

CERTIFICATE OF APPROPRIATENESS APPLICATION FORM



**PLANNING &
DEVELOPMENT
DEPARTMENT**

PROPERTY

Address 7931 Glenview dr Houston Tx 77061

Historic District / Landmark _____ HCAD # _____

Subdivision Glenbrook VALLEY Lot 9 Block 2

DESIGNATION TYPE

- Landmark
- Protected Landmark
- Archaeological Site
- Contributing
- Noncontributing
- Vacant

PROPOSED ACTION

- Alteration or Addition
- Restoration
- New Construction
- Relocation
- Demolition
- Excavation

DOCUMENTS

Application checklist for each proposed action and all applicable documentation listed within are attached

OWNER

Name Daniel Reyes
 Company TAQUERIA Del Sol
 Mailing Address 7931 Glenview dr
Houston Tx 77061
 Phone 713 289-9407
 Email [REDACTED]
 Signature *Daniel Reyes*
 Date 10/31/14

APPLICANT (if other than owner)

Name _____
 Company _____
 Mailing Address _____
 Phone _____
 Email _____
 Signature _____
 Date _____

ACKNOWLEDGEMENT OF RESPONSIBILITY

Requirements: A complete application includes all applicable information requested on checklists to provide a complete and accurate description of existing and proposed conditions. Preliminary review meeting or site visit with staff may be necessary to process the application. Owner contact information and signature is required. Late or incomplete applications will not be considered.

Deed Restrictions: You have verified that the work does not violate applicable deed restrictions.

Public Records: If attached materials are protected by copyright law, you grant the City of Houston, its officers, agencies, departments, and employees, non-exclusive rights to reproduce, distribute and publish copyrighted materials before the Houston Archaeological and Historical Commission, the Planning Commission, City Council, and other City of Houston commissions, agencies, and departments, on a City of Houston website, or other public forum for the purposes of application for a Certificate of Appropriateness or building permit, and other educational and not for profit purposes. You hereby represent that you possess the requisite permission or rights being conveyed here to the City.

Compliance: If granted, you agree to comply with all conditions of the COA. Revisions to approved work require staff review and may require a new application and HAHC approval. Failure to comply with the COA may result in project delays, fines or other penalties.

Planner: _____ Application received: ___ / ___ / ___ Application complete: ___ / ___ / ___

CERTIFICATE OF APPROPRIATENESS APPLICATION

PART I - GENERAL FORM



**PLANNING &
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DEPARTMENT**

Complete all sections and attach all necessary documentation as an incomplete application may cause delays in processing. A complete application includes two parts: part 1- general form; and part 2 - COA checklist(s) for project type and all applicable documentation requested within the checklist(s). Please review the criteria to be considered by the HAHC for Certificates of Appropriateness in the Houston Code of Ordinances, Historic Preservation Ordinance, Chapter 33 VII, Sections 33-240 through 33-249. Refer to the Historic Preservation section on the City of Houston Planning Department website for more information at www.houstontx.gov/planning.

OWNER ¹

Name <i>Daniel Reyes</i>		
Company <i>7931 Glenview Dr.</i>		
Mailing Address <i>Houston TX 77061</i>		
City <i>7931</i>	State <i>TX</i>	Zip <i>77061</i>
Phone <i>282 289 9407</i>		
Email <i>[Redacted]</i>		
Signature <i>[Signature]</i>		Date <i>9/8/14</i>

APPLICANT (if other than owner)

Name <i>Rafael Reyes</i>		
Company <i>7930 Glen Prairie Dr</i>		
Mailing Address <i>Houston TX 77061</i>		
City <i>832</i>	State <i>TX</i>	Zip <i>77061</i>
Phone <i>347-6835</i>		
Email <i>[Redacted]</i>		
Signature <i>[Signature]</i>		Date <i>9-8-14</i>

SITE

Address <i>7931 Glenview Dr</i>			City <i>Houston</i>			State <i>TX</i>			Zip <i>77061</i>		
Subdivision <i>Glenbrook valley</i>			Lot <i>9</i>			Block <i>2</i>					

