

CERTIFICATE OF APPROPRIATENESS

Application Date: October 1, 2014

Applicant: Juan C Valenzuela, owner

Property: 8106 Glen Valley Dr, lot 2, block 3, Glenbrook Valley Sec 1 Subdivision. The property includes a historic 2,730 square foot residence situated on a 12,892 square foot interior lot.

Significance: Contributing Midcentury modern style residence, constructed circa 1953, located in the Glenbrook Valley Historic District.

Proposal: New Construction – Construct an approximately 260 square foot accessory structure at the rear of the lot.

- The application was deferred at the October 23, 2014 meeting due to concerns that the structure was not compliant with the neighborhood’s deed restrictions.
- The new proposal situates the structure at 6’ from the side and rear property lines.

See enclosed application materials and detailed project description on p. 4-12 for further details.

Public Comment: No public comment received at this time.

Civic Association: The Glenbrook Valley Civic Club is opposed to the project. Please see Attachment A.

Recommendation: Approval
HAHC Action: Approved

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval
Effective: November 20, 2014



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.

APPROVAL CRITERIA

NEW CONSTRUCTION IN A HISTORIC DISTRICT

Sec. 33-242: HAHC shall issue a certificate of appropriateness for new construction in a historic district upon finding that the application satisfies the following criteria:

S D NA

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

- (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 a 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; and
- (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.



