

CERTIFICATE OF APPROPRIATENESS

Applicant: Julie Valdes, agent for, Javier Perez, owner

Property: Section 4 Lot 8 Block 12, Glenbrook Valley Subdivision. The property includes an historic one-story wood frame 1,193 sq. ft. single-family residence situated on an 8,400 sq. ft. interior lot.

Significance: Contributing Modern Ranch residence, constructed circa 1955, located in the Glenbrook Valley Historic District. Original home, no recorded additions.

Proposal: Alteration – Windows.

The applicant is proposing to replace nine (9) mill finished original windows with new windows, the same size, with Renewal by Anderson Fiberx windows.

Fiberx is made of reclaimed wood fiber and thermoplastic polymer, fused together.

- 9 Double-hung recessed windows, 1 over 1, no grilles
- Exterior color sandstone

Public Comment: No public comment received.

Civic Association: No comment received.

ALL NEW WINDOWS MUST BE INSET & RECESSED

Recommendation: Approval

HAHC Action:

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.

CERTIFICATE OF APPROPRIATENESS



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.

APPROVAL CRITERIA

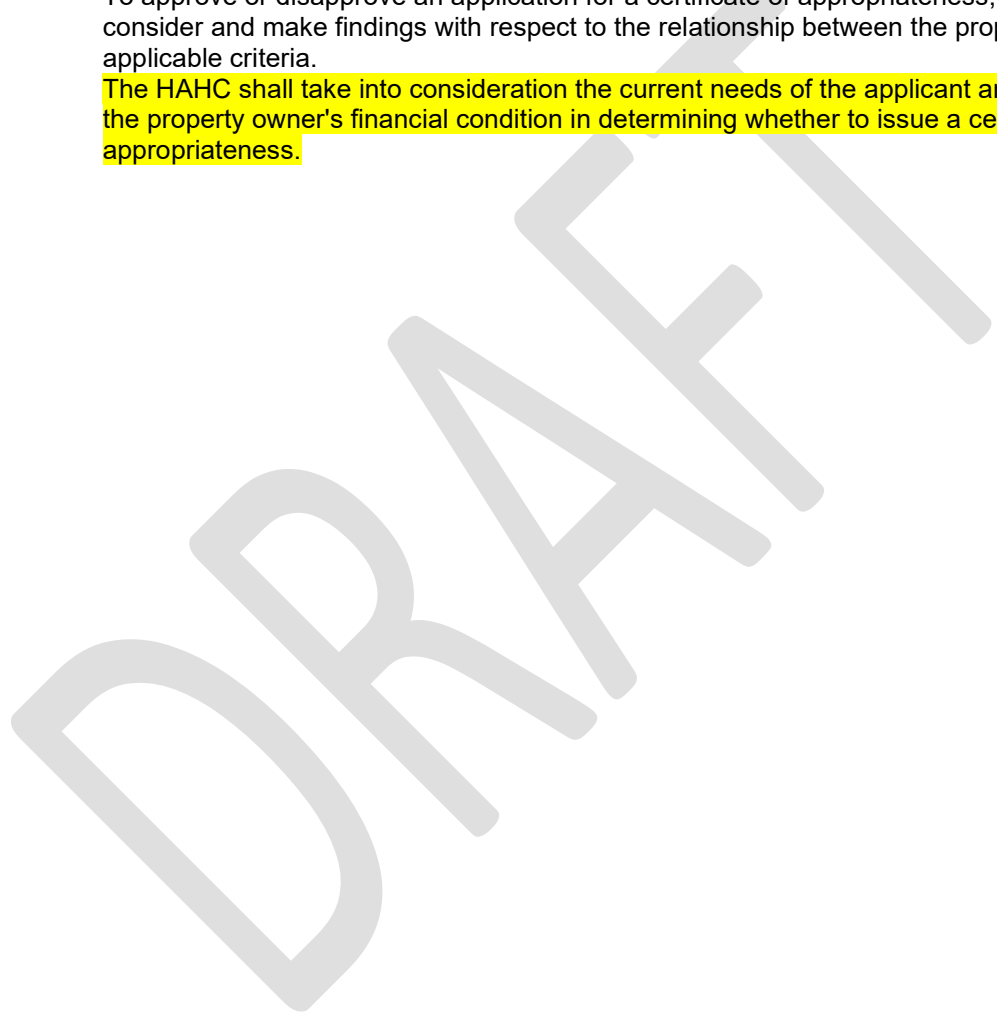
Sec. 33-240: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building 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

(b) The applicant for a certificate of appropriateness shall have the burden of demonstrating that the application satisfies the criteria applicable to the issuance of the certificate of appropriateness. To approve or disapprove an application for a certificate of appropriateness, the HAHC shall consider and make findings with respect to the relationship between the proposed activity and the applicable criteria.

