

CERTIFICATE OF APPROPRIATENESS

Application Date: December 2, 2014

Applicant: Adam Bakir, Incredible Renovations for Kelly A. Thomas, owner

Property: 504 Avondale St, Lot 2, Tract 3A, Block 6, Montrose Subdivision. The property includes a historic 3,124 square foot two-story residence and detached garage on a 7,800 square foot (60' x 130') interior lot.

Significance: Contributing American foursquare with prairie influence style residence, constructed circa 1913, located in the Avondale West Historic District.

Proposal: Alteration – Replace 22 historic wood 1-over-1 windows on both side elevations of the structure with wood 1-over-1 windows to fit within existing openings.

An application to replace all wood 1-over-1 windows with vinyl 1-over-1 windows was denied at the October 23, 2014 HAHC meeting, and an application to replace all wood 1-over-1 windows with wood 1-over-1 windows was denied at the November 20, 2014 meeting.

The applicant has not provided a detailed inventory of window condition or cost estimate to repair the windows.

Multiple site inspections by staff revealed that, with a few exceptions, the windows are in fairly good condition. The windows are all painted shut, but virtually all sashes have intact sash cords, pulleys, and sash weights. Some sashes are in need of reglazing and a few sashes have evidence of rot, mostly minor, in the bottom rails that can likely be repaired with a wood consolidant and filler.

Staff recommends that the windows be stripped of paint, reglazed and rehung as needed, rather than replaced. Weather stripping and/or storm windows will improve energy efficiency and comfort to the homeowner while preserving the material, character, and quality of the house’s historic windows.

See enclosed application materials and detailed project description on p. 4-37 for further details.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Denial – does not satisfy criteria 1, 4, 5, 9

HAHC Action: Denied

APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

Sec. 33-241(a): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark or protected landmark, (ii) any building, structure or object that is contributing to an historic district, or (iii) any building, structure or object that is part of an archaeological site, upon finding that the application satisfies the following criteria, as applicable:

- | S | D | NA | |
|-------------------------------------|-------------------------------------|-------------------------------------|--|
| | | | S - satisfies D - does not satisfy NA - not applicable |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (1) The proposed activity must retain and preserve the historical character of the property;
<i>The original wood windows are a distinguishing feature of the property and should be retained. Staff confirmed some damage of the original windows but believe they are not beyond reasonable repair.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (2) The proposed activity must contribute to the continued availability of the property for a contemporary use; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (3) The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance; |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
<i>The original wood windows are a distinguishing feature of the property and should be retained. Historic windows are made of old-growth wood, are easily repaired due to their piece-meal construction and expand/contract with the house according to weather conditions. Staff confirmed some damage of the original windows but believe they are not beyond reasonable repair.</i> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (5) The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site;
<i>The original wood windows are a distinguishing feature of the property and should be retained. Historic windows are made of old-growth wood and are easily repaired due to their piece-meal construction. Staff confirmed some damage of the original windows but believe they are not beyond reasonable repair.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (6) New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale;
<i>The replacement wood windows are compatible in size, scale, and character with the existing windows.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (7) The proposed replacement of missing exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures; |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (8) Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site; |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (9) The proposed design for any exterior alterations or addition must not destroy significant historical, architectural or cultural material and must be compatible with the size, scale, material and character of the property and the area in which it is located;
<i>The original wood windows are a distinguishing feature of the property and should be retained. The alteration would result in the permanent loss of historic material and examples of craftsmanship such as the piece-meal construction that is indicative of historic windows. Staff confirmed some damage of the original windows but believe they are not beyond reasonable</i> |

repair. The replacement windows are compatible in size, scale, and character with the existing windows.

- (10) The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s);
- (11) The proposed activity will comply with any applicable deed restrictions.



