

Montpelier Design Review Committee
June 15, 2010
City Council Chambers, City Hall

Subject to Review and Approval

Present: Stephen Everett, Chair; James Duggan, Vice Chair; Eric Gilbertson, Steven Burkholder, Kate Coffey, Miriam Conlon, and Jay White.
Staff: Clancy DeSmet, Planning and Zoning Administrator

Call to Order:

The June 15, 2010 Design Review Committee was called to order at 5:30 P.M. by Stephen Everett, Chair.

I. 7 Green Mountain Drive – GB/DCD

Applicant/Owner: Green Mountain Power Corporation
Roof Mounted Solar Array.

Interested Parties: Leigh Seddon and Jay Myrto

Leigh Seddon, Vice President of Engineering for Alteris Renewables, and Jay Myrto who is their Regional Project Manager and manages of our projects. Jay will be supervising the building plan. Jay worked on National Life and all of their other projects. The project is a solar electric system on the roof of the Green Mountain Power building on 7 Green Mountain Drive. It is approximately 130 kilowatts of power. It is very similar to the installation at National Life which was modules sit on the roof with a ballast system so there are no penetrations to the roof. However, this is a little bit larger than the National Life system. There will be 130 kilowatts up on the flat roof and inverter inside the building to make AC power. The inverter will tie into the Green Mountain Power building and feed energy.

Mr. Myrto said there are two roof heights on the building. The closer to the highway height is about 4 feet lower than the height in the back, and you can see from the layouts they are going to be in both sections.

Mr. Seddon said the initial application there are some pictures of a similar installation at Hannaford's in Williston. He pointed out that those modules are not at the 15 degree tilt that they are going to put at Green Mountain Power; they are slightly lower at 10 degrees. The higher the tilt is the better, but if you tilt them up too high the wind loading goes up and they have to ballast them so the roof can only hold so much ballast. The engineering on the site determines that 15 was the maximum tilt. The same is true with National Life; 15 degrees is the maximum tilt.

Mr. Gilbertson said they won't be able to see them from anywhere.

Mr. Seddon said the building is one story and standing in front of the building you wouldn't see them, but coming in from the highway that roof is visible for a brief period to drive down. You will see the blue modules on the roof as you are driving into Montpelier for that quarter mile stretch. The project has received its certificate of public good from the Public Service Board, and that was issued on May 11th. That is their permit to interconnect the system so they will be waiting for zoning approval in Montpelier and then a building permit.

Mr. Gilbertson said the Public Service Board really isn't supposed to do that until they receive the city's permit.

Mr. Seddon replied that is why they are here because the DRC is actually not part of the CPG process, or the expedited one. If this was a larger power plant the city would be a statutory party to the CPG, but the net metering ones are expedited. The only agencies they have to notify are the Department of Public Service and the Agency of Natural Resources. For net metering they always come and get a zoning permit.

Mr. Everett asked if there were additional utilities other than the panels on the roof.

Mr. Seddon replied no. There will be just the panels and metallic conduit run but no lighting or any service waves. The modules are actually not a serviceable item so you don't build in any lighting or electrical service capability.

Mr. Duggan said there will be power cables. One of these installations has a number of stainless steel pipes. Is that typical of the detail?

Mr. Seddon explained that is the conduit for the wiring. He has a layout if he would like to see how the panels are laid out around the obstructions on the roof. Basically, EMT conduit will run to connect all of the modules. He asked Jay where the inverter location was.

Mr. Myrto said if you look at the building, the main road I-89 is here. Basically, what you see in the photo of the fenced in area is where the utility transformers are. There is a big diesel generator there. That is the area they are going to put the inverter in, which is back in the corner. The conduits will come up and come down over the edge of the roof into the back corner. That is the southwest corner of the building.

The DRC reviewed the evaluation criteria and found the application acceptable on a vote of 5 to 0.

Jay White joined the Design Review Committee.

