

CERTIFICATE OF REMEDIATION

Application Date: August 16, 2016

Applicant: Amalia D. Martinez, owner

Property: 8519 Glencrest St, Lot 28, Block 12, Glenbrook Valley Sec. 6 Subdivision. The property includes a historic 1,684 square foot, one-story wood frame single-family residence situated on a 7,700 square foot (70' x 110') interior lot.

Significance: Contributing Traditional Ranch style residence, constructed circa 1954, located in the Glenbrook Valley Historic District.

Proposal: Alteration – Windows/Door

In August 2016, the applicant removed five original 1/1 aluminum windows from the front elevation without a COA or permit and installed five new 6/6 vinyl windows.

All original windows were destroyed during replacement and removed from site; therefore, staff was unable to assess their condition or confirm that they were damaged beyond repair.

The applicant seeks approval for:

- Removal of five original 1/1 aluminum windows from the front elevation and installation of five 6/6 vinyl windows.
- Replacement of a non-original plain wood door with a leaded glass door on the (west) front elevation.

See enclosed application materials and detailed project description on p. 6-14 for further details.

Public Comment: No public comment received at this time.

Civic Association: The Glenbrook Valley Civic Club is not in support of the project. See Attachment A on p. 13-14.

Recommendation: Denial - does not satisfy criteria 1, 3, 4, 5, 6, 9, or 10.

Staff recommends denial of the door replacement, and in addition to any other remedies that the HAHC sees fit to require, staff recommends a Certificate of Remediation for the window removal and installation of compatible windows. Since the historic windows have been destroyed and these actions therefore cannot be reversed, a Certificate of Remediation will allow the project to progress without the Commission approving the unauthorized removal of the historic windows or deeming the unauthorized work appropriate.

HAHC Action: Denied. Certificate of Remediation issued for window removal and installation of compatible windows subject to staff review.

This Certificate of Remediation (COR) is an Enforcement Remedy that will allow the project to progress without the HAHC approving the unauthorized work or deeming the unauthorized work appropriate. The COR is only for the work specified by the HAHC and no other work is approved under this Certificate. Any additional work may require a revised COA. The issuance of a COR disqualifies the project from receiving City tax exemptions. All materials in exterior walls, including windows, siding, framing lumber, and interior shiplap must be retained except where removal or replacement has been explicitly approved by HAHC. Maintenance and minor in-kind repairs of exterior materials may be undertaken without HAHC approval, but if extensive damage of any exterior wall element is encountered during construction, contact staff before removing or replacing the materials. Further unauthorized work may trigger additional Enforcement Remedies.

CERTIFICATE OF REMEDIATION

Basis for Issuance: HAHC Issued Certificate of Remediation
Effective: September 22, 2016



PLANNING & DEVELOPMENT DEPARTMENT

COR valid for two years from effective date. COR 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 COR 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: 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 | D | NA | |
|-------------------------------------|-------------------------------------|-------------------------------------|---|
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (1) The proposed activity must retain and preserve the historical character of the property;
<i>Replacing original windows that are not damaged beyond repair with new windows featuring an incompatible lite pattern, 6/6 rather than 1/1, does not retain or preserve the historical character of the property.</i>
<i>Replacing the existing front door with a new, incompatible door does not retain or preserve the historical 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 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 proposed windows create a later appearance by introducing a different lite pattern than the original windows, 6/6 rather than 1/1.</i>
<i>The proposed doors create a later appearance by introducing a style of door that is not compatible with the period of significance.</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>Replacing original windows that are not damaged beyond repair with new windows featuring an incompatible lite pattern, 6/6 rather than 1/1, does not preserve the distinguishing qualities or character of the Traditional Ranch style residence.</i>
<i>Replacing the existing front door with a new, incompatible door does not preserve the distinguishing qualities or character of the Traditional Ranch style 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 proposed windows do not maintain or replicate the historic lite pattern featured on the structure, which is a distinctive stylistic feature.</i>
<i>The proposed fiberglass doors, with decorative leaded glass, do not maintain or replicate distinctive stylistic exterior features that characterize this mid-century building.</i> |
| <input type="checkbox"/> | <input checked="" 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;
<i>The proposed windows are not visually compatible with the windows that were replaced. The proposed windows feature a 6/6 lite pattern rather than 1/1.</i> |
| <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; |

