

City of Cottonwood
Historic Preservation Commission Regular Meeting
Minutes
April 13, 2016 6:00 P.M.
Council Chambers 826 N. Main Street, Cottonwood, Arizona
86326

1. CALL TO ORDER

Chairman Elinski called the meeting to order at 6:01 p.m.

2. ROLL CALL

Historic Preservation Commission Members Present:

Tim Elinski, Chair Christian Vernosky, Vice Chair Annabel Sclipa
Glenda Farley Karen Leff Marie Palowoda

Historic Preservation Commission Members Absent:

Ryan Bigelow

Staff Members Present:

Berrin Nejad, Community Development Director
Charlie Scully, Community Development Planner
Scott Ellis, Community Development Planner
Jim Padgett, Community Development Assistant Planner/Code Enforcement Coordinator
Christina Papa, Community Development Planning Technician, Recorder

3. APPROVAL OF MINUTES FOR MARCH 9, 2016 MEETING

Motion: *To approve the minutes from 3/9/2016*

Made by: *Commissioner Leff*

Second: *Commissioner Palowoda*

Vote: *Unanimous*

4. INFORMATIONAL REPORTS AND UPDATES

- 1.) Introduction of Jim Padgett.
- 2.) Civic Center update, architect has been selected.
- 3.) Hippie Emporium.
- 4.) Annabel's article for the Healing Arts Center was published.
- 5.) Bank robbery reenactment this weekend.

5. DISCUSSION ITEM

- a. Merkin Winery-Staff

Staff made a brief presentation, then applicant made a brief summary of the work being done. Vice Chairman Vernosky asked the applicant if they would be sealing the metal on the building. Applicant responded yes. Chairman Elinksi mentioned that he liked the use of the metal on the building. Applicant mentioned to the commission that they had originally had copper to be put on the building but the owner wanted to do the metal. Chairman Elinksi also mentioned that he liked how the project was tying into the direction that Old Town is heading as far as Design. Commissioner Farley mentioned that this design brings back the building closer to the 1930/1920's then the existing design of the building.

b. Clemenceau Building Improvements-David Snyder

Applicant David Snyder made a brief presentation of the project. Commissioner Palowoda asked the applicant if the lighting being proposed would meet Dark Sky requirements. Applicant responded that it will be LED lighting, they will be down facing with a shade on the top. Chairman Elinksi asked the applicant if there was any way to use what was existing on the building. Applicant responded that the existing lighting on the building is shot. Commissioner Farley asked the applicant how long the proposed windows would last before they would need to be replaced. Applicant responded that he was unsure and would have to ask the architect. Vice Chairman Vernosky had some concerns regarding the historic designation and if the changing of the windows would result in a loss of that designation. Commissioner Farley shared that concern and too hoped that the building would not lose its historic designation. Vice Chairman Vernosky asked the applicant if they were able to speak with their architect about the windows. Last year when the district came in to discuss upcoming changes the commission asked if they could see if there was another option for the windows besides replacement of them. Applicant responded that they did not. Both Chairman Elinksi and Vice Chairman Vernosky expressed to the applicant that maybe speak to the architect regarding the windows, because it may be less expensive to work with what is existing, than doing a full replacement, the commission cannot make you do anything, but may be something to look into. Applicant mentioned to the commission that is definitely something they can look into.

6. OLD BUSINESS

a. HISTORIC PLAQUE- Staff.

Chairman Elinksi mentioned that there may be a way to fund the plaques through the Home Tour, put in a request for funding and City Council can decide. Staff mentioned that they could look at different prices, buying in bulk might save some money. Vice Chairman Vernosky mentioned that the city could do a regular plaque, or standard one, and if private property owners wanted something different they can do that on their own. Chairman Elinksi mentioned that there should be two price points that the city would put up and then a deluxe one that could be offered, however, individuals that wanted that deluxe one would have to pay for that themselves. Staff mentioned that there are different styles and word maximums on the plaques, but what the commission wants on them shouldn't be something that cannot be done. Chairman Elinksi mentioned that he would work with staff, after that it will go to City Council, it would be good to start with three landmarked properties and then work on a program for the plaques.

7. NEW BUSINESS

a. **SIGN TOPPERS-** Commissioner Sclipa/Staff.

Brief presentation by Commissioner Sclipa and Staff. Commissioner Sclipa mentioned that there was a historic sign topper on top of the sign on North Main Street and Pinal. Vice Chairman Vernosky asked if they would change the street signs to match the historic sign toppers. Commissioner Sclipa responded that they would not, they would remain how they look currently. There was a discussion among the commissioners regarding the design of the sign topper and what they thought they would like to see on them. Vice Chairman Vernosky mentioned that Commissioner Sclipa should take her design, which was presented, a little further and bring it back to the commission to review it. Chairman Elinksi agreed.

8. CALL TO THE PUBLIC

No comments.

9. ADJOURNMENT

Motion: *To adjourn the meeting.*

Made by: *Commissioner Sclipa*

Second: *Commissioner Palowoda*

Vote: *Unanimous*

The meeting was adjourned at 7:41 p.m.



Office of Historic Preservation

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WINDOW REPAIR & RETROFIT: STUDIES & RESEARCH

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The Value of Original Window Repair and Retrofit: Studies and Research

The issue of the retention of original windows in preservation, and lately, in sustainability, is of such importance that it merits its own web page. It is commonly asked where the arguments are to defend original windows, and how to respond to calls for window replacement. The perception of preservationists is that there is a large replacement window industry advertising the attractiveness, the "no maintenance", and the energy efficiency of a new window, but no one to promote the attractiveness and energy efficiency of a properly maintained original window. Occasional maintenance is required of a historic window; they were built to be reasonably maintained by the owner of the building. New windows are "no maintenance" because when they break, they have to be replaced. Maintenance is not possible for a modern window.

