

CERTIFICATE OF APPROPRIATENESS

Application Date: January 7, 2015

Applicant: Gary Naylor, Gulf Coast Windows for Aaron & Patricia Sims, owner

Property: 7902 Glen Dell Court, Lot 13, Block 7, Glenbrook Valley Section 5 R/P Subdivision. The property includes a historic 2,505 square foot, one-story brick veneered single-family residence situated on an 11,154 square foot corner lot.

Significance: Contributing Modern Ranch residence, constructed circa 1960, located in the Glenbrook Valley Historic District.

Proposal: Alteration – Replace 8 original aluminum multi-lite awning windows with 8 vinyl 1-over-1sash and 2-lite slider windows. The existing window openings will not be modified,
As a result of differential settlement in the foundation the windows have twisted in their frames and pulled away from the brick window surrounds. Along with the differential settlement the windows are missing their hand cranks resulting in the window being inoperable.
See enclosed application materials and detailed project description on p. 5-53 for further details.

Public Comment: No public comment received at this time.

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

Recommendation: Approval with conditions:

- The proposed replacement windows match the multi-lite pattern of the existing original aluminum awning windows.

HAHC Action: Approved with Conditions:

- The replacement window must match the multi-lite window pattern of the existing aluminum awning windows. If windows with a matching lite pattern cannot be found, the owner must demonstrate that windows with the same pattern are not available and a window with a similar lite pattern may be used.

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval
Effective: January 29, 2015



PLANNING & DEVELOPMENT DEPARTMENT

COA valid for one year 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(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 original aluminum awning windows are a contributing part of the historic character of the 1960s Modern Ranch. The replacement of the original windows with new windows that do not replicate the original window pattern alter the historic character of the residence.</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 removal of the original multi-lite awning windows results in the loss of significant historic material that contributes to the distinguishing historic character of the Modern Ranch.</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 replacement of the original aluminum awning windows with 1-over-1 sashes and two-lite slider windows does not replicate the lite pattern of the original multi-lite awning windows that characterize the 1960 Modern Ranch.</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 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 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 replacement of the original aluminum multi-lite awning windows with vinyl 1-over-1 sashes and 2-lite slider windows results in the loss of significant historic material and greatly alters the character of the residence.</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. |