The HAHC shall take into consideration the current needs of the applicant and shall be sensitive to the property owner's financial condition in determining whether to issue a certificate of appropriateness.



LETTER FROM OWNER

Attention: The Office of Historic Preservation

6/10/2024

In regard to my upcoming window replacement project, I would like to explain how I have tried to satisfy. **I have tried twice to seek approval for window replacement using two different window companies. This is my third attempt.**

We have tried to refurbish or treat the current windows, but no company does window refurbishing for the windows done when the house was built in the 50s.

My home is nearly 70 years old and has been through several life cycles. A home with energy efficient features will give us the ability to conserve energy while also alleviating **the high costs of utility bills**. We want to move from the aluminum windows to a more sustainable double hung window from Renewal by Andersen. The windows we have chosen will also provide the following:

- Functionality
- Double pane windows will reduce noise from street traffic.
- Will help regulate the ventilation and temperature of the interior spaces inside the home.
- While also maintaining historical aesthetic appeal with other homes in the immediate neighborhood

Finally, I would like to add that **my wife has arthritic health concerns with her hands that make it difficult for her to adjust the current windows**. She has **carpal tunnel syndrome** with other health issues. Having the new windows installed would make it easier on her to open and close windows when I am away from the home.

Thank you,

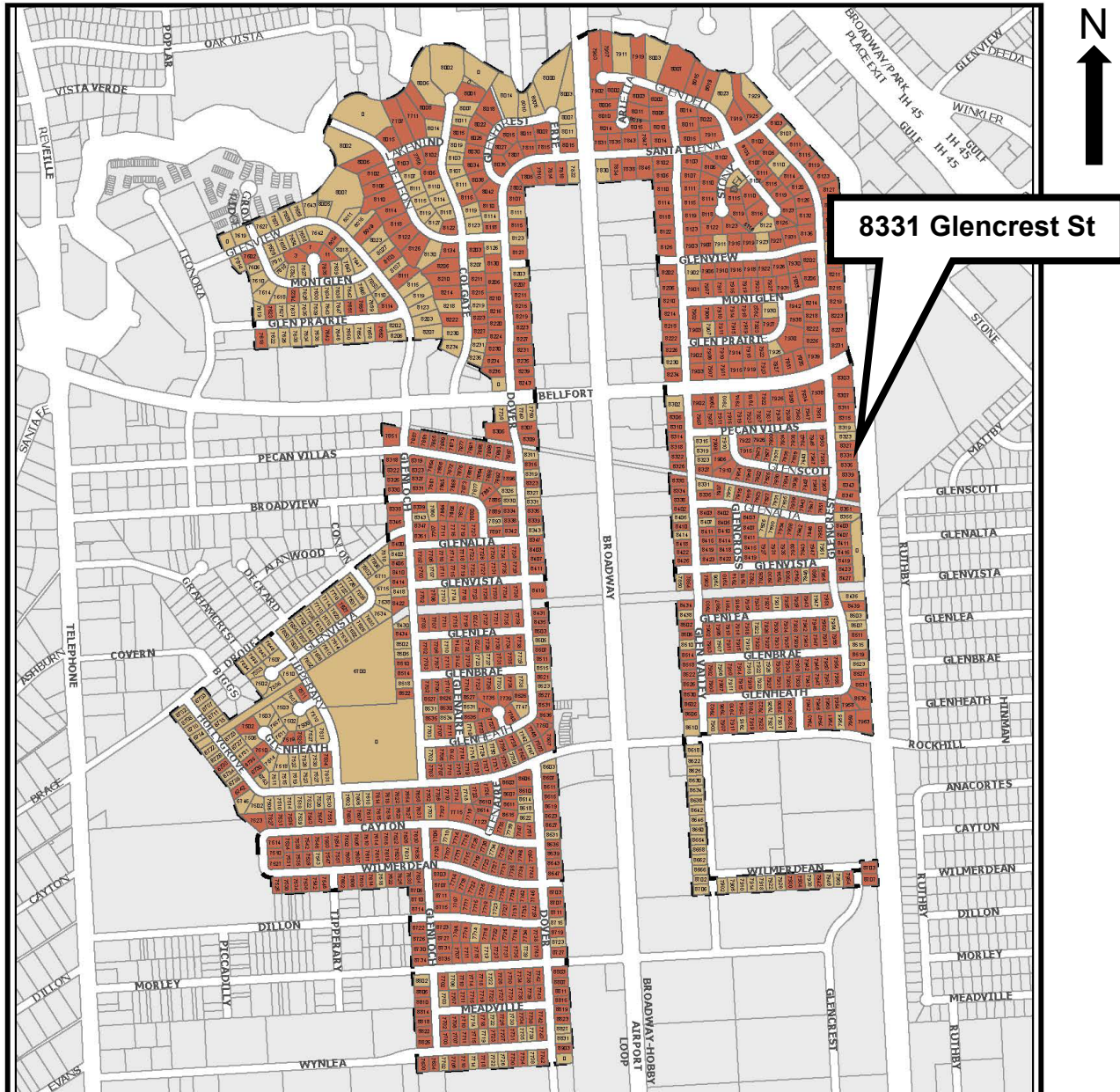
Mr. Javier Perez

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. It creates an unreasonable economic hardship for the owner to pay inflated energy costs for cooling and heating due to original windows. Furthermore, it creates an unreasonable economic hardship for owner to source, ship, and purchase specialty replacement windows at great increased cost over readily available energy efficient replacement 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; <i>Contemporary replacement windows do not create and earlier or later appearance.</i> |
| <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; <i>The proposed windows are close in dimension and scale to original windows, maintaining fenestration pattern.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input 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



8331 Glencrest St

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: COGIS
Date: March 2024
Reference: pj26344