Lately, new pressure to replace windows is felt from the "green products" and third party energy certification industries, which emphasize the energy efficiency of new windows and encourage their installation. To their credit, third party certifiers are beginning to acknowledge that repaired windows have equal value to replacement windows in their point rating systems, or are measuring the efficiency of the building envelope as a whole.

Many studies demonstrate the viability of repairing original windows. Some of them are collected here. All of the studies conclude that original window repair and other conservation strategies provide similar energy benefits of a replacement window, with less impact to the environment as an existing resource.

WINDOW PRESERVATION STANDARDS COLLABORATIVE

In the Fall of 2010, the top preservation trades people in North America and Europe met for the International Preservation Trades Workshop in Frankfort, Kentucky. Among the gathered were some of the top window restoration experts in the country. Five of these window experts, Duffy Hoffman, John Leeke, Jim Turner, David Gibney and Bob Yapp met and decided it was time to create national standards for the repair and weatherization of old and historic windows.

Using cutting-edge window testing technology, the Collaborative's tests are verifying "what most people in historic preservation have known for years, old and historic windows can cost effectively be made as or more energy efficient than new, disposable replacement windows."

"The Effects of Energy Efficiency Treatments on Historic Windows" is an empirical study recently completed by the Center for Resource Conservation in Boulder Colorado. The study involved retrofitting windows in a test home in a historic district and investigated and then compared the energy efficiency and economy of eleven different preservation treatment options with that of new vinyl windows. Most of the proposed treatments were able to outperform a new vinyl window.

Energy conservation studies conducted for Indiana's Energy Conservation Financial Assistance Program by Dr. William Hill, professor of Urban Planning at Ball State University, found that it would take 400 years to recover the initial cost of replacement windows in fuel savings.

Energy Conservation Study
Reducing Your Heating Bills Workshop Slides

WINDOW REPLACEMENTS IN THE MEDIA

"Old Windows Find a Following" by Katie Zezima. New York Times 7/27/2011.

"Windows Aren't Always A Clear Path for Savings: In Quest to Boost Energy-Efficiency, Small Changes Might Have Bigger Payoff" by Terri Ruper. Washington Post 5/18/2009.

"Thinking Of New Windows? Save Your Energy" National Public Radio (NPR) 10/11/2009.

"Improving the thermal performance of traditional windows" by Paul Baker for Historic Scotland.

"Replacement Windows and Furnaces in the Heartland: Indiana's Energy Conservation Financial Assistance Program" by William H. Hill. This is the 1990 study that demonstrates a four hundred year payback using replacement windows.

"Measured Winter Performance of Storm Windows" by J. H. Kiems. This Berkeley storm window research focuses on north-facing storm windows using low e glazing. It uses rigorous scientific analysis to conclude that no difference is found in performance between the low-e storm with an original window and a low-e replacement window.

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Staff Contact

Mark Huck, AIA
Restoration Architect
LEED Accredited
916-445-7011

The National Trust for Historic Preservation's Weatherization Guide for Older and Historic Buildings includes guidance on why and how to care for older and historic windows:

Repair or Replace Old Windows: A Visual Look at the Impacts (PDF)

Window Types: A Residential Field Guide (PDF)

Ten Reasons to Repair Your Old Windows (PDF)

Historic Wood Windows Tip Sheet PDF

The National Alliance of Preservation Commissions also promotes the preservation of windows:

Popular Window Replacement Myths

Of Paint and Windows - Replace or Repair

"Building Regulations and Historic Buildings: balancing the needs for energy conservation with those of building conservation" The English Heritage interim Guidance article touches on all parts of preservation and conservation of power and fuel, and the chapter on windows is very relevant.

"Repair or Replace Windows in Historic Buildings: Arriving at a Sustainable Solution" The Heritage Canada file contains two articles, one from Andrew Powler and Craig Sims discussing how to arrive at a decision to replace or repair original windows, and Susan Turner explains the sustainable nature of window repair rather than replacement.

"Life Cycle Of Window Materials - A Comparative Assessment" by Asif, Davidson and Muneer. A comparative life cycle assessment of the environmental impact of different window materials is included for its interesting materials energy cost analysis.

"Domestic Retrofitting Strategies in the UK: Effectiveness vs. Affordability" is an interesting presentation of the effectiveness of different energy retrofitting strategies, including shutters.

"What Replacement Windows Can't Replace: The Real Cost of Replacing Historic Windows" Walter Sedovic and Jill Gotthelf provide an excellent discussion of the comparative value of window replacement versus repair. Many aspects of sustainability are considered.

"Testing the energy performance of wood windows in Cold Climates" by Brad James, Andrew Shapiro, Steve Flanders and Dr. David Hemerway is a thoroughly researched paper that concludes that historic windows should not be replaced for energy considerations alone, as retrofitted and replacement windows perform similarly.

"Lincoln Hall Windows Research Report: A Case Study of Options for Treatment for Windows at Lincoln Hall, University Of Illinois, Urbana Champaign" This report provides empirical data to assess window repair or replacement options for a proposed LEED Gold project, addressing the existing windows in terms of energy consumption.

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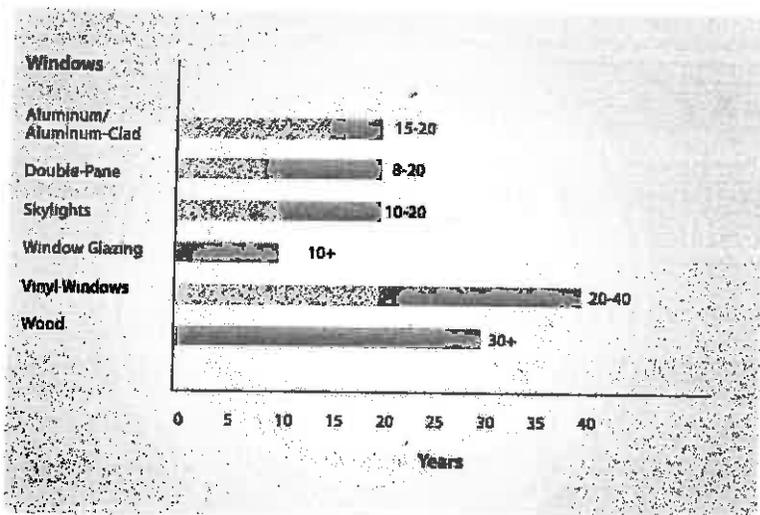
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Replacement windows: how many years can they last?

