CERTIFICATE OF APPROPRIATENESS

Application Date: October 29, 2014

Applicant: Maria G. Sanchez, owner

Property: 8234 Glen Valley Drive, Lot 9, Block 8, Glenbrook Valley Section 3 Subdivision. The property includes a historic 2,931 square foot, one-story brick veneer single family residence and detached garage situated on an 11,400 square foot (95' x 120') corner lot.

Significance: Contributing Traditional Ranch residence, constructed circa 1960, located in the Glenbrook Valley Historic District.

Proposal: Alteration – The applicant was issued a Citation to Stop Work for replacing the original rear hip roof with a stacked gable roof and replacing the original decorative fixed windows and aluminum windows without a permit. The applicant is now applying to replace the existing stacked gable roof with a hip on gable roof and replace 25 4-lite aluminum windows, 2-lite aluminum slider windows, and decorative fixed windows with 6-over-6 sash, and 6-lite vinyl windows.

See enclosed application materials and detailed project description on p. 6-34 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: **Denial - does not satisfy criteria: 1,3,4,5,8, and 9**

HAHC Action: **Denied**

APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

Sec. 33-241(a): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark or protected landmark, (ii) any building, structure or object that is contributing to an historic district, or (iii) any building, structure or object that is part of an archaeological site, upon finding that the application satisfies the following criteria, as applicable:

S - satisfies D - does not satisfy NA - not applicable

S	D	NA		
☐	☒	☐	(1)	The proposed activity must retain and preserve the historical character of the property; *The removal of the original aluminum windows, decrotive fixed windows, and the replacement of the original hip roof with a stacked gable roof greatly alter the historic character of the one-story Traditional Ranch residence and result in the loss of original historic material.*
☒	☐	☐	(2)	The proposed activity must contribute to the continued availability of the property for a contemporary use;
☐	☒	☐	(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; *The replacement of the original 2-over-2 aluminum windows and decrotive fixed windows with interior divided lite sash windows and replacement of the hip roof with a hip on gable roof introduces new window and roof styles that were never present on the residence.*
☐	☒	☐	(4)	The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment; *The removal of the original aluminum windows and decorative fixed windows results in the loss of signifigant historic material that contributed to the historic character of the structure.*
☐	☒	☐	(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; *The replacement of the original aluminum windows and the decorative fixed glass windows with interior divided lite sash windows and the replacement of the original rear hip roof with a gable on hip roof results in the loss of distinctive exterior features that characterize the Traditional Ranch style residence.*
☒	☐	☐	(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;
☐	☐	☒	(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;
☐	☒	☐	(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; *The replacement of the original rear hip roof with a gable on hip roof changes the essential form of the original hip roof structure.*
☐	☒	☐	(9)	The proposed design for any exterior alterations or addition must not destroy significant historical, architectural or cultural material and must be compatible with the size, scale, material and character of the property and the area in which it is located; *The removal of the original rear hip roof and the original 2-over-2 aluminum windows and*

decorative fixed windows results in the siginifigant loss of original historic material. The replacement of the windows with intrerior divided lite sash windows and the replacement of the rear hip roof with a gable om hip roof are incompatible with the historic character of the one-story Traditional Ranch residence.