CURRENT PHOTO



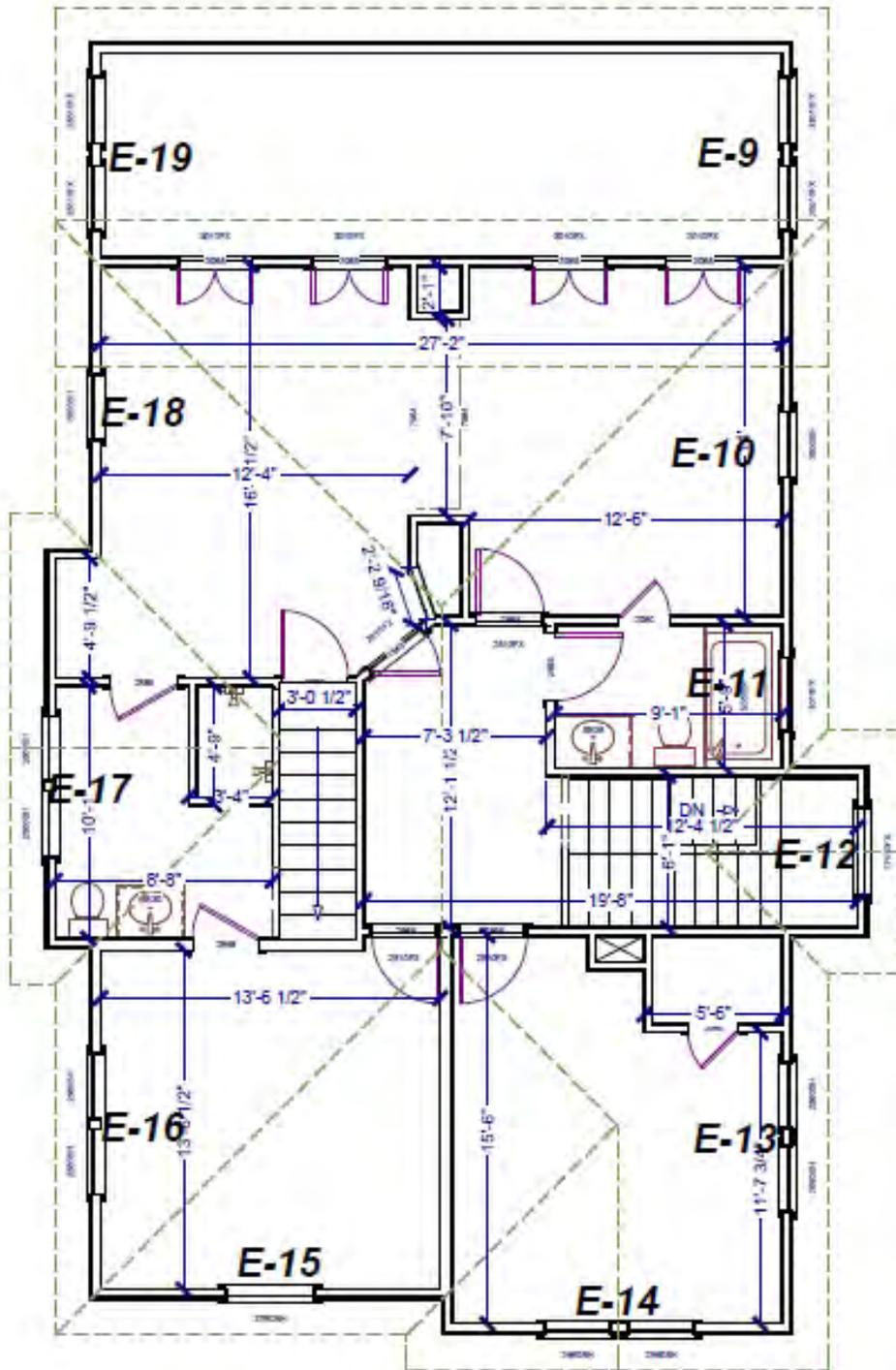
EAST SIDE ELEVATION
EXISTING



WEST SIDE ELEVATION
EXISTING

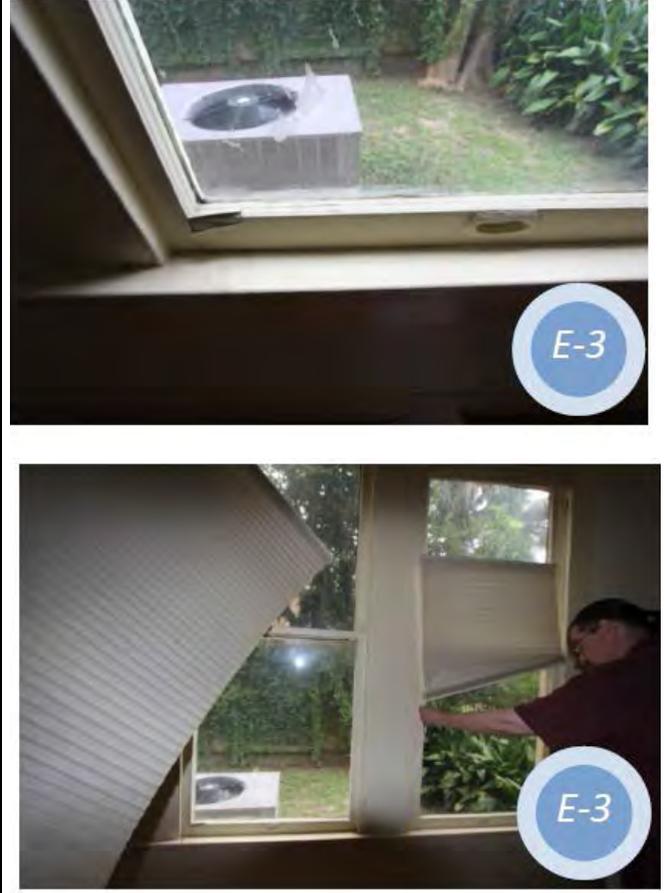
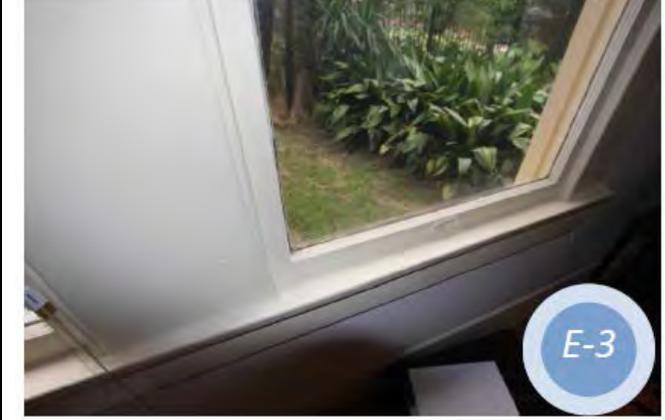


EXISTING SECOND FLOOR



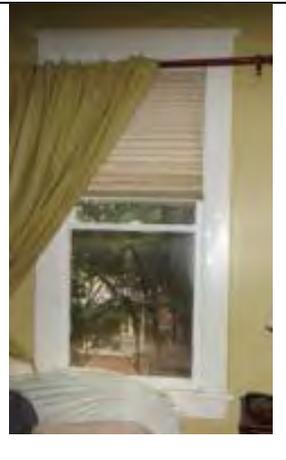
APPLICANT SUBMITTAL MATERIALS

WINDOW	APPLICANT PHOTO	APPLICANT DESCRIPTION
E1a		Broken window sash
E1b		Broken window sash
E2	Glass Block	

<p>E3a</p>	 <p>The top photograph shows a close-up of a window frame with a circular mark on the glass. The bottom photograph shows a person pointing at the window frame.</p>	<p>Broken window sash</p>
<p>E3b</p>	 <p>The photograph shows a broken window sash.</p>	<p>Broken window sash</p>

E6a		
E6b		
E7a		Rotten window sash
E7b		Rotten window sash

<p>E7c</p>		<p>Rotten window sash</p>
<p>E8</p>		<p>Broken window sash</p>
<p>E9a</p>		<p>Rotten window sash; Damaged window sill</p>

E9b			Rotten window sash; Damaged window sill
E10			Broken window sash
E11		Fixed	
E12		Fixed	

E13a		Damaged window sill
E13b		Damaged window sill
E16a		Rotten window sash

E16b		Rotten window sash
E17a		Rotten window sash; Damaged window sill
E17b		Rotten window sash; Damaged window sill

E18		Damaged window sill
E19a		Damaged window sill
E19b		Damaged window sill

STAFF INSPECTION RESULTS

WINDOW	STAFF PHOTO	STAFF FINDINGS	RECOMMENDATION
E1a		Cracked paint; Painted shut	Repair. The 'broken sash' as indicated by the applicant appears to refer to the visible joint between the rail and stile, not to actual damage.

