

CERTIFICATE OF REMEDIATION

Application Date: September 19, 2016

Applicant: George Paillant, YNG Investments, owner

Property: 7734 Wilmerdean Street, Lot 7, Block 49, Glenbrook Valley Section 9 Subdivision. The property includes a historic 2,160 square foot, one-story wood frame single-family residence with an attached garage situated on an 8,087 square foot (77' x 110') interior lot.

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

Proposal: Alteration – Windows.

- The applicant has replaced all 16 original aluminum 1-over-1 windows with new aluminum 6-over-6 windows featuring interior muntins.
- The windows were installed without a Certificate of Appropriateness and under in interior remodel permit which does not provide for window replacement.
- The new windows are taller than the original windows, which resulted in the destruction of the frieze board.

See enclosed application materials and detailed project description on p. 6-12 for further details.

Public Comment: No public comment received at this time.

Civic Association: The Glenbrook Valley Civic Association is not in support of this project. Please see Attachment A.

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

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 that mimic both the original lite pattern and are the proper size and replacement of the frieze board. 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. Issuance of a Certificate of Remediation for the window removal and installation of compatible windows that mimic both the original lite pattern and are the proper size and replacement of the frieze board.

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: October 20, 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 with new windows, without substantiated proof that the windows were damaged, does not retain nor preserve the historical character of the property. Replacement windows that are the incorrect size also does not retain and 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 replacement windows do not recognize the building as a product of its own time. The new, taller windows do not feature the horizontal nature of the historic windows and as such seek to create a later appearance.</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 with new windows, without substantiated proof that the windows were damaged, does not preserve the distinguishing qualities or character of the building. The installation of replacement windows of an incorrect size and different lite pattern also does not preserve the distinguishing qualities or character of the structure.</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>Replacing original windows does not maintain the distinctive stylistic exterior features that characterize the building. Original windows should be retained unless they are damaged beyond repair. The applicants have not provided staff with any substantial proof that the historic windows were damaged beyond repair, and staff was unable to evaluate the condition of the windows prior to removal. The replacement windows that feature a different size than the original windows along with a new lite pattern does not replicate the distinctive stylistic exterior features that characterize the 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 previously installed replacement windows are not compatible due to the inclusion of a grid design and the overall size of the windows. If it was determined that new windows were necessary for the building, appropriate windows would mimic the original fenestration pattern and not alter the size of the original window opening.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input 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 removed the windows prior to consultation with the Historic Preservation Office, staff was unable to evaluate the condition of the windows prior to removal. It is the responsibility of the applicant to provide evidence that the windows are damaged and need to be replaced.