PROPERTY LOCATION
GLENBROOK VALLEY HISTORIC DISTRICT

Building Classification

- Contributing
- Non-Contributing
- Park

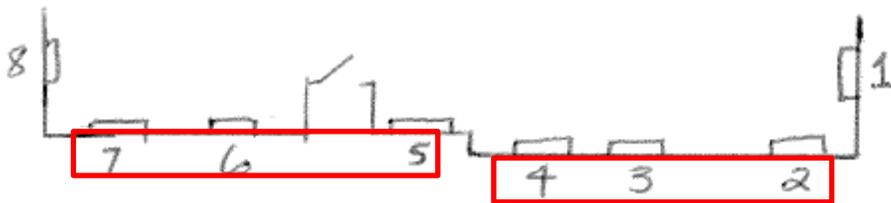


INVENTORY PHOTO



NORTH ELEVATION – FRONT FACING GLEN DELL COURT

EXISTING



2



3



4



5

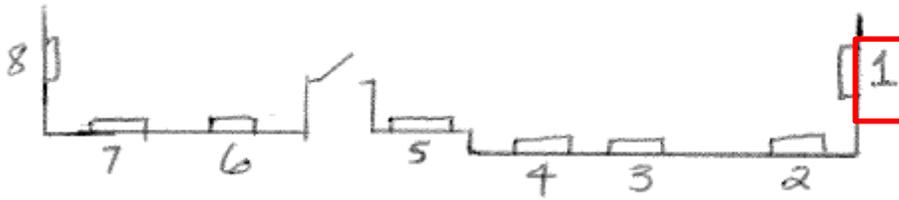


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6



EAST SIDE ELEVATION

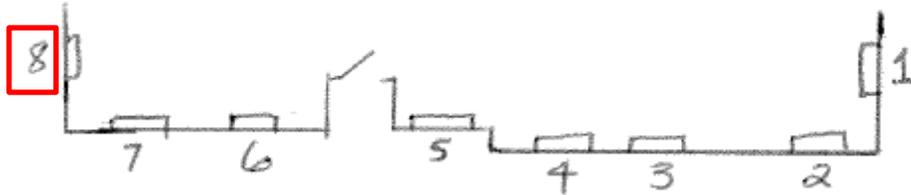


EXISTING

1



WEST SIDE ELEVATION



EXISTING

8

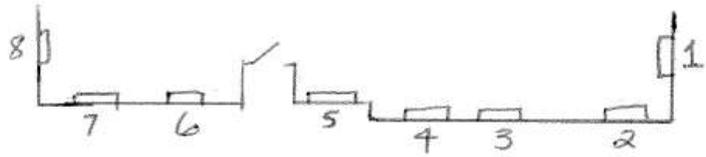


WINDOW / DOOR SCHEDULE

Performer III Composite
WINDOWS: white

#	TYPE	STYLE	WIDTH	HEIGHT	UI's	Structure
1.	P3	DHO	38	39	77	B
2.	"	DHO	38	39	77	B
3.	"	DHO	38	39	77	B
4.	"	SL	74	63	137	B
5.	"	SL	74	39	113	B
6.	"	SL	74	39	113	B
7.	"	SL	74	39	113	B
8.	"	DHO	37	38	75	B
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30.						

DIAGRAM OF HOUSE:



Front of Home

SPECIAL INSTRUCTIONS:

- * See Attached pictures of each window & front view of the home.
- * See Attached brochure of replacement windows proposed.

Key:
 B: Brick ST: Stucco W: Wood SI: Siding
 HP: Hardi Plank Other:

styles:
 DHO = Double hung operator (50-50)
 PW = Picture Window
 SL = Horizontal Slider (50-50)

DOUBLE HUNG SASH WINDOWS



Double Hung Windows—

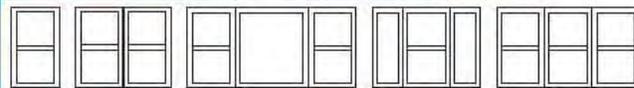
The Performer III Composit window has been engineered to provide great looks, incredible energy saving design features and ease of operation and cleaning. The unique tilt mechanism ensures an airtight design not found in other windows, while allowing both top and bottom sashes to easily tilt in for cleaning. The Performer III Series also features equal sight lines in both top and bottom sashes, providing a cleaner, more open look. You can choose the standard half screen in this series, with a full screen option also available.

The frame design being four times stronger than standard rigid wall vinyl holds screws better than vinyl and pine – vinyl windows need metal stiffeners to hold hardware and keep the frame from warping – metal is a conductor of heat and cold, making other frames less energy efficient compared to the Composit design.

Using our Heat Reflector™ Glass package provides the very best energy rating and savings available..



Both sashes tilt-in for ease of cleaning.

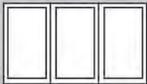
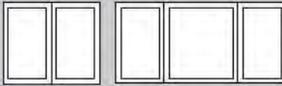


Inswing Awning Windows—

SLIDER WINDOWS

Slider Windows—

You will effortlessly glide each sash on a unique T track that eliminates wheels and unsightly brass marks, innovative engineering to eliminate the problems associated with older slider systems. Using the special sash levers allows for easy pivoting and makes cleaning something that can be done from inside of the home. With the full window screen, both window sashes pivot inside for easy cleaning.



THE BEST GLASS IN TEXAS

Performer III Heat Reflector™ Glass Detail

HEAT REFLECTOR™
DOUBLE STRENGTH GLASS

TRUCOATINGS

Color & Stain Finish Options

Our Composite Windows are available in 10 different colors (interior or exterior), or with five interior woodgrain options. Performer III Composite windows can be manufactured in any combination of interior and exterior colors, unless otherwise indicated.

Color Finish Options

White	Dark Brown
CT Beige	Tussock Gray
Daystone	Terra Brown
Bronze	Wineberry
Forest Green	Wedgewood Blue

Stain Finish Options

Unfinished Pine	Colonial Cherry
London Walnut	Natural Oak
Barkster Oak	

Woodgrain colors are shown on a light-colored background. Color may vary slightly due to printing.

THE 50 YEAR WARRANTY

Gulf Coast offers a 50-year non-prorated warranty on all our windows and doors to be free from defects in materials and workmanship from date of installation. No other window and door manufacturer can match the Performer III Composite's high standards for quality that begins with the initial measurement of your windows and doors, through the custom manufacturing process at the factory, installation by our certified craftsmen and consistent customer service.

THE PERFECT WOOD REPLACEMENT WINDOW

With four factory applied interior stain finishes, or the option of an unfinished real pine veneer, you can design your new Performer III Composite pocket windows to match any décor. Our real pine wood application allows you to pick the perfect match for your taste.

