

CERTIFICATE OF APPROPRIATENESS

Application Date: April 29, 2015

Applicant: Renewal by Andersen of Houston for Fernando Cardoza Jr., owner

Property: 7618 Glenvista St, lot 28, block 38, Glenbrook Valley Sec 7 Subdivision. The property includes a 2,055 square foot, one-story brick-clad single-family residence situated on an 8,103 square foot interior lot.

Significance: Noncontributing Traditional Ranch-style residence, constructed circa 1965, located in the Glenbrook Valley Historic District.

Proposal: Alteration – Remove three 6-over-6 and two 9-over-6 aluminum windows on the front of the non-contributing structure and replace with wood composite windows with internal aluminum muntins to match the existing lite patterns in the existing openings.

See enclosed application materials and detailed project description on p. 4-14 for further details.

Public Comment: No public comment received.

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

Recommendation: Approval

HAHC Action: Approved

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval

Effective: May 21, 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 TO NONCONTRIBUTING STRUCTURES

Sec. 33-241(c): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of any **noncontributing structure in an historic district** upon finding that the application satisfies the following criteria, as applicable:

S D NA

S - satisfies D - does not satisfy NA - not applicable

- (1) 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
- (2) For an addition to a noncontributing structure:
 - (a) The setback of the addition is no closer to the public right-of-way than the typical setback of existing contributing structures in the historic district;
 - (b) The height of the eaves of the addition to a noncontributing structure used or intended for use for residential purposes is not taller than the typical height of the eaves of existing contributing structures used for residential purposes in the historic district; and
 - (c) The height of an addition to a noncontributing structure used or intended for use for commercial purposes is not taller than the height of the existing structure.

