

CERTIFICATE OF APPROPRIATENESS

Application Date: May 28, 2024

Applicant: Jesus Robles, owner

Property: Lot 27, Block 30, Glenbrook Valley Neighborhood Subdivision. The property includes a historic 1,863 square foot, one-story brick single-family residence and attached garage situated on a 7,438 square foot (110' x 65' x 122' x 68') interior lot.

Significance: Contributing Traditional Ranch style residence, constructed circa 1957, located in the Glenbrook Valley Historic District. Original home, no recorded additions.

Proposal:

- Remove (10) original aluminum mill-finished windows, recessed 2-over-2 horizontal divided light
- Replace with (10) Croft aluminum mill-finished windows single-hung, recessed, 1-over-1, no grille, within same window opening

Public Comment: No public comment received.

Civic Association: No comment received.

ALL NEW WINDOWS MUST BE INSET 1¾ Inches – See Attachment 1

| |
|---|
| <p>Recommendation: Approval</p> <p>HAHC Action: -</p> |
|---|

Note: All materials in exterior walls, including windows, siding, framing lumber, and interior shiplap (if originally present) must be retained except where removal or replacement has been explicitly approved per this Certificate. Shiplap is an integral structural component of the exterior wall assembly in balloon framed structures and removal can cause torquing, 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.

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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.

LETTER FROM OWNER

To the Office of Historic Preservation

May 30, 2024

Greetings,

I pray you are well. I thank you for giving me the opportunity to explain the need for my home to have the windows upgraded. In the last few years, I have concluded that my home needs the windows to be upgraded due to the amount of heat the windows allow to come into my home. In the winter I have the same problem. The rooms that have these old aluminum windows are always cold. The efficiency of these windows are not good. With the recent inflation situation, my electrical bill has hit 700 dollars a month.

When we have lost power in these recent years, my home immediately heats up like a furnace in the summer within minutes. Insulation seems not to do the trick. While the EPA has suggested that we keep our thermometers in our homes between 76 and 78, my thermostat has to stay at 72 just to keep the temperature at 78.

Though I would much rather save 7,000 dollars and not spend it on my windows, I feel like I am under duress to do this. I have had Window World, Renewal By Anderson, and Gulf Coast Windows give me estimates. They all vary from 7000 dollars to a whopping 34000 dollars to replace my windows.

Aluminum windows are considered a pricy upgrade, and I don't have the funds to do this. I have tried placing heavy, dark drapery in my home to help with the heat but my home feels like a funeral home. I truly believe that my investment in the windows will make my home more energy efficient and would raise my overall property values.

On another note, the old windows are very difficult to open. God forbid that a fire occurs, and my kids and family are not able to get out because of the window situation. I'm asking for your assistance in this. These windows are a hazard and inefficient.

Thank you for your attention.

