

MINUTES
ST. JOSEPH LANDMARK COMMISSION
WORK SESSION

Tuesday March 5, 2019, 6:00 PM
1100 Frederick Ave., Third Floor Council Chambers, City Hall
St. Joseph, Missouri

2019 MAY 10 AM 11:50

	<u>Name</u>	<u>Attendance</u> (mtgs attended-mtgs absent)	<u>Terms of Office</u>
MEMBERS PRESENT:	Ron Auxier	(25-17)	01/25/22
	Joe Ann Brott	(08-04)	06/25/21
	Greg Hall	(12-00)	06/25/21
	Nigh Johnson	(40-09)	08/04/20
	Lisa Rock	(44-00)	09/25/20
	Pat Squires	(36-13)	10/27/20
	Cole Woodbury	(20-02)	10/10/19
MEMBERS ABSENT :	Ted Hauser	(39-11)	02/22/22
	Roger Martin	(26-11)	06/25/21

Staff Present: Scott Des Planques, Historic Preservation Planner
Nic Hutchison, City Planner
Lauren Manning, Recording Secretary

Call to Order: 6:06 PM

1. NEW BUSINESS

- a. Presentation of the proposed City Hall window replacement project.
 - i. Drew Sebelius, Schneider Electric, returned to present before the commission to discuss pros and cons of each option of the 138 City Hall windows.
 1. He stated that current conditions included broken panes, some inoperable windows, broken hardware and chipping paint. Sebelius presented four options for the commission for replacement with aluminum or steel, refurbishing, or interior storm windows.
 - a. For aluminum replacement windows, they would cost \$1,417,289 with a ten year warranty on the paint, glass and finish. Their life expectancy would run for 45 years but sight lines would be altered.

- b. For steel replacement windows, Sebelius did not have specific bids but said the average cost would be \$3,500,000-4,000,000 with the same warranty though the windows, with regular maintenance, the life expectancy would be for the life of the building.
- c. Restoration of the existing windows would be \$1,579,747 which would continue the life expectancy of the current windows but require the paint to be repainted in 10-20 years.
- d. Installing Storm Windows was the last option Sebelius presented using a company called, Indow, which produces an interior storm window with a snug fit. Sight lines would be altered on the arched windows due to the fact that they would come in two pieces. Condensation was a concern for this option.

Sebelius stated that the average utility cost savings would only total to \$1300 annually but that it was not a project to self-fund itself. This was just an added benefit.

- ii. Auxier wanted to know how the windows were to be removed. Sebelius was unable to answer that due to the fact that he was not in charge of the construction.

Rock questioned whether or not Sebelius knew that besides the casings, the hardware was bronze.

Hall addressed the moisture issues stating that the windows work the same as taking a pop can out of the cooler in the summer, it will sweat. He said that air infiltration would be the worst nightmare. He stated that removing them would be a huge risk to the stone walls. He also suggested considering different paint options.

Auxier was concerned about what the view would be from Frederick Avenue. Sebelius mentioned that steel was the best option to keep the same would be steel.

Rock questioned about energy efficient barrier blinds or drapes. She reminded everyone of the draperies that were in the building when it was built.

Squires said that they're comparing apples to oranges. The steel windows cost more but they are good for the life of the building.

Sebelius said Schneider Electric was tasked by the Facilities Committee to look at all three options. They settled on what they thought would be the best financial option.

Woodbury thanked Sebelius for attending and answering the questions. He said that in the interest of time he'd like to allow for members of the public to make comments before ending the meeting.

2. PUBLIC COMMENT

- a. Fritz Ambrozi presented another option for window replacement. He said that there's a 150 year old company they work with regularly. He said that restoration or steel replacement would be around \$1.3 million. He had several other details but in the essence of time, Woodbury asked that he allow for other commenters to address the commission before ending the meeting.
- b. Shelley White, 3306 Renick Street, she wanted to know if the replacement windows would change the profile. Upon hearing yes, she said that would be unacceptable. She also stated that no window company is certified through the National Park Service.
- c. Isobel McGowan, 809 Hall Street, reminded the Commission that they swore an oath to protect St. Joseph's historic resources and City Halls windows are a resource.

3. ADJOURNMENT

- a. Woodbury adjourned at 6:57 pm

Minutes respectfully submitted,

Lauren Manning, Recording Secretary