CERTIFICATE OF APPROPRIATENESS

Application Date: October 23, 2014

Applicant: Ramona Fontenelle, owner

Property: 7706 Glenheath Street, tracts 24A & 25, block 36, Glenbrook Valley Section 7 R/P Subdivision. The property includes a historic 1,943 square foot, one-story wood frame single-family residence situated on a 8,250 square foot interior lot.

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

Proposal: Alteration – Replace original aluminum windows with internally divided 6/6 vinyl windows:

- 3 original 6/6 windows on the north (front) wall (window C)
- 6 original 3/3 windows in the north wall (windows B & D)
- 1 original 1/1 window on the west wall (window A)
- 8 original 1/1 windows on the east wall (windows E, F, G & H)

See enclosed application materials and detailed project description on p. 5-14 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 B.

Recommendation: **Partial Approval: Approval of windows A, B, C & D. Denial of windows E, F, G & H.**

HAHC Action: **Partially Approved: Approval of windows A, B, C & D. Denial of windows E, F, G & H.**

All materials in exterior walls, including windows, siding, framing lumber, and interior shiplap must be retained except where removal or replacement has been explicitly approved by HAHC. Shiplap is an integral structural component of the exterior wall assembly in balloon framed structures and its removal can cause torqueing, twisting and collapse of exterior walls. Shiplap may be carefully shored and removed in small portions to insulate, run wire or plumbing, and should be replaced when the work is complete. Maintenance and minor in-kind repairs of exterior materials may be undertaken without HAHC approval, but if extensive damage of any exterior wall element is encountered during construction, contact staff before removing or replacing the materials. A revised COA may be required.

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval
Effective: November 20, 2014

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.

Planning Official **Date**

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; *This residence is partially defined by multi-lite windows on the front façade and 1/1 windows on the sides. Use of windows with a 6/6 lite pattern on the sides is inappropriate.*
☒	☐	☐	(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; *This residence is partially defined by multi-lite windows on the front façade and 1/1 windows on the sides. Use of windows with a 6/6 lite pattern on the sides is inappropriate.*
☐	☒	☐	(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; *This residence is partially defined by multi-lite windows on the front façade and 1/1 windows on the sides. Use of windows with a 6/6 lite pattern on the sides is inappropriate. One 1/1 window has already been replaced with a 6/6 pattern on the west wall and cannot be reinstalled.*
☒	☐	☐	(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; *Aluminum windows are a distinctive feature of traditional ranch and other midcentury residences, and removal of all of them constitutes destruction of significant historic material. Those that have already been removed cannot be re-installed, and the windows installed on the front façade are similar in lite pattern and appropriate to the house. The remaining 1/1 windows do not exhibit any evidence of damage and should be retained.*
☐	☐	☒	(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.

N

PROPERTY LOCATION

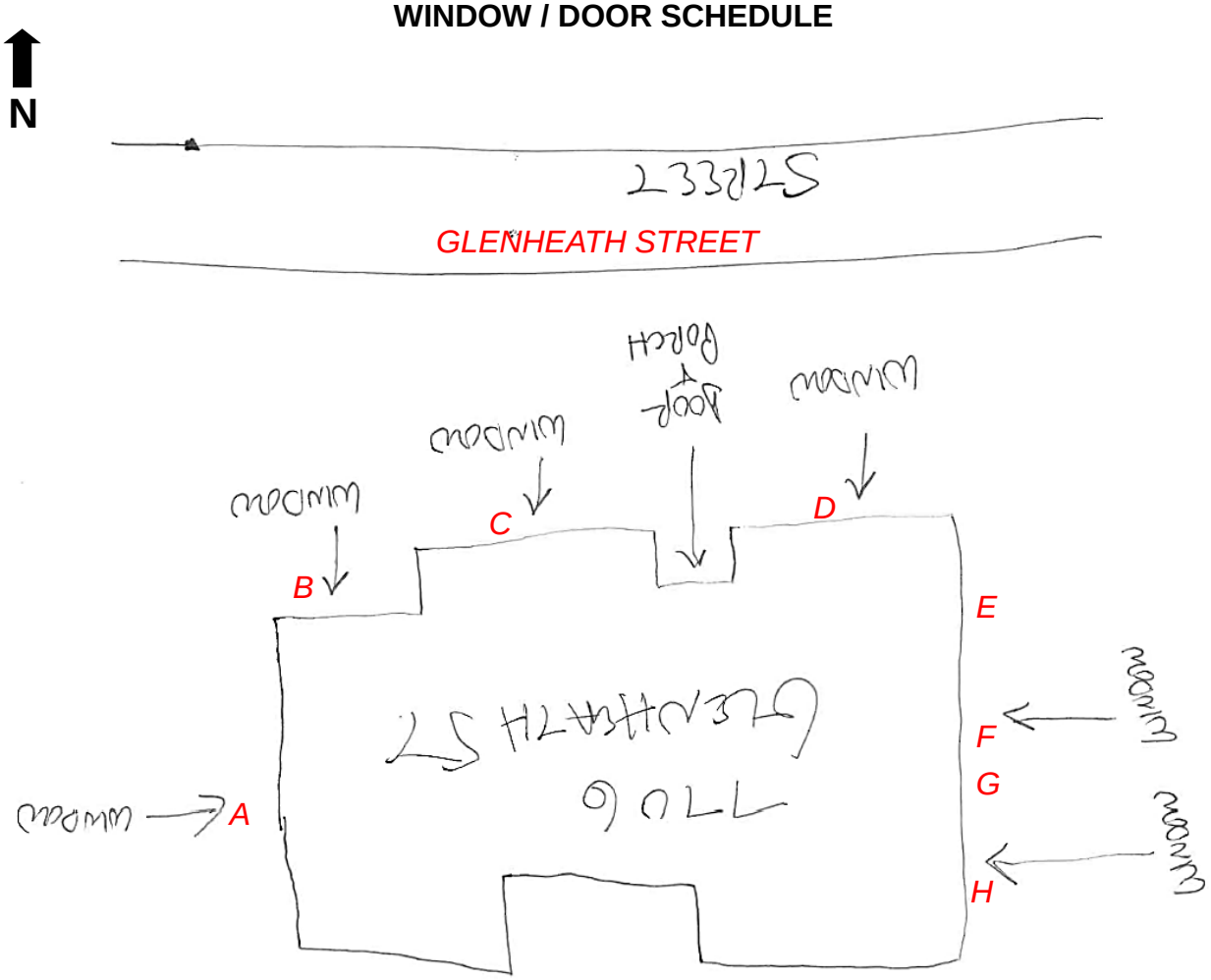
Building Classification
- Contributing
- Non-Contributing
- Park

