CERTIFICATE OF APPROPRIATENESS

Application Date: February 4, 2015

Applicant: Samuel Reyes Jr. for Samuel Reyes, owner

Property: 8106 Glencrest Street, lot 2, block 2, Section 1 Glenbrook Valley Subdivision. The property includes a historic 2,308 square foot residence situated on a 12,600 square foot interior lot.

Significance: Contributing Traditional Ranch style residence, constructed circa 1955, located in the Glenbrook Valley Historic District.

Proposal: Alteration – Windows

- Replace 8 existing 6-over-6 aluminum framed windows with new vinyl windows on the front elevation.
- Two pairs of 6-over-6 windows were replaced with larger single lite picture windows.
- Vertical trim within the existing bay window was removed in order to accommodate a larger picture window.

See enclosed application materials and detailed project description on p. 5-14 for further details.

Public Comment: No public comment received at this time.

Civic Association: The Glenbrook Valley Civic club has written in opposition to this application. See attachment A.

Recommendation: **Approval with Conditions: Replace the two picture windows with four 1-over-1 windows and restore the vertical trim removed from the bay window.**

HAHC Action: **-**

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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 - satisfies D - does not satisfy NA - not applicable

S	D	NA		
☐	☒	☐	(1)	The proposed activity must retain and preserve the historical character of the property; *The residence's front elevation fenestration of 8 individual windows, including a bay window, is a character defining feature of this property. Removing two pairs of these windows for single lite casement windows adversely alters the fenestration of the façade.*
☒	☐	☐	(2)	The proposed activity must contribute to the continued availability of the property for a contemporary use;
☒	☐	☐	(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;
☐	☒	☐	(4)	The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment; *The replacement of two pairs of 6-over-6 metal windows with two single lite picture windows on the front elevation results in a different fenestration pattern than what originally existed on the structure.*
☐	☒	☐	(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; *The replacement of two pairs of 6-over-6 windows with single light picture windows represents a failure to maintain or replicate the distinct fenestration of the existing Contributing residence. This is especially true on the bay window on the north side of the front elevation where the window frame was permanently altered in order to accommodate the larger window.*
☒	☐	☐	(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;
☒	☐	☐	(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;
☒	☐	☐	(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 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; *Single lite picture windows are incompatible with the residence's existing fenestration which features individual aluminum 6-over-6 windows.*
☒	☐	☐	(10)	The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s);

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☐ ☐ ☒ (11) The proposed activity will comply with any applicable deed restrictions.

Staff finds the application would meet criteria 1, 4, 5, and 9 if the applicant substituted the two picture windows with individual divided lite windows