II. 34 Elm Street – CB-1/DCD

Applicant: Adrienne Allison

Owner: John Russell

Sign.

Adrienne Allison said the sign will be about 4 or 5 feet away from the building and be placed on two posts.

Mr. Everett asked if the free standing sign frame hold both signs.

Mr. Allison replied yes. They will be just a few inches apart. It is a proposed sign.

Ms. Conlon asked if the signs were on top of one another.

Ms. Allison said yes.

Mr. DeSmet said he has a sample to pass around that shows before and after.

Mr. Everett said if you look at the proposed sign here down at the bottom it says Herb Apothecary. The post color is very dark. Will black lettering show up on that?

Ms. Allison replied it is gold lettering.

Ms. Conlon asked if the green color is for the Medicinals.

Ms. Allison replied yes, and the blue is for the apothecary. The wood sign is cedar.

Mr. White said a few weeks ago John Russell talked to him about needing repairs on his porch and he may need a new foundation under the front corner. It would make a lot of sense to do all of that construction at once. Is he planning to coordinate that work with her work?

Ms. Allison said she doesn't know. He said he would do it last spring.

Mr. Gilbertson asked if the sign frame would be painted any colors.

Ms. Allison said it will. That is the one color she did not bring tonight. It is a wine color. It does go with the building. It was a sign someone had for their business and they are just reusing it.

Mr. Everett asked if the hardware between the sign was a short piece of chain.

Ms. Allison replied it is.

Mr. Everett asked what are the two signs hanging underneath the bottom sign.

Ms. Allison said hopefully that was a last minute addition for practitioners that are in the building. It would be somebody's name and what they did. They would be one of these colors, probably the gold. It would be a green base with a gold lettering.

Mr. White asked how big the sign was.

Ms. Allison said it is about 20 inches by 3.5 feet.

Mr. Gilbertson asked if it met all of the size ordinances.

Mr. Everett said one thing she might want to think about in terms of the longevity of the sign depending if the edges of the sign are plywood she may want to band it with a strip of cedar or fir that will last longer because the plywood will wear after a few years. A banding would make a frame around it to protect it.

Mr. Gilbertson said he is a little concerned about the size.

Mr. DeSmet said he didn't know the area off the top of his head.

Mr. Gilbertson said it looks fairly large. That is a fairly substantial post.

Ms. Allison said she noticed there are some other signs on Elm Street. There is a chiropractor down the street with a pretty large sign with posts which is similar to what she is proposing.

Mr. Everett inquired what the actual size of the post is.

Ms. Allison replied that the post is 4 ½ inches across, but it is an old post from somebody's porch.

The DRC reviewed the sign criteria.

Mr. White said he had a comment on the free standing sign. If you drive out of the driveway do the sign block your view of other driveways coming down the street? Is it located out of that view corridor far enough so it won't block your view?

Mr. Duggan said it looks like there is landscaping beyond the tree.

Mr. White said when it is located just before she puts the sonotube in to make sure that if a driver is driving out of the driveway and looks to the left they will see the street and it won't be blocked.

Mr. Everett said she may want to do a mock up of the sign on a piece of cardboard and have someone hold it at the height so you can see the traffic coming.

Mr. Gilbertson asked if the Department of Public Works had done a technical review of this.

Mr. DeSmet replied they didn't on this one.

Mr. White said they could condition the permit that it not affect the view so she can adjust it.

Mr. Everett said he doesn't think that falls within their jurisdiction.

Mr. DeSmet said she has already talked to Public Works about some landscaping she is doing.

Mr. White said he thinks safety is part of the design.

Mr. DeSmet replied it is actually not in the jurisdiction of this committee.

Mr. Everett said based on the design all in favor of the design of the sign as proposed, say aye. The application passed on a vote of 5 to 0.

III. 25 Cliff Street – LDR/DCD

Applicant/Owner: Arthur Foelsche and Nicholle Schaeffer
Repaint Exterior, Replace Windows; Repair Trim and Chimney.