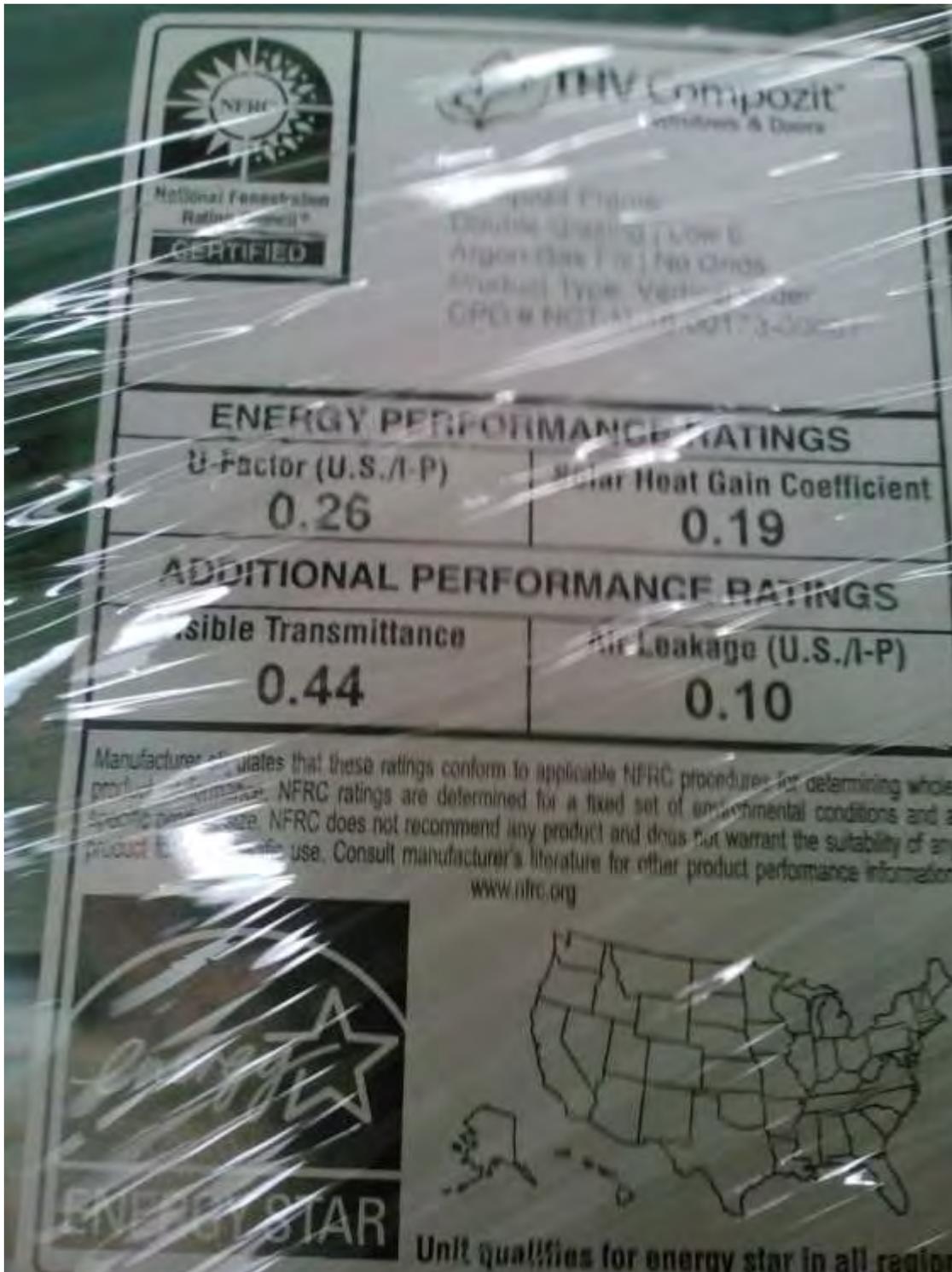
The innovative engineering allows you the natural beauty of wood to match your existing interior design, or create a new look, but with maintenance-free technology that only we can provide. Enjoy the best of both worlds with the Performer III!

Real wood veneer allows you the custom design flexibility to match any color.

