

CERTIFICATE OF APPROPRIATENESS

Application Date: October 22, 2025

Applicant: Freddy Robles, owner

Property: 7947 Rockhill Street, Lot 39, Block 12, Glenbrook Valley Sec 10. The property includes a one-story single-family residence on a 6,500 square foot (70.08' x 123.82') interior lot.

Significance: Contributing Traditional Ranch one-story residence, constructed circa 1965, located in the Glenbrook Valley Historic District.

Proposal: Alteration – Windows

The applicant completed work without a permit for change of four original front elevation windows and for painting on unpainted masonry. The original windows were changed from aluminum to vinyl.

- 311 complaint and building inspector at site, 7/22/2025
 - Unpermitted work for windows and plumbing
 - Red tag issued
 - See Attachment B for Inspector report.
- Windows: Vinyl
- Paint color: BEHR Silver City
- No other work was done to the exterior that is visible from the street.
- **All windows to be inset and recessed. See Attachment A for details.**
 - **Minimum 1¾ inch inset** depth from exterior casing to the face of the window unit (Upper Sash) Windows must be 1-over-1 if single or double-hung and equally horizontally divided. 1 ¾ inch minimum inset for Fixed Window.

****Draft subject to change before final version****

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Denial - does not satisfy criteria 1, 3, 4, 9, and 10, and issuance of COR requiring removal of paint from brick, removal of replaced vinyl windows, and reversion of inset aluminum windows.

HAHC Action: -

APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

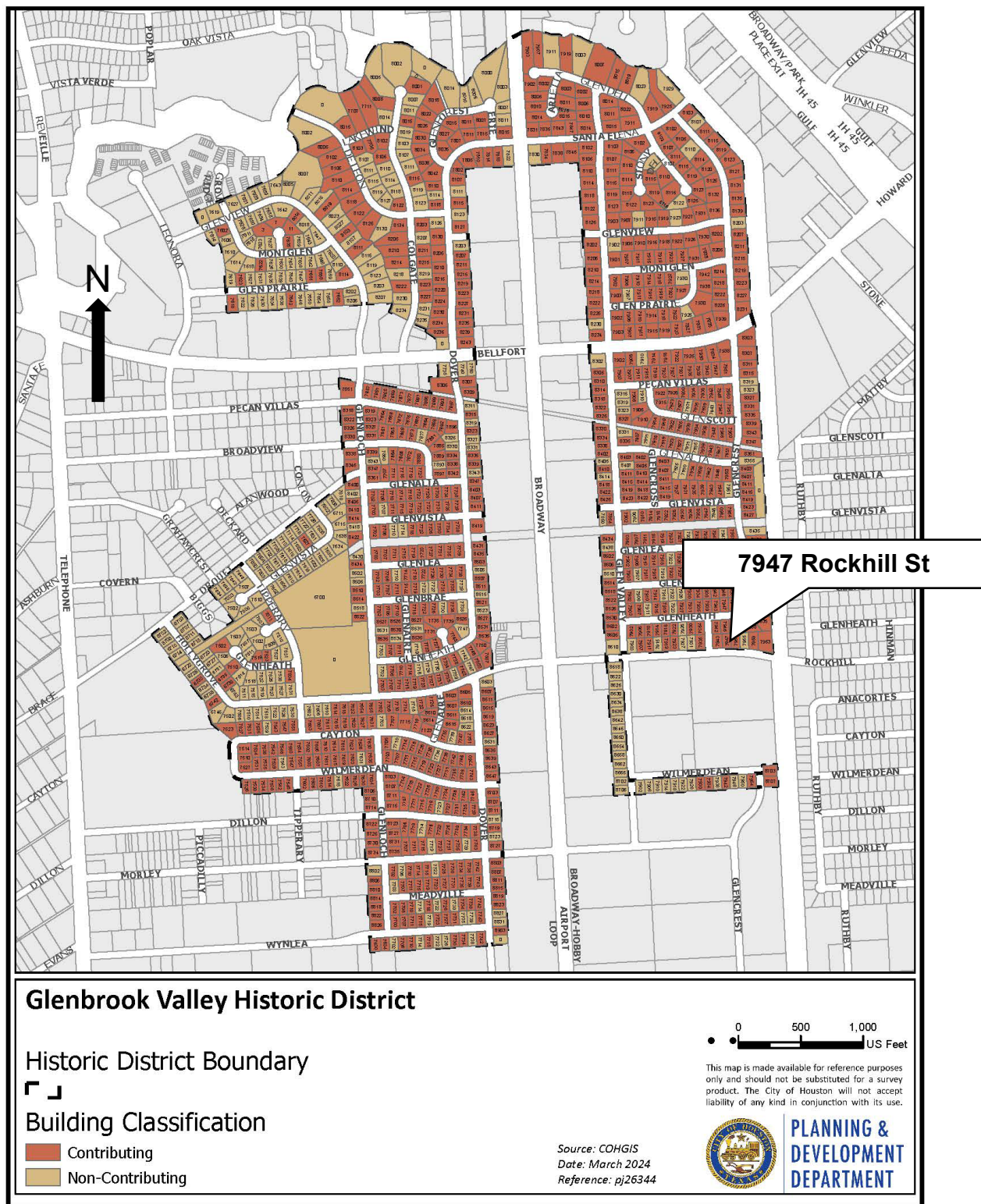
Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building 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 type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (1) The proposed activity must retain and preserve the historical character of the property;
<i>Aluminum windows are a defining architectural feature of the home. Vinyl windows create a later appearance of the structure and violate the 1-1 Window Replacement (HOP) internal policy.</i> |
| <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;
<i>Aluminum windows are a defining architectural feature of the home. Vinyl windows create a later appearance of the structure and violate the 1-1 Window Replacement (HOP) internal policy.</i> |
| <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;
<i>Aluminum windows are a defining architectural feature of the home. Vinyl windows create a later appearance of the structure and violate the 1-1 Window Replacement (HOP) internal policy.</i> |
| <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 type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (7) The proposed replacement of missing 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;
<i>Aluminum windows are a defining architectural feature of the home. Vinyl windows create a later appearance of the structure and violate the 1-1 Window Replacement (HOP) internal policy.</i> |
| <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 and must be compatible with the size, scale, material and character of the property and the area in which it is located;
<i>Aluminum windows are a defining architectural feature of the home. Vinyl windows create a later appearance of the structure and violate the 1-1 Window Replacement (HOP) internal policy.</i> |
| <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 |