PROPOSED ACTION (refer to definitions on next page)

- | | |
|---|--|
| <input type="checkbox"/> Addition, Alteration, Rehabilitation and/or Restoration ³ | <input checked="" type="checkbox"/> New Construction in an historic district |
| <input type="checkbox"/> Relocation ³ | <input type="checkbox"/> Demolition ³ |
| <input type="checkbox"/> Mandatory Repair by order or citation ³ | <input type="checkbox"/> Excavation of an archaeological site |

ATTACHED DOCUMENTATION

- Written Description** detailing existing site conditions including lot size, structures on lot, area of structures in square feet, setbacks, driveways, and other unique conditions, AND detailed description of the proposed activity; refer to checklists for details
- Current Photographs** showing the overall structure for each elevation visible from a public right-of-way
- Renderings** illustrating existing conditions and proposed activity; refer to checklists for project-specific rendering requirements
- Deed Restriction** compliance of proposed activity and approval of neighborhood or civic association, if applicable
- Application Checklist**⁴ for each proposed action checked above and all applicable documentation listed within checklist

¹ Owner is the record title property owner. Applicant may be owner, tenant, architect, contractor, etc.
² Application will not be accepted as complete without a signature of the record title property owner
³ Applies to any landmark, protected landmark, or structure within a historic district or archaeological site
⁴ Submit a separate checklist for each proposed action (i.e. a project including an Addition to a house and New Construction of a detached garage)

To be completed by PLANNING STAFF:	Application received by: Accepted as complete by:	Date: Date:
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CERTIFICATE OF APPROPRIATENESS APPLICATION
PART II.B – CHECKLIST AND FORM:
NEW CONSTRUCTION



**PLANNING &
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Please complete all applicable sections and submit with the Certificate of Appropriateness application; digital application documents preferred. An incomplete application may cause delays in processing or may be deferred to the next agenda. Refer to Houston Code of Ordinances, Ch. 33 VII, Sec. 33-242 for HAHC consideration criteria for approval for new construction in a historic district.

NEW CONSTRUCTION TYPE: (select all applicable)

- Residential Structure Detached Garage or Carport Commercial Structure Other

NEW CONSTRUCTION APPLICATION DOCUMENTATION:

Photographs (label each photo with a description and location)

- Current Condition photo(s) of property from front (street) facing facade and side facade if on a corner lot

Renderings (accurately scaled and dimensioned)

- Site Plan** of the property subject to the proposal showing any existing site conditions and footprint of the new construction; include dimensions for all setbacks from property lines
- Architectural Plans and Elevations** of the proposed new construction, including:
 - Floor Plans** of the proposed new construction
 - Roof Plans** of the proposed new construction
 - Elevations** of all sides of the proposed new construction; include eave and overall height dimensions
 - Window & Door Schedule** specifying types, sizes, material and note or key for locations on floor plans and elevations

Written Description (include the following items, use the area below and/or attach additional pages)

- Proposed Work** complete and detailed description of proposed new construction including: square footage; foundation type and height; floor levels; wall, window and door details; roof shape and pitch; and any other architectural or decorative details
- Materials** list and description of materials to be used in the new construction; product information or specification sheets
- Deed Restriction** description of compliance if property is deed restricted; description of correspondence regarding the proposal with the local neighborhood or civic association or other public entity that assesses design or land use in the area
- Criteria Adherence** describe how the proposal satisfies the new construction in an historic district determination criteria as stated in the Historic Preservation Ordinance, Sec. 33-242 (1) through (5):
 - (1) The new construction must match the typical setbacks of existing contributing structures in the historic district
 - (2) The exterior features of new construction must be compatible with the exterior features of existing contributing structures in the historic district
 - (3) The proportions of the new construction, including width and roofline, must be compatible with the typical proportions of existing contributing structures and objects in the historic district
 - (4) The height of the eaves of new construction intended for use for residential purposes must not be taller than the typical height of the eaves of existing contributing structures used for residential purposes in the historic district
 - (5) The height of new construction intended for use for commercial purposes must not be taller than the typical height of the existing structures used for commercial purposes in the historic district

