

CERTIFICATE OF APPROPRIATENESS

Application Date: June 11, 2025

Applicant: Meng Chieh Liu, owner

Property: 7907 Glen Prairie Drive, lot 13, block 10, Glenbrook Valley Section 3 Subdivision. The property includes a 2,768 square-foot single family residence situated on a 10,170 square foot (120' x 90') interior lot.

Significance: Noncontributing American Ranch with Tudor References style residence, constructed circa 1974, located in the Glenbrook Valley Historic District.

Proposal: Alteration – Window, Stucco, Doors, and Siding:

The applicant proposes to:

- Remove the existing windows and replace them with dark bronze aluminum windows that have a different lite pattern.
- Remove the existing deteriorated siding and replace it with 8 ¼" x 12'-0" cementitious plank siding.
- Remove existing stucco and replace with a modern stucco finish.
- Remove and replace the half-timbering with like materials.
- Remove and replace the existing door.

Public Comment: No public comment was received at this time.

Civic Association: No comment received.

Recommendation: Approval with conditions:

That the project be constructed with the proposed stucco option two, the proposed cementitious siding must be the same dimensions as the existing siding, and the proposed door to be discussed by the HAHC.

HAHC Action: -

APPROVAL CRITERIA

ALTERATIONS TO NONCONTRIBUTING STRUCTURES

Sec. 33-241.1(b): Director shall issue a certificate of appropriateness for the alteration, rehabilitation, or restoration of a non-contributing structure or an addition to a noncontributing structure in an 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) For an alteration, rehabilitation, or restoration that does not require the removal or replacement of the structural elements, not including the foundation, within 67 percent of the structure:

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(a) 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; and
The proposed activity recognizes the structure as a product of its own time. The home was built in 1974, therefore it is substantially later than the contributing homes in the district.

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(b) The proposed activity must match the architectural features, materials, and character of either the existing noncontributing structure or the contributing structures within the context area.
The proposed stucco does not match the architectural features, materials, or character on any contributing structures in the context area.

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- (2) For an alteration, rehabilitation, or restoration that requires the removal or replacement of the structural elements, not including the foundation, within 67 percent or more of the structure, the director shall refer the application to the HAHC, which shall approve a certificate of appropriateness if the result of the project conforms to the requirements for new construction in a historic district in section 33-242 of this Code.

- (3) For an addition to a noncontributing structure:

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(a) 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 from the property line of similar elements of existing contributing structures in the context area; and

