CERTIFICATE OF APPROPRIATENESS

Application Date: June 27, 2016

Applicant: Pamela Courtright, Allied Siding & Windows, for Bobbie Johnson, owner

Property: 7715 Morley Street, Lot 17, Block 51, Glenbrook Valley Section 9 Subdivision. The property includes a historic 2,181 square foot, one-story wood frame single-family residence and attached garage situated on a 9,660 square foot (70' x 135') interior lot.

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

Proposal: Alteration – Windows. Replace all 17 original aluminum windows with 13 vinyl 1-over-1 and horizontal slider windows. The new windows will result in changing the original fenestration pattern of the home. Staff performed a site visit and no damage was noted on any of the windows.

See enclosed application materials and detailed project description on p. 5-11 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: **Denial - does not satisfy criteria: 1,3,4,5,6,9**

HAHC Action: **Denied**

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:

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; *Replacing the original windows with new windows does not retain and preserve the historical character of the property.*
☒	☐	☐	(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; *The proposed windows seek to create a later appearance by introducing a new window lite pattern.*
☐	☒	☐	(4)	The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment; *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.*
☐	☒	☐	(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; *Removal of the original aluminum windows does not maintain the distinctive stylistic exterior features that characterize the building. Original windows should be maintained unless they are damaged beyond reasonable repair. The applicant has provided no documentation of any damaged conditions for any of the windows.*
☐	☒	☐	(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; *The proposed new windows are not visually compatible in design or 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, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements; *Removal of original aluminum windows destroys significant historical architectural material. Historic windows should be retained unless they are damaged beyond reasonable repair.*
☒	☐	☐	(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
☐	☐	☒	(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.