Site Address 7931 Glenview dr	Subdivision Clenbrook valley	9	2
Primary Project Contact Rafael Reyes	Email [REDACTED]	Lot 9	Block 2
		Phone 832 347 6835	

CERTIFICATE OF APPROPRIATENESS APPLICATION

PART II.B - CHECKLIST AND FORM:
NEW CONSTRUCTION

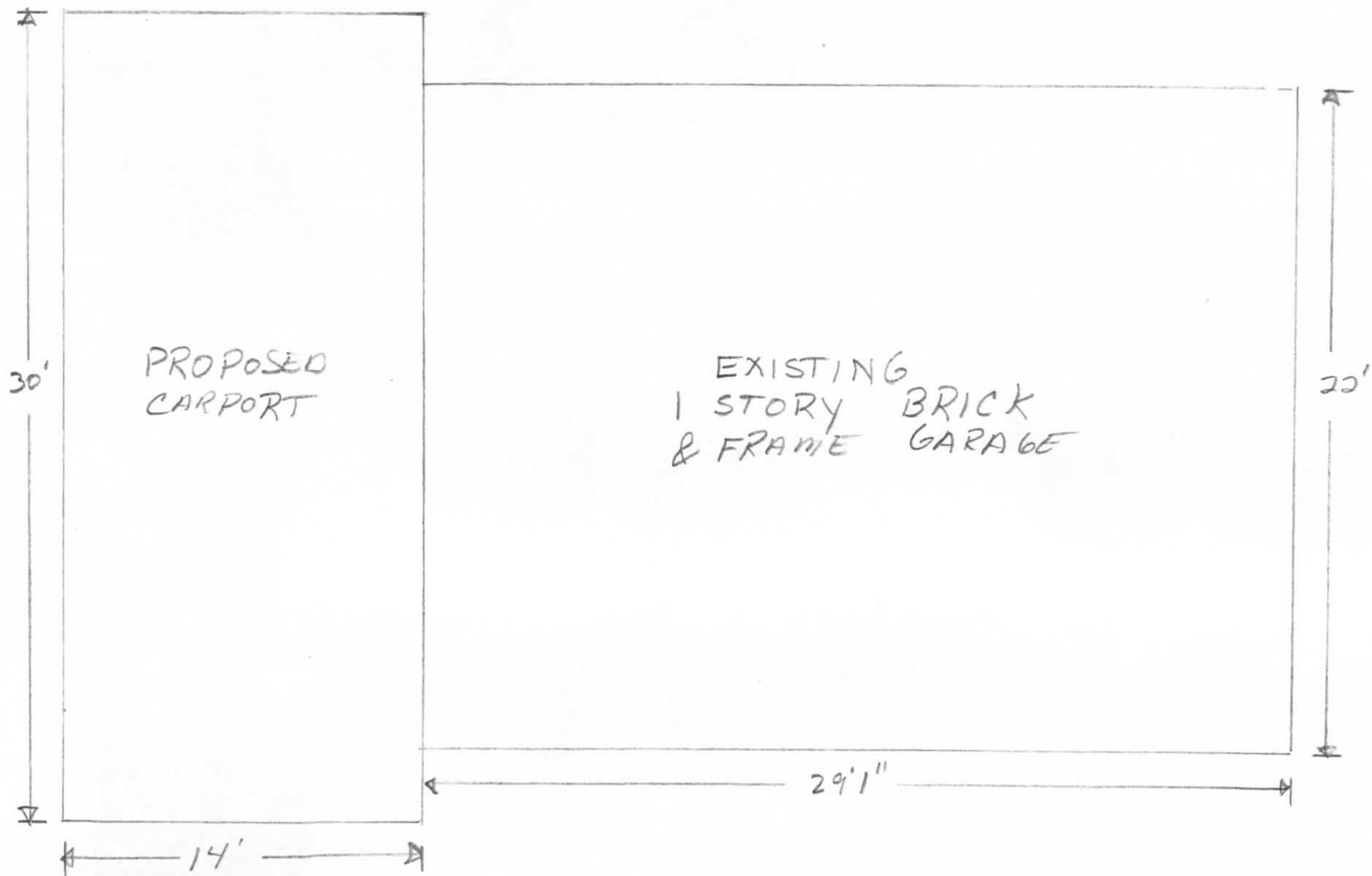


PLANNING &
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I (we) request approval of a Certificate of Appropriateness to...

