

CERTIFICATE OF APPROPRIATENESS

Application Date: March 4, 2015

Applicant: Thomas D. Hollaway, owner

Property: 8734 Glenloch Drive, Lot 4, Block 52, Glenbrook Valley Section 9 Subdivision. The property includes a historic 2,282 square foot, one-story brick veneer single-family residence with attached garage situated on a 9,040 square foot (80' x 113') corner lot.

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

Proposal: Alteration – In July 2014 the applicant replaced 14 original aluminum single lite fixed windows, 2 and 3-part single lite slider windows with 11, 9-lite slider, 6-over-6 sash windows, and a 3-part bay window, replaced the front entry door with a 9-lite front entry door, installed inoperable shutters, and replace the sectional overhead garage door with a new garage door without a City Permit or Certificate of Appropriateness.

The applicant is requesting approval for the existing new 9-lite slider and fixed windows and 6-over-6 sash windows, 9-lite entry door, sectional garage door, and inoperable shutters.

See enclosed application materials and detailed project description on p. 4-30 for further details.

Public Comment: No public comment received.

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

Recommendation: Approval with conditions:

Replace the existing 9-lite slider and divided lite sash windows with single- lite slider windows and 1-over-1 sash windows, remove the bay window and install 3, single lite windows to match the original condition; remove the inoperable shutters.

HAHC Action: Deferred

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 |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (1) The proposed activity must retain and preserve the historical character of the property;
<i>The removal of the original aluminum windows and entry door results in the loss of historic material. The new divide lite windows along with the installation of the bay window alter the historic character of the Traditional Ranch.</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 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;
<i>The installation divided lite craftsman style windows, shutters and bay window introduces new architectural features that are not compatible with and alter the character of the 1959 Traditional ranch.</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;
<i>The original aluminum windows and solid entry door were a distinguishing part of the character of the Traditional Ranch residence. The replacement of the material results in the loss of historic material and alters the character of the residence.</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 single lite aluminum windows with divide lite sash and slider windows and the replacement of the solid entry door with a 9-lite entry door do not replicate the original simple single lite windows and entry door.</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 removal of the original single lite windows and solid entry door results in the significant loss of historic materials. The new divided lite windows with shutters along with the installation of the bay window introduce new architectural features and are not compatible with the historic character of the 1959 Traditional Ranch.</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



