

**From:** [Steve Dodds](#)  
**To:** [Duvall, Megan](#)  
**Cc:** [Debby Dodds](#); [Camporeale, Logan](#)  
**Subject:** Re: Staff report for Bonsall-Taylor Window Replacement  
**Date:** Wednesday, July 14, 2021 10:05:55 AM

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[CAUTION - EXTERNAL EMAIL - Verify Sender]

Hi Megan,

Thanks for forwarding this along. A couple comments and clarifications:

1. The front side windows seems to be a big deal so I'm asking McVay what it would take to change them to address the Original 1:1 double-hung, wood-sash windows issue.
2. a) I would take issue with "While there were some cracked panes and frayed/broken pull ropes, the windows in general seemed to be in a repairable condition." At what cost and effectiveness, and is it in the best interest of the home and the homeowners over the long run, especially if changing them does not change the appearance of the home?  
b) Similarly, I would take issue with "All other proposed replacements are for vinyl units that do not match the original in texture, visual qualities, or materials." Though the materials are different, the objective was for the replacements to be similar in texture and visual qualities. I'm asking McVay to provide pictures to this effect.  
c) Finally, I would take issue with "Several of the existing windows do have storm windows. Prior photos of the house (when listed) show storm windows on most of the windows that are proposed for replacement – some have since been removed." I do not believe we removed any wooden storm windows and we certainly don't have them. There were some aluminum storm windows which were not original and detracted from it's historical appearance. Also, most of the remaining wooden storm windows are painted in and unremovable which makes opening the house up in weather such as we are currently experiencing impossible, another of the objectives of this project.

So, for issue #2 I've asked McVay what it would take to add wood storm windows to the outside of those windows you mentioned as being observable from the street, which I believe to be the second floor bathroom and south side bedroom windows.

In general, I believe we have tried to meet the spirit of the preservation goals for our house, a house in my family since before any of us were born. We engaged Historic Preservation Planning & Design and Authentic Restoration Services to make sure we were doing our remodel correctly, which included eliminating elements like a porch off the second floor master bedroom, to meet what was communicated to us as the goals. Additional improvements have been made to the yard, back porch, and basement. I admit I did not review the agreement prohibiting vinyl windows but am surprised that adding modern advances to preserve the home, like new heating & air conditioning and removing knob and tube electrical wiring, and other improvements such as I believe vinyl windows to be, would be an issue. However, I hope the responses above addresses what seem to be the major concerns and will be received in the spirit in which they are offered.

Thank you once again for your efforts in resolving these issues and I once again apologize for my part in causing them. It was certainly not on purpose!

I'm asking to reduce my hours next week so I can participate remotely in the meeting on the 21st. I've also asked Jeremy from McVay if he can attend, based on your suggestion that we have someone to answer technical questions about the windows.

Please do have a wonderful vacation and I hope this will be off your agenda by your return!

Best,

Steve

On Jul 13, 2021, at 3:12 PM, Duvall, Megan <[mduvall@spokanecity.org](mailto:mduvall@spokanecity.org)> wrote:

Hello Steve and Debby –

I wanted to provide you with a copy of my staff report for the Certificate of Appropriateness application that will go to the Landmarks Commission. My job is to determine whether the proposed project meets the Secretary of the Interior's Standards. At the end of the day, the Commission will make it's decision based on the criteria set out in the Spokane Municipal Code – but as I mentioned to Steve, it would be good for an owner representative to be present at the online meeting to present your side of things. The agenda is attached and you can find it as well as the staff report on our website here: <https://www.historicspokane.org/current-agenda-items>. Stephanie will also send it directly to you by email. We are still meeting virtually, so hopefully, that will make it easier for you to join us.

As I may have mentioned, I have a long planned vacation next week, so I won't be staffing the meeting – but Logan Camporeale will be handling those duties from the HP Office. He is copied here in case any questions come up after this week.

<[image005.jpg](#)><[image006.png](#)>

**Megan Duvall**

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<[Bonsall Taylor House Window Replacement Staff Report FINAL.pdf](#)><[shlc-agenda-2021-07-21.pdf](#)>