Karl Fendelander | Improvement Center Columnist | March 4, 2013

Windows are some of the most important, distinctive features on any home. They let in the view, sunlight and pleasant breezes; they lock up tight to keep out nasty weather and unwanted intruders. The best ones do it all in style and keep your home insulated for decades. Picking out the best windows for your home is a big decision, and not all window types were created equally.

When is it time to replace windows?



Sometimes windows just get broken, but most of the time this isn't the motivating factor in replacement – particularly for an entire house. Here are two common issues that often get the window-replacement conversation started:

Fogginess or condensation. Double-pane windows have a space between the panes filled with air or inert gas. As the window is exposed to varying temperatures, the fill and the seal around it both expand and contract. Eventually this causes the seal to break down, letting in outside air and, with it, moisture. Double-pane windows can last eight to 20 years, but if moisture gets between the panes, you might notice condensation and fogginess. A desiccant is often used as a temporary measure to dry up the moisture. One of the most common desiccants, silica, can form a haze that goes above and beyond just that of trapped moisture.

Lack of function. Eventually windows just stop working, whether because of broken hardware, warping, rotting, abuse or any number of other issues. Sometimes the problems can be fixed as they occur, but unfortunately, this isn't the case with all window types. The expansion/contraction cycle that happens everyday as windows are cooked by the sun and cooled at night is responsible for many, if not most, issues. Severe weather accounts for most window failures not caused by accident or abuse. Skylights, no matter the window type, suffer the most from weather and sun without the protection of awnings or other coverings and only have a life expectancy of 10 to 20 years.

Window types, costs and life expectancies

So what type of windows will best fit your needs, your climate, your home and your taste? Below, you'll find a breakdown of the most common replacement window material options:

Aluminum and aluminum clad windows: Aluminum is a highly versatile material for window construction, allowing for custom shapes. It's also an incredibly durable material that doesn't rot or rust in the face of the elements. The big issue with aluminum windows is their conductance, which lets the heat and cold of the outdoors right inside. To solve this issue, many manufacturers have started offering windows made from other, more thermally efficient materials clad in aluminum, giving you the durability and versatility of aluminum without the downsides. These windows last 15 to 20 years without maintenance. Expect to pay between \$100 and \$250 each for strictly aluminum windows – and add \$100 per window for aluminum-clad.

Vinyl windows: One of the most popular options on the market today, vinyl windows are found on homes across the country. They never need to be painted, are thermally efficient and can be made to match almost any home. Vinyl expands and contracts more than other materials, though, which makes them more prone to failure than other types of windows – especially in high-heat situations. These windows are expected to last 20 to 40 years, but since they are relative newcomers, only time will tell. You can get basic vinyl windows for around \$100 a piece and larger, more complex models for as much as \$400 each.

Wood windows: Wood windows are tried-and-true classics. Wood is naturally very thermally efficient, and it's easy to work with, which makes it easier to find custom shapes. Maintenance is the biggest downside with wood windows because they require painting and sealing. Let this maintenance slip, and you could be giving wood rot a free ticket in. Unlike other window types, though, wood windows are fairly easy to repair because individual parts can be replaced as needed – even if it's only half of a window sill. Due to the ease of repair, life expectancy for windows is 30 years or more – a lot more with proper care. Wood windows can run anywhere from \$200 to \$600 each.

Screens, shutters, awnings, storm windows and other protection from the elements can greatly increase the thermal efficiency and lifespan of your windows. Windows are a large investment, so be sure to thoroughly research and weigh your options before deciding which ones to get.

About the Author



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Storm windows: economical energy savings

Jeffrey Anderson | Improvement Center Columnist | November 12, 2015

Now that November is here, it's just a matter of time before dropping temperatures signify that winter is right around the corner. Depending on your location, there could already be frost on the ground in the morning. Unfortunately, sooner or later you're going to be saying hello to a nuisance you haven't seen in awhile: your heating bill. But why not make this the year its appearance isn't quite as aggravating by taking steps to make your house more energy efficient? One of the best places to start is with your home's outer envelope – do the words "storm windows" ring a bell?

Your home's energy envelope

Your home's outer energy envelope consists of the vertical perimeter walls, roof assembly, and any hopefully insulated floors or walls you might have in the basement or crawlspace. The energy efficiency of this envelope helps determine how much of your valuable heated inside air escapes to the outside during the winter months. If your home windows are older and without the latest energy saving technologies, they can be prime culprits for heat loss resulting in higher energy costs during the winter months. If this sounds like your house, what options do you have? Well, one solution might be to install new replacement windows throughout that meet the latest recommended energy standards. However, not everyone has a substantial project like that in their budget, especially this close to the holidays. Fortunately the second option can be a little more budget-friendly and could trigger a childhood memory: good old reliable storm windows.

Help with your heating bills

Depending on where you grew up, installing storm windows may have been as much a part of getting ready for winter as making sure tire chains and sleds were handy. Well those same storm windows that were protecting homes back then are still around today, but are even more energy efficient and easy to use. If you've heard of them but aren't sure what they do, the units provide another layer of thermal protection for your home's existing windows. In most instances, the storm units are installed on the exterior of your home right over the windows, but there are some types that have interior applications. A few things you should know about storm windows:

Sizes. You'd have to try pretty hard to find a window size that couldn't be protected by a storm unit. They're manufactured in many standard sizes that are often available at home improvement retailers such as Lowes. If one of those don't fit, there are numerous companies that custom make storm windows to just about any size or shape. Homeowners who know the manufacturer of their existing windows might want to try them first as companies such as Anderson make storm units for some of their product lines.