- (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 windows destroys significant historical and architectural material. Historic windows should be retained unless they are damaged beyond repair. Because the applicant replaced the windows without a COA or permit, staff was unable to evaluate the condition of the windows prior to removal.
- (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
*Replacing original 1/1 aluminum windows with 6/6 vinyl windows is not compatible with the character of the property.
Replacing the existing front door with a new, inappropriate door is not compatible with the character of the property.*
- (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.

Staff recommends that the applicant work with the HPO to find compatible windows and a compatible front door for the Traditional Ranch, (the non-original door replacement which can be approved administratively). Concerning the door replacement, the simplest solution is to find a resolutely plain flush door with minimum ornamentation. Some designs are more modern and may feature multiples of three (three small windows, three raised panels, etc.). Other designs feature panels –either distinctive curvilinear panels or multiple squared panels; these often have glass panels above.

Sec. 33-203. Enforcement and penalties; remedies cumulative; other action not limited.

- (e) If activity that requires a certificate of appropriateness is performed outside the scope of a certificate of appropriateness, which for purposes of this section shall include work done without a certificate of appropriateness, the building official shall not issue a permit, and no other person shall issue any other city permit, except as required to perform work required under a certificate of remediation under this subsection, for the site where the activity occurred until either:
- (1) The commission issues a certificate of appropriateness for the work that was performed outside the scope of a certificate of appropriateness; or
 - (2) The commission finds that the work that was performed outside the scope of a certificate of appropriateness does not satisfy the criteria of this article and issues a certificate of remediation for the work that was performed outside the scope of a certificate of appropriateness; and the commission may, as a condition of granting the certificate of remediation, also require that the applicant repair, reconstruct, or restore all or part of the work that was done without a certificate of appropriateness prior to the issuance of any permits besides those required for the reconstruction or restoration, using as many historically appropriate or salvage materials as are reasonably available.

(Ord. No. 95-228, § 2, 3-1-95; Ord. No. 07-463, § 2, 4-11-07; Ord. No. 2010-814, § 7, 10-13-2010; Ord. No. 3015-967, §§ 5—7, 10-7-2015)



