

CERTIFICATE OF APPROPRIATENESS

Application Date: October 31, 2014

Applicant: Rafael Reyes for Daniel Reyes, owner

Property: 7931 Glenview Drive, lot 9, block 2, Glenbrook Valley Section 1 Subdivision. The property includes a historic 1,761 square foot, one-story wood frame single-family residence and a detached garage situated on a 14,960 square foot (117' x 136') interior lot.

Significance: Contributing modern ranch residence, constructed circa 1955, located in the Glenbrook Valley Historic District.

Proposal: New Construction – Construct a detached carport next to an existing non-contributing detached garage at the rear of the lot. A previous application was denied at the October 2014 HAHC meeting. This proposal lowers the overall height to 8' from 10' and moves the structure 3' to the west so that it does not overlap the existing detached garage.

See enclosed application materials and detailed project description on p. 5-14 for further details.

Public Comment: No public comment received at this time.

Civic Association: Staff received comment from the Glenbrook Valley Civic Club. 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

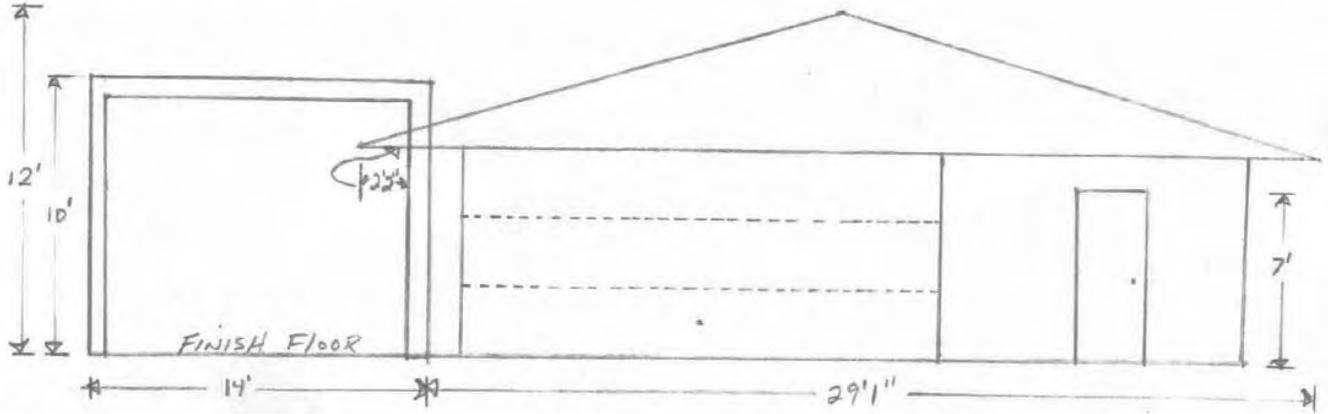


INVENTORY PHOTO

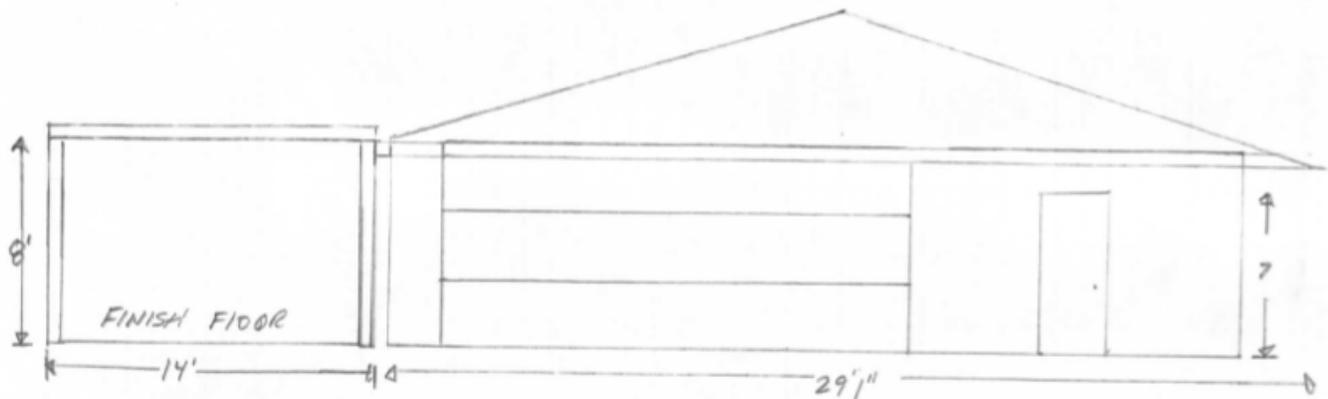