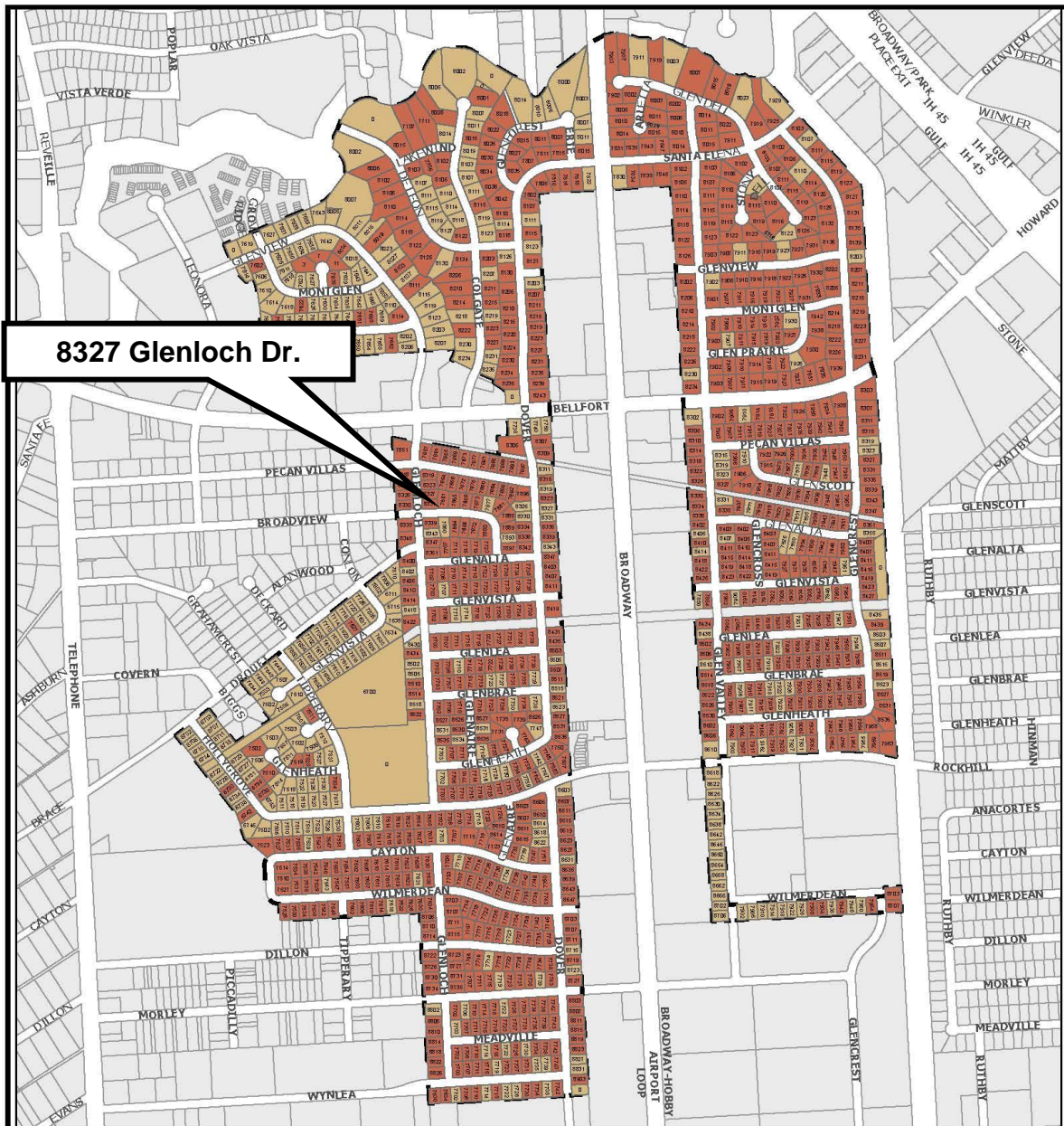
Jesus Robles

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 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (1) The proposed activity must retain and preserve the historical character of the property; <i>Inset and recessed proposed windows maintain 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; <i>Proposed double pane windows bring increased energy efficiency and reduce outside noise, heard within the home.</i> <i>It creates an unreasonable economic hardship for the owner to pay inflated energy costs for cooling and heating due to original windows.</i> |
| <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; <i>The proposed windows, maintain the original window openings and do not detract from the character of the historic home.</i> |
| <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; <i>The proposed windows are very close in dimension and scale to original windows, maintaining fenestration pattern.</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (7) The proposed replacement of 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 type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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; <i>Removal of original Aluminum Mill Finished Windows</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input 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 |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (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

Historic District Boundary


Building Classification

- Contributing
- Non-Contributing

0 500 1,000
 US Feet

This map is made available for reference purposes only and should not be substituted for a survey product. The City of Houston will not accept liability of any kind in conjunction with its use.