PLANNING & DEVELOPMENT DEPARTMENT

INVENTORY PHOTO



CONTEXT AREA AERIAL



CONTEXT AREA

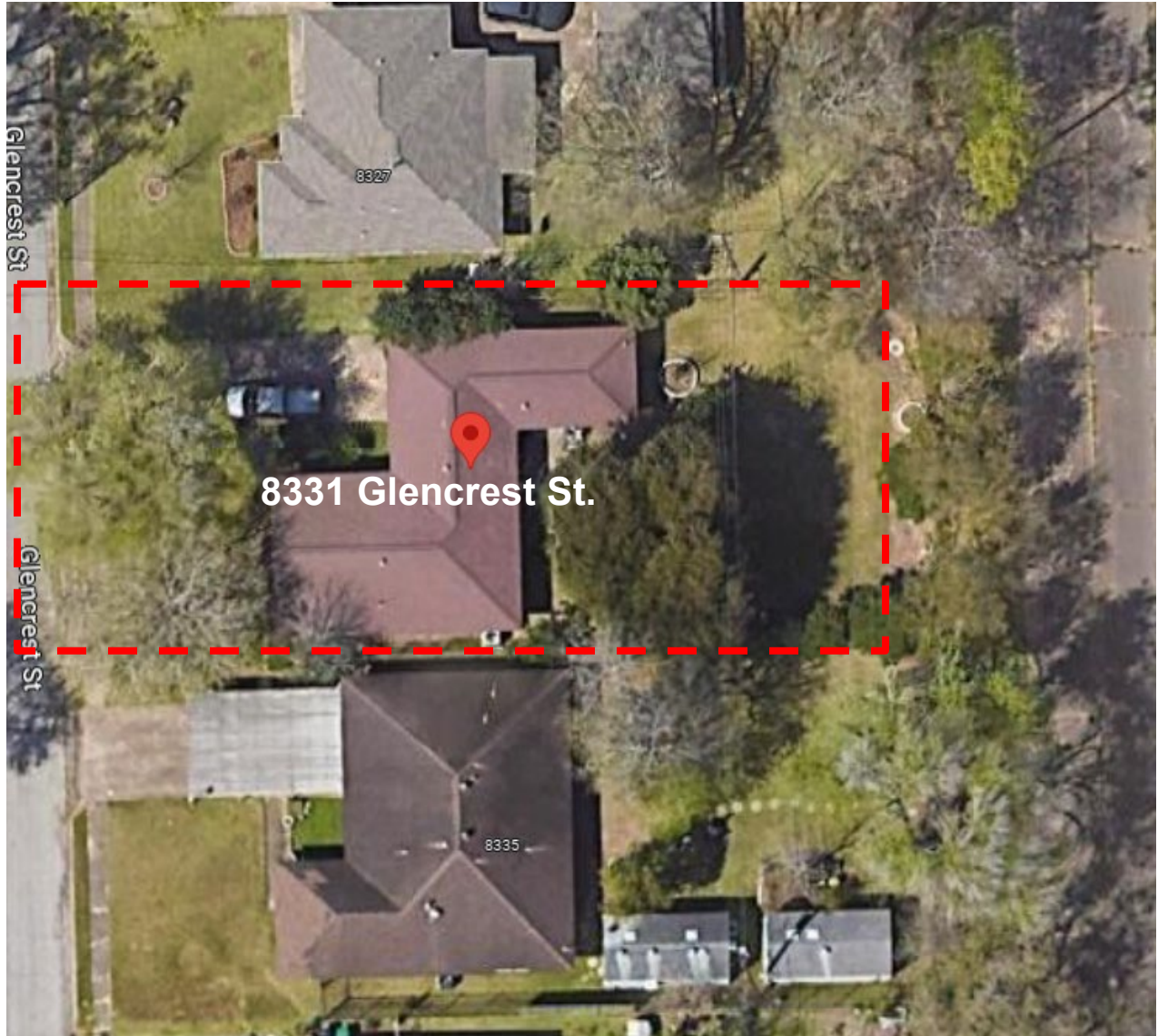


CURRENT PHOTO

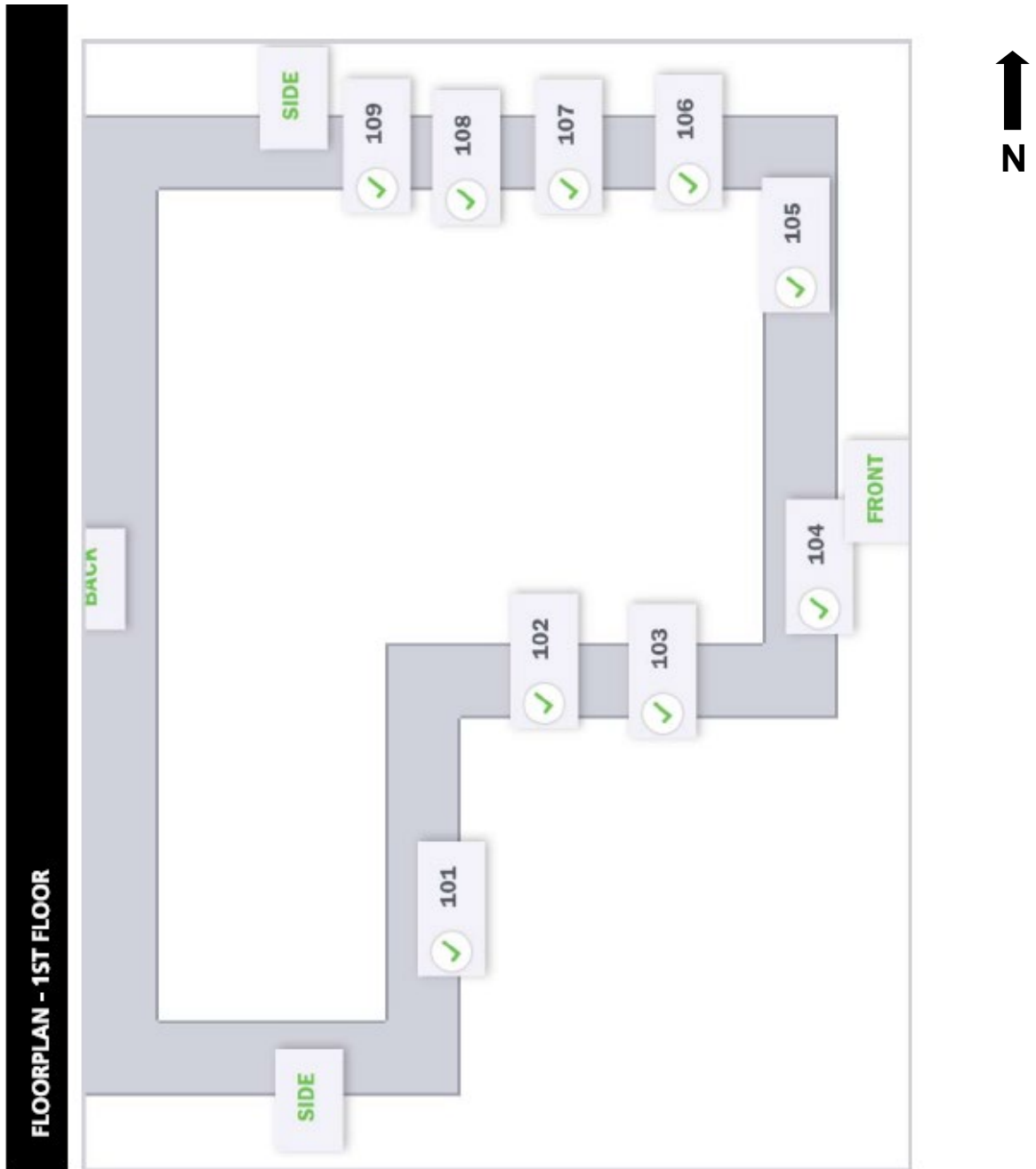


DRAFT

AERIAL VIEW OF PROPERTY