N

PROPERTY LOCATION

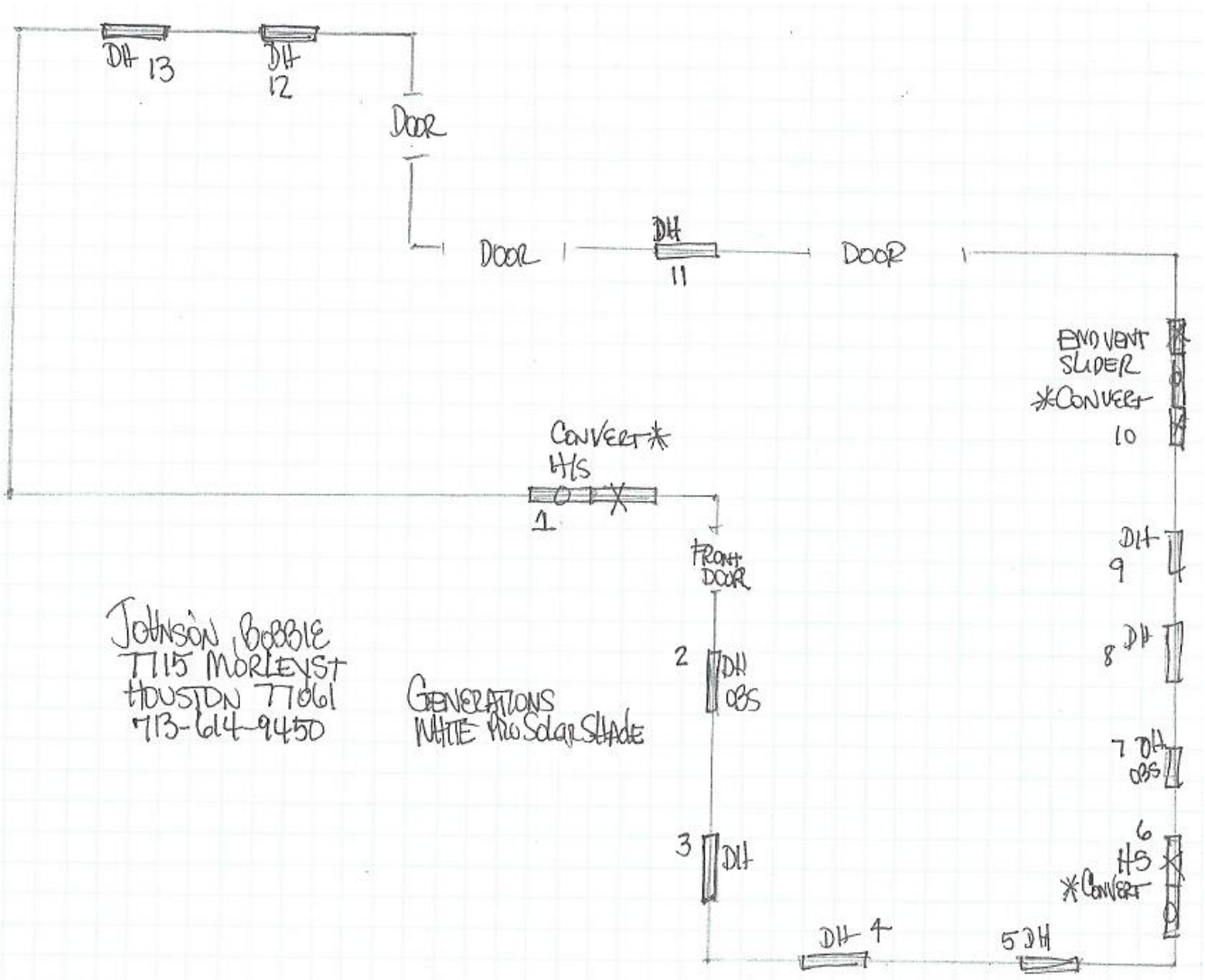
GLENBROOK VALLEY HISTORIC DISTRICT

INVENTORY PHOTO

N

SITE PLAN

EXISTING / PROPOSED



WINDOW CONDITIONS

EXISTING

Window 1: Proposed conversion to 2 pane horizontal slider

Window 2

Window 3

Window 4

Window 5

WINDOW CONDITIONS

EXISTING

Window 6: Proposed conversion to 2 pane horizontal slider

Window 7

Window 8

Window 9

WINDOW CONDITIONS

EXISTING

Window 10: Proposed conversion to 3 pane horizontal slider

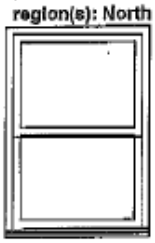
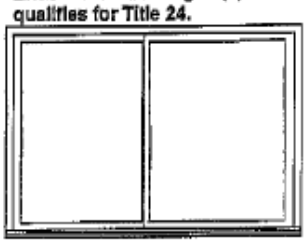
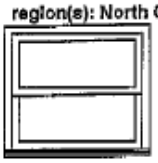
Window 11

Window 12

Window 13

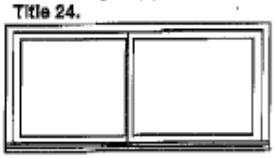
WINDOW / DOOR SCHEDULE

SUB-HEADING

Ln No	Qty Ord	Long Description	Unit Price	Extended Price
01	2	39" (T) X 56" (T) Generations White Double Hung; Tip-to-Tip; BOX;Allied; 1" IGU Thickness; Super Spacer; ProSolar Shade Low E; Argon Gas; Double Glazed; Double Strength (1/8"); Half Screen Fiberglass Extruded Screen Mold; 00 No Reinforcement; Two Air Latches; Two White; Plain; Head Expander; Sill Extender; Balance Covers; Glass Warranty (UI=95"); DP:25; Test Number=C9020.01; U-Factor:.29; SHGC:.20; Unit qualifies for ENERGY STAR® region(s): North Central, South Central, Southern.; Unit qualifies for Title 24. 	Unit Price	Extended Price
02	1	79 1/2" (T) X 56" (T) Generations White Slider (XO); Tip-to-Tip; BOX;Allied; 1" IGU Thickness; Super Spacer; ProSolar Shade Low E; Argon Gas; Double Glazed; Double Strength (1/8"); Half Screen Fiberglass Extruded Screen Mold; A2 Mtg Rail/Stile; Tape Applied; One Air Latch; Two White; Plain; Corrosion Resist Roller/Glide; Head Expander; Sill Extender; Glass Warranty (UI=136"); DP:20; Test Number=D2299.01; U-Factor:.29; SHGC:.19; Unit qualifies for ENERGY STAR® region(s): North Central, South Central, Southern.; Unit qualifies for Title 24. 	Unit Price	Extended Price
03	2	39 1/2" (T) X 34 1/2" (T) Generations White Double Hung; Tip-to-Tip; BOX;Allied; 1" IGU Thickness; Super Spacer; ProSolar Shade Low E; Argon Gas; Double Glazed; Double Strength (1/8"); Half Screen Fiberglass Extruded Screen Mold; 00 No Reinforcement; Two Air Latches; Two White; Plain; Head Expander; Sill Extender; Balance Covers; Glass Warranty (UI=74"); DP:25; Test Number=C9020.01; U-Factor:.29; SHGC:.20; Unit qualifies for ENERGY STAR® region(s): North Central, South Central, Southern.; Unit qualifies for Title 24. 	Unit Price	Extended Price
04	3	35 1/2" (T) X 34 1/2" (T) Generations White Double Hung; Tip-to-Tip; BOX;Allied; 1" IGU Thickness; Super Spacer; ProSolar Shade Low E; Argon Gas; Double Glazed; Double Strength (1/8"); Half Screen Fiberglass Extruded Screen Mold; 00 No Reinforcement; Two Air Latches; Two White; Plain; Head Expander; Sill Extender; Balance Covers; Glass Warranty (UI=70"); DP:50; Test Number=C9020.01; U-Factor:.29; SHGC:.20; Unit qualifies for ENERGY STAR® region(s): North Central, South Central, Southern.; Unit qualifies for Title 24.	Unit Price	Extended Price

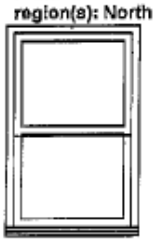
05 1 71 1/2" (T) X 34" (T) Generations White Slider (XO); Tip-to-Tip; BOX;Allied; 1" IGU Thickness; Super Spacer; ProSolar Shade Low E; Argon Gas; Double Glazed; Double Strength (1/8"); Half Screen Fiberglass Extruded Screen Mold; 00 No Reinforcement; One Air Latch; Two White; Plain; Corrosion Resist Roller/Glide; Head Expander; Sill Extender; Glass Warranty (UI=106"); DP:20; Test Number=C9006.01; U-Factor:.29; SHGC:.19; Unit qualifies for ENERGY STAR® region(s): North Central, South Central, Southern.; Unit qualifies for Title 24.

