

CERTIFICATE OF APPROPRIATENESS

Application Date: August 20, 2014

Applicant: Chauhtemoc Tellez, owner

Property: 8011 Glen Valley Drive, lot 4, block 6, Glenbrook Valley Section 2 Subdivision. The property includes a historic 2,395 square foot brick single family residence situated on a 14,699 square foot (150, by 95') interior lot.

Significance: Contributing Traditional Ranch style residence, constructed circa 1954, located in the Glenbrook Valley Historic District.

Proposal: Alteration – Replace 17 of the house’s original windows on the front and side elevations. This work has already been performed and was reported by a neighbor.

- Previous windows were aluminum framed horizontal pane windows in two and four light configurations, as well as a front facing single light picture window.
- Replacement windows are vinyl sash 1 over 1 windows that were installed within the existing window openings. The picture window was replaced with a matching vinyl picture window.
- Applicant originally applied for a COA for this work in March, with the assertion that their historic windows were damaged beyond reasonable repair. Staff conducted a site visit to verify this assertion but were unable to properly examine the windows. The applicant withdrew their application and was advised to schedule a site visit when he could demonstrate how the windows were damaged beyond repair. The applicant proceeded to replace their windows without a permit or COA. See timeline on pages 15 and 16 for details.

See enclosed application materials and detailed project description on p. 5-18 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: Denial - does not satisfy criteria

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 | |
|-------------------------------------|-------------------------------------|-------------------------------------|---|
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (1) The proposed activity must retain and preserve the historical character of the property;
<i>The removal of 17 original windows fails to retain the historic character of the structure.</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 historic aluminum framed windows were a distinctive quality of the residence. Their removal results in the historic character of the residence being compromised.</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 17 original windows were a distinctive stylistic exterior feature of the residence. Removing all of them fails to maintain these features.</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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input 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>Removal of the 17 original windows represent a substantial loss of historic material. They were removed prior to a complete staff inspection of their condition. Without this inspection, there is no way to determine if the windows were damaged to warrant removing all of them.</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 checked="" type="checkbox"/> | (11) The proposed activity will comply with any applicable deed restrictions. |

TIMELINE

2/14/14

Owner emails staff inquiring about replacing their historic windows. Staff replies with instructions on what will be needed to submitted for a COA application. Staff also notes that it generally does not recommend approval to replace historic windows that are not damaged beyond reasonable repair.

3/10/14

Owner submits application for a COA to replace all of their existing historic windows with new vinyl ones. The applicant stated in their written description that the existing metal windows had become oxidized and were inoperable.

3/16/14

Staff advised the applicant that we would need to perform an inspection of the windows in order to verify that they are damaged beyond repair.

3/17/14

Performed site visit, however, the applicant was not home to allow staff and Inspector to examine the windows from the interior. Staff noted that the windows appeared to be in good condition, and could not determine if the windows were inoperable or otherwise damaged. Staff advised the applicant that they would have to schedule another site visit with the applicant present in order to verify their claim of the windows being irreparably damaged.

3/21/14

Applicant withdraws their application from consideration for the March 27th HAHC meeting.

5/18/14

Received a complaint from the neighborhood that the windows had been replaced with no permit or COA.

5/21/14

Inspector placed posted written notice on property instructing applicant to obtain a permit.

7/30/14

Applicant contacted the Historic Preservation Office. Staff advised the applicant to apply for a COA and a permit to bring his project into compliance. Staff also advised the applicant to submit their COA application before the upcoming August 6th deadline.

7/31/14

Inspector issued a second posted written notice instructing applicant to obtain a permit.

8/5/14

Applicant submits a COA application. Upon review, staff determined that the application was incomplete because it lacked an accurate written description and window specifications. Advised the applicant to update their

application materials by providing pictures of the newly installed windows and submitting a written description that reflected the work performed.

8/8/14 – 8/12/14

Staff sent the applicant multiple reminders to complete their application. No application materials were received.