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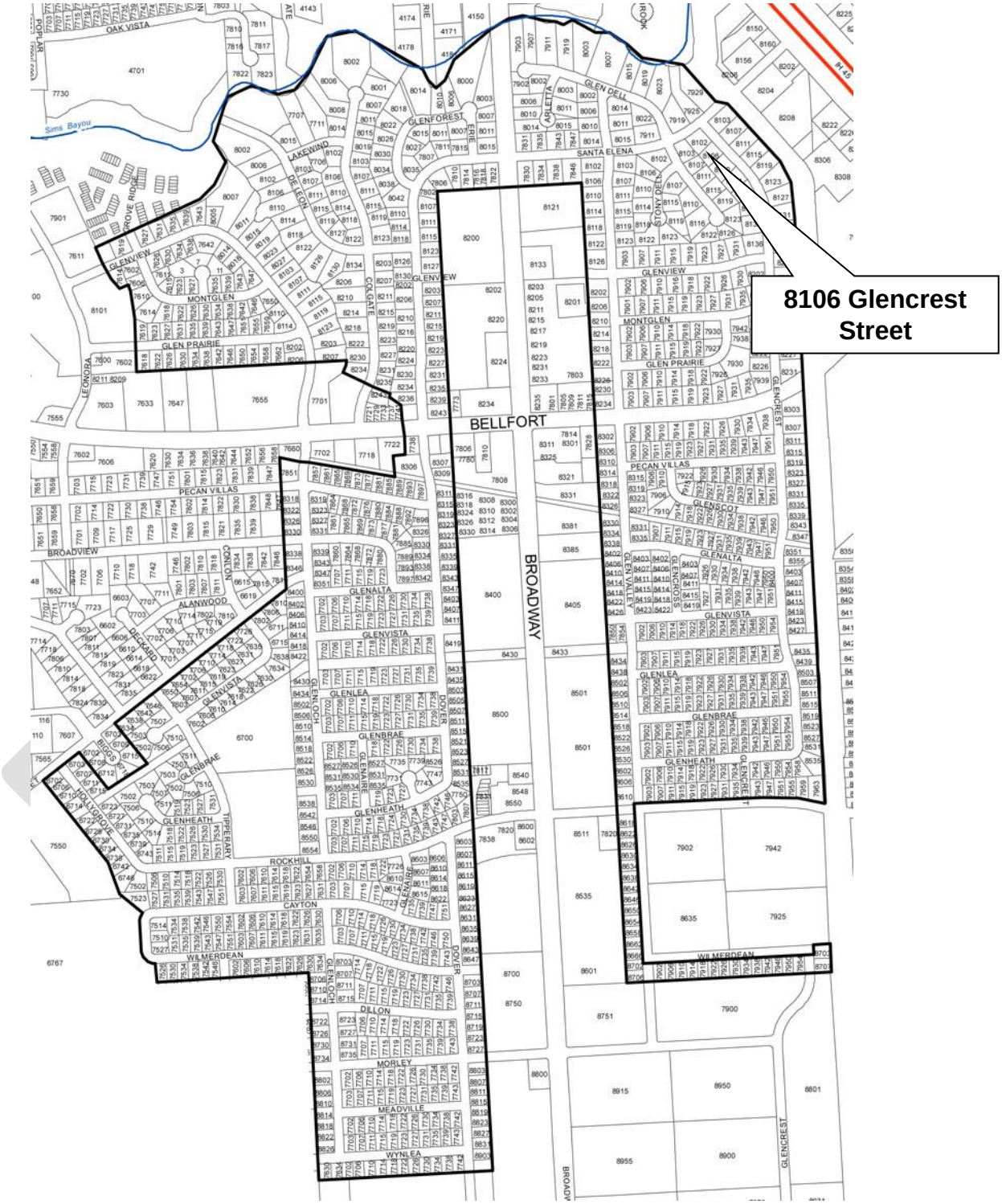
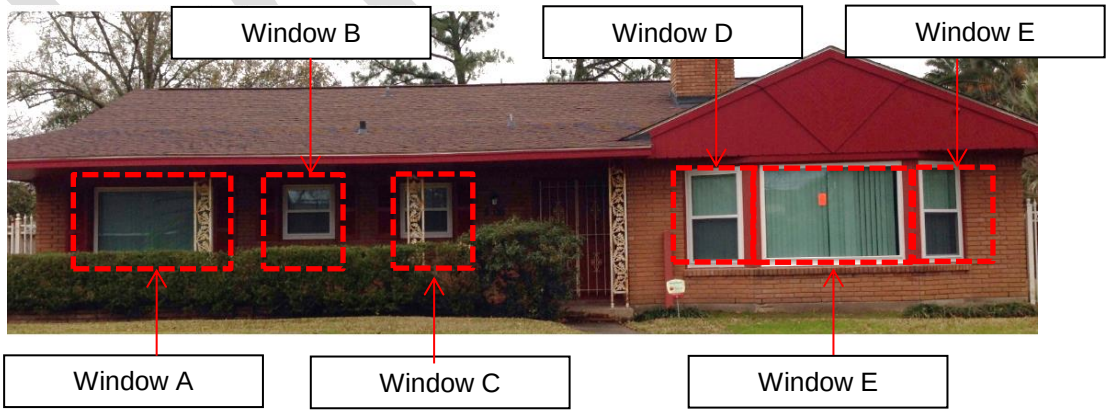
PROPERTY LOCATION

GLENBROOK VALLEY HISTORIC DISTRICT



INVENTORY PHOTO

CURENT PHOTO



EAST ELEVATION – FRONT FACING GLENCREST

WINDOW A

PREVIOUSLY EXISTING

INSTALLED

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EAST ELEVATION – FRONT FACING GLENCREST

WINDOW B

PREVIOUSLY EXISTING

INSTALLED

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EAST ELEVATION – FRONT FACING GLENCREST

