

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** August 2, 2016

**Applicant:** Yvette Solares, Renewal by Andersen for Harold Morgan, owner

**Property:** 8815 Dover Street, Lot 4, Block 55, Glenbrook Valley Section 9 Subdivision. The property includes a historic 2,404 square foot, one-story wood frame single-family residence and attached garage situated on a 7,150 square foot (65' x 110') interior lot.

**Significance:** Contributing traditional ranch residence, constructed circa 1960, located in the Glenbrook Valley Historic District.

**Proposal:** Alteration – Windows.

- Remove all 12 original aluminum 2/2 windows and replace with 1/1 composite windows.
- Multiple windows are difficult to operate due to differential settlement causing wracking. Staff performed a site visit and found that due to differential settlement the windows on the sides and rear of the house are inoperable.

See enclosed application materials and detailed project description on p. 5-10 for further details.

**Public Comment:** No public comment received at this time.

**Civic Association:** Glenbrook Valley Civic Association is not in support of the project. See Attachment A.

**Recommendation:** Partial Approval: Approval to replace B,C,D,E,F,G,H,I. Work with staff to find appropriate replacement windows.

Denial to replace "A" and "J".

**HAHC Action:** Partially Approved: Approval to replace B,C,D,E,F,G,H,I. Work with staff to find appropriate replacement windows.

Denial to replace "A" and "J".

**CERTIFICATE OF APPROPRIATENESS**

**Basis for Issuance:** HAHC Approval  
**Effective:** August 25, 2016



**PLANNING & DEVELOPMENT DEPARTMENT**

COA valid for two years from effective date. COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved project scope may require a new COA.

**APPROVAL CRITERIA**

**ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS**

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

- | <b>S</b>                            | <b>D</b>                            | <b>NA</b>                           | <b>S - satisfies</b> | <b>D - does not satisfy</b>  | <b>NA - not applicable</b> |
|-------------------------------------|-------------------------------------|-------------------------------------|----------------------|--|----------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | (1)                  | The proposed activity must retain and preserve the historical character of the property;   |                            |
| <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 type="checkbox"/>            | <input checked="" 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;<br><i>The proposed windows seek to create a later appearance by introducing a new window lite pattern.</i>   |                            |
| <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;<br><i>The proposed windows seek to introduce a new 1-over-1 lite pattern instead of the wide, 2-over-2 horizontal panes that are a distinguishing characteristic of mid-century ranches.</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;<br><i>Removal of the original aluminum windows does not maintain the distinctive stylistic exterior features and lite pattern that characterize the building.</i>   |                            |
| <input type="checkbox"/>            | <input checked="" 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;<br><i>The proposed new windows are not visually compatible due to the change in lite pattern. Replacement windows featuring the original lite pattern would be acceptable.</i> |                            |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" 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 checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | (9)                  | The proposed design for any exterior alterations or addition must not destroy significant historical, architectural, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements;  |                            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | (10)                 | The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; and  |                            |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | (11)                 | The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance to the property line of similar elements of existing contributing structures in the context area.  |                            |