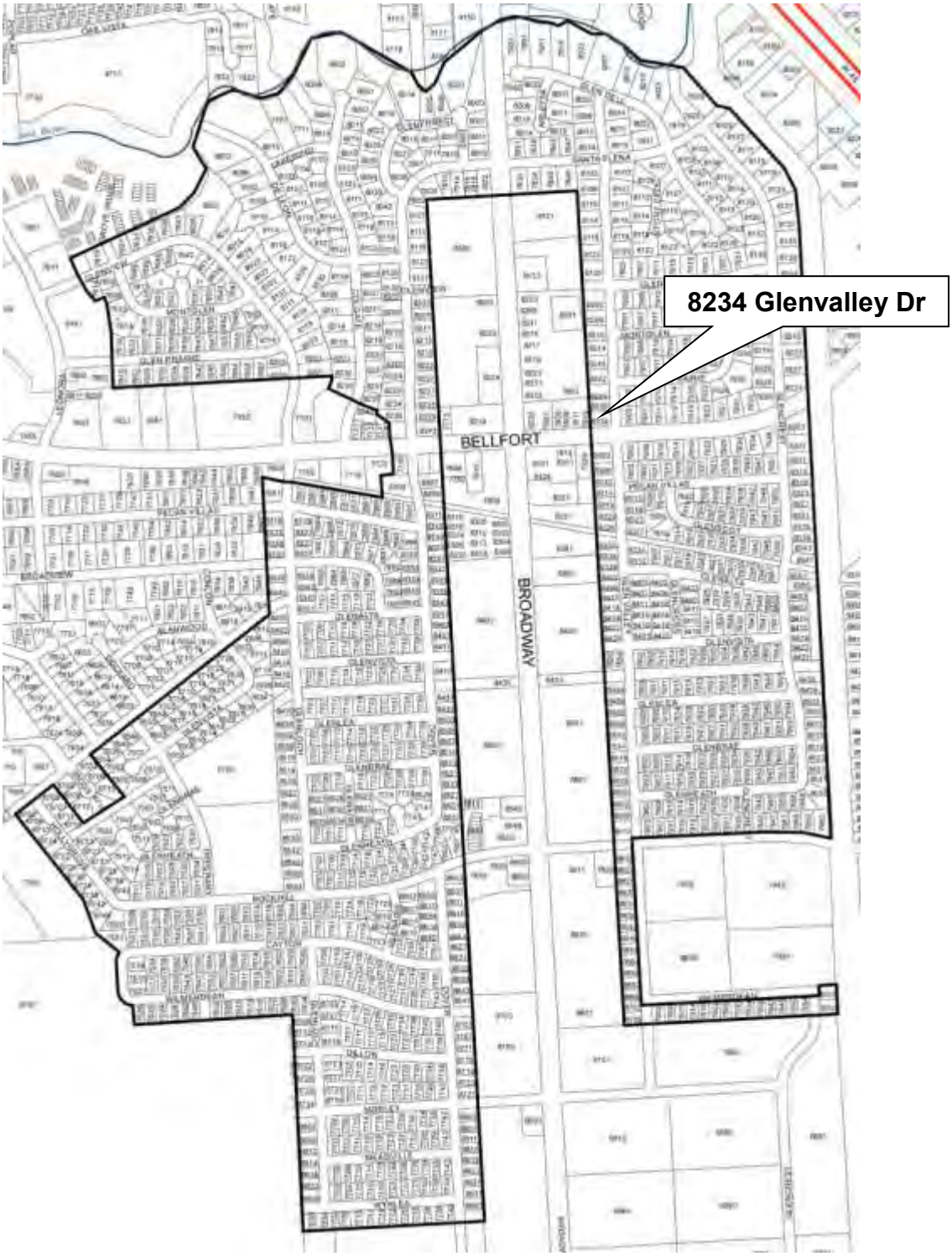
☐ ☐ ☒ (10) The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s);

☐ ☐ ☐ (11) The proposed activity will comply with any applicable deed restrictions.