WINDOW C

PREVIOUSLY EXISTING

INSTALLED

EAST ELEVATION – FRONT FACING GLENCREST

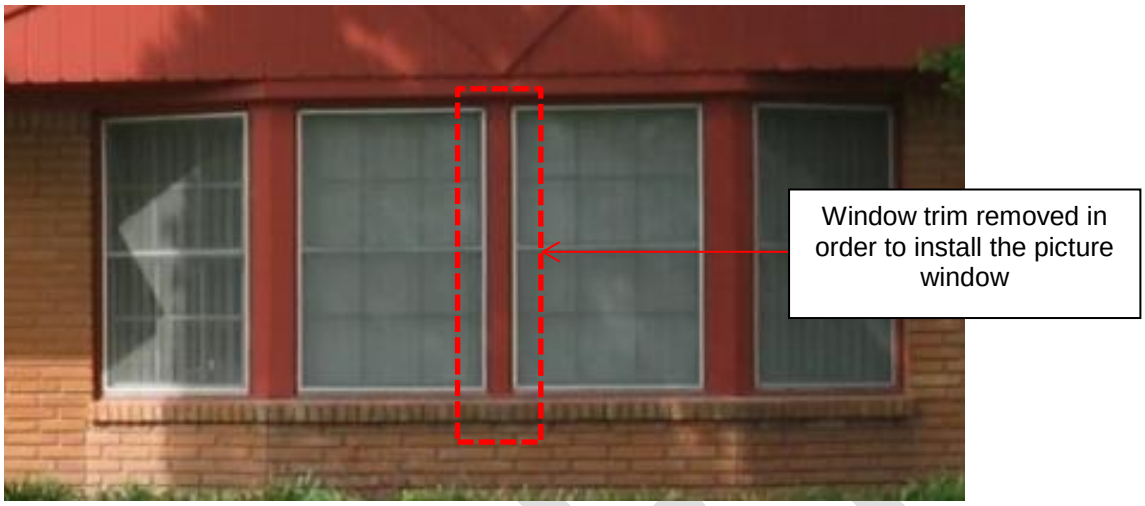
WINDOWS D, E, AND F

PREVIOUSLY EXISTING

INSTALLED

BAY WINDOW DETAIL

INVENTORY PHOTO



INSTALLED PICTURE WINDOW

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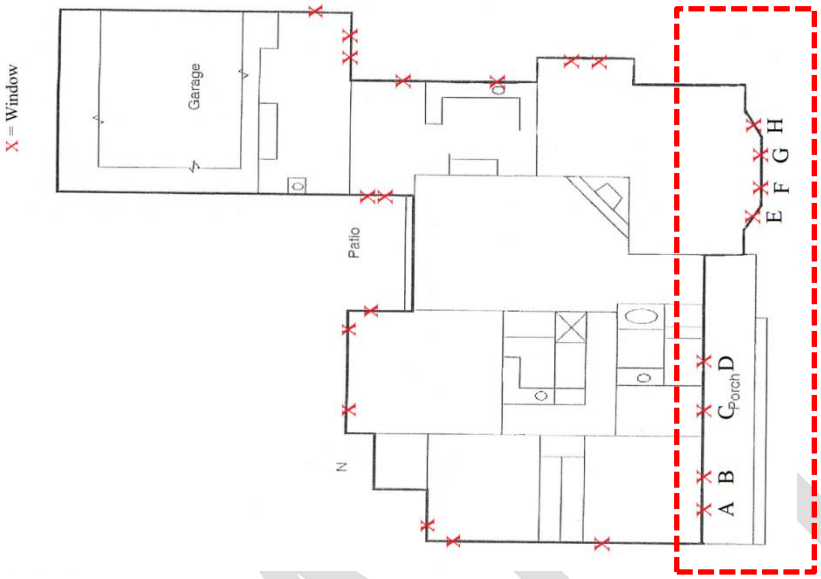
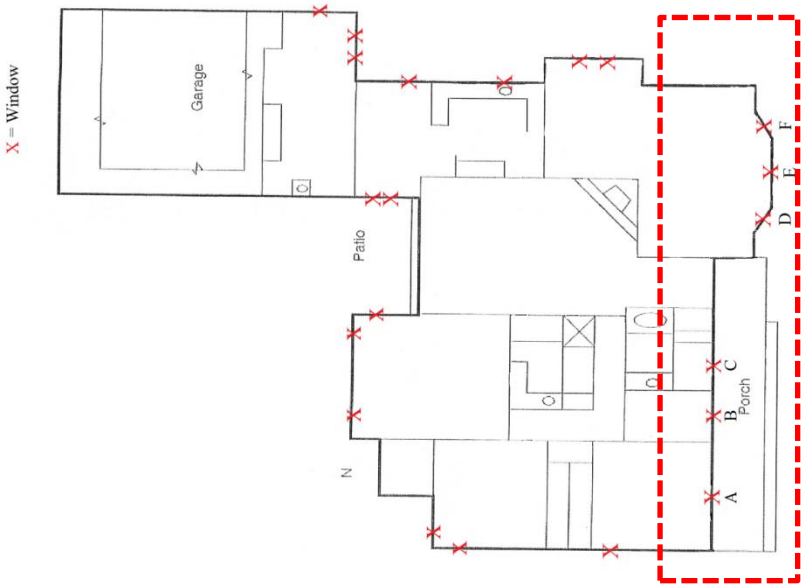
SITE PLAN

