CERTIFICATE OF APPROPRIATENESS

Application Date: June 27, 2016

Applicant: Rafael Acosta, owner

Property: 8607 Dover Street, Lot 2, Block 42, Glenbrook Valley Section 7 Subdivision. The property includes a historic 1,330 square foot, one-story wood frame single-family residence and attached garage situated on a 7,150 square foot (65' x 110') interior lot.

Significance: Contributing traditional ranch residence, constructed circa 1956, located in the Glenbrook Valley Historic District.

Proposal: Alteration – Windows.

The applicant has removed all 15 aluminum historic 1-over-1 and 2-over-2 windows on the house without a COA or permit and has installed new vinyl 1-over-1 windows. The applicant had previously met with staff to learn about the COA process to replace the windows but never submitted an application.

All windows were destroyed at the time of removal and removed from the site, therefore staff was unable to assess their condition to confirm that they were damaged beyond repair.

The applicant is now seeking retroactive approval for the removal of the historic windows and the installation of the vinyl windows.

See enclosed application materials and detailed project description on p. 4-21 for further details.

Public Comment: No public comment received at this time.

Civic Association: Glenbrook Valley Civic Club is not in support of the project. See Attachment A.

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

In addition to any other remedies that HAHC sees fit to require, staff recommends the applicants find and install windows that mimic the lite patterns of the historic windows.

HAHC Action: **Denied**

COR Issued. Applicants need to find appropriate windows and have them approved by staff prior to installation.

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 may affect and void portions of any potential tax incentive. 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: August 25, 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		**S - satisfies D - does not satisfy NA - not applicable**
☐	☒	☐	(1)	The proposed activity must retain and preserve the historical character of the property; *Replacing the original windows with new windows does not retain and preserve the historical character of the property. The proposed windows do not retain and preserve the historical character of the property.*
☒	☐	☐	(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; *Some of the proposed windows seek to create a later appearance by introducing a different lite pattern than the original, 1-over-1 instead of 2-over-2.*
☐	☒	☐	(4)	The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment; *The proposed windows seek to introduce a new 1-over-1 lite pattern instead of the wide, 2-over-2 horizontal panes that are a distinguishing characteristic of 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 proposed new windows do not replicate the historic lite pattern featured on the structure. Original materials should be maintained unless they are damaged beyond reasonable repair. Because the windows were removed without permission, staff was unable to evaluate their condition prior to removal.*
☐	☒	☐	(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; *The proposed new windows are not visually compatible due to the change in lite pattern.*
☐	☐	☒	(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, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements; *Removal of original aluminum windows destroys significant historical and architectural material. Historic windows should be retained unless they are damaged beyond reasonable repair. Because the applicant replaced the windows before speaking with staff, they were 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

☐ ☐ ☒ (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.