N

PROPERTY LOCATION

GLENBROOK VALLEY HISTORIC DISTRICT



INVENTORY PHOTO

EAST ELEVATION – FRONT FACING GLEN VALLEY DRIVE

ORIGINAL

EXISTING/ PROPOSED

SOUTH SIDE ELEVATION FACING BELLFORT

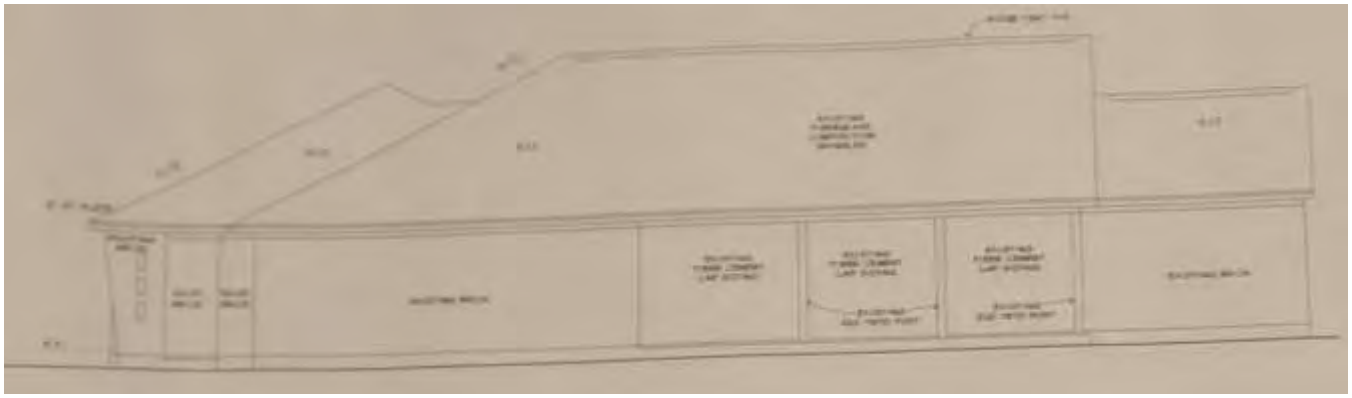
ORIGINAL

EXISTING

PROPOSED

NORTH SIDE ELEVATION

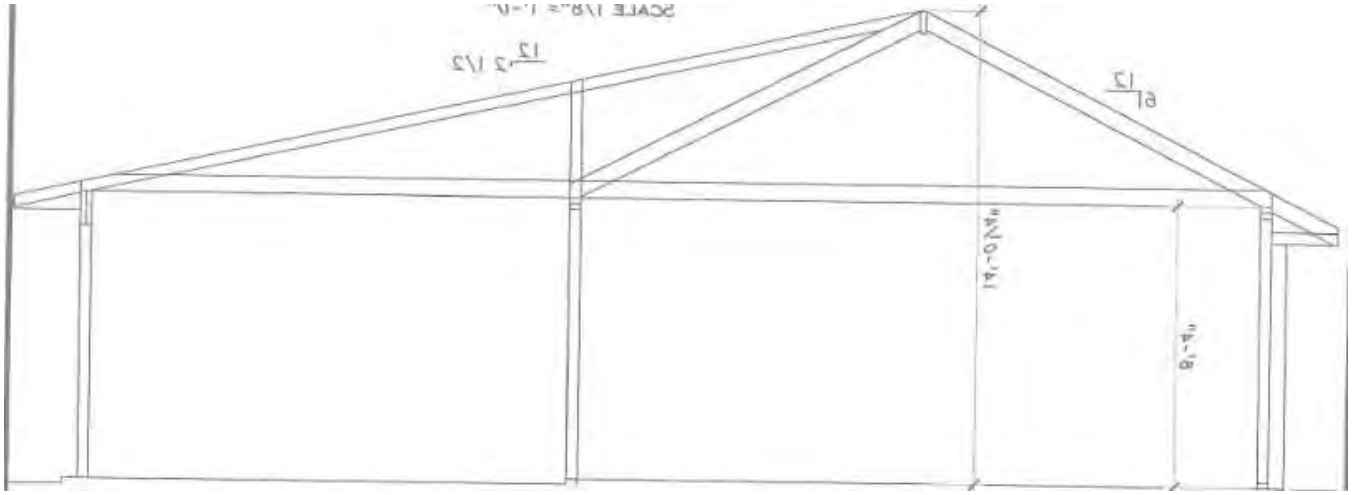
EXISTING



PROPOSED

WEST (REAR) ELEVATION

ORIGINAL



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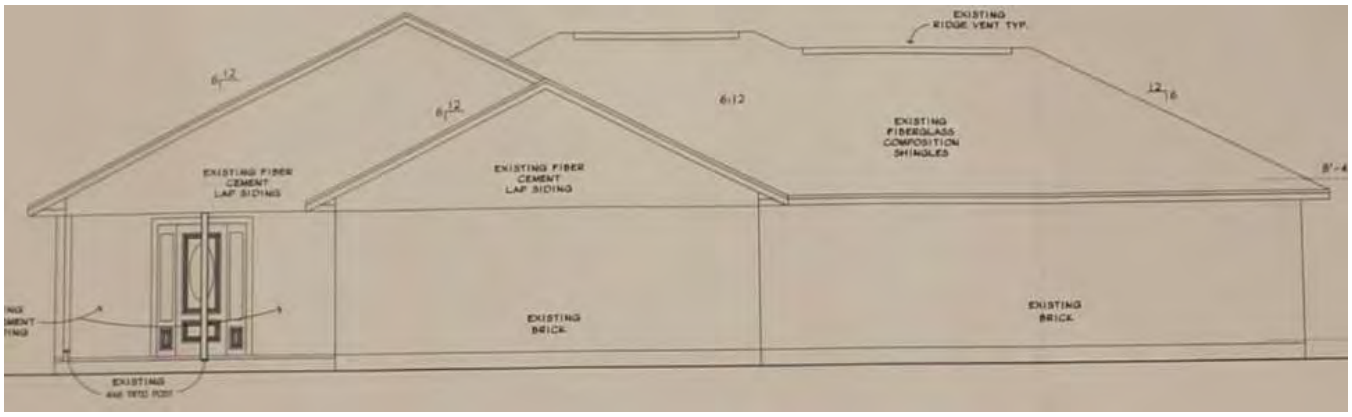

