

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, one-story wood-frame single-family residence, situated on a 5,000 square foot (50' x 100') corner 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:

- Replace existing original windows for the following reasons: 66 years old, are single pane and not very energy efficient
- Installation of Don Young aluminum windows with bronze finish
- Double pane, low e, and matching lite pattern
- 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 – **Does not meet criteria 5 and 6.**

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 checked="" 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; The existing, historic aluminum windows are in good condition. These can be restored through ordinary maintenance and repair.
<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; 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.
<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.

PROPERTY LOCATION
GLENBROOK VALLEY HISTORIC DISTRICT



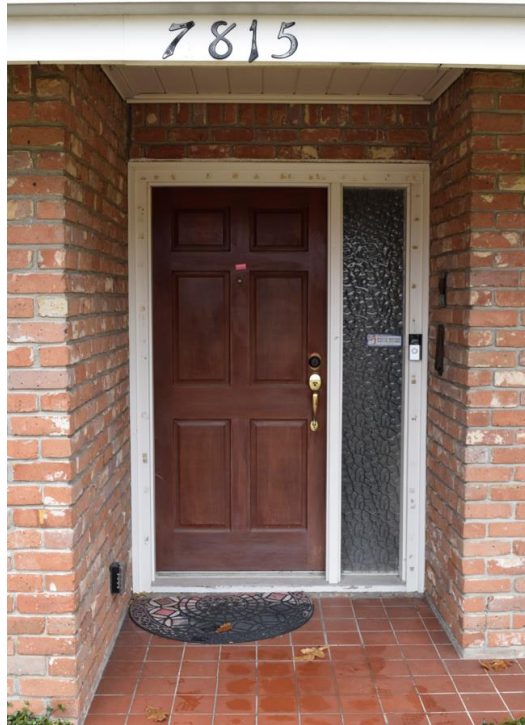
INVENTORY PHOTO



CURRENT PHOTO



Site Visit – Feb. 2, 2022 (Photos Taken By Staff)
Front Door & Side Light



Site Visit – Feb. 2, 2022



Front Window to the Left of Front Entrance



Front Window to the Left of Front Entrance

Site Visit – Feb. 2, 2022 (Photos Taken By Staff)



Corner Windows on Left-Hand Side of Structure



Site Visit – Feb. 2, 2022 (Photos Taken By Staff)



Corner Windows on Left-Hand Side of Structure



Site Visit – Feb. 2, 2022 (Photos Taken By Staff)



Site Visit – Feb. 2, 2022 (Photos Taken By Staff)



Windows to the Right-Hand Side of Structure



Site Visit – Feb. 2, 2022 (Photos Taken By Staff)



PROPOSED REPLACEMENT DOOR



Listing 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 ---

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

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

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

End Line 100 Description



Listing 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 all season 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



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

SILVER
BRONZE
TAN
WHITE

DYC 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 latch elbow sash to tilt in for easy cleaning. Safety lock prevents children from inadvertently tilting window.



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



Patented Allerguard® weatherstripping with synthetic barrier on both sides of sash glass double protection against wind, dust, airborne allergens and noise pollution.



Knoblock 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.

Singly 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)

8181 Ambassador Row • Dallas • 214-630-0934 • 800-367-0390
901 Enterprise • Oklahoma City • 405-947-2000 • 800-752-0599
651 North Shepherd, #400 • Houston • 713-668-1398 • 800-641-0047
1936 Shipman • San Antonio • 210-225-0352 • 800-299-0854
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

- 7/8" 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 Roger Nicholson
Proposal Date February 7, 2022
Window Specified Don Young 8200 series aluminum
Glass Specified double pane with Low-E366/Argon
Frame Color bronze
Grids flat - between the glass

Room	Quantity	Width	Height	Glass	Grids	Style	Unit Price	Extended Price
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	