Staff advised the applicant that their application was incomplete and would not be considered at the August HAHC meeting. Staff informed the applicant that we would recommend that Code Enforcement issue citations.

8/18/14

Inspector issues citations.

8/20/14

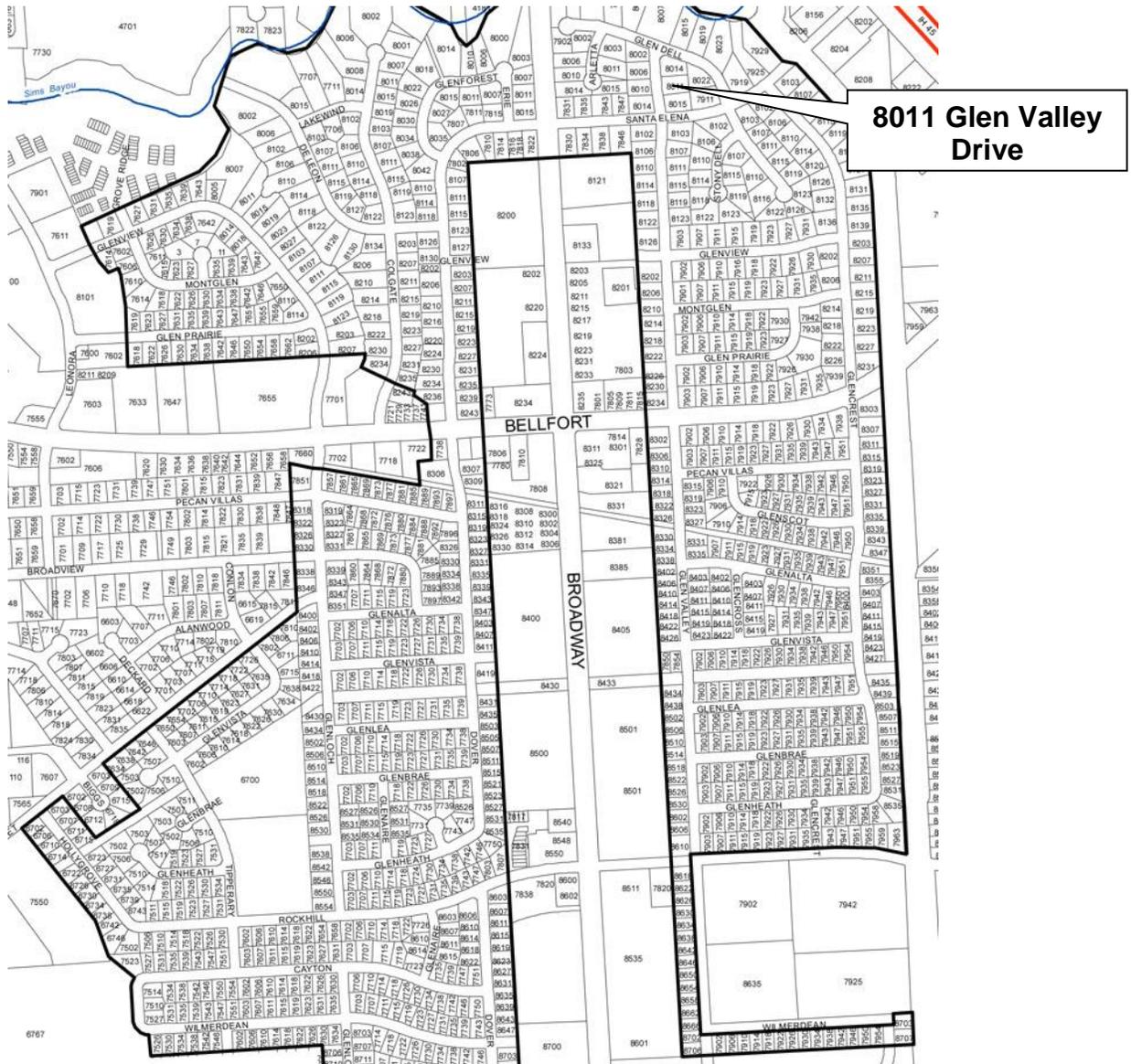
Applicant submits a complete COA application.



