



**City of Poughkeepsie
Historic District and Landmarks Preservation Commission
Meeting Agenda**

Common Council Chambers
Friday, September 23, 2022
6:00 PM

I. APPLICATION OF CERTIFICATE OF APPROPRIATENESS

1. 21 DWIGHT STREET

Applicant Information:

Name: Caroline Queeny & Adam Tiberio

Address: 21 Dwight Street

Project classification: Exterior Alteration & Repair & Replacement -
Replacement of current windows

21 Dwight Street Emergency Window Replacement

Caroline Queeny & Adam Tiberio

Sept 19, 2022

Agenda

- Issues with Current Windows
- Lead Poisoning
- Restoration is Not Feasible
- Houses on Dwight Street with Replacement Windows
- Andersen A-Series – Low to No Impact
- Andersen 400 Series
- Product Specs
- Window Profile
- Window Replacement Strategy
- Conclusion

Issues with Current Windows

- Lead paint found internally on 10+ windows. This was not detected in home inspection prior to purchase.
- Most windows do not currently open, presenting emergency egress issues
- Indoor daytime temperature during July & August = 90+ degrees with a toddler in the house
- Plate glass shatters easily



Lead Poisoning

Emergency: lead paint is present in windows throughout a house with a 2 year-old



Restoration is Not Feasible

Reality: No Availability

- **Newburgh Sash:** 6-12 months before even beginning to think about new jobs
- **Window Wizardry Restoration:** too busy, not taking on new clients
- **White Clay Kill Preservation:** did not return multiple calls, emails
- **Bridge Lane Restorations:**
 - 1 year of experience in the trade
 - Not certified de-leader, would be sanding windows down on-site (potentially illegal)
 - Windows taken off-site for at least 30 days, leaving our house with boarded-up windows in winter

Ben Brandt <newburghsash@gmail.com>

Wed, Aug 10, 4:40 PM



to me ▼

Hi Caroline,

Thanks for reaching out. As we're already booked far into next year, I don't think I can do much to help regarding your immediate concerns.

I'm telling most new customers that we're not even looking at new projects until next spring and even at that point the waitlist will still be 6-12 months.

With that in mind, if you'd still like to learn more about our process, I'm happy to set up a time to talk on the phone, tomorrow after 3:30pm or sometime next week.

It's likely that she's in the same scheduling situation-- but you could check with Emily Majer at White Clay Kill Preservation in the meantime,

Best,

Ben

Restoration is Not Feasible

Reality: Lead Remediation

- Window Restoration Contractors are not certified in lead abatement. In fact, oftentimes sanding of lead painted surfaces is done on the premises, further contaminating the property.
- Window lead abatement is not comprehensive. Total lead paint abatement on windows is not possible. The abatement companies we've contacted recommended replacement over restoration due to the lead paint hazards.
- Our toddler's safety is paramount – existing windows and restoration options present severe hazards
- Many houses on Dwight and Academy Street already have new or replacement windows, setting a precedent that this is allowed
- To protect our investment, existing windows must be replaced to remediate lead paint hazards



15 Dwight



19 Dwight (our neighbors)



2 Dwight

Houses on Dwight with Replacement Windows

Andersen A-Series

- Double Hung, no muntins
- Custom windows sized appropriately for our house
- Cream exterior and interior

DOUBLE-HUNG A-SERIES

★★★★☆ 3.7





Low to No Impact on Appearance

- Double Hung, no muntins
- Custom-made and sized windows (not off the shelf)
- Cream exterior and interior

A-Series Product Specs

Fibrex

- Because Fibrex® material is strong, we can make our sash and frames narrower. Narrower frames mean more glass, more view.
- Fibrex material has superior thermal insulating properties. Vinyl frames are known to have a higher expansion/contraction rate and can bow, breaking the glass seal.
- Warranted not to flake, rust, blister, peel, crack, pit, or corrode. Based on testing of 20 double-hung units per ASTM E2068 20 years after installation.
- Fibrex is the closest match to wood that is commercially available

Glass

- Andersen® High-Performance™ Low-E4® glass, this helps your home stay warmer in winter and cooler in summer. You can save money on your energy bills. Your home feels more comfortable.

Insulation

- Fiberglass insulation of the sash weight pockets is part of the Andersen installation process.

