

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** January 7, 2015

**Applicant:** Kandy Reddoch, Sears Home Improvement, for Hector C. Rodriguez, owner

**Property:** 7631 Wilmerdean Street, Lot 30, Block 44, Glenbrook Valley Section 9 Subdivision. The property includes a 1,886 square foot, two-story brick veneered single-family residence situated on an 8,050 square foot (70' x 115') interior lot.

**Significance:** Noncontributing Traditional Ranch residence, constructed circa 1957, located in the Glenbrook Valley Historic District.

**Proposal:** Alteration – Windows/Siding

- Replace four existing multi-lite aluminum windows on the south and west elevations with vinyl 1-over-1 sash, 2-lite slider, and 3-lite picture windows.
- Replace the existing cedar shakes with vinyl lap siding.

See enclosed application materials and detailed project description on p. 4- for further details.

**Public Comment:** No public comment received at this time.

**Civic Association:** Glenbrook Valley Civic Club is not in support of the project. See Attachment A.

**Recommendation: Approval with conditions:**

- **The existing cedar shake siding be replaced with vinyl or cementitious shake siding to match the appearance of the existing cedar shakes.**

**HAHC Action: Approved with Conditions:**

- **The existing cedar shake siding be replaced with vinyl or cementitious shake siding to match the appearance of the existing shake siding.**

**CERTIFICATE OF APPROPRIATENESS**

**Basis for Issuance:** HAHC Approval  
**Effective:** January 29, 2015



**PLANNING & DEVELOPMENT DEPARTMENT**

COA valid for one year from effective date. COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved project scope may require a new COA.