N

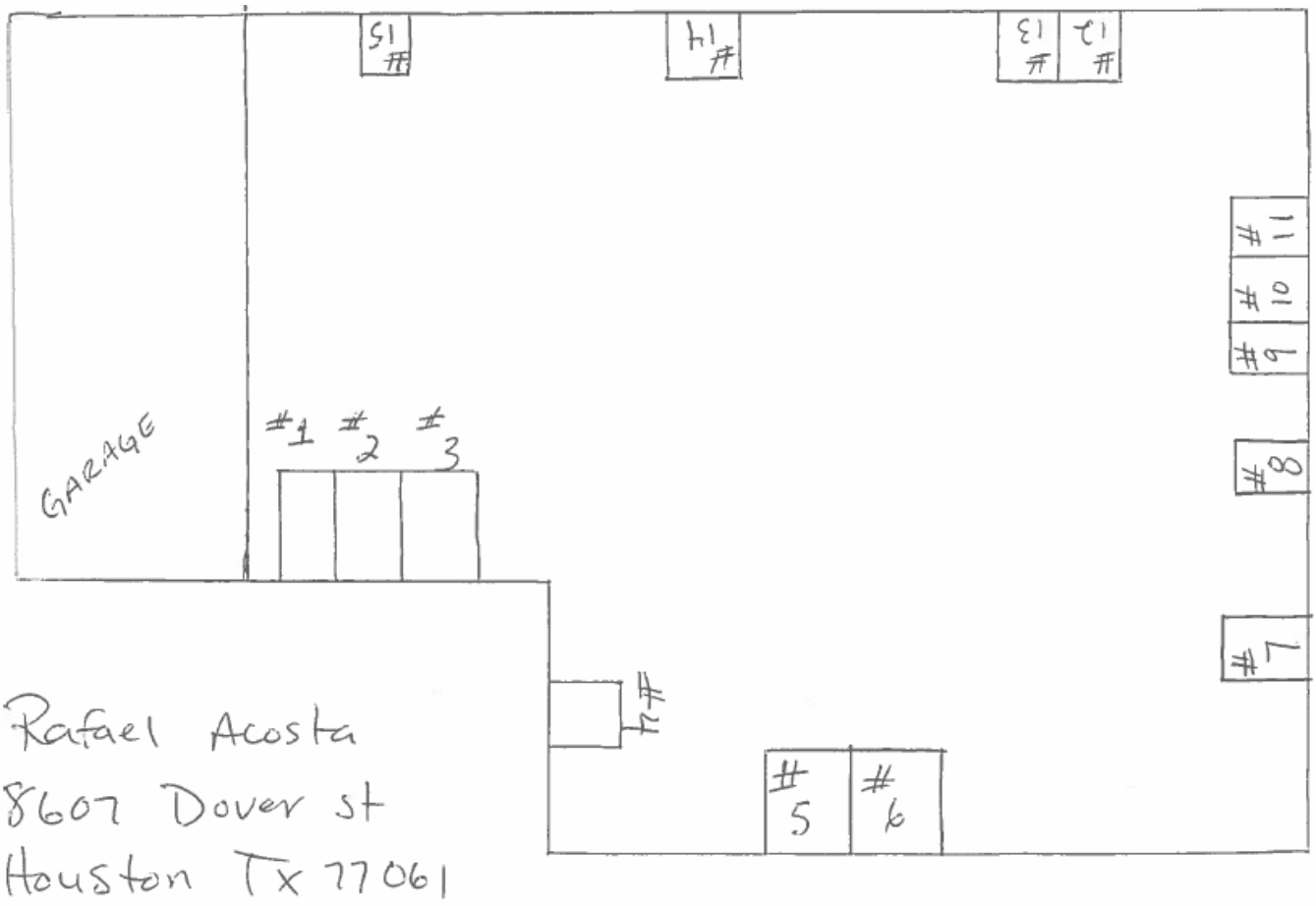
PROPERTY LOCATION

GLENBROOK VALLEY HISTORIC DISTRICT

INVENTORY PHOTO

SITE PLAN

EXISTING



WINDOW SCHEUDLE

1	Essentials Triple-DH Mulled Unit	1	109 1/4 W X 56 3/8 H	$0.00	$0.00
	Sizing{TIP TO TIP}			$0.00	$0.00
	Factory/Field Mull ?{FIELD MULL ALL UNITS}			$0.00	$0.00
	Color{WHITE / WHITE}			$0.00	$0.00
	STANDARD GLASS			$0.00	$0.00
	S2100A - LATITUDE GLASS			$0.00	$0.00
	DOUBLE STRENGTH			$0.00	$0.00
	Frame Options{HEAD EXPANDER}			$0.00	$0.00
	STANDARD HALF SCREEN			$0.00	$0.00
	Front living room				
1.1	Essentials Double Hung	1	36 27/64 W X 56 3/8 H	~~$[illegible]~~	~~$[illegible]~~
	Sizing{TIP TO TIP}			$0.00	$0.00
	Color{WHITE / WHITE}			$0.00	$0.00
	STANDARD GLASS			$0.00	$0.00
	S2100A - LATITUDE GLASS			~~$[illegible]~~	~~$6.30~~
	STANDARD HALF SCREEN			$0.00	$0.00
1.2	Essentials Double Hung	1	36 27/64 W X 56 3/8 H	~~$[illegible]~~	~~$[illegible]~~
	Sizing{TIP TO TIP}			$0.00	$0.00
	Color{WHITE / WHITE}			$0.00	$0.00
	STANDARD GLASS			$0.00	$0.00
	S2100A - LATITUDE GLASS			~~$[illegible]~~	~~$[illegible]~~
	STANDARD HALF SCREEN			$0.00	$0.00
1.3	Essentials Double Hung	1	36 27/64 W X 56 3/8 H	~~$[illegible]~~	~~$130.86~~
	Sizing{TIP TO TIP}			$0.00	$0.00
	Color{WHITE / WHITE}			$0.00	$0.00