PROPERTY LOCATION
GLENBROOK VALLEY HISTORIC DISTRICT

Building Classification

- Contributing
- Non-Contributing
- Park

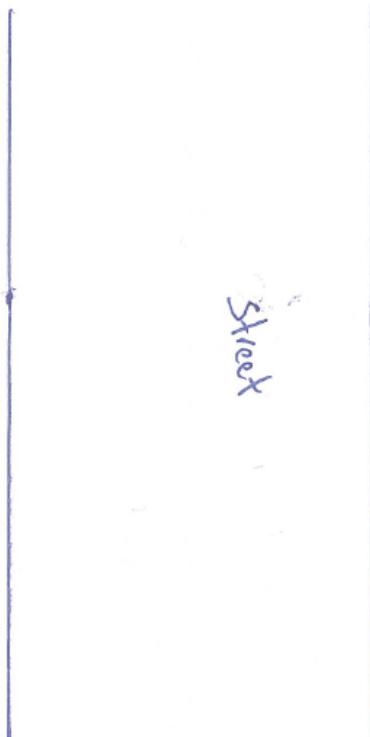
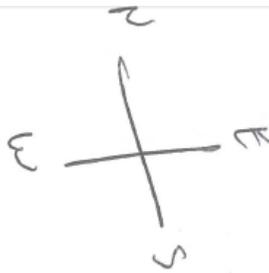