<p>E1b</p>		<p>Painted shut; flaking paint; meeting rail slipping slightly.</p> <p>Wood under flaking paint is solid.</p>	<p>Repair.</p> <p>The 'broken sash' as indicated by the applicant appears to refer to the visible joint between the rail and stile, not to actual damage.</p>
<p>E2</p>	<p>Glass Block</p>	<p>Not historic material</p>	<p>Okay to replace</p>

<p>E3a</p>		<p>Painted shut; loose glass; bowing bottom rail of upper sash; flaking paint, wood underneath is solid.</p>	<p>Repair, re-glaze, possibly replace bottom rail of upper sash</p>
<p>E3b</p>		<p>Painted shut; flaking paint</p>	<p>Repair</p>

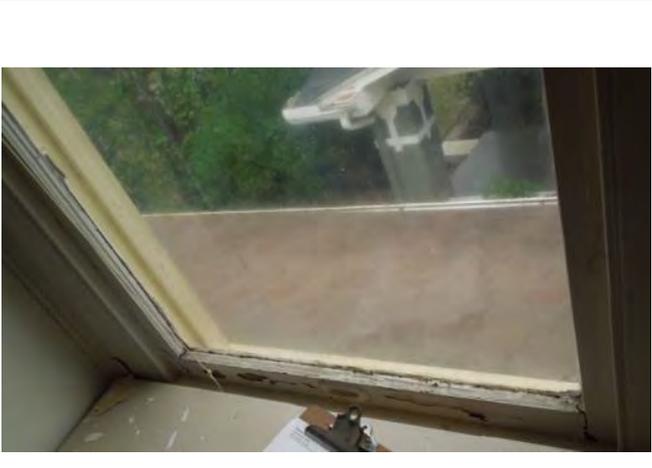
<p>E6a</p>		<p>Painted shut; flaking paint</p>	<p>Repair</p>
<p>E6b</p>		<p>Painted shut; flaking paint; lower sash bottom rail slightly out on left side</p>	<p>Repair and reconnect bottom rail</p>
<p>E7a</p>		<p>Painted shut; flaking paint, wood is solid underneath.</p> <p>No evidence of 'rotten window sash' as stated by applicant.</p>	<p>Repair</p>

<p>E7b</p>		<p>Painted shut; flaking paint, wood is solid underneath.</p> <p>No evidence of 'rotten window sash' as stated by applicant.</p>	<p>Repair</p>
<p>E7c</p>		<p>Painted shut; flaking paint, wood is solid underneath.</p> <p>No evidence of 'rotten window sash' as stated by applicant.</p>	<p>Repair</p>

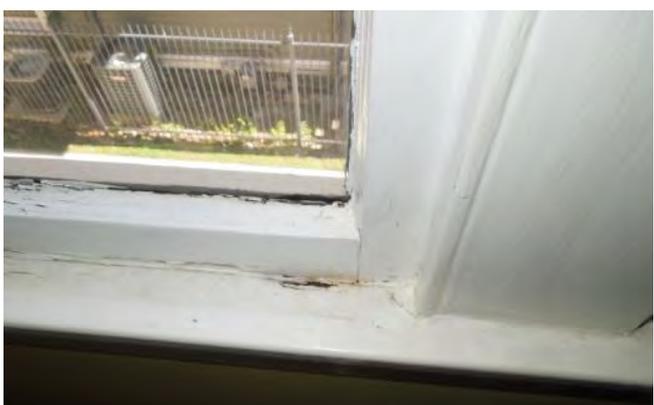
E8		Painted shut; meeting rail slightly dislocated but solid	Repair
E9a		Rotted bottom rail of lower sash; painted shut. Wood is solid underneath cracked and flaking paint on window trim. No sill damage as stated by applicant.	Replace bottom rail of lower sash or repair with a wood consolidant and filler.

