

CERTIFICATE OF APPROPRIATENESS

Application Date: March 11, 2024

Applicant: Andrea Aguirre, owner

Property: 7715 Glenvista Street, Section 7, Lot 17, Block 34, Glenbrook Valley Neighborhood Subdivision. The property includes a historic 1,700 SF, one-story wood single-family residence and detached garage situated on an 8,250 SF interior lot.

Significance: Contributing Traditional Ranch style residence, constructed circa 1960, located in the Glenbrook Valley Historic District.

Proposal: Alteration – Windows

Applicant is proposing replacement of three original aluminum windows to recessed vinyl windows from Window World. Applicant was unable to find locally sourced mill aluminum windows.

- Replace one mill finish aluminum window on the front elevation with a 109 x 37 recessed vinyl 1/3 lite pattern, 3 lite slider window
- Replace two mill finish aluminum windows on the right side elevation with 72.5 x 37 recessed vinyl 1/2 lite pattern, 2 lite slider window and a 109 x 37 recessed vinyl 1/3 lite pattern, 3 lite slider window

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: -

HAHC Action: -

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 D NA

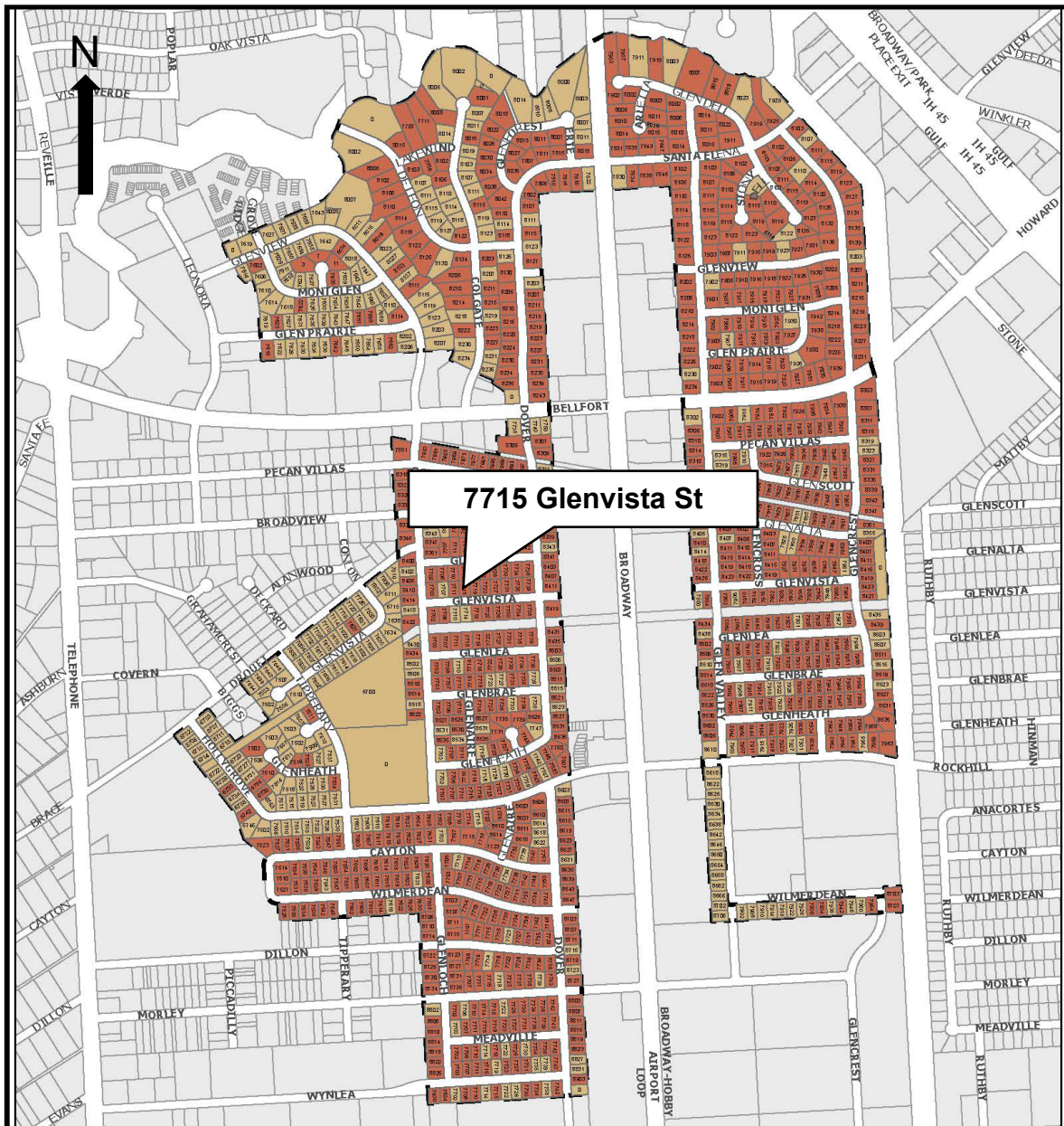
S - satisfies D - does not satisfy NA - not applicable

- (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 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.