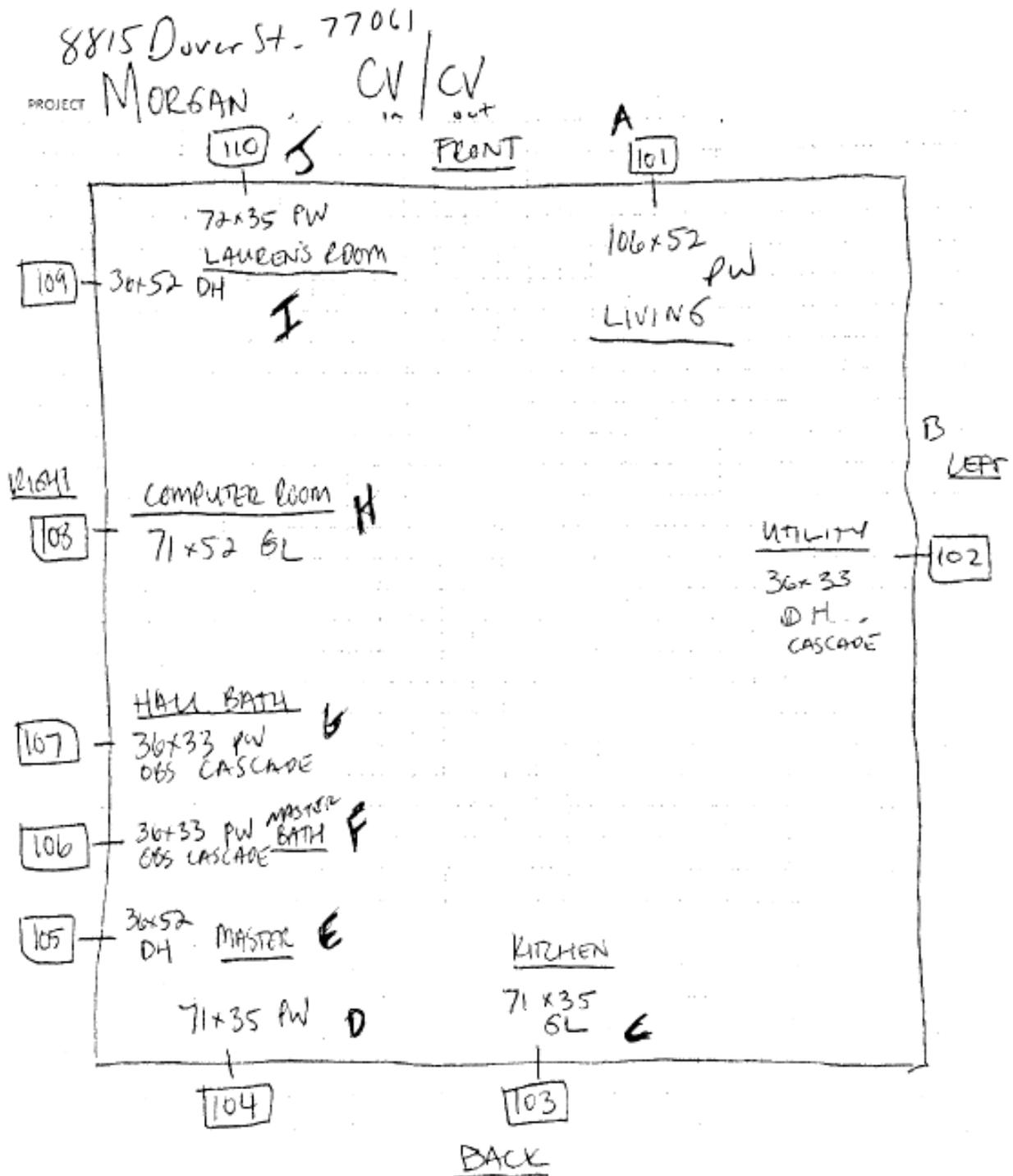
PROPERTY LOCATION  
GLENBROOK VALLEY HISTORIC DISTRICT



INVENTORY PHOTO

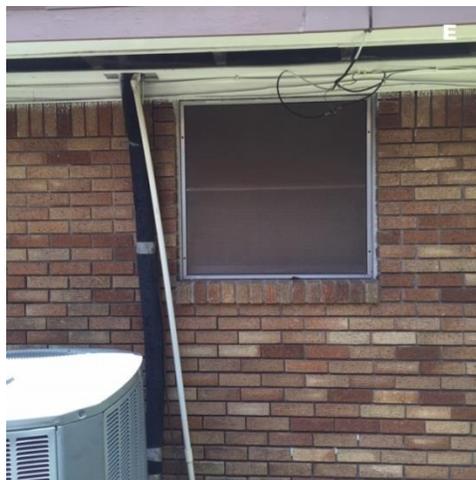
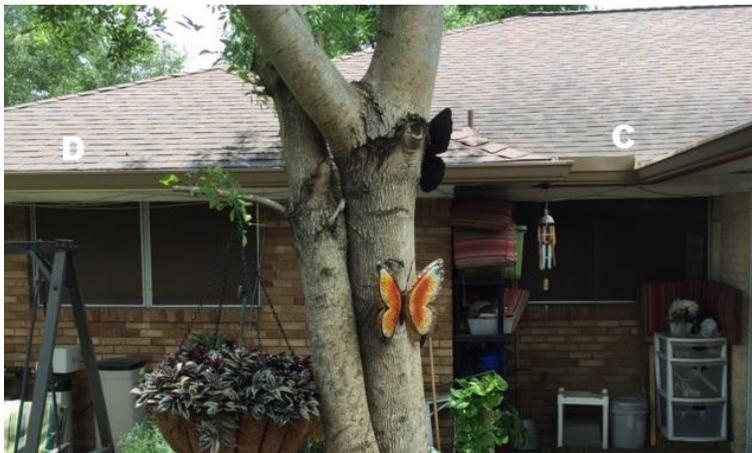