Color options

- Canvas is a near perfect match to existing trim

ENGINEERED WITH FIBREX		Andersen EXCLUSIVE		
Material Benefits		Fibrex®	Vinyl	Wood
Insulating Properties		✓	✓	✓
Low Maintenance		✓	✓	
Resistance to Decay/		✓	✓	
Structural Rigidity		✓		✓
Durable		✓		✓



Andersen 400 Series

Double Hung, no muntins

Custom windows sized appropriately for our house

Cream exterior and interior

400 SERIES

★★★★☆ 4.4



Front Window Profile



GLASS LOSS
MEASUREMENTS ARE
NOT POSSIBLE UNTIL
WINDOWS ARE
PURCHASED AND
TECHNICAL
MEASUREMENTS ARE
TAKEN

A: Front of Home



- 1: Family/playroom (39x69) - replace
- 2: Family/playroom (39x69) - replace
- 3: Child's bedroom (65x104) - replace
- 4: Primary bedroom (65x104) - replace
- 5, 6, 7: Guest bedroom (27x38) - replace
- 8, 9: Basement (32x22) – Keep

C: Back of Home



10: Entry way (61x32) - Keep

11: Dining room(69x47) - Keep

12: Kitchen/dining area (95x48.5) - Keep

13: Child's bedroom (65x104) - replace

14: Attic space – Keep

15: Basement (32x22.5) – Keep

D: Side of House



16: Entry way(32x61) - Keep

17: Entry way (32x61) - Keep

18: Dining room (19x69) - replace

19: Dining room (25x69) - replace

20: Dining room (19x69) - replace

21: Primary bedroom (65x104) - replace

22: Bathroom (53x27)– replace

23: Child's bedroom (65x104) - replace

24, 25 (37x26.5): Bathroom – replace

26: Basement (31x22.5) - Keep

B: Side of House



27, 28: Den/office (25x69) - replace

29: Family/playroom (39x69) - replace

30: Stairway (53x31) - replace

31: Child's bedroom (65x104) - replace

32: Child's bedroom (65x104) - replace

33: Stairway (32x25) - replace

34, 35: Kitchen - Keep

36: Basement (31x16) - Keep

37, 38: Basement (32x25) - Keep

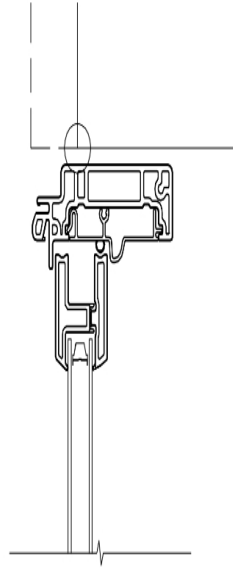
39: Basement(32x22.5) - Keep

	Floor	Side	Window #	Room Desc	Replacement Plan	A Series	400 Series
		2 D	23	Child's bedroom (l. blue)	replace		x
		2 A	3	Child's bedroom (pink)	replace	x	
		2 A	4	Primary bedroom	replace	x	
		2 D	21	Primary bedroom	replace	x	
		2 B	30	Stairway	replace		x
		3 C	14	Attic space	keep		
		3 D	24	Bathroom	replace		x
		3 D	25	Bathroom	replace		x
		3 A	5	Guest bedroom	replace	x	
		3 A	6	Guest bedroom	replace	x	
		3 A	7	Guest bedroom	replace	x	
		3 B	33	Stairway	replace		x
	B	A	8	Basement	keep		
	B	A	9	Basement	keep		
	B	C	15	Basement	keep		
	B	D	26	Basement	keep		
	B	B	36	Basement	keep		
	B	B	37	Basement	keep		
	B	B	38	Basement	keep		

Conclusions

- This is a highly urgent matter – we must keep our toddler safe – existing windows present severe hazards to his health, development and safety
- Restoration is not possible - there's no one to do the work
- Andersen A-Series windows (Fibrex) are the closest commercially available match to the original windows. They are custom sized and built to fit our window frames.
- Many houses on Dwight St. have new or replacement windows. The HDLPC has approved Andersen 400 windows before (108 Academy, summer 2022)
- To protect our investment, existing windows and lead paint must be remediated
- If we can't replace our windows we can't live in our house

ROUGH OPENING
UNIT DIMENSION
1/4"