CURRENT PHOTO



EAST ELEVATION – FRONT FACING GLENLOCH DRIVE

ORIGINAL CONDITON



EXISTING



SOUTH SIDE ELEVATION – FACING MORLEY STREET

ORIGINAL CONDITON



EXISTING



NORTH SIDE ELEVATION

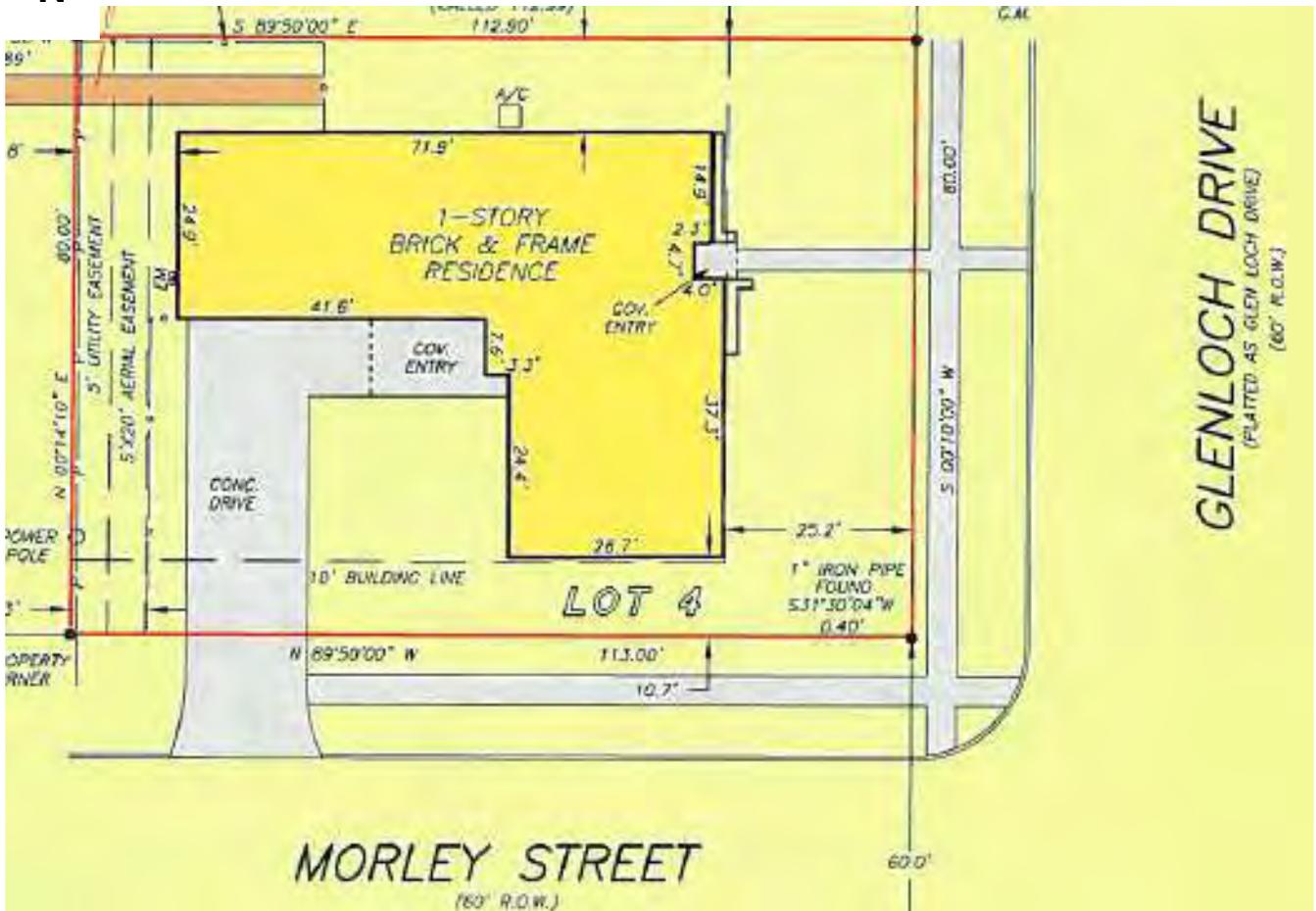
ORIGINAL CONDITON



EXISTING



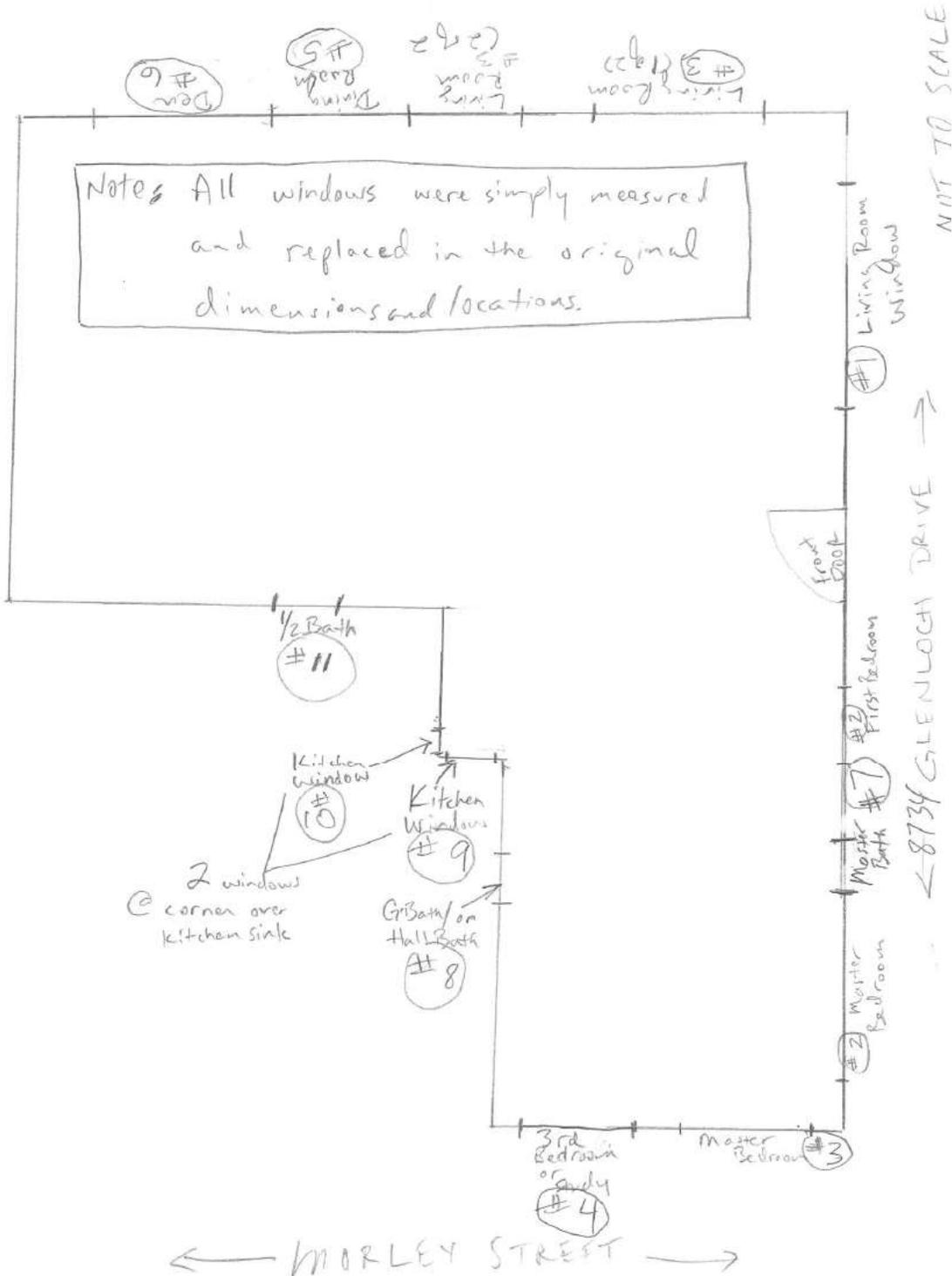
SITE PLAN





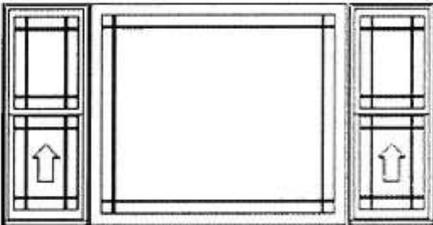
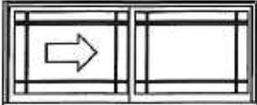
FIRST FLOOR PLAN WITH WINDOW LOCATIONS

EXISTING



WINDOW / DOOR SCHEDULE

WINDOW SCHEDULE

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line-1	FRONT LIVING BAY Rough Opening: 106 7/8 X 60	Main Line Item Frame Size: 106 3/8 x 59 1/2 RO Flanker= 24 , Approx. Net Projection 18 7/8 , Mulled 45 Degree Bay Premium Vinyl Single Hung Window Single Hung/Picture/Single Hung , With Even Sight Line, Nail Fin (1 1/4" setback), Desert Sand Ext/White Int , Vent Height = 30 , EStar Southern Low-E 366 Clear 0 - 3500 feet 5/8" Contour, Desert