Frames. Storm units are available in metal, vinyl, and wood frames. Vinyl frames can be found in various colors so matching your existing windows may be possible. White wood frames may get somewhat costly, they can be painted to match existing windows or exterior trim, and if maintained properly, should last many years.

Glass. Upgrading to low-e glass may provide additional energy savings if you plan on using the units during the air-conditioning months as well. The coating reflects the sun's rays away from the glass. The coating also reduces interior color fading.

Plastic. Some storm units have plastic or plexi-glass panes that are a bit more budget-friendly and can be somewhat lighter than those with glass. Downsides: plastic can be scratched fairly easily and over time the panes may yellow.

Choosing the correct configuration is also important when shopping for storm windows. If your home windows are double-hung or sliding, there are storm unit configurations that allow them to remain operable. However, if you have awning type windows, they usually have to remain closed while storm units are in place. Here are the most common configurations:

Two-track. These are for double-hung windows and normally have an outer track which has a glass pane in the top half and a screen in the bottom. The inner track contains a glass pane that is half the height of the window. When it is pulled to the bottom, along with the glass in the outer track, it completely closes off the opening. But pushing it to the top of the inner track allows ventilation through the screen.

Triple-track. Homeowners who need a little more versatility might prefer the triple track. These units provide separate tracks for two glass panes and a half screen so all three can be pushed into the upper position, providing a clear opening in the lower half of the window. This configuration is for double-hung windows.

Two-track sliders. These are very similar to the two-track units, but the movable glass pane slides horizontally. Two-track sliders are made for sliding windows.

Installation of most storm windows is considered a DIY-friendly project. However, keep in mind that if your home is more than one level, working on a ladder may be required if there are any doubts about your ability to do the job safely, many window distributors have installation crews available or can direct you toward reliable contractors. The good news is that once the units are in place, many types allow the removal of the glass for cleaning from the interior of your home. If you have a multi-story home, considering units that can be installed from the interior might be a good idea.

So how much should you expect to save once the units are on your home? With low-e storm windows, Energy.gov estimates your average savings will be between 12-33% annually. Your exact number will depend on the type and condition of your existing windows. If you live in an older home with single-pane units that have numerous air leaks, then your storm window savings could be significant. But if your home's windows are double-pane and in fairly good condition, your heating bills should drop, though don't expect anything too drastic. And keep in mind, if you choose units with low-e glass, they should help reduce summertime air-conditioning costs too.

Photo credit to Myryah Shea

About the Author

Jeffrey Anderson has a Degree in English from V.M.I., and served as an officer in the Marine Corps. He worked in Residential and Commercial construction management for 25 years before retiring to write full time. He spends his time writing, remodeling his old farmhouse, and in animal rescue.

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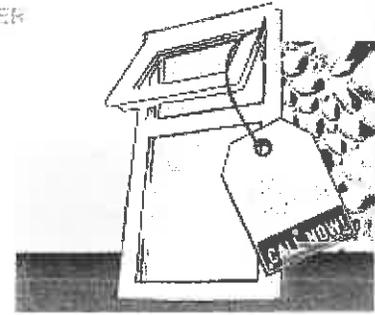
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Testimonials



"Thank you for your service. Our home sale closed Friday, and the windows looked great. I think of your tagline as "Responsive, Reliable, & Reasonable!" I'll be happy to refer future customers to you. I learned a lot from our

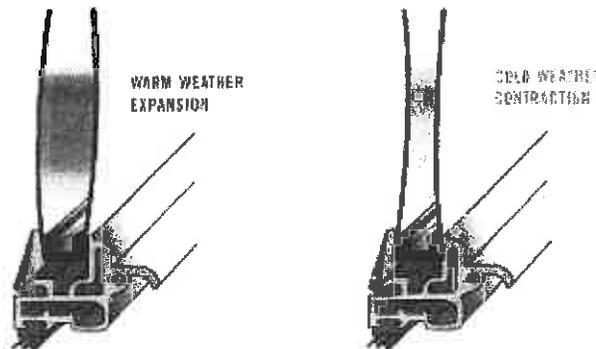
Why Do Thermal Pane Windows Fail?

Every double pane window eventually fails. There is no such thing as a fail-proof thermal pane window. Wood framed windows tend to last 20 to 24 years (if well maintained). Newer, high-end wood/aluminum clad windows last about this long too. Traditional aluminum frame windows typically last 17 to 20 years. Vinyl framed windows may make it 15 years if they have standard box spacers. However most newer vinyl framed windows have a low-quality Intercept Spacer and these windows begin failing in 5 to 8 years.

Sunshine is the biggest cause of window failure, which is why your south and west facing windows usually fail first. Sunshine causes both a process known as "solar pumping" and the hardening of the sealant that forms the seals of the window.

When sunshine hits a double pane window the air inside heats up significantly, (think of a car on a hot day!) causing the sealed window unit to expand and pushing air out through the semi-permeable seals. In the evening, the window cools and contracts, drawing air—and humidity—with it. Day after day, year after year, this cyclical expansion and contraction occurs, stressing the window seals and filling the air space with moisture.

