

CERTIFICATE OF APPROPRIATENESS

Application Date: October 12, 2021

Applicant: Veronica Jacobs, owner

Property: 7610 Wilmerdean Street, Lot 10, Block 48, Glenbrook Valley Subdivision. The property includes a historic 1,621 square foot, one-story brick single-family residence and a detached garage situated on a 7,345 square foot (50' x 100') interior lot.

Significance: Contributing Traditional Ranch style residence, constructed circa 1959, located in the Glenbrook Valley Historic District. Applicant received an approved COA from HAHC in May 2013 to replace five aluminum windows (3 on front elevation and 2 on east elevation) with vinyl, double-hung windows.

Proposal: Alteration: Replace Windows

- Existing original windows have a range of issues, from cracked glass panes, inoperable, dented, window frames out of alignment
- Replace all remaining existing windows with aluminum, mill finish, single-hung, 1-over-1 windows
- There are only two sets of original windows remaining on structure that can be viewed from the public right-of-way

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

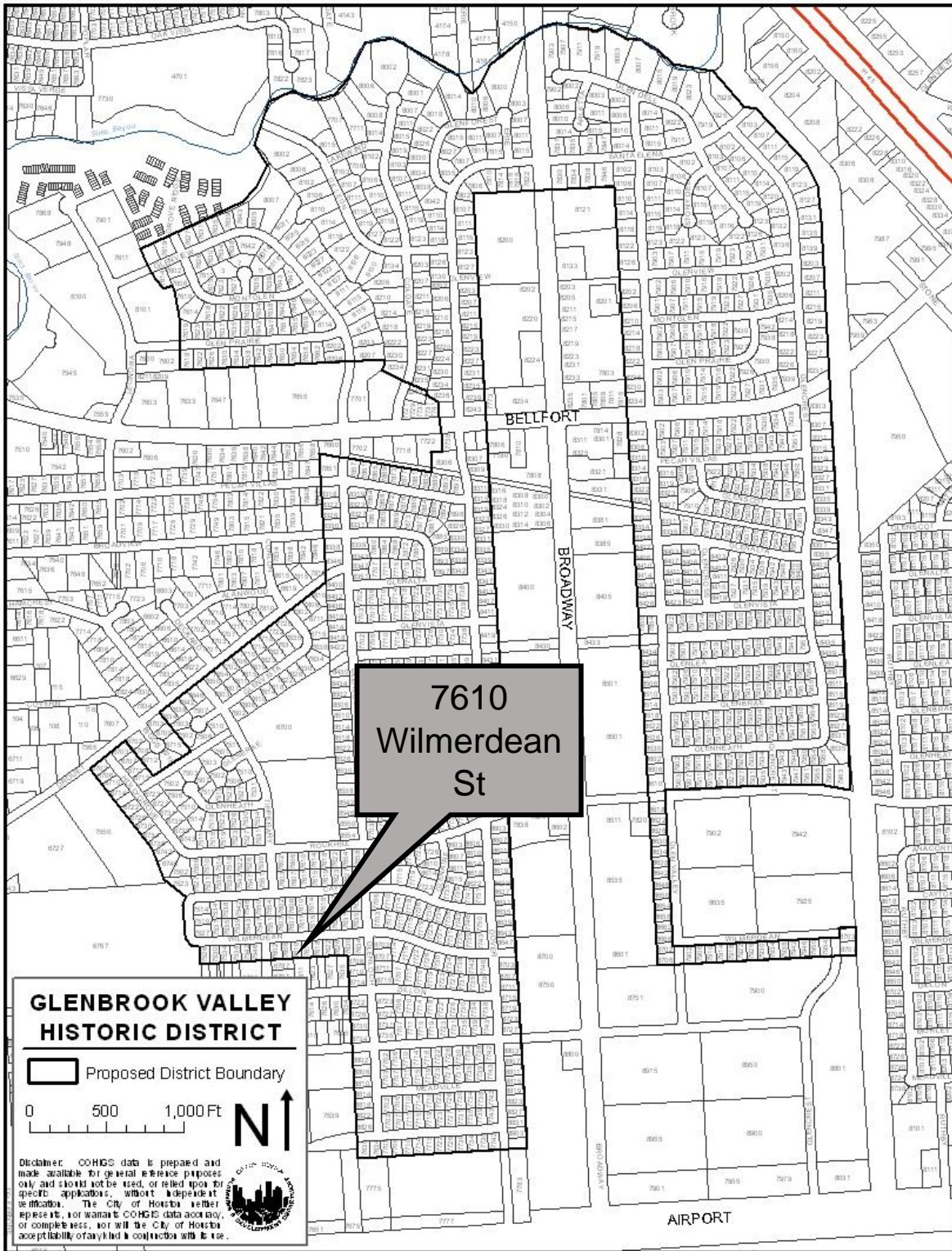
APPROVAL CRITERIA

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 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; | |
| <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 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; | |
| <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. | |

District Map



Inventory Photo



Current Photo – Left (East) Facade

Two double-set aluminum windows as seen from public R.O.W.



