

CERTIFICATE OF APPROPRIATENESS

Application Date: August 5, 2015

Applicant: Renewal by Anderson of Houston for William Mitchell, owner

Property: 7654 Rockhill Street, Lot 1, Block 40, Glenbrook Valley Sec 7 Subdivision. The property includes a historic 1,746 square foot, one-story wood frame single-family residence and attached garage situated on an 8,510 square foot (74' x 115') interior lot.

Significance: Contributing Traditional Ranch style residence, constructed circa 1958, located in the Glenbrook Valley Historic District.

Proposal: Alteration – Replace 8 historic aluminum framed windows with vinyl framed windows

- All 8 windows feature visible damage resulting from differential settlement of the foundation and exterior cladding.
- Existing 2-over-2 horizontal lite aluminum windows will be replaced with 1-over-1 single hung composite windows. A row of 4 windows on the front elevation (Window B) will be replaced with a single lite picture window. A pair of 2 windows on the east elevation will be replaced with a two-lite gliding window.
- No window openings will be altered to install the new windows.

See enclosed application materials and detailed project description on p. 4-13 for further details.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

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 D NA**S - satisfies D - does not satisfy NA - not applicable**

- | S | D | NA | |
|-------------------------------------|--------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (1) The proposed activity must retain and preserve the historical character of the property; |
| <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 checked="" type="checkbox"/> | <input 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; |
| <input checked="" type="checkbox"/> | <input 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; |
| <input checked="" type="checkbox"/> | <input 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; |
| <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; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (10) The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s); |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (11) The proposed activity will comply with any applicable deed restrictions. |



PROPERTY LOCATION

GLENBROOK VALLEY HISTORIC DISTRICT



INVENTORY PHOTO



NORTH ELEVATION – FRONT FACING ROCKHILL STREET

WINDOWS A, B, and C



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EAST SIDE ELEVATION

WINDOWS D, E, F, G, and H



EXISTING WINDOWS

WINDOW A

Barely opens- left lock doesn't work.



WINDOW B

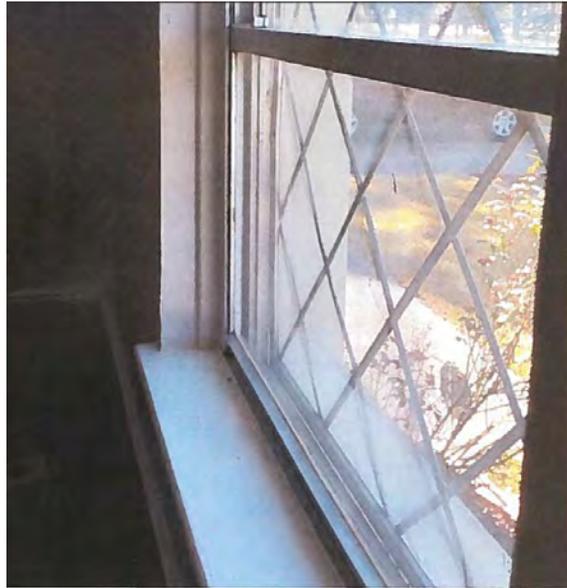
Middle window won't stay open / 3rd lock doesn't work/water and mold



EXISTING WINDOWS

WINDOW C

Guide rail malfunctioning – catches when opening.



WINDOW D

Window sticks when raising – cannot open all the way.



EXISTING WINDOWS

WINDOW E

. Window seal is defective



WINDOW F

Window lock malfunctioning.