GLENBROOK VALLEY HISTORIC DISTRICT

INVENTORY PHOTO

CURRENT PHOTO

WINDOW / DOOR SCHEDULE

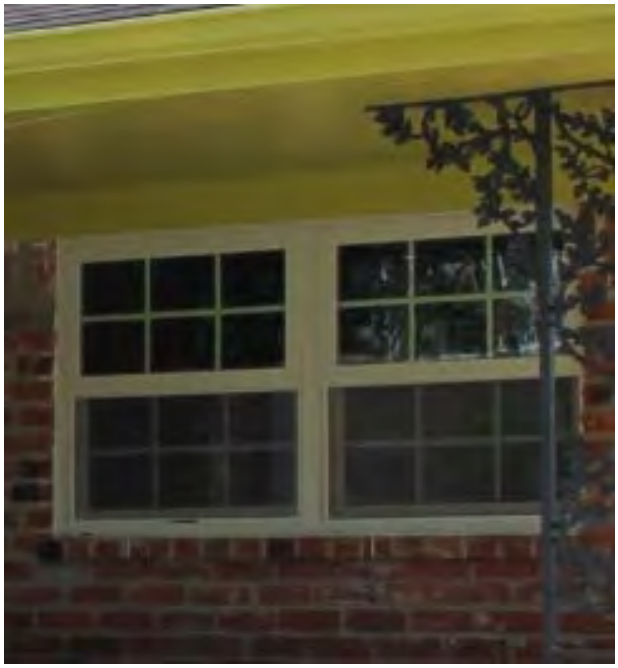


WINDOW A

CURRENT PHOTO

WINDOW B

CURRENT PHOTO



WINDOW C

PRIOR TO WORK

CURRENT PHOTO

WINDOW D

PRIOR TO WORK

CURRENT PHOTO

WINDOW E

CURRENT PHOTO

WINDOWS F & G

WINDOW F CURRENT PHOTO

WINDOW G CURRENT PHOTO

WINDOW H

CURRENT PHOTO

COMPLIANCE DOCUMENTATION

ILMS TIMELINE

Project	Gro...	Status	Description-Use	App-Date	Film-No	Exp-D
11092813	B	FINALED	RESIDENTIAL PLUMBING PERMIT	10/03/2011		04/03
14112018	B	ACTIVE	RESIDENTIAL REPAIRS PER SPEC LIST	10/20/2014		04/18
14115848	B	ACTIVE	(OCC) 311 COMPLAINT: CONSTRUCTION	10/28/2014		04/28

PERMIT APPLIED FOR 10/20/14

Hold-Date	Department	Hold-Type	Action-Status	Permit-Type	Hold-Reason	Hold-BY
10/20/2014	PLANNING	HARD HOLD		GE	Glenbrook Valley Historical District	P05
10/20/2014	STRUCTURAL P	HARD HOLD		GE	HOLD FOR PLAN CHECK APPROVAL	I13
10/30/2014	STRUCTURAL I	HARD HOLD		GE	IST IV NEW FRNT WDWS; HIST DIST APRVD PLANS REQ'D	336

