

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 mill-finished aluminum windows, recessed 2-over-2 horizontal divided light
- Replace with (10) white vinyl double-hung windows, recessed, 1-over-1, within same window opening

Public Comment: No public comment received.

Civic Association: No comment received.

ALL NEW WINDOWS MUST BE INSET & RECESSED

<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.

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:

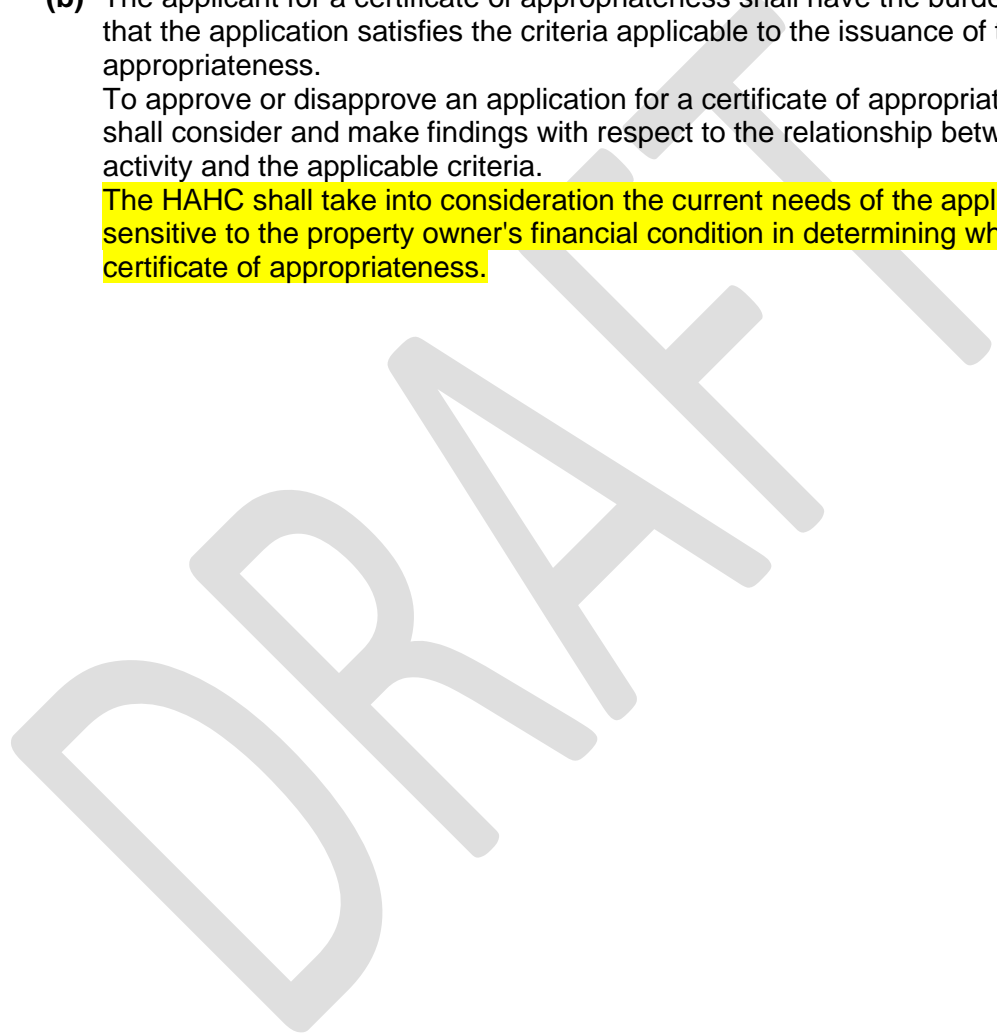
S D NA

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

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.

