

# MEMORANDUM

January 7, 2015

**TO:** Landmarks Board

**FROM:** Lesli Ellis, Comprehensive Planning Manager  
James Hewat, Historic Preservation Planner  
Debra Kalish, Senior Assistant City Attorney  
Marcy Cameron, Historic Preservation Planner  
Angela Smelker, Historic Preservation Planner

**SUBJECT:** Public hearing and consideration of a Landmark Alteration Certificate to install vinyl windows on the non-contributing house located at 720 Concord Avenue in the Mapleton Hill Historic District, per section 9-11-18 of the Boulder Revised Code (HIS2014-00350).

## STATISTICS:

1. Site: 720 Concord Avenue
2. Historic District: Mapleton Hill
3. Zoning: RL-1 (Residential low-1)
4. Applicant: James R. Christoph
5. Date of Construction: 1961
6. Historic Name(s): N/A
7. Request: Installation of vinyl windows.

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## Staff Recommendation:

Staff recommends that the Landmarks Board make the following motion:

The Landmarks Board approves the proposal for the replacement of windows at 720 Concord Avenue in that it generally meets the standards in Chapter 9-11-18 (a)(b, 1-4), B.R.C. 1981, and is generally consistent with the *General Design Guidelines* and *Mapleton Hill Historic District Design Guidelines*, subject to the conditions below, and adopts this memorandum as findings of the board.

## CONDITIONS OF APPROVAL

1. The applicant shall be responsible for ensuring that the windows are installed in compliance with all approved plans on file in the City of Boulder Planning Department, except as modified by these conditions of approval.
2. Prior to submitting a building permit application, the Applicant shall install a sample window subject to demonstrate that the design details are in compliance with the intent of this approval and the General Design Guidelines. The remaining windows may be installed after the review and approval of the sample window by the Landmarks Design Review Committee.

This recommendation is based upon staff's opinion that, if the applicant complies with the conditions listed above, the proposed construction will be generally consistent with the conditions as specified in Section 9-11-18 B.R.C. 1981, the *Mapleton Hill Historic District Design Guidelines* and the *General Design Guidelines*.

### Summary:

- The non-contributing ranch house at 720 Concord Avenue was constructed in 1961 and out of the defined 1865-1946 period of significance for the Mapleton Hill Historic District.
- On November 26, 2014, the request to install vinyl clad windows was reviewed by the Landmarks design review committee and referred to the full Landmarks Board for consideration in a public hearing.
- The *General Design Guidelines* state that new windows in non-historic buildings should utilize materials similar to those traditionally found in the district.
- Observable effects of weathering on vinyl windows is dissimilar to painted wood windows and can result in changes to appearance that does not compliment and may detract from the historic architecture in the district.
- Staff considers that the appropriateness of vinyl windows in the historic district will be very rare, but in this case such an installation on a non-contributing 1961 Ranch House is likely acceptable. This is based upon the condition that the Landmarks design review committee will review and approve a sample installation of one of the proposed windows prior to issuing a landmark alteration certificate.

- Staff considers the installation of vinyl windows, consistent with Section 9-11-18 of the Boulder Revised Code, Section 6.4.1 *Materials, (New Primary Structures)*, and Sections 3.7.15 *Windows in New Construction* & 6.5.2 *Key Building Materials* of the *General Design Guidelines*.



Figure 1. 720 Concord Avenue, Location Map

**Background:**

In November 26, 2014, the application to install vinyl windows on the non-contributing house located at 720 Concord Avenue was reviewed by the Landmarks design review committee. The committee considered that approving vinyl windows in the Mapleton Hill historic district would represent a policy change and that the board should consider the application for consistency with the *General Design Guidelines for Historic Districts and Individual Landmarks* and the *Mapleton Hill Historic District Design Guidelines*.



Figure 2. 720 Concord Avenue, north face 2014

**Property History:**

Tax Assessor records give the date of construction for the house at 720 Concord Avenue as 1958 which is consistent with its Ranch design. The earliest resident listed as living at the property is Anthony “Tony” Skolout and his wife, Josephine. In the 1960 City of Boulder directory, Anthony worked as a carpenter. Rose Kronquest, the widow of Clark Kronquest, lived in the house from 1961-1964. From 1966 to 1983, Paul and Ellen Burt owned the house, but little information is known about the couple. After the Burts, R. Michael Saunders owned the house in the mid 1980s for a short period of time. The current owners, James and Maura Christoph, have owned the house since 1989. Given the house was constructed outside of the 1865-1946 period of significance for the Mapleton Hill Historic District, staff considers it to be non-contributing.



Figure 3. 720 Concord Avenue, north face c.1960 Tax Assessor Photograph

**Request:**

The applicant proposes to install vinyl clad wood windows on the non-contributing 1958 house. Submitted information indicates that all of the existing original aluminum slider windows are to be replaced with “Milgard Style Line” vinyl slider windows and frames in existing window openings. The proposed replacement window system calls for low-emissivity thermal pane glass set into extruded vinyl material. Product specifications indicate the vinyl is colored through use of a heat reflective pigment giving a smooth matte finish. The applicant is requesting the windows be finished white. Citing concerns regarding energy efficiency, cost, and longevity of wood windows, the applicant is requesting that the vinyl windows be approved for installation.

**Board’s Decision:**

The Historic Preservation Ordinance specifies that a Landmark Alteration Permit may not be approved by the Board or City Council unless it meets the conditions specified in Section 9-11-18, B.R.C. 1981. Specifically:

- (a) The landmarks board and the city council shall not approve an application for a landmark alteration certificate unless each such agency

finds that the proposed work is consistent with the purposes of this chapter.

(b) Neither the landmarks board nor the city council shall approve a landmark alteration certificate unless it meets the following conditions:

(1) The proposed work preserves, enhances, or restores and does not damage or destroy the exterior architectural features of the landmark or the subject property within an historic district;

(2) The proposed work does not adversely affect the special character or special historical, architectural, or aesthetic interest or value of the landmark and its site or the district;

(3) The architectural style, arrangement, texture, color, arrangement of color, and materials used on existing and proposed structures are compatible with the character of the existing landmark and its site or the historic district.



**Figure 4. 720 Spruce Street, example of aluminum window proposed for replacement**

## **Analysis:**

1. *Does the proposed application preserve, enhance, or restore, and not damage or destroy significant exterior architectural features of the landmark or the subject property within an historic district?*

Staff finds that because the 1958 ranch house is non-contributing and the proposed vinyl slider windows have a relatively thin profile, their installation will not damage or destroy the property or the district.

2. *Does the proposed application adversely affect the special character or special historic, architectural, or aesthetic interest or value of the district?*

Staff finds that the proposed application will not adversely affect the special character of the district as the house is a 1961 non-contributing ranch and that the very thin profile of the proposed vinyl slider windows will have a minimal visual effect on adjacent properties or the district as a whole.

3. *Is the architectural style, arrangement, texture, color, arrangement of color, and materials used on existing and proposed structures compatible with the character of the historic district?*

While vinyl windows have a texture unlike that of traditional materials like wood and metal and do have a tendency to bend, warp, and discolor over time, the very thin profile of the proposed windows and frames will not be incompatible with the character of the Mapleton Hill Historic District.

- c. *The Landmarks Board is required to consider the economic feasibility of alternatives, incorporation of energy-efficient design, and enhanced access for the disabled in determining whether to approve a Landmark Alteration Certificate.*

The proposed *Energy Star* windows will be more energy efficient than the existing slider windows. The applicant has indicated that the cost of installing the requested windows is significantly lower than would be wood or metal slider windows.

## **Design Guidelines**

While there is little specific guidance given for the replacement of windows on non-contributing buildings in historic districts, the following is an analysis of the proposal's compliance with guidelines that address windows on existing buildings and on new construction. Design guidelines are intended to be used

only as an aid to appropriate design and are not intended as a checklist of items for compliance.



**Figure 5. Proposed vinyl replacement window from Amerimax brochure**

### **General Design Guidelines**

Section 3.7.15 of the *General Design Guidelines* states that windows on new construction (in this case a non-contributing building), “should reflect the window patterns and proportions of the existing building and the district and utilize similar materials”, while section 3.7.16 guides that windows should be trimmed with materials similar in “finish and character” to those used traditionally. Subsection .23 (*Shutters and Storm Windows*) of this section states that metal storm windows “may be appropriate” while vinyl storms are “generally inappropriate.”

Section 6.4.1 *Materials, (New Primary Structures)*, of these guidelines reads that, “Materials should be similar in scale, proportion, texture, finish, and color to those found on nearby historic buildings”. Section 6.5 *Key Building Materials* for new construction, reads that, “Roofs, porches, dormers, windows and doors are some of the most important character-defining elements of any building. As such they require extra attention so that they compliment the historic

architecture (in the district).” Section 6.5.2 goes on to specify that on new construction designers should, “select windows and doors for new buildings that are compatible in material, subdivision, proportion, pattern and detail with the windows and doors of surrounding buildings that contribute to the historic district.”

### **Mapleton Historic District Design Guidelines**

Section I (2) *Windows* of the *Mapleton Hill Historic District Guidelines* states that elements of replacement windows that should be carefully considered are, “size, frame material; method of operation . . . .” while K(5), *Exterior Materials* of these guidelines suggests that, “where modern materials or technologies are used, historic proportions and finishes should be used.”

In the past, staff and the board have interpreted these guidelines to not allow for vinyl windows as they are dissimilar in terms of material, texture, and weathering to those traditionally used in the historic district. With the exception of the non-contributing property next door at 716 Spruce Street, where some of the windows have been replaced with vinyl sliders, staff is not aware of any buildings in the Mapleton Hill historic district that have vinyl windows. Because the *Guidelines* identify windows as being primary character defining features of buildings, the board has specified that for free-standing new construction, non-contributing buildings, and additions to both contributing and non-contributing buildings in historic districts and landmarks, that solid wood windows, and in some cases, high quality metal clad wood core windows be used.

### **Analysis:**

Submitted product information indicates that the proposed vinyl windows have a very smooth uniform texture and will weather in a manner quite unlike painted wood, metal, or metal clad windows (see figures. 3 & 4.)



**Figure 6. Vinyl window at 716 Spruce Street showing some warping, gapping, and weathering**

Vinyl retains the original smoothness as it ages, but because of its relative softness and high thermal co-efficiency, tends to warp and bend as it ages. A number of studies have also pointed out the tendency to yellow and become brittle when exposed to sustained exposure to ultra-violet light, although the industry claims to have solved this problem. Latex or oil based paint over wood, on the other hand, dulls down, but takes on the texture of and will move with the wood as it expands and contracts. The high thermal co-efficiency appears to cause gapping and cracking of the vinyl at joint lines eventually resulting in failure. Such gapping occurs at wood or steel joints also, but can be easily repaired (Figures 5 & 6).



