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 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:

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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 - satisfies D - does not satisfy NA - not applicable

S	D	NA		
☐	☒	☐	(1)	The proposed activity must retain and preserve the historical character of the property; *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.*
☒	☐	☐	(2)	The proposed activity must contribute to the continued availability of the property for a contemporary use;
☒	☐	☐	(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;
☐	☒	☐	(4)	The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment; *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.*
☐	☒	☐	(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; *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.*
☒	☐	☐	(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;
☒	☐	☐	(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;
☐	☐	☒	(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;
☐	☒	☐	(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; *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.*
☐	☐	☒	(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.

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N
PROPERTY LOCATION
AVONDALE WEST HISTORIC DISTRICT
Building Classification
Contributing
Non-Contributing
Park
Hyde Park Blvd
Pacific St
Stratford St
Avondale St
Westheimer Rd
Crocker St
Stanford St
Hopkins St
Whitney St
Morgan St
Taft St
504 Avondale

CURRENT PHOTO

EAST SIDE ELEVATION

EXISTING

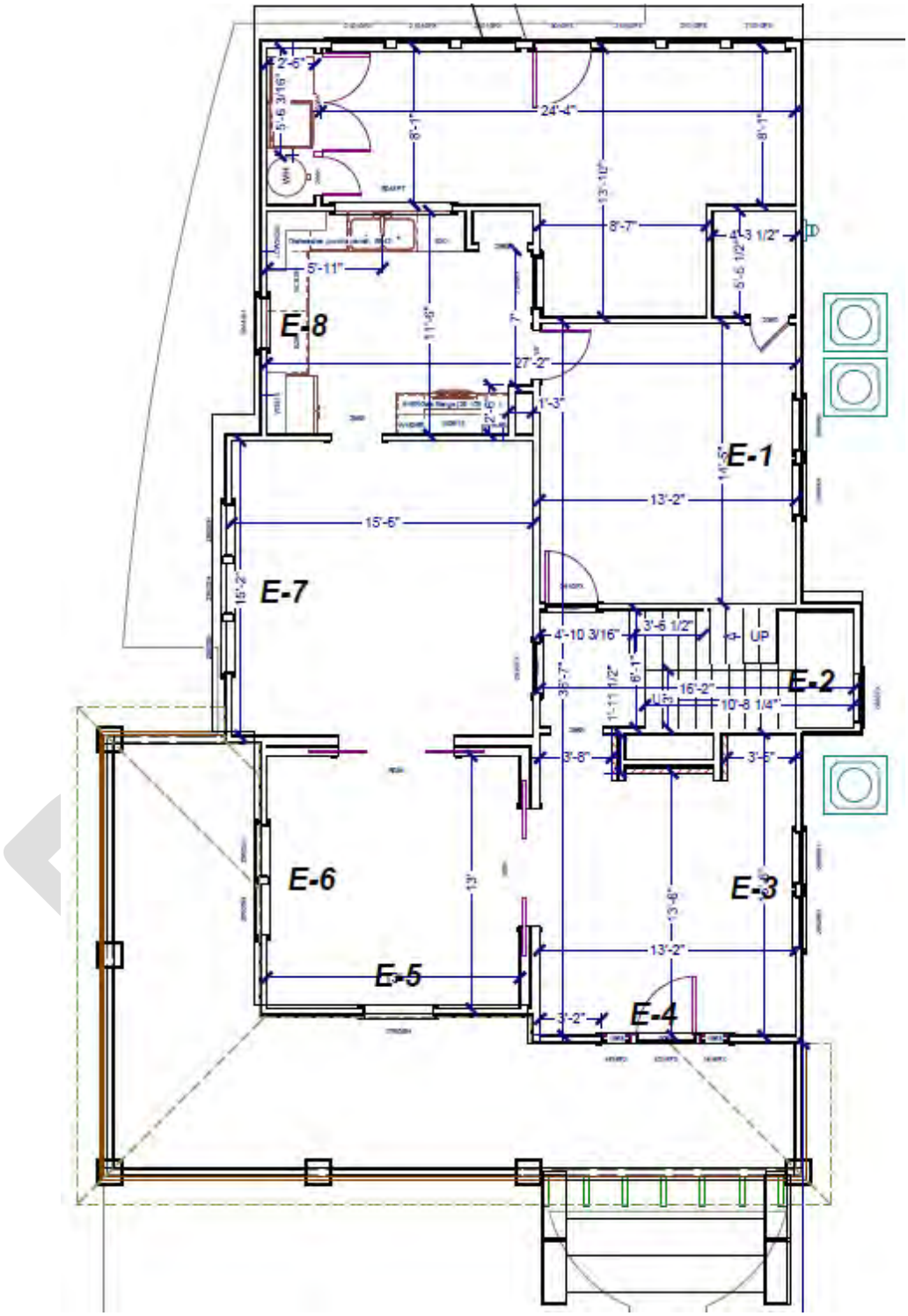
WEST SIDE ELEVATION

EXISTING

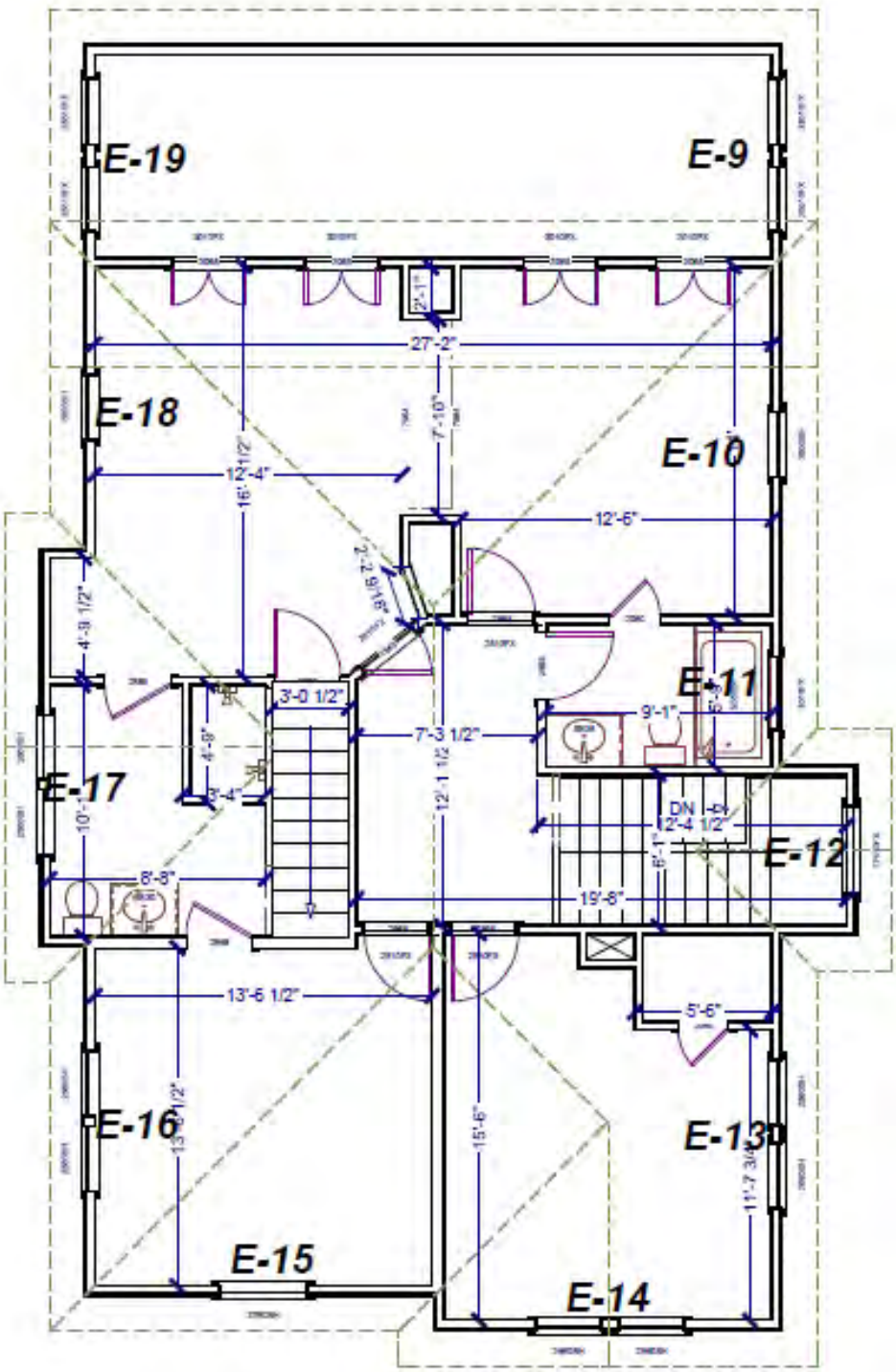
N

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

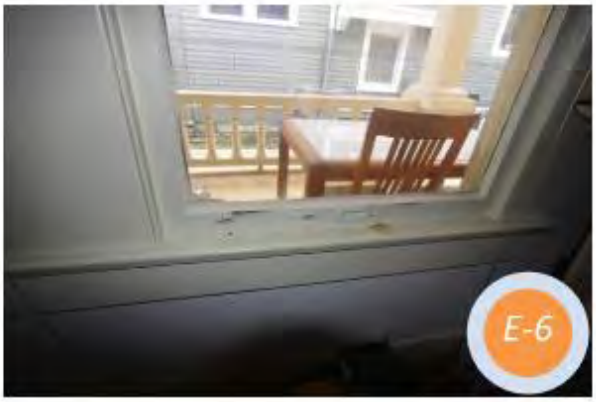
Rotten window frame E-7, E-9, E-14, E-16, E-17

