

CERTIFICATE OF APPROPRIATENESS

Applicant: Roger Nicholson, owner

Property: 7815 Santa Elena St, lot 4, block 22 in the Glenbrook Valley Subdivision. The property includes a historic 2,602 square-foot, two-story wood-frame single-family residence, situated on a 5,000 square foot (50' x 100') interior lot.

Significance: Contributing traditional ranch style residence, constructed circa 1956, located in the Glenbrook Valley Historic District.

Proposal: Alteration – Door and Windows:

The applicant proposes to replace the original door and the original aluminum windows with aluminum windows by Don Young:

- Removal of existing original windows
- Installation of Don Young aluminum windows with bronze finish
- New windows will be double pane windows
- Installation of new door and side lite that will match with the existing side lite
- Removal of existing door
- Installation of mid-century modern door with side lite matching glass in new door

See enclosed detailed project description and application materials for further details.

Public Comment: No public comment received.

Civic Association: Received comment in support of windows and door.

Recommendation: Denial

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 |
|-------------------------------------|-------------------------------------|-------------------------------------|----------------------|--|----------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (1) | The proposed activity must retain and preserve the historical character of the property; | |
| <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; | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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; | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" 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 scale of the Don Young windows does not match that of the existing windows. The proposed door is not visually compatible to the type of home it is being installed in.</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 checked="" type="checkbox"/> | <input 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; | |
| <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. | |

OLD SIXTH WARD DESIGN GUIDELINES

- | | | | |
|--------------------------|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines. |
|--------------------------|--------------------------|-------------------------------------|---|

PROPERTY LOCATION

GLENBROOK VALLEY HISTORIC DISTRICT



INVENTORY PHOTO



CURRENT PHOTO



ATTACHMENT A:

PHOTOS









PROPOSED REPLACEMENT DOOR





Feathering Version 20



Nominal Width = 36"
 Nominal Height = 80"
 Width = 37.5
 Height = 81.625

Line Number	Item Summary	Was Price	Now Price	Quantity	Total Savings	Total Pr
100-1	Metro Entry Doors Entry Door 37.5 x 81.625					
Unit 100 Total:						

Begin Line 100 Description

--- Line 100-1 ---

<p>Metro Entry Doors Entry Door 37.5 x 81.625 Nominal Width = 36" Nominal Height = 80" Width = 37.5 Height = 81.625 Door Type = Smooth Door Swing/Handing = Left Hand Inswing Sill Type = Composite Adjustable Slab Type = With Glass Slab Cutouts = 5-Lites Slab Style = 5-Lite Zag Left Door Finish Type = Unfinished White Glass Styles = Decorative Glass Glass Collections = Reeded Glass</p>	<p>Decorative Glass Caming = No Caming Glass Direction = No Direction Frame Options = White PVC Unfinished Jamb (Standard) PVC Info = Standard Frame Size = 4-9/16" Hardware-Sill Finish = Patina Hardware-Bore = Double Bore Hardware-Backset = 2-3/8" Hardware-Deadbolt Bore Diameter = 2-1/8" Reorder/Replacement = No Room Location = Height Code = 80 Width Code = 36</p>	<p>Glass Code = RR Configuration = D Style = 2FV Sidelite Code = 9E Model Number = ERROR-Unavailable Region = Coastal-TX SKU = 806449 Vendor Name = S/O FEATHER RIVER DOOR Vendor Number = 60065428 Customer Service = 800.375.8120 WarrantyInfo = FR-Exterior-Warranty.png Catalog Version Date = 08/13/2021 Wrapping Brickmold = None</p>
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End Line 100. Description




Feathering Version 20



Nominal Width = 36"
 Nominal Height = 80"
 Width = 37.5
 Height = 81.625


PROPOSED REPLACEMENT WINDOW

Strong, Durable And Efficient



Some of our competitors get bent out of shape when we suggest their product can't stand up to our standards. Our aluminum is substantially stronger than most windows on the market today, a feature that is especially important in supporting heavy insulated glass.

Aluminum Comparison
 3.4 times stronger than vinyl
 43 times stronger than wood




Dry Ice -142°


Ultra efficient insulated frame used in frames and sashes dramatically reduces HEAT + COLD transfer through the aluminum, an exceptional insulator like wood and vinyl but with the durability of aluminum.

SILVER BRONZE TAN WHITE

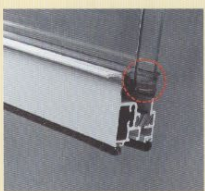
Don Young Co. Windows & Doors



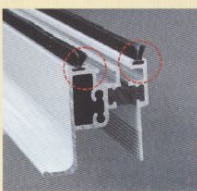
Heavy Duty metal spiral balances for dependable, smooth maintenance free operation. No ropes or pulleys to wear or break.



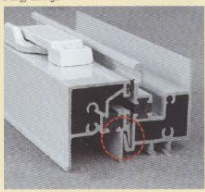
Safety tilt allows sash to tilt in for easy cleaning. Safety lock prevents children from inadvertently tilting windows.



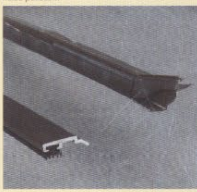
Thermally insulated glass systems with an advanced non-conductive edge spacer retards heat and cold transfer through the edge of the glass for additional energy savings.



Patented "Allerguard" weatherstripping with mylar-like barrier on two sides of sash glass double protection against wind, dust, airborne allergens and noise pollution.



Interlock system locks both sashes together to prevent high winds from separating sashes, provides tighter seal and added security.