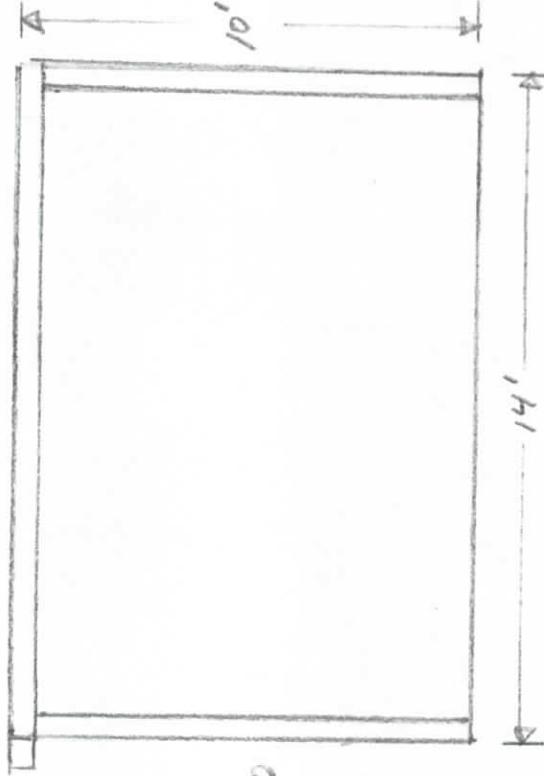
Be able to have a carport on the side of my garage that does not encroach either my neighbor to the side or the neighbor to the back. The idea for the carport is that my hobby is in need of a shaded area. I am part of the Reyes family and we have been living in the Glenbrook valley area since the early 90s. Since then, we have enjoyed this area and is generally safe we have been bringing more of our family in I believe we are up to nine houses on the Glenbrook valley. As some might have noticed ~~or~~ some of us collect cars. These cars are mostly antique cars that range from 10k to 50k. Being that ~~the~~ the cars are of value I'm in need of 2 car shaded drive way. I look forward to making this work and am open to suggestions ~~to~~ on how this can keep my enthusiasm and excitement for my hobby alive.

Attach additional pages as necessary.