Mr. Foelsche said there are four projects although they run into one another. The primary thing they need to do is to take down a cinder block chimney. It is a non-original chimney on the west wall of the house and is currently starting to pull away from the house. It crosses their entrance and car park area. Secondly, the windows in the house are original windows 100 plus years old. Many of them in the documentation he provided shows the disrepair they are currently in. There is water damage issues not only in the windows themselves but also water penetration through the cellars beneath it and down into the first floor. It is of pretty high concern to them that they are able to replace them. They have spoken to a lot of people and their contractor has recommended Marvin Integrity fiberglass windows as a good balance between price and performance. That is what they hope to replace the windows with. They are hoping to paint. The house hasn't been painted in 10 plus years, and in the process attending to lots of trim on the house that is coming off. Over the years it hasn't been attended to.

Mr. Gilbertson said they are going to replace a lot of trim and the sills on the windows.

Mr. Foelsche said the exterior trim is going to stay. This particular window is put in from the interior so they pull off the interior trim. It actually goes up against what exists so their storm windows come down.

Mr. White said they said the windows recommended by the contractor were Marvin Integrity which is not the same as the Marvin Ultrix listed on the letter.

Mr. Foelsche said it is actually Marvin Integrity Ultrex. Marvin owns Integrity and it is Integrity's Ultrex. They tear out the existing window to the rough opening and this window slides in and abuts the existing trim on the exterior. At that point they basically put the interior trim on.

Mr. White said some replacement windows are designed to fit within the existing frame which actually makes it wider. They aren't proposing to do that. They are proposing to taking out the old windows and putting in the new windows.

Mr. Foelsche said they aren't changing the exterior dimensions of the window at all.

Mr. Gilbertson asked about the size of the panes of glass.

Mr. Foelsche said they shouldn't change. The sash size might be slightly different but the openings are the same. Any difference in size wouldn't be significant.

Mr. Duggan asked if there were two lights over one.

Mr. Foelsche said that is what they would like to use, yes. They are 2 over 2 right now. They have triple track storm windows currently which are 20 plus years old. The storm windows are one of the primary reasons why they are having water damage because there would be moisture penetration through the windows which condenses between. There are no drain holes in any of them. In many cases there is air penetration straight through the sash because there is no connection there. The two problems compound one another.

Mr. Gilbertson asked why they weren't replacing with 2 over 2's.

Mr. Foelsche replied because of money and aesthetics. Many of the houses on the street have actually gone to 2 over 1's in replacing their windows.

Ms. Coffey said she sees the letter from Walter at Montpelier Construction talking about the windows. There are two different lines of the Marvin Ultrex windows. Are they getting the full fiberglass windows?

Mr. Foelsche replied yes.

Ms. Coffey said she has a concern with that because the divided light on the full fiberglass window is only between the glass. She objects to that aesthetically. She doesn't think having the grill between the glass brings back the feeling of the divided light that the original windows have.

Mr. White said Integrity does make a simulated divided light.

Ms. Coffey said the wood Ultrex does come with that option.

Mr. Foelsche replied it is about double the price.

Mr. Gilbertson said he would rather see him go with 1 over 1's than have a fake divider.

Ms. Coffey agreed with that.

Mr. Duggan asked if they had priced out first restoring the existing sash. Secondly, have they received prices for real wood windows?

Mr. Foelsche said replacing the sash on some of the windows, about 5 out of the 10 there is a possibility. It's also a possibility in the 4 in the bay window on the first floor.

Mr. Duggan asked what did he mean by replacing the sash.

Mr. Foelsche said fixing the existing window. On five of them the damage is so far that they would have to do at least the inserted ones where they got new panes and a new track where they go in. They are not restorable.

Mr. Duggan said actually all wood windows are restorable. It is just the matter of finding the right contractor or subcontractor who could do that. He was just curious if they had entertained any prices for that.