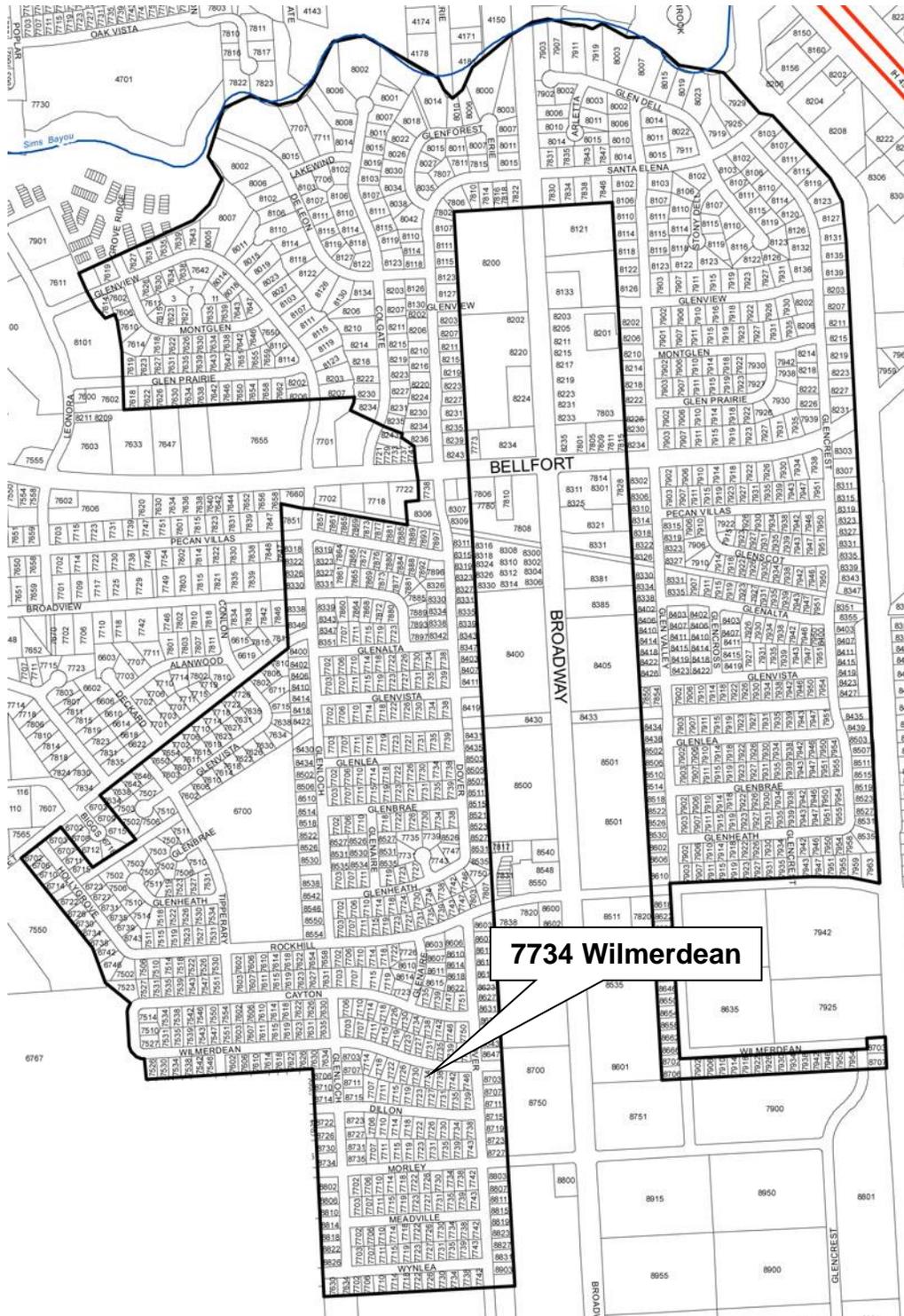
- (10) The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; and

The previously installed replacement windows are not compatible with the size, scale or character of the property due to the introduction of a new overall window size along with a new lite pattern.

- (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.