Sand Ext, White Int, Standard Screen with Fiberglass Mesh, White Int Hardware, Style Cam Lock(s), NO Head and Seat Board, PEV 2014.2.0.1080/PDV 6.178 (05/27/14) 1A			
					
	Viewed from Exterior. Scale: 1/4" = 1'				
			\$1,292.32	1	\$1,292.32
Line-2	MASTER BED & 1ST BEDROOM--front elevation Rough Opening: 106 3/4 X 30	Frame Size: 106 1/4 x 29 1/2 Premium Vinyl Sliding Window Single Hung 3 Panel, With Even Sight Line, Pocket/Replacement, Desert Sand Ext/White Int , XO (1/4 Vent) Vent Width = 26 11/16 , EStar Southern Low-E 366 Clear 0 - 3500 feet 5/8" Contour, All Lite(s) Desert Sand Ext, White Int, Prairie Glass, 3" Border, Standard Screen with Fiberglass Mesh, White Int Hardware, Style Cam Lock(s), 2 Locks, *Does Not Meet Egress*, Slope Sill Adaptor, Loose, US National-AAMA PG35, DP+35/-35, U-Factor: 0.33, SHGC: 0.20, VT: 0.45, CR: 53.00, ER: 8.00, CPD: JEL-A-544-13853-00001 PEV 2014.2.0.1080/PDV 6.178 (05/27/14) 1A			
					