PREVIOUSLY EXISTING



INSTALLED



WINDOW / DOOR SCHEDULE

PREVIOUSLY EXISTING

Window	Width	X	Height
A	39 3/4		59 3/8
B	39 3/4		59 3/8
C	35 3/4		35 1/2
D	35 3/4		35 5/8
E	35 3/4		59 3/8
F	39 3/4		59 1/2
G	39 3/4		59 5/8
H	35 3/4		59 1/2

INSTALLED

Window	Width	X	Height
A	80 3/4		59 3/8
B	35 3/4		35 1/2
C	35 3/4		35 5/8
D	35 3/4		59 3/8
E	85 3/4		59 5/8
F	35 3/4		59 1/2

WINDOW PRODUCT SPECIFICATIONS

Best-in-Class Performance Features:

- **Reinforced narrow silhouette frame and sash profiles** make a statement of style with their low-profile design. The result is a beautiful and expanded glass area. At the same time, internal chambers increase structural integrity, rigidity and energy efficiency.
- **Composite meeting-rail reinforcement** allows for secure mounting of hardware; the non-conductive material helps reduce the transfer of energy.[1]
- **End-of-throw cam shift locking** delivers increased strength and protection to the recessed lock. It also includes an "unlocked" indicator.
- The smooth and uniform, **true sloped sill** quickly directs water runoff without the use of weep holes, keeping the exterior of the window clean and attractive.[2]
- Our **telescoping sill dam** delivers a triple payoff: protection from air and water infiltration, increased structural stability and enhanced beauty.
- When extreme wind and weather hit, our proprietary **sill interlock** stands strong. Traditional sloped sill designs can allow the sash to bow during powerful winds, but with our interlocking sash-to-sill technology, the sash is channeled firmly into the window frame for a unified wall of strength.
- Our innovative **screen bulb** seal creates a snug fit that eliminates light and insect penetration between the screen and frame. It also aids in easy screen installation and removal.[3]

Additional Sliding Window Features:

- Sashes glide horizontally for easy opening and closing.
- Both sashes lift out for convenient cleaning.
- Nylon-encased dual brass roller system for smooth gliding performance.

Insulated Glass Packages to Meet Your Needs.

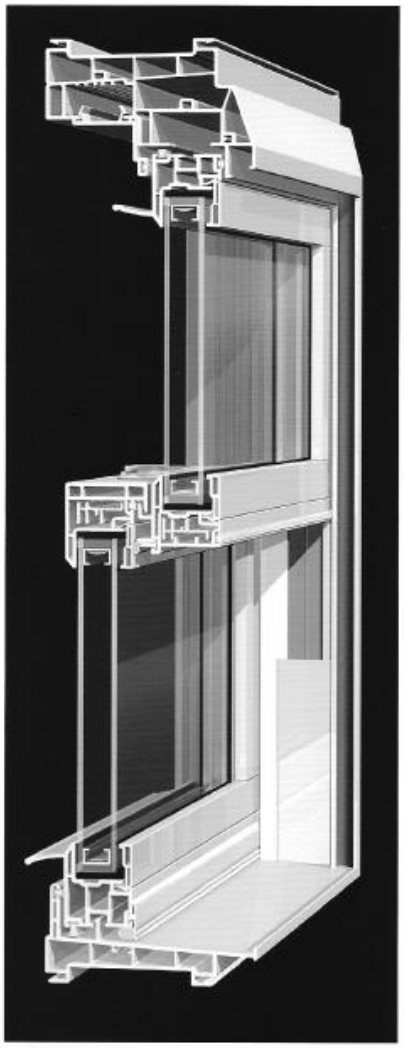
Maximize your energy savings by choosing a high-performance SolarZone™ insulated glass[1] package to meet your specific climate challenges. The lower the U-Value, the less energy you'll need to heat your home. The lower the Solar Heat Gain Coefficient (SHGC), the more you'll conserve on air-conditioning.