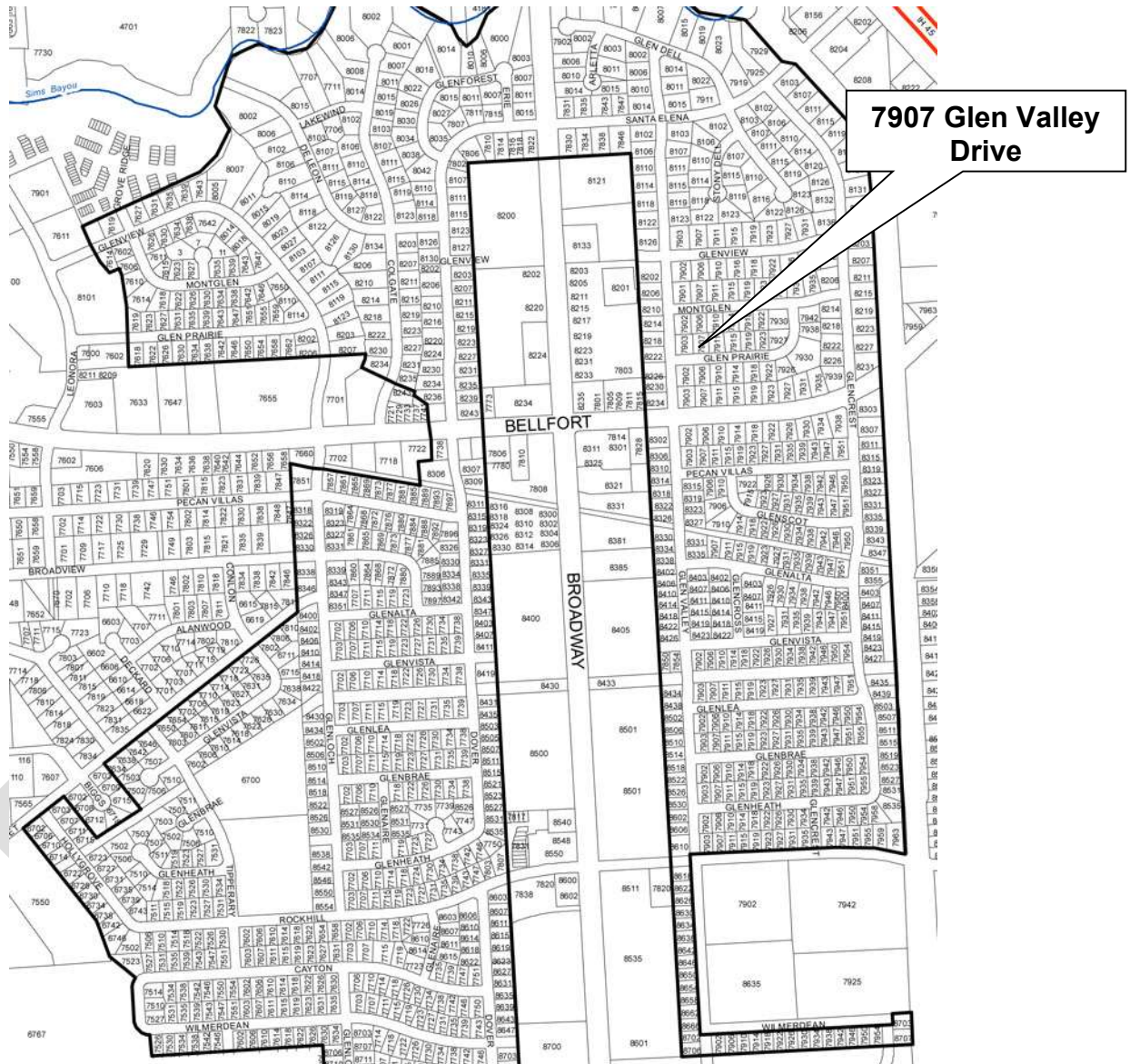
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(b) The noncontributing structure with the constructed addition is compatible with the typical proportions and scale of existing contributing structures in the context area.