PROPERTY LOCATION

GLENBROOK VALLEY HISTORIC DISTRICT



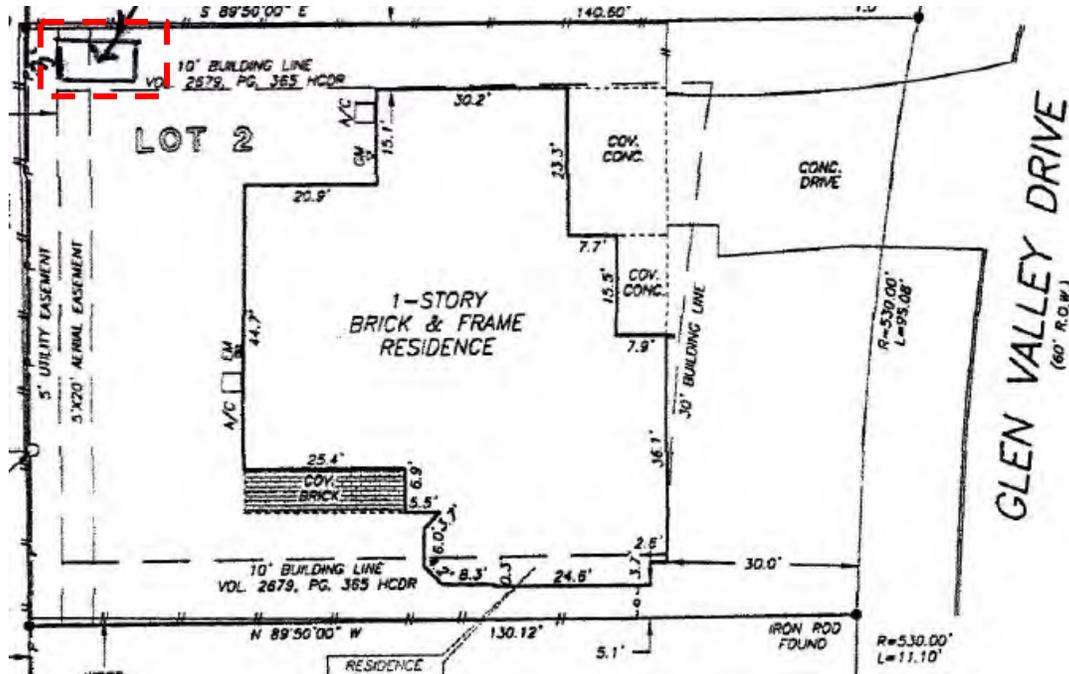
INVENTORY PHOTO



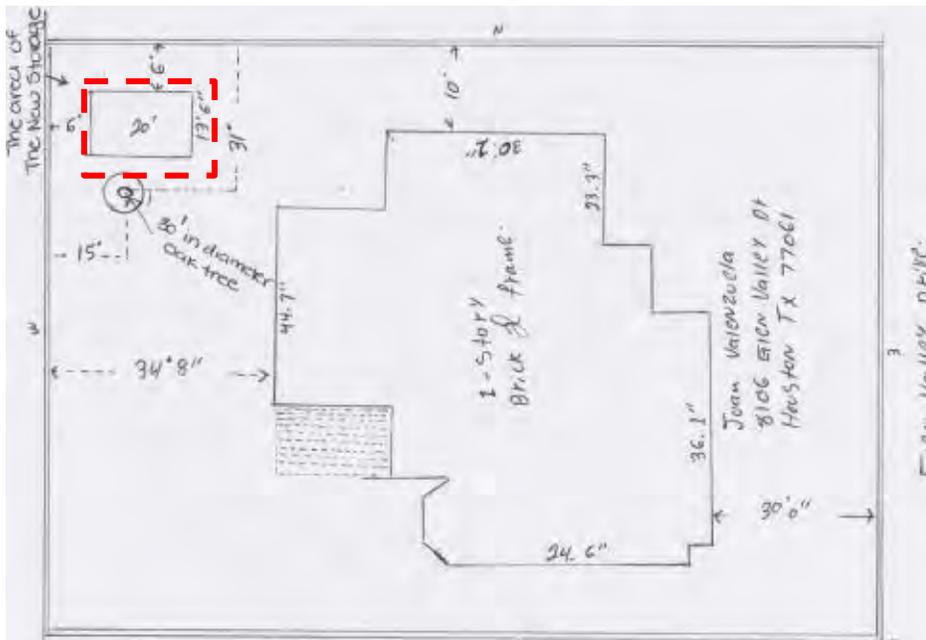


SITE PLAN

DEFERRED - 10/23/14

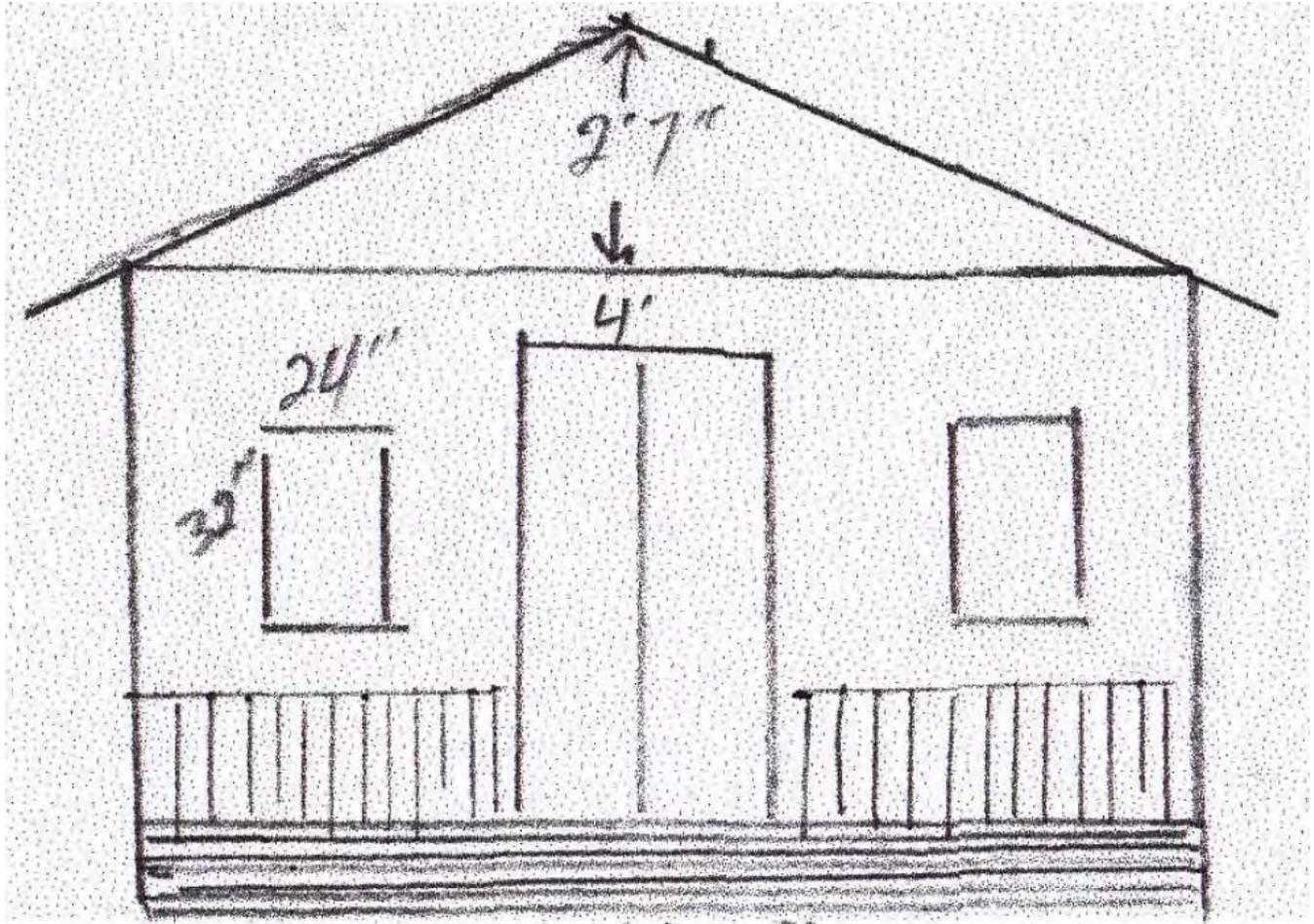


PROPOSED

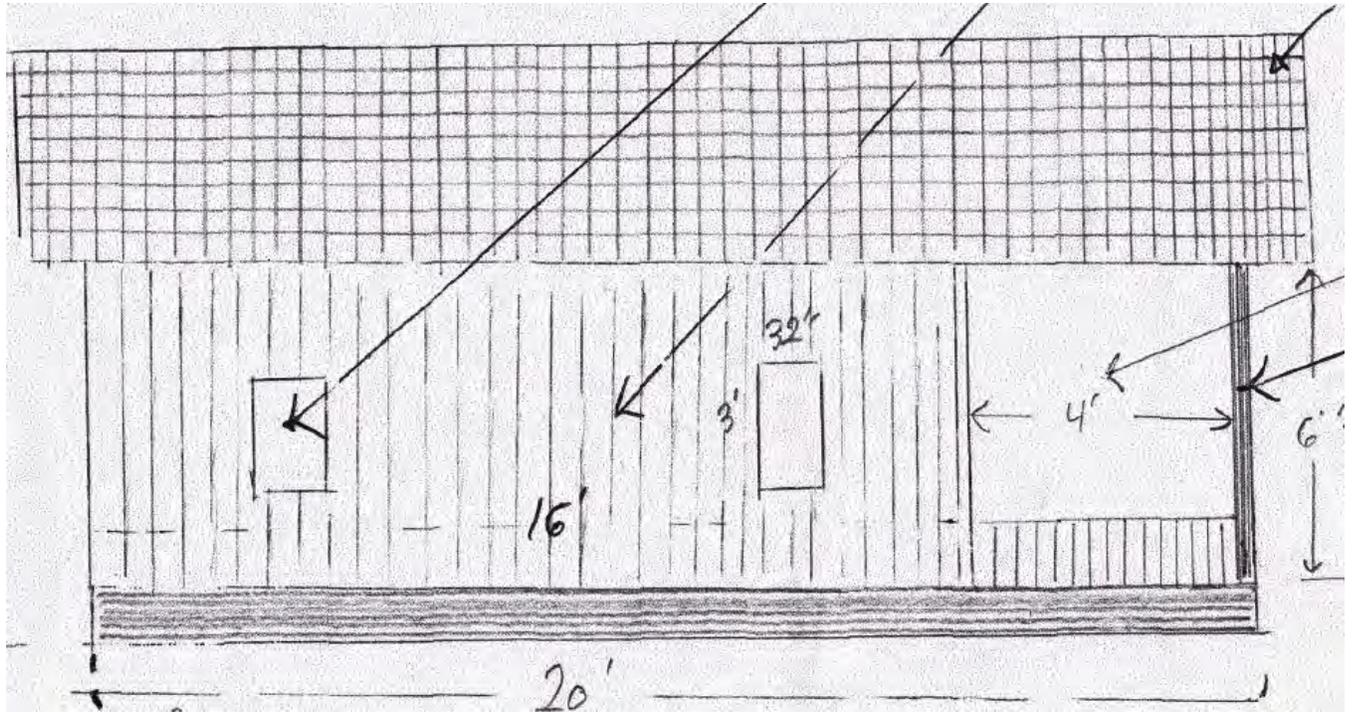


EAST ELEVATION – FRONT FACING GLEN VALLEY

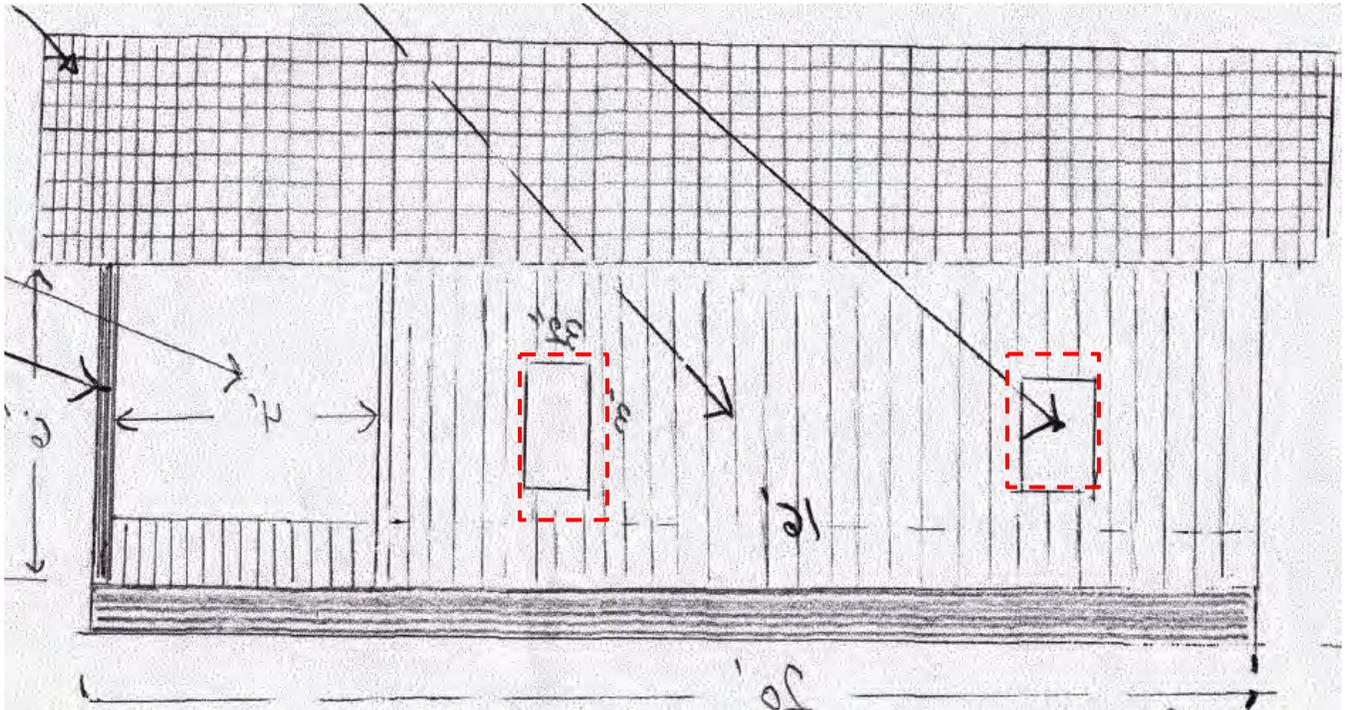
PROPOSED



SOUTH SIDE ELEVATION
PROPOSED



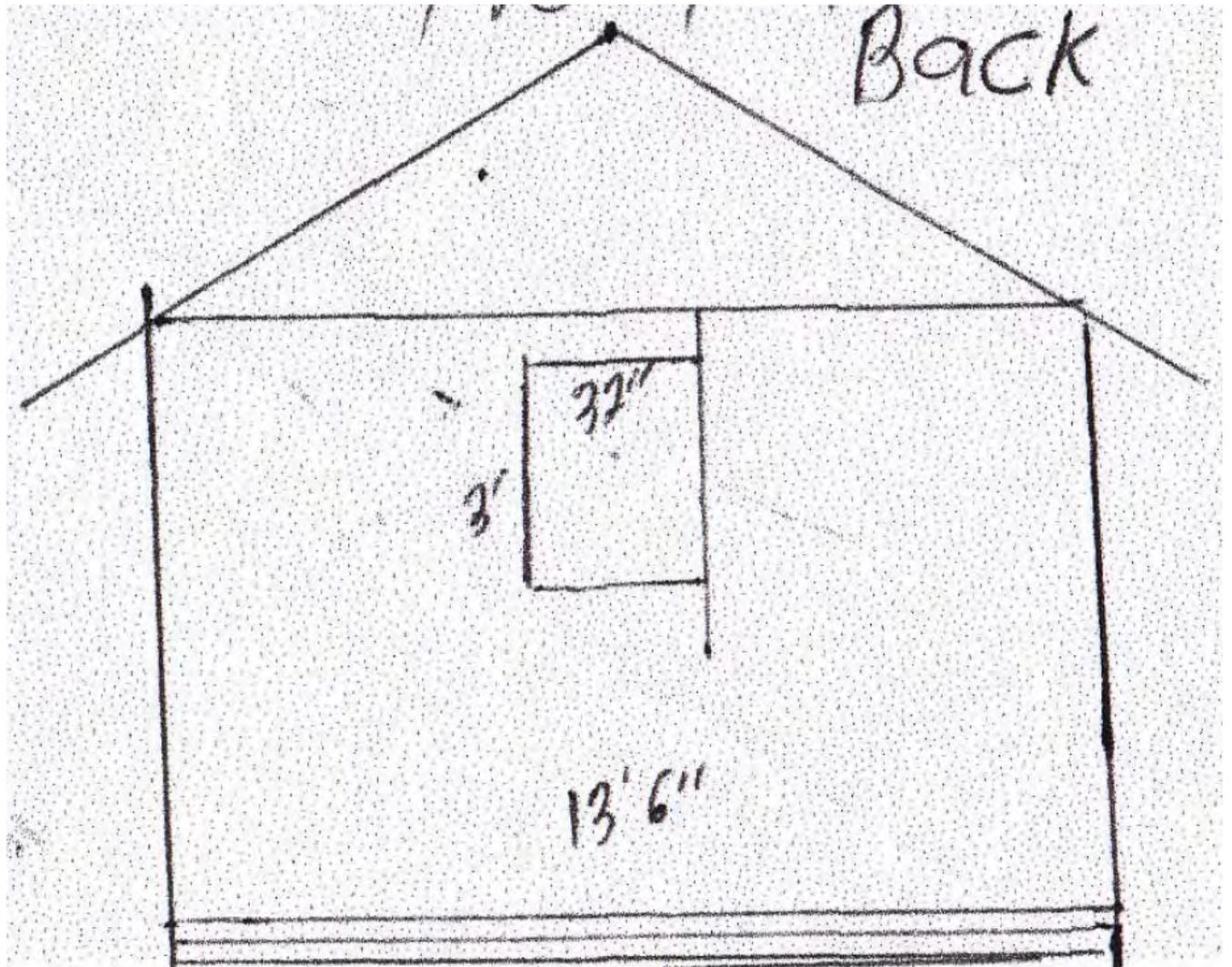
NORTH SIDE ELEVATION
PROPOSED