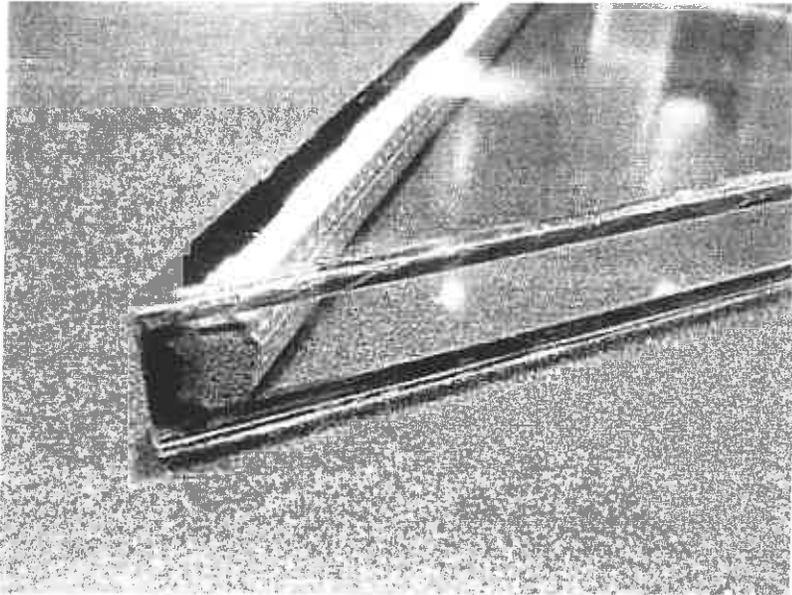
Glass moves constantly with weather conditions



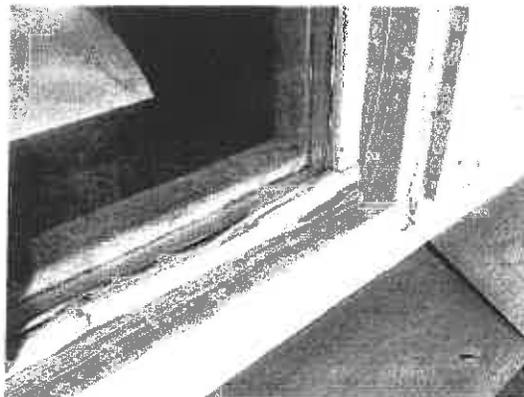
conversations, and am a satisfied customer." --Maria D. Greenlake area of Seattle, WA

Contact Us Today!

Manufacturers expect and plan for solar pumping. Built into every thermal pane window frame is silica desiccant to absorb the small amounts of moisture inevitably drawn into the window. The desiccant, however, has a limited capacity and lifespan. In a standard box spacer the desiccant looks like the photo below. In an Intercept Spacer, the desiccant is mixed into the sealant that forms the seal of the window.



At some point the desiccant will have absorbed all the moisture it can hold and that is the day a hazy, misty bluish fog clouds your glass window pane. From this point on the window begins deteriorating rapidly. If left untreated, the trapped moisture quickly corrodes the inner window glass surfaces, eventually leaving mineral deposits and a permanent white silica haze. So your window can go from just a bit of a blue haze, to fog in the window, to mist and finally a thick opaque white haze.



The biggest cause of early failure in wood framed windows is lack of maintenance. Every two years the exterior seam where the glass meets the wood needs to be caulked and the frames painted. Otherwise, rain hits the glass and runs down between the wood and the glass, pools at the bottom of the IGU (Integrated Glass Unit) and rots both the seal of the IGU and the wood frame of the window from the inside out. Once the seal has failed haze, fog and eventually a mineral deposit will develop in your window.

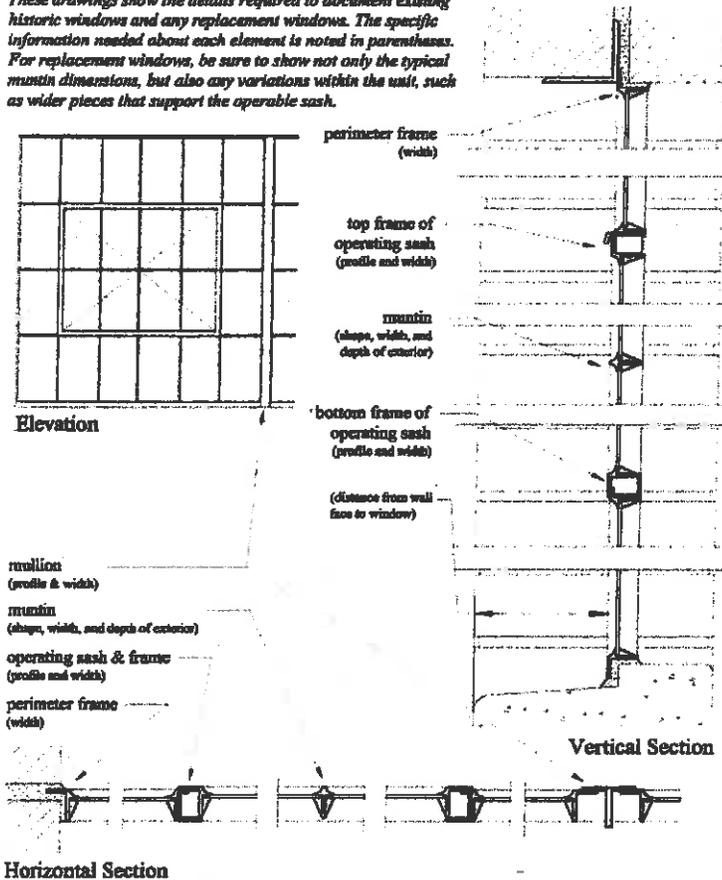
Anything that makes a window hotter also will shorten it's life. Use external sunshades rather than inside drapes to protect the window from heat. Be aware that solar film--while useful in many places--significantly increases the heat inside a window and always voids the manufacturer's warranty for the window.

Read our article on [10 Things Every Homeowner Should Know About Windows](#) to learn more of the inside story on your windows.

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Industrial Steel Windows

These drawings show the details required to document existing historic windows and any replacement windows. The specific information needed about each element is noted in parentheses. For replacement windows, be sure to show not only the typical muntin dimensions, but also any variations within the unit, such as wider pieces that support the operable sash.



Although the work in the following sections is quite often an important aspect of preservation projects, it is usually not part of the overall process of preserving character-defining features (maintenance, repair, and limited replacement); rather, such work is assessed for its potential negative impact on the building's historic character. For this reason, particular care must be taken not to obscure, alter, or damage character-defining features in the process of preservation work.

