

From: Phyllis Coppage <pacoppage@gmail.com>
To: <cherryj@mendocinocounty.org>
Date: 3/21/2022 1:42 PM
Subject: Fwd: MHRB Non-wood windows in historic district of Mendocino

Please make sure this email gets into the record for April's meeting.
Thank you!

----- Forwarded message -----

From: Phyllis Coppage <pacoppage@gmail.com>
Date: Mon, Mar 21, 2022 at 1:35 PM
Subject: MHRB Non-wood windows in historic district of Mendocino
To: <cherry@mendocinocounty.org>

MHRB Members and Sub-Committee,

I've been a resident in Mendocino for eleven years and have been through the MHRB review process twice.

In 2011 I replaced all my windows with Marvin wood windows. I've been so happy with them and have not needed to repaint after even years.

Regarding cost-I understand that wood windows are more expensive especially if you consider the initial painting labor cost. However, I don't feel like the majority of residents are affected by the extra cost. (especially the ones paying today's prices of homes). When you purchase a home here, you know (or should know) the codes, etc. of living in a historic district.

The fact that Kelly Grimes stated in the March MHRB meeting that he can spot all the illegally installed clad windows, says it all. There is a difference in looks.

Here's some cons of aluminum-clad windows:

Poor insulator: aluminum doesn't hold in heat as well as other materials.

Condensation: moisture or even frost can form inside aluminum-frame windows leading to problems.

If an aluminum-clad window receives damage, it must be repaired by replacing the entire sash of the window or full unit replacement.

One of the board members in the March meeting stated that possibly after 20 years the windows have to be pulled out and re-powder coated. How will that be enforced when they fail?

There are limited colors available. Are they historical colors? Will residents paint over the aluminum over time?

I'm sure there are different qualities of these windows; therefore, what requirements can be enforced?

Wood windows are more energy efficient. It may take extra effort on the homeowner's part, but wood windows are known for their longevity.

Once this change is made, there is no turning back. What will be next? How about replacing the picket fences with plastic-it's very expensive to maintain all those pickets (same argument)

Lastly, what's the hurry? One of the board members said "we need to act on this quickly so it doesn't delay the homeowner on Albion wanting aluminum-clad widows". That is not a reason to make such an important change to a long-standing historical feature nor should it be the board's interpretation.

Sincerely,

Phyllis Coppage
pacoppage@gmail.com
March 21, 2022

From: Phyllis Coppage <pacoppage@gmail.com>
To: <cherryj@mendocinocounty.org>
Date: 3/22/2022 11:21 AM
Subject: Wood Windows

TO: MHRB

One more comment from Phyllis Coppage

I also wanted to mention that another alternative to aluminum-clad windows is to have them made locally. When I replaced my triple-window set upstairs, I hired a local carpenter to make it exactly as the original with thermal glass. Another neighbor gave me the idea after replacing two windows. Yes, it was pricey but so worth it! We are so lucky to have many talented carpenters on the coast. Plus it puts money into our local economy.

Thanks again,
March 22, 2022