E9b		Painted shut; flaking paint. Sash and sill are not damaged as stated by applicant. Extensive flaking and cracked paint, but wood underneath is solid.	Repair
E10		Painted shut; flaking paint; tiny softness on bottom rail of lower sash	Repair, possibly wood filler on bottom rail of lower sash

E11	Fixed	Not historic material	Okay to replace
E12	Fixed	Not historic material	Okay to replace
E13a		Painted shut. No damaged sill as stated by applicant.	Repair

E13b		Painted shut; loose glass. No damaged window sill as stated by applicant.	Repair and re-glaze
E16a		Painted shut; flaking paint; meeting rail slipping slightly but solid. Sash is not rotten as stated by applicant.	Repair, reattach bottom rail of upper sash

E16b		Painted shut; glass slipping. Sash is not rotten as stated by applicant.	Repair and re-glaze
E17a		Painted shut; no cord; bottom rail of lower sash tiny bit soft. No damage seen on window sill, as stated by applicant.	Replace cords, possibly wood filler for rail or replacement rail

<p>E17b</p>		<p>Painted shut. Sash and sill do not appear to be damaged as stated by applicant. Flaking paint is over solid wood.</p>	<p>Repair</p>
<p>E18</p>		<p>Partially rotten sill; Painted shut; upper sash bottom rail bowing</p>	<p>Possibly replace bottom rail of upper sash, repair sill</p>

<p>E19a</p>		<p>Painted shut; loose glass, soft sill; rotting bottom rail of upper and lower sashes</p>	<p>Re-glaze, possibly replace bottom rails of upper and lower sashes</p>
<p>E19b</p>		<p>Painted shut; upper sash bottom rail slipping, slightly soft; bottom rail lower sash soft on edges; loose glass</p>	<p>Re-glaze, possibly replace bottom rail of lower sash, reattach upper sash bottom rail</p>

PROPOSED WINDOWS

10/27/2014

Tradition Plus Wood | JELD-WEN Doors & Windows



double-hung window

TRADITION PLUS WOOD DOUBLE-HUNG WINDOW

Like 0

Share

+ ADD TO MY PROJECT + PRINT

Price Range: \$\$

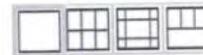


Options

Model
Wood
Exterior



Grille Designs
No Grille



Wood Options
Pine



Options

Build & Installation

Tech Documents

COLOR OPTIONS

Clad Wood Exteriors | Exterior Color Options | Interior Color Options

Clad Wood Exteriors

Select our clad wood windows and patio doors for steadfast protection from the elements. They feature durable metal cladding, so they're appropriate for almost every climate and require minimal maintenance. In addition to delivering enhanced performance, clad wood exteriors offer plenty of design flexibility. They're available in a range of clad colors to complement your home.



PRODUCT DETAILS





AuraLast® Wood protects against wood rot for as long as you own and occupy your home. Guaranteed.



Guaranteed Protection Against Wood Rot

JELD-WEN Wood Windows and Patio

Doors made with exclusive AuraLast Wood are guaranteed not to rot for as long as you own and occupy your home. Wood components made from AuraLast Wood maintain their structural integrity even in the toughest climates. Find warranty highlights on the back cover for more information.



Surface To Core Protection

Because of our vacuum/pressure process, AuraLast Wood provides virtually 100% penetration of the protective ingredients. Other manufacturers use submersion/dip-treatment methods, which only protect the outer surface of the wood.



Working With AuraLast Wood is Easy

AuraLast offers the strength and beauty of real wood because it is real wood, not a composite. AuraLast Wood is colorless, stainable and odorless.



AuraLast is Safe

AuraLast Wood is made by using a water-based solution to deliver the effective ingredients to the core of the wood. Traditional dip-treatments use a solvent-based chemical bath. During production our AuraLast process releases 96% fewer volatile organic compounds than the traditional dip-treatment method.



Traditional treatments only protect the outer surface

A JELD-WEN Exclusive

Only JELD-WEN makes window and door products with natural pine AuraLast Wood.