INVENTORY PHOTO

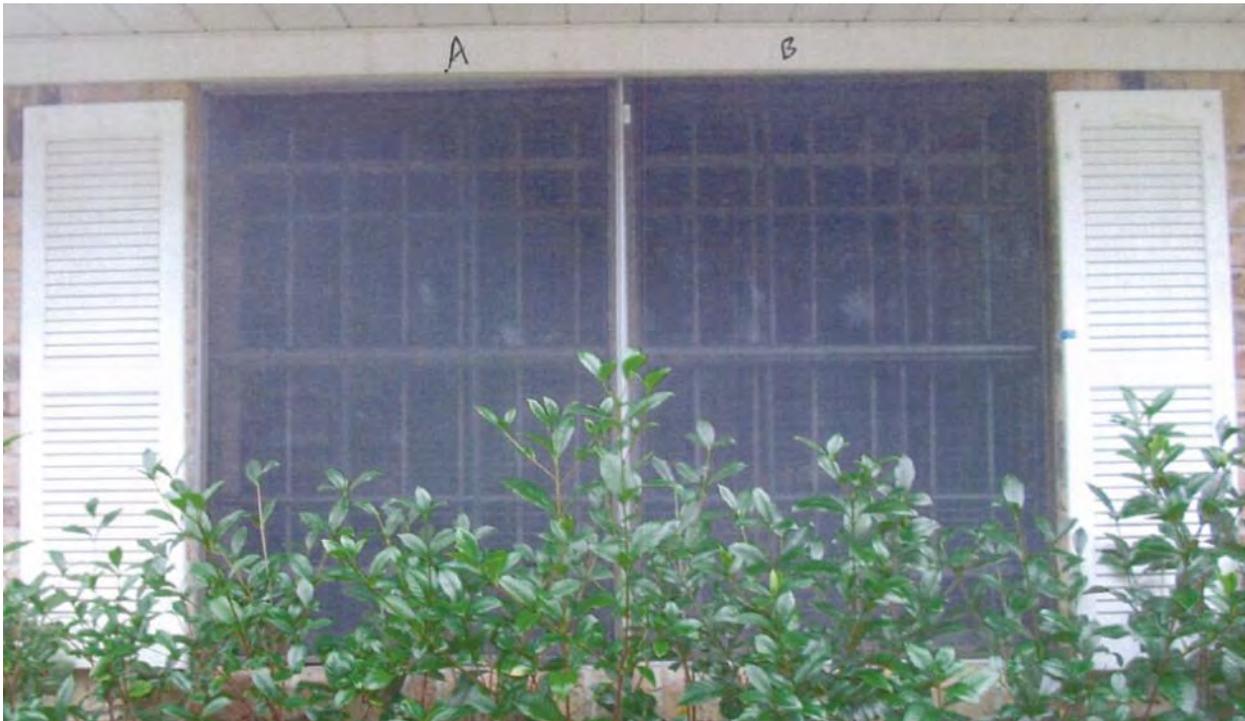


NORTH ELEVATION – FRONT FACING GLENVISTA STREET

EXISTING WINDOWS A, B, C, D, & E



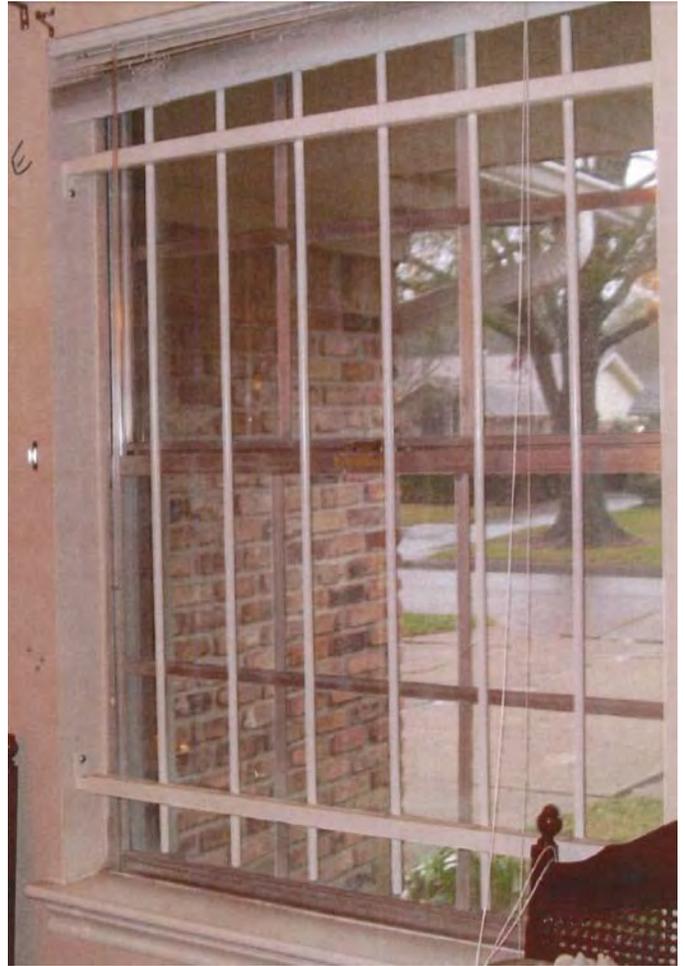
WINDOWS A & B



WINDOWS C & D



WINDOW E



PROPOSED WINDOWS

Double-Hung WINDOWS

This classic window style is an excellent choice no matter where you live. Choose gently curved Contemporary or squared Traditional Check Rails.

CONVENIENT
Easy cleaning from the inside.

ELEGANT
Traditional look of mortise-and-tenon styling.

ACCURATE
Appropriate for restoration and renovation projects.



Double-Hung Window



Double-Hung Cottage Style Window



Double-Hung Oriel Style Window
(Electric Cottage)

Check Rail Options

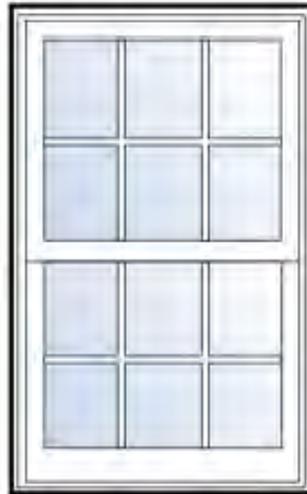


Contemporary



Traditional

Oriel style windows feature a larger upper sash.



Colonial

Select the number of squares desired per sash.

(shown on a double-hung window)

Between-the-Glass

Aluminum grilles are permanently installed between the panes during manufacturing, providing the beauty of grilles with the quick cleaning of a smooth glass surface. Available in two widths and an array of colors.



Home Interior	N/A	N/A
Between Glass	3/4"	1"
Home Exterior	N/A	N/A

PROJECT DETAILS

Windows/Doors: The residence contains two 6-over-6 aluminum windows that measure 35" wide by 47 1/2" tall, one 6-over-6 aluminum window that measures 35 5/8" wide by 47 7/17" tall, and two 9-over-6 aluminum windows that measure 35 9/16" wide by 73 15/16" tall. The replacement windows are double-hung, wood composite material with interior 3/4" aluminum muntins that match the lite configuration and size of the existing windows.

Front Elevation: The residence contains three 6-over-6 and two 9-over-6 aluminum windows. The replacement
(North) wood composite windows with interior muntins match the existing lite patterns and size.

