

CERTIFICATE OF APPROPRIATENESS

Application Date: March 30, 2023

Applicant: Bernard Cisneros, agent for, Mary Cisneros, owner

Property: 7523 Rockhill Street, Lot 30, Block 67, Glenbrook Valley Sec. 7 Extn Neighborhood Subdivision. The property includes a historic 1,867 square foot, one-story brick veneer single-family residence and attached garage situated on a 8,625 square foot (75' x 115') interior lot.

Significance: Non-contributing Traditional Ranch style residence, constructed circa 1962, located in the Glenbrook Historic District.

Proposal: Alteration: Windows

- Replace original aluminum windows with vinyl windows, double-hung, inset & recessed
 - There is no damage to existing windows per window worksheet
 - Reason for replacement: wanting energy efficiency per window worksheet
- As of April 10, 2023, vinyl windows have been installed and original, aluminum windows have been removed.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Denial - does not satisfy criteria **Denial of COA. Issuance of COR for work completed and the condition that surface mounted muntins of same shape be placed on the four windows on front elevation where the diamond pattern simulated divided lite pattern appears.**

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

The replacement of original aluminum windows with vinyl windows does not satisfy the applicable criteria for matching the architectural features, materials, and character of the existing noncontributing structure and the contributing structures within the context area.

(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 replacement of original aluminum windows with vinyl windows does not satisfy the applicable criteria for matching the architectural features, materials, and character of the existing noncontributing structure and the contributing structures within the context area.

(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.

ADMINISTRATIVE APPROVALS

Sec. 33-241.1(c): The director is authorized to issue a certificate of appropriateness for the following activities if the director finds that the proposed activity will be performed in a manner that satisfies the criteria for alterations, additions, or new construction in this article, as applicable. If the director finds that an application for a 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.

A NA A - applies NA - not applicable

Sec. 33-241.1(e) If the director does not approve the application for a certificate of appropriateness pursuant to this section within 15 business days of receipt of a complete application, the director shall refer the application to the HAHC for consideration. The HAHC shall review the application according to the criteria for alterations, additions, or new construction, as applicable, or as otherwise provided by this section. The schedule for consideration of an application for a certificate of appropriateness provided by section 33-239 of this Code shall apply to an application considered under this section and the administrative process authorized herein shall not suspend any time required for consideration. The director may promulgate rules for the receipt and processing of applications under this section. The replacement of original aluminum windows with vinyl windows does not satisfy the applicable criteria for matching the architectural features, materials, and character of the existing noncontributing structure and the contributing structures within the context area. This application will be reviewed by the HAHC.

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 | |
|-------------------------------------|-------------------------------------|-------------------------------------|--|
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (1) The proposed activity must retain and preserve the historical character of the property;
The replacement of original aluminum windows with vinyl windows does not satisfy the applicable criteria for matching the architectural features, materials, and character of the existing noncontributing structure and the contributing structures within the context area. |
| <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 checked="" 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 type="checkbox"/> | <input checked="" 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; The replacement of original aluminum windows with vinyl windows does not satisfy the applicable criteria for matching the architectural features, materials, and character of the existing noncontributing structure and the contributing structures within the context area. |
| <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; |
| <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 simulated divided lite diamond pattern is incompatible with the 2-over-2 lite pattern of the aluminum windows in the context area. |
| <input type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" 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 Vinyl windows were never used in traditional ranch style structures and are therefore, incompatible to the character of the property and context area. |
| <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



