CERTIFICATE OF APPROPRIATENESS

Application Date: March 29, 2016

Applicant: Shane Laird, Power Home Remodeling for Luis and Maria Sanchez, owners

Property: 7739 Meadville Street, Lot 13, Block 54, Glenbrook Valley Section 9 Subdivision. The property includes a historic 1,280 square foot, one-story single-family residence with an attached garage situated on a 7,475 square foot (65' x 115') interior lot.

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

Proposal: Alteration – Replace 12 original aluminum windows

- The windows exhibit various stages of corrosion.
- Due to differential settlement the windows have twisted in their frames rendering them inoperable.
- Existing 2-over-2 aluminum windows will be replaced with 1-over-1 vinyl windows and will match the existing sizes.

See enclosed application materials and detailed project description on p. 8-12 for further details.

Public Comment: No public comment received at this time.

Civic Association: Comment received from Glenbrook Valley Civic Association. See Attachment A.

Recommendation: **Approval**

HAHC Action: **Approved**

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. Shiplap is an integral structural component of the exterior wall assembly in balloon framed structures and its removal can cause torqueing, twisting and collapse of exterior walls. Shiplap may be carefully shored and removed in small portions to insulate, run wire or plumbing, and should be replaced when the work is complete. 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. A revised COA may be required.

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval
Effective: May 19, 2016

PLANNING & DEVELOPMENT DEPARTMENT

COA valid for two years from effective date. COA 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 COA compliance prior to submitting for building or sign permits. Any revisions to the approved project scope may require a new COA.

Planning Official **Date**

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 - satisfies D - does not satisfy NA - not applicable

S	D	NA		
☒	☐	☐	(1)	The proposed activity must 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;
☒	☐	☐	(4)	The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
☒	☐	☐	(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;
☒	☐	☐	(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;
☐	☐	☒	(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;
☒	☐	☐	(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

CONTEXT AREA

7743 Meadville – Contributing – 1959 (neighbor)

7742 Meadville – Contributing – 1960 (across street)

7738 Meadville– Contributing – 1960 (across street)

7735 Meadville– Contributing – 1959 (neighbor)

7734 Meadville– Contributing – 1960 (across street)

7731 Meadville– Contributing – 1958 (neighbor)

7727 Meadville – Contributing – 1959 (neighbor)

7726 Meadville – Contributing – 1960 (across street)

7723 Meadville– Contributing – 1959 (neighbor)

7719 Meadville – Contributing – 1959 (neighbor)

7718 Meadville– Contributing – 1960 (across street)

7715 Meadville – Contributing – 1959 (neighbor)

7711 Meadville – Contributing – 1959 (neighbor)

7710 Meadville – Contributing – 1960 (across street)

7707 Meadville– Contributing – 1959 (neighbor)

7706 Meadville – Contributing – 1960 (across street)

7702 Meadville– Contributing – 1960 (across street)

SITE PLAN

N

WINDOW CONDITIONS

WINDOW / DOOR SCHEDULE

Windows	Luis Jr's Bedroom	1	35.25"x50.75"

Windows: Luis Jr's Bedroom 1 35.25"x50.75"
WINDOWS: *Models* SL 2700 *Styles* Double Hung *Types* None *Configs* None
OPTIONS: *Color* Almond / Almond : Grid Pattern : None | *Removal* Aluminum / Vinyl | *Additional Details* None

Windows	Lorenzo and Josh's Bedroom	1	35.0"x51.0"

Windows: Lorenzo and Josh's Bedroom 1 35.0"x51.0"
WINDOWS: *Models* SL 2700 *Styles* Double Hung *Types* None *Configs* None
OPTIONS: *Color* Almond / Almond : Grid Pattern : None | *Removal* Aluminum / Vinyl | *Additional Details* Special Options (ie. Full Screen, Obscure Glass, etc) *Full Screen* No | *Obscure Glass* No | *Specialty Color* No | *Different Color Capping* No | *Trim Options* No | *Frame Options* No | *Remove and Reinstall* Yes : Security Bars

Windows	Lorenzo and Josh's Bedroom	1	35.25"x33.5"

Windows: Lorenzo and Josh's Bedroom 1 35.25"x33.5"
WINDOWS: *Models* SL 2700 *Styles* Double Hung *Types* None *Configs* None
OPTIONS: *Color* Almond / Almond : Grid Pattern : None | *Removal* Aluminum / Vinyl | *Additional Details* Special Options (ie. Full Screen, Obscure Glass, etc) *Full Screen* No | *Obscure Glass* No | *Specialty Color* No | *Different Color Capping* No | *Trim Options* No | *Frame Options* No | *Remove and Reinstall* Yes : Security Bars

Windows	Lorenzo and Josh's Bedroom	1	35.25"x33.5"