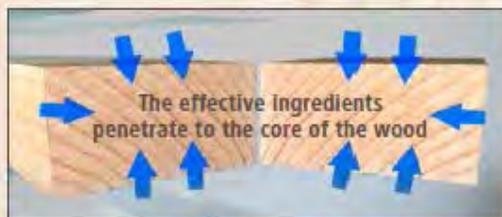
Protects Against Water Saturation

AuraLast Wood offers superior resistance to water saturation, which protects against swelling that causes windows and doors to stick.

Protects Against Termites

Harmful termites will eat through unprotected wood—not so with AuraLast Wood.

Visit jeld-wen.com/auralast for more information

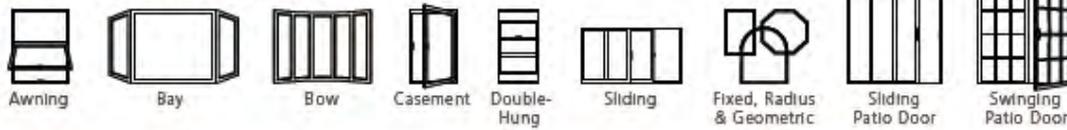


Virtually 100% Surface to Core Protection

CLADDING & TRIM

AURALAST / CLADDING & TRIM

Window and Patio Door Styles



Metal Clad Colors



Optional Clad Colors



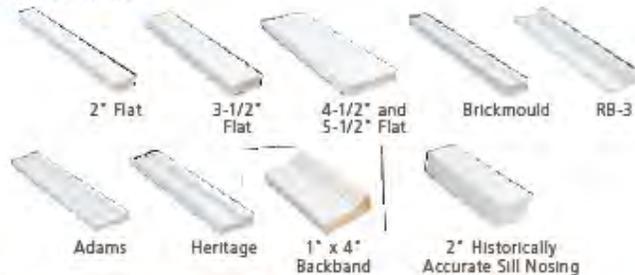
Anodized Finishes



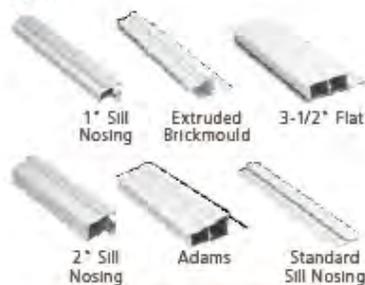
Anodized finishes are not only beautiful, but also tough. The hardness of an anodized finish is similar to the second hardest material known: a sapphire. These finishes meet or exceed AAMA 611 Voluntary Specification for Anodized Architectural Aluminum.

Exterior Trim

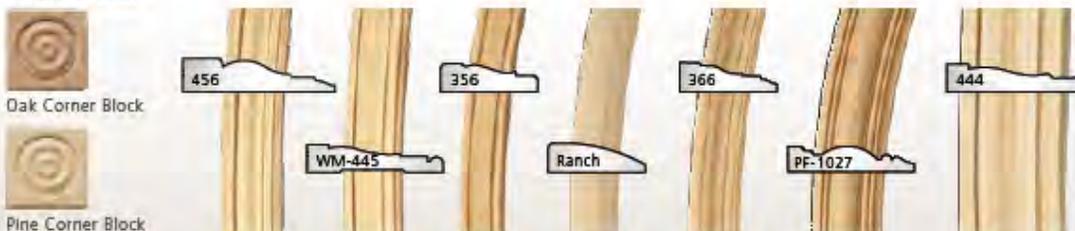
Primed Wood



Clad



Interior Trim



FINISHES & HARDWARE

Interior Wood Species



Pine AuraLast*
Wood



Alder



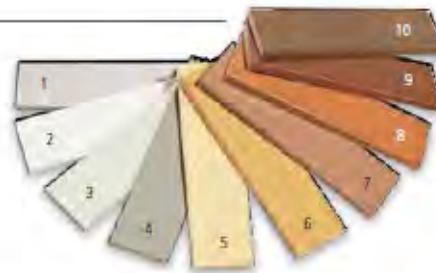
Mixed Grain
Douglas Fir



FSC® certified or SFI certified wood available.
See your JELD-WEN dealer for details.