Mr. Foelsche replied he had spoken with Walter from Montpelier Construction about it and he said it wasn't worth the time because it would be the same amount of money to even replace one. It would be prohibitively expensive based on the extensive damage that is there.

Mr. Duggan said one of the issues is that wood windows can be repaired in perpetuity and can be repaired over and over again. Fiberglass windows cannot. Are they a gas filled double pane window?

Mr. Foelsche replied yes.

Mr. Duggan said that will probably have a lifetime of about 20 years or so, but once that seal goes they will have to replace that whole unit again. One strategy could be to restore the windows. Simply by adding a higher quality storm window he could probably in the end get a better and quicker cost payback for the money he spends now. He will get that money back quicker and still retain the original windows with the house.

Mr. Foelsche said windows are the least return on your investment in terms of energy.

Mr. Duggan said he agrees with that but windows are also a very important defining feature of your house.

Mr. Foelsche said storm windows is one thing they want to get away. They are not original. They are not in character of the neighborhood so that is a place where the balance between going with a window that fits within the existing space and doesn't modify the exterior. He understands some people don't like the interior divided light but in mind it is a balance of what can be done, what is a performing window, what has long term staying power. From the literature he has read it seems to point that fiberglass because it has the same expansion ratio as glass actually has a better longevity than wood does.

Mr. Duggan said that is incorrect. He would be glad to show him some articles that would disprove that. His big issue is the use of fiberglass.

Mr. Gilbertson said these windows are 100 years old and they are still there.

Mr. Foelsche said they are completely deteriorated at this point. The pictures show what kind of condition they are in. They have to do something and their budget is giving what they can accomplish with the house. It isn't like they can do \$12,000 worth of windows, which is the quote they received for doing the wood high performing Marvin windows.

Mr. Everett asked how many windows there are.

Mr. Foelsche said there are 10 of the 31 x 62's. There are 3 horizontal windows, which are not original, and there are 4 verticals in the bay window which are 16 x 62. Right now they are primarily concerned with the 32 x 61's. Those are the main windows which are in all of the photographs.

Mr. Everett asked what was the configuration of the horizontal windows.

Mr. Foelsche said it is the kitchen window left of the chimney. There is one on the north side and one up above it on the second floor on the north side.

Mr. Everett asked if one of the small ones the one over the gas tank.

Mr. Foelsche replied that is correct.

Mr. Everett asked if they were all 2 over 2's as well.

Ms. Schaeffer replied they were 1 over 1's.

Mr. Everett asked if the bay windows were 1 over 1's.

Mr. Foelsche replied yes.

Mr. White said he talked about cost. He has two different thoughts. He can certainly appreciate what Jamie is saying and he has often argued for restoring windows, but he can also see these are in pretty bad shape with a lot of work needing to be done on the sills. He could entertain a compromise of doing the simulated divided light fiberglass windows all new which would give him the 2 over 2 authenticity to a proportion and scale that would help the house and the ability to still paint them as a fiberglass window so he would still get the insulating value. But when he puts them the muntins in they really need to be in front of the glass so the shadow line is present. He thinks this is important given the scale of the house and the integrity of it to have the 2 over 2 windows.

Mr. Everett said he could also get those in the same color. What did they quote him for the Ultrex windows?

Mr. Foelsche said they are about \$520 per window for a 2 over 1. They couldn't get into a standard size and had to go with a slightly custom size. It was \$420 for the standard box size, but because of their opening without modifying it will cost more.

Mr. Everett said his recent experience with Allen Lumber is to get a quote from Brownell in Burlington and then go back to Allen and tell them to beat it, and you'll find you are about \$150 a window difference. At 10 for windows for \$1,500 you can maintain. The other thing is part of the application shows your address is listed on the National Register of Historic Places. One of the comments was that windows have projected molding lentils and 2 over 2 light sash.