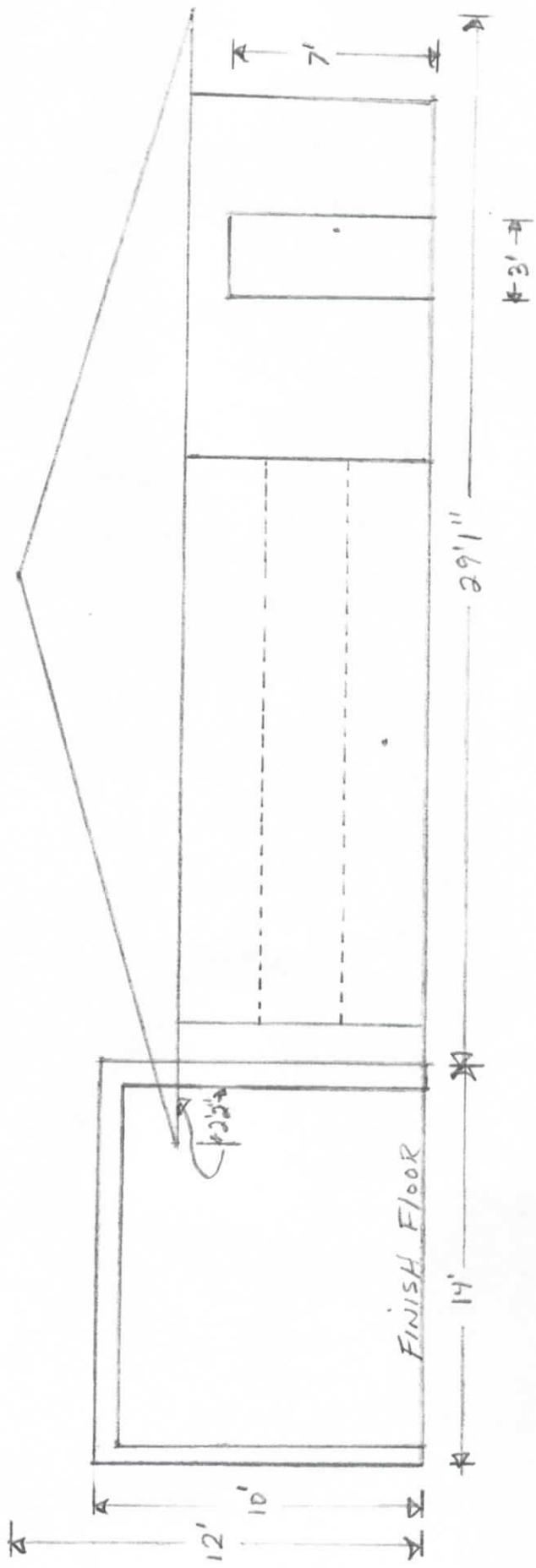
FLOOR PLAN

PANELS LOW RIB
26 GA. GALVANIZED
SCREWS EVERY 6"
8'x3'
16 GA. GALVANIZED
@ 42" O.C.



ROOF + FRAME
DETAILS

5" GUTTER
3" x 3" x 13"
12 GA GALVANIZED

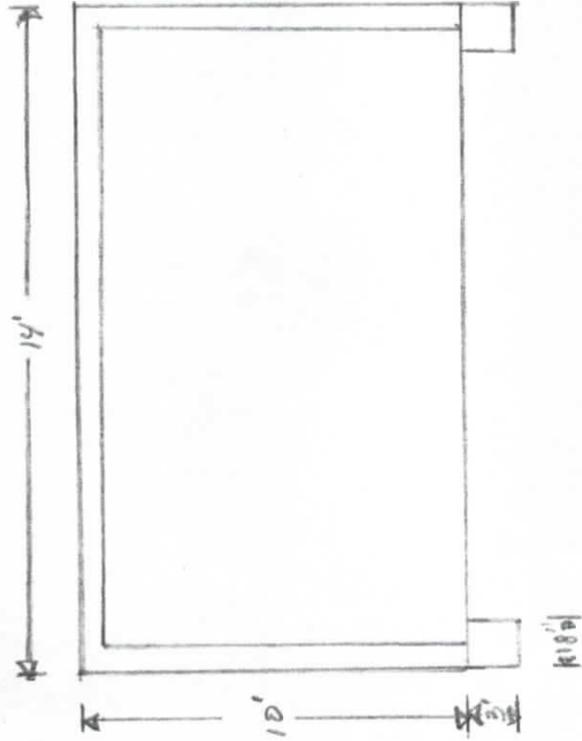


FRONT ELEVATION

PANELS LOW RIB
26 GA.

