

CERTIFICATE OF APPROPRIATENESS

Application Date: October 1, 2014

Applicant: Jorge Arreola, 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 situated 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 all wood 1-over-1 windows 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.

See enclosed application materials and detailed project description on p. 4-24 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. 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. 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; | |
| <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. Staff confirmed some damage of the original windows but believe they are not beyond reasonable repair. The replacement windows are compatible in size, scale, and character with the existing windows.</i> | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (10) | The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s); | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (11) | The proposed activity will comply with any applicable deed restrictions. | |

CURRENT PHOTO



EAST SIDE ELEVATION

EXISTING



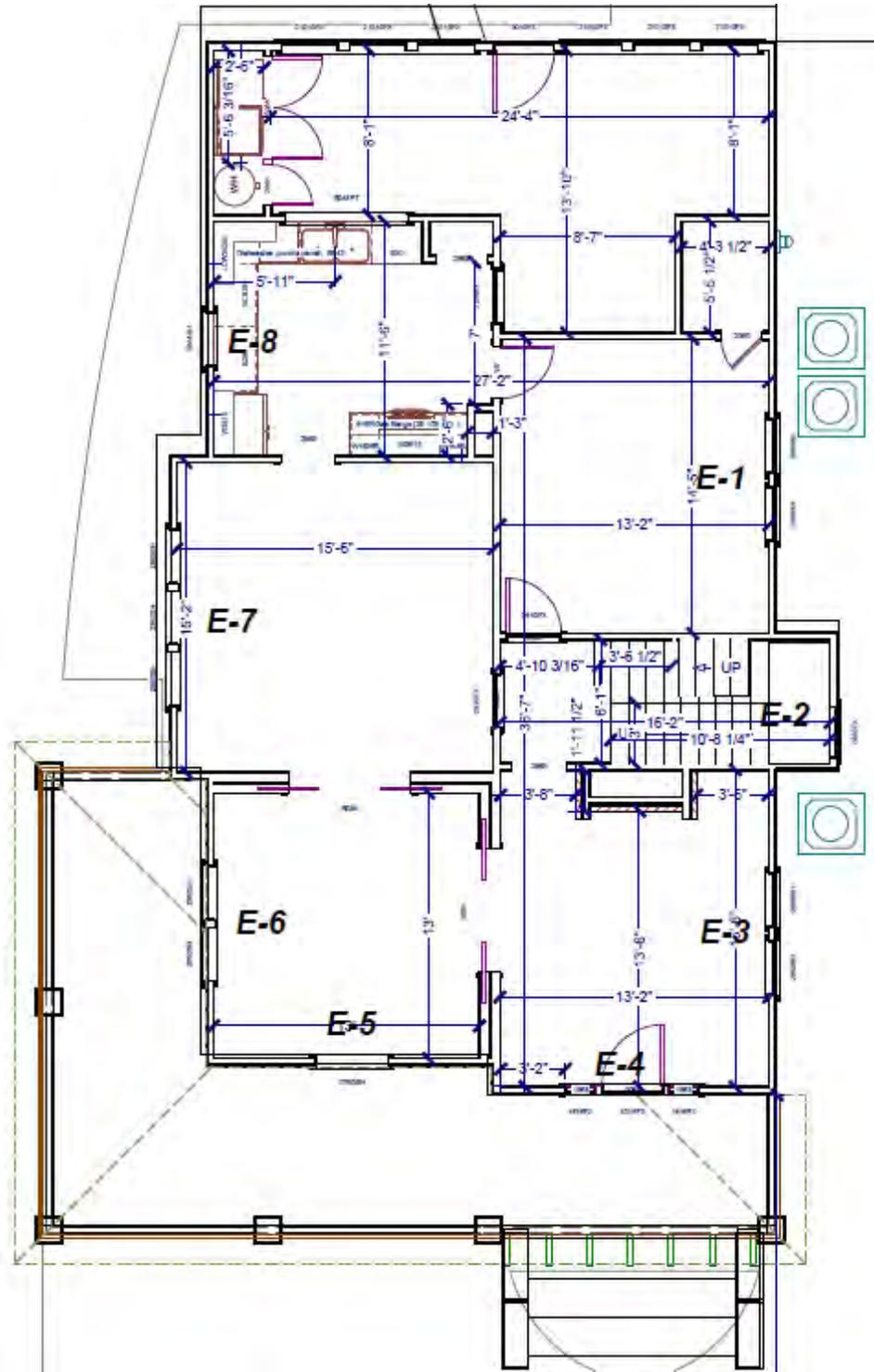
WEST SIDE ELEVATION

EXISTING

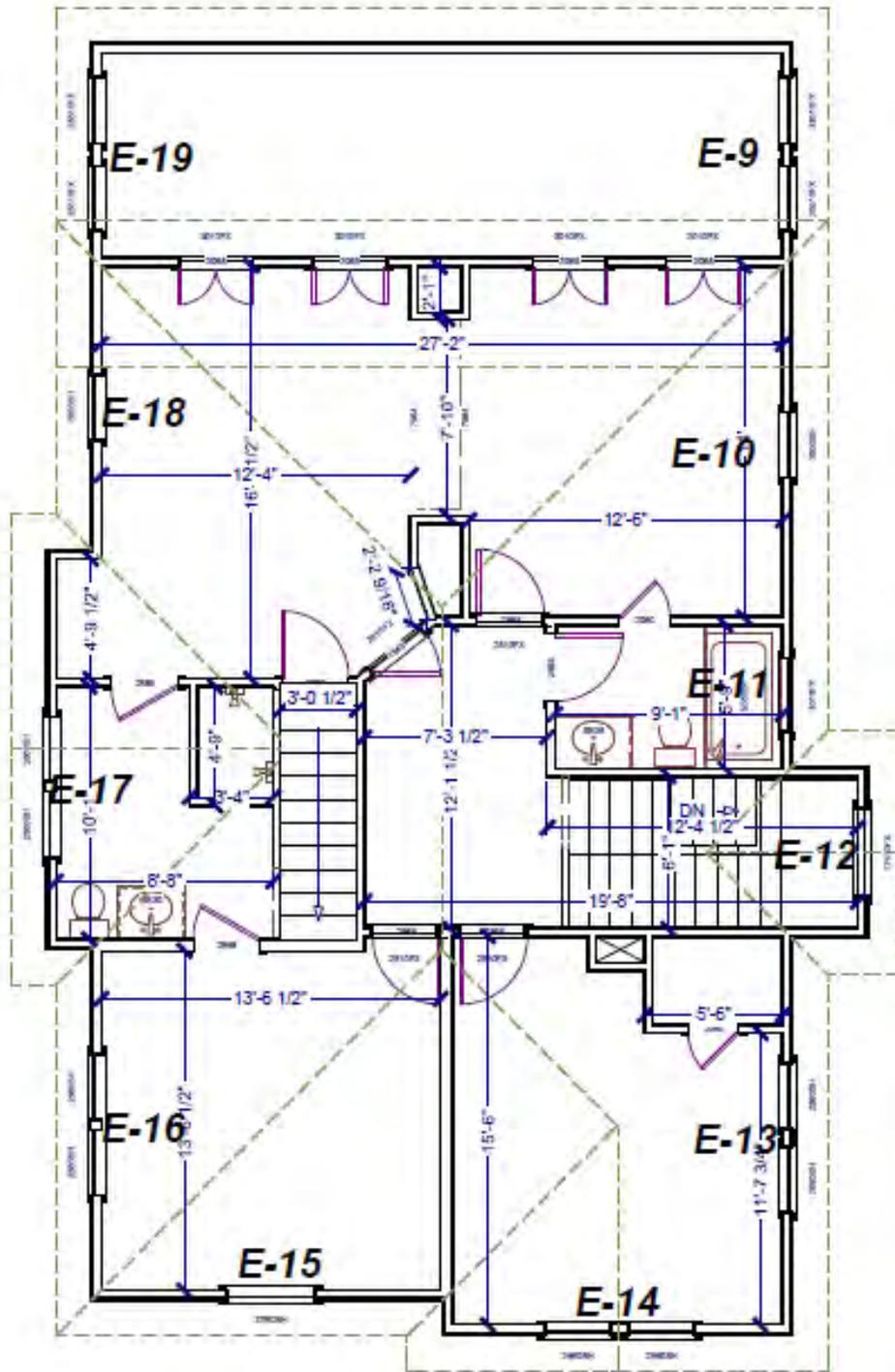




SITE PLAN
EXISTING FIRST FLOOR



EXISTING SECOND FLOOR



PHOTOS PROVIDED BY APPLICANT

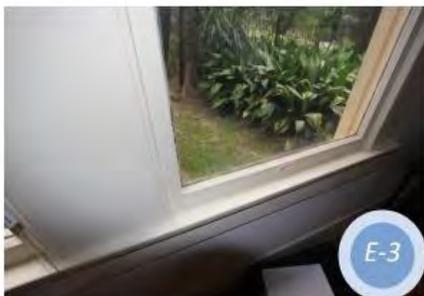
WINDOWS

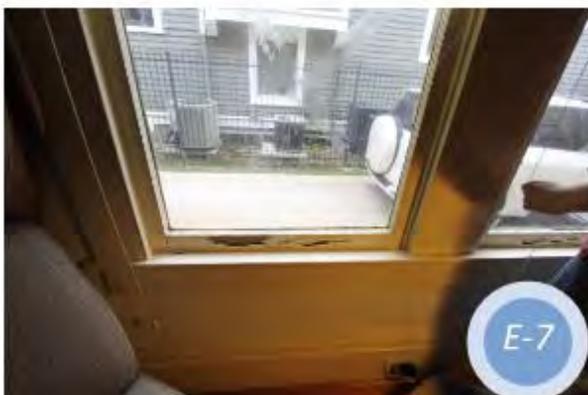
Description of Damages by Applicant

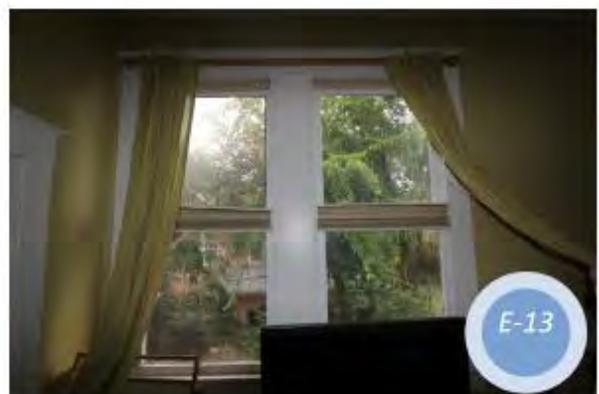
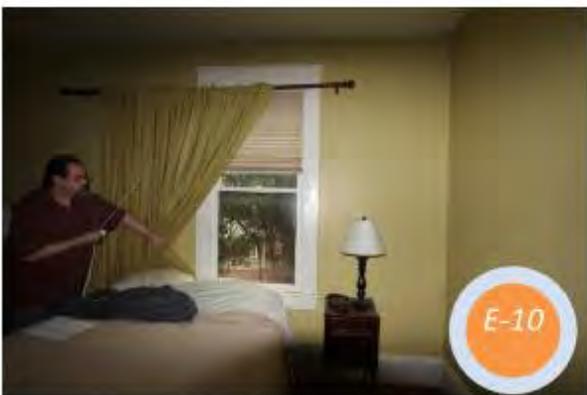
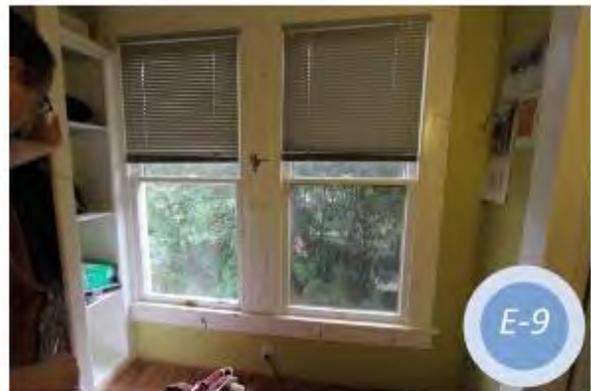
Broken window frame E-1, E-3, E-5, E-8, E-10, E-13, E-15, E-18, E-19