311 COMPLAINT 10/29/14

Comment...	Permit	IS-Ty...	Comment	Comment-Init	Permit-Desc	Inspn-Desc
10/30/2014	3I	3IE	Complaint quote, changing out all windows in the home no permit or C	336	Struct Invest	Site Visit
10/30/2014	3I	3IE	of A posted, unquote. Results: 7706 Glenheath 101001547214 77061 535X	336	Struct Invest	Site Visit
10/30/2014	3I	3IE	14115848 10/30/2014 Inspector 336 left stop work red tag and bootleg	336	Struct Invest	Site Visit
10/30/2014	3I	3IE	report for no building permits for new front windows in Glenbrook	336	Struct Invest	Site Visit
10/30/2014	3I	3IE	Valley Historical District, see 336 photos, including Google street	336	Struct Invest	Site Visit
10/30/2014	3I	3IE	views. No answer door, two vehicles in driveway. Permit 14112018 was	336	Struct Invest	Site Visit
10/30/2014	3I	3IE	applied for on 10/20/2014 for "residential repairs per spec list",	336	Struct Invest	Site Visit
10/30/2014	3I	3IE	plans were rejected and permit was not bought, same day. 1-1-V-R3-B;	336	Struct Invest	Site Visit
10/30/2014	3I	3IE	permits required: structural, electrical?(see photos); plans required	336	Struct Invest	Site Visit
10/30/2014	3I	3IE	showing work and scope and compliance regarding Historical	336	Struct Invest	Site Visit
10/30/2014	3I	3IE	Preservation Ordinance. Took pictures. 12/01/2014/336 follow-up is	336	Struct Invest	Site Visit
10/30/2014	3I	3IE	scheduled. Cc'd complainant.	336	Struct Invest	Site Visit
10/29/2014	3I		ASSIGNED TO 336 FOR INVESTIGATION	SMS	Struct Invest	
10/29/2014	3I		311 COMPLAINT:"Changing out all windows in the home no permit	SMS	Struct Invest	
10/29/2014	3I		or C of A posted."	SMS	Struct Invest	

PROJECT TIMELINE

10/20/2014: Applicant applied for a permit and contacted the Historic Preservation Office

10/23/2014: Applicant submitted an application for a COA

10/28/2014: 311 complaint received

PROJECT DETAILS

Windows/Doors: The residence features an original wood front door to remain, nine single hung aluminum windows with a 6/6 lite pattern, five single hung aluminum windows with a 3/3 lite pattern and three single hung windows with a 6/6 lite pattern. All windows are proposed to be replaced with vinyl windows with a 6/6 lite pattern with internal muntins.

Front Elevation: (North) Residence features one wood front door to remain, one set of three aluminum windows with a 6/6 lite pattern, and one set of three and one set of two aluminum windows with a 3/3 lite pattern. All windows will be replaced with vinyl windows with a 6/6 lite pattern.

Side Elevation: (West) Residence features one aluminum 1/1 window and one entrance door. Aluminum window is proposed to be removed and replaced with vinyl window with 6/6 lite pattern.

Side Elevation: (East) Residence features two sets of three aluminum 1/1 windows and two separate individual aluminum 1/1 windows, all of which are proposed to be replaced with vinyl 6/6 windows.

ATTACHMENT A

CIVIC ASSOCIATION COMMENT

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

November 11, 2014

By eMail
planningdepartment@houstontx.gov

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 November 2014

Greetings:

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

8011 Glen Valley Drive: Although the work is complete, the replacement of aluminum framed windows with double paned vinyl framed windows is unacceptable. Generally, re-caulking and re-glazing of aluminum framed windows is much less expensive and achieves an energy-efficiency suitable for the Texas Gulf Coast.

8106 Glen Valley Drive: The property owner's application, specifically, the sketches are misleading. It appears as if a ~260 square foot (13.5" by 20") structure is being built within the 10 foot side setback and may be a secondary residence which would be a deed restriction violation.

8234 Glen Valley Drive: Plans not submitted to Civic Club. Application not available. Based on the posted description, the replacement of 4 lite aluminum windows with a mix of 1 over 1 and 6 over 6 windows is unacceptable.

7706 Glenheath Street: The replacement of aluminum framed windows with double paned, vinyl framed windows is unacceptable. No information was submitted on the replacement door.

7931 Glenview Drive: The work is complete and the scale of the carport is misleading in the application.

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November 11, 2014

Additionally, none of the applicants submitted their plans to the Civic Club for review prior to submitting an application for a Certificate. However, the applications with the exception of 8234 Glen Valley are available on the City of Houston HAHC website.

Respectfully,

Mike Morse

Mike Morse
For the Glenbrook Valley Civic Club Architectural Review Board