Unit Price | Extended Price



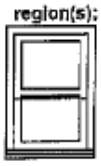
06 2 35 1/2" (T) X 56" (T) Generations White Double Hung; Tip-to-Tip; BOX;Allied; 1" IGU Thickness; Super Spacer; ProSolar Shade Low E; Argon Gas; Double Glazed; Double Strength (1/8"); Half Screen Fiberglass Extruded Screen Mold; 00 No Reinforcement; Two Air Latches; Two White; Plain; Head Expander; Sill Extender; Balance Covers; Glass Warranty (UI=92"); DP:50; Test Number=C9020.01; U-Factor:.29; SHGC:.20; Unit qualifies for ENERGY STAR® region(s): North Central, South Central, Southern.; Unit qualifies for Title 24.

Unit Price | Extended Price



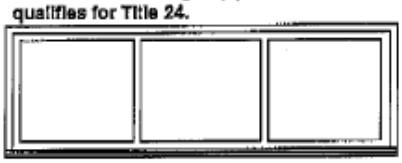
07 1 23 1/2" (T) X 36" (T) Generations White Double Hung; Tip-to-Tip; BOX;Allied; 1" IGU Thickness; Super Spacer; ProSolar Shade Low E; Argon Gas; Obscure, All; Double Glazed; Double Strength (1/8"); Half Screen Fiberglass Extruded Screen Mold; 00 No Reinforcement; Two Air Latches; One White; Plain; Head Expander; Sill Extender; Balance Covers; Glass Warranty (UI=59"); DP:50; Test Number=C9020.01; U-Factor:.29; SHGC:.20; Unit qualifies for ENERGY STAR® region(s): North Central, South Central, Southern.; Unit qualifies for Title 24.

Unit Price | Extended Price



08 1 107" (T) X 34 1/2" (T) Generations White End Vent Slider 1/3 1/3 1/3; Tip-to-Tip; BOX;Allied; 1" IGU Thickness; Super Spacer; ProSolar Shade Low E; Argon Gas; Double Glazed; Double Strength (1/8"); Half Screen Fiberglass Extruded Screen Mold; A2 Mtg Rail/Stile; One Air Latch; Two White; Plain; Corrosion Resist Roller/Glide; Head Expander; Sill Extender; Glass Warranty (UI=142"); DP:20; Test Number=C7747.01; U-Factor:.29; SHGC:.19; Unit qualifies for ENERGY STAR® region(s): North Central, South Central, Southern.; Unit qualifies for Title 24.

Price | Price



PROJECT DETAILS

Windows/Doors: The applicant proposes to replace all 17 original aluminum windows with 13 vinyl 1-over-1 and horizontal slider windows. The installation of the new windows will result in changing the original fenestration pattern of the home.

ATTACHMENT A

CIVIC ASSOCIATION COMMENT

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

July 18, 2016

By eMail
planningdepartment@houstontx.gov
historicpreservation@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 the Pending Applications for a Certificate of Appropriateness for July 2016

Greetings:

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

> **8607 Dover:** The replacement of multi-light aluminum windows with 1 over 1 white vinyl clad windows is unacceptable for a contributing, ranch style residence. The proposed replacement windows do not in any way retain the historical character of the existing property.
>
> **7715 Morley:** The replacement of multi-light aluminum windows with 1 over 1 white vinyl clad windows and slider windows is unacceptable for a contributing, ranch style residence. The proposed replacement windows do not in any way retain the historical character of the existing property

Specifically, the proposed window replacements for 8607 Dover and 7715 Morley do not meet the following approval criteria for a certificate of appropriateness:

> The proposed window replacements do not retain and preserve the historical character of the property;
>
> The proposed window replacements do not recognize the building, structure, object and site as a product of its own time and permits alterations that seek to create a later appearance;
>
> The proposed window replacements do not preserve the distinguishing qualities or character of the building, structure, object or site and its environment;

The proposed window replacements do not maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site;

The new materials used for the window replacement are not visually compatible with the materials being replaced in form, design, texture, dimension and scale;

The proposed window replacements destroy significant historical, architectural or cultural material and are not compatible with the size, scale, material and character of the property and the area in which it is located.

Respectfully,

Mike Morse

Mike Morse
For the Glenbrook Valley Civic Club Architectural Review Board