**PROPERTY LOCATION**  
GLENBROOK VALLEY HISTORIC DISTRICT

**Building Classification**

 Contributing

 Non-Contributing



INVENTORY PHOTO



SOUTH ELEVATION – FRONT FACING WILMERDEAN STREET

EXISTING



**SECOND FLOOR**



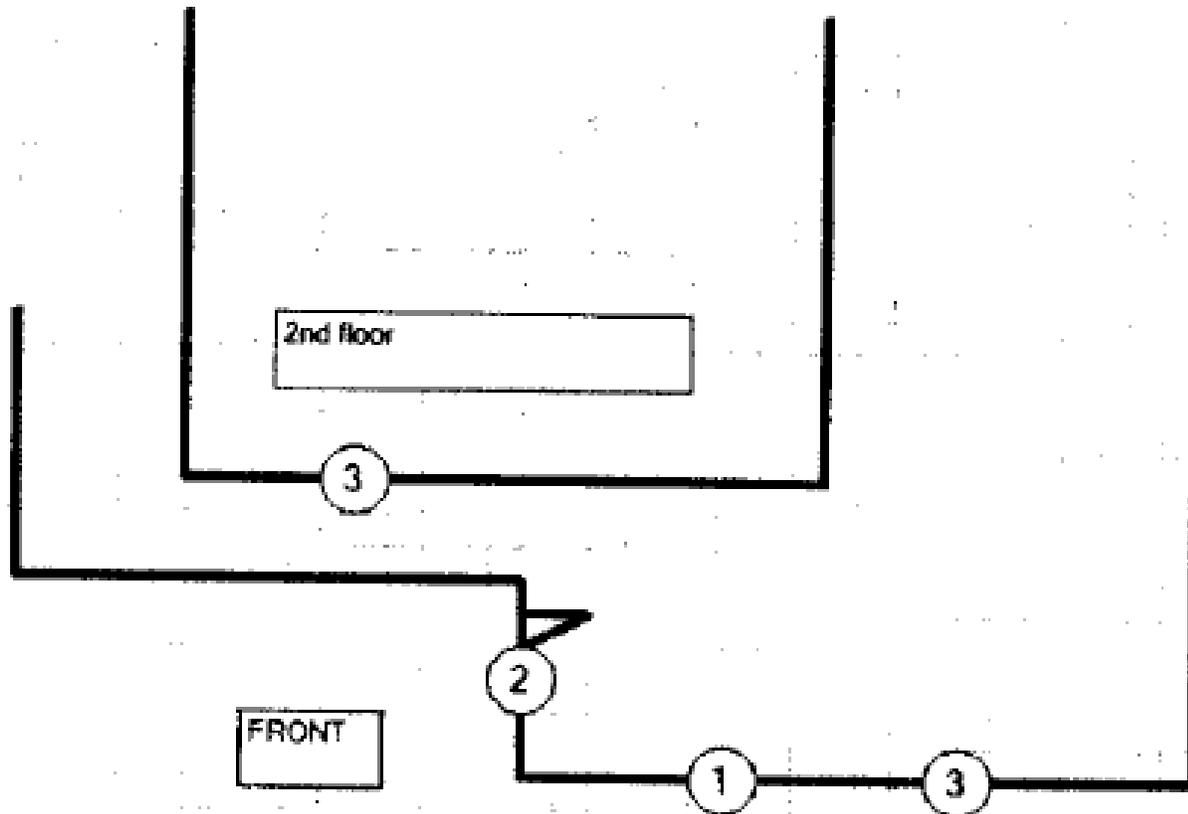
**WEST SIDE ELEVATION**

**EXISTING**



**WINDOW / DOOR SCHEDULE**

WINDOW LOCATION



**Floor Plan**

WINDOW SCHEDULE

NO	DESCRIPTION	QTY	SIZE	
1	WP - END VENT WHITE 1/4-1/2-1/4 END VENT LOWE/ARGON/CLEAR HALF SCREEN	1	112 W X 52 H	
2	WM - DOUBLE HUNG WHITE OBSCURE OBSCURE ALL SASHES FULL SCREEN TWO CAM LOCK MAX CLEARANCE DIMENSIONS=[18.75 X 10.5625]	1	24 W X 36 H	
3	WM - SLIDER WHITE LOWE/ARGON/LAMI FULL SCREEN MAX CLEARANCE DIMENSIONS=[30.5 X 46.75]	2	72 W X 52 H	
<b>TOTALS: 4</b>				

PROPOSED SIDING SPECS

Worksheet Summary	
Description	Comments
WB MAX - LIFETIME - Walnut w London Brow Wrap	

Proposal Items		
Code	Description	Units
S001D	Siding. Best (3/4" Insulation)	
	Adders: Color: Walnut (Premium) Siding Panel Profile: Dutch Lap	
	Warranty: Weatherbeater Max	
S012A	Siding Extras. Sheathing (add substrate)	
S020A	Wraps. Window/Door/Vent	
	Adders: Color: London Brown	
S022A	Wraps. Double Garage Door	
	Adders: Color: London Brown	
S932	Cedar Shake Removal. Remove and Dispose Cedar Shake	

**PHOTOS SUBMITTED BY APPLICANT**

**EXISTING SHINGLE SIDING**



### PROJECT DETAILS

**Windows/Doors:** The residence features aluminum 2-lite and 4-lite windows. The four windows on the south and west elevations will be replaced with 1-over-1 sash windows, 2-lite slider windows, and a 3 part picture window.

**Exterior Materials:** The residence is clad with cedar shakes. The cedar shakes will be replaced with vinyl lap siding.

ATTACHMENT A

CIVIC ASSOCIATION COMMENT



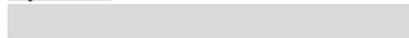
GLENBROOK VALLEY CIVIC CLUB

P.O. BOX 262164 HOUSTON, TEXAS 77207-2164

"A DEED RESTRICTED NEIGHBORHOOD"

January 26, 2015

By eMail



Houston Archaeological and Historical Commission  
C/O Planning & Development (P&D) Department  
611 Walker Street, 6th Floor  
Houston, TX 77002

Re: Comments to the Houston Archaeological and Historical Commission (HAHC) on Pending Applications for Certificates of Appropriateness for January 2015

Greetings:

Here are comments on the pending applications for Certificates of Appropriateness (COA) for properties in the Glenbrook Valley Historic District.

**7902 Glen Dell Court:** The use of vinyl clad, one-over one sash and two pane slider windows with wide frames and sashes are not an acceptable replacement for the original awning style aluminum windows. The application indicates that the existing windows are inoperable, but does not address if they can be repaired. Repair and maintenance of the existing windows would preserve the character of the contributing structure.

**7631 Wilmerdean:** The submitted application is insufficiently detailed for comment, but indicates that the applicant is proposing replacement of aluminum framed windows with vinyl clad windows and removing existing cedar shake and replacing it with lapped vinyl siding.

None of the applicants submitted their plans to the Civic Club for review prior to submitting an application for a Certificate. However, the applications are available on the City of Houston HAHC website.

Respectfully,

*Mike Morse*

Mike Morse  
For the Glenbrook Valley Civic Club Architectural Review Board