7523
Rockhill St

Window Worksheet

CERTIFICATE OF APPROPRIATENESS
WINDOW WORKSHEET



PLANNING & DEVELOPMENT DEPARTMENT

EXISTING WINDOW SCHEDULE							
Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Original/Replacement	Existing to Remain
Ex. A1	Wood	1/1	DH	32 x 66	Recessed	Original	No
A1	Aluminum	Diamond	SH	35 3/4 x 71 3/4	3/4 Recessed	Original	No
A2	Aluminum	Grid	SH	35 3/4 x 71 3/4	Recessed	Original	No
A3	Aluminum	Push	SH	35 3/4 x 71 3/4	Recessed	Original	No
A4	Aluminum		SH	35 3/4 x 71 3/4	Recessed	Original	No
A5	Aluminum		SH	35 3/4 x 51 3/4	Recessed	Original	No
A6	Aluminum		SH	35 3/4 x 51 3/4	Recessed	Original	No
A7	Aluminum		SH	23 3/4 x 35 3/4	Recessed	Original	No
A8	Aluminum		SH	72 x 35 3/4	Recessed	Original	No

DAMAGE TO EXISTING WINDOWS	
Window	Describe Damage
Ex. A1	Glass is broke, window is inoperable, rail is rotten, and frame is broken
A1 - A8	No damage to existing windows. However, replacing with more energy efficient windows.

PROPOSED WINDOW SCHEDULE							
Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Brand/Vendor	Other
Ex. A1	High Quality		DH	32 x 66	Recessed	Plygem	
A1	Vinyl	Diamond	DH	35 3/4 x 71 3/4	Recessed	Window World (WW)	
A2	Vinyl	Grid	DH	35 3/4 x 71 3/4	Recessed	WW	
A3	Vinyl	Push	DH	35 3/4 x 71 3/4	Recessed	WW	
A4	Vinyl		DH	35 3/4 x 71 3/4	Recessed	WW	
A5	Vinyl		DH	35 3/4 x 51 3/4	Recessed	WW	
A6	Vinyl		DH	35 3/4 x 51 3/4	Recessed	WW	
A7	Vinyl		DH	23 3/4 x 35 3/4	Recessed	WW	
A8	Vinyl		DH	72 x 35 3/4	Recessed	WW	

- 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

Inventory Photo (4-9-2010)



Google Street View Photos (Jan. 2022)



Google Street View Photos (Jan. 2022)