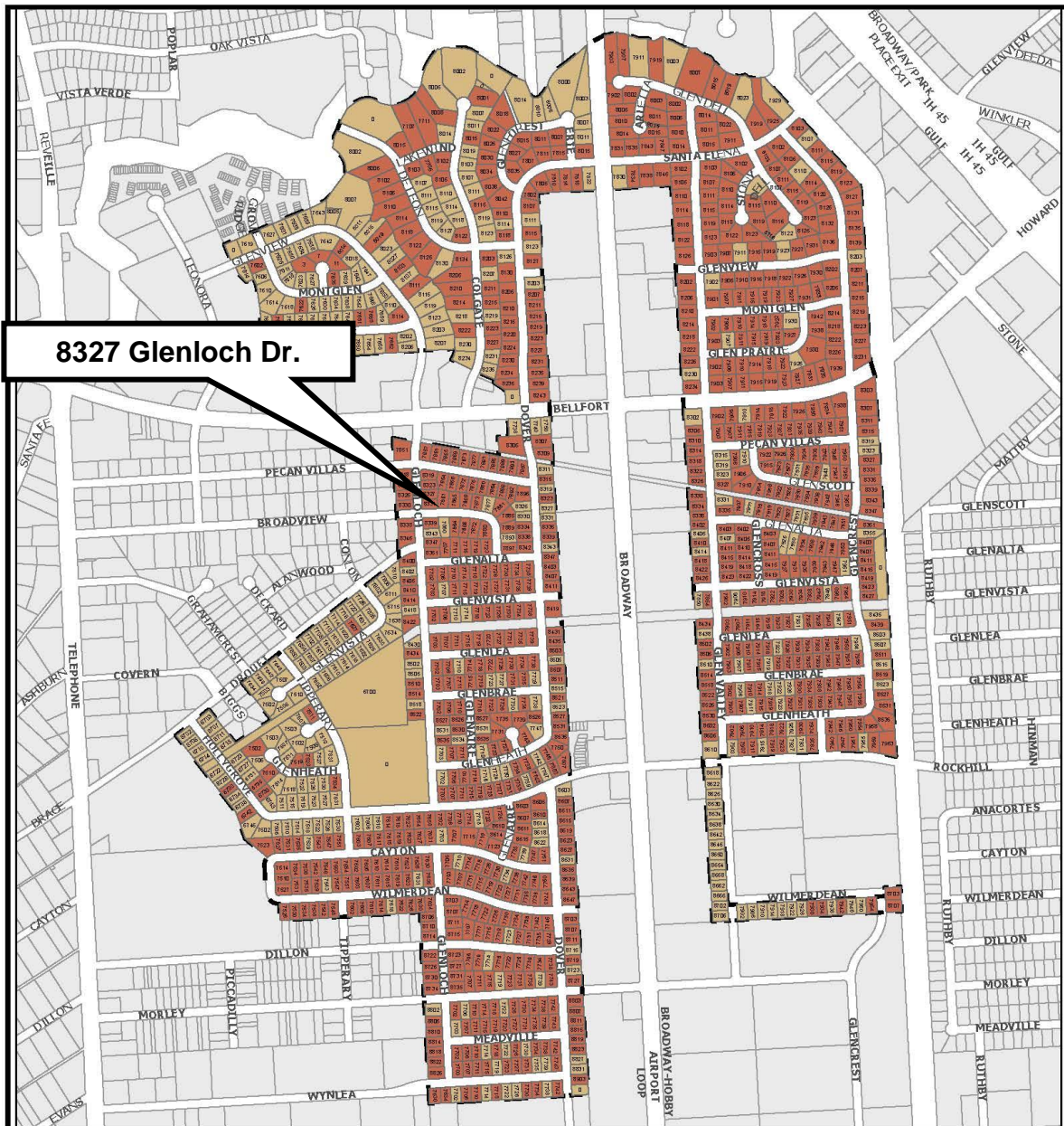
Jesus Robles

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. 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; <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 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