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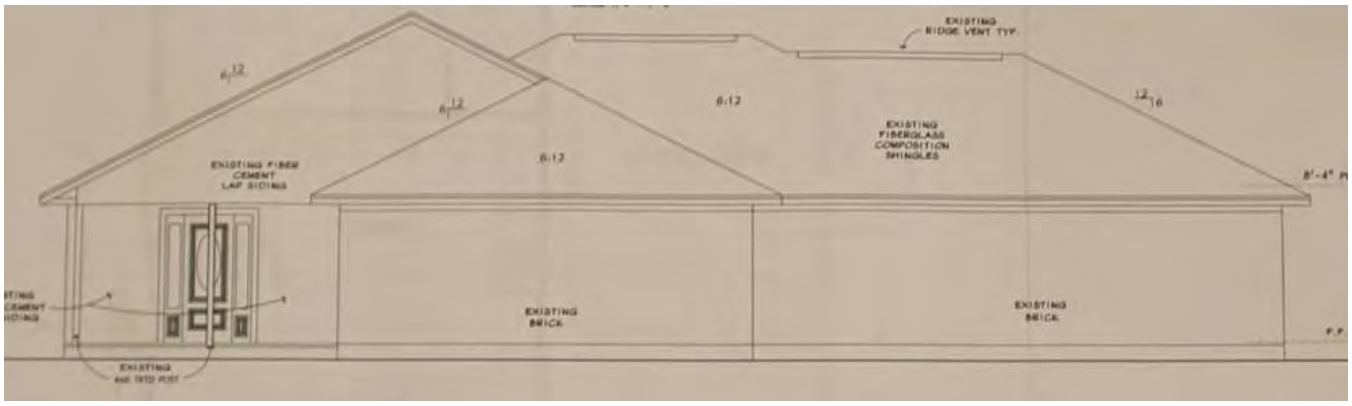
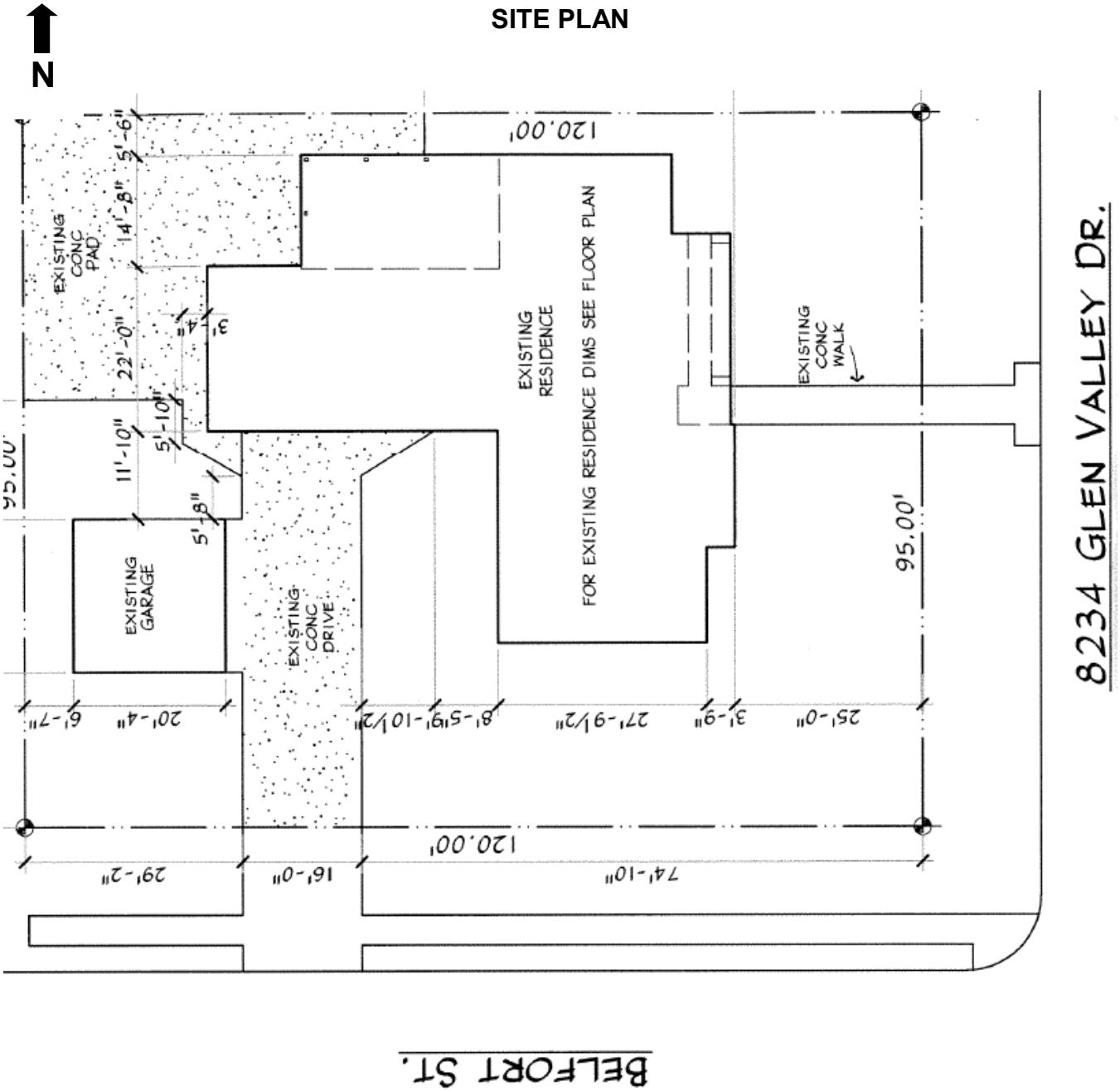