OLD SIXTH WARD DESIGN GUIDELINES

- In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines.

PROPERTY LOCATION



Glenbrook Valley Historic District

Historic District Boundary



Building Classification

- Contributing
- Non-Contributing



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Source: COHGIS
Date: March 2024
Reference: pj26344



PLANNING & DEVELOPMENT DEPARTMENT

CURRENT PHOTO



DRAFT

AERIAL VIEW OF PROPERTY



CONTEXT AREA



7711 Glenvista St



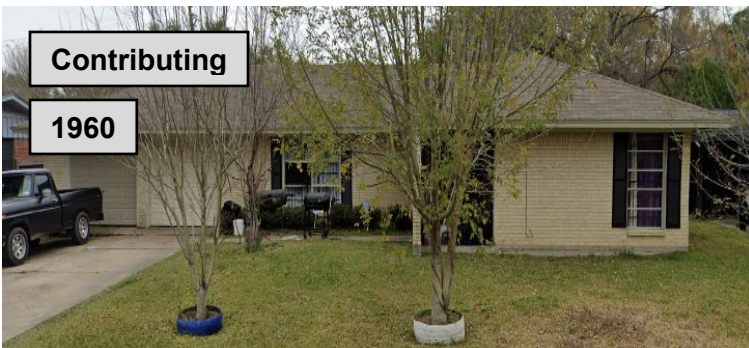
7719 Glenvista St



7723 Glenvista St



7727 Glenvista St



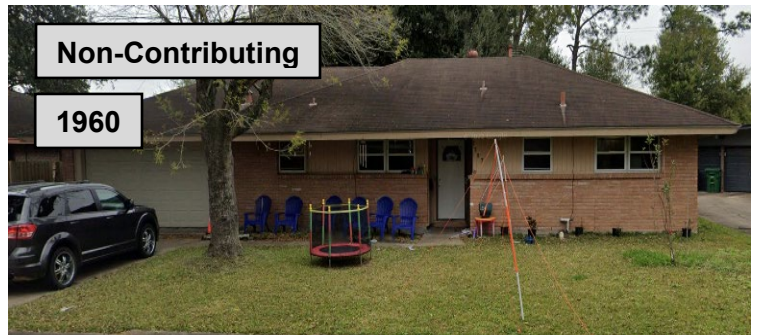
7731 Glenvista St



7735 Glenvista St



7739 Glenvista St



7707 Glenvista St

FRONT ELEVATION



EXISTING



A1 – Window – Front of home (to be replaced with a triple slider)

EXISTING

FRONT ELEVATION (CONTINUED)

Example of proposed window applicant would like to install on front elevation for window **A1**



PROPOSED

DRAFT

SIDE ELEVATION



EXISTING



A2 – Secondary bedroom window (to be replaced with a double slider)



A2 – Window sustained damage as a BB pellet went straight through glass

SIDE ELEVATION (CONTINUED)



EXISTING



A3 – Primary bedroom window (to be replaced with a triple slider)



A3 – Window does not seal and cannot close properly on all sides, leaving a gap which allows debris and increased noise

SIDE ELEVATION (CONTINUED)

Example of proposed window applicant would like to install on side elevation for window **A2**



Example of proposed window applicant would like to install on side elevation for window **A3**



PROPOSED

WINDOW AND DOOR SCHEDULE

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>
A1	Aluminum	2/2	SH	72.5 x 37	Recessed	Original	NO
A2	Aluminum	3/3	SH	109 x 37	Recessed	Original	NO
A3	Aluminum	1/1	SH	36 x 35	Recessed	Original	YES
A4	Aluminum	1/1	SH	36 x 35	Recessed	Original	YES
A5	Aluminum	2/2	SH	48 x 35	Recessed	Original	YES
A6	Aluminum	2/2	SH	72.5 x 37	Recessed	Original	YES
A7	Aluminum	3/3	SH	116 x 60	Recessed	Original	NO
A8	Aluminum	1/1	SH	36 x 35	Recessed	Original	YES
A9	Aluminum	2/2	SH	72.5 x 37	Recessed	Original	YES

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>
A1	Glass is broken with a hole that penetrated both sides into the home.
A2	Lining of window is not in good condition and allows debris, water and air to come into the home. Also changing to help with noise reduction from neighbors.
A7	Lining of window is not in good condition and allows debris, water and air to come into the home. Also changing to help with noise reduction from neighbors.

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>	
A1	Vinyl	1/2	2 lite slider	72.5 x 37	Recessed	Window World	
A2	Vinyl	1/3	3 lite slider	109 x 37	Recessed	Window World	
A7	Vinyl	1/3	3 lite slider	109 x 37	Recessed	Window World	