

CERTIFICATE OF APPROPRIATENESS

Application Date: January 7, 2015

Applicant: Gary Naylor, Gulf Coast Windows for Aaron & Patricia Sims, owner

Property: 7902 Glen Dell Court, Lot 13, Block 7, Glenbrook Valley Section 5 R/P Subdivision. The property includes a historic 2,505 square foot, one-story brick veneered single-family residence situated on an 11,154 square foot corner lot.

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

Proposal: Alteration – Replace 8 original aluminum multi-lite awning windows with 8 vinyl 1-over-1sash and 2-lite slider windows. The existing window openings will not be modified,
As a result of differential settlement in the foundation the windows have twisted in their frames and pulled away from the brick window surrounds. Along with the differential settlement the windows are missing their hand cranks resulting in the window being inoperable.
See enclosed application materials and detailed project description on p. 5-53 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: Approval with conditions:

The proposed replacement windows match the multi-lite pattern of the existing original aluminum awning windows.

HAHC Action: -

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 | |
|-------------------------------------|-------------------------------------|-------------------------------------|--|
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (1) The proposed activity must retain and preserve the historical character of the property;
<i>The original aluminum awning windows are a contributing part of the historic character of the 1960s Modern Ranch. The replacement of the original windows with new windows that do not match the original window pattern alter the historic character of the residence.</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 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 removal of the original multi-lite awning windows results in the loss of significant historic material that contributes to the distinguishing historic character of the Modern Ranch.</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 original aluminum awning windows with 1-over-1 and two-lite slider windows does not replicate the lite pattern of the original multi-lite awning windows that characterize the 1960 Modern Ranch.</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 replacement of the original aluminum multi-lite awning windows with vinyl 1-over-1 and 2-lite slider windows results in the loss of significant historic material and greatly alters the character of the residence.</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

7902 Glen Dell CT

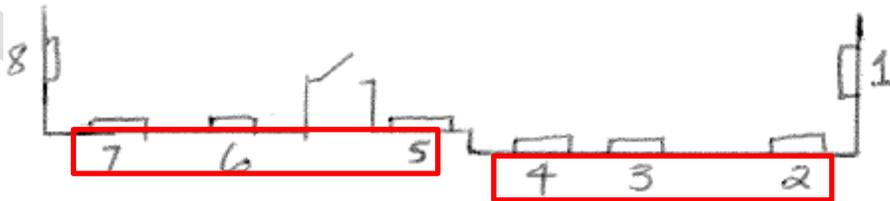


INVENTORY PHOTO



NORTH ELEVATION – FRONT FACING GLEN DELL COURT

EXISTING



2



3



4



5

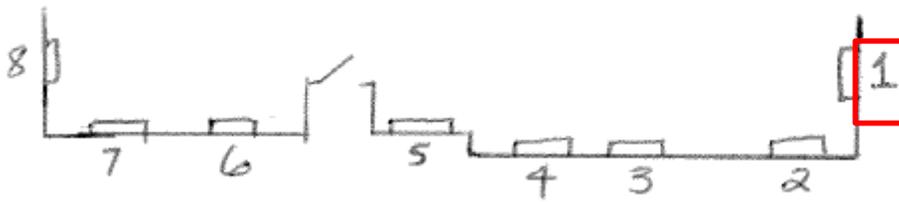


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6



EAST SIDE ELEVATION

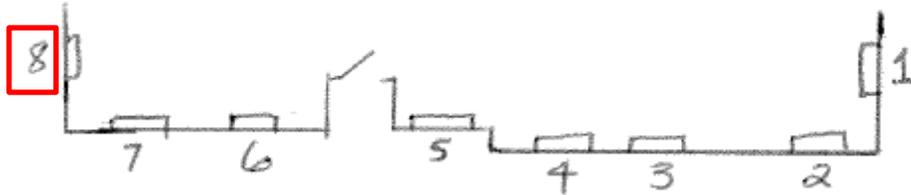


EXISTING

1



WEST SIDE ELEVATION



EXISTING

8

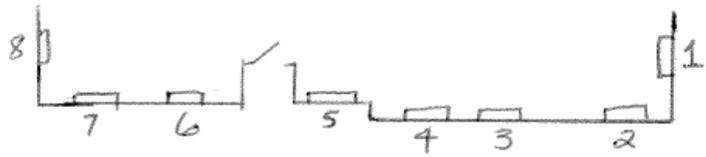


WINDOW / DOOR SCHEDULE

Performer III Composite
 WINDOWS: white

DIAGRAM OF HOUSE:

#	TYPE	STYLE	WIDTH	HEIGHT	UI's	Structure
1.	P3	DHO	38	39	77	B
2.	"	DHO	38	39	77	B
3.	"	DHO	38	39	77	B
4.	"	SL	74	63	137	B
5.	"	SL	74	39	113	B
6.	"	SL	74	39	113	B
7.	"	SL	74	39	113	B
8.	"	DHO	37	38	75	B
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Front of Home

SPECIAL INSTRUCTIONS:

- * See Attached pictures of each window & front view of the home.
- * See Attached brochure of replacement windows proposed.

Key:
 B: Brick ST: Stucco W: Wood SI: Siding
 HP: Hardi Plank Other:

styles:
 DHO = Double hung operator (50-50)
 PW = Picture Window
 SL = Horizontal Slider (50-50)

DOUBLE HUNG SASH WINDOWS



Double Hung Windows—

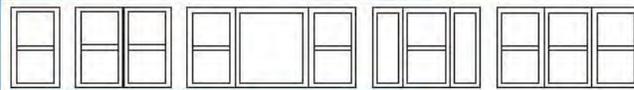
The Performer III Composit window has been engineered to provide great looks, incredible energy saving design features and ease of operation and cleaning. The unique tilt mechanism ensures an airtight design not found in other windows, while allowing both top and bottom sashes to easily tilt in for cleaning. The Performer III Series also features equal sight lines in both top and bottom sashes, providing a cleaner, more open look. You can choose the standard half screen in this series, with a full screen option also available.

The frame design being four times stronger than standard rigid wall vinyl holds screws better than vinyl and pine – vinyl windows need metal stiffeners to hold hardware and keep the frame from warping – metal is a conductor of heat and cold, making other frames less energy efficient compared to the Composit design.

Using our Heat Reflector™ Glass package provides the very best energy rating and savings available..



Both sashes tilt-in for ease of cleaning.

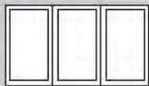
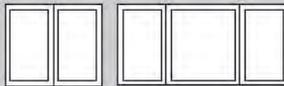


Inswing Awning Windows—

SLIDER WINDOWS

Slider Windows—

You will effortlessly glide each sash on a unique T track that eliminates wheels and unsightly brass marks, innovative engineering to eliminate the problems associated with older slider systems. Using the special sash levers allows for easy pivoting and makes cleaning something that can be done from inside of the home. With the full window screen, both window sashes pivot inside for easy cleaning.



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THE BEST GLASS IN TEXAS

Performer III Heat Reflector™ Glass Detail

HEAT REFLECTOR™
DOUBLE STRENGTH GLASS

Tempered safety glass

TRUCOATINGS

Color & Stain Finish Options

Our Composite Windows are available in 10 different colors (interior or exterior), or with five interior woodgrain options. Performer III Composite windows can be manufactured in any combination of interior and exterior colors, unless otherwise indicated.

Color Finish Options

White	Dark Brown
CT Beige	Tuxedo Gray
Daytone	Terra Brown
Ivory	Whiteberry
Forest Green	Wedgewood Blue

Stain Finish Options

Unfinished Pine	Caramel Cherry
London Walnut	Natural Oak
Barnier Oak	

Woodgrain available in interior only. Call us today for a complimentary color guide.

THE 50 YEAR WARRANTY

Gulf Coast offers a 50-year non-prorated warranty on all our windows and doors to be free from defects in materials and workmanship from date of installation. No other window and door manufacturer can match the Performer III Composite's high standards for quality that begins with the initial measurement of your windows and doors, through the custom manufacturing process at the factory, installation by our certified craftsmen and consistent customer service.

