

Answers Verbatim from Applicant's Response

7. Provide a description of the feasible and prudent alternatives that were considered and rejected based on factors relevant to the project. Relevant factors should be supported by facts. Include the reason(s) for rejection of feasible and prudent alternatives. Describe other efforts undertaken to minimize harm to the historic property. Provide as much detail as possible when explaining consideration of alternatives and mitigation measures. Questions to be considered when reviewing the project include: (a) How were decisions based on the consideration of factual reports, research, tried methods, and/or professional and lay preservation advice? (b) How were alternatives beyond the immediate project explored, taking into account broad community or regional issues in which the historic resource may play a contributing role? (c) How was the impact of potentially adverse effects on surrounding historic resources, community preservation plans, and long-range community opportunities taken into account, if applicable? (d) Were decisions based on professional assessment(s) of the value and basic structural condition of the affected property and estimates of a range of rehabilitation or mitigative options prepared by people experienced in historic preservation work? (e) Were adequate periods of time provided for information to be prepared and for preservation options to be attempted?

(a) All decisions and recommendations were based on previous approvals for past projects. Ideally we would match existing historic and provide a true "Double Hung" window. In the design phase I meet with the building owner and provide several options on our manufacturing capabilities but make no guarantees for the historic approval. Budget pricing was provided for:

- "double hung" (both upper and lower sash move)
- "single hung" (only lower sash moves)
- "fixed" (non- operable with a center horizontal grill or divider so it simulates the look of a "hung" window)

(b) I have personally been a part of supplying windows in several historic districts and acknowledge that just because it was approved in Lead, SD that it may not be acceptable in Rapid City. In meeting with the owner I provide all manufacturing capabilities and once a budget is established it generally steers the direction on what I would like to seek approval on. We did explore other alternatives that would be more historic but budget did come into play as the most historic option "traditional double or single hung window" doubles the material cost of the project.

2 blocks to the south was the most ideal situation where I supplied the windows for Rapid City High School or the old Dakota Middle School. In this situation we provided true historic "hung windows" we utilized an insert method and kept all interior trim and casing. This was the ideal

situation but was also working with city funds and a rather large budget. A privately owned building generally is looking for cost alternatives to balance.

I supplied the windows on the same city block "The Historic Alex Johnson Hotel" was approved with fixed windows that do not operate. The grills to simulate the "hung historic window" were between the glass. On this project there is air conditioning in each room and our window project did not start until the third floor so it was deemed the impact on the overall building from the "street level" would not draw from the building itself or the surrounding buildings.

This proposed window configuration was used in Lead, SD on the High School. I attached pictures from the street in the supplied submittal that show the overall look from the street. In my opinion this is better than a fixed window option as it actually has a true center break horizontally. In a cost savings measure the "viewed from the street" did not draw from the overall building appearance and we were able to provide ventilation.

(c) Again there is cheaper options for the design of the proposed project. It was thought that the current design and configuration would long term not draw from the surrounding buildings and help motivate the surrounding buildings to update their windows also. Being that the building does not currently have air conditioning (and is not currently planning to add), the cheapest option for fixed windows did not seem feasible.

(d) This building has the most historic exterior trim of any I have supplied windows for in the last decade. There is handmade decorative woodworking around every window street-side. In initial estimates from local woodworking companies many would not put an estimate on the price but would only agree to work by the hour. It became apparent very quickly that the owner's budget and this extensive replacement of materials did not align. It was my recommendation we utilize an insert method that did not involve the window replacement with disturbing the existing exterior trim. My goal was to remove the existing rotting windows and replace with new. We would leave the existing frames that are attached to the existing exterior and interior window trim. In regards to venting capabilities the proposed casement below a fixed window is intended to show a break in the center of the window (simulating a hung window). This is not perfect or ideal but I felt the project would dissolve over the price difference.

(e) Yes we have supplied budget cost to the owner every year for the last 7 years. Even if approved, due to current lumber costs I would need to increase my supplied budget numbers again before securing a contract. Although I agree it is not ideal for the current configuration the cost difference between each option is rather large for a single window. Due to the size of the windows, to go from the proposed window configuration to a "hung window" would double the cost of each window. When "single or double hung windows" are this wide and tall the counterbalance mechanism is very intricate to allow the window to function properly. In a bidding setting I would be surprised if we were far off on target pricing.

- Fixed windows \$900 per window supply only
- Casement below fixed (proposed configuration) \$1100 per window supply only.

- Traditional double or single hung window \$2300 per window supply only.
"all pricing was given prior to a 5% price increase"