ATTACHMENT A

GLENBROOK VALLEY CIVIC CLUB



GLENBROOK VALLEY CIVIC CLUB

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

"A DEED RESTRICTED NEIGHBORHOOD"

May 19, 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 Application for Certificates of Appropriateness for May 2015

Greetings:

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

7618 Glenvista: The use of out of proportion vinyl framed windows for replacement of original aluminum framed windows is generally unacceptable.

The applicant previously submitted plans to the Glenbrook Valley Civic Club for replacement of 5 windows on the rear elevation of the house which were approved, but specifically limited to those five windows. **The applicant intentionally omitted the request for approval of the windows on the front elevation.**

Respectfully,

Mike Morse
For the Glenbrook Valley Civic Club Architectural Review Board

Attachment

RE: Glenbrook Valley Civic Club: Cardoza Residence at 7618 Glenvista

March 27, 2015 7:42 AM

From [REDACTED]

To [REDACTED]

Thank you for your help!

Yvette

From: Mike Morse [REDACTED]
Sent: Thursday, March 26, 2015 8:36 PM
To: Yvette Solares
Subject: Re: Glenbrook Valley Civic Club: Cardoza Residence at 7618 Glenvista
Importance: High

Yes - the Cardoza residence at 7618 Glenvista is in the Glenbrook Valley Historic District.

On Mar 26, 2015, at 12:46 PM, Yvette Solares [REDACTED] wrote:

Hello Mr. Morse,

Just had one more question – is the Historic District for this address also considered to be Glenbrook Valley?

Thank you again

Yvette

From: Mike Morse [REDACTED]
Sent: Thursday, March 26, 2015 9:47 AM
To: Yvette Solares
Subject: Glenbrook Valley Civic Club: Cardoza Residence at 7618 Glenvista

Thank you for submitting the window replacement project for review by the Glenbrook Valley Civic Club.

The replacement of 5 windows on the rear elevation of 7618 Glenvista is approved. Please note that approval is limited to the windows on the back of the house.

The work will require a City of Houston building permit which may require a Certificate of Appropriateness (COA) from the Houston Archaeological and Historic Commission. Please contact the Planning and Development Department at 832.393.6600 or planningdepartment@houstontx.gov.

Regards,
Mike Morse
for the Glenbrook Valley Architectural Review Board

FW: HOA submission for Fernando Cardoza @ 7618 Glenvista St. Houston 77061
GLENBROOK VALLEY SEC 7

March 25, 2015 10:16 AM

From: [Redacted]
To: [Redacted]

ATT00001.htm 0,52 KB, Double Hung pic for HOA.pdf 3,38 MB, ATT00002.htm 0,31 KB, HOA Color images.PNG 1,28 MB, ATT00003.htm 0,31 KB, Cardoza Project-drawing.pdf 21,69 KB, ATT00004.htm 0,24 KB

From: Architectural Review Board [Redacted]
Sent: Tuesday, March 24, 2015 1:48 PM
To: Ann Collum; Morse, Mike
Subject: Fwd: HOA submission for Fernando Cardoza @ 7618 Glenvista St, Houston 77061 GLENBROOK VALLEY SEC 7

Begin forwarded message:

From: Yvette Solares [Redacted]
Date: March 24, 2015 at 12:55:58 PM CDT
To: [Redacted]
Subject: HOA submission for Fernando Cardoza @ 7618 Glenvista St, Houston 77061 GLENBROOK VALLEY SEC 7

Hello,

Our customer is purchasing replacement windows for his home at the above mentioned address. Attached - please find the style of the windows - Double hung along with the color- WHITE ext./WHITE int. The windows will all be on the back of the home (5 total) (see drawing).

Please let me know if you require anything additional from me.

Regards,

Yvette Solares
Office Manager
Renewal by Andersen of Houston
3825 FM 2920 Rd.
Tomball, TX 77375
Ph: 281-378-6000
Fax: 281-378-5230

The information contained in this e-mail message is intended only for the personal and confidential use of the recipient(s) named above. If you have received this communication in error, please notify us immediately by e-mail, and delete the original message.



The Renewal by Andersen process starts with our consultative sales approach. Our experienced sales representatives will work with you to find solutions to enhance your home's functionality, energy efficiency and beauty.

We make it easy so you can sit back and relax knowing you've selected a professional start-to-finish window replacement company.

Visit us online and design, save, print and share your replacement window and door ideas with our interactive Product Visualize

2. Window color

3. V
8

Ca:

Sta

w

Do y
metal
to you

J
H

Interior

White	Canvas	Sandtone	Terratone®
Pine	Oak	Maple	

Exterior

White	Canvas	Sandtone
Terratone®	Cocoa Bean	Dark Bronze
Forest Green	Black	

NEW!
EXTERIOR COLOR

BLACK