**Figure 7. Vinyl window at 716 Spruce Street showing gapping and discoloration.**



**Figure 8. Painted wood window showing repair and refinishing of gapping and discoloration.**

### **Vinyl vs. Wood Windows**

In examining installed wood vs. aluminum clad windows, staff has observed fairly significant differences between the two in terms of texture and finish. While quite similar in appearance when new, the differences in weathering and thermal properties of the two window systems often results in dissimilar appearances over time.

While the *Guidelines* state that buildings should be of their own time, they also state that materials need to be similar to nearby historic buildings in terms of color, texture, and finish. Staff considers that the appearance and observed effects of weathering of vinyl windows is dissimilar to traditional window materials in the Mapleton Hill Historic District. However, slider windows are consistent with those found on ranch houses of this type. Likewise, because the proposed windows will have a very thin profile, the vinyl material will have relatively low visibility on the building. Staff considers that the appropriateness of vinyl windows in the historic district will be very rare, but in this case such an installation is likely acceptable. This is based upon the understanding that the Landmarks design review committee will review and approve a sample installation of one of the proposed windows prior to issuing a landmark alteration certificate.

### **Findings:**

This decision is consistent with the purposes and standards of the Historic Preservation Ordinance in that:

1. The installation of thin profile vinyl windows to closely match the existing aluminum windows on the 1958 ranch house at 720 Concord Avenue, will not damage the property in the Mapleton Hill Historic District. Sec. 9-11-18(b)(1), B.R.C. 1981.
2. While the texture and finish of vinyl windows is generally not compatible with the character of the historic district, because the house is non-contributing and the vinyl windows will be of a very thin profile the proposal will not adversely affect the historic character of the Mapleton Hill Historic District. Sec. 9-11-18(b)(2), B.R.C. 1981.
3. While the material and texture of the proposed vinyl windows is unlike those traditional in the district, because the house is a 1958 non-contributing ranch and because the windows will be of a very thin profile, the proposal will not be incompatible with the historic character of the Mapleton Hill Historic District. Section 9-11-18(b)(3), of the Boulder Revised Code.

**ATTACHMENTS:**

A: Applicant Materials

ATTACHMENT A: Applicant Materials

**JAMES R. CHRISTOPH**

860 Aurora Ave  
Boulder, CO 80302  
Telephone 720-308-4534  
Email: Christophlaw@comcast.net

**PROJECT DESCRIPTION OF WINDOW REPLACEMENTS AT 720 - 722 CONCORD  
HIS 2014-00350**

I am requesting that the Landmarks Board approve my proposal to replace the existing aluminum windows in this building with high quality vinyl slider windows manufactured by Milgard and sold and installed by Mountain View. Mountain View is one of only a few companies approved by the City of Boulder to participate in the Smart Regs program.

At the outset it must be stressed that the approval being sought is a request to carve a very narrow exception to the general preference/policy to replace windows in the Mapleton Hill Historic District with wood or aluminum clad windows. This property unlike most buildings in the Mapleton Hill Historic District was constructed in the 1950's. It does not have double hung windows. As the photographs show this property is not historic. Mr. James Hyatt, his staff and the two board members of the Landmarks Design Review Committee acknowledge that: "*Building constructed outside the period of significance - is considered non-contributing to the historic district.*" (Emphasis added) Therefore I am merely asking to replace one form of non-historic windows (aluminum) with another form of non-historic windows (vinyl). I believe that most people, as do the neighbors to this building, will view these replacement windows as a marked aesthetic improvement and at the same time their installation will go a long ways toward accomplishing Smart Regs compliance at an affordable price.

It should be noted that the bid I have for replacing these 14 windows with vinyl is \$6,264.89 and the bid for aluminum clad is \$14,250.00. Since I can comply with Smart Regs in other ways if necessary, (See Exhibit E) the aluminum windows will remain if permission is not granted by the Board. I can not imagine what interest would be served by not allowing this improvement. In conclusion when balancing private property rights with the public interest of resource protection as set forth in the Board's mission, allowing these windows advances private property rights by allowing this owner to make an informed and rational choice for window replacement without impacting resource protection in any way. Thank you.

The documents I am submitting are as follows:

- Exhibit A: Diagram of the foot print of the building depicting with red marks where the windows are located
- Exhibit B: Photographs which are labeled which show the building, existing windows and surrounding area.
- Exhibit C: Slider Window photos and Milgard Windows brochure
- Exhibit D: Bids for vinyl versus aluminum clad windows
- Exhibit E: Smart Regs Inspection Report excerpts related to windows and email from Smart Regs energy adviser Jen Harper
- Exhibit F: Letters in support of proposal from neighbor homeowners

DRA SURVEYING INC.

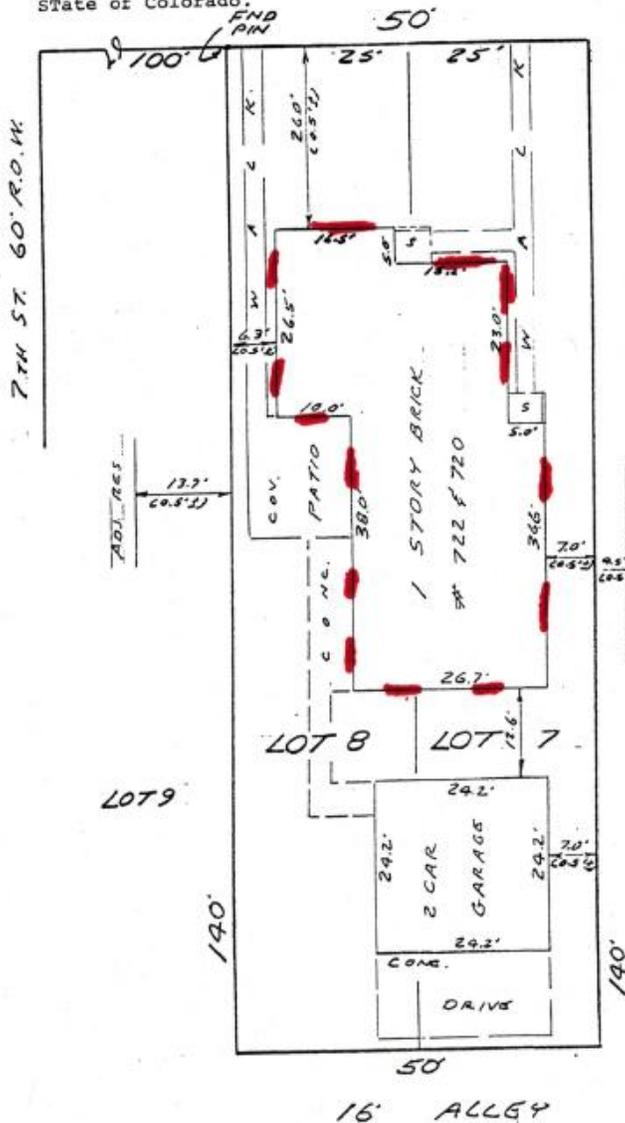
### IMPROVEMENT LOCATION CERTIFICATE

Lots 7 and 8, Block 17,  
Maxwell's Addition to Boulder,

*CONCORD AVE. 60' R.O.W.*

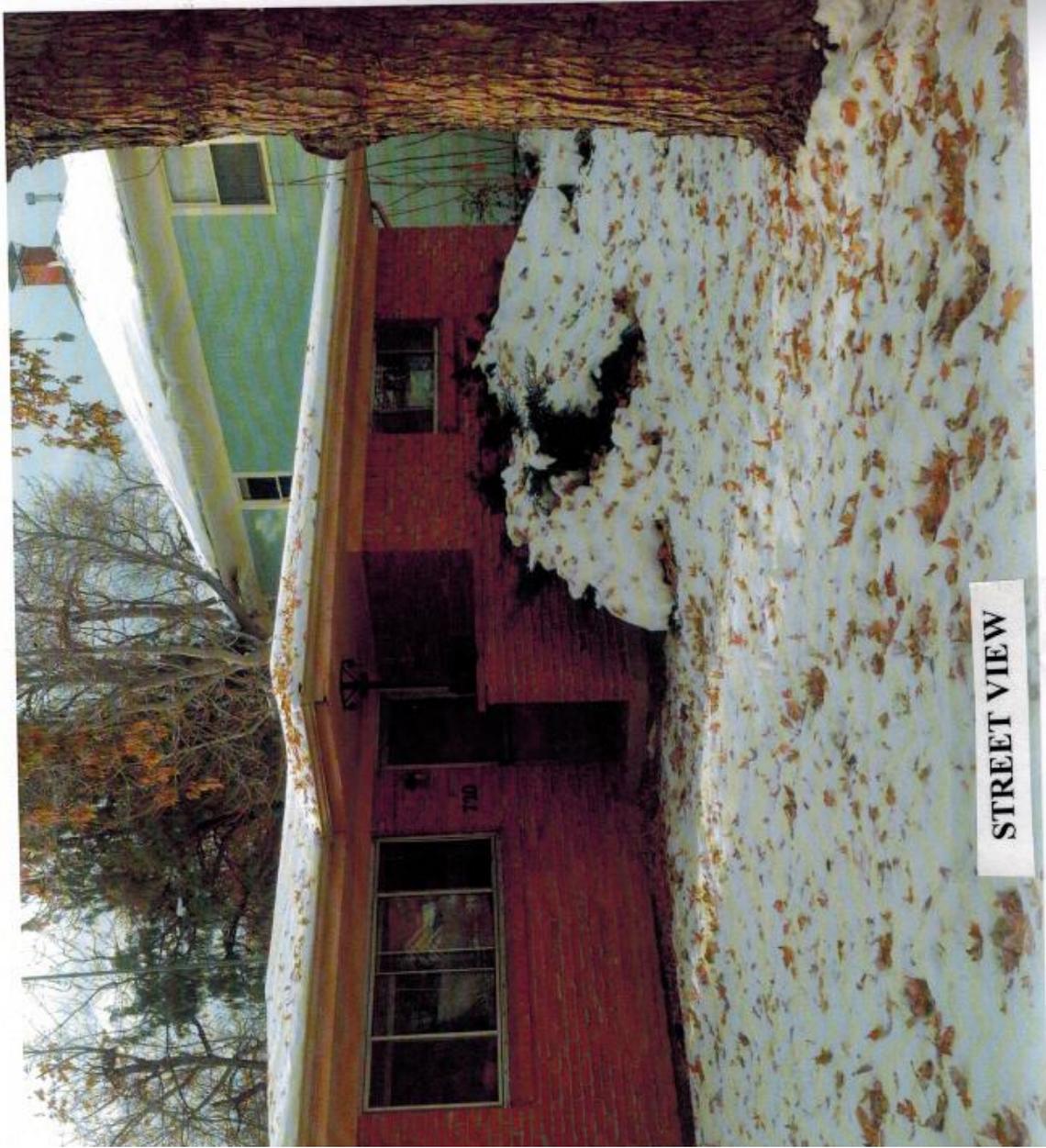
County of Boulder,  
State of Colorado.