INVENTORY PHOTO

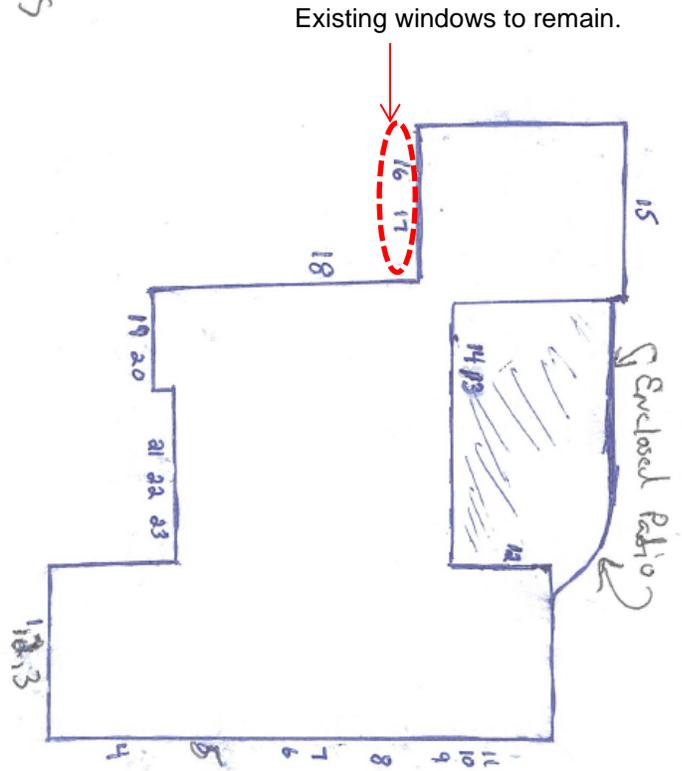




WINDOW PLAN
PROPOSED



Front Yard

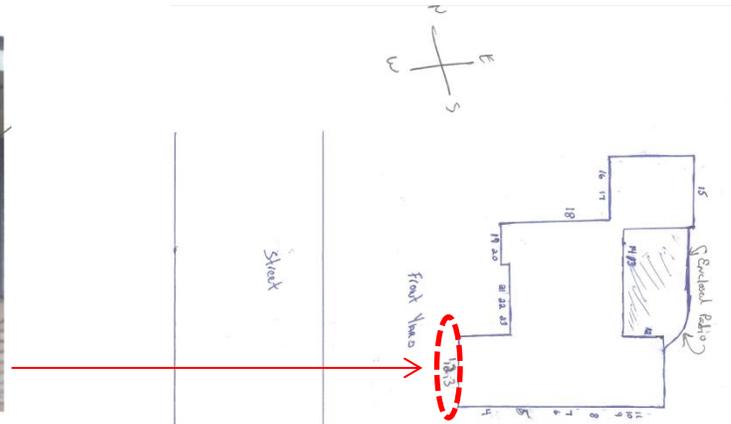


Existing windows to remain.

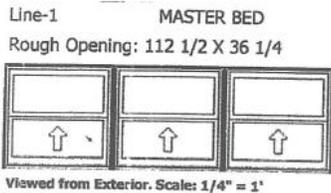
WINDOWS 1, 2, AND 3 - FRONT FACING GLEN VALLEY DRIVE
PREVIOUSLY EXISTING



1 # 2 # 3



REPLACEMENTS INSTALLED

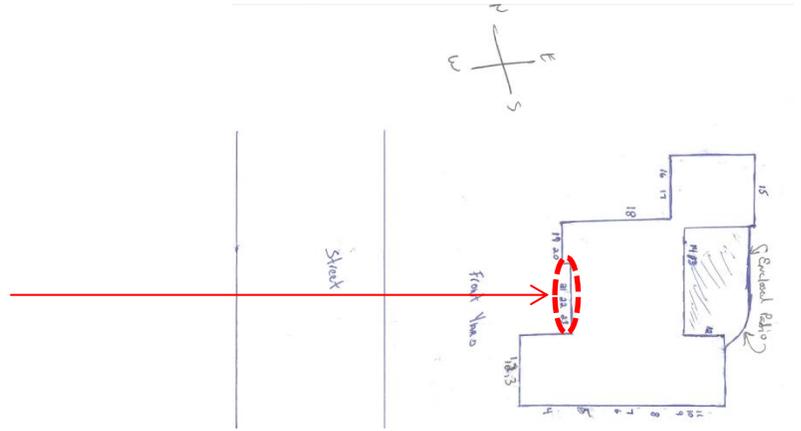


Viewed from Exterior. Scale: 1/4" = 1'

Main Line Item
Frame Size: 112 x 35 3/4
Evenly Divided Flanker= 37 ,
Three Wide Builders Vinyl Single Hung Window Tilt Block Frame,
Ext/ Int , Vent Height = 18 1/8 ,
Low-E Clear 0 - 3500 feet
Standard Screen with Fiberglass Mesh,
Int Hardware, Cam Lock(s),
, Muller
US National-AAMA PG20, DP+20/-20,
PEV 2014.1.0.1022/PDV 6.059 (01/02/14) SW