THE PERFECT WOOD REPLACEMENT WINDOW

With four factory applied interior stain finishes, or the option of an unfinished real pine veneer, you can design your new Performer III Composite pocket windows to match any décor. Our real pine wood application allows you to pick the perfect match for your taste.

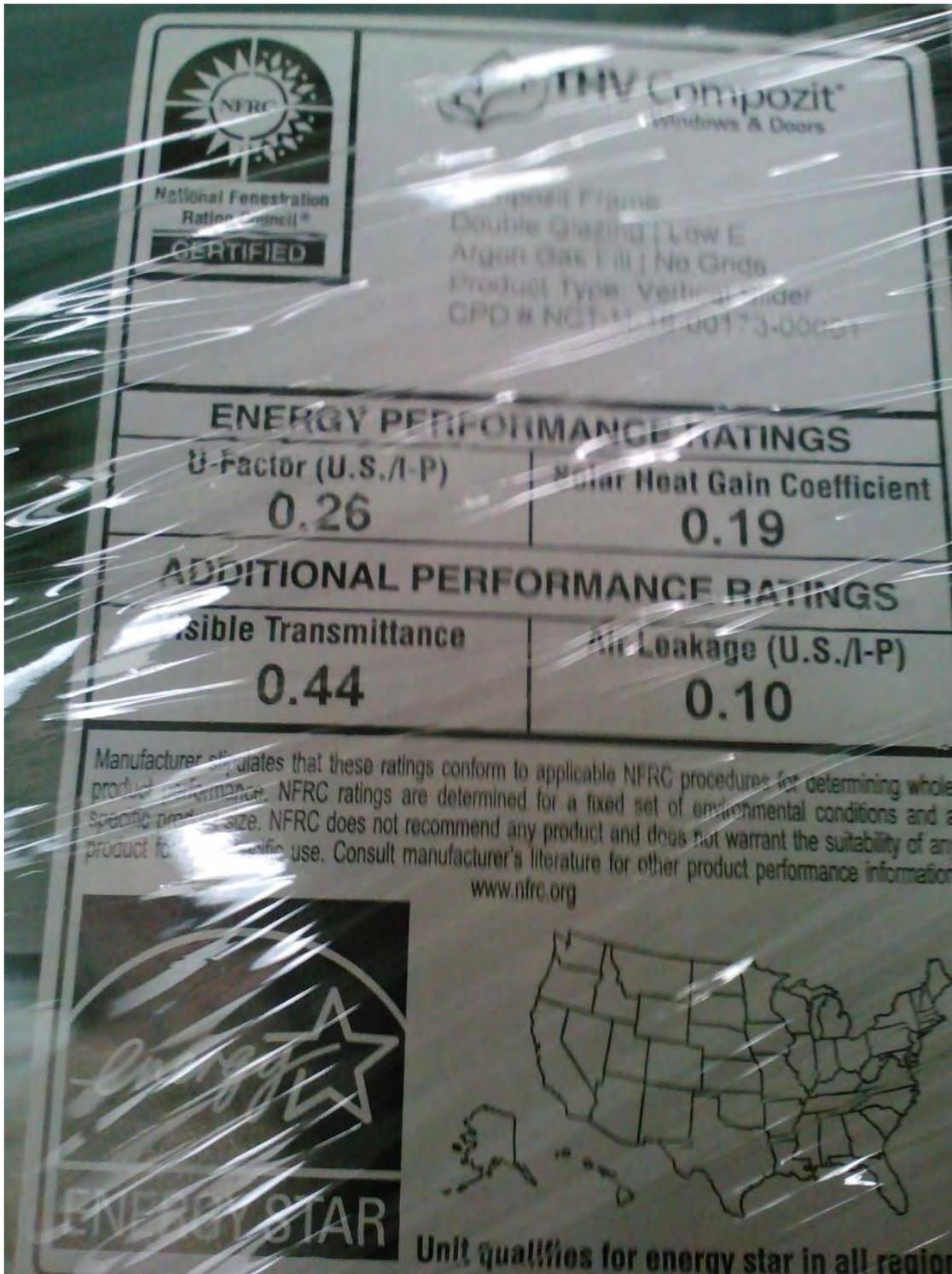
This innovative engineering allows you the natural beauty of wood to match your existing interior design, or create a new look, but with maintenance-free technology that only we can provide. Enjoy the best of both worlds with the Performer III!