	Viewed from Exterior. Scale: 1/4" = 1'				
			\$524.46	2	\$1,048.92
Line-3	LIVING & MASTER Rough Opening: 70 3/4 X 30	Frame Size: 70 1/4 x 29 1/2 Premium Vinyl Sliding Window Single Hung With Even Sight Line, Pocket/Replacement, Desert Sand Ext/White Int , XO (LH) Vent Width = 35 3/8 , EStar Southern Low-E 366 Clear 0 - 3500 feet 5/8" Contour, All Lite(s) Desert Sand Ext, White Int, Prairie Glass, 3" Border, Standard Screen with Fiberglass Mesh, White Int Hardware, Style Cam Lock(s), 2 Locks, *Meets 5.7 sqft Egress (All Floors)*, Slope Sill Adaptor, Loose, US National-AAMA PG35, DP+35/-35, U-Factor: 0.33, SHGC: 0.20, VT: 0.45, CR: 53.00, ER: 8.00, CPD: JEL-A-544-13853-00001 PEV 2014.2.0.1080/PDV 6.178 (05/27/14) 1A			
					
	Viewed from Exterior. Scale: 1/4" = 1'				
			\$446.36	2	\$892.72

Line-4 OFFICE--

Rough Opening: 107 X 30



Viewed from Exterior. Scale: 1/4" = 1'

Frame Size: 106 1/2 x 29 1/2

Premium Vinyl Sliding Window Single Hung 3 Panel, With Even Sight Line, Pocket/Replacement, Desert Sand Ext/White Int , XOX (1/4 Vent) Vent Width = 26 3/4 ,

EStar Southern Low-E 366 Clear 0 - 3500 feet

5/8" Contour, All Lite(s) Desert Sand Ext, White Int, Prairie Glass, 3" Border,

Standard Screen with Fiberglass Mesh,

White Int Hardware, Style Cam Lock(s), 2 Locks, *Does Not Meet Egress*,

Slope Sill Adaptor, Loose,

US National-AAMA PG35, DP+35/-35,

U-Factor: 0.33, SHGC: 0.20, VT: 0.45, CR: 53.00, ER: 8.00, CPD: JEL-A-544-13853-00001

PEV 2014.2.0.1080/PDV 6.178 (05/27/14) 1A

\$524.74 1 \$524.74

Line-5 DININGROOM

Rough Opening: 106 7/8 X 30



Viewed from Exterior. Scale: 1/4" = 1'

Frame Size: 106 3/8 x 29 1/2

Premium Vinyl Sliding Window Single Hung 3 Panel, With Even Sight Line, Pocket/Replacement, Desert Sand Ext/White Int , XOX (1/4 Vent) Vent Width = 26 3/4 ,

EStar Southern Low-E 366 Clear 0 - 3500 feet

5/8" Contour, All Lite(s) Desert Sand Ext, White Int, Prairie Glass, 3" Border,

Standard Screen with Fiberglass Mesh,

White Int Hardware, Style Cam Lock(s), 2 Locks, *Does Not Meet Egress*,

Slope Sill Adaptor, Loose,

US National-AAMA PG35, DP+35/-35,

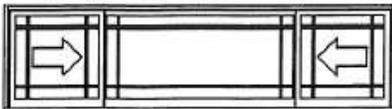
U-Factor: 0.33, SHGC: 0.20, VT: 0.45, CR: 53.00, ER: 8.00, CPD: JEL-A-544-13853-00001

PEV 2014.2.0.1080/PDV 6.178 (05/27/14) 1A

\$524.58 1 \$524.58

Line-6 DEN

Rough Opening: 106 1/2 X 30



Viewed from Exterior. Scale: 1/4" = 1'