Scale: 1"=20'

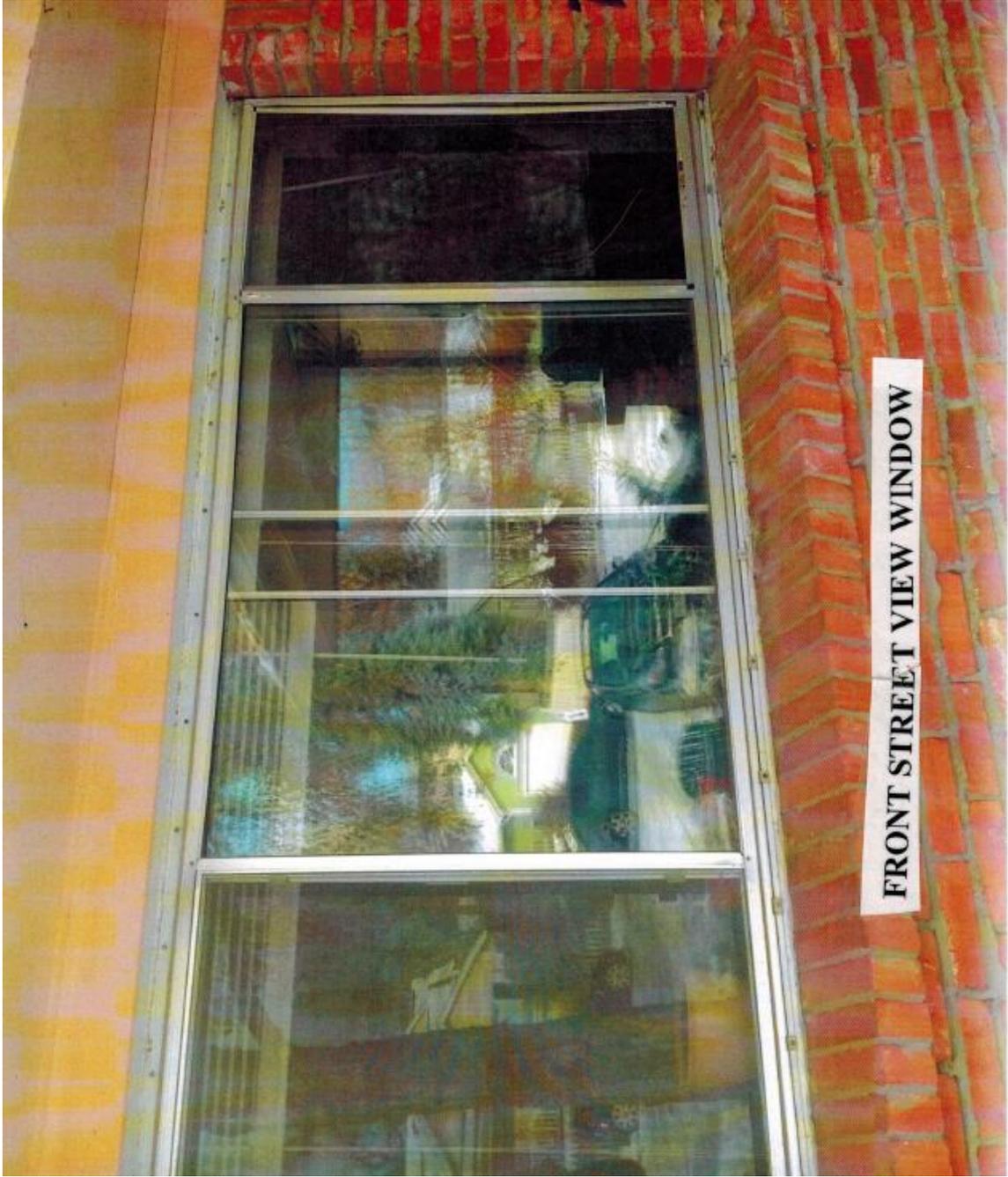


The legal description and easements shown were provided Commonwealth Land Title commitment no. E9374728.

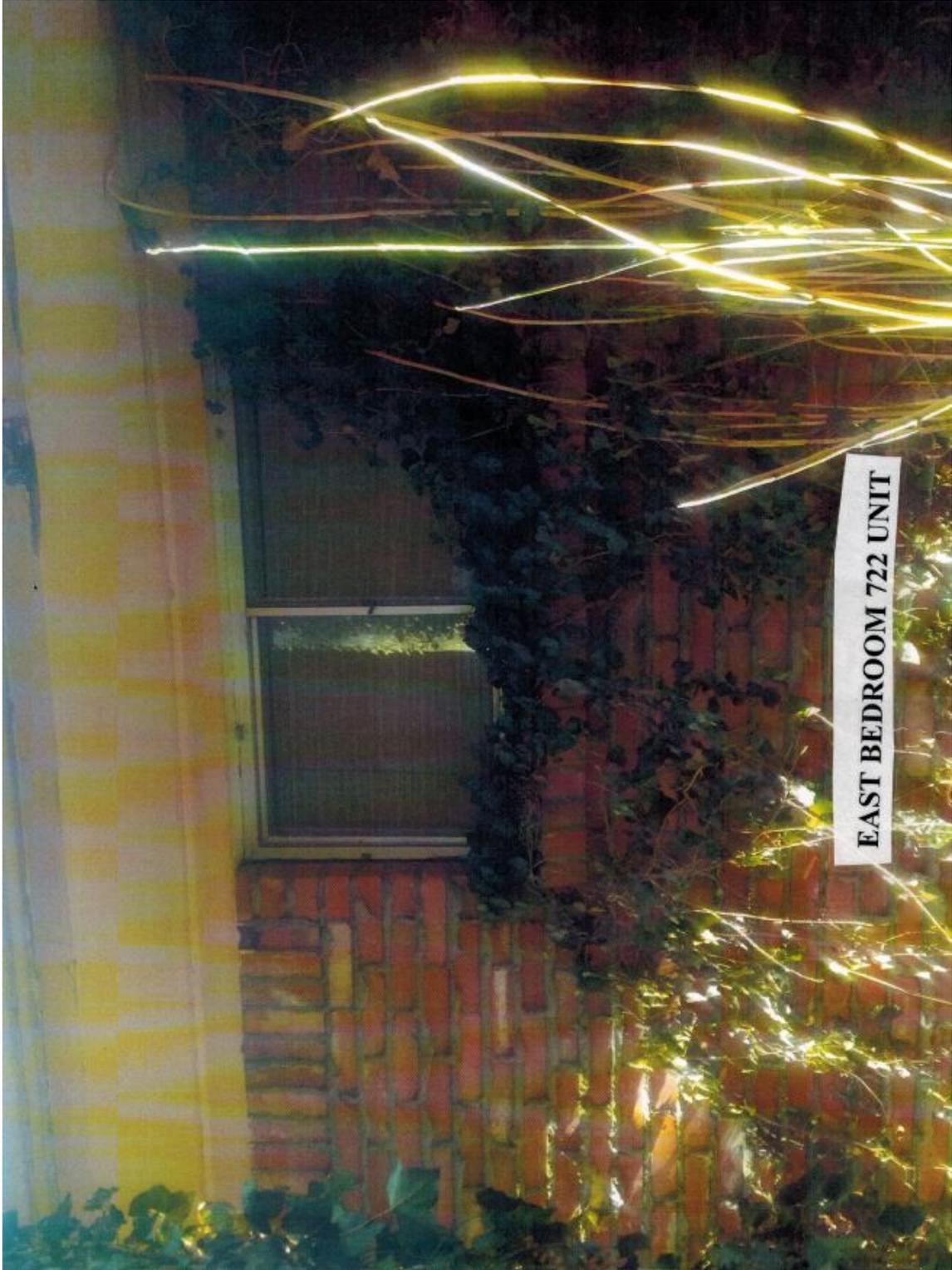
I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR Colorado Bankers Mortgage THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELIED UPON FOR ESTABLISHMENT OF FENCE, BUILDING, OR OTHER FUTURE IMPROVEMENT LINES. I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE 7-26-89, EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE

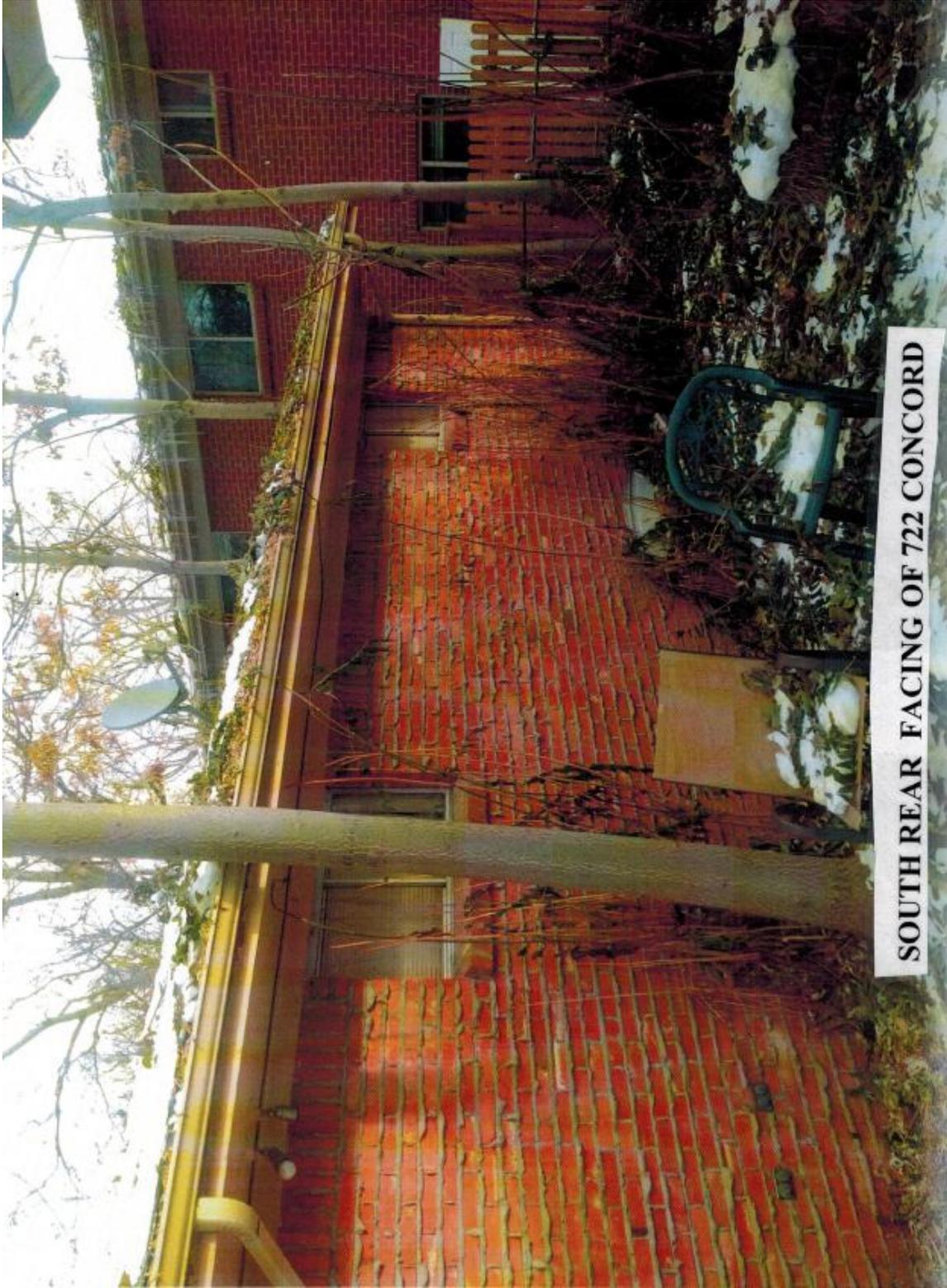


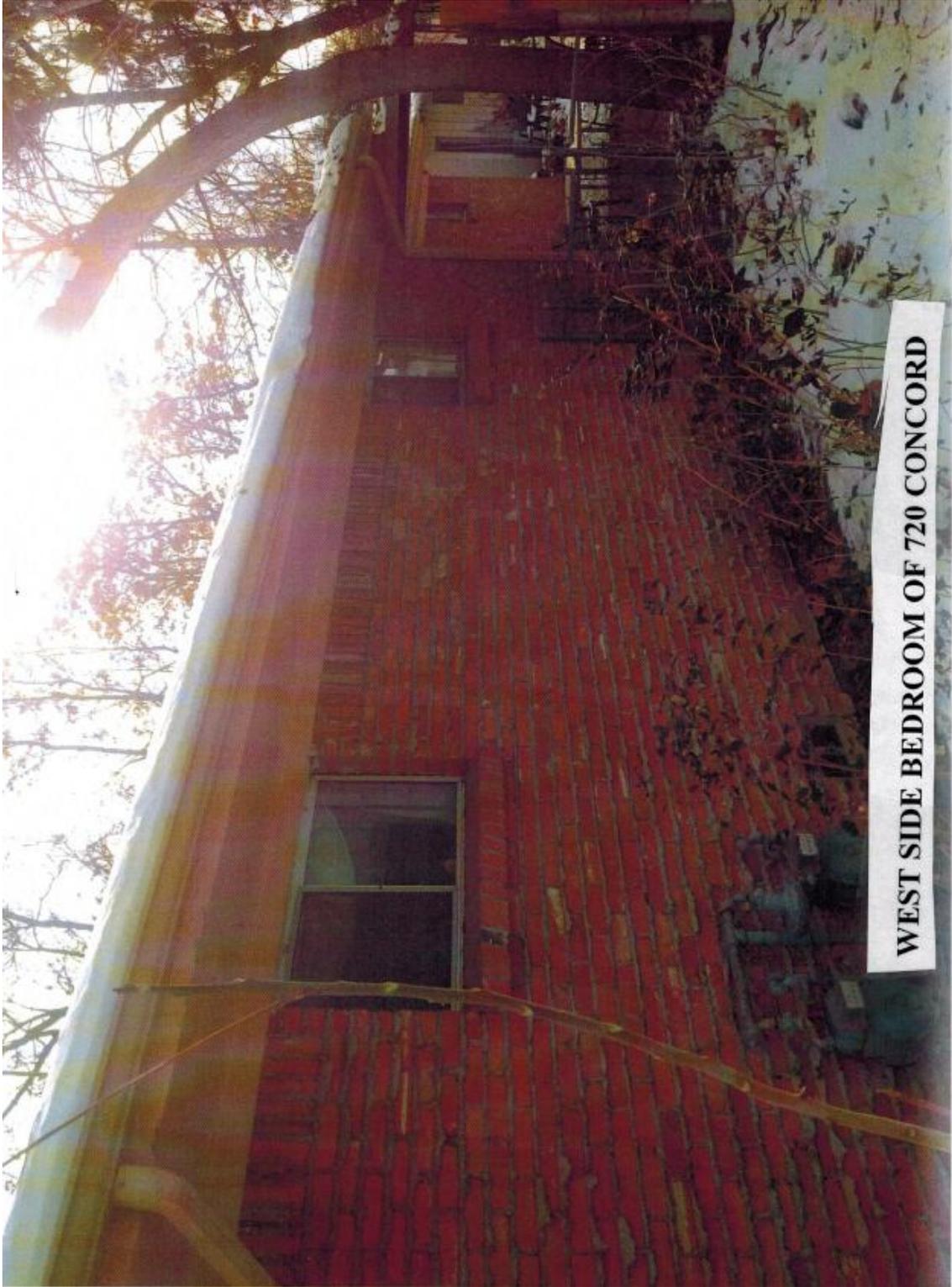


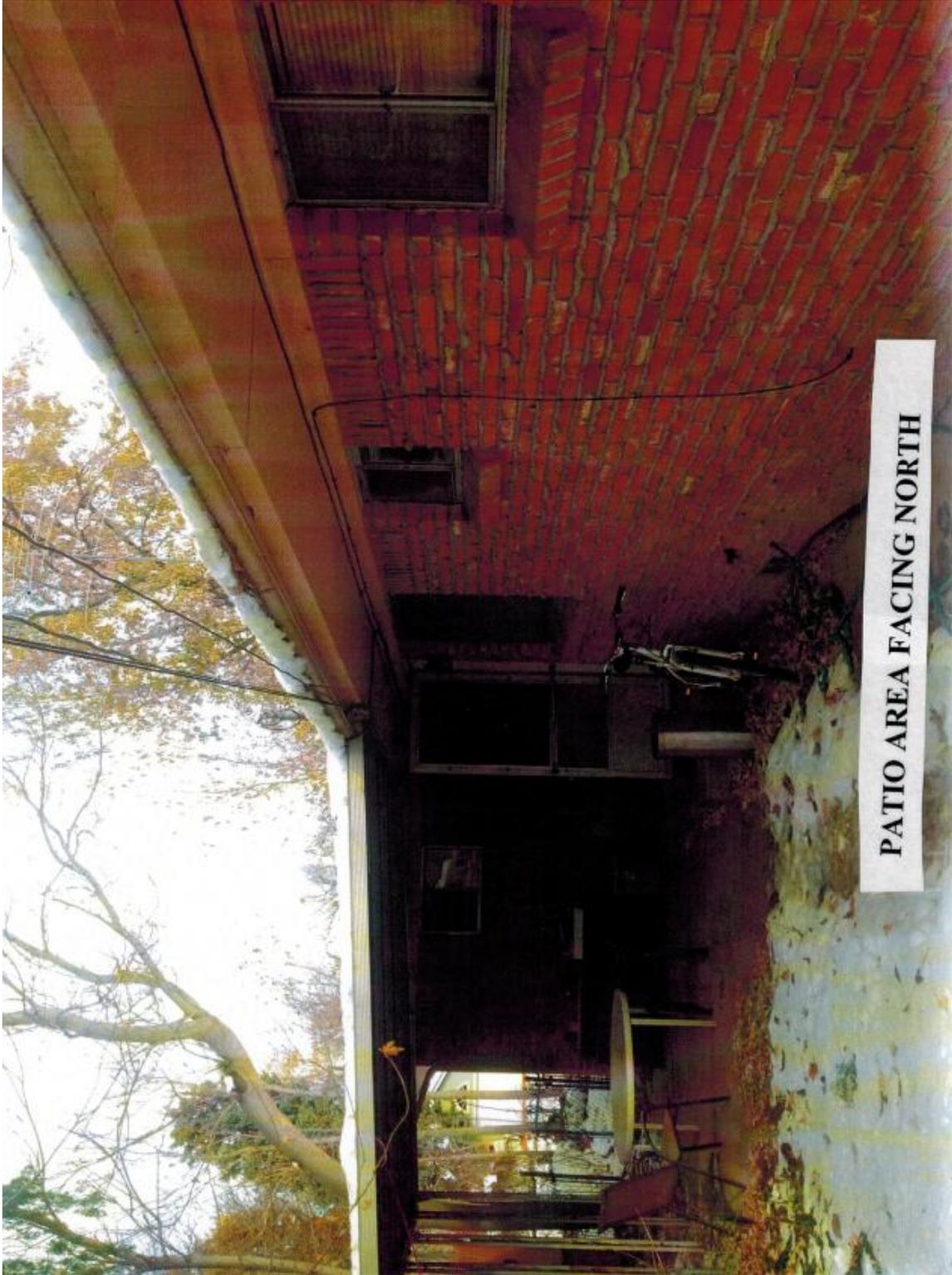




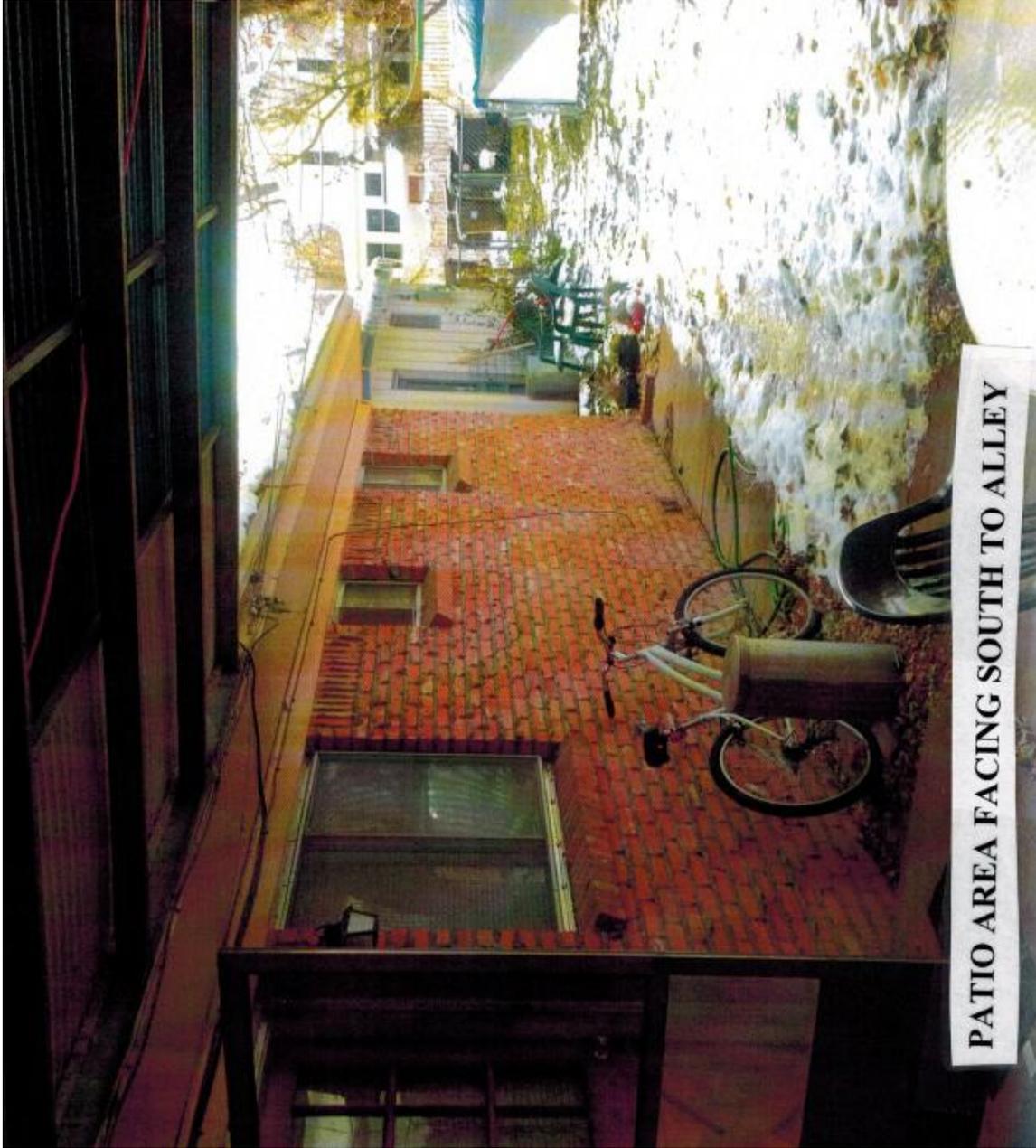


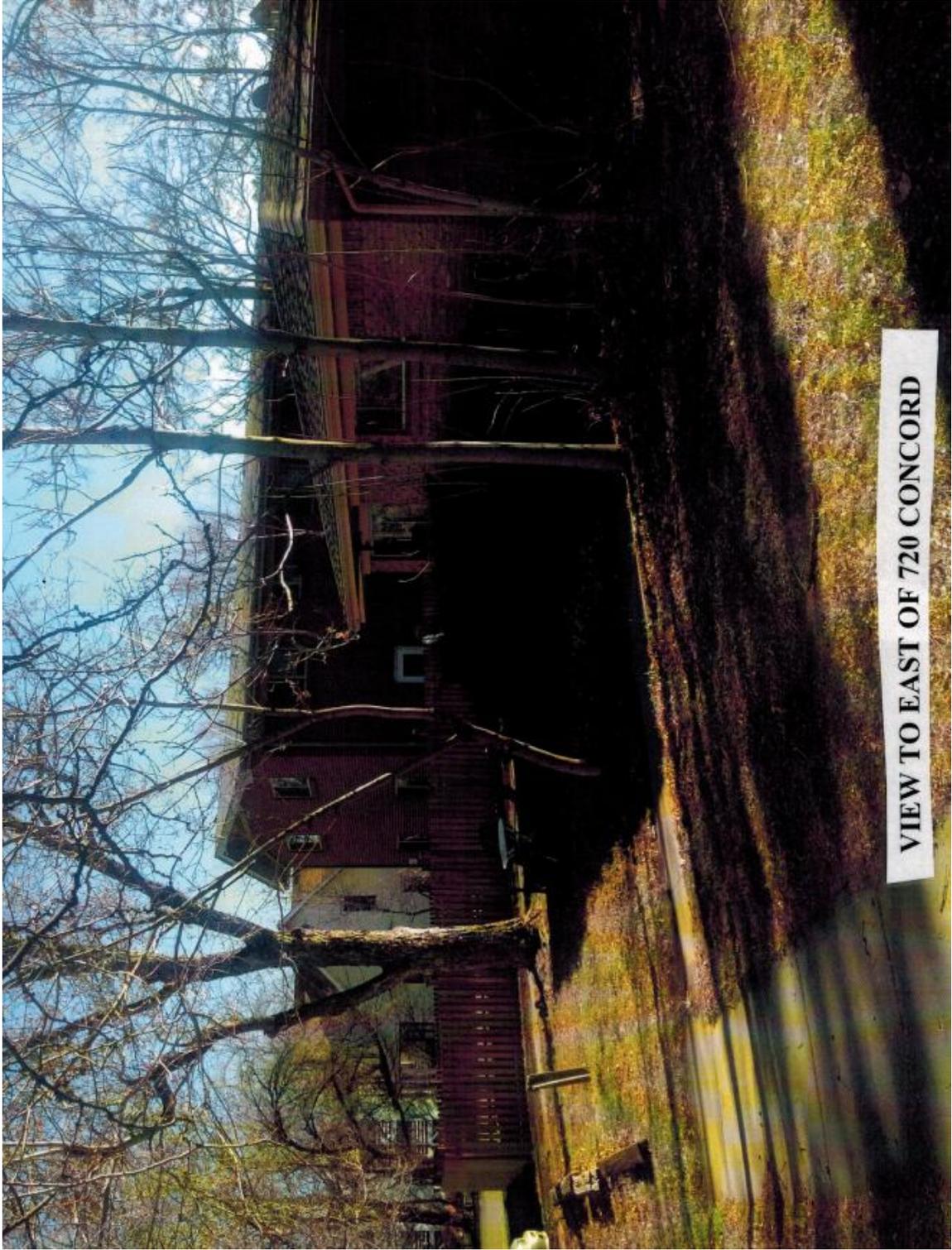


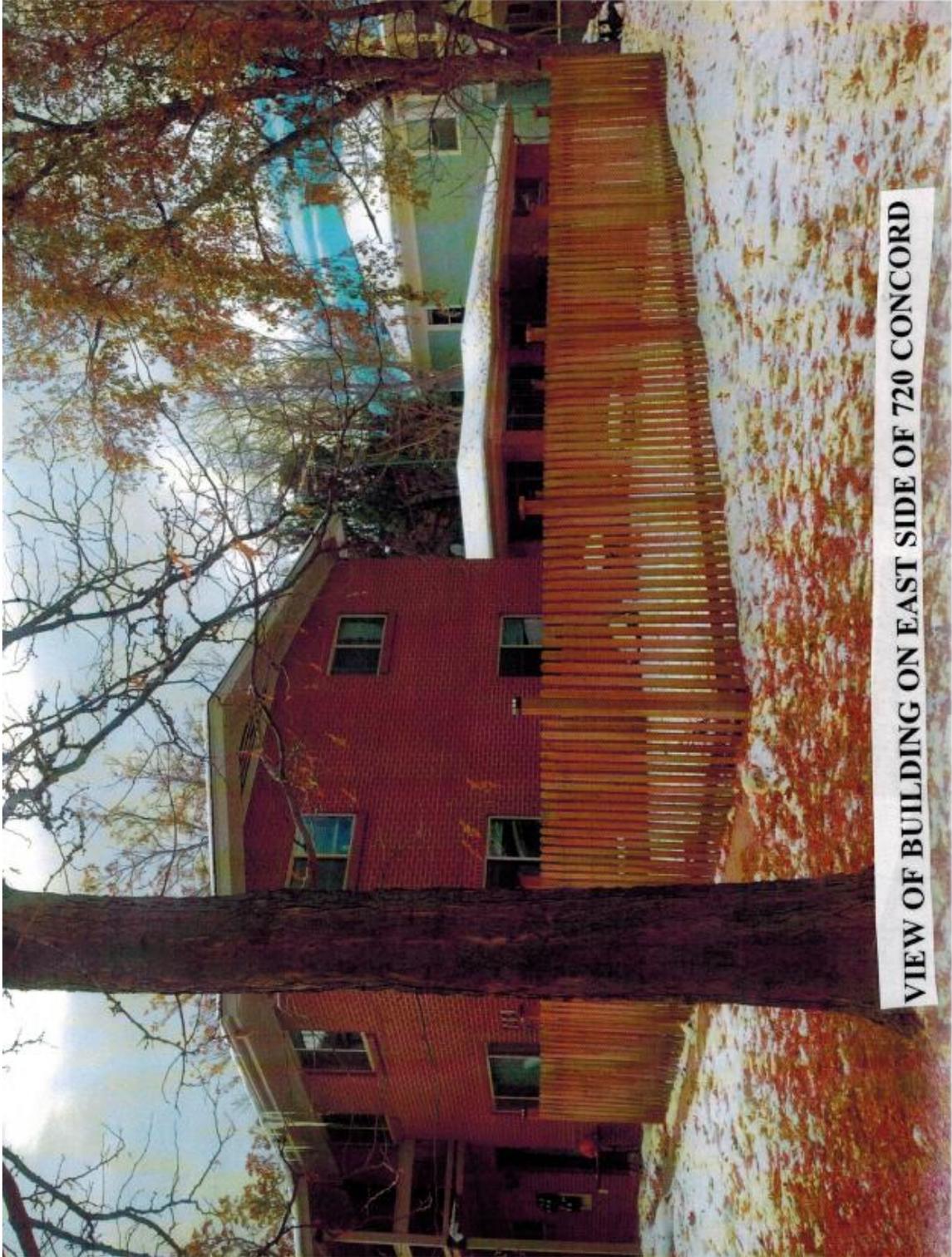




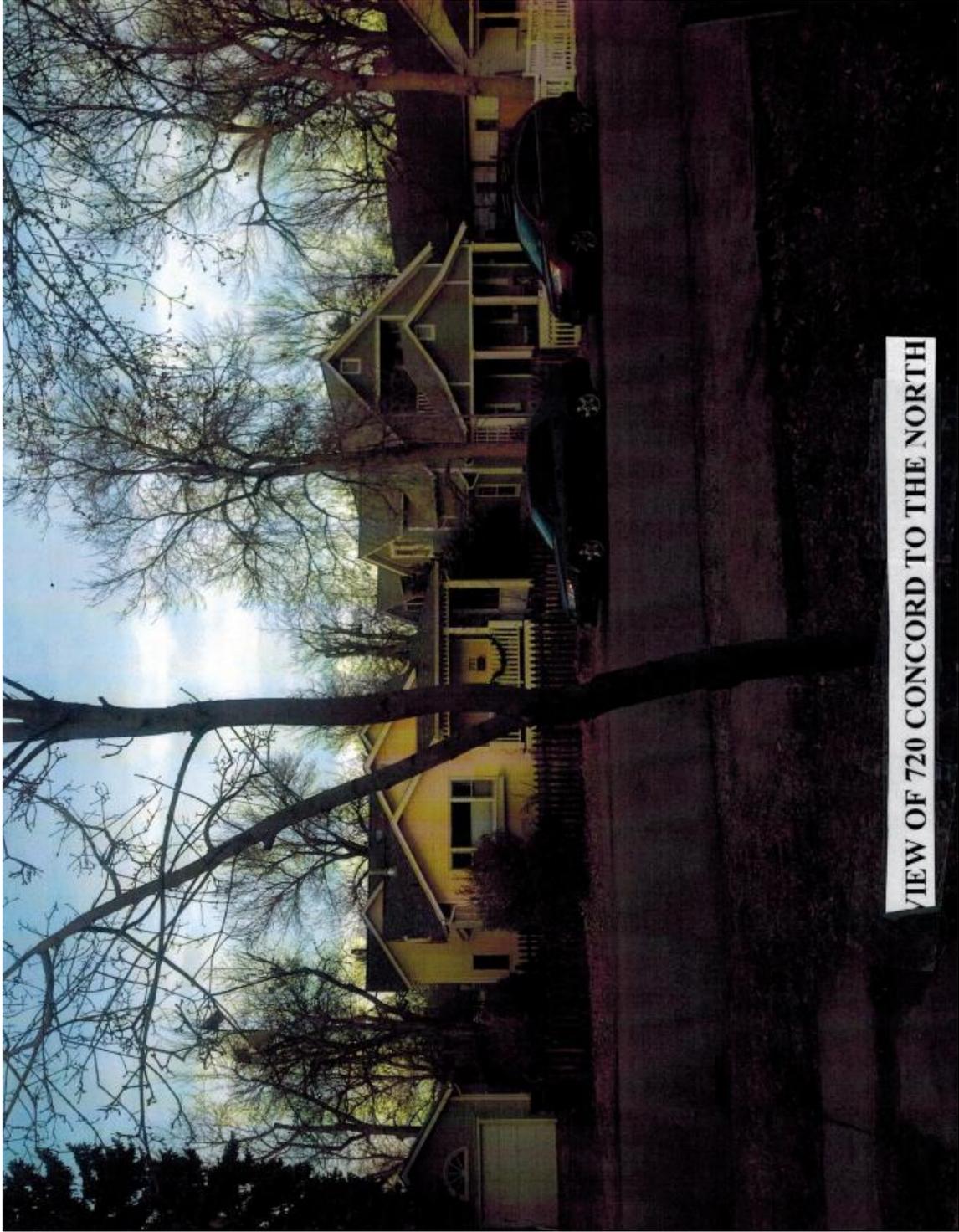
**PATIO AREA FACING NORTH**

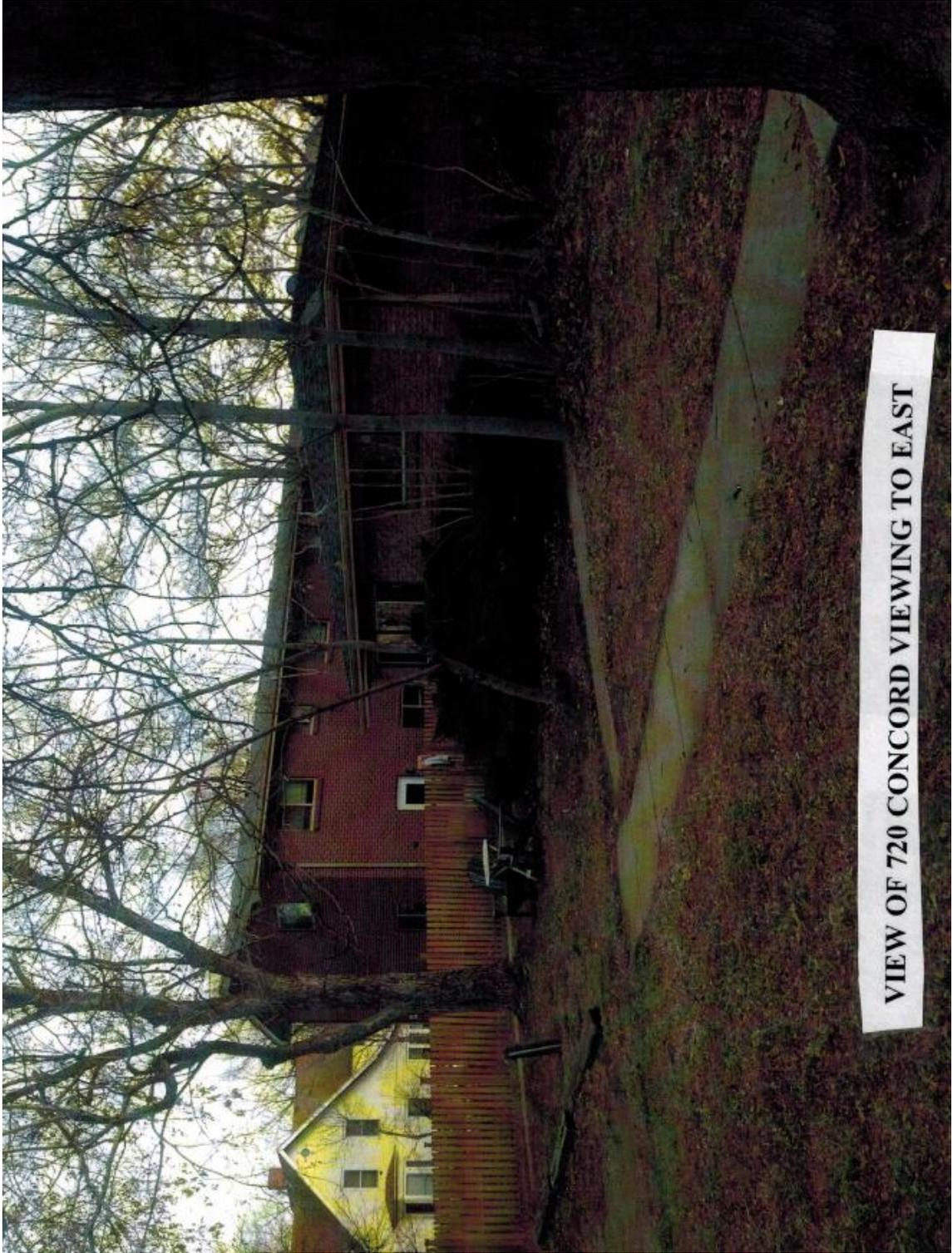


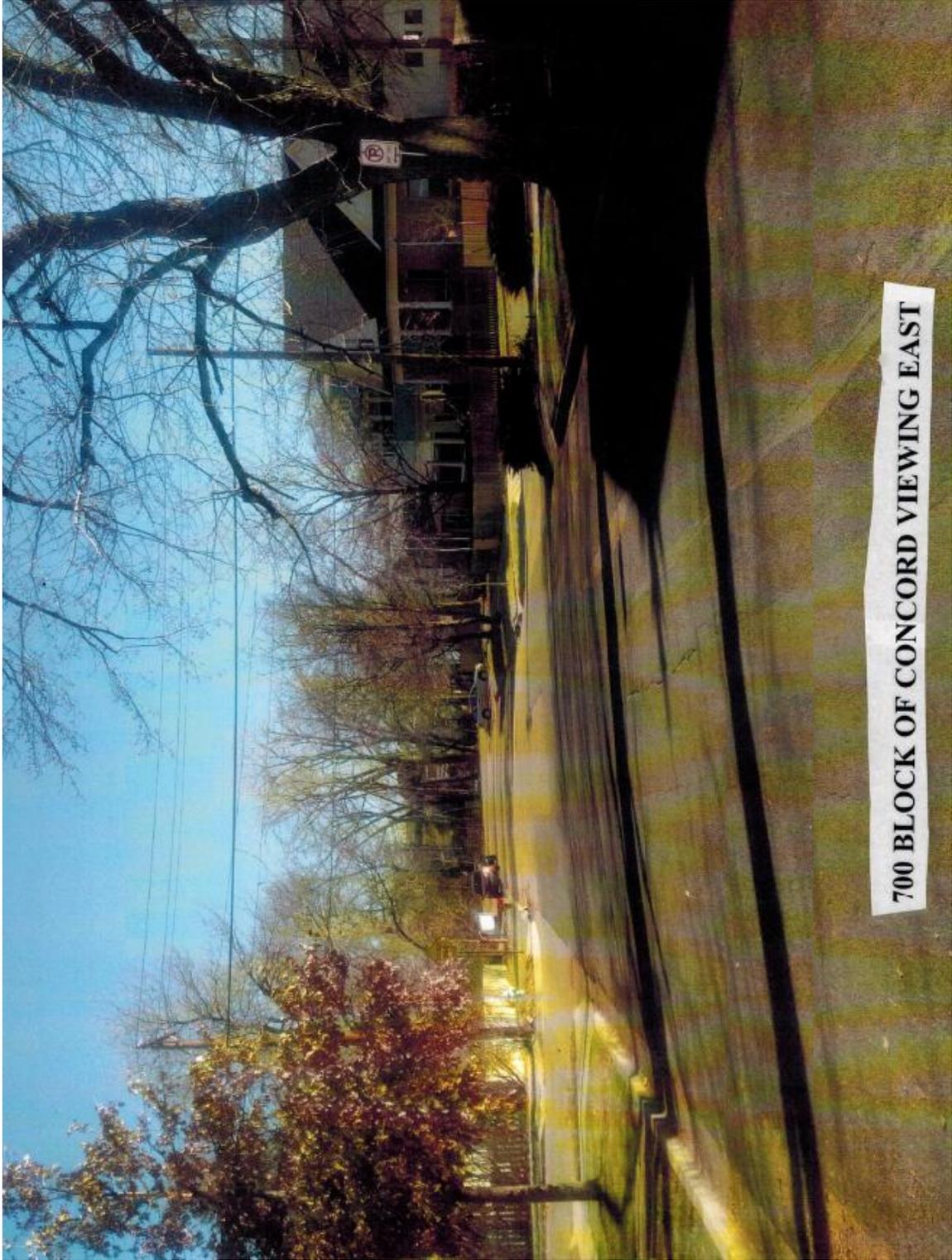




**VIEW OF BUILDING ON EAST SIDE OF 720 CONCORD**









**EXEMPLAR OF SLIDER WINDOW**

## Accessory Package

An optional upgrade exclusively for the Style Line Series, the Accessory Package gives you additional features that help your windows perform even better.



### Weep Hole Covers

An aesthetic touch, but these help to keep the weeping system clear of debris or pests.



### Vent Stops\*

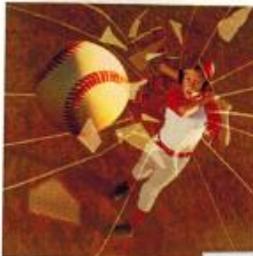
Vent stops keep your windows from opening fully, giving you peace of mind when children and pets are present.



### Pull Rail Screens\*

Let the fresh air in while keeping everything else out. This upgraded screen frame has an integrated pull rail that makes removing the screens easy.

\*Available on horizontal slider and single hung windows



## Glass Breakage Coverage

Don't let life's mishaps become a hassle. With optional Glass Breakage Coverage, your broken glass will be replaced at no charge. See Full Lifetime Warranty for details.



## The Comfort Package

Exclusively for the Style Line Series, the Comfort Package is an optional upgrade product and includes the following features and benefits:

### Accessory Package

Adds weep hole covers, vent stops and pull rail screens as described on this page.

### Exclusive 3D or 3D MAX Energy Package

Ask your Milgard Dealer to guide you through the best energy package for your area and climate that can meet or exceed ENERGY STAR® standards.