DRAFT

SITE AREA



CONTEXT AREA

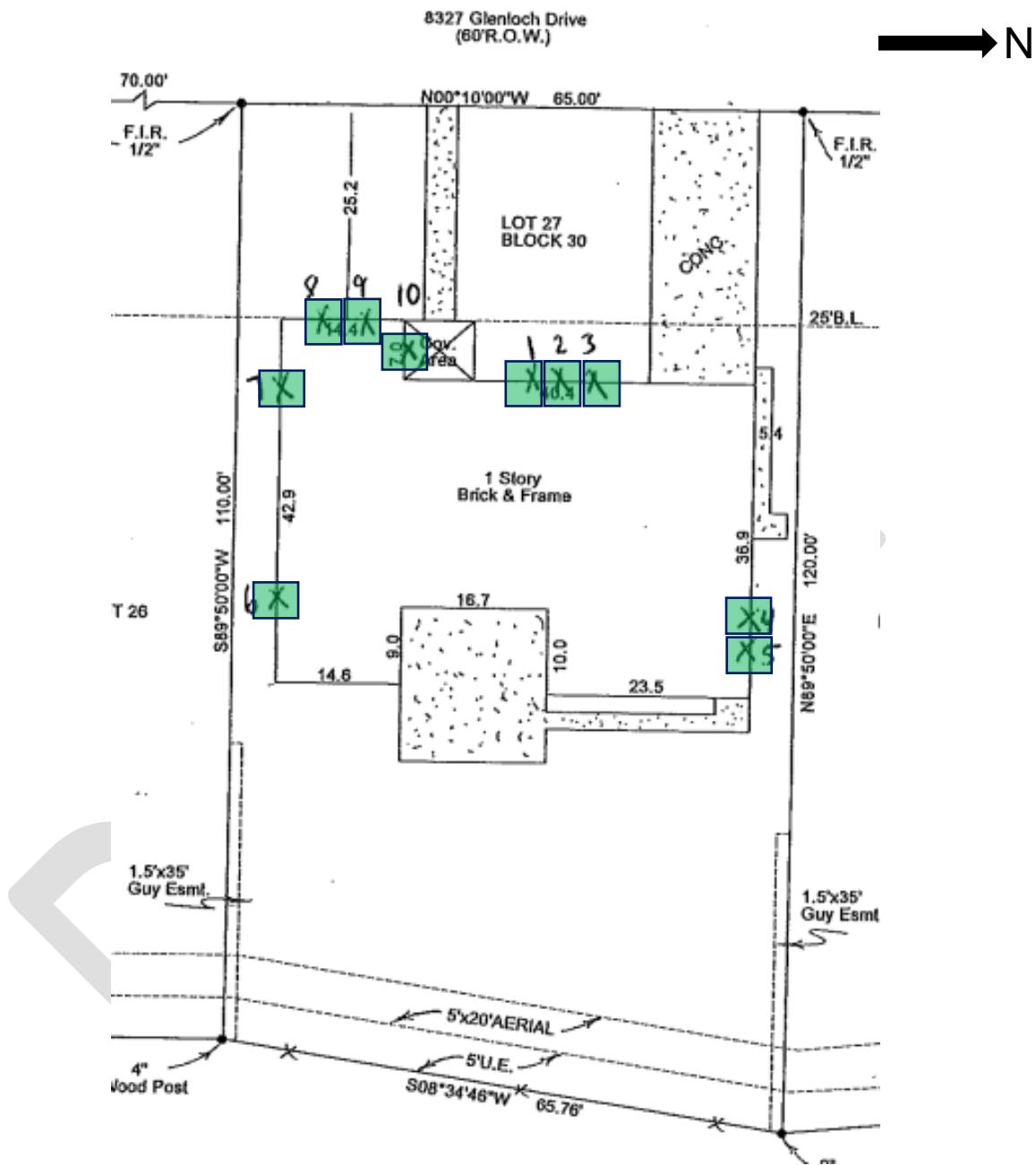


RECENT PHOTO



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
6	WINDOW LEAKS HOT/COLD AIR INTO THE HOME NOT ENERGY EFFICIENT
7	WINDOW LEAKS HOT/COLD AIR INTO THE HOME NOT ENERGY EFFICIENT
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 - 4000 Series Double-Hung Vinyl Windows



WINDOW WORLD
4000 SERIES WINDOWS



Featuring a beautifully refined silhouette and advanced energy-saving technology, our 4000 Series delivers exceptional style, strength, energy efficiency and value – everything today's homeowners are looking for in a quality replacement window, and more.



Both sashes of Window World Double-Hung Windows tilt in for easier, safer cleaning from inside your home.