Frame Size: 106 x 29 1/2

Premium Vinyl Sliding Window Single Hung 3 Panel, With Even Sight Line, Pocket/Replacement, Desert Sand Ext/White Int , XOX (1/4 Vent) Vent Width = 26 5/8 ,

EStar Southern Low-E 366 Clear 0 - 3500 feet

5/8" Contour, All Lite(s) Desert Sand Ext, White Int, Prairie Glass, 3" Border,

Standard Screen with Fiberglass Mesh,

White Int Hardware, Style Cam Lock(s), 2 Locks, *Does Not Meet Egress*,

Slope Sill Adaptor, Loose,

US National-AAMA PG35, DP+35/-35,

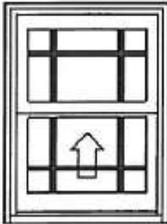
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PEV 2014.2.0.1080/PDV 6.178 (05/27/14) 1A

\$524.18 1 \$524.18

Line-7 MASTER BATH--reeded

Rough Opening: 22 3/4 X 30



Viewed from Exterior. Scale: 1/2" = 1'

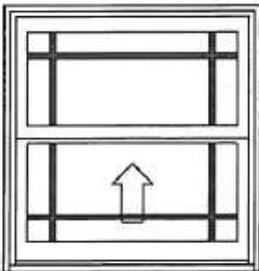
Frame Size: 22 1/4 x 29 1/2

Premium Vinyl Single Hung Window With Even Sight Line, Pocket/Replacement, Desert Sand Ext/White Int , Vent Height = 15 , EStar Southern Low-E 366 Reed 5/32 in - 1/8 out , 0 - 3500 feet 5/8" Contour, All Lite(s) Desert Sand Ext, White Int, Prairie Frame, 3" Border, Standard Screen with Fiberglass Mesh, White Int Hardware, Style Cam Lock(s), 1 Lock, *Does Not Meet Egress*, Slope Sill Adaptor, Loose, US National-AAMA PG35, DP+35/-35, U-Factor: 0.31, SHGC: 0.20, VT: 0.45, CR: 55.00, ER: 10.00, CPD: JEL-A-543-14003-00012 PEV 2014.2.0.1080/PDV 6.178 (05/27/14) 1A

\$354.94 1 \$354.94

Line-8 G-BATH--reeded

Rough Opening: 35 X 36



Viewed from Exterior. Scale: 1/2" = 1'

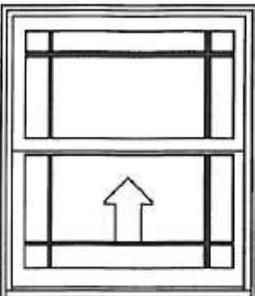
Frame Size: 34 1/2 x 35 1/2

Premium Vinyl Single Hung Window With Even Sight Line, Pocket/Replacement, Desert Sand Ext/White Int , Vent Height = 18 , EStar Southern Low-E 366 Reed 5/32 in - 1/8 out , 0 - 3500 feet 5/8" Contour, All Lite(s) Desert Sand Ext, White Int, Prairie Frame, 3" Border, Standard Screen with Fiberglass Mesh, White Int Hardware, Style Cam Lock(s), 2 Locks, *Does Not Meet Egress*, Slope Sill Adaptor, Loose, US National-AAMA PG35, DP+35/-35, U-Factor: 0.31, SHGC: 0.20, VT: 0.45, CR: 55.00, ER: 10.00, CPD: JEL-A-543-14003-00012 PEV 2014.2.0.1080/PDV 6.178 (05/27/14) 1A

\$405.14 1 \$405.14

Line-9 KITCHEN

Rough Opening: 34 7/8 X 40



Viewed from Exterior. Scale: 1/2" = 1'

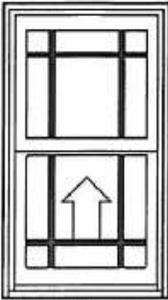
Frame Size: 34 3/8 x 39 1/2

Premium Vinyl Single Hung Window With Even Sight Line, Pocket/Replacement, Desert Sand Ext/White Int , Vent Height = 20 , EStar Southern Low-E 366 Clear 0 - 3500 feet 5/8" Contour, All Lite(s) Desert Sand Ext, White Int, Prairie Frame, 3" Border, Standard Screen with Fiberglass Mesh, White Int Hardware, Style Cam Lock(s), 2 Locks, *Does Not Meet Egress*, Slope Sill Adaptor, Loose, US National-AAMA PG35, DP+35/-35, U-Factor: 0.32, SHGC: 0.20, VT: 0.45, CR: 53.00, ER: 9.00, CPD: JEL-A-543-13970-00001 PEV 2014.2.0.1080/PDV 6.178 (05/27/14) 1A