NO WINDOWS ON THIS ELEVATION

WEST (REAR) ELEVATION

PROPOSED



GLENBROOK VALLEY SEC 1 DEED RESTRICTIONS

ITEMS 8 & 22

8. No garage or servants house shall be erected on any lot in Glenbrook Valley, Section I with roof or outside walls of material or color different from those used in house or residence erected on such lot, except with the written consent of Bayou City Properties, Inc.

22. No residence, garage or other structure shall be constructed nearer than the front building line shown on the record plat of Glenbrook, no residence nearer than ten (10) feet to either side property line, no garage nearer than five (5) feet to rear property line.

CITY OF HOUSTON LEGAL DEPARTMENT RESPONSE

We have reviewed the restrictions which provide:

"20. If garage, servants, [sic] house or other outbuilding is made an integral part of the residence, or is connected thereto in a manner approved by Bayou City Properties, Inc. upon submission of plans and specifications, as provided in Bayou City Properties, Inc. deed, the setback distances from front and side lines of lot will then automatically become identical with those stipulated for the residence itself. When the garage is situated as aforesaid, garage doors shall not open toward the street except with the written consent of Bayou City Properties, Inc.

22. No residence, garage or other structure shall be constructed nearer than the front building line shown the record plat of Glenbrook, no residence nearer than ten (10) feet to either side property line, no garage nearer than five (5) feet to rear property line."

Therefore, the outbuilding does not violate the deed restrictions. I have sent an email to the Omar Izfar, another lawyer in the Legal Department who works with the HAHC, to let him know your concerns regarding the possibility that the intent is to build a second residence which is, of course, specifically prohibited by the deed restrictions.

If you have any questions, please let me know.