Energy Efficiency

Recommended

Masonry/Wood/Architectural Metals

Installing thermal insulation in attics and in unheated cellars and crawlspaces to increase the efficiency of the existing mechanical systems.

Installing insulating material on the inside of masonry walls to increase energy efficiency where there is no character-defining interior molding around the windows or other interior architectural detailing.

Windows

Utilizing the inherent energy conserving features of a building by maintaining windows and louvered blinds in good operable condition for natural ventilation.

Improving thermal efficiency with weatherstripping, storm windows, caulking, interior shades, and if historically appropriate, blinds and awnings.

Installing interior storm windows with air-tight gaskets, ventilating holes, and/or removable clips to insure proper maintenance and to avoid condensation damage to historic windows.

Installing exterior storm windows which do not damage or obscure the windows and frames.

Not Recommended

Applying thermal insulation with a high moisture content in wall cavities which may damage historic fabric.

Installing wall insulation without considering its effect on interior molding or other architectural detailing.

Removing historic shading devices rather than keeping them in an operable condition.

Replacing historic multi-paned sash with new thermal sash utilizing false muntins.

Installing interior storm windows that allow moisture to accumulate and damage the window.

Installing new exterior storm windows which are inappropriate in size or color.

Replacing windows or transoms with fixed thermal glazing or permitting windows and transoms to remain inoperable rather than utilizing them for their energy conserving potential.



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DUAL PANE WINDOWS

Important Information About Dual Pane Windows

...and What Can be Done About Them!

Dual Glass Windows are a Maintenance Time-bomb

If you have them... Soundproof Windows can double their life expectancy! If you don't own dual pane windows, we can help you avoid them!

Life Expectancy of Dual Pane Windows

Guarantees aside, the life expectancy of dual paned windows is less than 15 years. This number represents a reasonable life expectancy of the best dual pane windows.

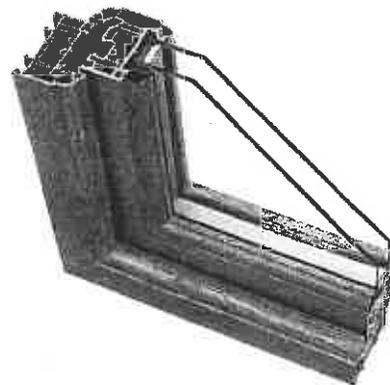
Guarantees are a serious concern within the glass industry. It is either a huge liability for a company or it is a guarantee of repeat customers, depending on how the guarantee is written. Given the true life expectancies, you will be replacing all the glass and/or the windows after 10-20 years.

There are two exceptions where you may not be replacing your dual paned windows as soon:

- If you live in a very mild climate (like the California coastal areas) where the seals are not as stressed
- If you "insulate the insulated glass" (<http://www.soundproofwindows.com/insulation-properties/>) with a second window system like Soundproof Windows. Secondary windows reduce the stress on the IGU (Insulated Glass Unit) seals. These will also act as insulating windows.

Why Seals Fail in Dual Pane Glass Windows

The cooling and heating of the IGU (Insulated Glass Unit) expands and contracts the seals. Over time the weakened seal will fail. When it fails, moisture will migrate into the middle of the IGU and cloud up the window, and the only corrective action is replacing the glass or the window. Freeze-thaw cycles and other severe temperature changes determine how fast the IGU window seals break. In mild California climates, the seals may last a long time; with Chicago or east coast winters, for example, they fail too often and too quick.



Why have Dual Paned Windows?

Because of energy conservation. Single pane windows waste extreme amounts of energy that the country cannot afford to consume. Even if dual pane windows need replacement every 10 years, the energy saved will easily pay for new ones.

If You Have Dual Pane windows, We Can Double Their Life Expectancy

Using Soundproof Windows with dual pane windows will double the life expectancy of the window seals. The reason for this is simple: the heating/cooling cycles that damage the seals are reduced significantly because of the second insulating window. The temperature variations are reduced by 50%. Studies indicate that the life expectancy will be doubled.

If You Don't Already Own Dual Pane Windows, We Can Help You Avoid Them

Building codes in almost every community require you to replace your windows with insulating windows. By having a two-window system, you have an insulating window system (<http://www.soundproofwindows.com/insulation-properties/>) that does (or should) qualify. In most communities, our windows will be readily accepted as qualified insulating windows.

Dual pane windows that do eventually fail can be replaced with single paned glass when in combination with our soundproof insulating second window. Then you will have an insulating window system that will last for over fifty years.

Please see our [Replacement Windows](http://www.soundproofwindows.com/avoid-replacement-windows/) (<http://www.soundproofwindows.com/avoid-replacement-windows/>) or [Aluminum Vs. Vinyl Windows](http://www.soundproofwindows.com/aluminum-vs-vinyl-windows/) (<http://www.soundproofwindows.com/aluminum-vs-vinyl-windows/>) page to further learn how Soundproof Windows can work for you.

nps.gov

National Park Service
U.S. Department of the InteriorNational Register
of
Historic Places**Clemenceau Public School**

URL: <http://pdfhost.focus.nps.gov/docs/NRHP/Text/86002149.pdf>
Link will open in a new browser window

URL: <http://pdfhost.focus.nps.gov/docs/NRHP/Photos/86002149.pdf>
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Publisher: National Park Service

Published: 09/19/1986

Access: Public access

Restrictions: All Rights Reserved

Is Part Of: Cottonwood MRA

Format/Size: Physical document with text, photos and map

Language: eng: English

Note: 1 N. Willard St.