\$333.08 1 \$333.08

Line-10 KITCHEN

Rough Opening: 23 X 40



Viewed from Exterior. Scale: 1/2" = 1'

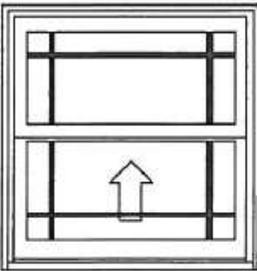
Frame Size: 22 1/2 x 39 1/2

Premium Vinyl Single Hung Window With Even Sight Line,
 Pocket/Replacement, Desert Sand Ext/White Int , Vent Height = 20 ,
 EStar Southern Low-E 366 Clear 0 - 3500 feet
 5/8" Contour, All Lite(s) Desert Sand Ext, White Int, Prairie Frame, 3"
 Border,
 Standard Screen with Fiberglass Mesh,
 White Int Hardware, Style Cam Lock(s), 1 Lock, *Does Not Meet
 Egress*,
 Slope Sill Adaptor, Loose,
 US National-AAMA PG35, DP+35/-35,
 U-Factor: 0.32, SHGC: 0.20, VT: 0.45, CR: 53.00, ER: 9.00, CPD: JEL-
 A-543-13970-00001
 PEV 2014.2.0.1080/PDV 6.178 (05/27/14) IA

\$323.58 1 \$323.58

Line-11 HALF BATH--reeded

Rough Opening: 34 7/8 X 36



Viewed from Exterior. Scale: 1/2" = 1'

Frame Size: 34 3/8 x 35 1/2

Premium Vinyl Single Hung Window With Even Sight Line,
 Pocket/Replacement, Desert Sand Ext/White Int , Vent Height = 18 ,
 EStar Southern Low-E 366 Reed 5/32 in - 1/8 out , 0 - 3500 feet
 5/8" Contour, All Lite(s) Desert Sand Ext, White Int, Prairie Frame, 3"
 Border,
 Standard Screen with Fiberglass Mesh,
 White Int Hardware, Style Cam Lock(s), 2 Locks, *Does Not Meet
 Egress*,
 Slope Sill Adaptor, Loose,
 US National-AAMA PG35, DP+35/-35,
 U-Factor: 0.31, SHGC: 0.20, VT: 0.45, CR: 55.00, ER: 10.00, CPD:
 JEL-A-543-14003-00012
 PEV 2014.2.0.1080/PDV 6.178 (05/27/14) IA

\$404.66 1 \$404.66

COMPLIANCE DOCUMENTATION

311 COMPLAINT PHOTO - 7/30/14



INSPECTOR SITE VISIT – 1/9/15

PRESENT THIS FORM WHEN APPLYING FOR PERMIT
CITY OF HOUSTON - PLANNING & DEVELOPMENT SERVICES DIVISION
PUBLIC WORKS AND ENGINEERING DEPARTMENT

ADDRESS 8734 Glenloch 77061 535x

BOOTLEG X

FIRE DAMAGE _____

OTHER DAMAGE _____

CONSTRUCTION STARTED _____ (yes or no)

NUMBER OF STORIES 1

TYPE OF CONSTRUCTION IV

USE OR OCCUPANCY R341 windows changed without Building Permit and

FIRE RATING B Inspection and in Historic District, without

OTHER SECTIONS INVOLVED Certificate of Appropriateness and without approvals
 ELECTRICAL _____
 PLUMBING _____
 A/C & BOILER _____
 HEALTH _____
 OTHER _____

PLANS NEEDED? _____

NO STRUCTURAL PLANS REQUIRED IF REPAIRED BACK TO ORIGINAL STRUCTURE
(NOTE: PLANS MAY BE REQUIRED FOR OTHER SECTIONS)

X YES - TYPE OF PLANS floor, elevation, profiles for building permit
(PLOT, FOUNDATION, FLOOR, FRAMING, OTHER)

