

CERTIFICATE OF APPROPRIATENESS

Application Date: September 30, 2015

Applicant: Gary Naylor, Gulf Coast Windows, for Mark and Cynthia Heater, owners

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 – Windows

In April, the applicant requested a COA to replace deteriorated siding and four pairs of diamond shaped lite windows on the house’s front dormers. Staff performed a site visit and found that the siding was significantly deteriorated, but the windows were not. The applicant was granted a partially approved COA, in which the siding replacement was approved but the window replacement was not.

In July, the applicant applied for a COA to replace all of their original windows on both side elevations. Staff performed a site visit and found that these windows were deteriorated, unlike the ones located on the front of the structure. The applicant was granted a second COA to replace all of their side windows.

The applicant is now requesting a third COA to replace seven original aluminum windows on the first floor of the front elevation of this structure with matching composite windows.

These windows were noted to be in good condition when staff performed site visits associated with previous COAs granted for this property in April and July.

No evidence has been submitted to indicate that the existing windows are damaged beyond repair.

See enclosed application materials and detailed project description on p. 4-10 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: Denial – Does not satisfy criteria

HAHC Action: Approved with Conditions: The replacement windows are approved by both staff and the Glenbrook Valley Architectural Review Committee

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval
Effective: October 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 |
| <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 replacement of undamaged historic windows undermines the historic character of the property.</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 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 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 proposal to replace the existing aluminum windows represents a failure to maintain the structure's distinctive stylistic features. There is no damage present on the windows that would warrant their replacement.</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 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 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>There is no damage present on the windows that would warrant their replacement.</i> |
| <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



WINDOWS 1, 2, and 3

EXISTING



WINDOW 4

EXISTING



WINDOWS 5, 6, and 7

EXISTING

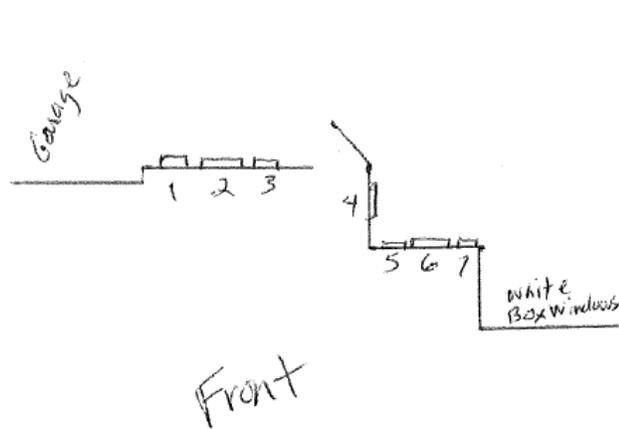


WINDOW SCHEDULE and DIAGRAM

P2-Slimline WINDOWS: white

#	TYPE	STYLE	WIDTH	HEIGHT	UI's	EXT.
* 1.	P2S	DHO	18	72	90	B
* 2.	"	PW	44	72	116	B
* 3.	"	DHO	18	72	90	B
* 4.	"	DHO	44	72	116	B
* 5.	"	DHO	18	72	90	B
* 6.	"	PW	44	72	116	B
* 7.	"	DHO	18	72	90	B
8.						
9.						
10.						
11.						
12.						
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16.						
17.						
18.						
19.						
20.						
21.						
22.						
23.						
24.						
25.						
26.						
27.						

DIAGRAM OF HOUSE:



PROPOSED REPLACEMENT WINDOW SECTION



PROJECT DETAILS

Windows/Doors: The applicant proposes to replace 7 windows on the front elevation of a contributing structure. The replacement windows will consist of composite material and will not require modification of the window openings.

Staff performed a site visit associated with a COA granted in April and found no damage on the windows at that time.

The applicant has not submitted any specific evidence indicating the windows are damaged beyond repair.