	STANDARD GLASS			$0.00	$0.00
	S2100A - LATITUDE GLASS			~~$6.30~~	~~$6.30~~
	STANDARD HALF SCREEN			$0.00	$0.00
1.4	Essentials Mull Kit Vertical	1	56 3/8 H	$0.00	$0.00
	Color{WHITE / WHITE}			$0.00	$0.00
	UNITS PER MULL KIT=[2 Non-Woodgrain Units]			~~$9.87~~	~~$9.87~~
1.5	Essentials Mull Kit Vertical	1	56 3/8 H	$0.00	$0.00
	Color{WHITE / WHITE}			$0.00	$0.00
	UNITS PER MULL KIT=[2 Non-Woodgrain Units]			$9.87	$9.87
2	Essentials Double Hung	1	23 7/8 W X 35 H	~~$130.00~~	~~$130.00~~
	Sizing{TIP TO TIP}			$0.00	$0.00
	Color{WHITE / WHITE}			$0.00	$0.00
	STANDARD GLASS			~~$0.00~~	$0.00
	S2100A - LATITUDE GLASS			~~$6.30~~	~~$6.30~~
	DOUBLE STRENGTH			$0.00	$0.00
	Frame Options{HEAD EXPANDER}			~~$2.00~~	~~$2.09~~
	STANDARD HALF SCREEN			$0.00	$0.00
	front bath				
3	Essentials Twin-DH Mulled Unit	1	80 5/8 W X 35 H	$0.00	$0.00
	Sizing{TIP TO TIP}			$0.00	$0.00
	Factory/Field Mull ?{FACTORY MULL}			$0.00	$0.00
	Color{WHITE / WHITE}			$0.00	$0.00
	STANDARD GLASS			$0.00	$0.00
	S2100A - LATITUDE GLASS			$0.00	$0.00
	DOUBLE STRENGTH			$0.00	$0.00
	Frame Options{HEAD EXPANDER}			$0.00	$0.00
	STANDARD HALF SCREEN			$0.00	$0.00
	front bedroom				

the next 3 items equal/compose this item

the next 2 items equal/compose this item.