PROPERTY LOCATION
GLENBROOK VALLEY HISTORIC DISTRICT

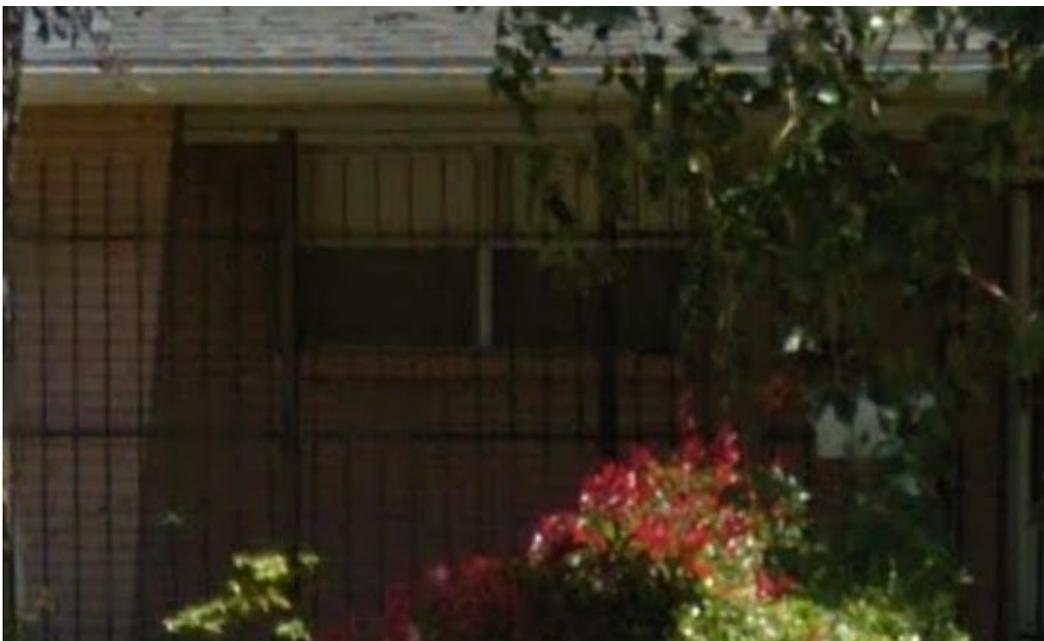
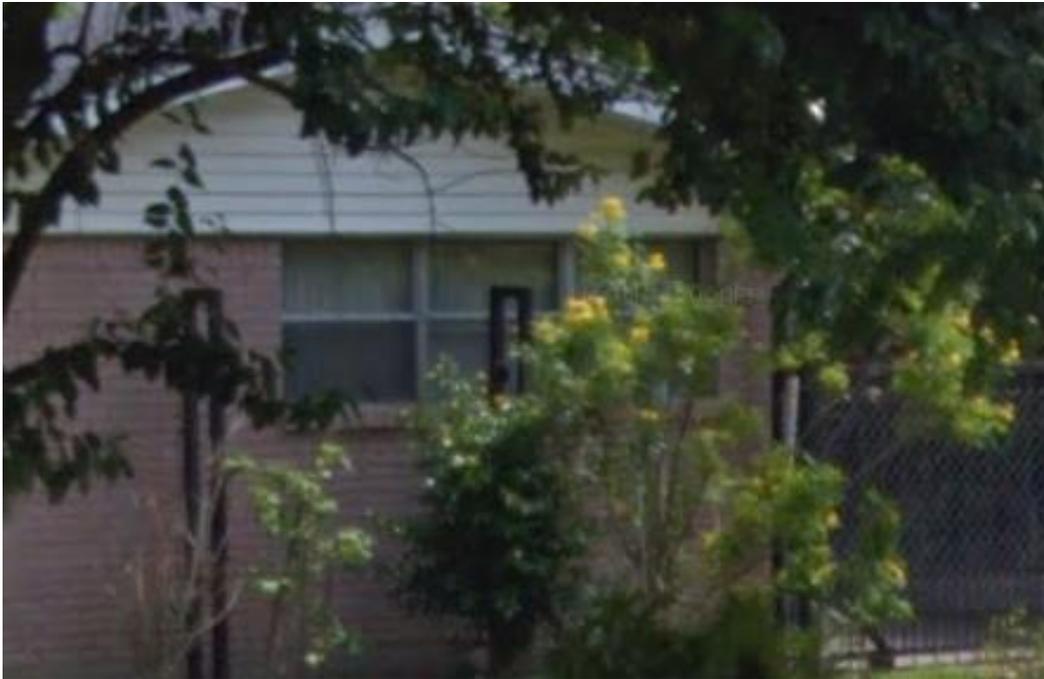


INVENTORY PHOTO



STAFF PHOTOS

ORIGINAL WINDOWS



NEW WINDOWS



COMPLIANCE DOCUMENTATION
WINDOW REMOVAL IN PROGRESS 8/6/2016



RED TAG 8/8/2016



WINDOW SPECIFICATIONS

ReliaBilt 150 Series Vinyl Double Pane Single Strength Single Hung Window (Rough Opening: 36-in x 36-in; Actual: 35.5-in x 35.5-in)

Item # 632819 Model # 719801225542150SH



Specifications

Actual Height (Inches)	35.5
Actual Width (Inches)	35.5
Jamb Depth (Inches)	3.25
Series	150
Interior Color/Finish	White
Exterior Color/Finish	White
Hardware Color/Finish	White
Paintable	X
Color/Finish Family	White
Frame Material	Vinyl
Grid Type	Between the glass
Grid Width	5/8-in
Grid Profile	Contoured
Grid Pattern	1hx2v
Argon Gas Insulated	X
Glass Strength	Single strength
Obscure Glass	X
Frame Profile	Brick mould
Screen Included	Half
Screen Type	Fiberglass mesh
Screen Frame Type	Roll-form
Balance System	Block and tackle
Tilting	✓