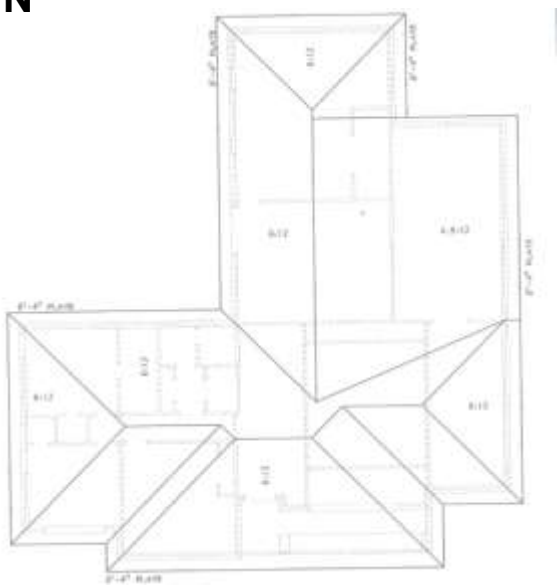
SITE PLAN


N
EXISTING CONC PAD
14'-8"
5'-6"
22'-0"
3'-4"
EXISTING RESIDENCE
FOR EXISTING RESIDENCE DIMS SEE FLOOR PLAN
EXISTING CONC WALK
120.00'
95.00'
11'-10"
5'-10"
5'-8"
EXISTING GARAGE
EXISTING CONC DRIVE
6'-7"
20'-4"
8'-5 19'-10 1/2"
27'-9 1/2"
3'-9"
25'-0"
29'-2"
16'-0"
74'-10"
8234 GLEN VALLEY DR.
BELFORT ST.

N

ROOF PLAN

ORIGINAL



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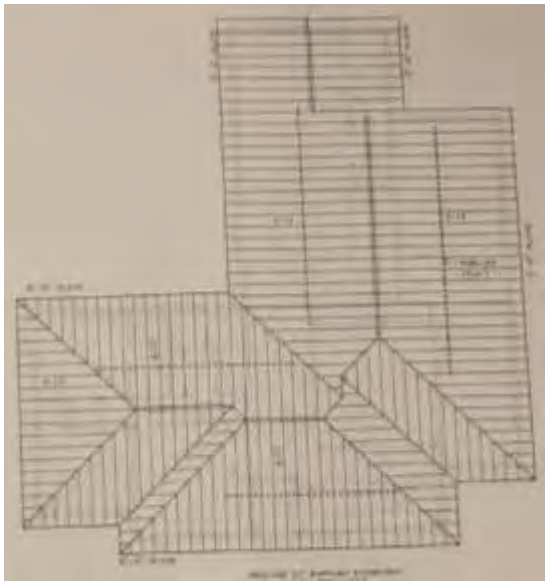