SITE PLAN



WINDOW CONDITIONS

EXISTING



WINDOW CONDITIONS

EXISTING



*Window C Interior: Differential settlement has caused separation of the window from the structure. This window is no longer operable.*



*Window C Exterior: Differential settlement has caused separation of the window from the structure. This is evidenced by the gap as well as the displaced brick.*



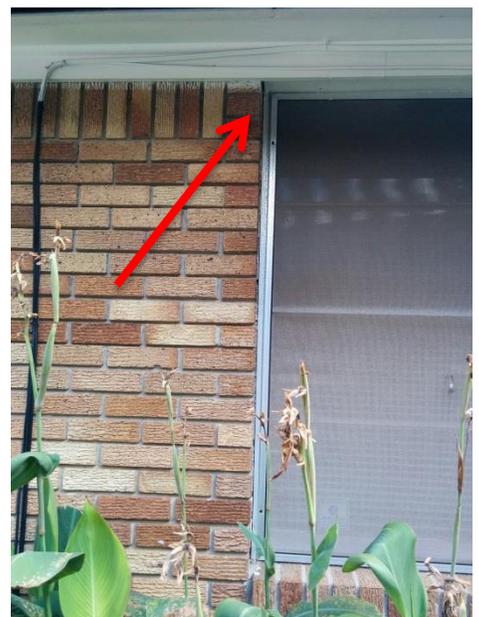
*Window F Exterior: Differential Settlement has caused the separation of the window frame from the building.*



*Window I Exterior: Evidence of foundation failure that has led to the window wacking out of square and being rendered inoperable.*



*Window H Exterior: Differential settlement has caused the window to separate from the structure.*



*Window H Exterior: Differential settlement has caused the window to separate from the structure.*

## WINDOW / DOOR SCHEDULE

ID#:	ROOM:	SIZE:	DETAILS:
101	Living	106 W 52 H	<b>Window:</b> Picture, Flat Sill Insert, EXTERIOR Canvas, INTERIOR Canvas, <b>Glass:</b> Sash All: High Performance SmartSun Glass, No Pattern, <b>Grille Style:</b> No Grilles, <b>Misc:</b> Non
102	Utility	36 W 33 H	<b>Window:</b> D.Hung, EXTERIOR Canvas, INTERIOR Canvas, <b>Glass:</b> Sash All: High Performance SmartSun Glass, Cascade, <b>Grille Style:</b> No Grilles, <b>Misc:</b> Non
103	Kitchen	71 W 35 H	<b>Window:</b> Gliding - Double, Gliding, 1:1, Active / Passive, Base Frame, EXTERIOR Canvas, INTERIOR Canvas, <b>Glass:</b> Sash All: High Performance SmartSun Glass, No Pattern, <b>Hardware:</b> Canvas, <b>Screen:</b> TruScene with Exterior Color Match, Full Screen, <b>Grille Style:</b> No Grilles, <b>Misc:</b> Non
104	Master	71 W 35 H	<b>Window:</b> Picture, Universal, EXTERIOR Canvas, INTERIOR Canvas, <b>Glass:</b> Sash All: High Performance SmartSun Glass, No Pattern, <b>Grille Style:</b> No Grilles, <b>Misc:</b> Non
105	Master	36 W 52 H	<b>Window:</b> Double-Hung, Equal, Flat Sill Insert, Contemporary Checkrail, EXTERIOR Canvas, INTERIOR Canvas, <b>Glass:</b> Sash All: High Performance SmartSun Glass, No Pattern, <b>Hardware:</b> Canvas, <b>Screen:</b> TruScene with Exterior Color Match, Full Screen, <b>Grille Style:</b> No Grilles, <b>Misc:</b> Non
106	Master bath	36 W 33 H	<b>Window:</b> Picture, Universal, EXTERIOR Canvas, INTERIOR Canvas, <b>Glass:</b> Sash All: High Performance SmartSun Glass, Cascade, <b>Grille Style:</b> No Grilles, <b>Misc:</b> Non
107	Hall bath	36 W 33 H	<b>Window:</b> Picture, Universal, EXTERIOR Canvas, INTERIOR Canvas, <b>Glass:</b> Sash All: High Performance SmartSun Glass, Cascade, <b>Grille Style:</b> No Grilles, <b>Misc:</b> Non
108	Computer room	71 W 52 H	<b>Window:</b> Gliding - Double, Gliding, 1:1, Active / Passive, Base Frame, EXTERIOR Canvas, INTERIOR Canvas, <b>Glass:</b> Sash All: High Performance SmartSun Glass, No Pattern, <b>Hardware:</b> Canvas, <b>Screen:</b> TruScene with Exterior Color Match, Full Screen, <b>Grille Style:</b> No Grilles, <b>Misc:</b> Non
109	Lauren rm	36 W 52 H	<b>Window:</b> Double-Hung, Equal, Flat Sill Insert, Contemporary Checkrail, EXTERIOR Canvas, INTERIOR Canvas, <b>Glass:</b> Sash All: High Performance SmartSun Glass, No Pattern, <b>Hardware:</b> Canvas, <b>Screen:</b> TruScene with Exterior Color Match, Full Screen, <b>Grille Style:</b> No Grilles, <b>Misc:</b> Non
110	Lauren rm	72 W 35 H	<b>Window:</b> Picture, Universal, EXTERIOR Canvas, INTERIOR Canvas, <b>Glass:</b> Sash All: High Performance SmartSun Glass, No Pattern, <b>Grille Style:</b> No Grilles, <b>Misc:</b> Non
<b>WINDOWS: 10    PATIO DOORS: 0    SPECIALTY: 0    MISC: 0</b>			