Current Photos Provided By Applicant – Front Elevation



Current Photos Provided By Applicant – Front Elevation



Current Photos Provided By Applicant – Right Elevation



Current Photos Provided By Applicant – Right Elevation



Current Photos Provided By Applicant – Right Elevation



Current Photos Provided By Staff



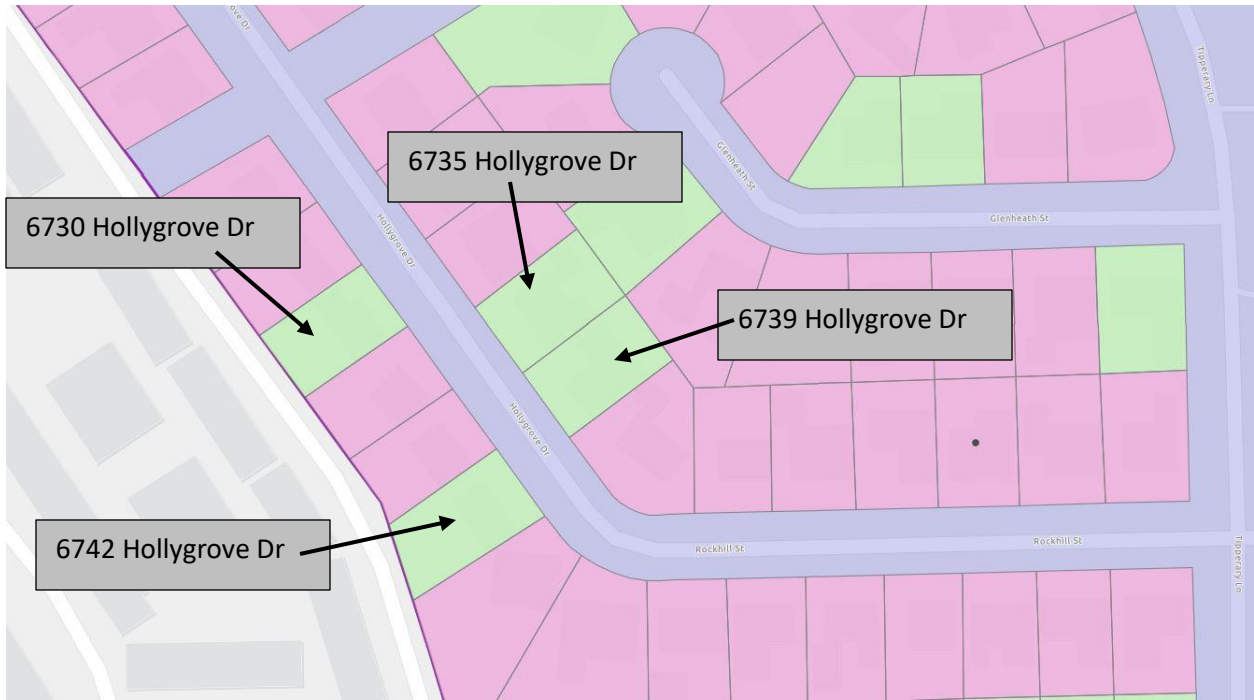
Current Photos Provided By Staff



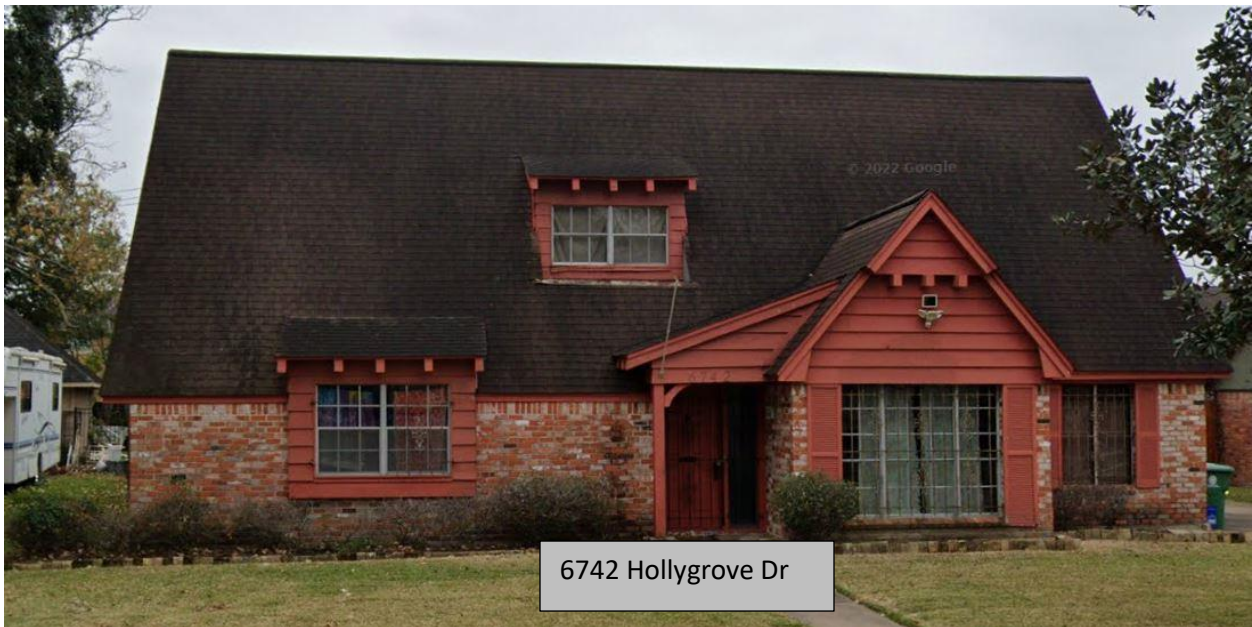
Current Photos Provided By Staff



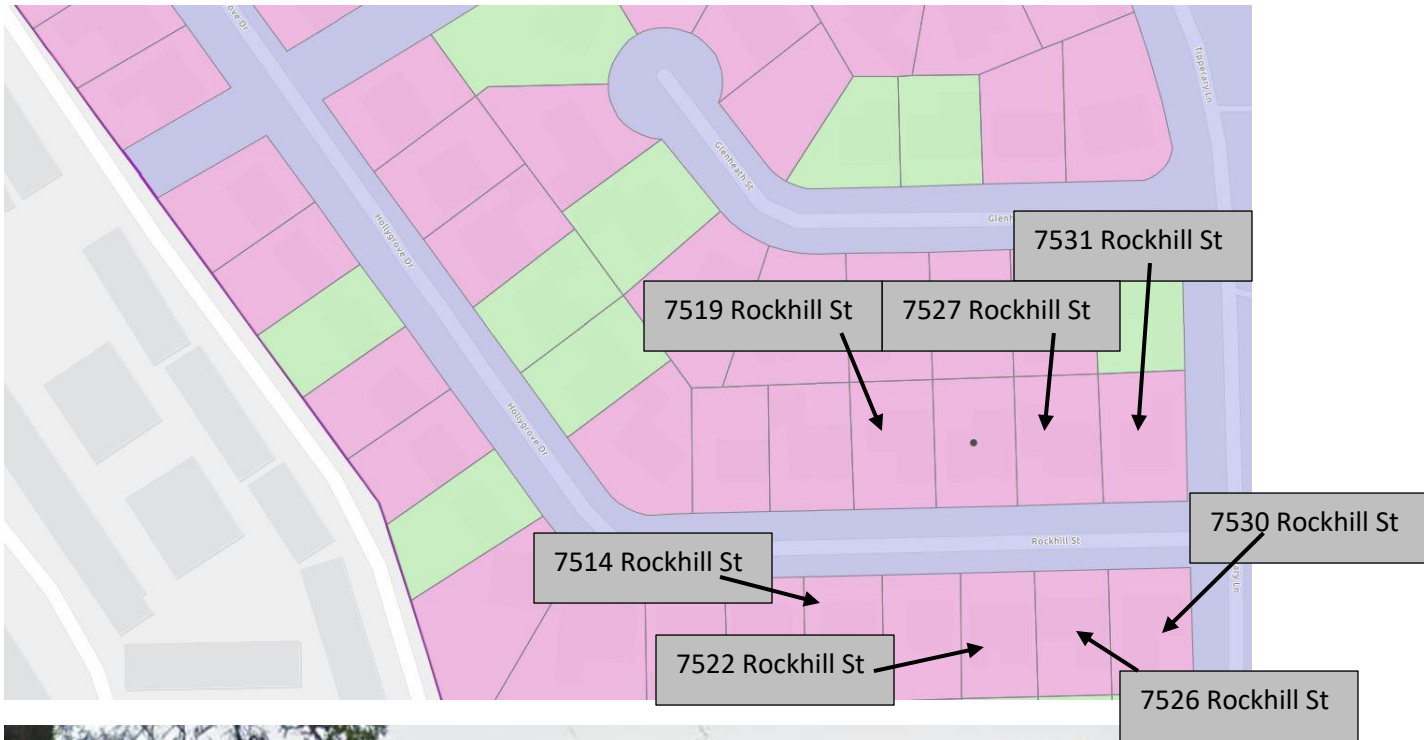
Context Area of Contributing Structures



Context Area of Contributing Structures



Context Area of Non-Contributing Structures



Context Area of Non-Contributing Structures



Context Area of Non-Contributing Structures



Glenbrook Valley HD Inventory Lists of Context Area

6702 HOLLYGROVE	7 EXT	47	38	1965	Non-Contributing	Tudor Ranch
6703 HOLLYGROVE	7 EXT	67	17	1964	Non-Contributing	Tudor Ranch

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CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