PROPERTY LOCATION

GLENBROOK VALLEY HISTORIC DISTRICT



INVENTORY PHOTO



CURRENT PHOTO





EXISTING PHOTOS



















WINDOW SCHEDULE

ORDER	ORDER DATE	PO NUMBER	CUSTOMER REF		TERMS
289580	3/31/2025		7907 Glen Prairie		Net 10
ITEM	DESCRIPTION	QTY	SIZE	PRICE	TOTAL
1	T110 - TWINSULATOR THERMAL BREAK SH BLACK, EXACT SIZE - NO DEDUCT, NO NAILING FIN, FLAT SILL, EQUAL SASH, ANNEALED INSULATED, DUAL GLAZED, LOWE 452+ / CLEAR, 1/8 GLASS, ARGON FILL, TRADITIONAL COLONIAL LITE PATTERN=[1VX1H], FLAT GRIDS, BLACK, HALF SCREEN, FLEXSCREEN, FLEXVIEW CLEAN & CLEAR, PG30 (56 x91) NFR: UF=0.43, SHG=0.17, VT=0.38, AL≤0.3 CLEAR OPENING: W=43.75" H=22.19" SF=6.74 ft² Top Front	2	48 W X 60 H		
2	T150 - TWINSULATOR THERMAL BREAK PW BLACK, EXACT SIZE - NO DEDUCT, NO NAILING FIN, FLAT SILL, ANNEALED INSULATED, DUAL GLAZED, LOWE 452+ / CLEAR, 1/8 GLASS, ARGON FILL, TRADITIONAL COLONIAL LITE PATTERN= [0VX3H], FLAT GRIDS, BLACK MUNTIN BAR, PG50 (72 X 72) NFR: UF=0.35, SHG=0.19, VT=0.42, AL≤0.3 Top Front	3	18 W X 60 H		
3	T150 - TWINSULATOR THERMAL BREAK PW BLACK, EXACT SIZE - NO DEDUCT, NO NAILING FIN, FLAT SILL, DG TEMPERED INSULATED (ALL), DUAL GLAZED, LOWE 452+ / CLEAR, 1/8 GLASS, ARGON FILL, TRADITIONAL COLONIAL LITE PATTERN=[1VX4H], FLAT GRIDS, BLACK MUNTIN BAR, PG50 (72 X 72) NFR: UF=0.35, SHG=0.19, VT=0.42, AL≤0.3 Bottom Front	1	36 W X 72 H		
4	T150 - TWINSULATOR THERMAL BREAK PW BLACK, EXACT SIZE - NO DEDUCT, NO NAILING FIN, FLAT SILL, DG TEMPERED INSULATED (ALL), DUAL GLAZED, LOWE 452+ / CLEAR, 1/8 GLASS, ARGON FILL, TRADITIONAL COLONIAL LITE PATTERN=[0VX4H], FLAT GRIDS, BLACK MUNTIN BAR, PG50 (72 X 72) NFR: UF=0.35, SHG=0.19, VT=0.42, AL≤0.3 Bottom Front Bay	2	19 W X 72 H		

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





July 17, 2025

HPO File No. 2025_0179

ITEM A16

7907 Glen Prairie

Glenbrook Valley

ORDER	ORDER DATE	PO NUMBER	CUSTOMER REF		TERMS
289580	3/31/2025		7907 Glen Prairie		Net 10
ITEM	DESCRIPTION	QTY	SIZE	PRICE	TOTAL