## APPLICANT WRITTEN DESCRIPTION

### Harold Morgan Project

#### 8815 Dover St. Houston, TX 77061

Proposed work to be done: Renewal by Andersen of Houston Window Replacement is replacing ten (10) windows at this address. Current condition of windows to be replaced is "poor". Windows don't lock properly, screens are missing, glass is loose in the frames and there are several small corner cracks and even a couple large cracks in some of glass. The window sashes do not stay up when opened, the balance system no longer works and some can't be opened. Lots of air comes into the home and sometimes even water comes in around the windows, due to loose fitting sashes and weather stripping that has deteriorated.

Window "A": Picture window—Insert frame, Canvas Interior and exterior, no grilles. Size is 111" wide x 52 3/8" high. Frame material is Fibrex wood material.

Window "B": Double hung window—Insert frame, equal sash ratio 1:1 Canvas Interior and exterior, no grilles. Size is 35 7/8" wide x 33 1/16" high. Frame material is Fibrex wood material.

Window "C": Gliding window- Insert frame, 1:1 ratio; Canvas Interior and exterior, no grilles. Size is 71 5/16" wide x 34 9/16" high. Frame material is Fibrex wood material.

Window "D": Picture window- Canvas interior and exterior, no grilles. Size 73 9/16" wide x 33 3/8" high. Frame material is Fibrex wood material.

Window "E": Double hung window- Insert frame, 1:1 ratio; Canvas interior and exterior, no grilles. Size is 36" wide x 52 3/16" high. Frame material is Fibrex wood material.

Window "F": Picture window- Insert frame, Canvas interior and exterior, no grilles. Size is 35 15/16" wide x 33 1/8" high. Frame material is Fibrex wood material.

Window "G": Picture window- Insert frame, Canvas interior and exterior, no grilles. Size is 35 15/16" wide x 33" high. Frame material is Fibrex wood material.

Window "H": Gliding window- Insert frame, 1:1 ratio; Canvas interior and exterior, no grilles. Size is 73 1/4" wide x 52" high. Frame material is Fibrex wood material.

Window "I": Double hung window- Insert frame, 1:1 ratio; Canvas interior and exterior, no grilles. Size is 36 1/16" x 52 1/8" high. Frame material is Fibrex wood material.

Window "J": Picture window— Insert frame, Canvas interior and exterior, no grilles. Size is 73 5/16" wide x 33 5/16" high. Frame material is Fibrex wood material.

### PROJECT DETAILS

**Windows/Doors:** The applicant proposes to replace all 14 original 2/2 aluminum windows with 10 composite double hung 1/1 and horizontal slider windows in the existing openings.