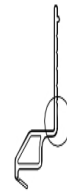
HEAD



L-TRIM



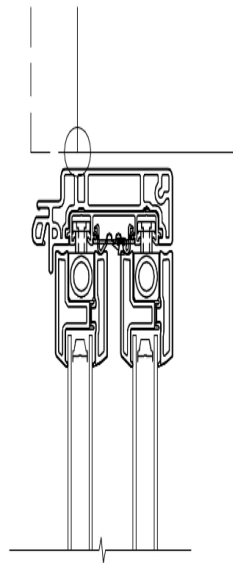
OVERFIT TRIM



INSERT
BRICKMOULD

INSERT OPTIONAL COMPONENT AT CENTER OF CIRCLE

ROUGH OPENING
UNIT DIMENSION
1/4"



JAMB



L-TRIM



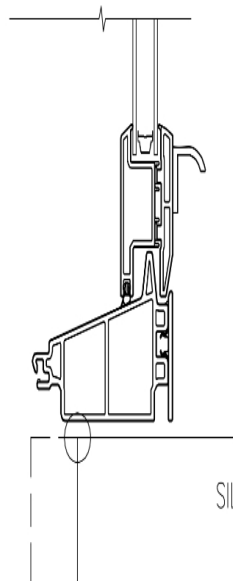
OVERFIT TRIM



INSERT
BRICKMOULD

INSERT OPTIONAL COMPONENT AT CENTER OF CIRCLE

ROUGH OPENING
UNIT DIMENSION
1/4"



SILL



L-TRIM



OVERFIT TRIM



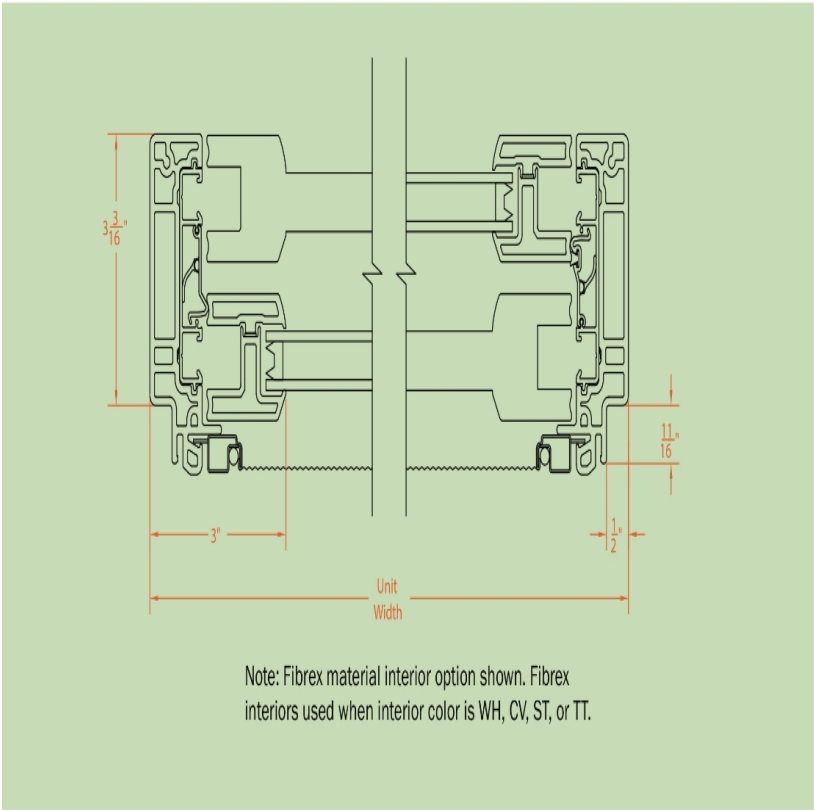
INSERT
BRICKMOULD

INSERT OPTIONAL COMPONENT AT CENTER OF CIRCLE

RENEWAL BY ANDERSEN® FLAT SILL INSERT DOUBLE-HUNG WINDOW DETAILS

PRODUCT DETAILS

DB Double-Hung Insert Frame



PRODUCT DETAILS

DB Double Hung Insert Frame

Flat Sill Option

Note: Fibrex material interior option shown. Solid wood interiors used when interior is pine, oak or maple veneer OR black or dark bronze wrap.

Sloped Sill Option

Note: Solid wood interior option shown. Solid wood interiors used when interior is pine, oak or maple veneer OR black or dark bronze wrap.