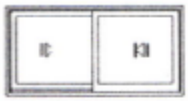
Windows: Lorenzo and Josh's Bedroom 1 35.25"x33.5"
WINDOWS: *Models* SL 2700 *Styles* Double Hung *Types* None *Configs* None
OPTIONS: *Color* Almond / Almond : Grid Pattern : None | *Removal* Aluminum / Vinyl | *Additional Details* None

Windows	Master Bathroom	1	34.75"x33.5"

Windows: Master Bathroom 1 34.75"x33.5"
WINDOWS: *Models* SL 2700 *Styles* Double Hung *Types* None *Configs* None
OPTIONS: *Color* Almond / Almond : Grid Pattern : None | *Removal* Aluminum / Vinyl | *Additional Details* Special Options (ie. Full Screen, Obscure Glass, etc) *Full Screen* No | *Obscure Glass* Double Hung : Both Sashes | *Specialty Color* No | *Different Color Capping* No | *Trim Options* No | *Frame Options* No | *Remove and Reinstall* No
Note: Obscure Both

Windows	Breakfast Knook	1	71.0"x50.75"

Windows: Breakfast Knook 1 71.0"x50.75"
WINDOWS: *Models* SL 2700 *Styles* Slider *Types* 2-Lite *Configs* None
OPTIONS: *Color* Almond / Almond : Grid Pattern : None | *Removal* Aluminum / Vinyl | *Additional Details* None



Windows	Kitchen	1	35.0"x33.5"

Windows: Kitchen 1 35.0"x33.5"
WINDOWS: *Models* SL 2700 *Styles* Double Hung *Types* None *Configs* None
OPTIONS: *Color* Almond / Almond : Grid Pattern : None | *Removal* Aluminum / Vinyl | *Additional Details* None

Windows	Master Bedroom	2	35.0"x51.0"

Windows: Master Bedroom 2 35.0"x51.0"
WINDOWS: *Models* SL 2700 *Styles* Double Hung *Types* None *Configs* None
OPTIONS: *Color* Almond / Almond : Grid Pattern : None | *Removal* Aluminum / Vinyl | *Additional Details* Special Options (ie. Full Screen, Obscure Glass, etc) *Full Screen* No | *Obscure Glass* No | *Specialty Color* No | *Different Color Capping* No | *Trim Options* No | *Frame Options* No | *Remove and Reinstall* Yes : Security Bars

Windows	Luis Jr's Bedroom	1	35.25"x50.75"

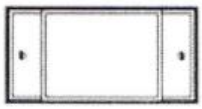
Windows: Luis Jr's Bedroom 1 35.25"x50.75"
WINDOWS: *Models* SL 2700 *Styles* Double Hung *Types* None *Configs* None
OPTIONS: *Color* Almond / Almond : Grid Pattern : None | *Removal* Aluminum / Vinyl | *Additional Details* Special Options (ie. Full Screen, Obscure Glass, etc) *Full Screen* No | *Obscure Glass* No | *Specialty Color* No | *Different Color Capping* No | *Trim Options* No | *Frame Options* No | *Remove and Reinstall* Yes : Security Bars

Windows	Bathroom	1	34.75"x33.5"

Windows: Bathroom 1 34.75"x33.5"
WINDOWS: *Models* SL 2700 *Styles* Double Hung *Types* None *Configs* None
OPTIONS: *Color* Almond / Almond : Grid Pattern : None | *Removal* Aluminum / Vinyl | *Additional Details* Special Options (ie. Full Screen, Obscure Glass, etc) *Full Screen* No | *Obscure Glass* Double Hung : Both Sashes | *Specialty Color* No | *Different Color Capping* No | *Trim Options* No | *Frame Options* No | *Remove and Reinstall* Yes : Security Bars

Windows	Living Room	1	104.0"x51.25"

Windows: Living Room 1 104.0"x51.25"
WINDOWS: *Models* SL 2700 *Styles* Slider *Types* 3-Lite *Configs* 1/4 - 1/2 - 1/4
OPTIONS: *Color* Almond / Almond : Grid Pattern : None | *Removal* Aluminum / Vinyl | *Additional Details* Special Options (ie. Full Screen, Obscure Glass, etc) *Full Screen* No | *Obscure Glass* No | *Specialty Color* No | *Different Color Capping* No | *Trim Options* No | *Frame Options* Yes *Frame In for Vent or A/C unit* No | *Build Up* No | *Build Down* No | *Pack-In* More than 3 Inches | *Buck Frame / Stops / Casing* No | *Remove and Reinstall* Yes : Security Bars



WINDOW / DOOR SCHEDULE

WINDOW EXAMPLE

PROJECT DETAILS

Windows/Doors: The existing residence features 2-over-2 aluminum sash windows. The existing windows are damaged beyond repair due to differential settlement and corrosion. They no longer open or function properly.

The applicant proposes to replace the existing aluminum windows with replacement vinyl windows. All proposed windows will feature a 1-over-1 lite pattern and will be installed in the existing openings. The sizes of the windows will not be altered. See photos and drawings for more detail.

ATTACHEMNT 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.

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.