Current Photo – Left (East) Facade

Photo Taken By Staff



Current Photo – Left (East) Facade

Figure 1 Photo Taken By Staff



Current Photo – Left (East) Facade

Photos Taken By Staff



See Window Worksheet Attachment



dba The Window Center
 6877 W. 43rd Street
 Houston, TX 77092
 PH: 713-952-0002
 FX: 713-952-0006

ORDER: 429758
 ORDER DATE: 10/28/2021
 ORDER CONTACT:

QUOTE




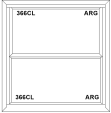
INVOICE INFORMATION

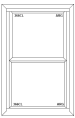

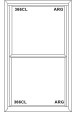
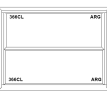
Veronica Jacobs
 7610 Wilmerdean
 Houston, Texas 77061

SHIPPING INFORMATION

Veronica Jacobs
 7610 Wilmerdean
 Houston, Texas 77061

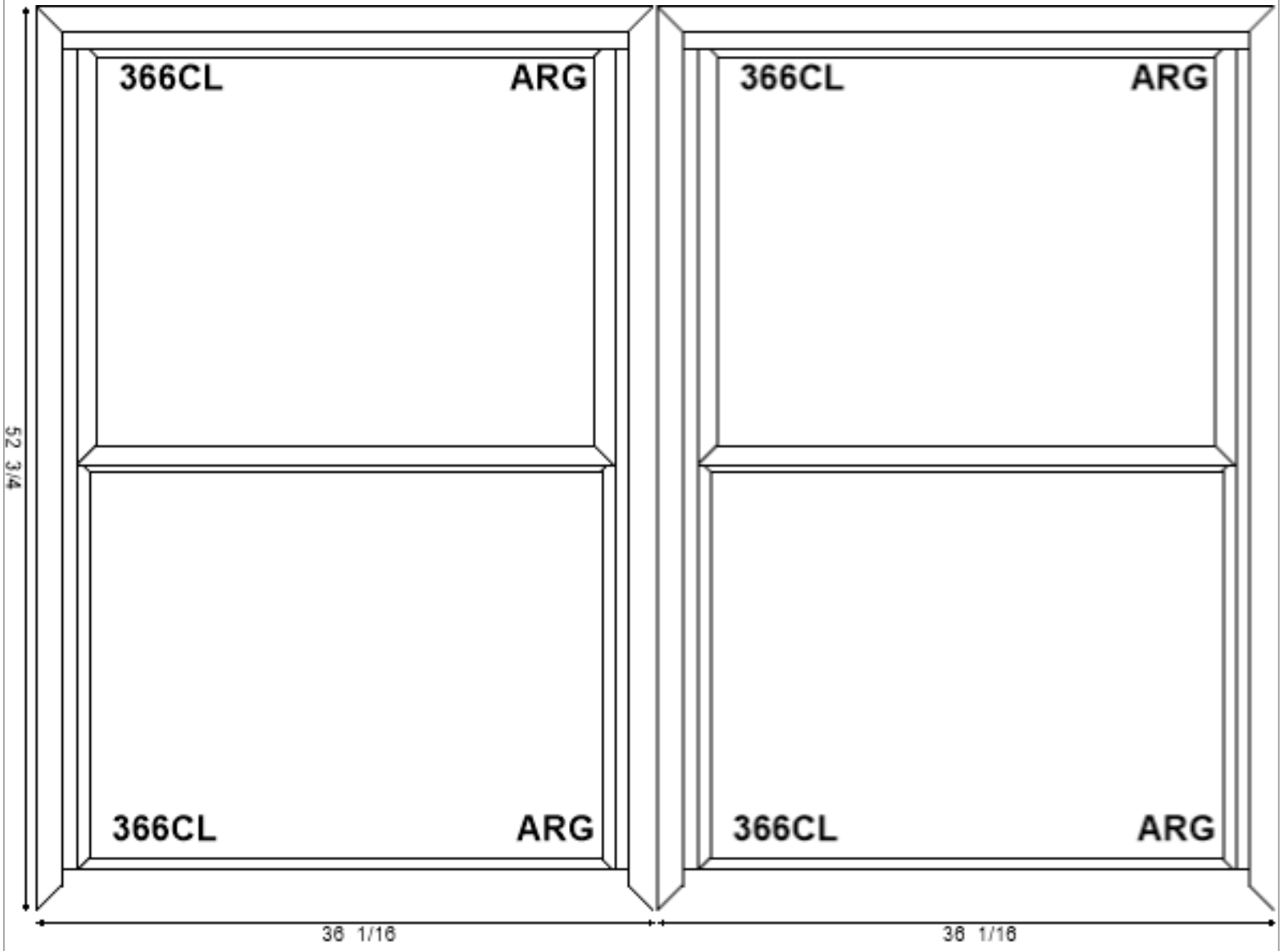
SHIP VIA:

ORDER	ORDER DATE	PO NUMBER	CUSTOMER REF			TERMS
429758	10/28/2021					50% DOWN, BAL C.O.D.
ITEM	DESCRIPTION	QTY	SIZE	PRICE	TOTAL	
1	100 CUSTOM OPENING EXACT SIZING, MILL, FACTORY MULL / IN-HOUSE Office & Reading Room	2	72 1/4 W X 52 3/4 H			
1.1	100 SINGLE HUNG EXACT SIZING, STANDARD SASH, MILL, E366 LOW-E / CLEAR, 5/8" THICK IG UNIT, ARGON, HALF SCREEN (SIZE OF SASH), SCREEN SHIPPED LOOSE	2	36 1/16 W X 52 3/4 H			
1.2	100 SINGLE HUNG EXACT SIZING, STANDARD SASH, MILL, E366 LOW-E / CLEAR, 5/8" THICK IG UNIT, ARGON, HALF SCREEN (SIZE OF SASH), SCREEN SHIPPED LOOSE	2	36 1/16 W X 52 3/4 H			
1.3	ALUMINUM VERTICAL MULL MILL	2	1/8 W X 52 3/4 H			
2	100 SINGLE HUNG EXACT SIZING, STANDARD SASH, MILL, E366 LOW-E / CLEAR, 5/8" THICK IG UNIT, ARGON, HALF SCREEN (SIZE OF SASH), SCREEN SHIPPED LOOSE Closet	1	35 3/4 W X 36 1/2 H			
3	100 CUSTOM OPENING EXACT SIZING, MILL, FACTORY MULL / IN-HOUSE Bedroom	1	72 1/4 W X 52 3/4 H			
3.1	100 SINGLE HUNG EXACT SIZING, STANDARD SASH, MILL, E366 LOW-E / CLEAR, 5/8" THICK IG UNIT, ARGON, HALF SCREEN (SIZE OF SASH), SCREEN SHIPPED LOOSE	1	36 1/16 W X 52 3/4 H			
3.2	100 SINGLE HUNG EXACT SIZING, STANDARD SASH, MILL, E366 LOW-E / CLEAR, 5/8" THICK IG UNIT, ARGON, HALF SCREEN (SIZE OF SASH), SCREEN SHIPPED LOOSE	1	36 1/16 W X 52 3/4 H			
3.3	ALUMINUM VERTICAL MULL MILL	1	1/8 W X 52 3/4 H			
4	100 SINGLE HUNG EXACT SIZING, STANDARD SASH, MILL, E366 LOW-E / CLEAR, 5/8" THICK IG UNIT, ARGON, HALF SCREEN (SIZE OF SASH), SCREEN SHIPPED LOOSE Bedroom	1	35 1/2 W X 36 3/4 H			

ORDER	ORDER DATE	PO NUMBER	CUSTOMER REF			TERMS
429758	10/28/2021					50% DOWN, BAL C.O.D.
ITEM	DESCRIPTION	QTY	SIZE	PRICE	TOTAL	
5	100 SINGLE HUNG EXACT SIZING, STANDARD SASH, MILL, E366 LOW-E / CLEAR, 5/8" THICK IG UNIT, ARGON, HALF SCREEN (SIZE OF SASH), SCREEN SHIPPED LOOSE Bath	1	23 3/4 W X 36 3/4 H			
6	100 SINGLE HUNG EXACT SIZING, STANDARD SASH, MILL, E366 LOW-E / CLEAR, 5/8" THICK IG UNIT, TEMPERED GLASS - FULL UNIT, ARGON, HALF SCREEN (SIZE OF SASH), SCREEN SHIPPED LOOSE Bath	1	35 3/4 W X 36 1/2 H			
7	100 SINGLE HUNG EXACT SIZING, STANDARD SASH, MILL, E366 LOW-E / CLEAR, 5/8" THICK IG UNIT, ARGON, HALF SCREEN (SIZE OF SASH), SCREEN SHIPPED LOOSE Living Room	1	32 W X 53 1/2 H			
8	100 SINGLE HUNG EXACT SIZING, STANDARD SASH, MILL, E366 LOW-E / CLEAR, 5/8" THICK IG UNIT, ARGON, HALF SCREEN (SIZE OF SASH), SCREEN SHIPPED LOOSE Kitchen	1	48 W X 36 H			
TOTALS:		9				
				SUBTOTAL:		
				TAX 1 8.25%:		
				TOTAL:		

