

## Askin, Tim

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**From:** valerie g duncan <valeriaverde@hotmail.com>  
**Sent:** Sunday, April 21, 2019 1:43 PM  
**To:** Askin, Tim  
**Cc:** Morales, Theresa M  
**Subject:** COA for windows at 2879 N. Grant Blvd.  
**Attachments:** COAApplicationForm3.pdf; Custom window front of home.jpg; Custom window north side.jpg; Custom window rear of home.jpg; Flimsy plexiglass in front window at time of purchase.jpg; 6 over 1 style.png; Back of home.jpg; Front and North side of home.jpg; Front of home.jpg; North side of home.jpg; South side and front of home.jpg; South side of home.jpg; Wood grain detail front window.jpg; Wood grain detail north side window.jpg; Historic Photo 1.png; Historic Photo 2.png

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello Tim,

As I'm sure you recall, my husband and I have recently sought two certificates of appropriateness (one of which was granted, and the other of which is still pending completed drawings from my contractors). Another situation, which we were hoping to address once the solarium and roof were sorted out, has now been thrust to the forefront by an order from Theresa Morales at the Department of Neighborhood Services. The following is an excerpt from my response to her order that we obtain a Certificate of Appropriateness for the windows in our home:

**"We purchased this home in late 2018 and were specifically told by our realtor that this home was NOT a historic home (as it was our wish to purchase a home which we could remodel as we saw fit). This home was uninhabitable when we purchased it and there were many repairs which had to be undertaken immediately. One of the first repairs we did was to replace all of the old, drafty, broken and/or non-functioning windows. It was only AFTER this, that we were informed that the house was considered historic. At that point, we had also contracted to make multiple alterations to the property which had not yet been done, but which we had paid for (or partially paid for), and which we were contractually obligated to see through.**

**We spoke to an attorney who advised us to sue the realtor and the bank who sold us the property without making proper disclosures to us, but he also advised us that it was our duty to minimize the damages as much as possible. To this end, we had chosen to seek approval for our other (incomplete) exterior alterations first in order to try to get approval prior to the work being done so that we would not suffer even more financial damages, and we would comply with the regulations of the historic preservation committee for all projects completed AFTER finding out that the home was historic. We intended to address the issue of the windows once the other certificates of appropriateness could be finalized."**

As I indicated above, we actually replaced all of the windows in the house prior to finding out that the home was historic. I omitted this fact in my previous discussions with you on the advice of the attorney whom we consulted, who advised us to deal with the unfinished items first to try to mitigate damages. Some of the windows had to be custom made, and those ones are extremely similar to the windows which were previously in the home. The material on the outside of the windows looks like wood, and I believe that it will be approved by your office as acceptable. My window contractor has assured me that samples of the material can be made available to the committee so that they may see up close that the product looks like wood. I have included pictures of these windows with my attached application for a Certificate of Appropriateness for the windows. I have also included historic pictures of our home which I found online, indicating that the custom windows are similar to the windows which were previously in the home.

As for the double-hung windows which comprise the majority of the windows in our home, it is my understanding that the replacement windows which we had installed would not be likely to get approved by the committee. Assuming that this is the case, I have had a different window contractor measure all of the double-hung windows and I am awaiting a price quote for him to install 6-over-1 double hung windows (which is what was previously in the home), with the same wood-look material as the custom windows which have already been installed.

Please review my attached application for a Certificate of Appropriateness for the windows in our home, as well as all of the attached photos, and let me know how we should proceed. Thank you for your understanding as we attempt to work through all of the problems which have been caused by the failure of the realtors and the seller to disclose the historic status of the home to us during the homebuying process. We are making every effort to comply fully with the historic preservation committee's regulations, while dealing with contractors, lawyers, and the enormous financial consequences of this unfortunate situation.

I look forward to working with you to resolve this issue fully.

Sincerely,

Valerie Duncan

Sent from [Mail](#) for Windows 10