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

E-5

E-5

E-6


E-6

E-6

E-7

E-7

E-7

E-8

E-9

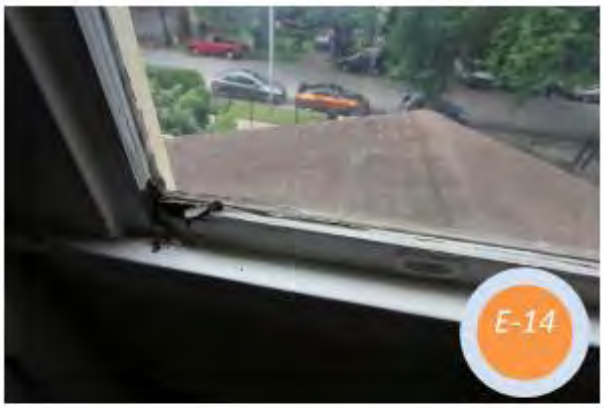
E-9

E-9

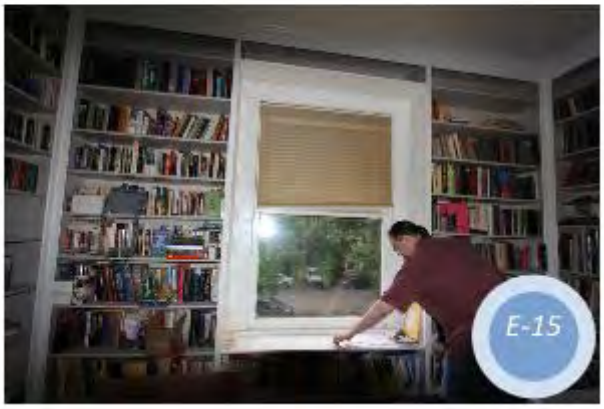
E-10

E-13

E-13


E-14

E-14


E-15

E-15

E-16

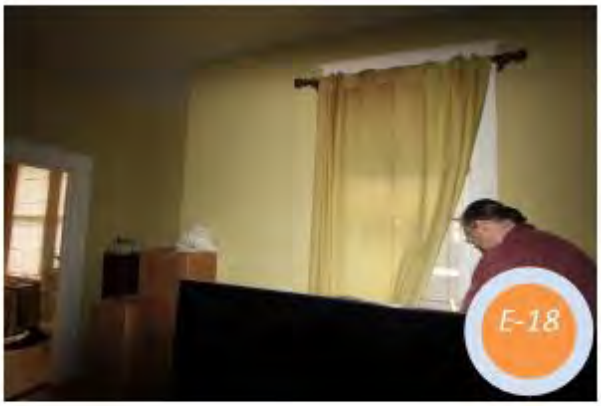
E-16

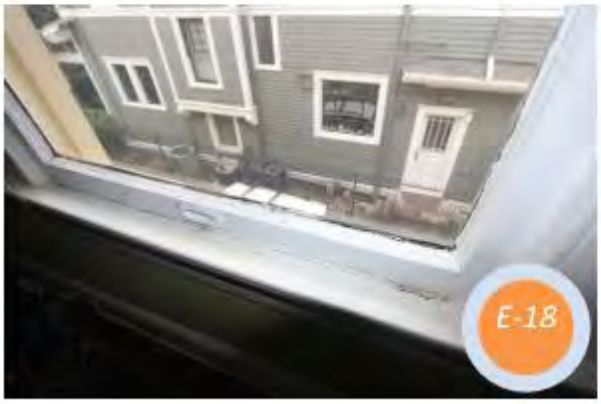
E-16

E-17

E-17

E-17


E-18


E-18