Prefinished Pine Interiors

- | | |
|--------------------|--------------|
| 1. Primed | 6. Wheat |
| 2. Brilliant White | 7. Cider |
| 3. Ivory | 8. Fruitwood |
| 4. Desert Sand | 9. Cordovan |
| 5. Clear Lacquer | 10. Walnut |



Colors shown may not match final finish.

Window Hardware Options



White



Desert
Sand



Chestnut
Bronze



Polished
Brass



Antique
Brass



Brushed
Chrome



Oil-Rubbed
Bronze



Satin
Nickel

Window Opening Control Device (WOCD)

ASTM F2090-10 Compliant Window Opening Control Devices are available. See your JELD-WEN dealer for more information.



Sashlock
(Double-Hung &
Sliding)



Folding Nested
Handle



T-Handle
(Casement and
Awning)*



Round Knob
(Casement and
Awning)*

Patio Door Hardware Options**



White



Satin
Nickel



Polished
Brass



Antique
Brass



Powder-Coat
Black



Powder-Coat
White



Brushed
Chrome



Polished
Chrome



Oil-Rubbed
Bronze



Standard
Sliding Patio
Door Handle



Legacy Sliding
Patio Door
Handle*



Sliding Patio
Door
Multipoint
Handle Set*



Swinging
Patio Door
Handle

* Optional hardware

** Some finishes may be limited.

GLASS OPTIONS

FINISHES, HARDWARE & GLASS

Low-E and LoE³-366 and Insulating Glass

High-performance Low-E insulating glass comes standard and helps lower energy costs, allows homes to stay cooler in the summer and warmer in the winter, prevents fading of interior furnishings, and reduces condensation. It also delivers greater visible light transmittance than tinted glass. We also offer optional LoE³-366, which provides even more protection against heat loss and fading, as well as greater energy savings.

Most windows and patio doors with Low-E glass are ENERGY STAR[®] qualified. ENERGY STAR products help Americans save energy, save money and reduce their carbon footprints. ENERGY STAR criteria for windows are based on the U-factor and Solar Heat Gain Coefficient (SHGC) combinations that provide significant energy efficiency for a given climate zone. It's easy! Just tell your JELD-WEN dealer you want JELD-WEN windows that are ENERGY STAR qualified for your climate zone. For more information, visit www.jeld-wen.com/energyefficiency.

In cold weather, Low-E glass reduces the amount of heat lost by reflecting it back inside.



In warm weather, Low-E glass reflects the sun's energy and prevents it from entering the home.

ENERGY STAR[®]

Many JELD-WEN windows and doors are ENERGY STAR qualified. Homeowners can save energy—and money—by replacing old windows with ENERGY STAR qualified windows and pay a 7-15 percent lower household energy bill. Lower energy consumption also reduces greenhouse gas emissions from power plants and shrinks a house's carbon footprint. JELD-WEN has been an ENERGY STAR partner since 1998.



Divided Lites



Simulated Divided Lites (SDL)

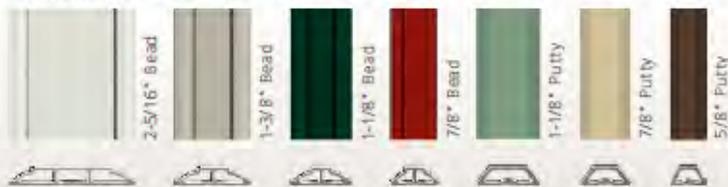


Full-Surround (FS) and Knocked-Down (KD) Removable Wood Grilles (Available on direct set only)

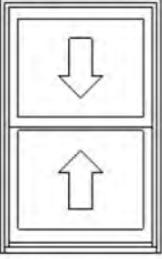


Grilles Between the Glass (GBG)

Simulated Divided Lite Profiles



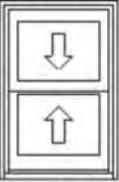
Line-2
Rough Opening: 28 3/4 X 44 3/4



Viewed from Exterior. Scale: 1/2" = 1'