PROPOSED WINDOWS







STAFF PHOTOS

WINDOWS 1 & 2



WINDOW 1 INTERIOR



WINDOW 1 & 2 INTERIOR



WINDOW 2



WINDOW 2



WINDOW 2



WINDOW 2



WINDOW 2 INTERIOR



WINDOW 3



WINDOW 3



WINDOW 3 INTERIOR



WINDOW 3 INTERIOR



WINDOW 4



WINDOW 4



WINDOW 4 INTERIOR



WINDOW 4 INTERIOR



WINDOW 5



WINDOW 5



WINDOW 5 INTERIOR



WINDOW 5 INTERIOR



WINDOW 5 INTERIOR



WINDOW 5 INTERIOR



WINDOW 5 INTERIOR



WINDOW 6



WINDOW 6



WINDOW 6 INTERIOR



WINDOW 6 INTERIOR



WINDOW 6 INTERIOR



WINDOW 7



WINDOW 7 INTERIOR



WINDOW 7 INTERIOR



WINDOW 8



WINDOW 8



WINDOW 8



WINDOW 8



WINDOW 8 INTERIOR



WINDOW 8 INTERIOR



WINDOW 8 INTERIOR



PHOTOS SUBMITTED BY APPLICANT

WINDOW 2



WINDOW 3

Window # 3

Bathroom

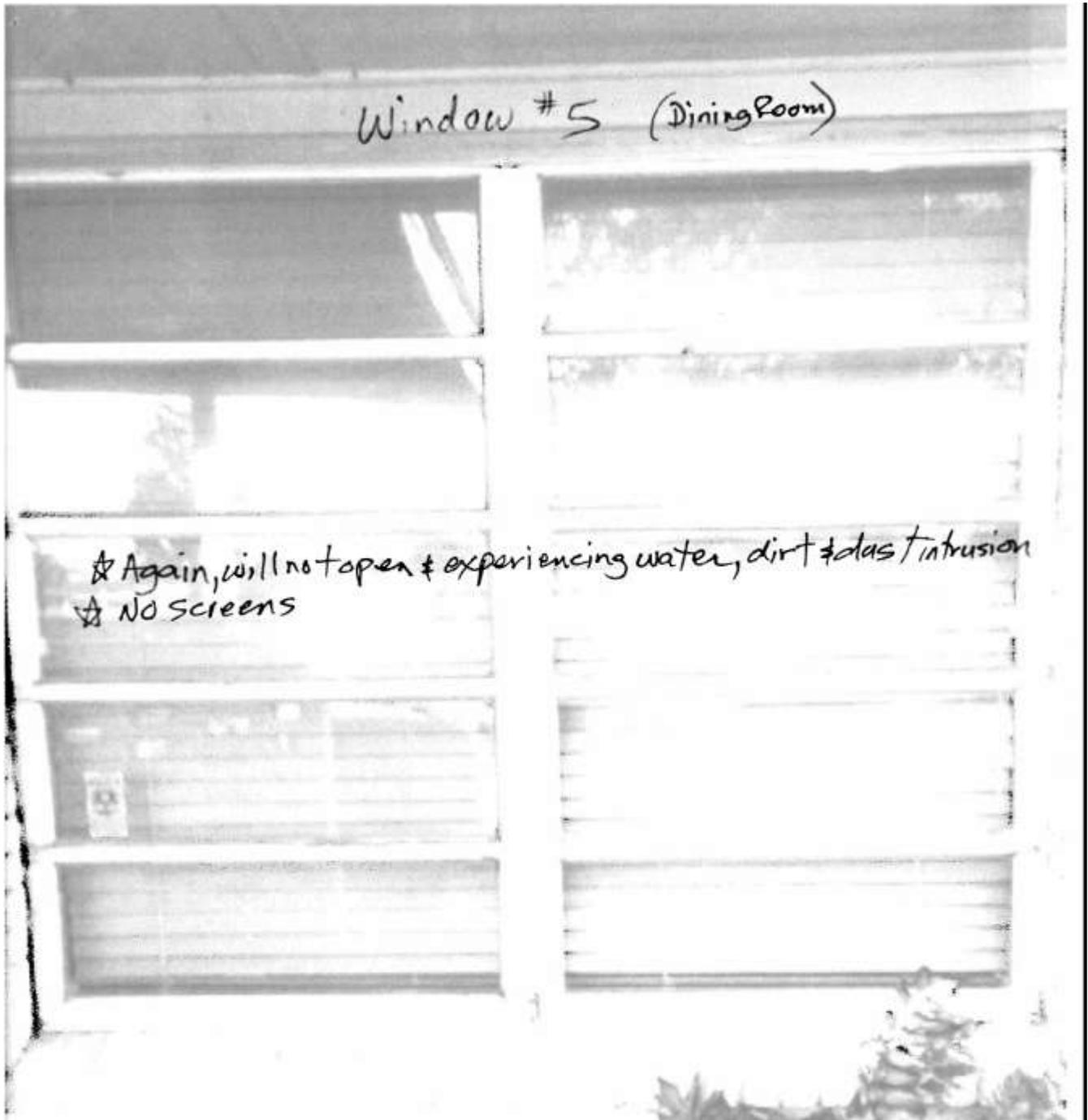


WINDOW 4

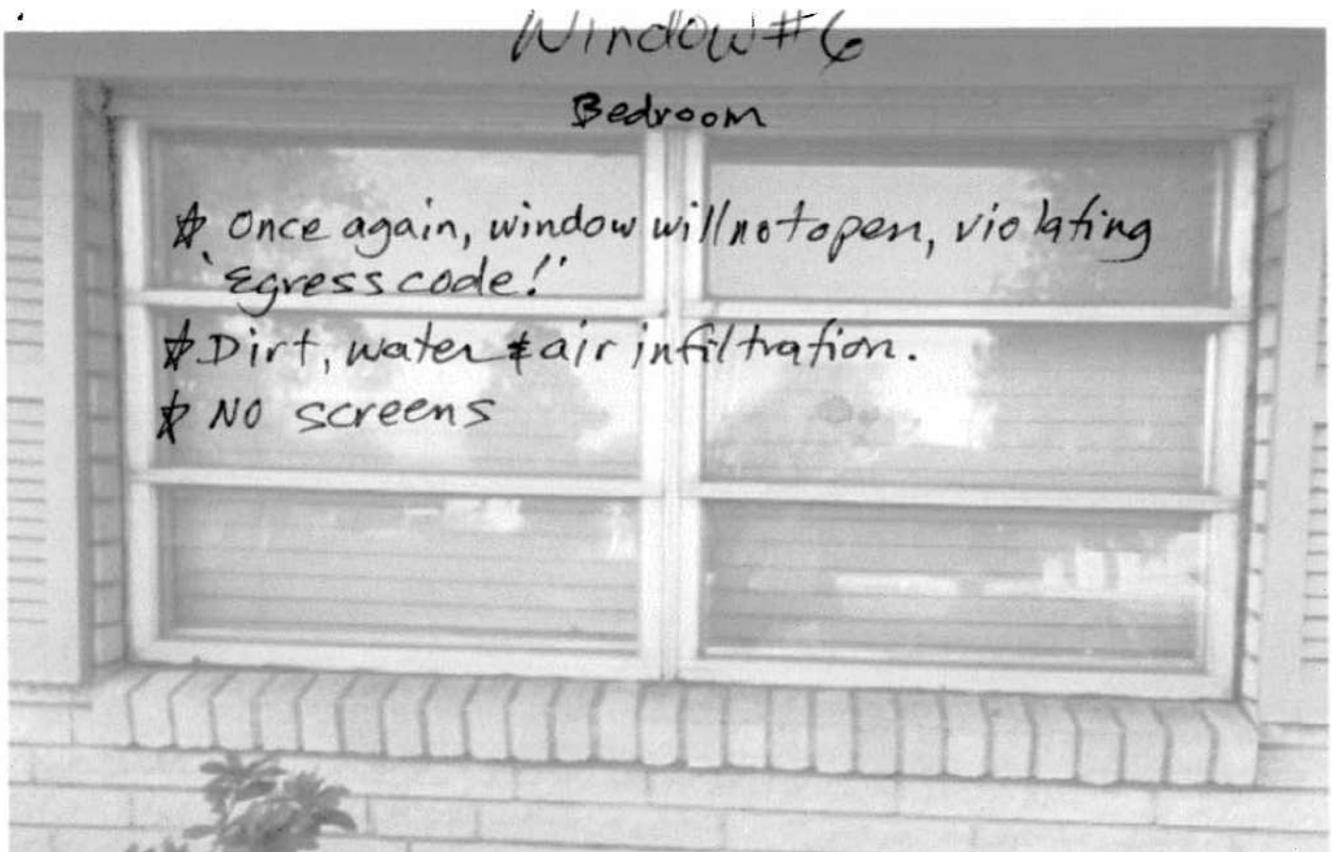