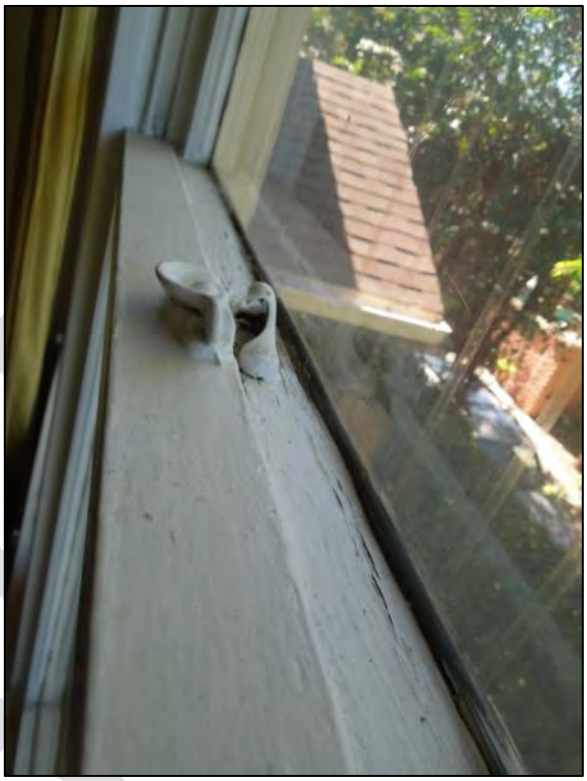
E-19

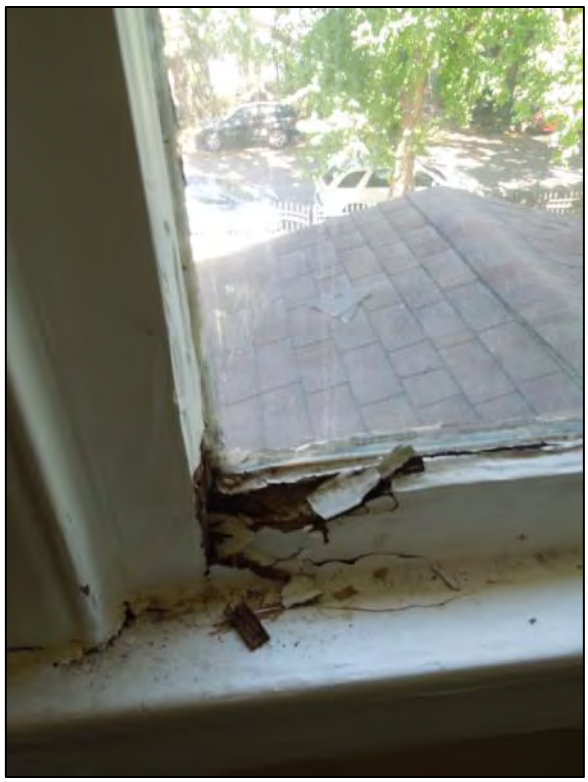
E-19

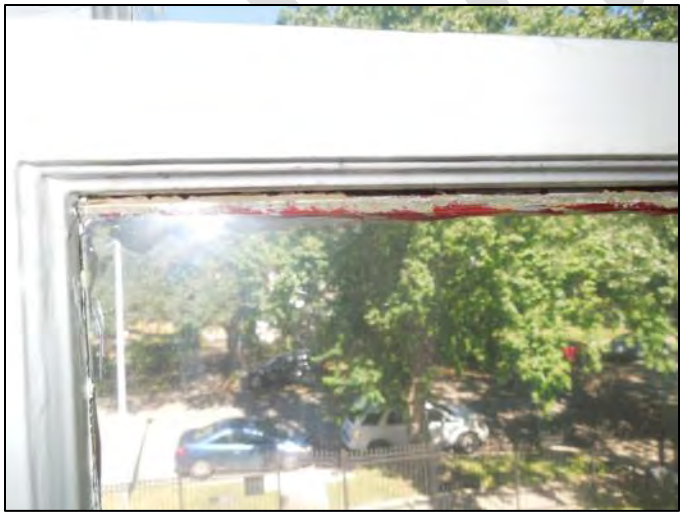
E-19

STAFF PHOTOS

WINDOWS – PAINTED SHUT, SOME ROT, LOOSE GLASS







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PROPOSED WINDOWS

10/27/2014 Tradition Plus Wood | JELD-WEN Doors & Windows

JELD-WEN WINDOWS & DOORS