Frame Size : 28 X 44
(Outside Casing Size: 30 5/8 X 46 3/16),
Siteline EX Wood Double Hung, Auralast Pine,
Primed Exterior,
Primed Interior,
Brick Mould, Standard Sill Nosing, Brilliant White Metal DripCap,
4 9/16 Jamb,
Standard Double Hung, White Jambliner,
White Hardware,
BetterVue Mesh Brilliant White Screen,
US National-WDMA/ASTM, PG 35,
Insulated Low-E Annealed Glass, Argon Filled,
Custom-Width, GlassThick=0.7095, Clear Opening:24.4w, 18.3h,
3.1 sf
PEV 2014.2.1.990/PDV 6.023 (06/16/14) NW

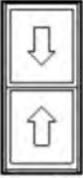
Line-3
Rough Opening: 20 3/4 X 30 3/4



Viewed from Exterior. Scale: 1/2" = 1'

Frame Size : 20 X 30
(Outside Casing Size: 22 5/8 X 32 3/16),
Siteline EX Wood Double Hung, Auralast Pine,
Primed Exterior,
Primed Interior,
Brick Mould, Standard Sill Nosing, Brilliant White Metal DripCap,
4 9/16 Jamb,
Standard Double Hung, White Jambliner,
White Hardware,
BetterVue Mesh Brilliant White Screen,
US National-WDMA/ASTM, PG 35,
Insulated Low-E Annealed Glass, Argon Filled,
Custom-Width, *Custom-Height*, GlassThick=0.756, Clear
Opening:16.4w, 11.3h, 1.2 sf
PEV 2014.2.1.990/PDV 6.023 (06/16/14) NW

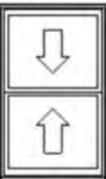
Line-5
Rough Opening: 28 3/4 X 60 3/4



Viewed from Exterior. Scale: 1/4" = 1'

Frame Size : 28 X 60
(Outside Casing Size: 30 5/8 X 62 3/16),
Siteline EX Wood Double Hung, Auralast Pine,
Primed Exterior,
Primed Interior,
Brick Mould, Standard Sill Nosing, Brilliant White Metal DripCap,
4 9/16 Jamb,
Standard Double Hung, White Jambliner,
White Hardware,
BetterVue Mesh Brilliant White Screen,
US National-WDMA/ASTM, PG 35,
Insulated Low-E Annealed Glass, Argon Filled,
Custom-Width, GlassThick=0.7095, Clear Opening:24.4w, 26.3h,
4.4 sf
PEV 2014.2.1.990/PDV 6.023 (06/16/14) NW

Line-8
Rough Opening: 37 3/4 X 60 3/4



Viewed from Exterior. Scale: 1/4" = 1'

Frame Size : 37 X 60
(Outside Casing Size: 39 5/8 X 62 3/16),
Siteline EX Wood Double Hung, Auralast Pine,
Primed Exterior,
Primed Interior,
Brick Mould, Standard Sill Nosing, Brilliant White Metal DripCap,
4 9/16 Jamb,
Standard Double Hung, White Jambliner,
White Hardware,
BetterVue Mesh Brilliant White Screen,
US National-WDMA/ASTM, PG 35,
Insulated Low-E Annealed Glass, Argon Filled,
Custom-Width, GlassThick=0.7095, Clear Opening:33.4w, 26.3h,
6.1 sf
PEV 2014.2.1.990/PDV 6.023 (06/16/14) NW

PROJECT DETAILS

Windows/Doors: The residence contains 26 1-over-1 wood windows and a glass block and stained glass window. The alteration replaces 22 wood 1-over-1 windows located on the sides with wood double-hung 1-over-1 windows in the same locations. The trim will be repaired with in-kind material.

Front Elevation: The residence contains four wood 1-over-1 windows that will be retained and repaired.
(North)

Side Elevation: The residence contains 13 wood 1-over-1 windows. The alteration replaces all windows with wood double-hung 1-over-1 windows.
(East)

Side Elevation: The residence contains nine wood 1-over-1 windows. The alteration replaces all windows with wood double-hung 1-over-1 windows.
(West)

Rear Elevation: Not visible from public right-of-way.
(South)