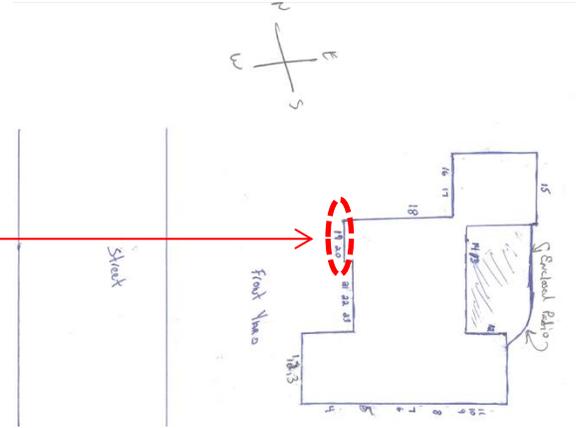
**WINDOWS 21, 22, AND 23 – FRONT FACING GLEN VALLEY DRIVE
PREVIOUSLY EXISTING**



REPLACEMENTS INSTALLED

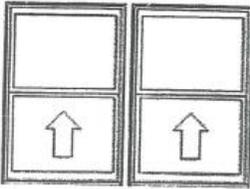


WINDOWS 19 AND 20 – FRONT FACING GLEN VALLEY DRIVE
PREVIOUSLY EXISTING



REPLACEMENTS INSTALLED

Rough Opening: 74 1/2 X 55 3/4



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

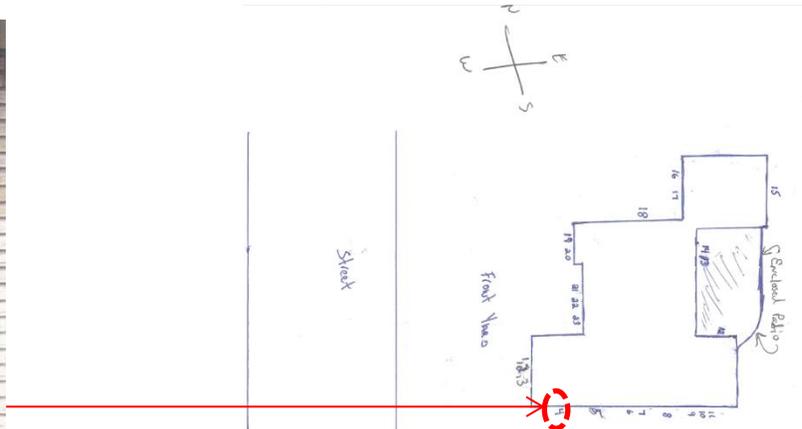
Main Line Item
Frame Size: 74 x 55 1/4
Builders Vinyl Block Frame,
2 Wide 1 High,
PEV 2014.1.0.1022/PDV 6.059 (01/02/14) SW

Ext/ Int,



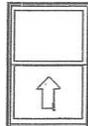
WINDOW 4 – FACING SOUTH SIDE PROPERTY LINE

PREVIOUSLY EXISTING



REPLACEMENTS INSTALLED

Line-2 MATER
Rough Opening: 37 1/4 X 56 1/4



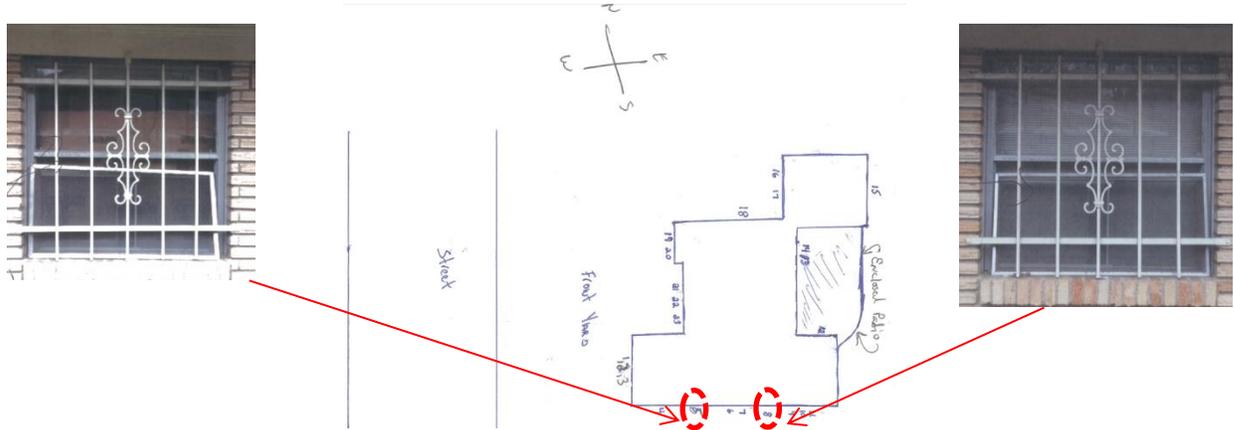
Viewed from Exterior. Scale: 1/4" = 1'