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

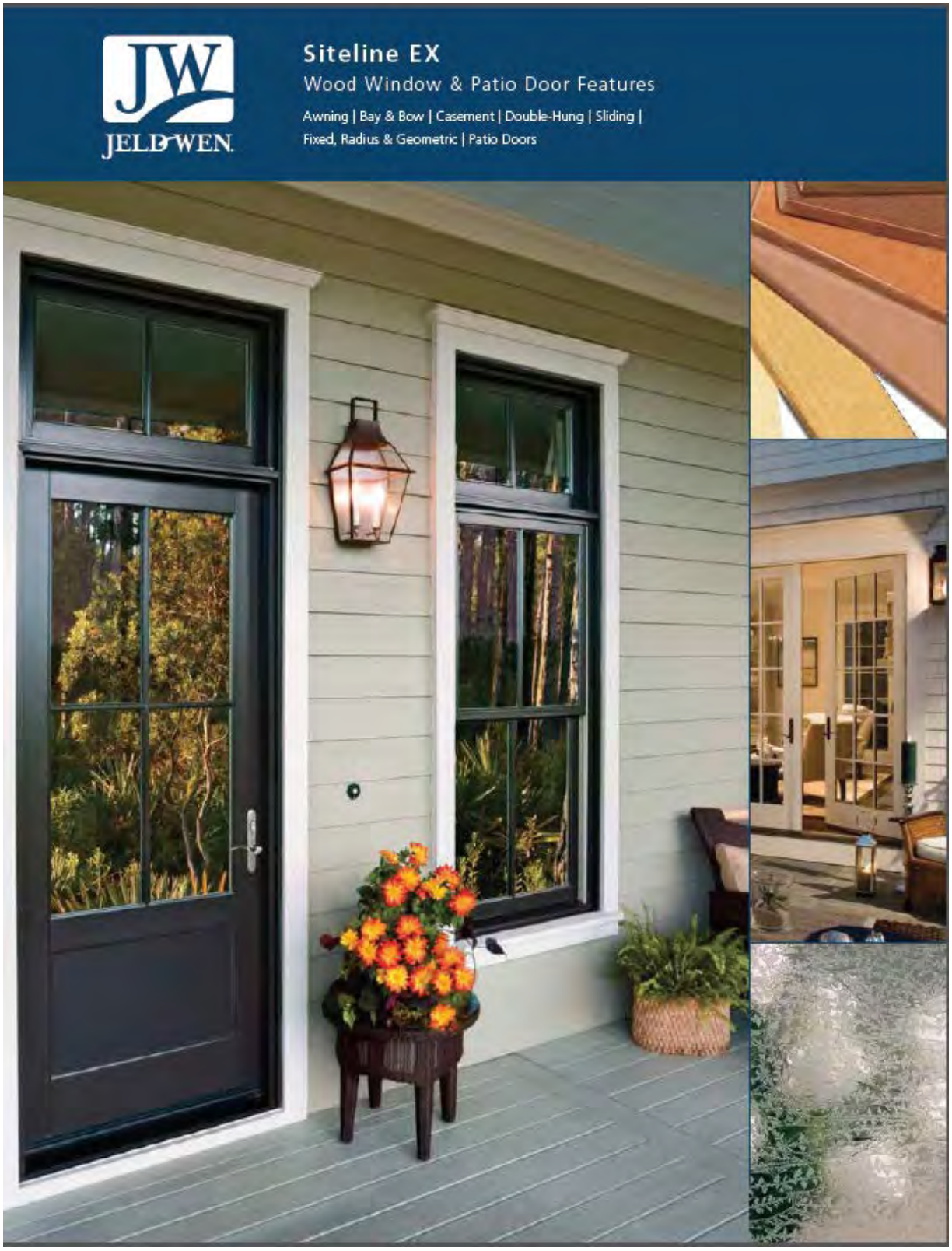
COLOR OPTIONS

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



STOP THE ROT

AuraLast
THE WOOD THAT DOES NOT ROT™

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

LIFETIME LIMITED WARRANTY

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.

100% PROTECTION