Warranty	Limited lifetime
Lowe's Exclusive	X
Project Type	New construction
Meets Egress Requirement	X
Lock Type	Cam
Nail Fin	Integrated
J Channel	Integrated
Mulling	N/A
Wood Jamb Extension	None
Number of Locks	2
Ventilation Latches	N/A
Tilt Mechanism	Flush
High Altitude Rated	X
Hurricane Approved	X
Miami Dade Approved	X
Florida Product Approved	✓
Texas Department of Insurance Approved	✓
Meets CA Forced Entry Requirements	X
Sound Transmission Control (STC) Rated	✓
Design Pressure (DP) Rating	50
U Value	0.35
Solar Heat Gain Coefficient (SHGC)	0.27
Works with Iris	X
Grid Included	✓
Rough Opening Height (Inches)	36
Rough Opening Width (Inches)	36
Glazing Type	Double pane
ENERGY STAR Certified North/Central Zone	X
ENERGY STAR Certified Northern Zone	X
ENERGY STAR Certified South/Central Zone	X
ENERGY STAR Certified Southern Zone	X

EXISTING FRONT DOOR



PROPOSED FRONT DOOR OPTIONS



PROJECT DETAILS

Windows/Doors: The applicant has removed five 1/1 aluminum windows from the west (front) elevation and requests approval for five 6/6 aluminum windows with interior muntins measuring approximately 36" x 36".

The applicant also proposes to replace one non-original plain wood front door with a decorative leaded glass front door.

Front Elevation: The existing residence has seven windows on the front elevation. One 1/1 aluminum window was previously replaced with a vinyl window. In August 2016, the applicant removed an additional five 1/1 aluminum windows and installed 6/6 vinyl windows with interior muntins.

(West)

The applicant also proposes to replace one non-original plain wood door with a leaded glass door.

ATTACHMENT A



GLENBROOK VALLEY CIVIC CLUB

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

September 20, 2016

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 the Pending Applications for a Certificate of Appropriateness for September 2016

Greetings:

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

8115 Stony Dell: The homeowners initially submitted their plans prior to amendment to the City of Houston Historic Preservation Ordinance. The initial plans were approved. Subsequently, the homeowners re-submitted their plans after amendment to the Historic Preservation Ordinance, and after further modifications suggested by the City of Houston Planning Department staff, were approved by the Glenbrook Valley Civic Club Architectural Review Board.

At issue now is the suggestion by Planning Department staff that *"applicant constructs the new textured concrete planters in a manner that blends rather than contrasts with the warmer-toned brick on the existing residence, and is more compatible with the previously removed brick planters,"* **or more plainly put, paint, tint or otherwise color the concrete.** This staff recommendation should be rejected as outside the scope of the Historic Preservation Ordinance and the Houston Archaeological and Historical Commission's authority with respect to prescribing the color(s) of a structure, building, site or object.

Please approve and issue a certificate of appropriateness for the proposed planters and door replacements as submitted by the homeowner and approved by the Glenbrook Valley Architectural Review Board.

8519 Glencrest: The installation of 6 over 6 white vinyl clad windows in a contributing, ranch style residence without a permit or certificate of appropriateness is unacceptable. Additionally, the homeowner did not contact the Glenbrook Valley Architectural Review Board about the window and proposed door replacement.

The unpermitted window replacements and proposed door replacement do not meet these required criteria, 1) The modifications do not retain and preserve the historical character of the property, 2) The modifications do not recognize the building, structure as a product of its own time and permits alterations that seek to create a later appearance, 3) The modifications do not preserve the distinguishing qualities or character of the building, structure, object or site and its environment; 4) The modifications do not maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, 5) The new materials used for the modifications are not visually compatible with the materials being replaced in form, design, texture, dimension and scale; 6) The modifications 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
For the Glenbrook Valley Civic Club Architectural Review Board