WINDOW SCHEUDLE

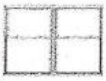
3.1	Essentials Double Hung	1	40 5/16 W X 35 H	~~$130.00~~	~~$130.00~~
	Sizing{TIP TO TIP}			$0.00	$0.00
	Color{WHITE / WHITE}			$0.00	$0.00
	STANDARD GLASS			$0.00	$0.00
	S2100A - LATITUDE GLASS			~~$6.30~~	~~$6.30~~
	DOUBLE STRENGTH			$0.00	$0.00
	STANDARD HALF SCREEN			$0.00	$0.00
3.2	Essentials Double Hung	1	40 5/16 W X 35 H	~~$130.00~~	~~$130.00~~
	Sizing{TIP TO TIP}			$0.00	$0.00
	Color{WHITE / WHITE}			$0.00	$0.00
	STANDARD GLASS			$0.00	$0.00
	S2100A - LATITUDE GLASS			~~$6.30~~	~~$6.30~~
	DOUBLE STRENGTH			$0.00	$0.00
	STANDARD HALF SCREEN			$0.00	$0.00
3.3	Essentials Mull Kit Vertical	1	35 H	$0.00	$0.00
	Color{WHITE / WHITE}			$0.00	$0.00
	UNITS PER MULL KIT=[2 Non-Woodgrain Units]			$6.13	$6.13
4	Essentials Double Hung	1	39 7/8 W X 35 H	~~$130.00~~	~~$130.00~~
	Sizing{TIP TO TIP}			$0.00	$0.00
	Color{WHITE / WHITE}			$0.00	$0.00
	STANDARD GLASS			$0.00	$0.00
	S2100A - LATITUDE GLASS			~~$6.30~~	~~$6.30~~
	DOUBLE STRENGTH			$0.00	$0.00
	Frame Options{HEAD EXPANDER}			~~$3.49~~	~~$3.49~~
	STANDARD HALF SCREEN			$0.00	$0.00
	front bedroom side				
5	Essentials Double Hung	1	36 1/4 W X 35 H	~~$130.00~~	~~$130.00~~
	Sizing{TIP TO TIP}			$0.00	$0.00
	Color{WHITE / WHITE}			$0.00	$0.00
	STANDARD GLASS			$0.00	$0.00
	S2100A - LATITUDE GLASS			~~$6.30~~	~~$6.30~~
	DOUBLE STRENGTH			$0.00	$0.00
	Frame Options{HEAD EXPANDER}			~~$3.17~~	~~$3.17~~
	STANDARD HALF SCREEN			$0.00	$0.00
	hall bath				
6	Essentials Triple-DH Mulled Unit	1	110 1/4 W X 47 5/8 H	$0.00	$0.00
	Sizing{TIP TO TIP}			$0.00	$0.00
	Factory/Field Mull ?{FIELD MULL ALL UNITS}			$0.00	$0.00
	Color{WHITE / WHITE}			$0.00	$0.00
	STANDARD GLASS			$0.00	$0.00
	S2100A - LATITUDE GLASS			$0.00	$0.00
	DOUBLE STRENGTH			$0.00	$0.00
	Frame Options{HEAD EXPANDER}			$0.00	$0.00
	STANDARD HALF SCREEN			$0.00	$0.00
	middle bedroom				
6.1	Essentials Double Hung	1	36 3/4 W X 47 5/8 H	~~$130.00~~	~~$130.00~~
	Sizing{TIP TO TIP}			$0.00	$0.00
	Color{WHITE / WHITE}			$0.00	$0.00
	STANDARD GLASS			$0.00	$0.00
	S2100A - LATITUDE GLASS			$6.30	$6.30
	STANDARD HALF SCREEN			$0.00	$0.00