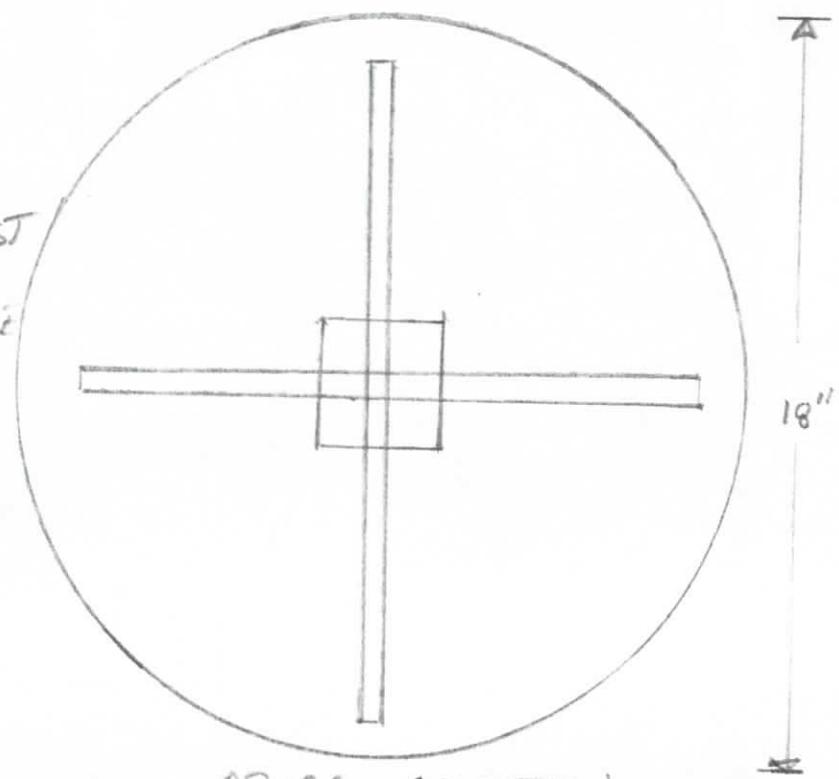
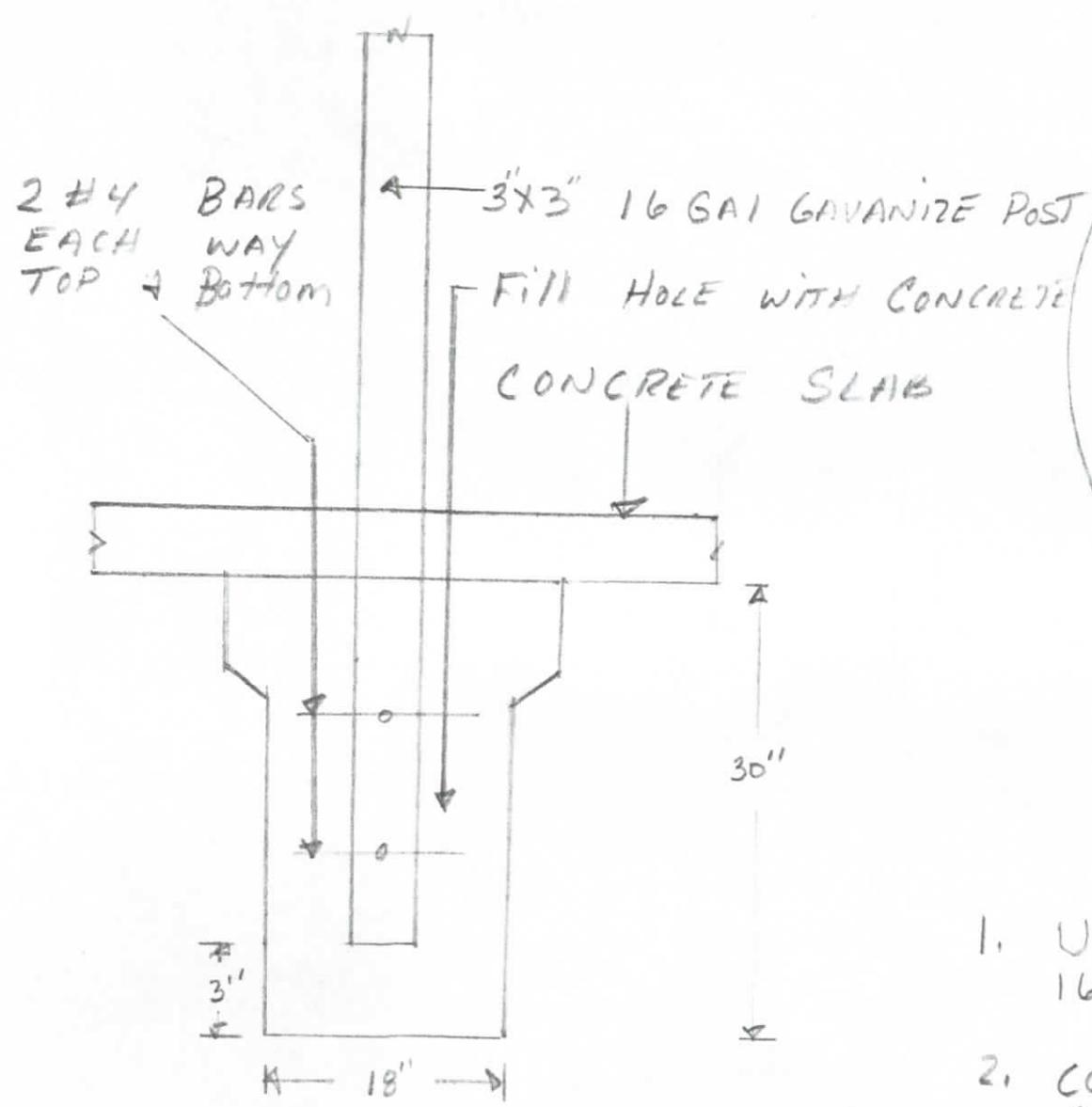
HEADER
8"X2" C 42" O.C.
16 GA. GALVANIZED

