

**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 muntins to match the existing lite patterns in the existing openings.

See enclosed application materials and detailed project description on p. 4-11 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.

**Recommendation:** Approval

**HAHC Action:** -

APPROVAL CRITERIA

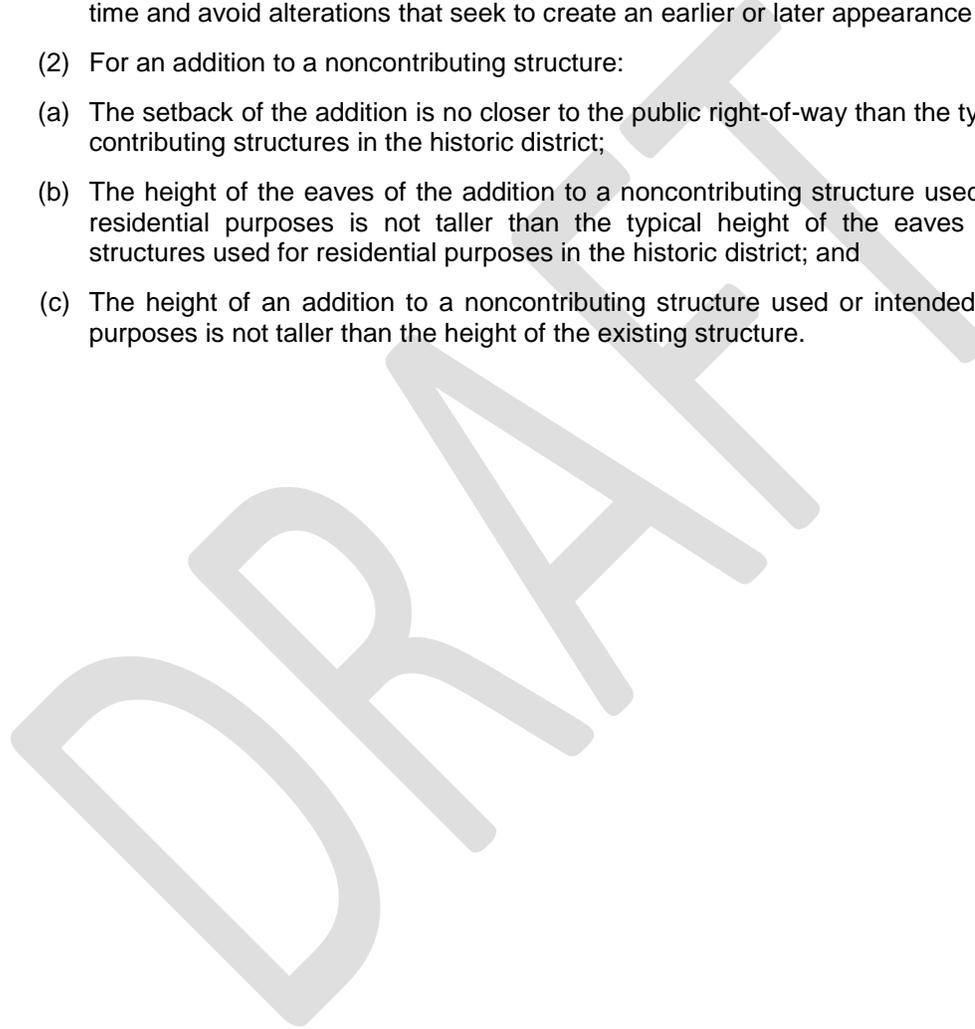
ALTERATIONS TO NONCONTRIBUTING STRUCTURES

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**



DRAFT

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  
(Reverse Cottage)

**EXPRESS YOUR STYLE** Check Rail Options

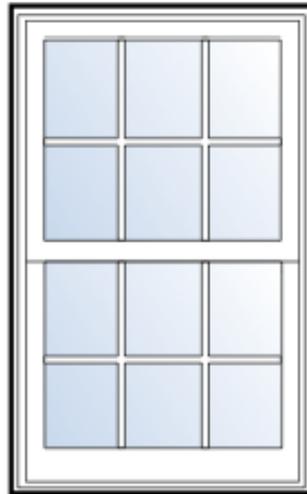


Contemporary



Traditional

Oriel style windows feature a larger upper sash.



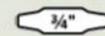
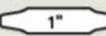
## Colonial

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 |  |  |
| Home Exterior | N/A   | N/A   |

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**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" 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.

DRAFT

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,

A handwritten signature in black ink that reads 'Mike Morse'.

Mike Morse  
For the Glenbrook Valley Civic Club Architectural Review Board

Attachment