LOCATION OF WINDOWS



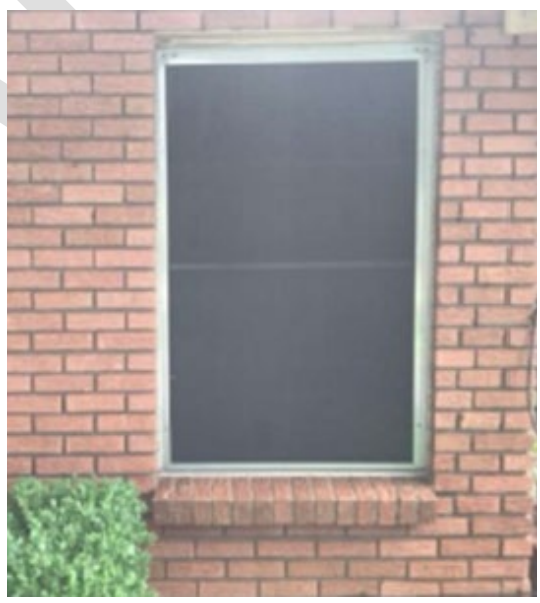
EXISTING WINDOWS



FRONT (EAST ELEVATION)



FRONT (EAST ELEVATION) #104



FRONT (EAST ELEVATION) #105

EXISTING WINDOWS



FRONT – RIGHT SIDE (EAST & NORTH ELEVATIONS)



