

CERTIFICATE OF APPROPRIATENESS

Applicant: Isaac Benton, owner / Yvette Solares, agent

Property: 7603 Glen Vista St, lot 10, block 66 in the Glenbrook Valley Subdivision. The property includes a historic 2,602 square-foot, one-story wood-frame single-family residence, situated on a 5,000 square foot (50' x 100') interior lot.

Significance: Non-Contributing tudor ranch style residence, constructed circa 1965, located in the Glenbrook Valley Historic District.

Proposal: Alteration – Windows:

The applicant proposes to replace the original aluminum windows with Renewal by Anderson windows:

- Removal of existing original windows (at the front of home)
- Installation of Renewal by Andersen fibrex windows
- Proposed windows will be double hung consisting of sliding and picture windows
- The windows will be sandstone in color
- The existing windows currently have broken glass, air leakage, condensation, and sill rot

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

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Denial

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:

(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

(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 Renewal by Andersen windows do not match the character of the windows in contributing structures. The RBA windows do not match the window materials in the historic district.

If the director finds that an application for certificate of appropriateness pursuant to this subsection does not satisfy the applicable criteria, or that the application does not satisfy the general intent and purposes of this article, the director shall refer the application to the HAHC for consideration (Sec. 33-241.1 (c)).

(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:

(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

(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

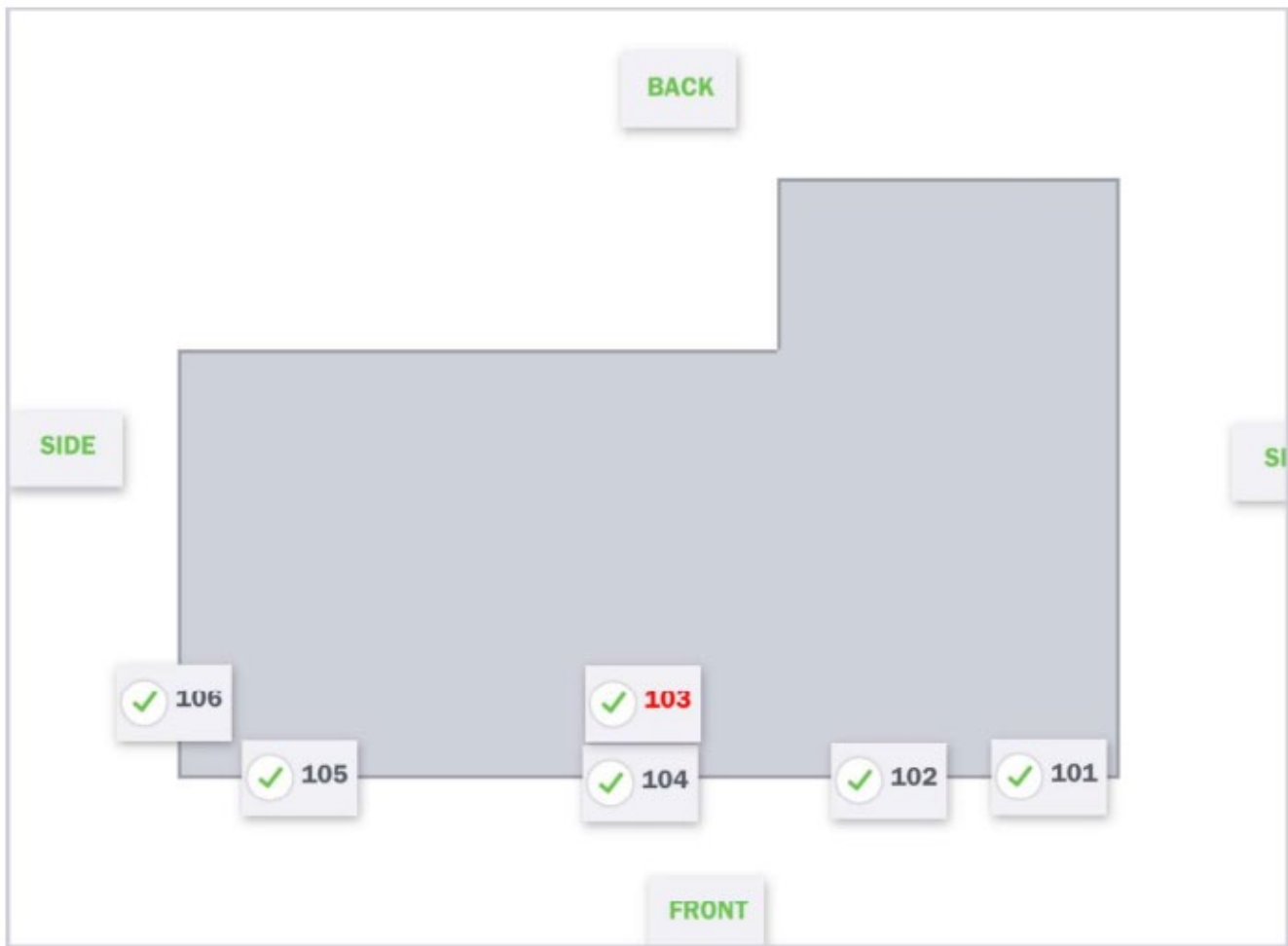


INVENTORY PHOTO



CURRENT PHOTO





ATTACHMENT A:
PHOTOS



104



102



105



101



106

CLOSE-UP PHOTOS







PROPOSED COLOR SELECTION:



Sandtone

Picture WINDOWS

Transform your home with Picture Windows that can stand alone beautifully or can be combined with other window styles for added curb appeal.