3X3" POST
16 GA. GALVANIZED



TYPICAL WALL SECT

POST FOUNDATION FOR CARPORT



CROSS SECTION

GENERAL NOTES:

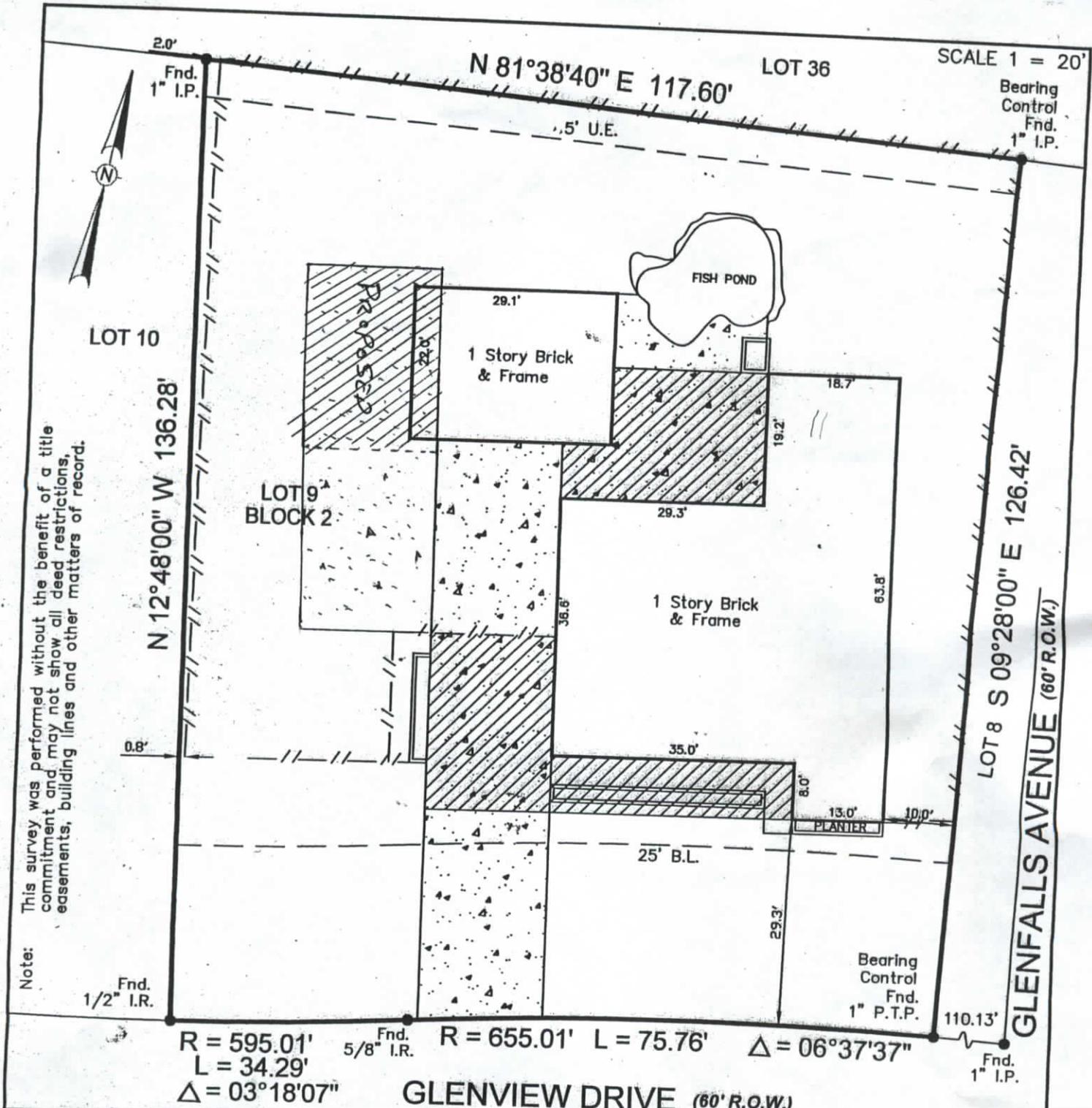
1. USE 3x3 POST
16 GA GALVANIZED
2. COMPRESSIVE STRENGTH OF
CONCRETE 2,500 P.S.I.
3. ASSUMED SOIL BEARING
CAPACITY = 1500 P.S.I.