Window #4 Kitchen



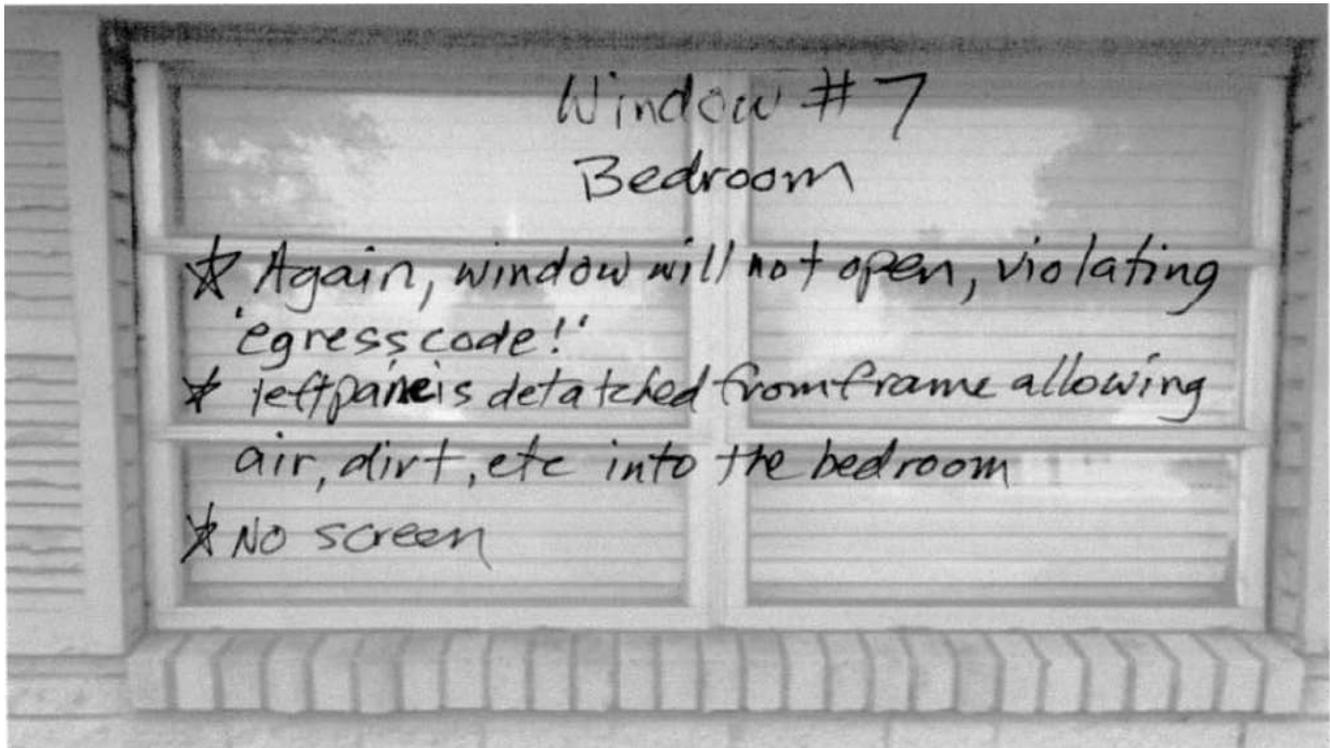
WINDOW 5



WINDOW 6



WINDOW 7



WINDOW 8



8022 GLEN DELL VINYL REPLACEMENT WINDOWS



PROJECT DETAILS

Windows/Doors: Replace 8 original multi-lite (3-lite and 5-lite) aluminum awning windows on the north, east, and west elevations with eight 1-over-1 sashes and 2-lite slider windows.

ATTACHMENT A
CIVIC ASSOCIATION COMMENT



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

January 26, 2015

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 Pending Applications for Certificates of Appropriateness for January 2015

Greetings:

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

7902 Glen Dell Court: The use of vinyl clad, one-over one sash and two pane slider windows with wide frames and sashes are not an acceptable replacement for the original awning style aluminum windows. The application indicates that the existing windows are inoperable, but does not address if they can be repaired. Repair and maintenance of the existing windows would preserve the character of the contributing structure.

7631 Wilmerdean: The submitted application is insufficiently detailed for comment, but indicates that the applicant is proposing replacement of aluminum framed windows with vinyl clad windows and removing existing cedar shake and replacing it with lapped vinyl siding.

None of the applicants submitted their plans to the Civic Club for review prior to submitting an application for a Certificate. However, the applications are available on the City of Houston HAHC website.

Respectfully,

Mike Morse
For the Glenbrook Valley Civic Club Architectural Review Board