

From: Steve Kaplan [stevepkaplan@gmail.com]
Sent: Friday, August 05, 2011 12:26 PM
To: Thacher, Jill
Subject: Re: HDC application
Attachments: living-home-ray-kappe1.jpg; 1015 Huron Exterior.jpg

Hello Jill,

Sorry for the delay in getting back to you. Here are some answers to your questions:

- 1) What are the proposed materials of the new and replacement windows? Aluminum, steel, wood (clad or not)?

The transom /clerestory windows are custom sized, thermal paned glass. We are building the frames for them on site. the exterior is treated pine, which will temporarily be clad with aluminum. The interiors are oak. Exterior treatments will change once the exterior walls are clad as well.

- 2) How much wider do you propose to make the vertical windows on the third floor? I think it was a matter of inches, but don't remember.

It turns out that the dimensions are very close. The existing window units on the third floor have a rough opening of 24" wide, with a fixed single pane of glass that is 20" wide from the floor up to 24", a 5' single paned casement window above that, and roughly 12" of wall from there to the ceiling. (see photo)

Our plan is to change this configuration to match the sidelights on the door walls below. the width of these units is roughly 21". The new configuration would remove the lower pane of glass and replace with insulated wall (our experience is that these windows along the floor are always at risk of getting inadvertently kicked out, and let little to no additional light into the apartments once they have furniture). The casement shall be replaced with a one that fits the same rough opening, but with the glass being a bit wider (within 1.5 inches). It will be equal height and thermal paned. the 10" wall space above will become a clerestory window with fixed, thermal paned glass roughly 10" high after being trimmed out.

- 3) What are the dimensions of the new transom windows? Do they match the new ones on the doorwalls?

Yes. Transom/clerestory windows are configured to follow the widths of the door or sidelight beneath them. Above each doorwall, this makes a "short,long,long,short" pattern with the transom windows above doors being 36" wide and the flanking clerestory windows at 21" wide. All of these upper windows are roughly 10" tall. In the case of the clerestory windows to be put along the third floor roofline, I would like to repeat the "short,long,longshort" pattern that exists above doorwalls throughout the building to keep some consistency.

4) The reskinning with wood and metal is not actually part of this application, correct? I didn't see any information on what those materials would look like or how they would be installed -- I believe you were just pointing that out for the benefit of the commission?

That is correct. The current phase of renovations to the building is focused on the interior, so the only exterior changes are at the window openings. Our plan is to come back to you next Summer with a plan for the exterior. I have attached a photo of the Ray Kappe house we spoke of during our meeting. This combination of glass (window) , steel and wood is what we are aiming for.

Please let me know if there is anything else I can provide to help!

Steve