Frame Size: 36 3/4 x 55 3/4
Builders Vinyl Single Hung Window Tilt Block Frame,
, Vent Height = 28 1/8 ,
Low-E Clear 0 - 3500 feet
Without Balance Covers , Standard Screen with Fiberglass Mesh,
, Int Hardware, Cam Lock(s), 2 Locks, *Meets 5.7 sqft Egress
(All Floors)*,
US National-AAMA PG20, DP+20/-20,
U-Factor: 0.34, SHGC: 0.35, VT: 0.60, CR: 51.00, ER: 16.00, CPD:
JEL-A-225-01168-00001
PEV 2014.1.0.1022/PDV 6.059 (01/02/14) SW



WINDOW 5 AND 8 – FACING SOUTH SIDE PROPERTY LINE

PREVIOUSLY EXISTING



REPLACEMENTS INSTALLED

Rough Opening: 37 1/4 X 36 1/2

Frame Size: 36 3/4 x 36

Builders Vinyl Single Hung Window Tilt Block Frame,
 Ext. Int, Vent Height = 18 1/4,
 Low-E Clear 0 - 3500 feet
 Without Balance Covers, Standard Screen with Fiberglass Mesh,
 Int Hardware, Cam Lock(s), 2 Locks, *Does Not Meet Egress*

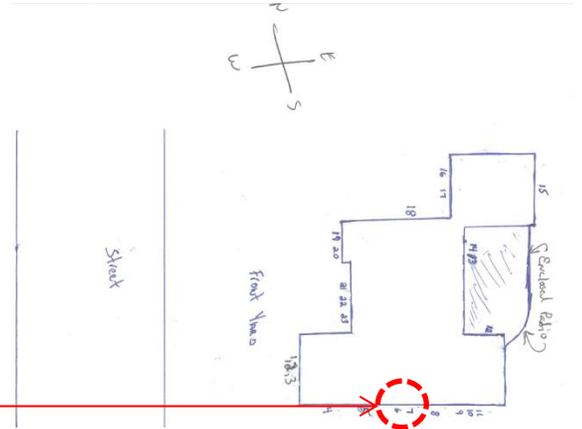
US National-AAMA PG20, DP+20/-20,
 U-Factor: 0.34, SHGC: 0.35, VT: 0.60, CR: 51.00, ER: 16.00, CPD:
 DEL-A-225-01168-00001
 PEV 2014.1.0.1022/POV 6.059 (01/02/14) SW

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



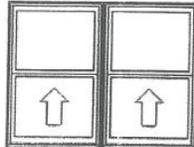
WINDOWS 6 AND 7 – FACING SOUTH SIDE PROPERTY LINE

PREVIOUSLY EXISTING



REPLACEMENTS INSTALLED

Line-4
Rough Opening: 72 3/4 X 56 3/4



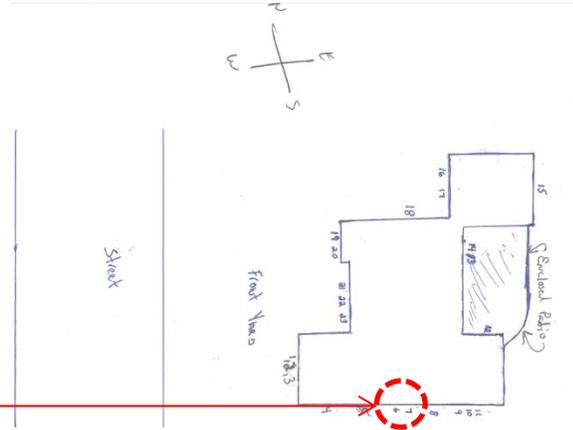
Viewed from Exterior. Scale: 1/4" = 1'