OTHER INFORMATION see 713-837-7963 for Historical Preservation
plans/requirements. investigation fees due

PLANS INFO AND PERMIT INFORMATION:

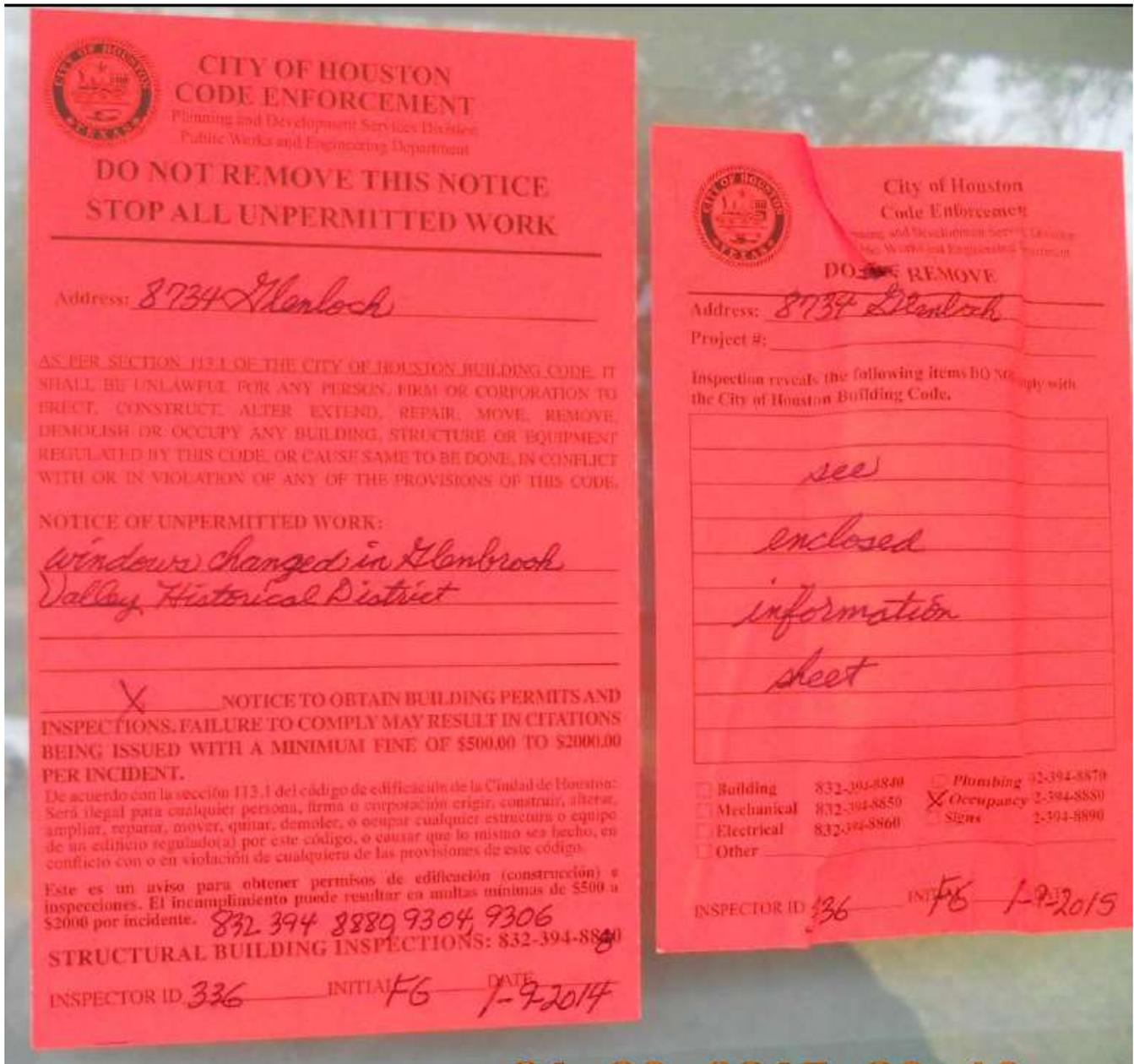
1002 WASHINGTON AVE. DATE 1-9-2014

COMMERCIAL: 832-394-8810
 RESIDENTIAL: 832-394-8820
 HISTORICAL 713-837-7963

832-394-8880, 832-394-9300
 FREEDMAN INSPECTOR

01.09.2015

WHITE - FIELD COPY YELLOW - OFFICE COPY



EAST ELEVATION FACING GLENLOCH DRIVE- NEW BAY WINDOW



EAST ELEVATION FACING GLENLOCH DRIVE - NEW BAY WINDOW



NORTH ELEVATION



EAST ELEVATION FACING GLENLOCH DRIVE



EAST ELEVATION FACING GLENLOCH DRIVE



EAST ELEVATION FACING GLENLOCH DRIVE- NEW DIVIDE LITE ENTRY DOOR



SOUTHEAST CORNER



SOUTH ELEVATION FACING MORLEY STREET



SOUTH ELEVATION FACING MORLEY STREET



SOUTH ELEVATION FACING MORLEY STREET



SOUTH ELEVATION FACING MORLEY STREET



SOUTH ELEVATION FACING MORLEY STREET



SOUTH ELEVATION FACING MORLEY STREET



SOUTH ELEVATION FACING MORLEY STREET



EAST ELEVATION FACING GLENLOCH DRIVE



PHOTOS SUBMITTED BY APPLICANT

EAST ELEVATION FACING GLENLOCH DRIVE- ORIGINAL WINDOWS



EAST ELEVATION FACING GLENLOCH DRIVE - ORIGINAL WINDOWS



SOUTH ELEVATION FACING MORLEY STREET- ORIGINAL WINDOWS



EAST ELEVATION FACING GLENLOCH DRIVE- EXISTING WINDOWS



SOUTH ELEVATION FACING MORLEY STREET – EXISTING WINDOWS



SOUTH ELEVATION FACING MORLEY STREET



SOUTH ELEVATION FACING MORLEY STREET



PROJECT DETAILS

Windows/Doors: The residence featured 14 aluminum 2 and 3-part slider windows and single lite fixed windows, and a solid entry door. In July 2014 the original aluminum windows were replaced with 11 vinyl 9-lite slider, and divide lite sash windows. Three single lite windows were replaced with a three part bay window with 9-lite vinyl windows. The solid front entry door was replaced with a 9-lite front entry door. The sectional overhead garage door was replaced with a new sectional overhead garage door.

Exterior Materials: Inoperable shutters were installed at all window openings.