This next-generation 4000 Series is precision-engineered to meet or exceed stringent ENERGY STAR® requirements, providing triple-pane energy-saving performance in a dual-pane unit. The dual-pane, double-strength insulated glass, thermally optimized frame and sash and non-conductive composite reinforcements are just part of the advanced energy engineering that puts 4000 Series Windows in a class all their own – premium window performance with everyday affordability. With the Window World 4000 Series, your home will gain fresh, energy-efficient, low-maintenance windows, and you'll enjoy the peace of mind that comes with a lifetime limited warranty.

Best-in-Class Performance Features:

- Reinforced narrow silhouette frame and sash profiles make a statement of style with their low-profile design. The result is a beautiful and expanded glass area. At the same time, internal chambers increase structural integrity, rigidity and energy efficiency.
- Composite meeting-rail reinforcement allows for secure mounting of hardware; the non-conductive material helps reduce the transfer of energy.¹
- End-of-throw cam shift locking delivers increased strength and protection to the recessed lock. It also includes an "unlocked" indicator.
- The smooth and uniform true sloped sill quickly directs water runoff without the use of weep holes, keeping the exterior of the window clean and attractive.²
- Our telescoping sill dam delivers a triple payoff: protection from air and water infiltration, increased structural stability and enhanced beauty.
- When extreme wind and weather hit, our proprietary sill interlock stands strong. Traditional sloped sill designs can allow the sash to bow during powerful winds, but with our interlocking sash-to-sill technology, the sash is channeled firmly into the window frame for a unified wall of strength.
- Our innovative screen bulb seal creates a snug fit that eliminates light and insect penetration between the screen and frame. It also aids in easy screen installation and removal.³

Additional Sliding Window Features:

- Sashes glide horizontally for easy opening and closing.
- Both sashes lift out for convenient cleaning.
- Nylon-encased dual brass roller system for smooth gliding performance.

Insulated Glass Packages to Meet Your Needs.

Maximize your energy savings by choosing a high-performance SolarZone insulated glass⁴ package to meet your specific climate challenges. The lower the U-Value, the less energy you'll need to heat your home. The lower the Solar Heat Gain Coefficient (SHGC), the more you'll conserve on air-conditioning.

	Double-Hung		Sliding	
	U-Factor	SHGC	U-Factor	SHGC
Clear Glass	0.46	0.59	0.45	0.59
SolarZone	0.29	0.30	0.28	0.30
SolarZone IE	0.28	0.30	0.28	0.30
SolarZone Plus	0.28	0.30	0.27	0.30
SolarZone Elite	0.28	0.21	0.28	0.21
SolarZone Plus Elite	0.27	0.21	0.28	0.21
SolarZone ThermD	0.28	0.30	0.27	0.30
SolarZone ThermD IE	0.27	0.30	0.27	0.30
SolarZone ThermD Elite	0.27	0.21	0.27	0.21

*U-Value window values are based on double-strength glass, standard 4000 Series offering with composite reinforcements. ST and IE performance values are also available.

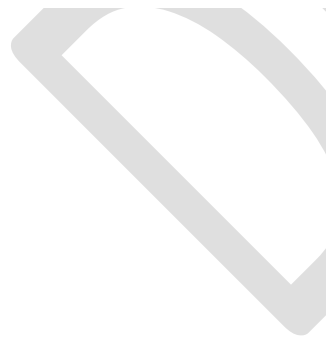
Air/Water/Structural Results

	Air cfm/ft ²	Water psf	Structural
Window World 4000 Base	.04	6.0	DP40
Window World 4000 ST	.08	7.5	DP50

¹U-Value window values are based on double-strength glass, standard 4000 Series offering with composite reinforcements. ST and IE performance values are also available. ²Performance requirements meet or exceed AS, Wind and Structural Loads as determined through ASTM Performance Society for Testing and Materials, test methods.



1 Double-hung base model will automatically be converted to ST steel reinforcement for all units ordered in excess of 48" wide or 60" high. ² For larger glass windows or to meet specific DPG ratings, optional weep/performance package may be ordered. ³ Available only with the full screen option.



Exterior Palette



PROPOSED – Window World 4000 Series Double-Hung Vinyl Windows Examples