Mr. Duggan said that should be maintained.

Mr. Everett said any effort they make to maintain that as far as the committee is concerned and the criteria they have to judge the project by is important.

Mr. Gilbertson asked if he had received a price on repairing the windows.

Mr. Foelsche said Walter from Montpelier Construction walked through the house and said it wasn't worth it. He is a professional carpenter and he trusts his judgment.

Mr. Gilbertson said a lot of carpenters don't rebuild windows. For some people that is what they do. This window is a repairable window.

Mr. Foelsche said they spent two days this winter trying to repair them. It is clear there is a large amount of labor involved and they are single paned windows.

Mr. Gilbertson said \$525 per new window plus the installation costs for that window. He thinks repairing them might be real competitive.

Mr. White said his feeling is they would not approve the window without it being 2 over 2 or with an interior muntin. The quote he received to him seems very high. He as an architect has often given a contractor in the bid process the choice of replacing the windows or repairing them, and they are pricing them both ways because they are trying to get the lowest bid. They often come out that it is cheaper to repair the windows than replacing them. You often have to use a specialist that does that where the general contractor may not be. It may cost a general contractor significantly more money to do it, but it would be in Mr. Foelsche's interest to do a little more research on the pros and cons of that.

Ms. Conlon asked wouldn't it depend on the condition of the window. Disrepair covers a large range.

Mr. White said if he keeps the proportions and the scale and character consistent there is an opportunity for replacement windows sometime. He is also trying to keep warm and that saves the cost of the storm windows. He thinks his cost estimates aren't really valid. If a contractor says it is too expensive to do he thinks he needs to know what the number is because he has to defend this to the Design Review Committee and they typically like people to keep their existing windows. He would prefer to see them get a better cost estimate for repairing the wood window and a cost estimate of the Integrity windows and compare the two together.

Mr. Foelsche said given the extensive damage to the window and the damage it is causing the house right now the notion of maintaining the storm and the single pane system in his mind is not indicative to the longevity of the house. It is causing damage currently. Here is an option to remove storm windows which are not original and don't add to the aesthetic value of the house. They absolutely want to maintain the aesthetic value of the house; that is not in question. It is a matter of balancing what is feasible financially with what types of options they have in the market. If it is the case they can get an SDL for not much more than what they have been looking at, then that is certainly on the table.

Mr. White said in order to make an historic wood window energy efficient you basically have to put in a new wood storm window possibly with insulated glass in the storm window. All of that is going to cost them significantly more than an SDL window.

Mr. Gilbertson said if these windows are repaired and weather stripped and he uses a triple tracked window that is properly installed he will have the same energy efficiency as a double paned window. It's not the system that is bad but the maintenance.

Mr. Foelsche said their second floor isn't heated. They had more than an inch of ice on their windows in the winter. That's moisture, and it is going to go somewhere. On a wood window it is going to cause damage.

Mr. Gilbertson said if they weather strip their interior window and do it appropriately he won't have that leakage and condensation. That is where the problem is, that the weather stripping is gone and a lot of other stuff is gone, but that is where the moisture gets through and out of the building and on to the storm windows that it runs down. That's a maintenance issue of the window and not a system issue.

Mr. Duggan asked if they had any energy audits done on the house.

Mr. Foelsche said Malcolm Gray came in and did one last fall. They did a ton of cellulose in the attic and weather stripping around doors. It was the assessment they should replace the windows for sure, but the bang for the buck was definitely spraying more cellulose in the attic right now.

Mr. Duggan asked if he had venting in the house.

Mr. Foelsche said they have a vent in the second floor bathroom which runs constantly at 30 CFM and it doesn't make a bit of difference because of all of the moisture going out the windows.

Mr. Everett asked if they made any comments at the time about the window situation.

Mr. Foelsche replied yes. They were doing air flow measurements and when the house was depressurized the curtains were pulling in from all of the shut windows.