Front Elevation: Three single lite fixed windows were replaced with a 3-part bay window consisting of two 9-over-9 sash windows and a 9-lite picture window. The solid entry door was replaced with a 9-lite entry door. Two, 3-part windows were replaced with two 3-part 9-lite slider windows; a fixed window was replaced with a 6-over-6 sash window.

Side Elevation: A 2-lite slider window was replaced with a 2-part 9-lite slider window; a 3-part slider window was replaced with a 3-part 9-lite slider window. Two fixed windows were replaced with two 6-over-6 sash windows. The sectional overhead garage door was replaced with a new metal sectional overhead garage door,

Side Elevation: Two 3-part slider windows were replaced with two 3-part 9-lite slider windows; a 2-lite slider window was replaced with a 2-part 9-lite slider window.

Rear Elevation: Two single lite fixed windows were replaced with two 6-over-6 sash windows.

ATTACHMENT A

CIVIC ASSOCIATION COMMENT



GLENBROOK VALLEY CIVIC CLUB

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

March 20, 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 March 2015

Greetings:

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

7650 Drouet: Repair and maintenance of the original vertical siding preferable to the unpermitted replacement with horizontal cement board.

8734 Glenloch: Unacceptable, unpermitted "remuddle" to a classic mid-century ranch house. Recommend replacement of the faux "craftsman" style windows and door, removal of the bay window and removal of the wood shutters. Window and door replacements should be submitted to the commission for approval. The affidavit of the prior property owner, who allowed the structure to fall into disrepair and asserted that the current modifications "maintain the 1960's look of the home" should be rejected.

The applicants did not submit their plans to the Civic Club for review prior to submitting an application for a Certificate. However, the application was available on the City of Houston HAHC website.

Respectfully,

Mike Morse
For the Glenbrook Valley Civic Club Architectural Review Board