Source: COHGIS
 Date: March 2024
 Reference: pj26344



PLANNING & DEVELOPMENT DEPARTMENT

INVENTORY PHOTO



SITE AREA



CONTEXT AREA

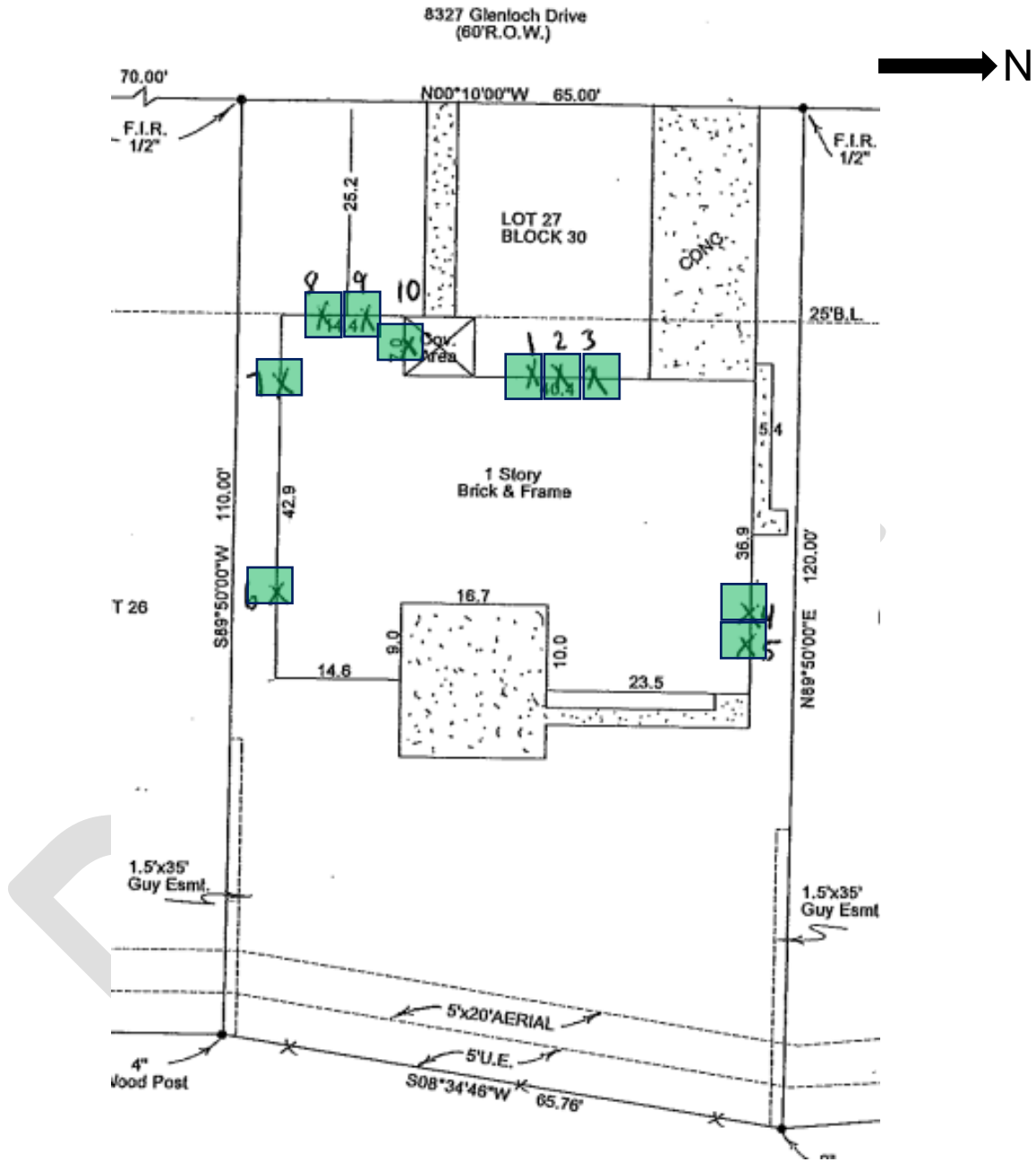


RECENT PHOTO



DRAFT

SITE MAP - PROPOSED REPLACEMENT WINDOWS



EXISTING WINDOWS



EXISTING WINDOWS



**CERTIFICATE OF APPROPRIATENESS
WINDOW WORKSHEET**



**PLANNING &
DEVELOPMENT
DEPARTMENT**

| EXISTING WINDOW SCHEDULE | | | | | | | |
|--------------------------|-------------|--------------|-----------|----------------|-----------------|----------------------|--------------------|
| Window | Material | Lite Pattern | Style | Dimensions | Recessed/Inset | Original/Replacement | Existing to Remain |
| <i>Ex. A1</i> | <i>Wood</i> | <i>1/1</i> | <i>DH</i> | <i>32 x 66</i> | <i>Recessed</i> | <i>Original</i> | <i>No</i> |
| 1 | ALUMINUM | 1/1 | DH | 36 X 55 | RECESSED | ORIGINAL | NO |
| 2 | ALUMINUM | 1/1 | DH | 36 X 55 | RECESSED | ORIGINAL | NO |
| 3 | ALUMINUM | 1/1 | DH | 36 X 55 | RECESSED | ORIGINAL | NO |
| 4 | ALUMINUM | 1/1 | DH | 36 X 55 | RECESSED | ORIGINAL | NO |
| 5 | ALUMINUM | 1/1 | DH | 36 X 55 | RECESSED | ORIGINAL | NO |
| 6 | ALUMINUM | 1/1 | DH | 36 X 55 | RECESSED | ORIGINAL | NO |
| 7 | ALUMINUM | 1/1 | DH | 36 X 55 | RECESSED | ORIGINAL | NO |
| 8 | ALUMINUM | 1/1 | DH | 36 X 55 | RECESSED | ORIGINAL | NO |
| 9 | ALUMINUM | 1/1 | DH | 36 X 55 | RECESSED | ORIGINAL | NO |

| DAMAGE TO EXISTING WINDOWS | |
|----------------------------|--|
| Window | Describe Damage |
| <i>Ex. A1</i> | <i>Glass is broke, window is inoperable, rail is rotten, and frame is broken</i> |
| 1 | WINDOW LEAKS HOT/COLD AIR INTO THE HOME NOT ENERGY EFFICIENT |
| 2 | WINDOW LEAKS HOT/COLD AIR INTO THE HOME NOT ENERGY EFFICIENT |
| 3 | WINDOW LEAKS HOT/COLD AIR INTO THE HOME NOT ENERGY EFFICIENT |