The next 3 items equal/comprise this item

WINDOW SCHEDULE

6.2	Essentials Double Hung	1	36 3/4 W X 47 5/8 H	~~$130.00~~	~~$130.00~~
	Sizing{TIP TO TIP}			$0.00	$0.00
	Color{WHITE / WHITE}			$0.00	$0.00
	STANDARD GLASS			$0.00	$0.00
	S2100A - LATITUDE GLASS			~~$6.30~~	~~$6.30~~
	STANDARD HALF SCREEN			$0.00	$0.00
6.3	Essentials Double Hung	1	36 3/4 W X 47 5/8 H	~~$130.00~~	~~$130.00~~
	Sizing{TIP TO TIP}			$0.00	$0.00
	Color{WHITE / WHITE}			$0.00	$0.00
	STANDARD GLASS			$0.00	$0.00
	S2100A - LATITUDE GLASS			~~$6.30~~	~~$6.30~~
	STANDARD HALF SCREEN			$0.00	$0.00
6.4	Essentials Mull Kit Vertical	1	47 5/8 H	$0.00	$0.00
	Color{WHITE / WHITE}			$0.00	$0.00
	UNITS PER MULL KIT=[2 Non-Woodgrain Units]			~~$8.33~~	~~$8.33~~
6.5	Essentials Mull Kit Vertical	1	47 5/8 H	$0.00	$0.00
	Color{WHITE / WHITE}			$0.00	$0.00
	UNITS PER MULL KIT=[2 Non-Woodgrain Units]			~~$8.33~~	~~$8.33~~
7	Essentials Twin-DH Mulled Unit	1	81 5/8 W X 55 5/8 H	$0.00	$0.00
	Sizing{TIP TO TIP}			$0.00	$0.00
	Factory/Field Mull ?{FACTORY MULL}			$0.00	$0.00
	Color{WHITE / WHITE}			$0.00	$0.00
	STANDARD GLASS			$0.00	$0.00
	S2100A - LATITUDE GLASS			$0.00	$0.00
	DOUBLE STRENGTH			$0.00	$0.00
	Frame Options{HEAD EXPANDER}			$0.00	$0.00
	STANDARD HALF SCREEN			$0.00	$0.00
	back bedroom				
7.1	Essentials Double Hung	1	40 13/16 W X 55 5/8 H	~~$130.00~~	~~$130.00~~
	Sizing{TIP TO TIP}			$0.00	$0.00
	Color{WHITE / WHITE}			$0.00	$0.00
	STANDARD GLASS			$0.00	$0.00
	S2100A - LATITUDE GLASS			$6.30	$6.30
	DOUBLE STRENGTH			$0.00	$0.00
	STANDARD HALF SCREEN			$0.00	$0.00
7.2	Essentials Double Hung	1	40 13/16 W X 55 5/8 H	~~$130.00~~	~~$130.00~~
	Sizing{TIP TO TIP}			$0.00	$0.00
	Color{WHITE / WHITE}			$0.00	$0.00
	STANDARD GLASS			$0.00	$0.00
	S2100A - LATITUDE GLASS			$6.30	$6.30
	DOUBLE STRENGTH			$0.00	$0.00
	STANDARD HALF SCREEN			$0.00	$0.00
7.3	Essentials Mull Kit Vertical	1	55 5/8 H	$0.00	$0.00
	Color{WHITE / WHITE}			$0.00	$0.00
	UNITS PER MULL KIT=[2 Non-Woodgrain Units]			~~$8.33~~	~~$8.33~~

The next 2 items equal/comprise this item



WINDOW SCHEDULE

8	Essentials Double Hung	1	41 W X 47 3/4 H	~~$130.00~~	~~$130.00~~
	Sizing{TIP TO TIP}			$0.00	$0.00
	Color{WHITE / WHITE}			$0.00	$0.00
	STANDARD GLASS			$0.00	$0.00
	S2100A - LATITUDE GLASS			~~$6.30~~	~~$6.30~~
	DOUBLE STRENGTH			$0.00	$0.00
	Frame Options{HEAD EXPANDER}			~~$3.59~~	~~$3.59~~
	STANDARD HALF SCREEN			$0.00	$0.00
	dining				
9	Essentials Double Hung	1	37 W X 34 5/8 H	~~$130.00~~	~~$130.00~~
	Sizing{TIP TO TIP}			$0.00	$0.00
	Color{WHITE / WHITE}			$0.00	$0.00
	STANDARD GLASS			$0.00	$0.00
	S2100A - LATITUDE GLASS			~~$6.30~~	~~$6.30~~
	DOUBLE STRENGTH			$0.00	$0.00
	Frame Options{HEAD EXPANDER}			~~$3.24~~	~~$3.24~~
	STANDARD HALF SCREEN			$0.00	$0.00
	kitchen				