Mr. Duggan said it sounds like air ceiling is just as much of an issue as rotted wood. He feels the windows should remain 2 over 2. He personally does not feel that fiberglass is a suitable material for a replacement for these windows. He understands they have economic limitations within the project here, but he personally feels that is not a suitable kind of replacement for the windows. He would encourage and hope he could do some more research. He would like to see what the cost comparison is between restoring and looking at a new wood window. He personally won't vote for a fiberglass replacement window.

Mr. Foelsche said the damage is worse on the second floor because there isn't heat there.

Mr. White said he often finds it is cheaper to repair than to replace. If the better window is the norm he thinks he will be significantly better off repairing the wood windows or replacing the others with wood at less cost. He might need to use a window specialist and not a general carpenter. He is also concerned about the damage that some of the sills have. Another issue that needs to be addressed is that the sills get repaired.

Mr. Duggan said replacing the window sash isn't going to do much about the sills.

Mr. Gilbertson said he doesn't understand how they are treating the sill.

Mr. Foelsche said they just purchased the house last August. His understanding is that the interior trim comes off, and in the case where the new box fits over and overlaps the existing sill and just captures the whole thing, or it is the case you remove the rotted sill and insert the box and there is some kind of sill detail that would be done.

Mr. Gilbertson said he would be concerned that a condition like this was just covered up.

Mr. Everett said as part of the option for the window you can buy a sill cap, but if the sill is in bad shape you need to tear it out and replace it. Otherwise you are just covering up a deteriorating product which will continue to deteriorate.

Mr. White said a wood sill on a wood building is actually a pretty simple thing to do.

Mr. Duggan said he was mentioning the trim.

Mr. Foelsche said the horizontal plane parallel to the roof has actually opened up above the windows. It has opened up and there is space in there. They are getting wasp nests in there. What he would like to do is pull down those boards and replace them so it is tight and it is obvious time to do it because they will be painting anyway.

Mr. Duggan asked if he would be retaining all molding profiles that are currently there.

Mr. Foelsche replied he would.

Mr. Duggan said the chimney looks like it pierces the soffit of the roof.

Mr. Foelsche said when they remove the chimney it will follow the same detail that is there now. It is not a functioning chimney. It formerly was used as a wood furnace which was a fire hazard the way it was set up.

Mr. Duggan said it also looks like it has been clapboarded around it.

Mr. Foelsche said he doesn't think so. It is actual cinder block there. The clapboards go behind it.

Mr. Gilbertson said he might find some rot there as well.

Ms. Coffey asked how they were heating the house now.

Mr. Foelsche said there is a central chimney which is a forced hot air system. It is typical of the other houses in that neighborhood

Mr. Gilbertson said when they did the insulation did they check the roof structure. What happens is if you insulate the roof all of a sudden you are increasing the snow loads.

Mr. Everett said at this point they have had enough feedback. They should probably do a straw poll to see whether the fiberglass window is acceptable if it is done with the simulated divided light so he retains the 2 over 2 to maintain the characteristics as shown on the National Register or whether the DRC should table it for him to go back and see if it is possible to do repairs.

Mr. White said his take on this particular house because there is significant damage to the windows he could accept a replacement with the Marvin Integrity fiberglass SDL model. He couldn't accept either 2 over 1 or the fake one inside. With that he would want to see the wood sills replaced in wood so that is corrected before he puts the sash in. He would also want them to consider the cost of doing it in wood because he find a better solution at less cost for most of the windows if he received proposals from the contractors that specialize in window repair.

Mr. Gilbertson said he is uncomfortable approving without having a cost on actually repairing the windows. He has a problem with the fiberglass windows in general. He thinks the configuration should be 2 over 2. What he would recommend is to table the application and have the applicant get some more information and come back.

Mr. Duggan said his views are similar to Mr. Gilbertson's. He would have a hard time voting for a fiberglass window regardless of its composition. He would prefer to see a 2 over 2 sash, but beyond that he would definitely want to see some more information on costs so he could put this into a better context.