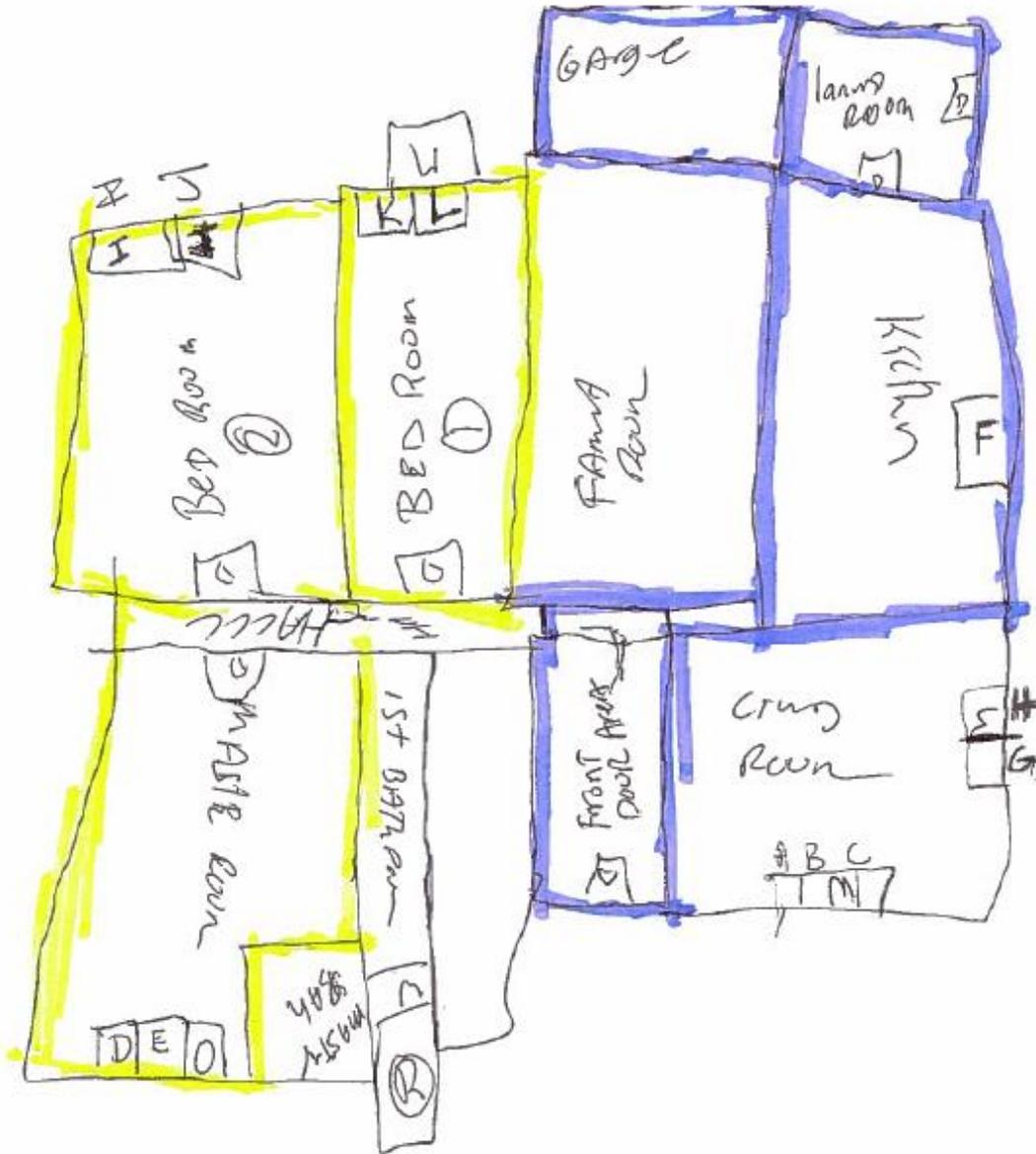
PROPERTY LOCATION
GLENBROOK VALLEY HISTORIC DISTRICT



INVENTORY PHOTO



SITE PLAN
WINDOW LOCATIONS



CURRENT WINDOWS



CURRENT WINDOWS



CURRENT WINDOWS



WINDOWS

ORIGINAL



CURRENT



WINDOW / DOOR SCHEDULE

Specifications

Dimensions

Grid Width (in.)	3/4	Product Width (in.)	35.25
Jamb Depth (in.)	1.0625	Rough Opening Height	36
Product Depth (in.)	2.4375	Rough Opening Width	36
Product Height (in.)	35.25		