NEW WINDOWS

8607
8607

WINDOWS

ORIGINAL HISTORIC WINDOWS

WINDOWS

ORIGINAL WINDOWS

WINDOWS

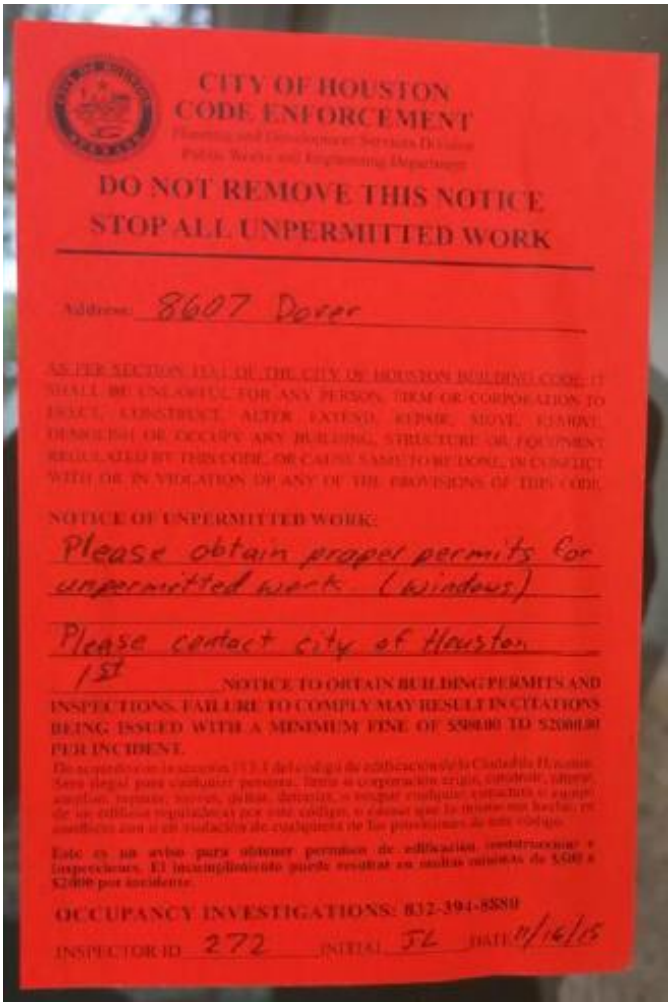
ORIGINAL WINDOWS

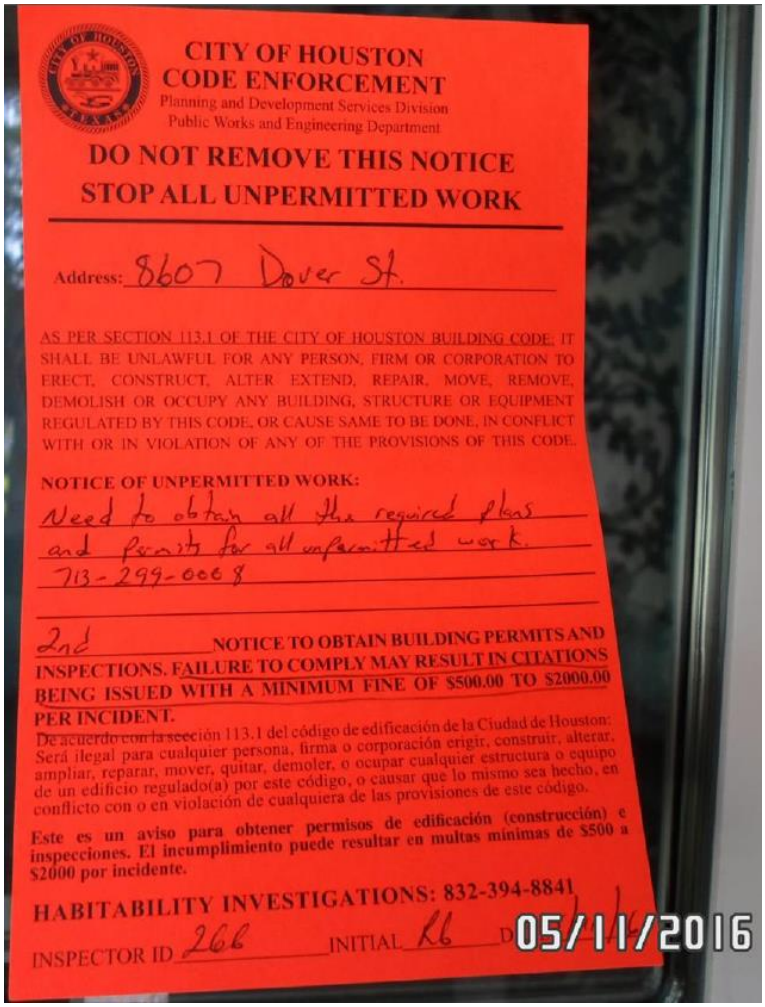
WINDOWS

NEW WINDOWS INSTALLED WITHOUT PERMIT OR COA

COMPLIANCE DOCUMENTATION

RED TAGGED 11/16/15





APPLICANT WRITTEN DESCRIPTION

To whom it may concern.

Im writting this letter first of all to opologise for any inconvinience, and to explain the reason why I installed my windows first of all because of Protection towards my family I had Some broken windows and as it might be on records they had broken into my house in the pass. second cause of health the windows inthis house they were very old and I notice they had mold and very old rust I didn't think they were safe for me and my family.

I want to explain that before ~~I~~ they installed the windows I did went to try to get a permit at the City of Houston I was unaware that I had to go threw yall first and for that Im sorry.

Sincerly

Rafael Acosta
832-477-4306

8607 Dover st
Houston Tx 77061

PROJECT DETAILS

Windows/Doors: The applicant removed all 15 of the original aluminum windows. Replacement vinyl 1-over-1 windows were installed in their place.

The applicant asserts that several of the original windows were broken or had shattered panes. The applicant also cited the presence of mold and rust on the frames. The applicant further stated that he attempted to get a permit and was unaware that he needed to go through the Certificate of Appropriateness process. This contradicts staff files on the property that documented the applicant visiting 611 Walker Street to discuss the process on November 10, 2015; the applicant was also given all necessary application forms at this meeting.

ATTACHMENT A

CIVIC ASSOCIATION COMMENT

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

July 18, 2016

By eMail

[redacted]

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 July 2016