### Glass Breakage Coverage

If your glass breaks, we'll replace it at no charge.

## EXEMPLAR OF SLIDER WINDOW



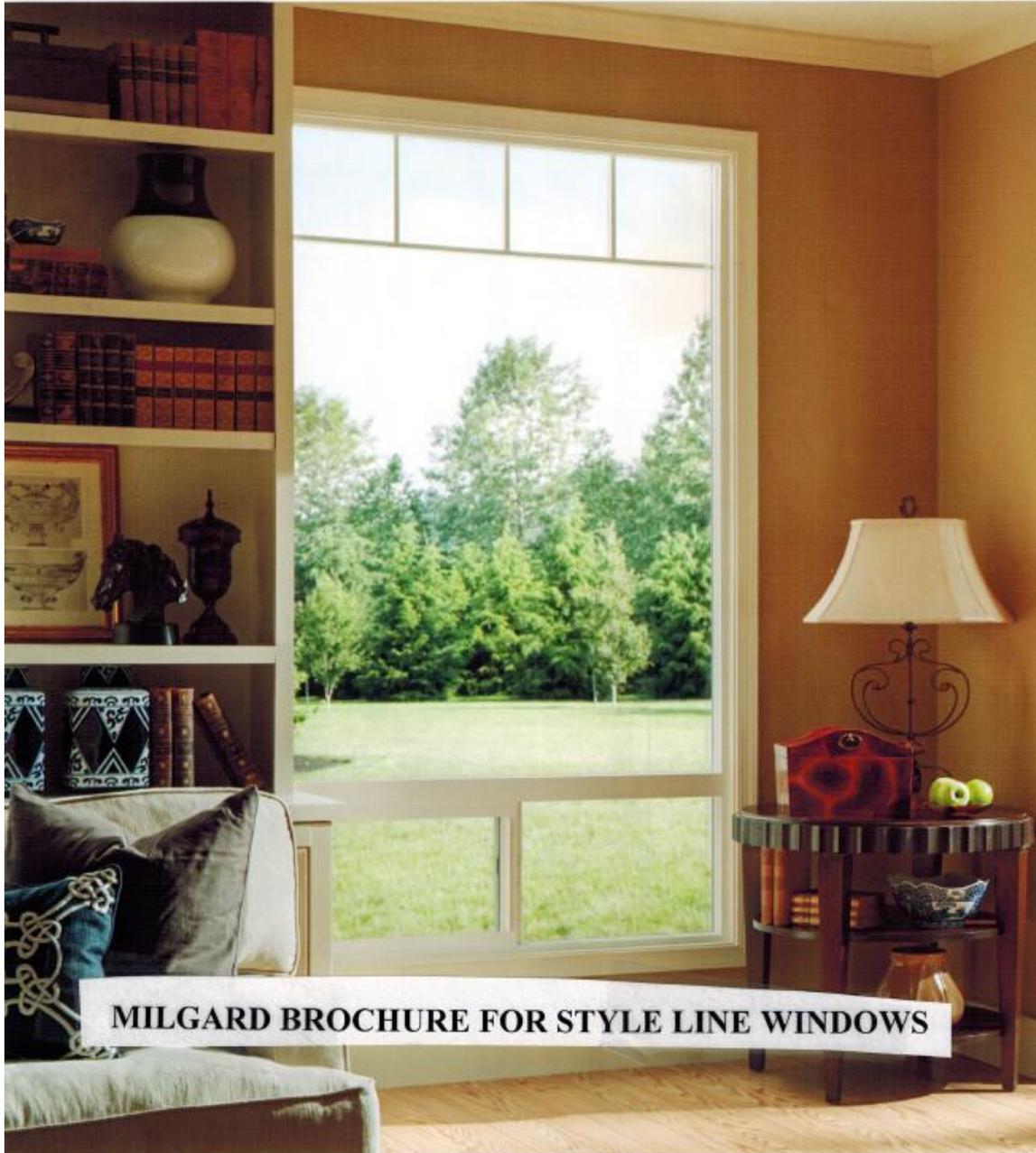
Review from milgard.com -

*Our first full month with them installed left us with an electric bill with 30% lower usage than the same month in the prior year! These will pay for themselves rather quickly, especially when added home value is considered.*

- ★ ★ ★ ★ ★



# Style Line™ Series Vinyl Windows & Door



XFINITY Connect

christophlaw@comcast.net  
± Font Size ±

**Mountain View**

**From :** Mike Sipe <Mike.Sipe@mtnviewcorp.com>

Wed, Nov 19, 2014 12:31 PM

**Subject :** Mountain View

3 attachments

**To :** christophlaw@comcast.net

Hi Jim,  
I have attached your Milgard Quote per your request - We installed Milgard Styline's in your other investment property - I made the glass meet a (.30 U factor or less).

**Overview:**

Unit #720 - \$1,739.46 (Cost for windows only) - Plus local tax

Unit #722 - \$1,375.43 (Cost or windows only) - Plus local tax

Labor is \$225 per window - 14 new windows - cost- \$3,150 (Additional to window cost) -  
No tax to be paid on the installation amount

Best Regards,  
Mike

Michael Sipe  
[Mike.sipe@mtnviewcorp.com](mailto:Mike.sipe@mtnviewcorp.com)  
[www.mtnviewcorp.com](http://www.mtnviewcorp.com)  
4090 Youngfield St.  
Wheat Ridge, CO 80033  
720-491-0660- Cell

*Vinyl Clad  
Total Cost: \$6,264.89*



**MOUNTAIN  
VIEW**



MOUNTAIN image001.jpg  
VIEW 10 KB

**Mountain View**

**From :** Mike Sipe <Mike.Sipe@mtnviewcorp.com>

Tue, Dec 02, 2014 08:28 AM

**Subject :** Mountain View

📎 1 attachment

**To :** christophlaw@comcast.net

Good Morning Jim,  
I received the quote back from Sierra Pacific Windows (Aspen Series – U.Value.29)- Certainly more expensive than Milgard.

Unit #720 -\$6,099

Unit #722 - \$5,001

Labor is on \$3,150

[www.sierrapacificwindows.com](http://www.sierrapacificwindows.com)

Thank you,  
Mike

Michael Sipe  
[Mike.sipe@mtnviewcorp.com](mailto:Mike.sipe@mtnviewcorp.com)  
[www.mtnviewcorp.com](http://www.mtnviewcorp.com)  
4090 Youngfield St.  
Wheat Ridge, CO 80033  
720-491-0660- Cell

*Aluminum Clad  
Total Cost: \$14,250*



**MOUNTAIN  
VIEW**

# SmartRegs Prescriptive Pathway

Property Address:	720 Concord Ave.	Unit:
Date of Inspection:	September 5, 2014	
Inspector:	Dan Henderson	
Owner:	James Cristoph	
Agent:		

BASELINE	
Total Base Points Earned [Energy Efficiency]	75
Total Base Points Earned [Water Conservation]	0
Total Points Needed [Energy Efficiency]	25
Total Points Needed [Water Conservation]	2

UPGRADES	
Total Points [Energy]	1
Total Points [Water]	2

FINAL	
Total Final Points [Energy]	76
Total Final Points [Water]	2



Compliance Status	
Compliant	
Not Compliant	✓

Walls	Baseline - % of Home					Base Points
	25%	50%	75%	100%		
No Insulation	0	0	0	0	0	0
R-3 Continuous (must be at least R-3)	3	6	9	12	0	0
R-5 Continuous	4	8	12	15	0	0
R-13	5	10	15	20	20	20
Uninsulated Basement Wall	5	10	15	20	0	0
R-19 or Better	5	11	16	21	0	0
Insulated Basement Wall	6	13	19	26	0	0
Shared Wall	6	13	19	26	0	0
<b>Walls Summary</b>						<b>20</b>

Inspector Notes: Walls are insulated with fiberglass batt in 2x4 framing

Upgrade - % of Home						Upgrade Points
25%	50%	75%	100%			
0	0	0	0	0	0	0
3	6	9	12	0	0	0
4	8	12	15	0	0	0
5	10	15	20	0	0	0
5	10	15	20	0	0	0
5	11	16	21	0	0	0
6	13	19	26	0	0	0
6	13	19	26	0	0	0
<b>Upgrade Points</b>						<b>0</b>

Walls	Final Points
No Insulation	0
R-3 Continuous (must be at least R-3)	0
R-5 Continuous	0
R-13	20
Uninsulated Basement Wall	0
R-19 or Better	0
Insulated Basement Wall	0
Shared Wall	0
<b>Walls Summary</b>	<b>20</b>

Windows / Fenestration	Baseline - % of Home					Base Points
	25%	50%	75%	100%		
Single Metal (1.2 U-Value)	0	0	0	0	0	0
Single Non-Metal (0.95 U-Value)	0	1	1	2	0	0
Double Metal (0.8 U-Value)	1	2	3	4	0	0
Double Non-Metal (0.55 U-Value)	2	3	5	6	0	0
0.35 U-Value	3	7	10	13	0	0
0.30 U-Value	3	7	10	14	0	0
0.25 U-Value	4	7	11	14	0	0
<b>Windows / Fenestration Summary</b>						<b>0</b>

Inspector Notes: Windows are single pane metal with storms

Upgrade - % of Home						Upgrade Points
25%	50%	75%	100%			
0	0	0	0	0	0	0
0	1	1	2	0	0	0
1	2	3	4	0	0	0
2	3	5	6	0	0	0
3	7	10	13	0	0	0
3	7	10	14	0	0	0
4	7	11	14	0	0	0
<b>Upgrade Points</b>						<b>0</b>

Windows/Fenestration	Final Points
Single Metal (1.2 U-Value)	0
Single Non-Metal (0.95 U-Value)	0
Double Metal (0.8 U-Value)	0
Double Non-Metal (0.55 U-Value)	0
0.35 U-Value	0
0.30 U-Value	0
0.25 U-Value	0
<b>Windows/Fenestration Summary</b>	<b>0</b>

Infiltration	Baseline		Base Points
	Selection		
NOT TESTED or >1.2 nACH	0	0	0
1.2 nACH	2	0	0
0.75 nACH	4	0	0
0.50 nACH	6	6	6
0.35 nACH (ventilate per ASHRAE 62.2)	7	0	0
<b>Infiltration Summary</b>			<b>6</b>

Upgrade		Upgrade Points
Selection		
0	0	0
2	0	0
4	0	0
6	0	0
7	0	0
<b>Upgrade Points</b>		<b>0</b>

Infiltration	Final Points
NOT TESTED or >1.2 nACH	0
1.2 nACH	0
0.75 nACH	0
0.50 nACH	6
0.35 nACH (ventilate per ASHRAE 62.2)	0
<b>Infiltration Summary</b>	<b>6</b>

CTM	1374
N Factor	18.5 with outdoor air every hour.7
Volume	8400
nACH (auto-calculated)	0.53

# SmartRegs Prescriptive Pathway

Property Address:	722 Concord Ave	Unit:	
Date of Inspection:	September 5, 2014		
Inspector:	Dan Henderson		
Owner:	James Christoph		
Agent:			

BASELINE	
Total Base Points Earned [Energy Efficiency]	73
Total Base Points Earned [Water Conservation]	0
Total Points Needed [Energy Efficiency]	27
Total Points Needed [Water Conservation]	2

UPGRADES	
Total Points [Energy]	1
Total Points [Water]	2

FINAL	
Total Final Points [Energy]	74
Total Final Points [Water]	2



Compliance Status	
Compliant	
Not Compliant	✓

Walls	Baseline - % of Home					Base Points
	25%	50%	75%	100%		
No Insulation	0	0	0	0	0	0
R-3 Continuous (must be at least R-3)	3	6	9	12	0	0
R-5 Continuous	4	8	12	15	0	0
R-13	5	10	(15)	20	15	15
Uninsulated Basement Wall	5	10	15	20	0	0
R-19 or Better	5	11	16	21	0	0
Insulated Basement Wall	6	13	19	26	0	0
Shared Wall	6	13	19	26	6	6
<b>Walls Summary</b>	<b>(6)</b>	<b>13</b>	<b>19</b>	<b>26</b>	<b>6</b>	<b>21</b>

Inspector Notes: 3/4 of wall has fiberglass batt in 2x4 frame, and 25% is shared.