5	T150 - TWINSULATOR THERMAL BREAK PW OVERSIZED (OVER 132 UI), BLACK, EXACT SIZE - NO DEDUCT, NO NAILING FIN, FLAT SILL, DG TEMPERED INSULATED (ALL), DUAL GLAZED, LOWE 452+ / CLEAR, 1/4 GLASS, ARGON FILL, TRADITIONAL COLONIAL LITE PATTERN=[3VX4H], FLAT GRIDS, BLACK MUNTIN BAR, PG50 (72 X 72) NFRC: UF=0.35, SHG=0.19, VT=0.42, AL≤0.3	1	72 W X 72 H		
6	ABMS - ALUMINUM BAY MULL - STOCK LENGTH Aluminum Black	2	75 H		
7	T150 - TWINSULATOR THERMAL BREAK PW BLACK, EXACT SIZE - NO DEDUCT, NO NAILING FIN, FLAT SILL, DG TEMPERED INSULATED (ALL), DUAL GLAZED, LOWE 452+ / CLEAR, 1/8 GLASS, ARGON FILL, TRADITIONAL COLONIAL LITE PATTERN=[0VX4H], FLAT GRIDS, BLACK MUNTIN BAR, PG50 (72 X 72) NFRC: UF=0.35, SHG=0.19, VT=0.42, AL≤0.3 Bottom Front	3	18 W X 72 H		
8	T110 - TWINSULATOR THERMAL BREAK SH BLACK, EXACT SIZE - NO DEDUCT, NO NAILING FIN, FLAT SILL, EQUAL SASH, ANNEALED INSULATED, DUAL GLAZED, LOWE 452+ / CLEAR, 1/8 GLASS, ARGON FILL, HALF SCREEN, FLEXSCREEN, FLEXVIEW CLEAN & CLEAR, PG30 (56 x91) NFRC: UF=0.4, SHG=0.19, VT=0.42, AL≤0.3 CLEAR OPENING: W=31.75" H=10.19" SF=2.25 ft² Top Back	1	36 W X 36 H		
9	T140 - TWINSULATOR THERMAL BREAK SLIDER BLACK, EXACT SIZE - NO DEDUCT, XO - LEFT TO RIGHT (FROM OSLI), EQUAL SASH, NO NAILING FIN, FLAT SILL, ANNEALED INSULATED, DUAL GLAZED, LOWE 452+ / CLEAR, 1/8 GLASS, ARGON FILL, HALF SCREEN, FLEXSCREEN, FLEXVIEW CLEAN & CLEAR, PG40 (72 X 60) NFRC: UF=0.4, SHG=0.19, VT=0.42, AL≤0.3 CLEAR OPENING: W=26.25" H=43.13" SF=7.86 ft² Top Back	1	60 W X 48 H		
10	T110 - TWINSULATOR THERMAL BREAK SH BLACK, EXACT SIZE - NO DEDUCT, NO NAILING FIN, FLAT SILL, EQUAL SASH, ANNEALED INSULATED, DUAL GLAZED, LOWE 452+ / CLEAR, 1/8 GLASS, ARGON FILL, HALF SCREEN, FLEXSCREEN, FLEXVIEW CLEAN & CLEAR, PG30 (56 x91) NFRC: UF=0.4, SHG=0.19, VT=0.42, AL≤0.3 CLEAR OPENING: W=31.75" H=10.19" SF=2.25 ft² Bottom Back	1	36 W X 36 H		
11	T110 - TWINSULATOR THERMAL BREAK SH - TWIN UNIT BLACK, FACTORY MULL, EXACT SIZE - NO DEDUCT, NO NAILING FIN, FLAT SILL Bottom Back	1	72 W X 56 H		