Rotten window frame E-7, E-9, E-14, E-16, E-17

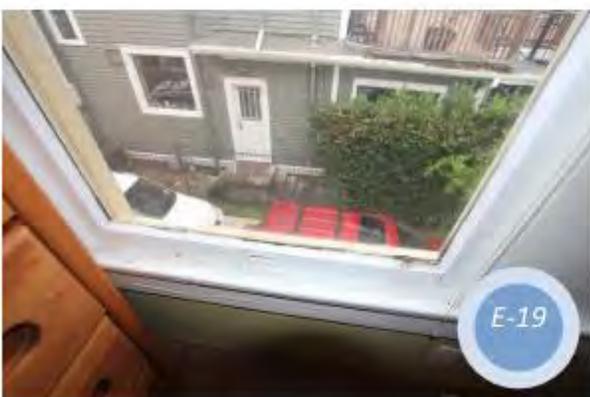
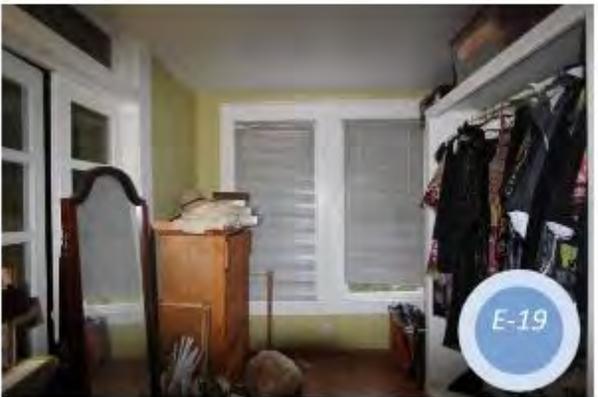
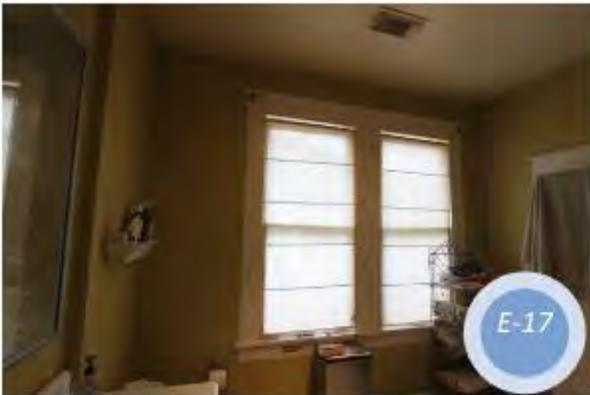
Damaged window sill E-9, E-13, E-14, E-17, E-18, E-19





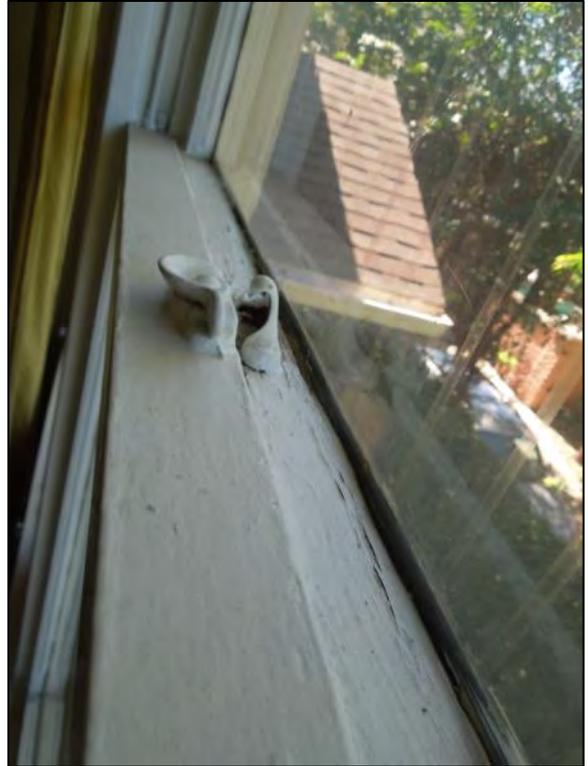






STAFF PHOTOS

WINDOWS – PAINTED SHUT, SOME ROT, LOOSE GLASS







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



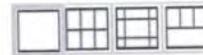
Price Range: \$\$

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.