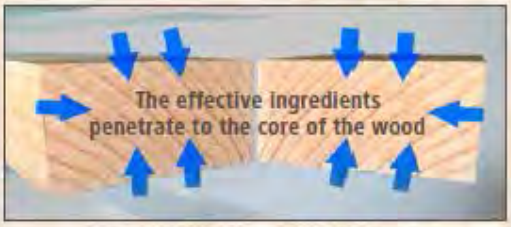
Surface To Core Protection

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.

100% 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.



Virtually 100% Surface to Core Protection

100% WORRY-FREE

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

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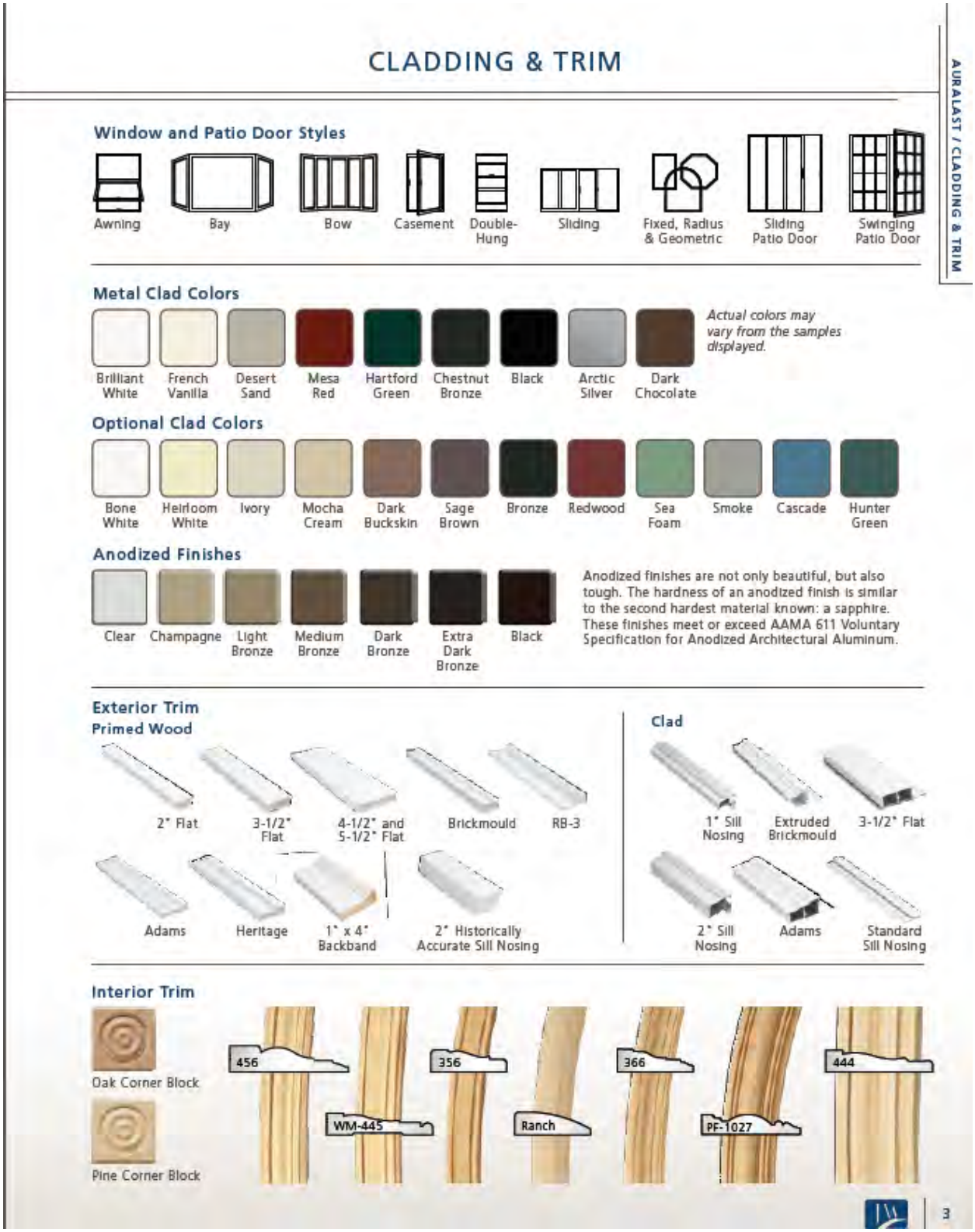