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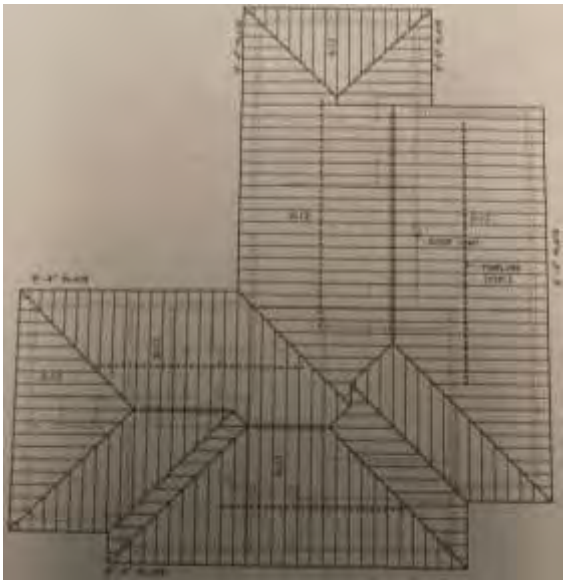
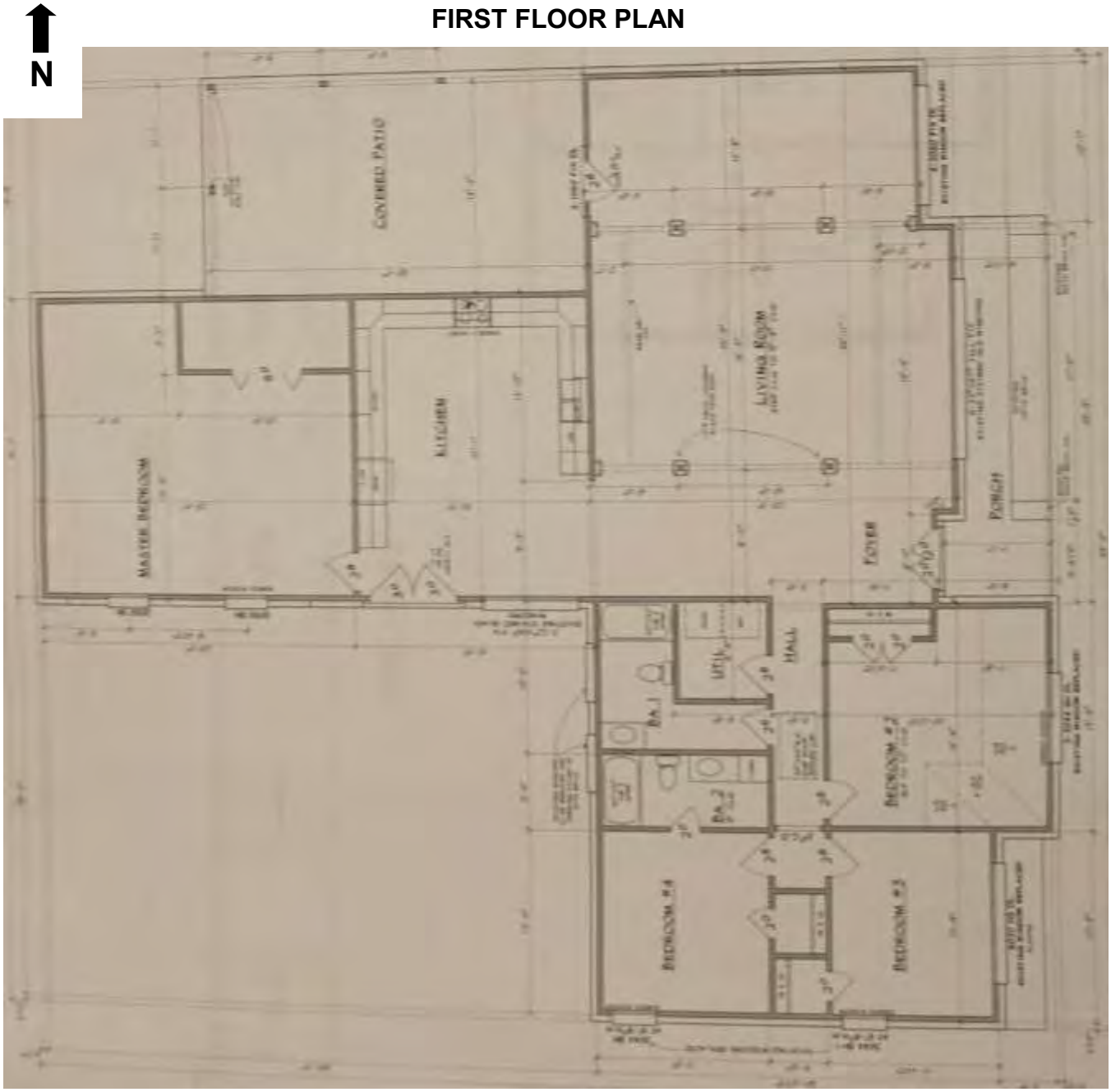
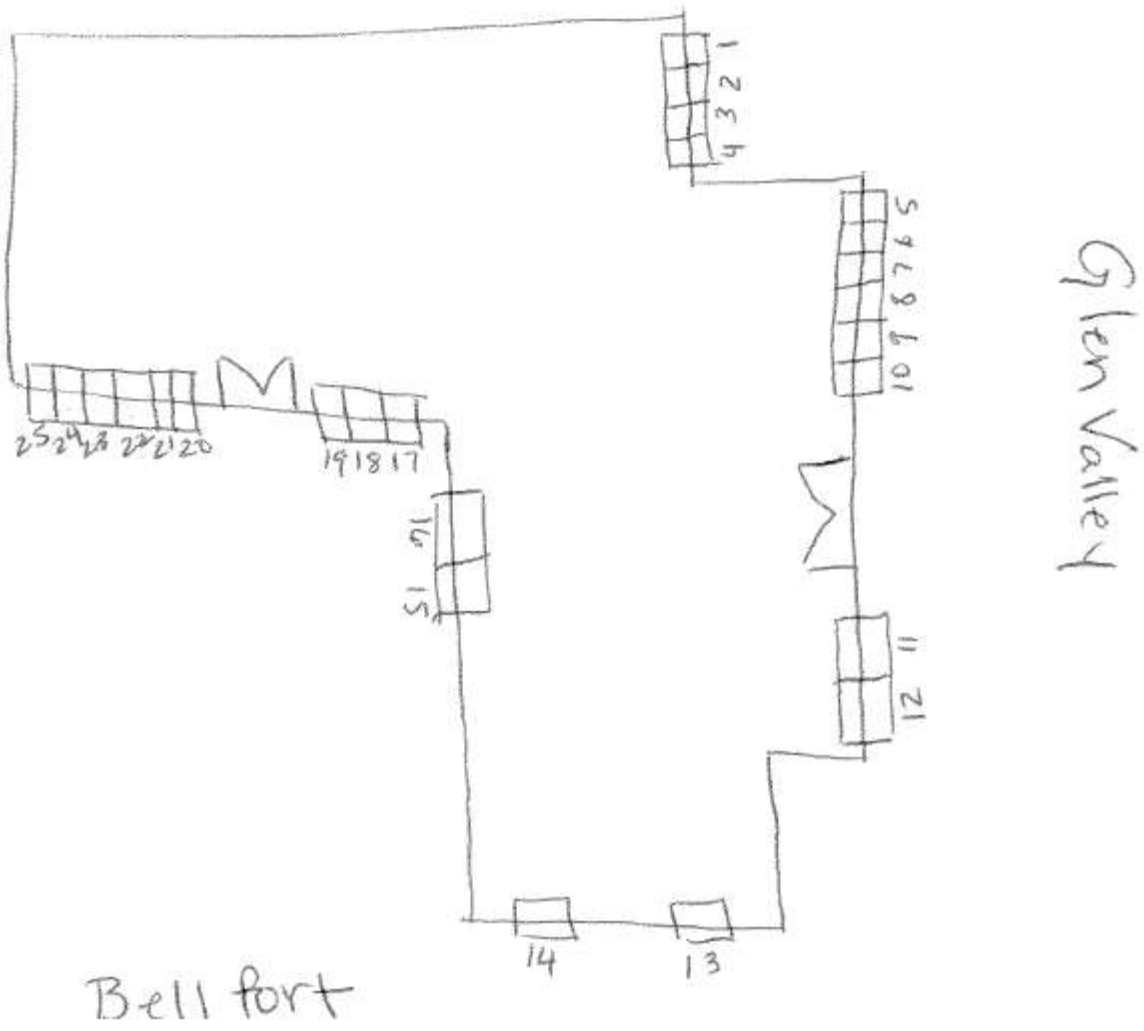