Greetings:

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

> **8607 Dover:** The replacement of multi-light aluminum windows with 1 over 1 white vinyl clad windows is unacceptable for a contributing, ranch style residence. The proposed replacement windows do not in any way retain the historical character of the existing property.
>
> **7715 Morley:** The replacement of multi-light aluminum windows with 1 over 1 white vinyl clad windows and slider windows is unacceptable for a contributing, ranch style residence. The proposed replacement windows do not in any way retain the historical character of the existing property

Specifically, the proposed window replacements for 8607 Dover and 7715 Morley do not meet the following approval criteria for a certificate of appropriateness:

> The proposed window replacements do not retain and preserve the historical character of the property;
>
> The proposed window replacements do not recognize the building, structure, object and site as a product of its own time and permits alterations that seek to create a later appearance;
>
> The proposed window replacements do not preserve the distinguishing qualities or character of the building, structure, object or site and its environment;

The proposed window replacements do not maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site;

The new materials used for the window replacement are not visually compatible with the materials being replaced in form, design, texture, dimension and scale;

The proposed window replacements 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

Mike Morse
For the Glenbrook Valley Civic Club Architectural Review Board

August 22, 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 August 2016

Greetings:

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

8607 Dover: Previously submitted comments for application on July HAHC agenda. No further comments.