Item No.: 86002149 *NRIS (National Register Information System)*

Subject: EVENT

Subject: EDUCATION

Subject: MISSION/SPANISH REVIVAL

Subject: BUILDING

Subject: 1900-1924

Keywords: UVX Mining Co.;1924

Place: ARIZONA -- Yavapai County -- Cottonwood

Record Number: 404082

RECUERDOS: 1955, Volume 8
Cottonwood High School
Cottonwood, Arizona





*Cottonwood-Oak Creek School District No. 6
1 N. Willard St.
Cottonwood, AZ 86326
(928) 634-2288*

Barbara U'ren
Proud COCSD
Superintendent

Steve King
Assistant
Superintendent

Pamela Fenstamaker
Special Services
Director

David Snyder
Business Services
Director

PRESENTATION TO COTTONWOOD HISTORIC PRESERVATION COMMITTEE
APRIL 13, 2016

CLEMENCEAU BUILDING RENOVATIONS-Planned renovations are to increase energy efficiency and improve esthetics while keeping the original look of the building intact

WINDOWS

- Replace all exterior windows except those in the gym (replaced in 2005)
- Replacement windows will have a dark bronze frame and bronze tinted glass
- Horizontal and vertical separations added to give a similar look of existing
- Non-operational

DOORS

- Entrance doors with windows similar to existing
- French doors with bronze frames to match windows

PAINT

- Entire building to be painted in light color similar to existing

MASONRY

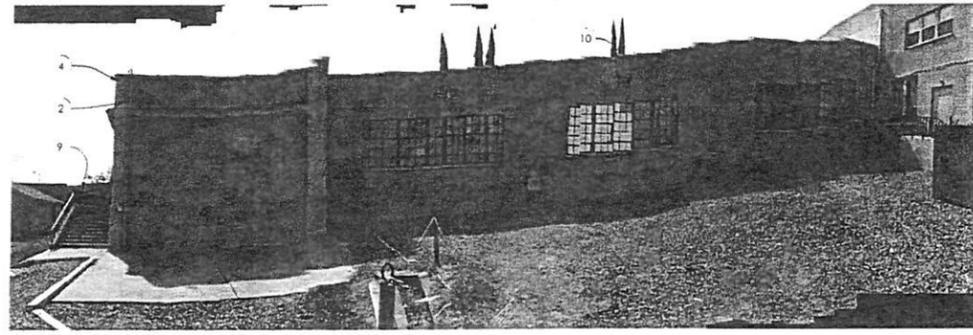
- Screen wall will be added to hide HVAC units in front of building
- All cornices, trim, wall medallions, columns and decorative pieces to be restored to like-new condition
- Repair all damaged walls prior to finishing

LIGHTING

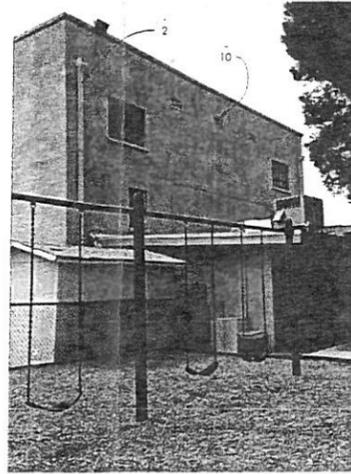
- Existing light fixtures will be removed and replaced with a similar shaped fixture with LED bulb

"Preparing students for the 21st century through tradition, innovation, experience and opportunities."

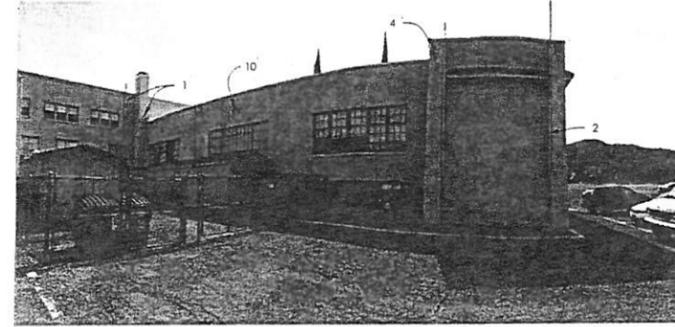
Governing Board Members:
M. Jason Finger • JoAnne Cook • Dr. Marv Lamer
• Janice Rollins • Mary Valenzuela



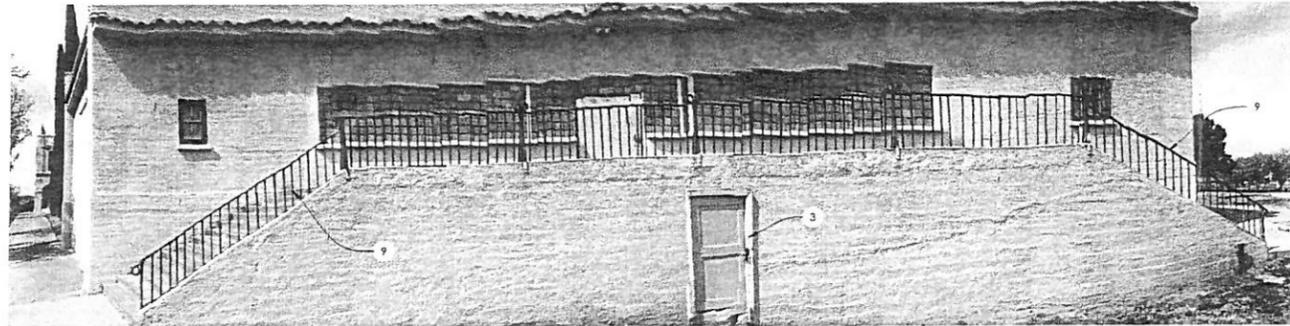
1 NORTH ELEVATION 1
SCALE: N.T.S.



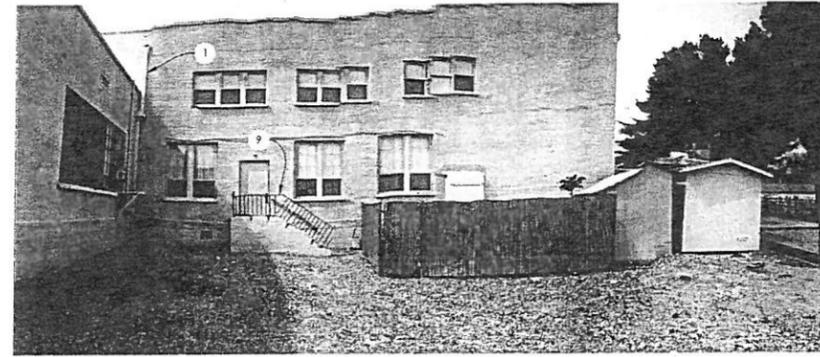
2 NORTH ELEVATION 2
SCALE: N.T.S.