FIRST FLOOR PLAN

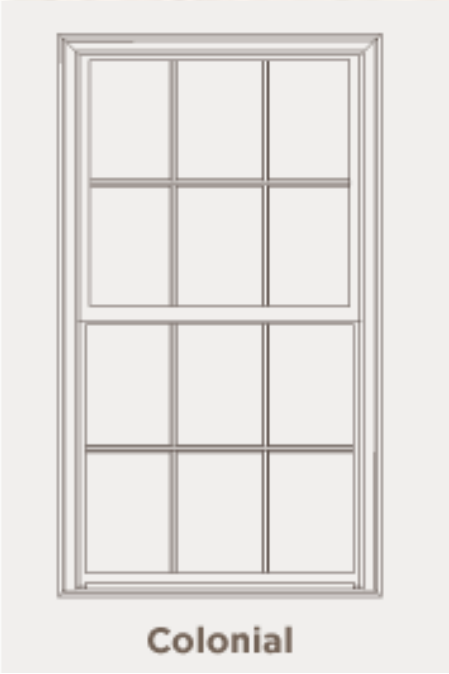


WINDOW LOCATION



WINDOW / DOOR SCHEDULE

SUB-HEADING



COMPLIANCE DOCUMENTATION

NOTICE TO STOP WORK

NOTICE TO STOP WORK

Date: 07/30/2014

TO THE OWNER(S) OF THE PROPERTY LOCATED AT
8234 GLEN VALLEY DR., HOUSTON TX. 77061

The Building Official of the City of Houston, Texas, hereby orders that the construction on RESIDENTIAL REPAIRS PER SPEC. LIST at the above approved premises, which has this day been found to be in violation of the EXCEEDING PERMITTED SCOPE OF WORK / CODE 33-203

be STOPPED IMMEDIATELY 7/30/2014, pursuant to the authority under Section 114.1 and other applicable provisions of the Building Code of the City of Houston.

The owners of the property are entitled to request a hearing with the hearing official pursuant to Section 115.1 of the Building Code by notification of the undersigned in writing. Upon request, such hearing is to be held within three days unless the owner requests an extension of time.

Violation of this order is unlawful, and without limitation of other available remedies, shall constitute a misdemeanor punishable upon conviction by a fine of not less than $500 or more than $2000, with each day of violation constituting a separate offense.

To request a hearing, owners should call RICHARD SMITH at 832-394-8331, or write to: Building Official, 1002 Washington Ave., P.O. Box 2688, Houston, Texas 77208-2688.

07.30.2014 10:35

for Building Official

City of Houston
Code Enforcement

INSPECTOR SITE VISIT 7/30/2014

FRONT (EAST) ELEVATION

EXISTING REPLACEMENT WINDOWS- EAST ELEVATION

REPLACEMENT WINDOWS

EXISTING WINDOW CONDITION

SOUTH ELEVATION

SOUTHWEST CORNER

SOUTH ELEVATION FACING BELLFORT

SOUTH ELEVATION FACING BELLFORT

PHOTOS PROVIDED BY APPLICANT

SOUTH ELEVATION FACING BELLFORT- ORIGINAL HIP ROOF

FRONT (EAST) ELEVATION

EXISTING REPLACEMENT WINDOWS

FRONT (EAST) ELEVATION

EXISTING REPLACEMENT WINDOWS

ORIGNIAL 4-LITE ALUMINUM WINDOWS

ORIGINAL DECORATIVE FIXED WNIDOWS

WINDOW OPENING CONDITION

FRONT (EAST) ELEVATION- EXISTING REPLACEMENT WINDOWS

ORIGINAL DECORATIVE FIXED WINDOWS

EXISTING ORIGINAL ENTRY DOORS

SOUTH ELEVATION FACING BELLFORT

SOUTHWEST CORNER

CONVERTED ATTACHED GARAGE (SOUTH ELEVATION)