Thermal Performance Comparison[4]

	Double-Hung		Sliding	
	U-Factor	SHGC	U-Factor	SHGC
Clear Glass	0.46	0.59	0.45	0.59
SolarZone	0.29	0.30	0.28	0.30
SolarZone iE	0.28	0.30	0.28	0.30
SolarZone Plus	0.28	0.30	0.27	0.30
SolarZone Elite	0.28	0.21	0.28	0.21
SolarZone Plus Elite	0.27	0.21	0.26	0.21
SolarZone ThermD	0.28	0.30	0.27	0.30
SolarZone ThermD Elite	0.27	0.21	0.27	0.20
SolarZone ThermD iE	0.27	0.30	0.26	0.30

[4] Whole window values are based on double-strength glass, standard 4000 Series offering with composite reinforcements. ST and HP performance values are also available.

Clear: Double-paned clear glass unit.
SolarZone: Double-paned unit with one pane of Low-E glass, argon gas and metal alloy intercept spacer.
SolarZone iE: Double-paned unit with one pane of Low-E glass, argon gas and metal alloy intercept spacer, along with insulation-enhanced mainframe.
SolarZone Plus: Double-paned unit with one pane of Low-E glass, argon gas and foam spacer.
SolarZone Elite: Double-paned unit with one pane of Low-E SHGC glass, argon gas and metal alloy intercept spacer.
SolarZone Plus Elite: Double-paned unit with one pane of Low-E SHGC glass, argon gas and foam spacer.
SolarZone ThermD: Double-paned unit with one pane of Low-E glass, argon gas and stainless steel intercept spacer.
SolarZone ThermD Elite: Double-paned unit with one pane of Low-E SHGC glass, argon gas and stainless steel intercept spacer.
SolarZone ThermD iE: Double-paned unit with one pane of Low-E glass, argon gas and stainless steel intercept spacer, along with insulation-enhanced mainframe.



1 Double-hung base model will automatically be converted to ST (steel reinforcement) for all units ordered in excess of 45" wide or 84" high.
2 For larger size windows or to meet specific DP/PG ratings, optional weeps/performance package must be ordered.
3 Available only with the full screen option.

PROJECT DETAILS

Windows/Doors: Replace 8 original aluminum 6-over-6 windows with four vinyl 1-over-1 windows and two vinyl picture windows. The previously existing windows are labeled A through H and the new windows are labeled A through F.

Previously existing windows A and B were a pair of adjoining 39” wide by 59” tall windows. They were replaced by proposed window A, an 80” wide by 59” tall picture window.

Previously existing windows C and D were a pair of 35” wide by 35” tall windows. They were replaced by new windows B and C of the same dimensions.

Previously existing windows E, F, G, and H were components of a bay window on the north side of the east elevation. E and H were 35” wide by 59” tall windows and windows F and G measured 39” wide by 59” tall.

Windows E and H were replaced by windows of matching dimensions. Windows F and G were replaced by a single 85” wide by 59” tall picture window. A piece of trim separating the previous windows was removed in order to install the picture window.

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ATTACHMENT A

CIVIC ASSOCIATION COMMENT

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

February 19, 2015

By eMail
planningdepartment@houstontx.gov

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 February 2015

Greetings:

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

> **8106 Glencrest:** The replacement of 2 over 2 aluminum frame windows with 1 over 1 or large glass pane, wide vinyl frame windows is not acceptable. Additionally, the applicant has modified the structure/window dimensions of windows designated A/B and F/G.

The applicant 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

Mike Morse
For the Glenbrook Valley Civic Club Architectural Review Board