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2 of 8

ORDER	ORDER DATE	PO NUMBER	CUSTOMER REF		TERMS
289580	3/31/2025		7907 Glen Prairie		Net 10
ITEM	DESCRIPTION	QTY	SIZE	PRICE	TOTAL
11.1	T110 - TWINSULATOR THERMAL BREAK SH BLACK, NO NAILING FIN, FLAT SILL, EQUAL SASH, ANNEALED INSULATED, DUAL GLAZED, LOWE 452+ / CLEAR, 1/8 GLASS, ARGON FILL, HALF SCREEN, FLEXSCREEN, FLEXVIEW CLEAN & CLEAR, PG30 (56 x91), FACTORY MULL NFR: UF=0.4, SHG=0.19, VT=0.42, AL=0.3 CLEAR OPENING: W=31.69" H=20.19" SF=4.44 ft²	1	35 15/16 W X 56 H		
11.2	T110 - TWINSULATOR THERMAL BREAK SH BLACK, NO NAILING FIN, FLAT SILL, EQUAL SASH, ANNEALED INSULATED, DUAL GLAZED, LOWE 452+ / CLEAR, 1/8 GLASS, ARGON FILL, HALF SCREEN, FLEXSCREEN, FLEXVIEW CLEAN & CLEAR, PG30 (56 x91), FACTORY MULL NFR: UF=0.4, SHG=0.19, VT=0.42, AL=0.3 CLEAR OPENING: W=31.69" H=20.19" SF=4.44 ft²	1	35 15/16 W X 56 H		
11.3	VERTICAL ALUMINUM MULL - CUT TO LENGTH BLACK	1	1/8 W X 56 H		
12	T110 - TWINSULATOR THERMAL BREAK SH BLACK, EXACT SIZE - NO DEDUCT, NO NAILING FIN, FLAT SILL, EQUAL SASH, DG TEMPERED INSULATED (ALL), DUAL GLAZED, LOWE 452+ / OBSCURE, 1/8 GLASS, ARGON FILL, HALF SCREEN, FLEXSCREEN, FLEXVIEW CLEAN & CLEAR, PG30 (56 x91) NFR: UF=0.29, SHG=0.21, VT=0.5, AL=0.3 CLEAR OPENING: W=19.75" H=10.19" SF=1.40 ft² Bottom Down Obscure	1	24 W X 36 H		
13	T110 - TWINSULATOR THERMAL BREAK SH - TWIN UNIT BLACK, FACTORY MULL, EXACT SIZE - NO DEDUCT, NO NAILING FIN, FLAT SILL Bottom Back	1	72 W X 72 H		
13.1	T110 - TWINSULATOR THERMAL BREAK SH BLACK, NO NAILING FIN, FLAT SILL, EQUAL SASH, ANNEALED INSULATED, DUAL GLAZED, LOWE 452+ / CLEAR, 1/8 GLASS, ARGON FILL, HALF SCREEN, FLEXSCREEN, FLEXVIEW CLEAN & CLEAR, PG30 (56 x91), FACTORY MULL NFR: UF=0.4, SHG=0.19, VT=0.42, AL=0.3 CLEAR OPENING: W=31.69" H=28.19" SF=6.20 ft²	1	35 15/16 W X 72 H		
13.2	T110 - TWINSULATOR THERMAL BREAK SH BLACK, NO NAILING FIN, FLAT SILL, EQUAL SASH, ANNEALED INSULATED, DUAL GLAZED, LOWE 452+ / CLEAR, 1/8 GLASS, ARGON FILL, HALF SCREEN, FLEXSCREEN, FLEXVIEW CLEAN & CLEAR, PG30 (56 x91), FACTORY MULL NFR: UF=0.4, SHG=0.19, VT=0.42, AL=0.3 CLEAR OPENING: W=31.69" H=28.19" SF=6.20 ft²	1	35 15/16 W X 72 H		
13.3	VERTICAL ALUMINUM MULL - CUT TO LENGTH BLACK	1	1/8 W X 72 H		