PROJECT DETAILS

Shape/Mass: The reisednce measures 65' wide at the front, the rear one-story wing measures 21', and the residence has an overall depth of 70'-5". The residcence features a covered porch measuring 14'-4" wide and 26' deep. The residence has an eave height of 7'-3", the front hip roof has a ridge height of 17'-6" and the original rear hp roof had a ridge height of 14'. The original rear hip roof was removed and replaced with a stacked gable roof. The stacked gable roof has an eave height of 7'-3" and a low ridge height of 14' and a high ridge height of 18'. The stacked gable roof will be removed and replaced with a gable on hip roof with an eave heigfht of 7'-3", the hip roof will have a ridge height of 14' and the gable will have a ridge height of 18'.

Setbacks: The residence is setback 25' from the front property line, 5'-6" from the north property line, 57' from the south property line, and 25' from the rear property line. The existing property line setbacks will be maintained.

Foundation: The residence is built on a slab foundation; the foundation will be retained.

Windows/Doors: The existing residence features decorative fixed windows, 4-lite aluminum windows and 2-lite aluminum slider windows. Replace thirteen decorative fixed windows with thirteen 6-over-6 vinyl sash windows. Replace two 2-lite slider windows with six 6-lite vinyl fixed windows. Replace four 4-lite windows with four 6-over-6 vinyl sash windows. Replace a non-original 6-lite enclosure with two 6-over-6 sash windows.

Replace the existing double decorative lite wood paneled entry door with a double single lite wood paneled entry door. The opening will not be modified.

The decorative fixed windows are damaged beyond repair.

Exterior Materials: The residence is clad with a brick veneer.

Remove a non-original 6-lite enclosure and construct a new wall. The wall will be clad with brick to match the existing original brick.

Roof: The residence featured a hipped roof with closed eaves and a 6/12 roof pitch. The roof was damaged by a fire and caved in. The roof was rebuilt back to match the original roof structure, the pitch and height did not change. An original rear hip with a 6/12 pitch and a non-original shed roof with a 4/12 pitch were removed and replaced with a stacked gable roof with closed eaves and a 6/12 pitch.The stacjked gable roof will be reomoved and a gable on hip roof will be constructed. The gable on hip will feature closed eaves and a 6/12 roof pitch. The

Front Elevation: (East) Replace ten fixed decorative fixed windows with ten 6-over-6 sash windows. Replace two 4-lite sash windows with two 6-over-6 sash windows and replace two 2-lite slider windows with three 6-lite fixed windows. The window openings will not be modified.

Side Elevation: (South) Replace four 4-lite sash windows with four 6-over-6 sash windows and replace three decorative fixed windows with three 6-over-6 sash windows. The window openings will not be modified.

Remove a 6-lite non-original wall enclosure and construct a new wall clad with brick. The wall will feature two 6-over-6 sash windows.

Rear Elevation: (West) Replace two 2-lite slider windows with three 6-lite fixed windows. The window opening will not be modified.

CIVIC ASSOCIATION COMMENT

GLENBROOK VALLEY CIVIC CLUB
P.O. BOX 262164 HOUSTON, TEXAS 77207-2164
"A DEED RESTRICTED NEIGHBORHOOD"

November 11, 2014

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 November 2014

Greetings:

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

8011 Glen Valley Drive: Although the work is complete, the replacement of aluminum framed windows with double paned vinyl framed windows is unacceptable. Generally, re-caulking and re-glazing of aluminum framed windows is much less expensive and achieves an energy-efficiency suitable for the Texas Gulf Coast.

8106 Glen Valley Drive: The property owner's application, specifically, the sketches are misleading. It appears as if a ~260 square foot (13.5" by 20") structure is being built within the 10 foot side setback and may be a secondary residence which would be a deed restriction violation.

8234 Glen Valley Drive: Plans not submitted to Civic Club. Application not available. Based on the posted description, the replacement of 4 lite aluminum windows with a mix of 1 over 1 and 6 over 6 windows is unacceptable.

7706 Glenheath Street: The replacement of aluminum framed windows with double paned, vinyl framed windows is unacceptable. No information was submitted on the replacement door.

7931 Glenview Drive: The work is complete and the scale of the carport is misleading in the application.

Page 2
November 11, 2014

Additionally, none of the applicants submitted their plans to the Civic Club for review prior to submitting an application for a Certificate. However, the applications with the exception of 8234 Glen Valley are available on the City of Houston HAHC website.

Respectfully,

Mike Morse

Mike Morse
For the Glenbrook Valley Civic Club Architectural Review Board