WINDOW G

Window drags when opening



WINDOW H

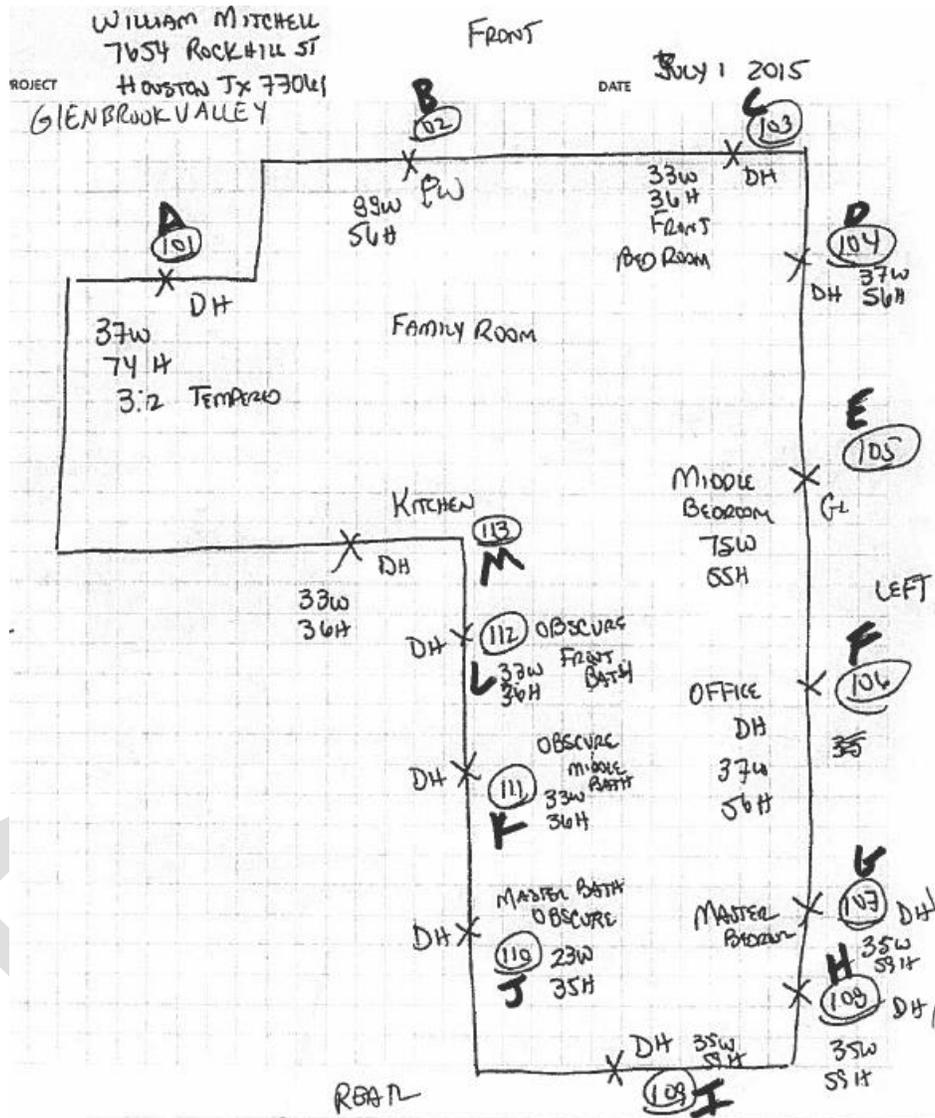
Window drags when opening.



SITE PLAN



WINDOWS A THROUGH H ARE VISIBLE FROM THE RIGHT OF WAY



WINDOW / DOOR SCHEDULE

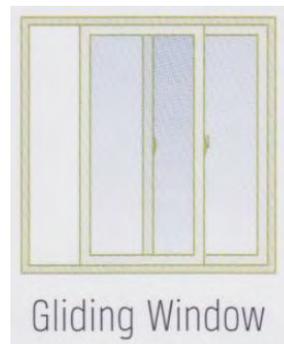
DOUBLE HUNG WINDOW - A, C, D, F, G, and H



PICTURE WINDOW – B



GLIDING WINDOW – E



PROJECT DETAILS

Windows/Doors: Replace windows at 8 existing openings along the north (front) and east elevations.

The existing windows are damaged beyond reasonable repair from the foundation settling. As the foundation has shifted, it has pulled the windows away from the brick veneer. This has rendered the window openings uneven, making the windows impossible to close all of the way and difficult to operate. Since the windows are mounted within the walls, removing them to make repairs would either damage the window further or result in removing a substantial amount of wall material.

The new windows will be installed within the existing window openings.

Front Elevation: Windows A and C: Replace existing damaged 2-over-2 windows with new 1-over-1 windows.

(North) Window B: Replace existing damaged row of three 2-over-2 windows with a single-lite picture window.

Side Elevation: Windows D, F, G, and H: Replace existing damaged 2-over-2 windows with new 1-over-1 windows.

(East) Window E: Replace a damaged pair of 2-over-2 windows with a two lite gliding window.

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