Ms. Coffey said she doesn't think she could approve the windows as they are proposed in this application. She would like to see some further information on costs and would strongly suggest they get two or even three different people to make some pricing information available so they will have some better information. Having more than one source he may find that more people are willing to sharpen their pencils. In general, she

would like to see the 2 over 2 and would lean towards trying to stick with the wood even though there is a storm on the outside. That would leave the original window there.

Ms. Conlon said if they went with the wood, which seems to be the preference, would he have storms?

Mr. Foelsche said if they could put in a new modern wood window with absolutely no storms they would.

Mr. White said he doesn't like the aluminum colored cheap storm. He can do nicer storm windows.

Ms. Conlon said when he talks about repairing the sills is he referring to the inside sills?

Mr. White said he is talking about exterior sills. They don't judge the interior.

Mr. Duggan asked if Ultrex windows are eligible for the energy efficiency tax credit.

Mr. Foelsche said that is one of their selling points. He said the sense is pretty clear that there is some discomfort with fiberglass. He would like to make this as efficient as they can make it. 2 over 2 seems to be the sense they need to stick with. If they come with any additional application the general feeling is that 2 over 2 is what will be approved.

Mr. DeSmet said that profile is actually culled out in the National Register Entry.

Mr. Foelsche said it is not consistent within the neighborhood.

Ms. Schaeffer said the standards on the web site say that 1 over 1 is acceptable for a house built during this period. It was in a pdf file from the Design Review Committee website.

Mr. Gilbertson said if they are getting that much moisture in the window what kind of moisture conditions are in the basement?

Mr. Foelsche said like most of Montpelier they have a river in their basement.

Mr. Gilbertson said if they have that much of a moisture problem it is going to go somewhere else if they don't do something to control it. They should check into the basement moisture. He is surprised his energy assessor didn't do that because that is a major problem. The moisture will go somewhere else and rot your whole house and not just the windows.

Mr. Foelsche said they are on ledge on Cliff Street so there is a huge amount of water pressure above them coming straight down. They have done some stuff to mitigate it somewhat. He is trying to get a general sense of how to expedite this process. If they do come back to the DRC they will have proposal that hopefully makes sense. Are they hearing 2 over 2?

Mr. DeSmet said it doesn't actually recommend it. It just shows these are the common window types.

Mr. Duggan said the National Register nomination says 2 over 2 like sash, and it also draws a similarity to 23 Cliff Street next door which also has 2 over 2 window sashes.

Mr. White said it would be to the applicant's interest to get some good pricing on good window repair with a 2 over 2. Then, based on what the prices are he may find some members of the committee in agreement with the ability to go with Integrity and some still won't want to do that, but if he had the pricing he could make a stronger case.

Mr. Gilbertson said he can't make a judgment without the pricing. They try to work with people to do something they can afford.

Mr. Foelsche said he appreciates the need to have multiple quotes, but we also they also have to figure out how to get the work done in a limited amount of time. He feels strongly that he needs to hear the level at which they need to come back to the DRC with for a proposal. If they have to use wood then they need to know. From his perspective repairing the windows is not really on the table. They are not feasible to be repaired. The damage is too extensive. He wants to know if he has to come back with a metal clad Marvin wood window and if that is for all his windows.

Mr. White said he thinks that is way more expensive than what is required and what he wants to do. He thinks the fiberglass Integrity window is a better solution than the clad window given the cost. He is trying to be sensitive to his budget issues and trying to do with an insulated glass window so he can avoid the cost of storm windows because the existing storm windows are not very practical and he doesn't want to keep them there anyway. He thinks it improves the quality of the house in a way that doesn't damage it. He would need to recognize that in 20 or 30 years the fiberglass windows would need to be replaced again whereas the wood window would not.