Real wood veneer allows you the custom design flexibility to match any color.

PROPOSED WINDOWS







STAFF PHOTOS

WINDOWS 1 & 2



WINDOW 1 INTERIOR



WINDOW 1 & 2 INTERIOR



WINDOW 2



WINDOW 2



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WINDOW 2



WINDOW 2



WINDOW 2 INTERIOR



WINDOW 3



WINDOW 3



WINDOW 3 INTERIOR



WINDOW 3 INTERIOR



WINDOW 4



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WINDOW 4



WINDOW 4 INTERIOR



WINDOW 4 INTERIOR



WINDOW 5



WINDOW 5



WINDOW 5 INTERIOR



WINDOW 5 INTERIOR



WINDOW 5 INTERIOR



WINDOW 5 INTERIOR



WINDOW 5 INTERIOR



WINDOW 6



DRAFT

WINDOW 6



WINDOW 6 INTERIOR



WINDOW 6 INTERIOR



WINDOW 6 INTERIOR



WINDOW 7



WINDOW 7 INTERIOR



WINDOW 7 INTERIOR



WINDOW 8



WINDOW 8



WINDOW 8



WINDOW 8



WINDOW 8 INTERIOR



WINDOW 8 INTERIOR



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WINDOW 8 INTERIOR



PHOTOS SUBMITTED BY APPLICANT

WINDOW 2

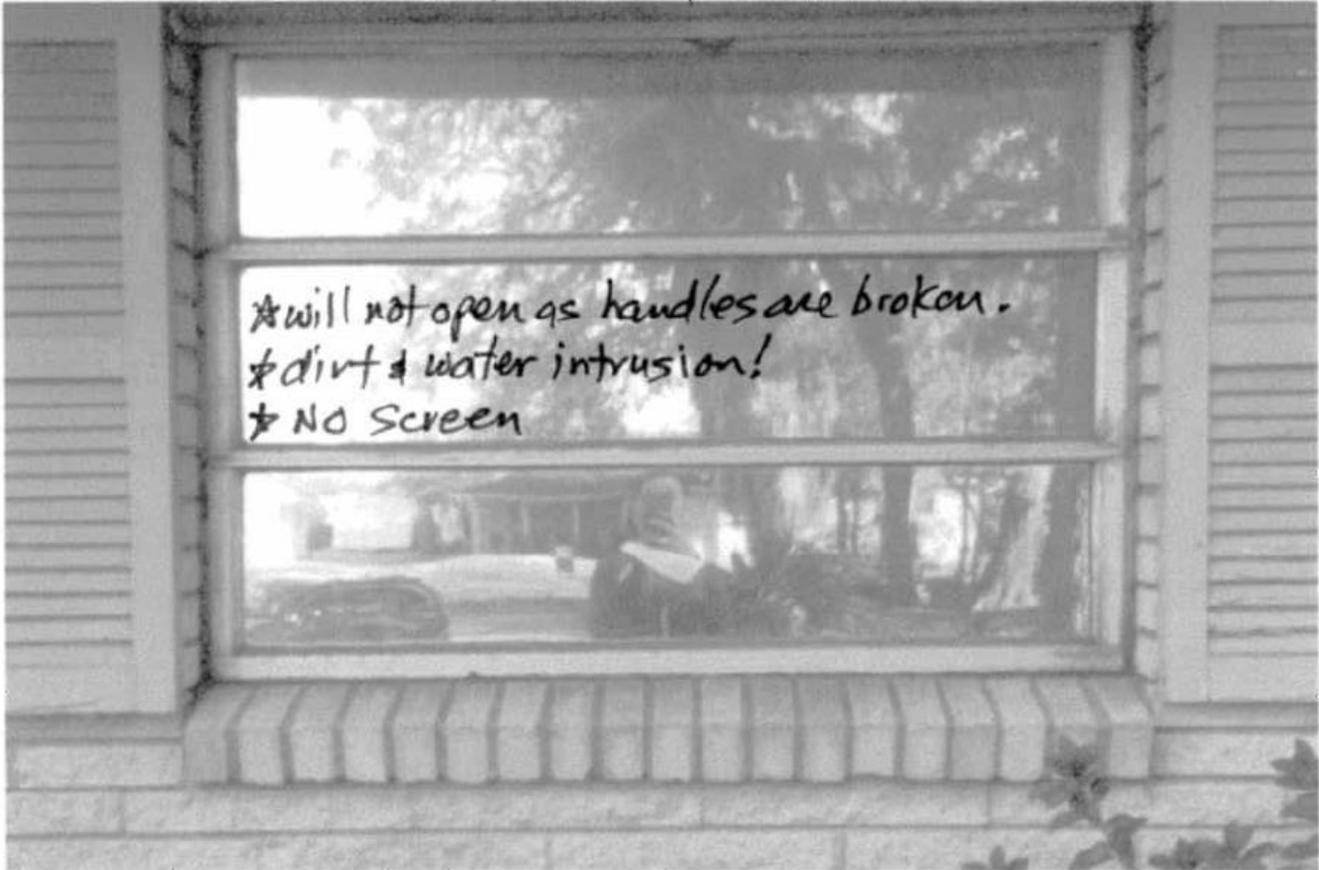


WINDOW 3

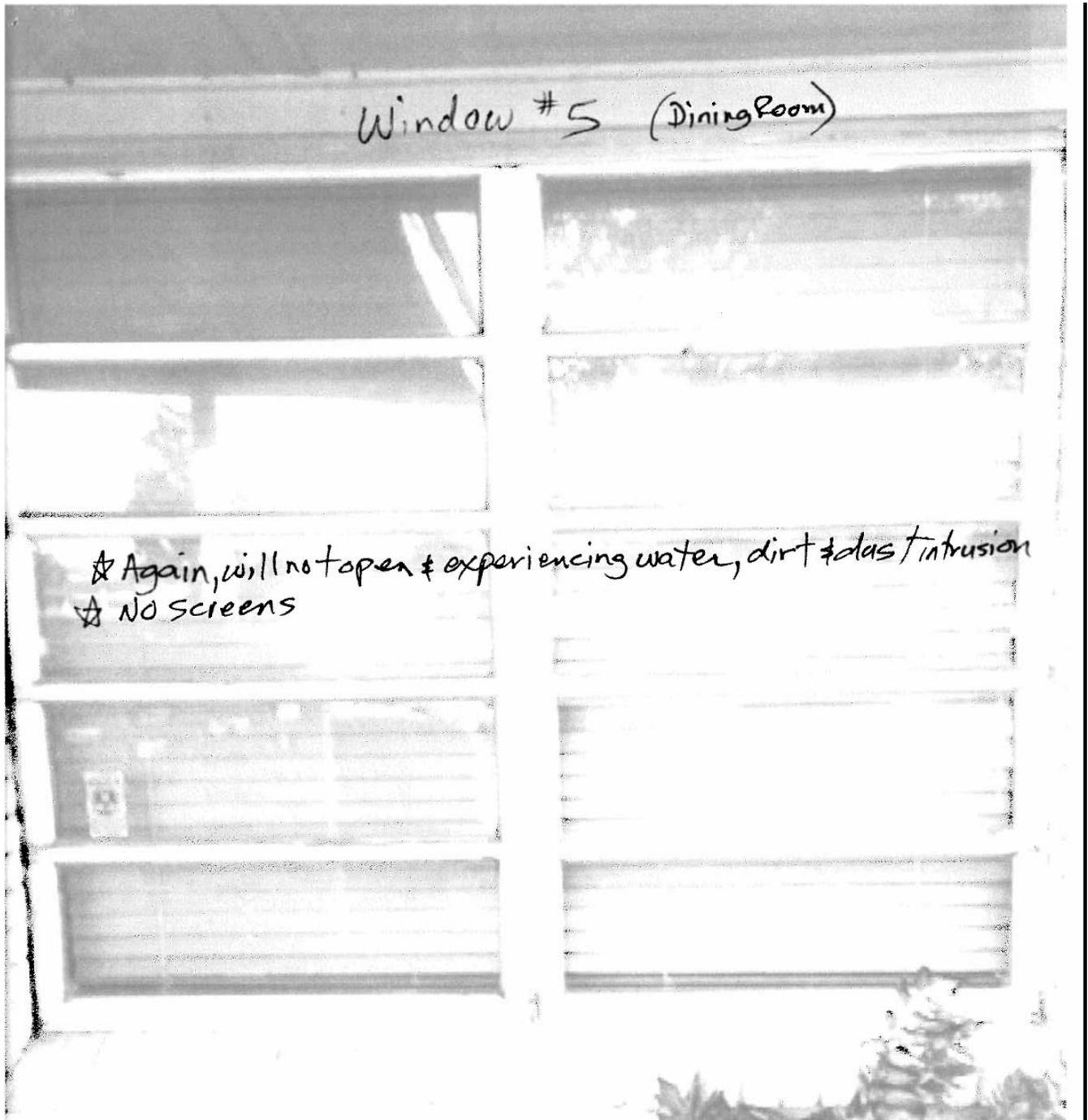


WINDOW 4

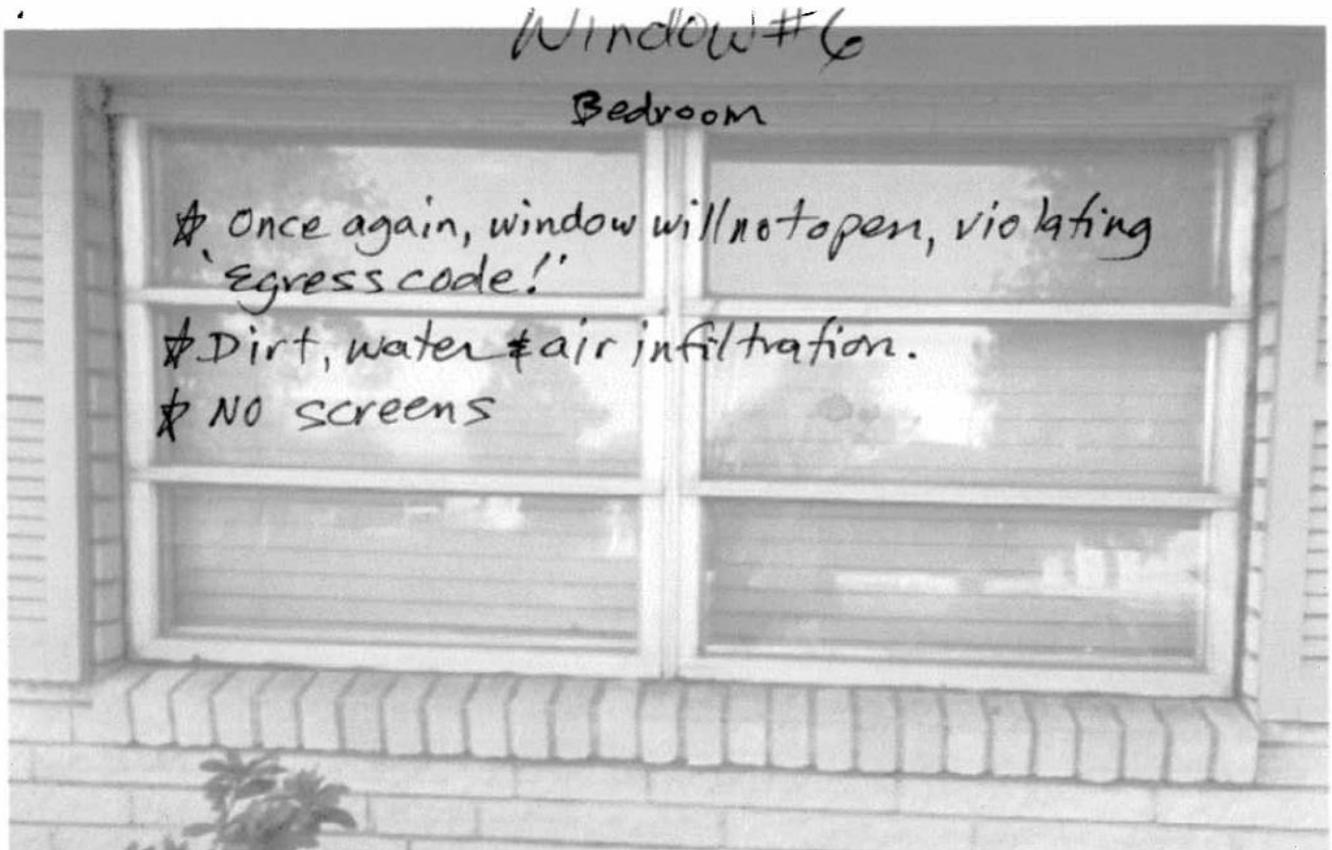
Window #4 Kitchen



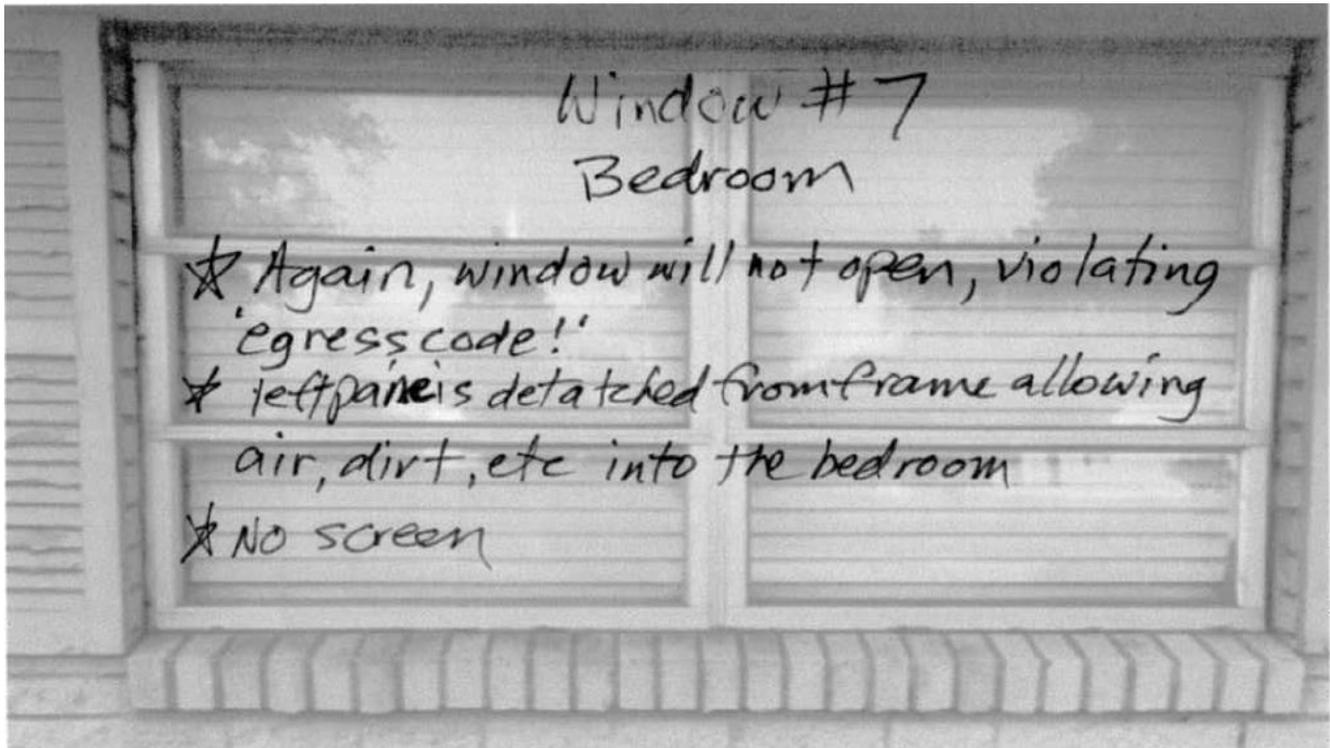
WINDOW 5



WINDOW 6

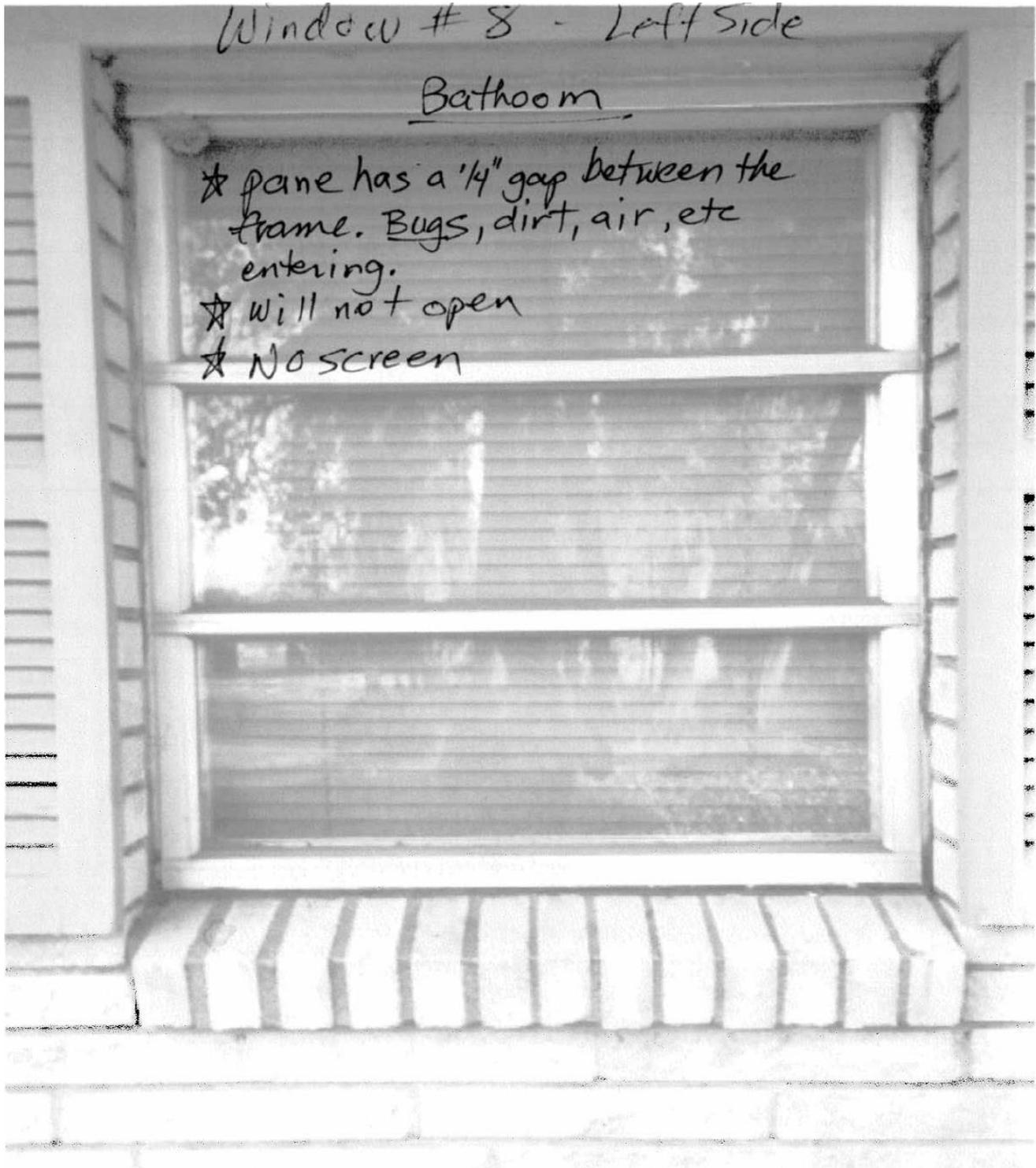


WINDOW 7



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WINDOW 8



PROJECT DETAILS

Windows/Doors: Replace 8 original multi-lite (3-lite and 5-lite) aluminum awning windows on the north, east, and west elevations with eight 1-over-1 and 2-lite slider windows.

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