Main Line Item
Frame Size: 72 1/4 x 56 1/4
Evenly Divided Left Unit Width = 35 7/8 ,
Two Wide Builders Vinyl Single Hung Window Tilt Block Frame,
Ext Int , Vent Height = 28 3/8 ,
Low-E Clear 0 - 3500 feet
Standard Screen with Fiberglass Mesh,
Int Hardware, Cam Lock(s),
, Muller
TDI# WIN-1759 TDI-AAMA, PG50, DP+50/-50,
PEV 2014.1.0.1022/PDV 6.059 (01/02/14) SW



WINDOWS 9, 10, AND 11 – FACING SOUTH SIDE PROPERTY LINE

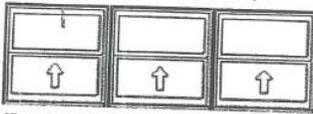
PREVIOUSLY EXISTING



REPLACEMENTS INSTALLED

Line-5

Rough Opening: 111 3/4 X 36 1/4



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

Main Line Item

Frame Size: 111 1/4 x 35 3/4

Evenly Divided Flanker= 36 3/4 ,

Three Wide Builders Vinyl Single Hung Window Tilt Block Frame,

Ext/ Int, Vent Height = 18 1/8 ,

Low-E Clear 0 - 3500 feet

Standard Screen with Fiberglass Mesh,

Int Hardware, Cam Lock(s),

Mulled

US National-AAMA PG20, DP+20/-20,

FEV 2014.1.0.1022/PDV 6.059 (01/02/14) SW



EMAIL FROM APPLICANT EXPRESSING INTENT TO DAMAGE THEIR WINDOWS PRIOR TO STAFF INSPECTION

From: [Redacted]
 To: Butler, Geoff - PD
 Cc:
 Subject: Fwd: COA application/8011 glen valley

Message COA.pdf

In this file there's a graph of my house plus the original application. Can we reuse with new photos?

-----Original Message-----

From: Cuauhtemoc Tellez [Redacted]
 To: Chuck [Redacted]
 Sent: Mon, Mar 17, 2014 10:11 am
 Subject: Fwd: COA application/8011 glen valley

Sent this yesterday. Just found out today that they will be coming out to my house to investigate. I'll need to damage my windows b4 they do.

This is crazy!!

Temo Tellez
832-875-0595

Sent from my iPhone

Begin forwarded message:

From: [Redacted]
Date: March 16, 2014 at 3:54:40 PM CDT
To: [Redacted]
Cc: [Redacted]
Subject: COA application

PROJECT DETAILS

Windows/Doors: Replace 17 historic aluminum framed windows with vinyl windows.

Front Elevation (West): Viewing the house from the street, Windows 1, 2, and 3 were a contiguous row of metal 1 over 1 windows on the right side of the front elevation. These were replaced with matching vinyl windows.

Windows 21, 22, and 23 were the metal framed picture window flanked by a pair of 4 lite horizontal lite windows. These were replaced with a vinyl picture window flanked by a pair of 1 over 1 vinyl windows installed within the existing window openings.

Windows 19 and 20 were a pair of 4 lite horizontal lite metal windows on the left side of the front elevation. These were replaced with vinyl 1 over 1 windows installed within the existing window openings.

Windows 16 and 17 on the far left side of the front elevation were not removed and are to remain.

Side Elevation (North): Window 18 was a 1 over 1 metal framed window. It was replaced with a vinyl 1 over 1 window.

Side Elevation (South): Viewing from front to back: Window 4 was a 4 lite horizontal lite window. It was replaced with a vinyl 1 over 1 window installed within the existing opening.

Windows 5 and 8 were 1 over 1 metal windows. They were replaced with matching vinyl windows.

Windows 6 and 7 were 4 lite horizontal lite metal windows. They were replaced with vinyl 1 over 1 windows installed within the existing openings.

Windows 9, 10, and 11 were a contiguous row of metal 1 over 1 windows. These were replaced with matching vinyl windows.

WINDOW PLAN