Houston Archaeological & Historical Commission

July 17, 2025

HPO File No. 2025_0179

ITEM A16

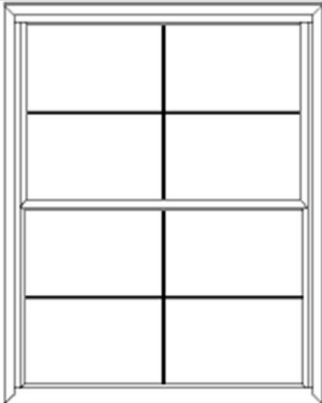

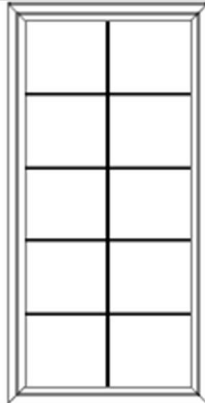

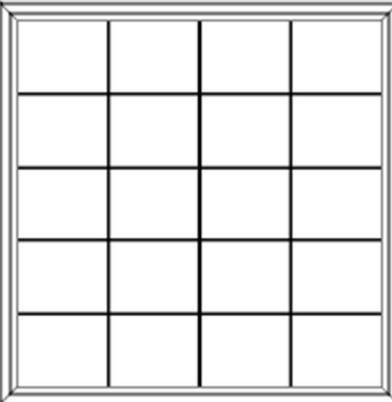

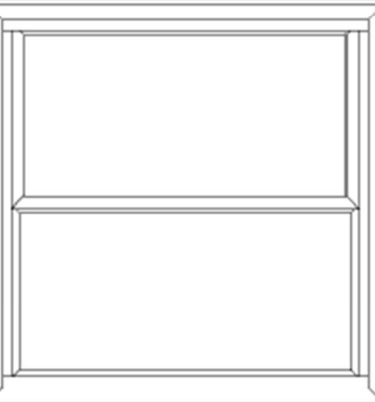
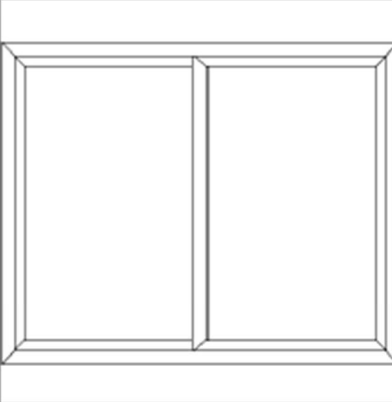
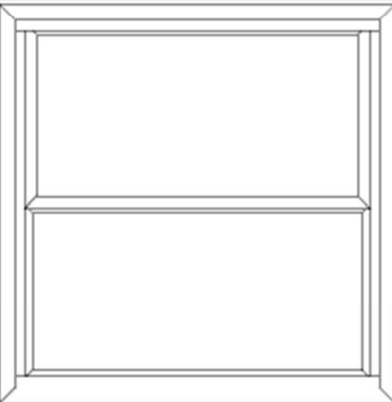
7907 Glen Prairie