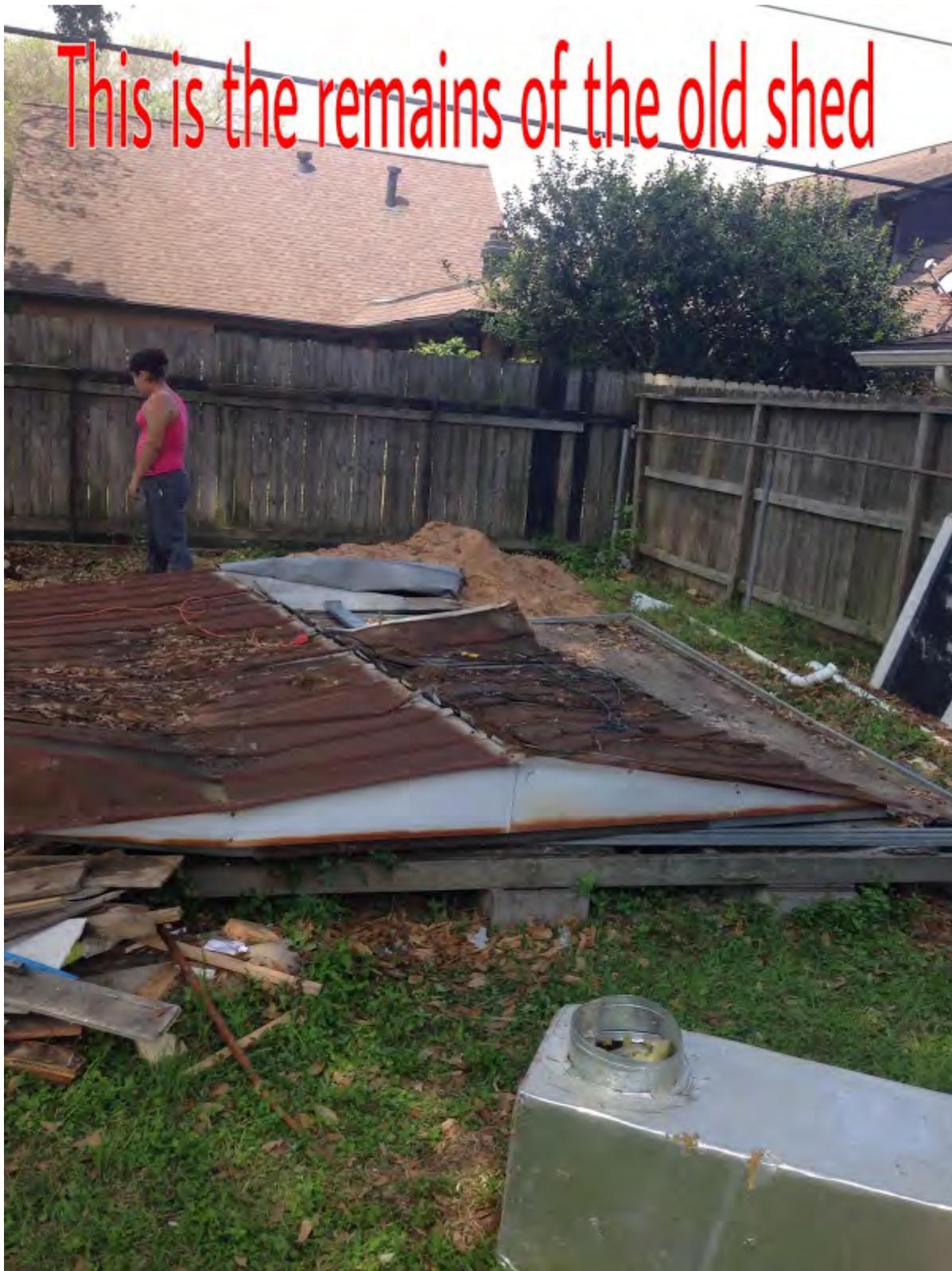
Sandra

Sandra N. Eidson
Senior Assistant City Attorney
Neighborhood Services Section
City of Houston Legal Department
900 Bagby, Third Floor
Houston, Texas 77002

We all agree that a second residence is not permitted on this property. The deed restrictions are clear on the issue.

The other issue regarding the side setback is, I believe, equally clear. As you pointed out, the outbuilding is not part of the residence. Therefore, as provided in the deed restrictions, it is not subject to the side setback. The restrictions provide the outbuilding must not be built nearer to the front than the building line. The sketch provided shows it to be in compliance with the building line.

PHOTO PROVIDED BY APPLICANT



PROJECT DETAILS

Shape/Mass: The accessory structure is 13'-6" wide by 20' deep by 8'-10" tall with a 4' deep porch.

Setbacks: The accessory structure is located 114' from the front property line, 6' from the north (side) property line and 6' from the west (rear) property line.

Foundation: The foundation is concrete block.

Windows/Doors: The accessory structure has five 1-over-1 vinyl windows and a pair of wood French doors.

Exterior Materials: The accessory structure is clad in vertical wood siding.

Roof: The accessory structure has a gable roof with an approximately 6'-3" eave height and an 8'-10" ridge height and is clad in composition shingles.

Front Elevation: The accessory structure has a 4' wide pair of wood French doors flanked by two 32" by 24" (East) windows and two wood posts spaced 13'-6" apart.

Side Elevation: The accessory structure has two 32" by 3' windows and a 4' deep opening towards the front. (South)

Side Elevation: The accessory structure is clad in vertical wood siding and has a 4' deep opening towards the front. (North)

Rear Elevation: The accessory structure has a 32" by 3' window. (West)

ATTACHMENT A

GLENBROOK VALLEY CIVIC CLUB 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.

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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
For the Glenbrook Valley Civic Club Architectural Review Board