ADAPTABLE

Match or change your home's appearance by combining Picture Windows with other windows.

STRONG

Using strong Fibrex® material frames, our Picture Windows easily support the weight of the heavy glass commonly needed for large Picture Windows.

VERSATILE

Like all of our windows, Picture Window glass is available tempered, tinted, or in a wide variety of decorative patterns.



Picture Window



Fixed Picture Window



Combination Window



Picture Windows / Pine Interior



Picture and Specialty Windows / Tenon® Exterior



Picture Window / White Interior

Double-Hung WINDOWS

This classic window style is an excellent choice no matter where you live. Choose gently curved Contemporary or squared Traditional Check Rails.

CONVENIENT

Easy cleaning from the inside.

ELEGANT

Traditional look of mortise-and-tenon styling.

ACCURATE

Appropriate for restoration and renovation projects.



Double-Hung Window



Double-Hung Cottage Style Window



Double-Hung Oriel Style Window
(Reverse Cottage)



Check Rail Options



Contemporary



Traditional

Oriel style windows feature a larger upper sash.



Double-Hung Windows / Pine Interior / Colonial Grilles



Double-Hung Windows / White / Colonial Grilles



Double-Hung Oriel Style Windows
Maple Interior / Modified Prairie Grilles



Double-Hung Windows / White Interior

Gliding WINDOWS

Whether you're creating a new look or matching the original window style of your home, maximize your view with slim, easy to slide, contemporary Gliding Windows.

BEAUTIFUL

Narrow, contoured frames allow more glass viewing area.

VERSATILE

Both sashes slide, so you can open either the left side, the right side or a portion of both.

RELIABLE

Fibrex® material tracks are shaped for easier cleaning and will not pit, rust or corrode.**

UNIQUE

A great solution when a projecting window may interfere with walkways, patios, decks, or landscaping.



A great way for your room to bask in natural light



Gliding Triple Window and Gliding Fractional Vent Window / Jerrystone® Interior



Gliding Window / Maple Interior



Gliding Triple Window / White Interior

What are Renewal by Andersen[®] windows made of?

All of our windows are made of Fibrex[®] material, a revolutionary composite made from reclaimed wood fiber blended with a polymer. This gives our windows the strength and durability of wood and the low-maintenance features of vinyl, while greatly limiting thermal transmittance found in other window materials such as metal.

Unlike many other window materials, Fibrex composite material won't flake, rust, blister, peel, crack, pit, or corrode.¹ It is also two times stronger than vinyl and resists warping and bowing. Never worry about scraping or painting your windows again.

Andersen
EXCLUSIVE
FEATURE

ENGINEERED WITH
FIBREX[®]
MATERIAL

Isaac Benton 7603 Glenvista St.
Houston TX 77061

CERTIFICATE OF APPROPRIATENESS
WINDOW WORKSHEET



PLANNING &
DEVELOPMENT
DEPARTMENT

EXISTING WINDOW SCHEDULE

Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Original/Replacement	Existing to Remain
101	Metal	1:1:1	GL	50X49	INSERT	ORIGINAL	NO
102	Metal	1:1	GL	35X36	INSERT	ORIGINAL	NO
103	Metal		PW	68X15	INSERT	ORIGINAL	NO
104	Metal		PW	68X46	INSERT	ORIGINAL	NO
105	Metal	1:2:1	GL	68X49	INSERT	ORIGINAL	NO
106	Metal	1:1:1	GL	51X49	INSERT	ORIGINAL	NO

DAMAGE TO EXISTING WINDOWS

Window	Describe Damage
101	Broken glass and condensation with rot/air leaks
102	Condensation with air leaks
103	Broken glass / condensation with sill rot
104	Broken glass / condensation and air leaks
105	Air leaks / condensation
106	Air leaks / condensation

PROPOSED WINDOW SCHEDULE

Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Brand/ Vendor	Other
101	Fiberex	1:1	DG	50X49	Recessed	Renewal by Andersen	
102	Fiberex	1:1	DG	34X36	Recessed	"	"
103	Fiberex		PW	67 x 15	Recessed	"	"
104	Fiberex		PW	67 x 46	Recessed	"	"
105	Fiberex	1:1	GL	67 x 48	Recessed	"	"
106	Fiberex	1:1	DG	51 x 48	Recessed	"	"

- 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