

# 38 Melrose Street

25.0509 BV – Door Replacement Proposal



EXISTING FRONT ELEVATION

3/16" = 1'-0"

ADJACENT BUILDING

PROPOSED RENOVATION









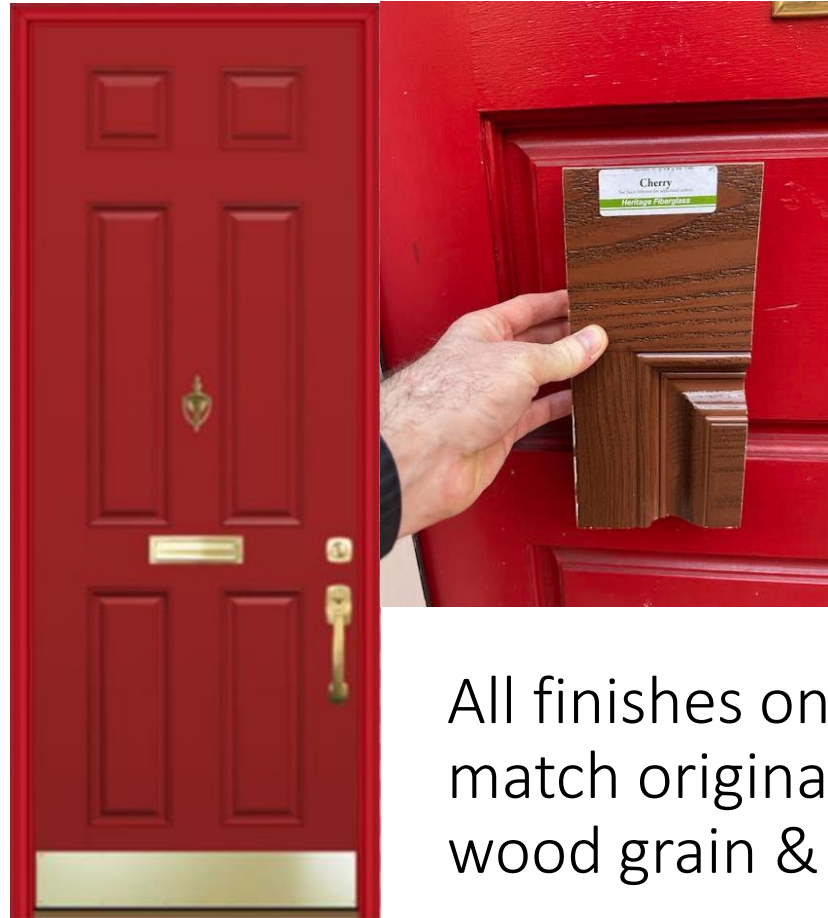
# Our Mutual Goal

We respectfully propose upgrading the existing wood door to a high-quality fiberglass alternative designed to replicate the original appearance in detail. Fiberglass doors offer superior durability and resistance to weathering, warping, and rot—issues that frequently affect traditional wood doors over time. Modern manufacturing techniques now allow for fiberglass doors to be custom-crafted with woodgrain textures, panel designs, and finishes that are virtually indistinguishable from historic woodwork. This change would help preserve the aesthetic and architectural integrity of the property while enhancing energy efficiency, security, and long-term maintenance. Our goal is to maintain the historic character of the structure while using materials that ensure its continued preservation.

# Current Door (Wood)



# Proposed Door (Fiberglass)



Product Description
<b>Heritage Single Entry Door in FrameSaver Frame</b>
36" x 96" Nominal Size
Unit Size: 37 9/16" x 97 11/16"
Frame Depth: 6 9/16"
2" Standard Brickmold - Shipped Unattached
Left Hand Inswing - Inside Looking Out
006 Style Heritage Smooth Fiberglass Door
Snow Mist White Inside / Vallis Red Outside
<b>Hardware</b>
All Hardware in Satin Brass Finish
Urban Modern Grip Handle with Deadbolt Outside
Tribeca Satin Brass (2 3/8" Backset)
PanoLock Multi-Point Lock
Key Order Alike
Knocker Viewer (At 58" from floor)
Mail Slot (3" x 10")
Kickplate - Outside Only
<b>Frame</b>
Textured Vallis Red Aluminum Frame Cladding - In Separate Box
Snow Mist White Inside Frame
1 Tube of Vallis Red Caulk
Bronze ZAC Auto-Adjusting Threshold (7 5/8" Depth)
Satin Brass Ball Bearing Hinges
4 Hinges
Installation Kit with Wood Shims
Security Plate

All finishes on new door will match original door, including wood grain & historic color

# Vendors Quotes (Pre-Tariffs)

- Boston Building Resources
- Payne Bouchier
- Marvin Windows
- Olde Bostonian
- JB Sash
- Pella
- Renewal by Andersen
- Boston Door Company
  - Range of Quotes Received: \$23,480 - \$27,750
    - All 8 companies above have stated that frame has suffered too much damage over the years to be rebuilt and matched with the original door, which would have been preference.
    - All 8 companies above have stated that both the frame and door must be replaced, rather than only one item.
    - Proposed Fiberglass door: \$11,222.16

# Warranty Information

- None of the companies listed previously will provide a warranty on a wood door for more than 5 years.
- The proposed door has a lifetime warranty and is transferable between owners, which will help ensure the integrity of the exterior appearance.

# Energy Efficiency

Proposed door is energy star rated, whereas wood doors are not compliant with energy star standards.


Due to inevitable nature of wood, there exists warping of current door, causing a gap letting in cold air.

Product Features

Summary Pricing Sizing **Energy** Stats


**Energy Performance**

U-Factor (U.S./I-P): 0.13  
Solar Heat Gain Coefficient (SHGC): 0.01  
Visible Transmittance: 0.00  
Air Infiltration: 0.03 cfm/ft<sup>2</sup>  
Description 1: Heritage Fiberglass Entry Door in Wood Frame  
Description 2: Style 006 - No Glass  
ENERGY STAR: All Regions  
CPD: PRD-N-84-51766-00001



ENERGY STAR

ENERGY STAR® Certified in Highlighted Regions



energystar.gov/windows

Certified

# Safety

With damage to our door frame due to a break-in on 12/31, the replacement of our door is an urgent matter, as the locks do not line up with the frame properly.

There is no secondary door/gate to home entrance.

# Financing

The best financing option for a wood door available between the companies providing a quote was 36 months, equivalent to roughly \$692 per month.

The quotes included in this presentation were provided between January 6<sup>th</sup> and February 27<sup>th</sup>, many if not all of which will now require new proposals.

# Thank You

We sincerely thank you for your time, dedication and thoughtful consideration of this request, so we may right disrepair. We share your deep commitment to preserving the character and heritage of our historic community.