



The Hallmark | Retirement Community

Houston, TX



Elegance Restored

New Windows Revitalize Houston's Hallmark Senior Living Community

Nestled near Houston's elite River Oaks neighborhood is the 10-story Hallmark, arguably one of the city's most elegant senior living communities, offering independent living, continuing care, assisted living, and Alzheimer's care. With such amenities as fine dining, swimming pool, fitness center, hair salon, library, chapel, community center for events, and a putting green, many residents of River Oaks choose the Hallmark as their retirement home. Discerning residents expect the best, and they certainly received it when it came time to replace their windows.

PROJECT DETAILS

Systems Provided

Series

1150 Fixed, Projected, Casement
NC-82 Terrace Door

Market

Multi-Family/Residential

Project Team

Owner Representative

Joel Smith, JPS Consulting

General Contractor

Chamberlin Houston, LLC

Winco Representative

Jim Krueger

Anodized Finish

Architectural Metals

Photography provided by

The Hallmark





The Challenge

The Hallmark’s original 1963 aluminum windows were single-paned, non-tinted, and no longer performing. Water intrusion, noise pollution, humidity, dirt, rattling, and poor energy performance of the windows were taking their toll on resident comfort, even affecting valuable artwork and antiques. Beautiful interior plantation shutters offered some protection, but it was obvious to project consultant Joel Smith that the landmark building was in need of a serious facelift.

Smith called on WINCO’s Texas architectural rep, Jim Krueger, a long-time trusted window advisor. “Jim immediately said that WINCO windows would be best suited for this high end project,” recalls Smith.

The Solution

WINCO’s 1150 Fixed and Operable Windows

The Hallmark’s original 1963 aluminum windows were single-paned, non-tinted, and no longer performing. Water intrusion, noise pollution, humidity, dirt, rattling, and poor energy performance of the windows were taking their toll on resident comfort, even affecting valuable artwork and antiques. Beautiful interior plantation shutters offered some protection, but it was obvious to project consultant Joel Smith that the landmark building was in need of a serious facelift.

Smith called on WINCO’s Texas architectural rep, Jim Krueger, a long-time trusted window advisor. “Jim immediately said that WINCO windows would be best suited for this high end project,” recalls Smith.

WINCO’s NC82 Terrace Doors

In addition to the 1150 series fixed and operable windows, WINCO also supplied its NC82 Terrace door as a replacement on the project. These doors have the dark bronze anodized and provide a level of safety and security necessary for the Hallmark’s residents.

Each unit has one projected window or the patio door. “The transformation is stunning,” says Krueger of the finished project.



Special Installation Considerations

Making the windows was easy; installing them was another story. Since the average tenant age is 92, Smith and the Hallmark facilities team designed “hotel rooms” within the Hallmark facility itself as temporary quarters for residents to move into while their residence windows were replaced.

“Managing the residents’ moves is where the artistry came in. We wanted to minimally impact their lives,” says Smith. Once the resident was relocated within the Hallmark, full focus was given to replacing their apartment windows, with great care to protect valuable furnishings and artwork. Due to restricted onsite storage space, scheduling and shipment of windows had to be carefully planned to coordinate with the General Contractor’s swing stage drop sequence.

Another Happy Ending

Residents love their new windows, and the hotel concept worked beautifully. “But one thing surprised us,” laughs Smith. “Some residents, after being accustomed to the noise of the nearby freeways for years, said that it’s now so quiet that they are having trouble falling asleep!”