Aluminum glazing bead holds up against the sun's damaging UV rays, will not crack and warp like common plastic glazing beads (shown to the right). Our premium aluminum glazing beads eliminates the possibility of air and water leakage.

Simply put, these windows provide the very best in design, construction, energy savings, low maintenance and superior longevity. All custom built to fit any window in your home.

Available Options:
 New construction fins
 Solar & Aluminum Screens
 Tinted Glass —
 Bronze, Gray or Green
 Low solar gain LowE glass
 Silver Finish (Single Hung only)


6161 Ambassador Row • Dallas • 214-630-0934 • 800-367-0390
 901 Enterprise • Oklahoma City • 405-947-2000 • 800-752-0509
 651 North Shepherd, #400 • Houston • 713-868-1398 • 800-641-0047
 1936 Shipman • San Antonio • 210-225-0332 • 800-299-0864
 3827 Avenue A • Lubbock • 806-747-2181 • 800-831-4356

www.dycwindows.com

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Don Young Co.
DYC
 Windows & Doors

Thermally Insulated Aluminum Windows



The Desired Effect®
 Classic Beauty
 Energy Efficient
 Maintenance Free

Single Hung
WINDOWS



**Energy Savings, Solar Control
And Noise Protection**

Our goal is to make the most efficient, easy to clean, durable and maintenance free windows possible. From our thick aluminum walls, which provides the best choice for strength and durability, to our durable powder coat paint finish - tough enough to stand up against the harshest of Summer and the coldest of Winters.

No need to worry about painting these windows. Best of all, a superior insulated glass system that provides optimum energy performance and outside noise control. We can also offer an optional solar control glass that offers protection against UV rays and scorching Summer heat. All backed by our limited lifetime warranty.

Double Hung
WINDOWS



Single Hung
WINDOWS

- 5/8" insulated glass provides year round energy savings and an excellent sound barrier to outside noise.
- Aluminum glazing bead for added durability and security.
- Bottom sash tilts inward for safe and convenient cleaning.
- Continuous interlock provides a tighter seal greatly reducing the amount of dust and pollen entering your home.
- Patented Allerguard® Weather-stripping virtually eliminates air, dust and water from entering your home. .03 CFM Air infiltration rate.
- Metal spiral balances for dependable smooth trouble free operation.
- Child resistant tilt-in latches for added safety.
- Powder coat paint finish for a tough, durable smooth finish. Available in white, bronze, tan, and Silver
- Polyurethane thermally broken sash and frame dramatically reduces heat and cold transfer. Helps minimize condensation.

LC-50 Commercially Rated
2 3/4" Main Frame Depth

Double Hung
WINDOWS

- 7/8" insulated glass provides year round energy savings and an excellent sound barrier to outside noise.
- Wrap around marine glazing blocks out cold air and water infiltration, and easily replaces in the event of glass breakage.
- Both sashes can ventilate or tilt-in for safe and convenient cleaning from inside your home. No need to clean from dangerous ladders.
- Interlocking meeting rails for tighter seal and added security
- Patented Allerguard® Weather-stripping virtually eliminates air, dust and water from entering your home.
- Metal spiral balances for dependable smooth trouble free operation.
- Child resistant tilt-in latches for added safety.
- Powder coat paint finish for a tough, durable smooth finish. Available in white, bronze, and tan.
- Polyurethane thermally broken sash and frame dramatically reduces heat and cold transfer. Helps minimize condensation.

LC-30 Commercially Rated
3 1/4" Main Frame Depth

All Covered Under Limited Lifetime Warranty.



20821-D Eva St. #60
Montgomery, TX 77356
(281) 444-2299
UltraWindows.net

Customer Name
Proposal Date
Window Specified
Glass Specified
Frame Color
Grids

Roger Nicholson
February 7, 2022
Don Young 8200 series aluminum
double pane with Low-E366/Argon
bronze
flat - between the glass

	<u>Room</u>	<u>Quantity</u>	<u>Width</u>	<u>Height</u>	<u>Glass</u>	<u>Grids</u>	<u>Style</u>	<u>Unit Price</u>	<u>Extended Price</u>
A	living room	1	144	80		none	patio door		
B	breakfast	2	32	80		none	full view door		
C	breakfast	2	36	48		2/2	single hung		
D	bath	1	26	32		2/2	single hung		
E	kitchen	1	38	38		2/2	single hung		
F	piano	3	36	60		2/2	single hung		
G	dining room	3	36	60		2/2	single hung		
H	guest 1	3	36	36		2/2	single hung		
I	hall bath	1	38	38		2/2	single hung		
J	guest 2	3	36	36		2/2	single hung		
K	master	1	96	80		none	patio door		
L	master	1	112	22		0 x 2	3 lite slider		
M	master bath	1	38	38		2/2	single hung		
		23						Total:	

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>
FR	Aluminum	4		(6) 38 x 60	Recessed	Original	No
FL	Aluminum	4		(6) 36 x 36	Recessed	Original	No
SKS	Aluminum	4		(1) 38 x 38	Recessed	Original	No
SBA	Aluminum	4		(2) 36 X 44	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>
FR	Front of House Right side of front door, Old, drafty and noisy
FL	Front of House Left side of front door, Old, drafty and noisy
SKS	Side of House Kitchen Sink, Old, drafty and noisy
SBA	Side of House Breakfast Area, Old, drafty and noisy

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>	
FR	Aluminum	4		(6) 38 x 60	Recessed	Don Young Company	
FL	Aluminum	4		(6) 36 x 36	Recessed	Don Young Company	
SKS	Aluminum	4		(1) 38 x 38	Recessed	Don Young Company	
SBA	Aluminum	4		(2) 36 x 44	Recessed	Don Young Company	