- ☒ ☐ ☐ (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.

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PROPERTY LOCATION

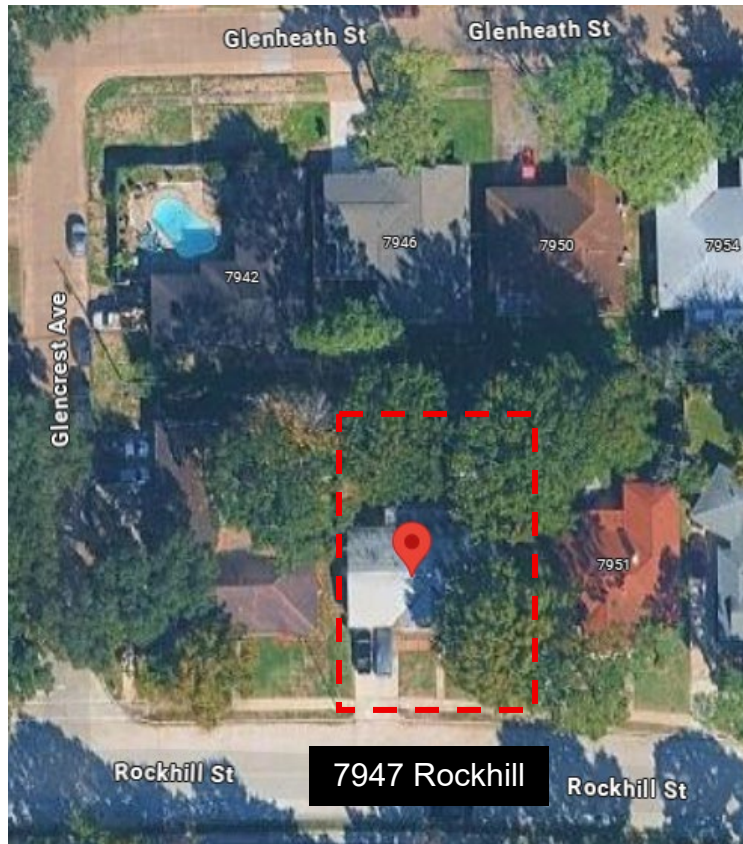


INVENTORY PHOTO



Circa 2010

AERIAL VIEW OF PROPERTY



CONTEXT AREA



7943 Rockhill St – Contributing – 1965
Left of property



7951 Rockhill St – Contributing - 1965
Right of property



7959 Rockhill St – Contributing – 1965
Two houses down to the right of property

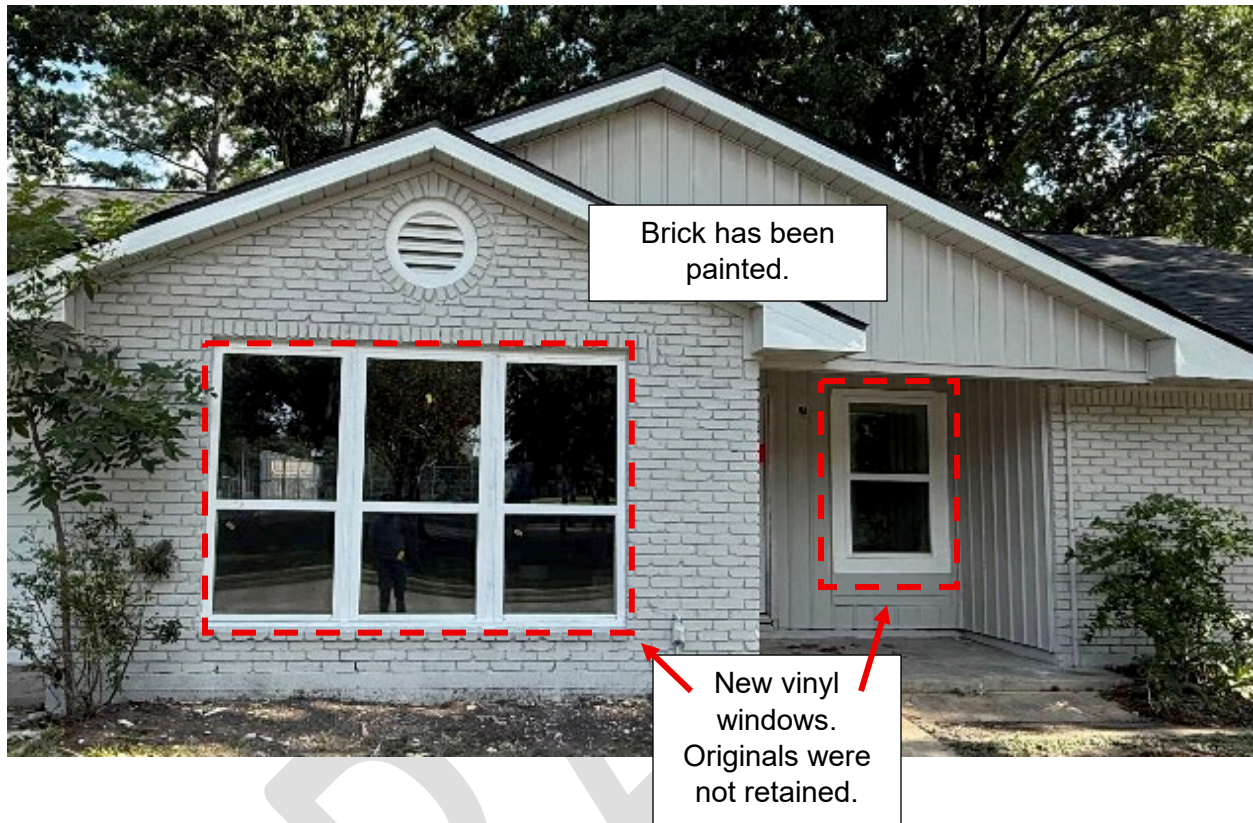
FRONT ELEVATION – BEFORE



Original, unpainted
brick.

All four original
aluminum
windows prior
to removal.