RIGHT SIDE (NORTH ELEVATION) #106



RIGHT SIDE (NORTH ELEVATION) #107

EXISTING WINDOWS



RIGHT SIDE (NORTH ELEVATION) #108

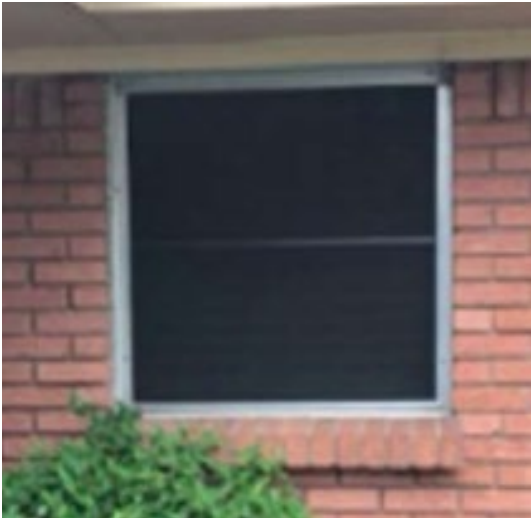


RIGHT SIDE (NORTH ELEVATION) #109



LEFT SIDE (SOUTH ELEVATION) #101

EXISTING WINDOWS



LEFT SIDE (SOUTH ELEVATION) #102



LEFT SIDE (SOUTH ELEVATION) #103

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WINDOW WORKSHEET

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>
101	Metal	1/1	DH	34 x 34	Recessed	Original	No
102	Metal	1/1	DH	34 x 35	Recessed	Original	No
103	Metal	1/1	DH	34 x 55	Recessed	Original	No
104	Metal	1/1	DH	34 x 55	Recessed	Original	No
105	Metal	1/1	DH	34 x 55	Recessed	Original	No
106	Metal	1/1	DH	34 x 55	Recessed	Original	No
107	Metal	1/1	DH	33 x 55	Recessed	Original	No
108	Metal	1/1	DH	23 x 36	Recessed	Original	No
109	Metal	1/1	DH	33 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>
101	No UV ratings, will not open
102	No UV rating / not protective to sound , will not open
103	No UV ratings , will not open
104	No sound protection, no UV ratings , leaking air
105	No sound protection, no UV ratings , will not open
106	No sound protection, no UV ratings , leaking air
107	Will not lock or open , no UV ratings
108	Will not open and or no UV ratings
109	Will not open for egress , no UV ratings

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>	
101	Fiberx	1/1	DH	34 x 34	Recess	Renewal by Andersen	
102	Fiberx	1/1	DH	34 x 35	Recess	Renewal by Andersen	
103	Fiberx	1/1	DH	34 x 55	Recess	Renewal by Andersen	
104	Fiberx	1/1	DH	34 x 55	Recess	Renewal by Andersen	
105	Fiberx	1/1	DH	34 x 55	Recess	Renewal by Andersen	
106	Fiberx	1/1	DH	34 x 55	Recess	Renewal by Andersen	
107	Fiberx	1/1	DH	33 x 55			
108	Fiberx	1/1	DH	23 x 26			
109	Fiberx	1/1	DH	33 x 55			

- 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 WINDOW



Renewal by Anderson, Fibrex Double-Hung Recessed Window

Fibrex is made of reclaimed wood fiber and thermoplastic polymer, fused together.

PROPOSED WINDOW



Windows & Doors Inspiration Parts & Support For Professionals

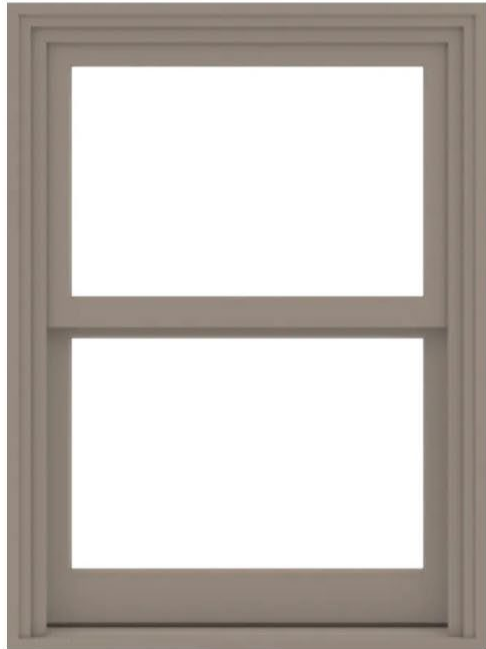
Request A Quote

A-SERIES DOUBLE-HUNG WINDOW

LEARN

DESIGN IT

TECH SPECS



TRADITIONAL ARCHITECTURAL STYLE

Our best-performing double-hung window

A-Series double-hung windows have two operating sash that move up and down allowing for ventilation on the top, bottom or both. The sash tilt in for easy cleaning from the inside of your home. Made of wood protected by fiberglass and Fibrex® composite material, it's our best-performing double-hung window.

★★★★☆ 3.5 (8) | \$\$\$\$

Connect with a window expert →

MOST POPULAR INTERIOR OPTIONS

- Maple
- Pine
- Sandtone

View all options →

Fibrex is made of reclaimed wood fiber and thermoplastic polymer, fused together.

WINDOW EXAMPLES



Example: Renewal by Anderson, Fibrex Double-Hung Windows



Example: Renewal by Anderson, Fibrex Double-Hung Windows