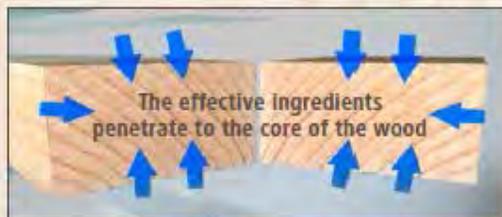
Protects Against Water Saturation

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

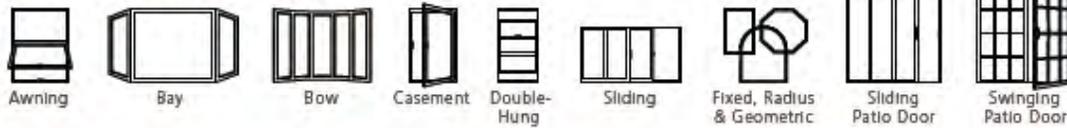


Virtually 100% Surface to Core Protection

CLADDING & TRIM

ALUMINUM CLADDING & TRIM

Window and Patio Door Styles



Metal Clad Colors



Optional Clad Colors



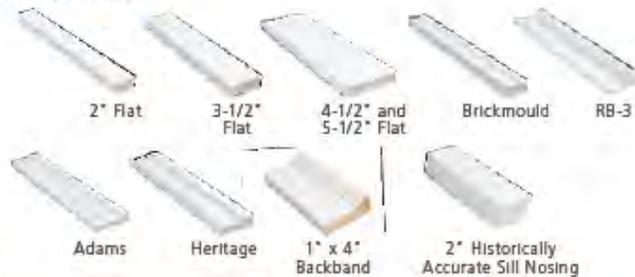
Anodized Finishes



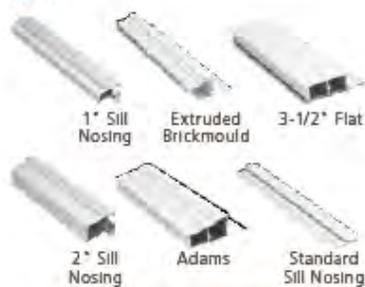
Anodized finishes are not only beautiful, but also tough. The hardness of an anodized finish is similar to the second hardest material known: a sapphire. These finishes meet or exceed AAMA 611 Voluntary Specification for Anodized Architectural Aluminum.

Exterior Trim

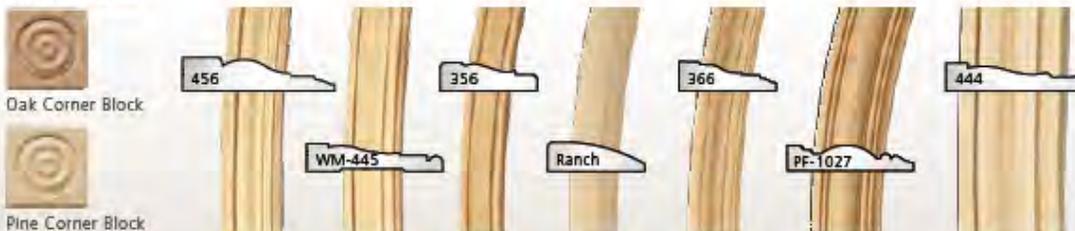
Primed Wood



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.

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.



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.

Divided Lites



Simulated Divided Lites (SDL)

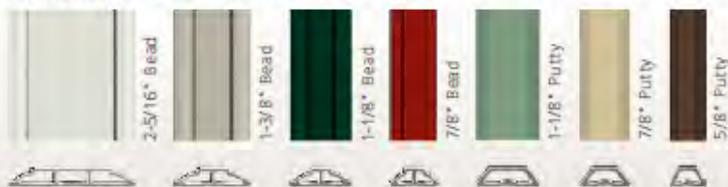


Full-Surround (FS) and Knocked-Down (KD) Removable Wood Grilles (Available on direct set only)

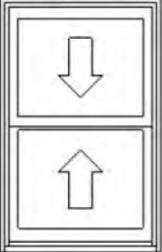


Grilles Between the Glass (GBG)

Simulated Divided Lite Profiles



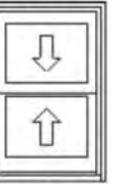
Line-2
Rough Opening: 28 3/4 X 44 3/4



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

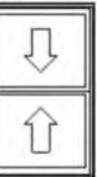
Line-5
Rough Opening: 28 3/4 X 60 3/4



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 the wood 1-over-1 windows with wood double-hung 1-over-1 windows in the same locations. The stained glass window and glass block window will not be replaced. The trim will be repaired with in-kind material.
- Front Elevation:** The residence contains four wood 1-over-1 windows. The alteration replaces all windows with
(North) wood double-hung 1-over-1 windows.
- Side Elevation:** The residence contains 13 wood 1-over-1 windows. The alteration replaces all windows with wood
(East) double-hung 1-over-1 windows.
- Side Elevation:** The residence contains nine wood 1-over-1 windows. The alteration replaces all windows with
(West) wood double-hung 1-over-1 windows and rebuilds the brick piers.
- Rear Elevation:** Not visible from public right-of-way.
(South)