

CERTIFICATE OF APPROPRIATENESS

Application Date: February 29, 2016

Applicant: Mark Heater, owner

Property: 7707 Lakewind Street, lot 35, tract 35, block 21, Glenbrook Valley Section 11 Subdivision. The property includes a historic one-story wood frame single-family residence situated on a 35,524 square foot (28' x 360') interior lot.

Significance: Contributing tudor ranch residence, constructed circa 1959, located in the Glenbrook Valley Historic District

Proposal: Alteration – Replace an existing non-original wood door and sidelites with a new fiberglass door and sidelites.

- Existing non-original door and sidelites have a combined overall width of 84"
- Proposed fiberglass door set is 81-5/8" wide and will have colored, textured glass with a leaded design in the upper quarter. The sidelites will have colored, textured glass with a leaded design the full length of the lites.

See enclosed application materials and detailed project description on p. 5-8 for further details.

Public Comment: No public comment received at this time.

Civic Association: Please see comments in Attachment A.

Recommendation: Denial - does not satisfy criteria 1, 4, 5, 6, 7

HAHC Action: -

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 the existing incompatible front door with a new, incompatible style door does not 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 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>Replacing the front door does not preserve the distinguishing qualities or historic character of the building.</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 proposed fiberglass door with a colored, leaded glass toplite and colored, leaded glass sidelites do not replicate the distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the structure.</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 proposed colored, leaded glass is not visually compatible with the existing exterior materials or style of the home.</i> |
| <input type="checkbox"/> | <input checked="" 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;
<i>The proposed new front door is not compatible with the home's Tudor styling. The replacement door should better simulate a door that would be original to the structure.</i> |
| <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 type="checkbox"/> | <input checked="" type="checkbox"/> | (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 and must be compatible with the size, scale, material and character of the property and the area in which it is located; |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (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.

DRAFT



PROPERTY LOCATION
GLENBROOK VALLEY HISTORIC DISTRICT



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INVENTORY PHOTO



SOUTH ELEVATION – FRONT FACING LAKEWIND STREET

EXISTING



PROPOSED



PROJECT DETAILS

Windows/Doors: The existing non-original door features a beveled and leaded glass panel in the top half of the door. Two sidelites flank the door and the set has a combined overall width of 84". The existing door is wood, which the applicant stated cannot be altered for his wife to be able to operate the door and deadbolt due to a medical condition. Additionally the applicant stated that the columns between the sidelites and the door are hollow, preventing the installation of a heavy duty strike plate to allow for added safety.

The proposed fiberglass door will have colored, textured glass with a leaded design in the upper quarter. The sidelites will have colored, textured glass with a leaded design the full length of the lites. The proposed door and sidelites have a combined width of 81-5/8".

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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"

April 19, 2016

By eMail

planningdepartment@houstontx.gov

historicpreservation@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 the Pending Applications for a Certificate of Appropriateness for April 2016

Greetings:

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

7634 Wynlea: The property owners submitted plans for the installation of solar panels to the Architectural Review Board and the installation was approved.

7707 Lakewind: The property owners submitted several plans for the replacement of the front door and sidelights. The Architectural Review Board determined 1) the proposed replacement door and sidelight do not violate any deed restrictions and is approved on that basis only, 2) the existing front door and sidelight are not era appropriate and 3) the appearance of the original front door and sidelight is unknown.

7738 Dillon: The replacement of multi-light aluminum windows with 1 over 1 white vinyl clad windows is unacceptable. These replacement windows do not in any way retain the historical character of the existing property. The replacement of the 1 to 1 aluminum sliding windows with 1 to 1 white vinyl sliding windows is acceptable although the use of an aluminum, fiberglass or engineered wood frame would be preferable.

7739 Meadville: The replacement of the bedroom multi-light aluminum windows with 1 over 1 vinyl clad windows is unacceptable as is the replacement of the living room multi-light windows with a vinyl clad slider window. These replacement windows do not in any way retain the historical character of the existing property. The replacement of the 1 over 1 aluminum bathroom windows is acceptable although the use of an aluminum, fiberglass or engineered wood frame would be preferable. The replacement of the side door is acceptable.