| 4 | WINDOW LEAKS HOT/COLD AIR INTO THE HOME NOT ENERGY EFFICIENT |
| 5 | WINDOW LEAKS HOT/COLD AIR INTO THE HOME NOT ENERGY EFFICIENT |
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| 8 | WINDOW LEAKS HOT/COLD AIR INTO THE HOME NOT ENERGY EFFICIENT |
| 9 | WINDOW LEAKS HOT/COLD AIR INTO THE HOME NOT ENERGY EFFICIENT |

| PROPOSED WINDOW SCHEDULE | | | | | | | |
|--------------------------|-------------|--------------|-----------|----------------|-----------------|----------------|-------|
| Window | Material | Lite Pattern | Style | Dimensions | Recessed/Inset | Brand/Vendor | Other |
| <i>Ex. A1</i> | <i>Wood</i> | <i>1/1</i> | <i>DH</i> | <i>32 x 66</i> | <i>Recessed</i> | <i>Plygem</i> | |
| 1 | VINYL | 1/1 | DH | 36 X 55 | RECESSED | 4000 SERIES WW | |
| 2 | VINYL | 1/1 | DH | 36 X 55 | RECESSED | 4000 SERIES WW | |
| 3 | VINYL | 1/1 | DH | 36 X 55 | RECESSED | 4000 SERIES WW | |
| 4 | VINYL | 1/1 | DH | 36 X 55 | RECESSED | 4000 SERIES WW | |
| 5 | VINYL | 1/1 | DH | 36 X 55 | RECESSED | 4000 SERIES WW | |
| 6 | VINYL | 1/1 | DH | 36 X 55 | RECESSED | 4000 SERIES WW | |
| 7 | VINYL | 1/1 | DH | 36 X 55 | RECESSED | 4000 SERIES WW | |
| 8 | VINYL | 1/1 | DH | 36 X 55 | RECESSED | 4000 SERIES WW | |
| 9 | VINYL | 1/1 | DH | 36 X 55 | RECESSED | 4000 SERIES WW | |

- Must include photos of all windows with labels indicated on this sheet
- Must include manufacture's specifications and details for all proposed windows
- *** Use additional sheets as necessary

PROPOSED – Single-Hung Aluminum Mill-Finished Window



Croft 95 Series - Single-Hung Aluminum Mill-Finished Windows 1-over-1, no grille

Window Standard for Historical Additions, New Construction & Replacements

From Face of Exterior Casing to Face of Window Unit Shall be 1¾ inch Minimum