CLADDING & TRIM
AURALAST / CLADDING & TRIM
Window and Patio Door Styles
Awning
Bay
Bow
Casement
Double-Hung
Sliding
Fixed, Radius & Geometric
Sliding Patio Door
Swinging Patio Door
Metal Clad Colors
Brilliant White
French Vanilla
Desert Sand
Mesa Red
Hartford Green
Chestnut Bronze
Black
Arctic Silver
Dark Chocolate
Actual colors may vary from the samples displayed.
Optional Clad Colors
Bone White
Heirloom White
Ivory
Mocha Cream
Dark Buckskin
Sage Brown
Bronze
Redwood
Sea Foam
Smoke
Cascade
Hunter Green
Anodized Finishes
Clear
Champagne
Light Bronze
Medium Bronze
Dark Bronze
Extra Dark Bronze
Black
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
2" Flat
3-1/2" Flat
4-1/2" and 5-1/2" Flat
Brickmould
RB-3
Adams
Heritage
1" x 4" Backband
2" Historically Accurate Sill Nosing
Clad
1" Sill Nosing
Extruded Brickmould
3-1/2" Flat
2" Sill Nosing
Adams
Standard Sill Nosing
Interior Trim
Oak Corner Block
Pine Corner Block
456
WM-445
356
Ranch
366
PF-1027
444
3

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

Colors shown may not match final finish.

Window Hardware Options

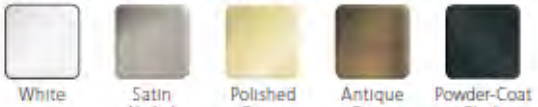
White | Desert Sand | Chestnut Bronze | Polished Brass | Antique Brass | Brushed Chrome | Oil-Rubbed Bronze | Satin Nickel

Window Opening Control Device (WOCD)

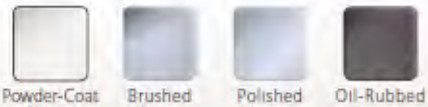
ASTM F2090-10 Compliant Window Opening Control Devices are available. See your JELD-WEN dealer for more information.

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.*

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GLASS OPTIONS

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.

ASK ABOUT ENERGY STAR

Divided Lites

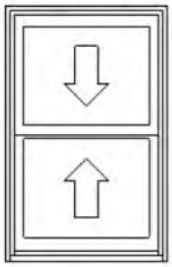
Simulated Divided Lites (SDL)

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

Grilles Between the Glass (GBG)

Simulated Divided Lite Profiles

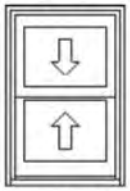
Line-2
Rough Opening: 28 3/4 X 44 3/4



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

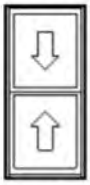
Line-3
Rough Opening: 20 3/4 X 30 3/4



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

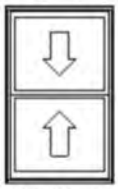
Line-5
Rough Opening: 28 3/4 X 60 3/4



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.

Front Elevation: (North) The residence contains four wood 1-over-1 windows. The alteration replaces all windows with wood double-hung 1-over-1 windows.

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

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

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

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