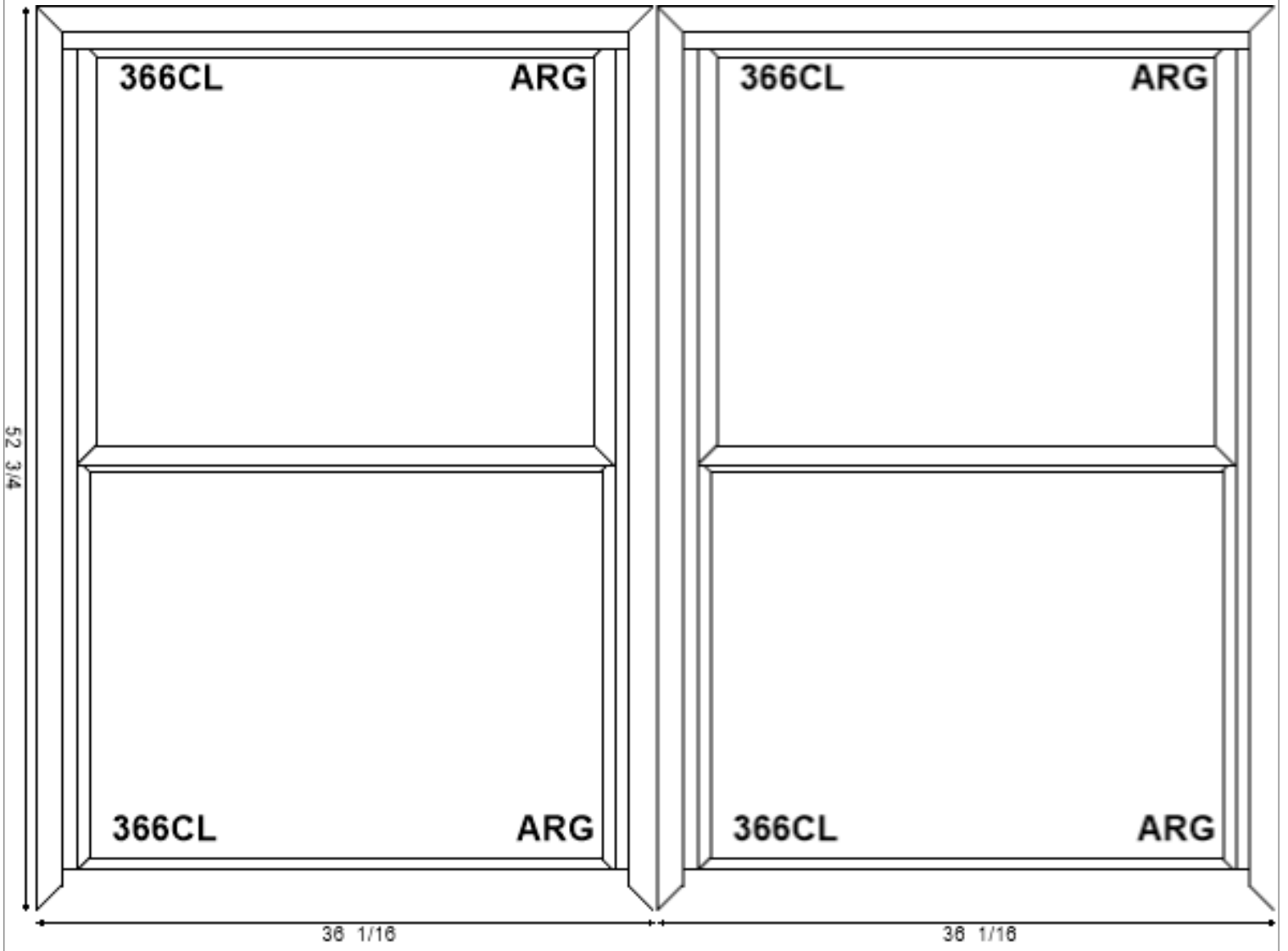
COMMENT:

429758-1



72 1/4 W X 52 3/4 H

429758-3



72 1/4 W X 52 3/4 H



ALUMINUM

100 & 175 Series



ALUMINUM

100 & 175 Series

The 100 and 175 Aluminum windows are mainly a new construction window with standard sizes. However, either can be ordered exact size with or without nail fin for additional charge. The 100 single hung has a spiral balance and is non tilt. The 175 has a removable, tilt bottom sash with block & tackle balance system. Call out is actual size, ie. 2030 measures 24x36, suggested rough opening is 1/2" over window size.

Features

- White, Bronze and Sandstone colors (mill finish available for series 100 only).
- Aluminum is tremendously strong and stable. It will not swell, shrink, split, crack or check over the years. It is very durable and can't rust.
- All 4 frame corners and meeting rail connections are sealed with Polyseamseal to keep the weather out and reduce air infiltration.
- Sash members are interlocked for additional strength at corners and locking rail.
- Two positive sash locks reduce air infiltration (should remain locked when installing).
- Weatherstripping: Sash perimeter is weatherstripped with wool pile and/or soft vinyl for quiet, smooth operation to resist weather penetration.
- 5/8" insulated glass with warm edge glass spacer.
- Sloped sill for easy water run off. Corners sealed with Polyseamseal.
- Quality certified in accordance with AAMA specifications.

Note: All picture windows, shapes and one-frame glass larger than 30 square feet will come with Tempered Glass as standard for safety reasons. All additional charges for Tempered Glass will automatically be applied.

Other Options

- Series 125 Mill finish single glazed single hung (uses #100 frame).
- Glazing:
 - E66 is a light green tint with most efficient U & SHGC.
 - Tempered, Obscure, Bronze or Grey glass.
- 5/8" Grilles, Colonial or Prairie.
- Factory mullered or stacked units and field mull accessories.
- Custom sizes available with or without fin.
- Impact windows for coastal areas see Series Aluminum 1100 and Vinyl 4000.



100 Non-tilt



175 Tilt & Take Out

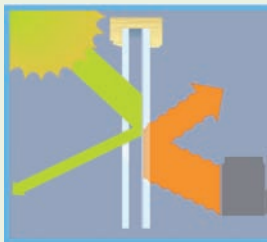
Performance Data

Aluminum 100/175 Series Windows

Glass Dual 5/8" OA Insulated	100 Single Hung U-Factor SHGC VT	175 Single Hung U-Factor SHGC VT	100 Picture Window U-Factor SHGC VT
Clear air no grilles	.64 .69 .71	.65 .68 .71	.59 .73 .76
Clear air w/ grilles	.64 .62 .64	.65 .62 .63	.59 .66 .69
E66 LoE air no grilles	.49 .25 .56	.50 .25 .56	.43 .26 .60
E66 LoE air w/grilles	.49 .23 .50	.50 .23 .50	.43 .24 .54
E66 LoE Argon no grilles	.44 .24 .56	.45 .24 .56	.38 .26 .60
E66 LoE Argon w/grilles	.44 .22 .50	.45 .22 .50	.38 .23 .54

Check local jurisdictions for current energy codes. Standard windows meet or exceed 2016 Texas Adopted State Energy Code.

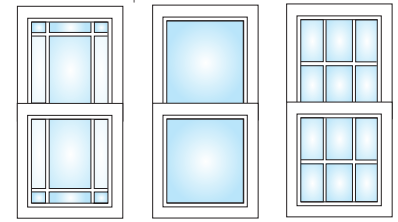
LoE Glass



100/175 Series windows are offered with a LoE glass option. LoE high performance glass with argon gas allows light to filter in while keeping the sun's harmful rays out. In addition, this special glazing saves energy and reduces utility costs by keeping the cool air inside in the summer and the warm air inside in the winter.

Product lines and their components, building codes, installation techniques and third party certifications are constantly evolving. For the most current information, check our website frequently at krestmark.com.

Grille Options



Prairie

One Lite

Colonial



Grille Between Glass

Color Options



White

Bronze

Sandstone



You may qualify for a Tax Credit when you replace your existing windows. For more information, go to energystar.gov.

For information about measuring and installing new Krestmark windows, visit our web site at krestmark.com

3950 Bastille Road, Suite 100 ■ Dallas, Texas 75212 ■ 214-237-5055 ■ krestmark.com

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