8" X 3" RAFTERS
@ 42 O.C.



4' X 14'
PANELS LOW RIB
26 GA. GALVANIZE

ROOF PLAN



Note: This survey was performed without the benefit of a title commitment and may not show all deed restrictions, easements, building lines and other matters of record.

- Notes :
- Basis for Bearings: EAST BOUNDARY LINE
 - Distances shown are ground distances.
 - All abstracting done by title company.
 - All B.L.'s & U.E.'s taken from recorded plat unless otherwise noted.
 - All fences are 6' wood unless otherwise noted.
 - This survey certified for this transaction ONLY.
 - Survey is NOT to be relied upon for ANY other purpose.
 - Dimension ties from improvements to property lines are calculated and should NOT be relied upon for construction and/or removal of any improvements including fences.
 - Building dimensions may not be used to calculate square footage.
 - This property subject to any and all recorded and unrecorded easements. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants or ownership title evidence.

This property appears to be out of the 100 year flood plain, & in insurance rate map zone X, as per map 48201C0895J Dated : 11-06-96
 This determination to be used for flood insurance rate purposes ONLY and is NOT to be relied upon for ANY other purpose.

I do hereby certify that this survey under my supervision was this day made on the ground and that this plat correctly represents the property legally described hereon (or on attached sheet). That the facts found at the time of this survey show the improvements and that there are no visible encroachments apparent on the ground, except as shown, to the best of my knowledge, surveyed 08-25-04.



George J. Gale 08/27/04
 GEORGE J. GALE, R.P.L.S. No. 4678 Date

Inherent inaccuracies of FEMA or flood control maps preclude a surveyor from certifying to accuracies of locations based on such maps. Surveyor Makes No Representation As To Whether Property Lies Within Floodway Areas

LOT: 9	BLOCK: 2	SUBDIVISION: GLENBROOK VALLEY		SECTION:
RECORDATION: VOLUME 43, PAGE 33 OF MAP RECORDS		COUNTY: HARRIS	STATE: TEXAS	
ADDRESS: 7931 GLENVIEW DRIVE		CITY: HOUSTON	LENDER:	
PURCHASER: SAMUEL REYES		TITLE COMPANY: FIDELITY TITLE COMPANY	G.F.#: 27000359	