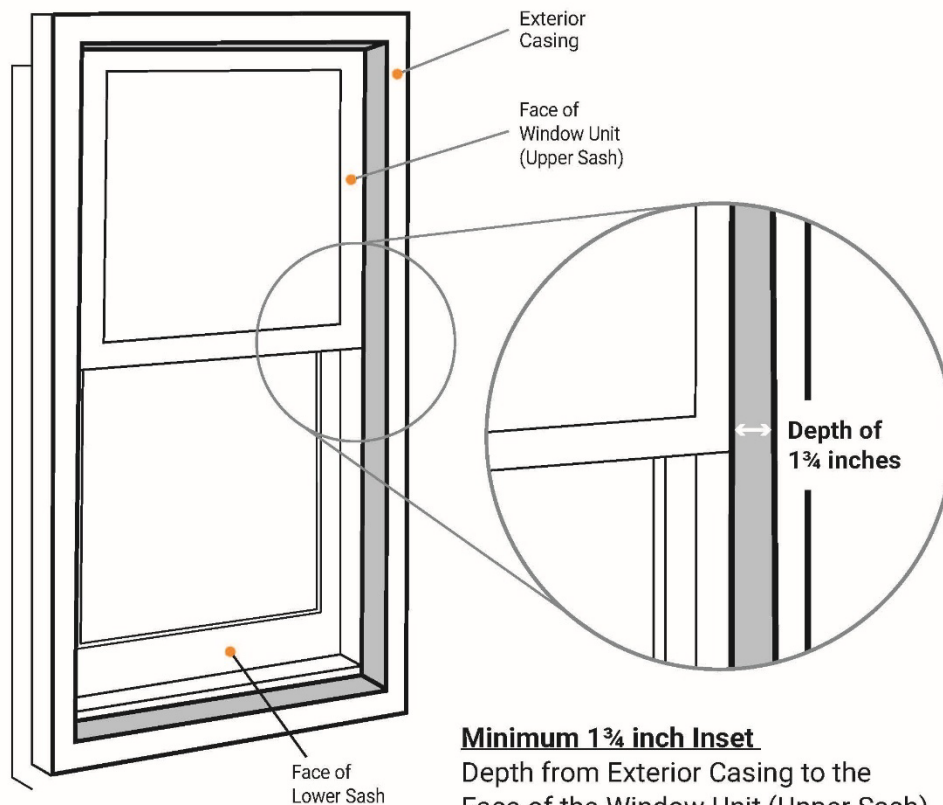
FRONT ELEVATION – AFTER



ATTACHMENT A



Historic Window Standard: New Construction & Replacement



Minimum 1 3/4 inch Inset

Depth from Exterior Casing to the
Face of the Window Unit (Upper Sash)

Windows must be 1-over-1
(equally horizontally divided)

1 3/4 inch minimum inset for Fixed Window

For more information contact:

Houston Office of Preservation

832-393-6556

historicpreservation@houstontx.gov

ATTACHMENT B – INSPECTOR REPORT

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INVESTIGATIONS

SITE VISIT – 1st NOTICE

7947 ROCKHILL ST

PROJECT #25067949

I35

07/22/25



CITY OF HOUSTON
CODE ENFORCEMENT

Planning and Development Services Division
Public Works and Engineering Department

DO NOT REMOVE THIS NOTICE
STOP ALL UNPERMITTED WORK

Address: 7947 Rockhill

AS PER SECTION 114.1 OF THE CITY OF HOUSTON BUILDING CODE, IT SHALL BE UNLAWFUL FOR ANY PERSON, FIRM OR CORPORATION TO ERECT, CONSTRUCT, ALTER, EXTEND, REPAIR, MOVE, REMOVE, DEMOLISH OR OCCUPY ANY BUILDING, STRUCTURE OR EQUIPMENT REGULATED BY THIS CODE, OR CAUSE SAME TO BE DONE, IN CONFLICT WITH OR IN VIOLATION OF ANY OF THE PROVISIONS OF THIS CODE.

NOTICE OF UNPERMITTED WORK:

#25067008
Need permits for all unpermitted work.
HVAC Elec

1st Structural Remeck/ Plumbing

NOTICE TO OBTAIN BUILDING PERMITS AND INSPECTIONS. FAILURE TO COMPLY MAY RESULT IN CITATIONS BEING ISSUED WITH A MINIMUM FINE OF \$500.00 TO \$2,000.00 PER INCIDENT.

De acuerdo con la sección 114.1 del código de edificación de la Ciudad de Houston, será ilegal para cualquier persona, firma o corporación erigir, construir, alterar, ampliar, reparar, mover, quitar, demoler, o ocupar cualquier estructura o equipo de un edificio regulado(a) por este código, o causar que lo mismo sea hecho, en conflicto con o en violación de cualquiera de las provisiones de este código.

Este es un aviso para obtener permisos de edificación (construcción) e inspecciones. El incumplimiento puede resultar en multas mínimas de \$500 a \$2000 por incidente.

HABITABILITY INVESTIGATIONS, 832-394-9091

INSPECTOR ID: I35 IN: 9091 DATE: 7-22-25

Galaxy S21 FE 5G

July 22, 2025 10:01 AM



Galaxy S21 FE 5G
July 22, 2025 10:01 AM



Galaxy S21 FE 5G
July 22, 2025 9:37 AM



Galaxy S21 FE 5G
July 22, 2025 9:38 AM



Galaxy S21 FE 5G

July 22, 2025 9:38 AM



Galaxy S21 FE 5G
July 22, 2025 9:38 AM



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