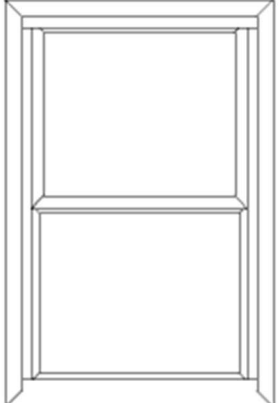
Glenbrook Valley

ORDER	ORDER DATE	PO NUMBER	CUSTOMER REF		TERMS
289580	3/31/2025		7907 Glen Prairie		Net 10
ITEM	DESCRIPTION	QTY	SIZE	PRICE	TOTAL
14	ABMS - ALUMINUM BAY MULL - STOCK LENGTH	1			
DELIVERY Charge					
TOTALS: 21			SUBTOTAL:		
			TAX 18.25%:		
			TOTAL:		

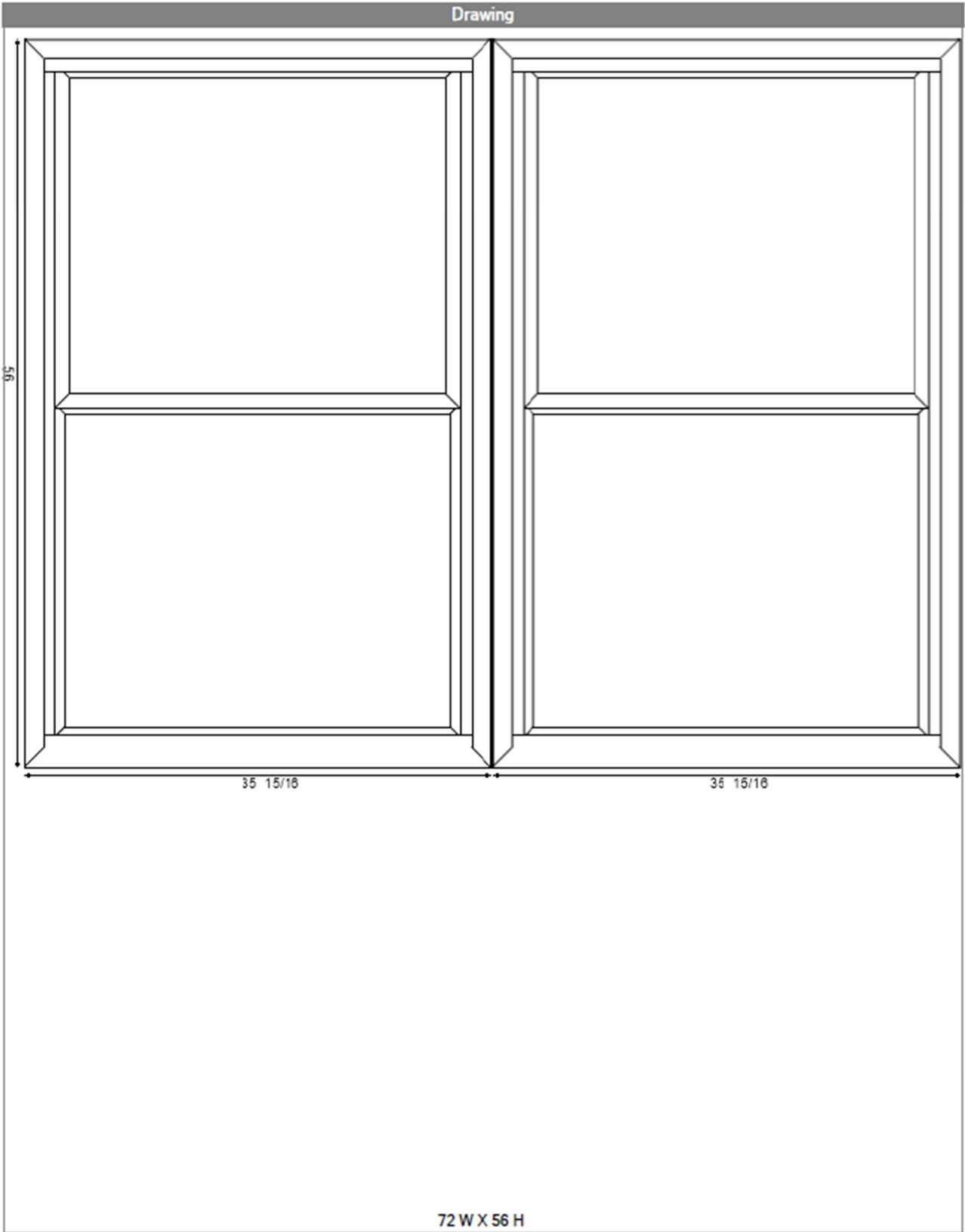
COMMENT:

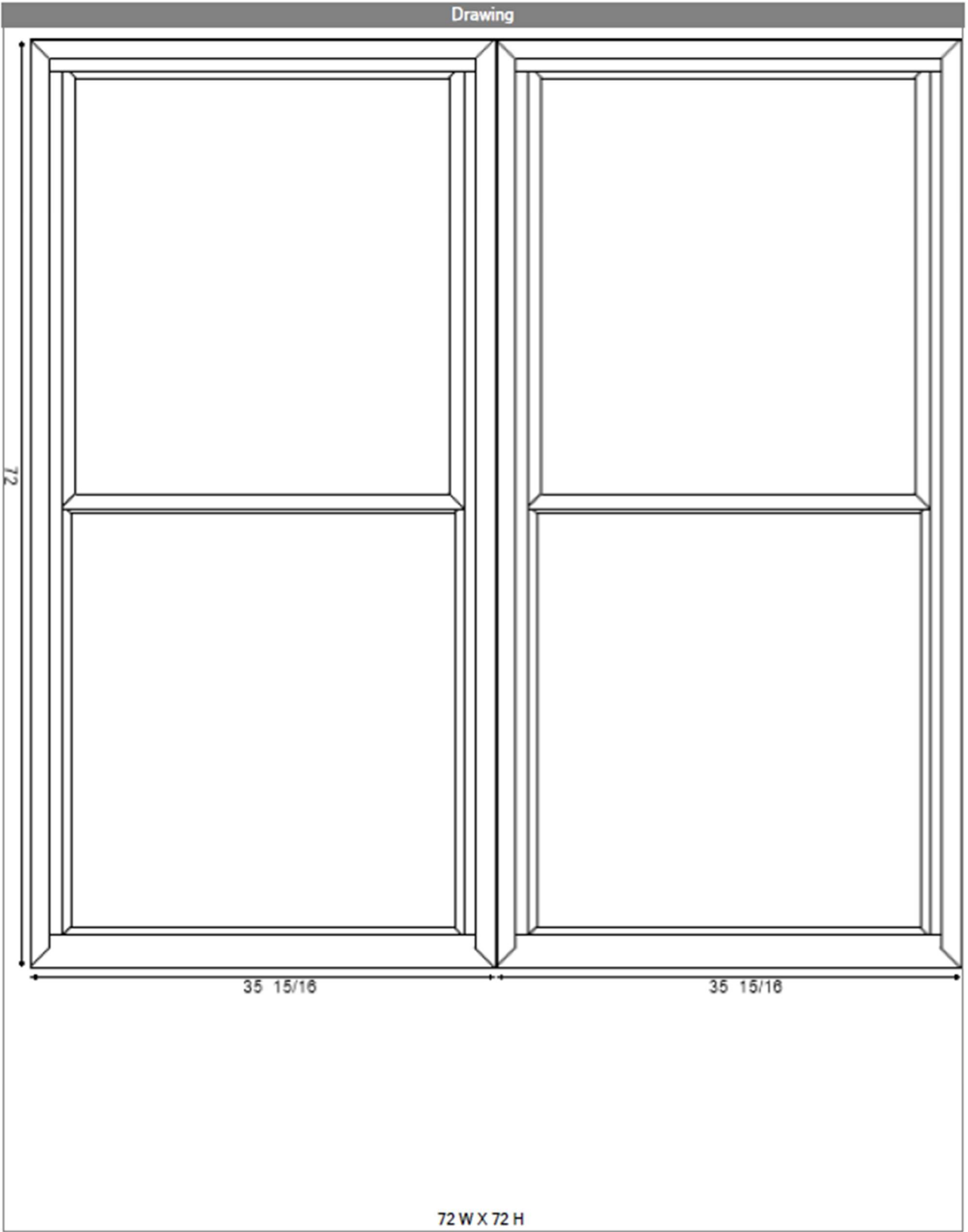


Drawings - Order: 289580		
ITEM 1	ITEM 2	ITEM 3
		
T110 - TWINSULATOR THERMAL BREAK SH 48 W X 60 H QTY: 2	T150 - TWINSULATOR THERMAL BREAK PW 18 W X 60 H QTY: 3	T150 - TWINSULATOR THERMAL BREAK PW 36 W X 72 H QTY: 1
ITEM 4	ITEM 5	ITEM 7
		
T150 - TWINSULATOR THERMAL BREAK PW 19 W X 72 H QTY: 2	T150 - TWINSULATOR THERMAL BREAK PW 72 W X 72 H QTY: 1	T150 - TWINSULATOR THERMAL BREAK PW 18 W X 72 H QTY: 3
ITEM 8	ITEM 9	ITEM 10
		
T110 - TWINSULATOR THERMAL BREAK SH 36 W X 36 H QTY: 1	T140 - TWINSULATOR THERMAL BREAK SLIDER 60 W X 48 H QTY: 1	T110 - TWINSULATOR THERMAL BREAK SH 36 W X 36 H QTY: 1

ITEM 12		
		
T110 - TWINSULATOR THERMAL BREAK SH 24 W X 36 H QTY: 1		

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PROPOSED STUCCO

OPTION 1:



OPTION 2:



PROPOSED DOORS

OPTION 1:



OPTION 2:



EMAIL: DAWSON SUPPLY

From: "James, Dawson Supply" <jim@dawsonsupply.com>

Date: July 1, 2025 at 11:36:09 AM CDT

To: jay.marcus.liu@icloud.com, "Jenna, Dawson Supply" <jenna@dawsonsupply.com>

Subject: 7907 Glen Prairie

Jay,

we inspected the windows at 7907 Glen Prairie in Glenbrook Valley on 6-30-25. Our findings are as follows...

The windows and the house itself are in a state of disrepair. There were multiple frame, glass and glazing issues. There is very little to work with in this situation. These windows, in our opinion, are far past the state of repair. This is a candidate for full replacement and do not have to give that news to very many of our customers...

With that being said, we have completed jobs in this historical neighborhood in the past. We can have new window manufactured with mill aluminum frames which will keep the traditional aesthetics of the neighborhood intact. We can even have the new frames built with clear over clear insulated units that will help the interior climate control of the home.

The one detail of the windows we cannot duplicate is the diamond lite design. That is no longer available...

Kind regards,

4. Rise up; this matter is in your hands. We will support you, so take courage and do it. -Ezra 10:4

Jim Hallmon

Field Operations Supervisor

O. 713.953.0129

C. 832.788.6025

Dawson Supply

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