**ATTACHMENT A**  
CIVIC ASSOCIATION COMMENT

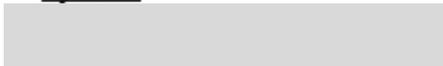


**GLENBROOK VALLEY CIVIC CLUB**

P.O. BOX 262164 HOUSTON, TEXAS 77207-2164  
"A DEED RESTRICTED NEIGHBORHOOD"

August 22, 2016

By eMail



Houston Archaeological and Historical Commission  
C/O Planning & Development (P&D) Department  
611 Walker Street, 6th Floor  
Houston, TX 77002

Re: Comments to the Houston Archaeological and Historical Commission (HAHC) on the  
Pending Applications for a Certificate of Appropriateness for August 2016

Greetings:

Here are comments on the pending applications for Certificates of Appropriateness (COA) in the  
Glenbrook Valley Historic District.

**8607 Dover:** Previously submitted comments for application on July HAHC agenda. No  
further comments.

**8815 Dover:** The property owners submitted a request for approval to replace all exterior  
windows. Attached is the Glenbrook Valley Civic Club Architectural Review Board's  
recommendation that the replacement windows resemble the original windows. The use  
of Fibrex is preferable to vinyl cladding, however the proposed windows, specifically the  
windows on the front elevation of the home, do not resemble the existing windows. The  
proposed window replacements are unacceptable because they do not preserve the  
distinguishing qualities or character of the building, structure and its environment.

Respectfully,

Mike Morse  
For the Glenbrook Valley Civic Club Architectural Review Board

Attachment

From: Yvette Solares [REDACTED]  
Subject: RE: Glenbrook Valley ARB: 8815 Dover - Window Replacement Project - CORRECTED  
Date: August 1, 2016 at 9:07 AM  
To: Mike Morse morsesm@icloud.com



Good morning Mr. Morse,

Thank you for replying. We will submit all necessary paperwork to the City of Houston with the Certificate of Appropriateness.

Kind regards,

Yvette Solares

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**From:** Mike Morse [REDACTED]  
**Sent:** Friday, July 29, 2016 5:19 PM  
**To:** Yvette Solares  
**Subject:** Glenbrook Valley ARB: 8815 Dover - Window Replacement Project - CORRECTED

**CORRECTED:**

Thank you for contacting the Glenbrook Valley Civic Club Architectural Review Board about the window replacement project at 8815 Dover

The role of the board is to review projects to ensure that they are in accordance with the deed restrictions and to offer advice on the permitting process with the City of Houston. The property is in the Glenbrook Valley Historic District and part of the permitting process requires applying for a Certificate of Appropriateness.

The proposed window replacements do not violate any deed restrictions.

The proposed window replacements will require a Certificate of Appropriateness from the Houston Archeological and Historical Commission (HAHC) and a permit from the City of Houston.

With respect to any application for a Certificate of Appropriateness, 8815 Dover is designated as a contributing, ranch style structure and the window replacements should resemble the existing aluminum frame windows. The Fibrex frame material is acceptable, however the lack of mullions or grilles may be an issue particularly for the windows on the front of the house.

Mike Morse  
For the Glenbrook Valley Civic Club Architectural Review Board

On Jul 22, 2016, at 01:54 PM, Yvette Solares [REDACTED] wrote:

Good afternoon Mr. Morse

Thank you- I will look for your reply.

Regards,  
Yvette

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**From:** Mike Morse [redacted]  
**Sent:** Friday, July 22, 2016 1:39 PM  
**To:** Yvette Solares  
**Subject:** Re: Replace windows at 8815 Dover St. in GLENBROOK VALLEY

Confirming receipt. Will circulate to the architectural review board and provide our response.

On Jul 22, 2016, at 8:14 AM, Yvette Solares [redacted] wrote:

Hello Mr. Morse,

Our customer at the address above is replacing ten windows at his residence in GLENBROOK VALLEY SEC 9. The windows will be Canvas exterior, no grilles. I have attached brochure photos of these. Please verify receipt of this and let me know if I can proceed sending to the City of Houston for approval.

Kind regards,

**Yvette Solares**  
**Office Manager**  
**Renewal by Andersen of Houston**  
9825 FM 2920 Rd.  
Tomball, TX 77375  
Ph: 281-378-6000  
Fax: 281-378-5290  
<image001.png>

<HOA Color images.PNG>  
<Gliding Windows.pdf>  
<Picture Window.pdf>  
<Double Hung pic for HOA.pdf>  
<8815 Dover St. sketch.pdf>