Details

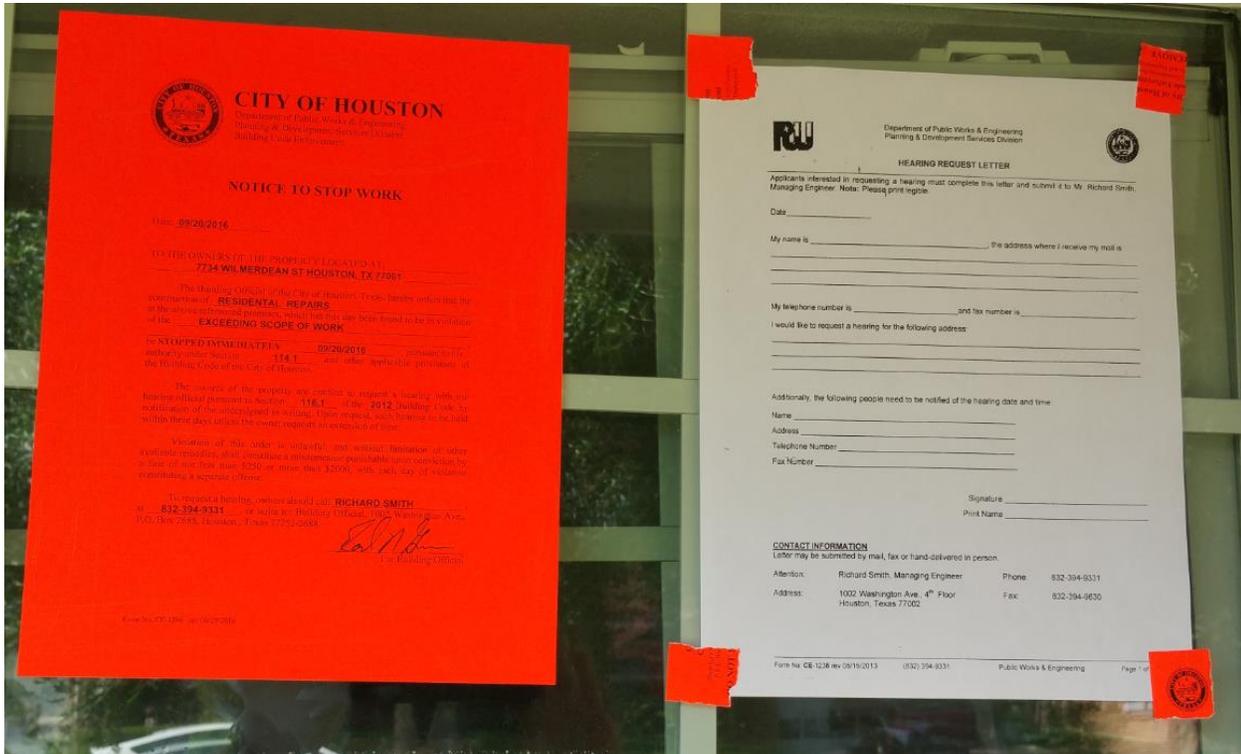
Exterior Color/Finish Family	White	Number of Locks	2
Features	Grid Included, Hardware Included, LOWE Glass, Screen Included	Privacy glass	No
Frame Material	Aluminum	Product Weight (lb.)	27 lb
Glazing Type	Double-Pane	Solar Heat Gain Coefficient	29
Grid Pattern	Colonial	Storm window	No
Hardware Color/Finish Family	White	Tilt-in cleaning	No
Insect screen included	Yes	Tinted glass	No
Integral J-channel	No	U-Factor	30
Interior Color/Finish Family	White	Window Type	Single Hung
Lock Type	Cam Action	Window Use Type	New Construction
Locking	Yes		

Warranty / Certifications

Energy Star Qualified	Not Qualified	Manufacturer Warranty	20 yr glass
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COMPLIANCE DOCUMENTATION

STOP WORK ORDER



PROJECT DETAILS

Windows/Doors: The applicant removed all original 16 aluminum windows without a Certificate of Appropriateness. Replacement aluminum windows of a larger dimension than the original windows were installed in their place which resulted in the removal of the original frieze board. The applicant proposes to retain the existing windows. Please see photos for more detail.

ATTACHMENT A

CIVIC ASSOCIATION COMMENT



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

October 18, 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 October 2016

Greetings:

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

7734 Wilmerdean: The homeowner did not contact the Glenbrook Valley Architectural Review Board about window replacement and did not obtain the required City of Houston permits. The board concurs with the City of Houston Planning Department staff's recommendation for a Certificate of Remediation. The size of the window openings should be restored and windows with the appropriate lite pattern should be required.

Respectfully,

Mike Morse
For the Glenbrook Valley Civic Club Architectural Review Board