

CERTIFICATE OF APPROPRIATENESS

Application Date: June 30, 2015

Applicant: Mark and Cynthia Heater, owner

Property: 7707 Lakewind Street, tract 35, block 21, Glenbrook Valley Subdivision. The property includes a historic 3,469 square foot, one-story wood frame single-family residence and an attached garage situated on a 35,524 square foot interior lot.

Significance: Contributing Tudor Ranch style residence, constructed circa 1959, located in the Glenbrook Valley Historic District.

Proposal: Alteration – Window Replacement

- Replace 7 original aluminum framed windows on the east and west side elevations with new vinyl windows.
- Proposed replacement windows will utilize the existing window openings.
- Applicant asserts the existing windows are inoperable and cannot be repaired. Staff performed a site visit on 7-14-15 and confirmed this assertion.

See enclosed application materials and detailed project description on p. 5-12 for further details.

Public Comment: No public comment received at this time.

Civic Association: The Glenbrook Valley Civic Club has submitted written comment indicating support for granting the COA. Please see Attachment A.

Recommendation: Approve

HAHC Action: Approved

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval

Effective: July 22, 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**S - satisfies D - does not satisfy NA - not applicable**

- | S | D | NA | |
|-------------------------------------|--------------------------|-------------------------------------|---|
| <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 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 checked="" type="checkbox"/> | <input 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; |
| <input checked="" type="checkbox"/> | <input 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; |
| <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 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 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; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input 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. |



PROPERTY LOCATION
GLENBROOK VALLEY HISTORIC DISTRICT



INVENTORY PHOTO



FLOOR PLAN

WINDOWS 5 THROUGH 9 ARE NOT VISIBLE FROM THE RIGHT OF WAY



Lakewind Street

EAST SIDE ELEVATION

EXISTING WINDOW #1



EXISTING WINDOW #2



EAST SIDE ELEVATION

EXISTING WINDOW #3



EXISTING WINDOW #4



WEST SIDE ELEVATION

EXISTING WINDOW #10



EXISTING WINDOW #11



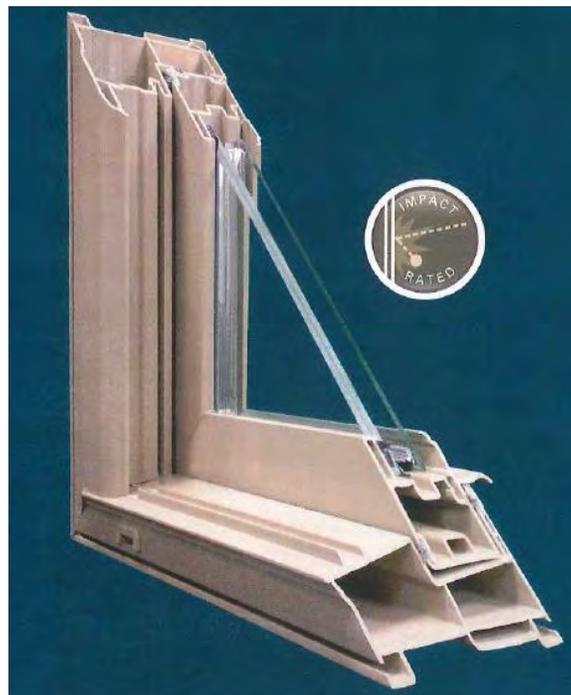
WEST SIDE ELEVATION

WINDOW # 12



PROPOSED REPLACEMENT WINDOW

WINDOWS WILL NOT FEATURE DIVIDED LITES



PROPOSED REPLACEMENT WINDOW



PROJECT DETAILS

Windows/Doors: Replace all existing side facing windows with new windows. The proposed replacement windows will utilize the existing window openings. The applicant has asserted that each of these windows are damaged beyond reasonable repair. Staff performed a site visit on 7-14-15 and observed visual evidence of differential settlement in the foundation and in the brick veneer. This has caused the window frames to pull away from their openings resulting in bent and inoperable frames.

East Side Elevation

Window 1: Existing attic level aluminum single hung 6-over-6 window proposed to be replaced with a vinyl single hung 1-over-1 window.

Window 2: Existing first floor aluminum two-lite sliding window to be replaced with a vinyl 1-over-1 single hung window.

Window 3: Existing first floor aluminum three-lite picture window to be replaced with a matching vinyl picture window.

Window 4: Existing first floor aluminum two-lite sliding window to be replaced with a vinyl 1-over-1 single hung window.

West Side Elevation

Window 10: Existing first floor aluminum 6-over-6 single hung window to be replaced with a vinyl 1-over-1 single hung window.

Window 11: Existing first floor aluminum 6-over-6 single hung window to be replaced with a vinyl single hung window.

Window 12: Existing attic level aluminum 6-over-6 single hung window to be replaced with a vinyl single hung window.

North (Rear) Elevation

Windows 5 through 9 are not visible from the public right of way.

ATTACHMENT A

CIVIC ASSOCIATION COMMENT



GLENBROOK VALLEY CIVIC CLUB

P.O. BOX 262164 HOUSTON, TEXAS 77207-2164

"A DEED RESTRICTED NEIGHBORHOOD"

July 20, 2015

By eMail

[REDACTED]
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 July 2015

Greetings:

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

7707 Lakewind: Concur with applicant's proposed alterations for replacement of siding and side and rear windows.