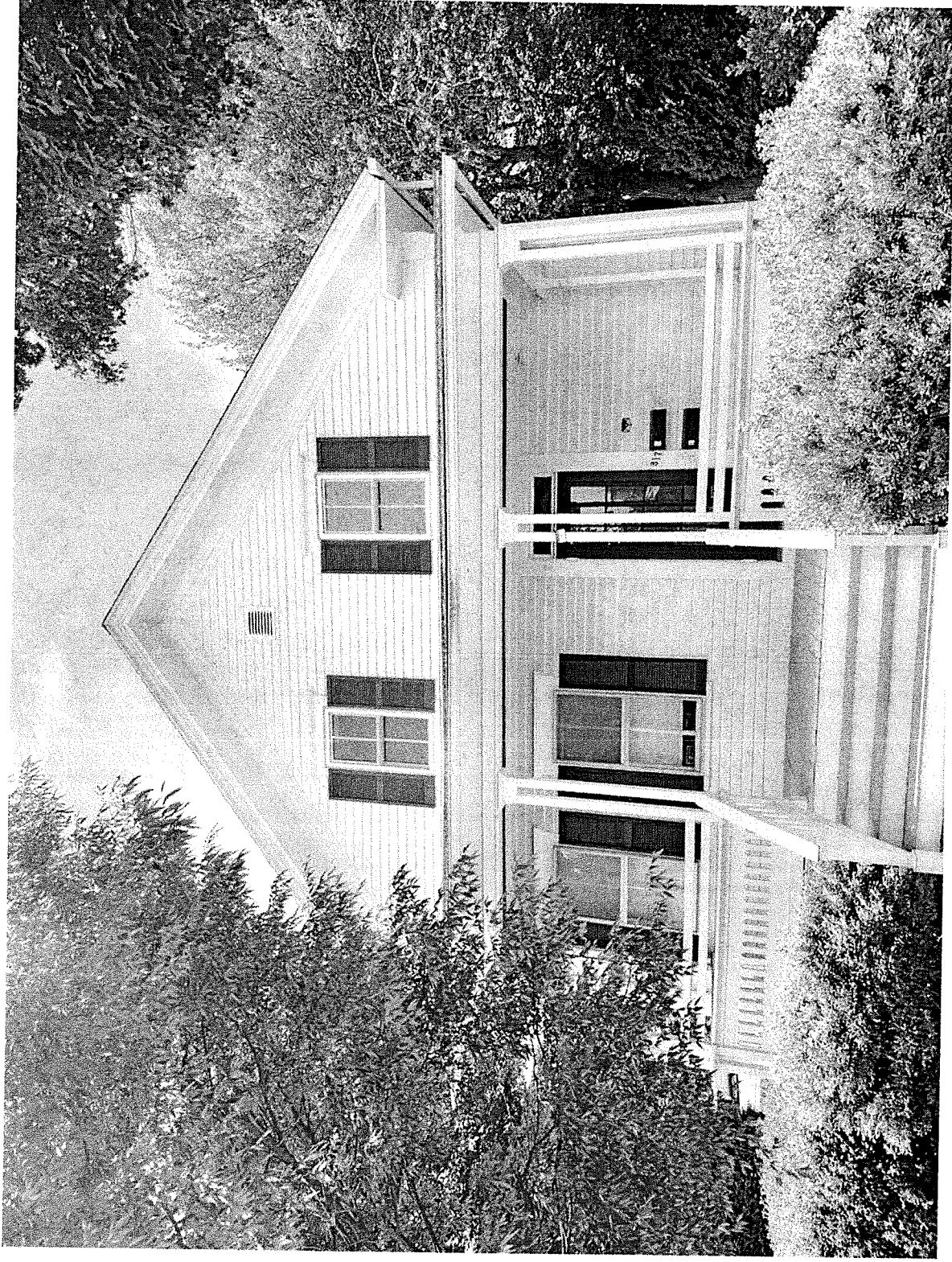
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For warranty information please click this link or visit <https://www.kolbewindows.com/resources/warranties>

Performance Divided Lites



Kolbe's performance divided lite (PDL) glazing system gives the appearance of true divided lites without sacrificing energy efficiency. Divided lite bars are adhered to the exterior and interior of the glass, with aesthetically pleasing spacer bars installed between the glass panes, to create the illusion of true divided lites. Interior bars are available with a beveled, ovolo, square or triangular profile, and in various widths depending upon the profile. See the individual product pages for the options available within each product line.



817 Main Street Warren, RI newly installed Kolbe replacement windows 2nd floor
4.a.



817 Main Street Warren, RI - newly installed Kolbe replacement windows 2nd floor 4.b



4c.



PROVIDENCE
PRESERVATION
SOCIETY



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News Research & Learn Advocacy + Events + About Us +

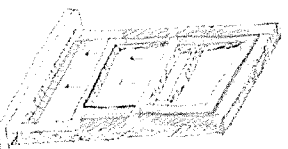
Environment & Materials

Lead Safety in Historic Homes: The Wooden Window Dilemma

By Katy Pickens Community & Policy Reporter
kpickens@ppsri.org

Boulet outlined three ways to mitigate the lead risk from wood-on-wood contact for historic windows. A slider can be inserted to avoid the friction that creates lead dust, or the window could be stripped down to the wood and repainted with lead-free paint. Barr and others said that at times, stripped wood will still test positive for lead content and fail the inspection.

"Stripping a window is not sufficient," according to Rob Cagnetta, founder of Heritage Restoration, Inc. "You could do all this work and still fail."



Lead paint
in window
frames

<https://ppsri.org/lead-safety-in-historic-homes-the-wooden-window-dilemma/>