Mr. Gilbertson said he is willing to look at alternate windows, but the evidence he needs is can these be repaired and is the cost reasonable? Without the evidence, the first choice is to fix the existing piece, and without that evidence from somebody who specializes in window repair he is at a zero starting point in judging what else he might want to do. They have approved replacement windows but he has always asked to have the information on the table so they can make a judgment. From a historic preservation standpoint, and that is

what they are looking at in this case, is replacement windows of any kind is less desirable than fixing the existing window. Without that knowledge he will vote against it.

Mr. White said it sounds like the applicant doesn't know people who can do that locally.

Mr. Foelsche said at this point it is not worth the energy to put into that. The kind of window they would end up with because of the integrity of the current window is not one that is going to be valuable to them. While he is sure there are some people who can do great jobs it is going to require them to still have the storm windows on which is clearly a concern. That is part of how this building doesn't fit with how they understand the historic time period to be. They want to do the right thing. They want to have their house reflect the time in which it was built, but there is only so much they can do. Can they talk about the three other pieces, the chimney, the painting and trim detail and how it is possible to move forward?

Mr. Gilbertson said he is good with the chimney and the other repairs.

Mr. DeSmet said the repairs he is proposing on the molding and the trim if he matches the architectural details they don't actually need a blessing from the DRC. That is considered maintenance.

Mr. Gilbertson said if he decided to fix the windows he wouldn't need approval.

Mr. Everett said at this point there are a couple of options. Number one, they could vote on everything and leave out the windows. Secondly, they could vote on the project with the windows and several people are requesting more information. He is sort of agreeing with Jay and looking at it both ways. He agrees in 1900 they didn't make storm windows. Storm windows came out in the 1950's and 60's and some of the older ones look pretty cheesy. If you can get a replacement window that has the same profiles and same glass size and same characteristics as the original windows did he doesn't have any problem with that. Right now there aren't enough votes to approve the windows tonight. If he wanted to table it and come back with some more information on costs to repair the windows and a couple of options for 2 over 2's, whether it be the clad ultimate double hung inserts or the Ultrex with SDL simulated divided light where the dividers are actually on the fact of the glass on the outside and inside. The pricing on the simulated divided light wasn't that great overall.

Mr. Gilbertson said the committee just needs to know these things. Window replacements is one of the critical issues.

Mr. Everett asked the applicant what his preference was and whether he would like to come back to the next meeting with more information on the windows or approve everything else but the windows and have that a separate application.

Mr. DeSmet said it was warned in the paper as the whole project. He doesn't know if the Development Review Board will approve an application with a subtraction on it.

Mr. White said if they determine the other things are just maintenance he can go ahead and do those and he won't need approval from anybody to do that. He probably doesn't have the votes now to approve the windows, but if he came back with new numbers he might find it is cheaper than he thought with the wood or he might find he could convince one other person it will work.

Mr. DeSmet said he has a list of people who do window repair.

Mr. Everett said at this point they should table the application and he can go ahead and start doing the maintenance issues and come back to the committee with the additional information for the windows and get the approval at that time for the chimney as well. They can do any maintenance issue now.

Mr. Gilbertson said there is a lot of work to do as maintenance without the DRC approval.

The DRC voted unanimously to table the application until the applicant comes back with more information on the windows.

Review of May 25, 2010 Minutes:

Since the May 25th Minutes weren't available, they will be approved at a later meeting.

Other Business:

Mr. White said he thinks it is good that Clancy went to the Preservation Trust meeting and a good thing for the city to support. Mr. DeSmet said they basically talked about how people are being pushed into buying brand new windows when repairing windows on an existing building is preferable. It was a convergence of historic preservation and energy efficiency and how certain things like windows are not probably the best thing to replace for energy investment.

Adjournment:

Upon motion by James Duggan and Miriam Conlon the DRC adjourned.

Respectfully submitted,

Clancy DeSmet
Planning and Zoning Administrator

Transcribed by: Joan Clack