SITE ADDRESS	SECTION	BLOCK	LOT	YEAR BUILT	STATUS	ARCHITECTURAL STYLE
6706 HOLLYGROVE	7 EXT	47	37A & 38A	1963	Non-Contributing	Traditional Ranch
6707 HOLLYGROVE	7 EXT	67	18	1964	Non-Contributing	Traditional Ranch
6710 HOLLYGROVE	7 EXT	47	36A & 37	1961	Non-Contributing	Traditional Ranch
6711 HOLLYGROVE	7 EXT	67	19	1963	Non-Contributing	Traditional Ranch
6714 HOLLYGROVE	7 EXT	47	36	1965	Non-Contributing	Traditional Ranch
6715 HOLLYGROVE	7 EXT	67	20	1965	Non-Contributing	Tudor Ranch
6722 HOLLYGROVE	7 EXT	47	35	1961	Non-Contributing	Traditional Ranch
6723 HOLLYGROVE	7 EXT	67	21	1964	Non-Contributing	Traditional Ranch
6726 HOLLYGROVE	7 EXT	47	34	1961	Non-Contributing	Traditional Ranch
6727 HOLLYGROVE	7 EXT	67	22	1964	Non-Contributing	Tudor Ranch
6730 HOLLYGROVE	7 EXT	47	33	1961	Contributing	Eclectic
6731 HOLLYGROVE	7 EXT	67	23	1964	Non-Contributing	Traditional Ranch
6734 HOLLYGROVE	7 EXT	47	32	1961	Non-Contributing	Tudor Ranch
6735 HOLLYGROVE	7 EXT	67	24	1964	Contributing	Modern Ranch
6738 HOLLYGROVE	7 EXT	47	31	1961	Non-Contributing	Tudor Ranch
6739 HOLLYGROVE	7 EXT	67	25	1964	Contributing	Modern Ranch
6742 HOLLYGROVE	7 EXT	47	30 & 31A	1961	Contributing	Tudor Ranch
6743 HOLLYGROVE	7 EXT	67	26	1964	Non-Contributing	Traditional Ranch
6746 HOLLYGROVE	7 EXT	47	29	1965	Non-Contributing	Tudor Ranch

Glenbrook Valley HD Inventory Lists of Context Area

7502 ROCKHILL	7 EXT	47	28	1961	Non-Contributing	Traditional Ranch
7506 ROCKHILL	7 EXT	47	27	1961	Non-Contributing	Traditional Ranch
7510 ROCKHILL	7 EXT	47	26	1962	Contributing	Modern Ranch
7511 ROCKHILL	7 EXT	67	27	1961	Non-Contributing	Traditional Ranch

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SITE ADDRESS	SECTION	BLOCK	LOT	YEAR BUILT	STATUS	ARCHITECTURAL STYLE
7514 ROCKHILL	7 EXT	47	25	1962	Non-Contributing	Traditional Ranch
7515 ROCKHILL	7 EXT	67	28	1962	Non-Contributing	Traditional Ranch
7518 ROCKHILL	7 EXT	47	24	1962	Non-Contributing	Tudor Ranch
7519 ROCKHILL	7 EXT	67	29	1962	Non-Contributing	Traditional Ranch
7522 ROCKHILL	7 EXT	47	23	1962	Non-Contributing	Tudor Ranch
7523 ROCKHILL	7 EXT	67	30	1962	Non-Contributing	Traditional Ranch
7526 ROCKHILL	7 EXT	47	22	1962	Non-Contributing	Traditional Ranch
7527 ROCKHILL	7 EXT	67	31	1962	Non-Contributing	Traditional Ranch
7530 ROCKHILL	7 EXT	47	21	1962	Non-Contributing	Traditional Ranch
7531 ROCKHILL	7 EXT	67	32	1962	Non-Contributing	Tudor Ranch
7602 ROCKHILL	7 EXT	40	26	1965	Non-Contributing	Traditional Ranch
7606 ROCKHILL	7 EXT	40	27	1961	Non-Contributing	Traditional Ranch
7610 ROCKHILL	7 EXT	40	28	1962	Non-Contributing	Traditional Ranch