

## Letter of Intent: 402 Parker Street Window Replacement

Mr. Giersch,

In March of 2009, I purchased my first (current) house. I instantly fell in love with it when I first laid eyes on it as it had great character. Working for an architectural firm downtown and currently working towards my architecture license, I could appreciate this more than the average person. Unfortunately, an older couple lived there for the past 60 years and as they became older it was apparent that they could not keep up with maintenance of the house. That is when I purchased the house with one goal in mind, to bring this house back to its original beautiful state over time and make this house become my home. Using a multitude of resources from my schooling, to my profession, to those around me with relevant information, I came to the decision to replace eight (8) windows throughout the house with energy efficient windows. Pros and cons, money, and aesthetics were all studied very carefully. The last thing I wanted to do is change the appearance of the house. The windows that I am looking at putting in are all wood windows (interior and exterior) just like the originals. The proposed windows will have no mutins, will be the exact same size, and same amount of glazing as the originals. The original exterior trim will be kept as existing. Thus the appearance will have a very slight difference from the originals. I am also a LEED accredited professional, the highest "green" status you can achieve and thus I do not like to throw things away and be as energy efficient as possible. I went through the process to find other houses in the neighborhood with the same windows and have found neighbors that would like to take those windows and get them refurbished for their houses. In my research, my payback with the new windows came out to be between 7-8 years and even more importantly the life cycle costs of new windows were much less than refurbishing the existing windows. Also, the federal government is encouraging everyone to become more energy efficient and one of the items that they recommend is to replace old windows. The federal government is providing homeowners up to \$1,500 refund for such changes as the one I am proposing and I would like to get in on this before their funds run out. Some studies suggested that new windows were a waste of money and the payback is 60 years, but what was not considered is that the majority of those studies were performed in California where for the majority of the year, the temperature is relatively the same, interior and exterior. To find an example of the effect old window can have on the interior environment, I don't need to look far. A current project that we just finished up here in McKinney, the first floor consists of single pane, non-reflective glazing. The temperatures in the spaces have been rising up to 25 degrees, about 15 degrees warmer than the outside air temps. The AC units just can not keep up. The inverse condition is felt in the winter time as well.

We live in a modern world where energy efficiency is of the highest priority from home owners to cities, states, and countries. As a soon to be licensed architect, I have the respect and appreciation for historical structures and characteristics. Please see the attached documents to see my solution for keeping the historical integrity, while providing the modern technology and energy efficiency that everyone is striving for today. Thank you.

Sincerely,

*Eric Ciskowski*  
Eric Ciskowski