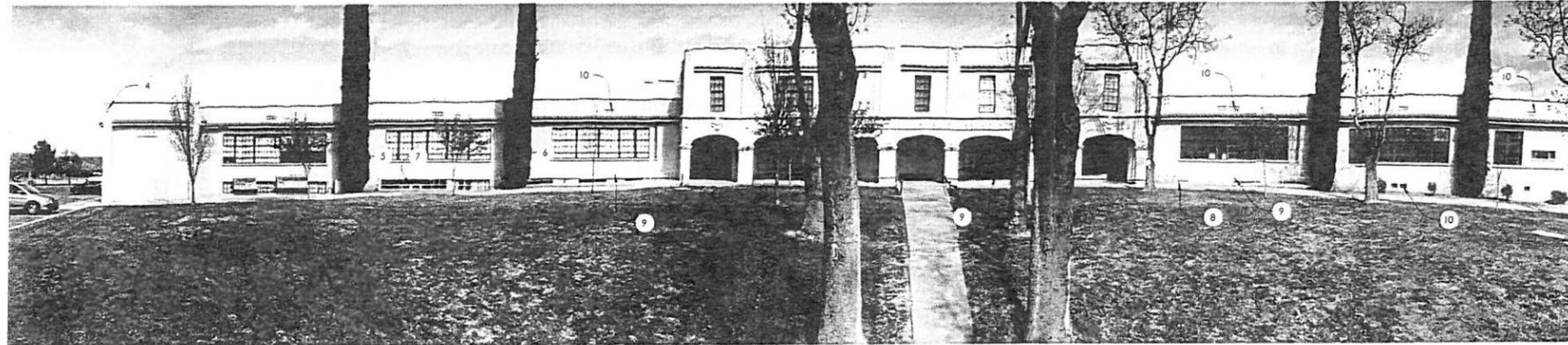
3 NORTH ELEVATION 3
SCALE: N.T.S.



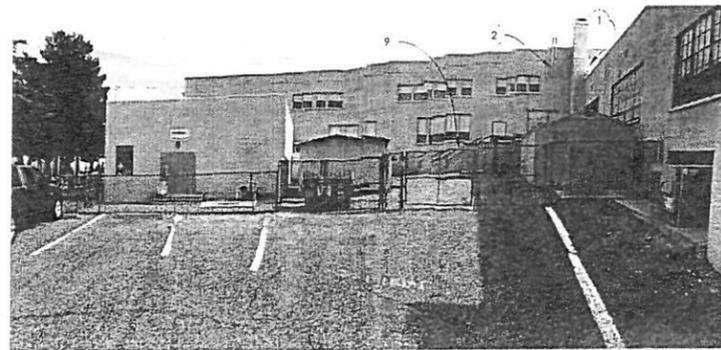
4 EAST ELEVATION 1
SCALE: N.T.S.



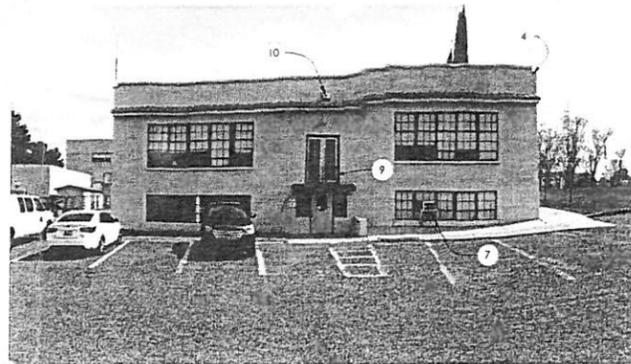
5 EAST ELEVATION 2
SCALE: N.T.S.



5 SOUTH ELEVATION
SCALE: N.T.S.



6 WEST ELEVATION 1
SCALE: N.T.S.



7 WEST ELEVATION 2
SCALE: N.T.S.

PHOTO ELEVATION
KEY NOTES

1. REPLACE EXISTING DOWN SPOUT - TYPICAL AT ALL LOCATIONS. ALSO SEE  8
2. PAINT CONDUIT TO MATCH EXISTING BUILDING COLOR
3. NEW PAINT FINISH AT DOOR AND FRAME.
4. REPAIR DAMAGED CORNICE. RESTORE TO 'LIKE NEW' CONDITION. PAINT TO MATCH EXISTING W/ ELASTOMERIC COATING.
5. BACK FLOW PREVENTER AS OCCURS
6. EXISTING GAS METER AS OCCURS
7. REMOVE ABANDON HVAC UNIT. ALSO SEE SITE PLAN.
8. STUD WALL INFILL. ALSO SEE  9
9. NEW PAINT FINISH AT EXISTING GUARD RAIL AND HICHP. POST. COLOR TO MATCH EXISTING.
10. REPLACE WITH NEW METAL GRILLE WITH 2" FLANGE SURROUND. TYP. MATCH OPENING SIZE. PROVIDE BUG SCREEN. PAINT FINISH. PROTECT EXISTING ROOFING TILES.

SPS+ ARCHITECTS

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COTTONWOOD - OAK CREEK SCHOOL
D.O. RESTORATION & RENOVATION
COTTONWOOD - OAK CREEK SCHOOL DISTRICT
1 NORTH WILLARD STREET
COTTONWOOD, ARIZONA 86326
PHOTO ELEVATIONS

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REVISIONS		
REV#	DATE	DESCRIPTION

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D.O. RESTORATION & RENOVATION

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