Walls	Upgrade - % of Home					Upgrade Points
	25%	50%	75%	100%		
No Insulation	0	0	0	0	0	0
R-3 Continuous (must be at least R-3)	3	6	9	12	0	0
R-5 Continuous	4	8	12	15	0	0
R-13	5	10	15	20	0	0
Uninsulated Basement Wall	5	10	15	20	0	0
R-19 or Better	5	11	16	21	0	0
Insulated Basement Wall	6	13	19	26	0	0
Shared Wall	6	13	19	26	0	0
<b>Walls Summary</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Upgrade Points 0

Walls	Final Points
No Insulation	0
R-3 Continuous (must be at least R-3)	0
R-5 Continuous	0
R-13	15
Uninsulated Basement Wall	0
R-19 or Better	0
Insulated Basement Wall	0
Shared Wall	6
<b>Walls Summary</b>	<b>21</b>

Windows / Fenestration	Baseline - % of Home					Base Points
	25%	50%	75%	100%		
Single Metal (1.2 U-Value)	0	0	0	(0)	0	0
Single Non-Metal (0.95 U-Value)	0	1	1	2	0	0
Double Metal (0.8 U-Value)	1	2	3	4	0	0
Double Non-Metal (0.55 U-Value)	2	3	5	6	0	0
0.35 U-Value	3	7	10	13	0	0
0.30 U-Value	3	7	10	14	0	0
0.25 U-Value	4	7	11	14	0	0
<b>Windows / Fenestration Summary</b>	<b>4</b>	<b>7</b>	<b>11</b>	<b>14</b>	<b>0</b>	<b>0</b>

Inspector Notes: Single pane metal with storms

Windows / Fenestration	Upgrade - % of Home					Upgrade Points
	25%	50%	75%	100%		
Single Metal (1.2 U-Value)	0	0	0	0	0	0
Single Non-Metal (0.95 U-Value)	0	1	1	2	0	0
Double Metal (0.8 U-Value)	1	2	3	4	0	0
Double Non-Metal (0.55 U-Value)	2	3	5	6	0	0
0.35 U-Value	3	7	10	13	0	0
0.30 U-Value	3	7	10	14	0	0
0.25 U-Value	4	7	11	14	0	0
<b>Windows / Fenestration Summary</b>	<b>4</b>	<b>7</b>	<b>11</b>	<b>14</b>	<b>0</b>	<b>0</b>

Upgrade Points 0

Windows/Fenestration	Final Points
Single Metal (1.2 U-Value)	0
Single Non-Metal (0.95 U-Value)	0
Double Metal (0.8 U-Value)	0
Double Non-Metal (0.55 U-Value)	0
0.35 U-Value	0
0.30 U-Value	0
0.25 U-Value	0
<b>Windows/Fenestration Summary</b>	<b>0</b>

Infiltration	Baseline		Base Points
	Infiltration	Selection	
NOT TESTED or >1.2 nACH	0	0	0
1.2 nACH	2	2	0
0.75 nACH	4	4	0
0.50 nACH	6	6	0
0.35 nACH (ventilate per ASHRAE 62.2)	7	7	0
<b>Infiltration Summary</b>	<b>62.2)</b>	<b>7</b>	<b>0</b>

CFM 1936  
N-Factor 5700  
Volume 18.5  
nACH (astro-calculated) 1.10

Infiltration	Upgrade		Upgrade Points
	Infiltration	Selection	
NOT TESTED or >1.2 nACH	0	0	0
1.2 nACH	2	2	0
0.75 nACH	4	4	0
0.50 nACH	6	6	0
0.35 nACH (ventilate per ASHRAE 62.2)	7	7	0
<b>Infiltration Summary</b>	<b>62.2)</b>	<b>7</b>	<b>0</b>

Upgrade Points 0

Infiltration	Final Points
NOT TESTED or >1.2 nACH	0
1.2 nACH	0
0.75 nACH	0
0.50 nACH	0
0.35 nACH (ventilate per ASHRAE 62.2)	0
<b>Infiltration Summary</b>	<b>0</b>

**Concord duplex/compliance ideas****From :** Jen Harper <jen.harper@populusllc.com>

Thu, Sep 11, 2014 10:13 AM

**Subject :** Concord duplex/compliance ideas 2 attachments**To :** James R. Christoph <christophlaw@comcast.net>

Hi James,

As promised, here are some thoughts on best ways to reach compliance here:

Windows: +14

Crawl space conditioning: +9

(+7 for ducts being brought into conditioned space as a result)

=106 for 720 Concord

104 for 722 Concord

Of course, there is the potential for upwards of 14 points for duct leakage testing. If you were thinking of putting off window replacement but wanted to achieve compliance sooner rather than later, this might be worth exploring. Even if the testing only earned 4 or 9 points, there are ways to get a handful of points here or there:

720 Concord

Crawl work: + 16

Duct leakage test: +4

New fridge (under 350 kWh/year):+4

Programmable thermostat: +1

Tenant training manual: +1

=102 points

722 Concord

Crawl work: + 16

Duct leakage test: +4

Air leakage (tested upon completion of crawl work): variable, +2, +4?

Programmable thermostat: +1

Tenant training manual: +1

=98-100 points

Let me know which way you are leaning, and I'll be glad to assist in any way I can. I have attached the lists of EnergySmart window and insulation contractors to this email. If you'd like me to reach out to any of them on your behalf, just send me their names. Of course, you are welcome to connect with them on your own if you'd prefer, just be sure to keep me in the loop.

Lastly, I will send you confirmation once I get 2039 unit B straightened out.

Thanks, Jim.

Jen

--

Jennifer Harper  
Project Manager & Energy Advisor  
Populus LLC

To whom it may concern:

Our home is located at 729 Concord Avenue which is directly across the street from the brick duplex located at 720 - 722 Concord Avenue. We have lived in this home for many years. Mr. James Christoph has informed us that he is requesting to have the Landmarks Board Approve the replacement of the existing aluminum windows at 720 - 722 Concord with tan vinyl slider windows manufactured by the Milgard Corporation. We have seen the brochure which shows these windows.

We have no objection to having these vinyl windows installed and believe that they would be an aesthetic improvement over the existing (and fairly ugly) aluminum windows. We have been informed that the City is considering requiring either wood or aluminum clad replacement windows rather than the proposed vinyl windows. We do not believe that it is necessary for the City to require such windows and do not believe that it would make any difference to us. The vinyl windows are completely acceptable to us. If you have any questions Keith can be reached at his office at 303-444-9292.



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Keith Collins  
729 Concord Avenue  
Boulder, CO 80302

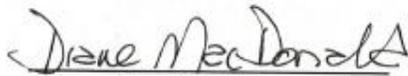


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Nicole Collins  
729 Concord Avenue  
Boulder, CO 80302

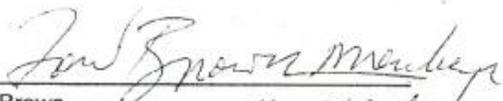
To the Landmarks Review Board:

I have lived at 711 Concord Avenue for several years. My home is on the Northeast corner of 7<sup>th</sup> and Concord. It is across the street and a few doors to the West of 720 - 722 Concord Avenue. Jim Christoph indicated that he wishes to replace the existing aluminum windows with tan vinyl slider windows. I have seen photographs of the proposed windows and believe they would be fine and in fact an improvement over the existing windows. Therefore I urge you to approve these proposed windows. I also do not believe that requiring aluminum clad windows instead is necessary for any aesthetic or historic reason. If you have any questions I can be reached at 303-444-2225. Thank you.

  
Diane Macdonald  
Diane Macdonald

To the Landmarks Review Board:

I own the property located at 710 Concord Avenue. It is next store to the West of the property located at 720 Concord Avenue. Jim Christoph has contacted me to determine if I would have any objection to him replacing the current aluminum windows with tan vinyl slider windows. Mr. Christoph told me that the Board is considering requiring aluminum clad windows which I have been told cost about twice as much. I do not believe the Board should require this. This building is not in any way „historic, for Mapleton Hill standards. I also believe that the proposed vinyl windows would be a major improvement in appearance over the existing aluminum windows. Therefore I request that the Board approve this proposal for vinyl slider windows. I can be contacted at 303-505-1292 if you have any questions. Thank you.

  
\_\_\_\_\_  
Ford Brown



## Premium Exterior Vinyl Finishes

Style Line Series gives you design flexibility with seven premium and two standard exterior colors.

### Standard Matching interior



White

Tan

### Premium White interior only



Bronze

Espresso

Chocolate

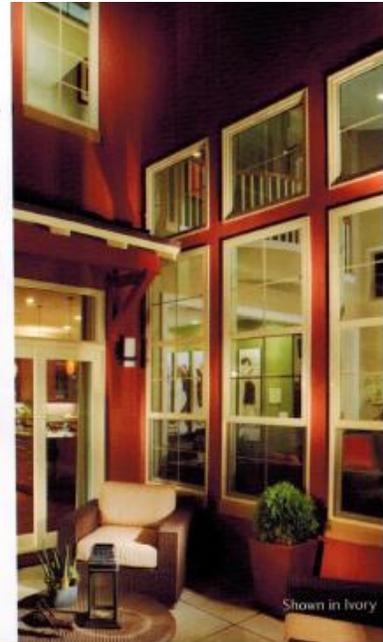
Taupe



Silver

Light Grey

Ivory



Shown in Ivory



Review from milgard.com -

*I really love how easy they are to open and not having to worry about latching when they are closed. It gives peace of mind and I also don't have to open the blinds up all the way to close/lock them.*

— ★ ★ ★ ★ ★



Positive Action Lock