SOUTH ELEVATION – FRONT FACING GLENVIEW DRIVE

DENIED 10/23/14

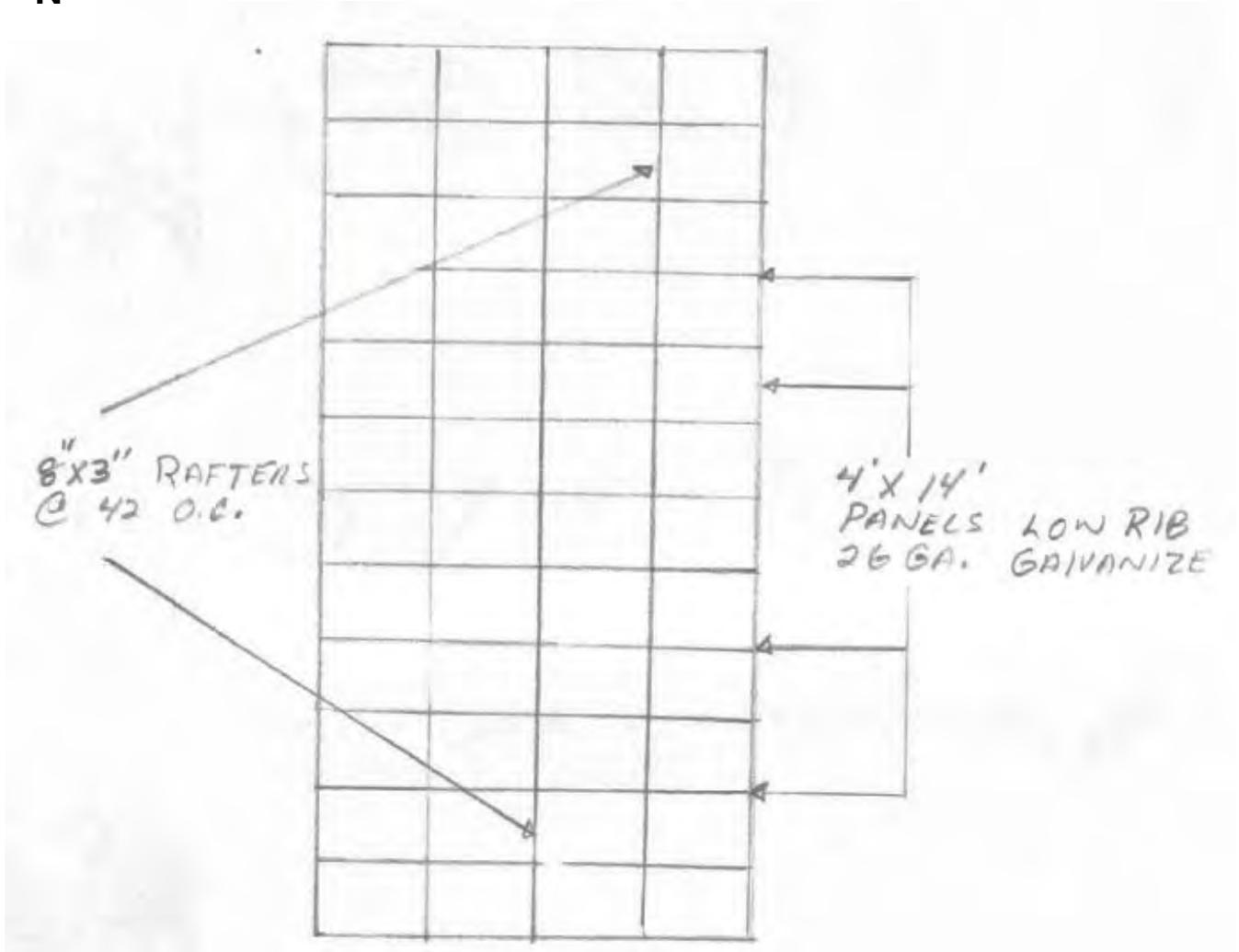


PROPOSED



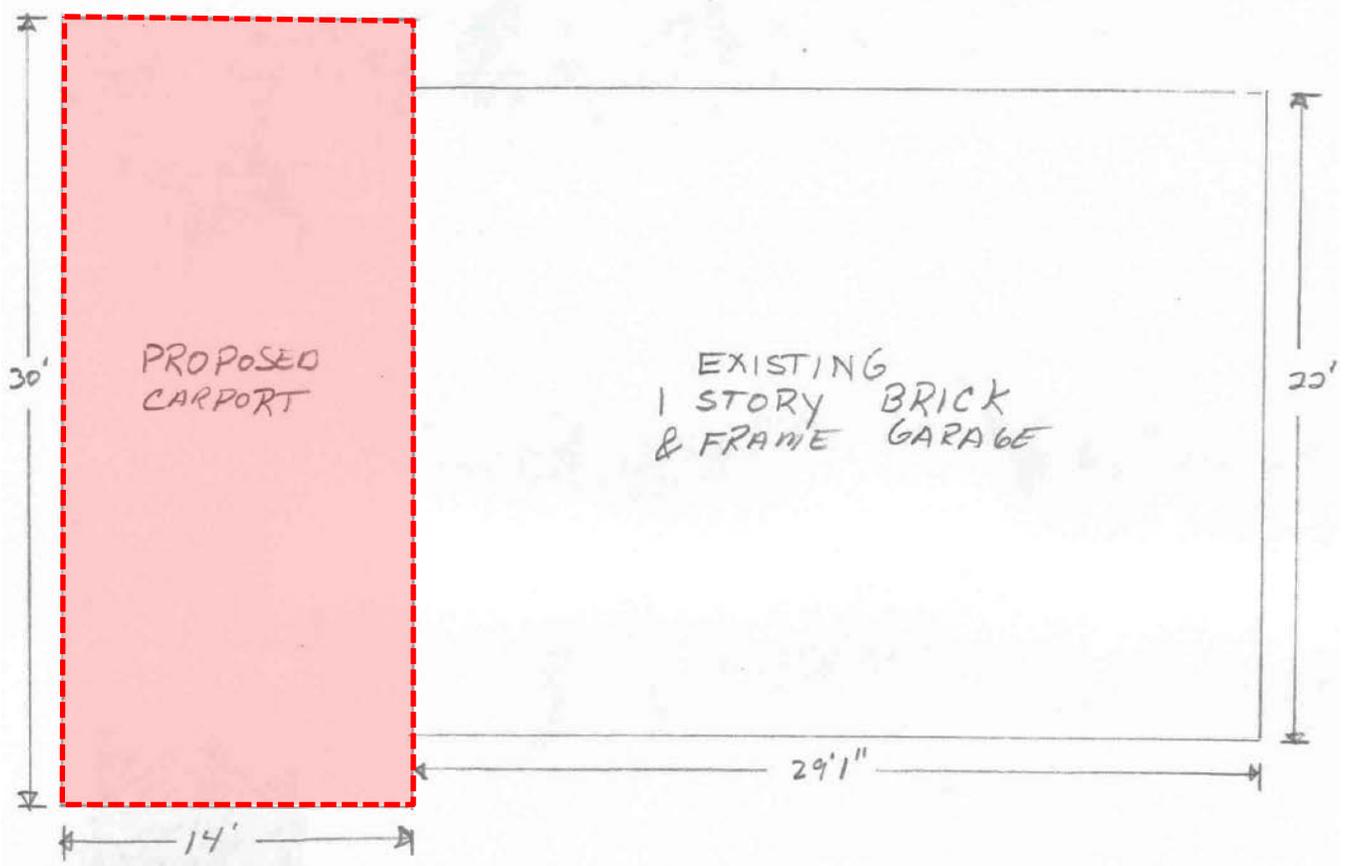


ROOF PLAN
PROPOSED



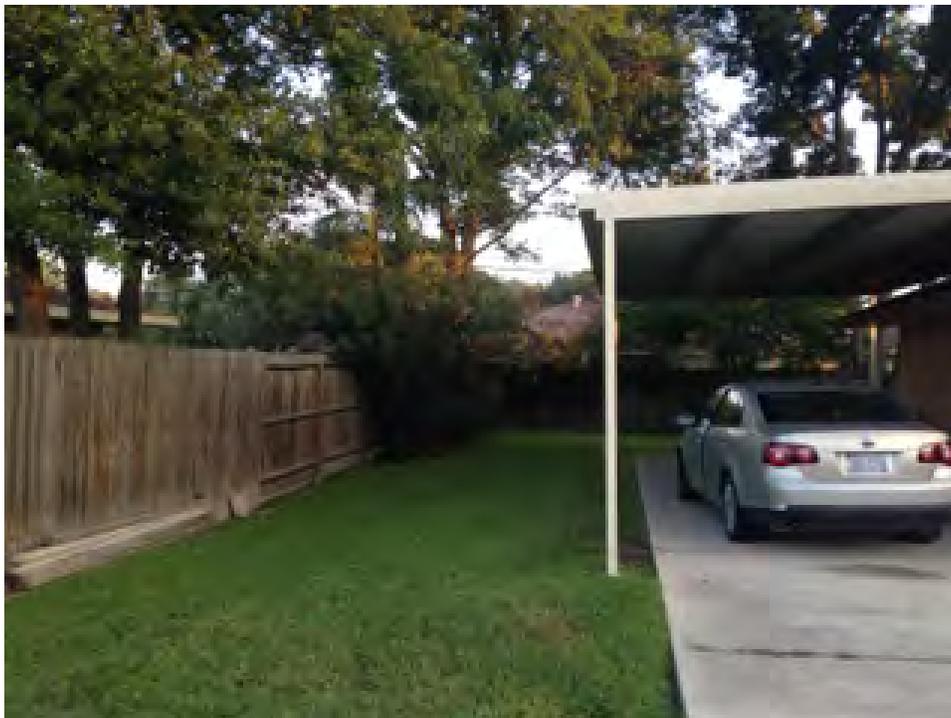


FIRST FLOOR PLAN
PROPOSED



PHOTOS SUBMITTED BY APPLICANT

SOUTHWEST CORNER



PHOTOS SUBMITTED BY APPLICANT
RELATIONSHIP OF CARPORT TO GARAGE



PHOTOS SUBMITTED BY APPLICANT
CURRENT VISIBILITY FROM STREET



CARPORT ROOF

PHOTOS SUBMITTED BY APPLICANT



PROJECT DETAILS

Shape/Mass: The proposed structure will measure 14' wide by 30' deep by 8' tall with a flat roof supported by four 3" by 3" steel columns. The structure will be immediately next to a detached garage and will not attach to it in any way.

Setbacks: The proposed structure will feature a west setback of 11', a north setback of 23'-6" and a south (front) setback of 77'.

Foundation: The structure will be supported by four 3" square steel columns embedded in concrete 30" deep.

Exterior Materials: The structure will feature galvanized and painted steel exposed structural members and roof panels.

Roof: The structure will feature a flat roof with galvanized steel panels.

Front Elevation: The structure features two 3" wide 8' tall steel columns 14' apart.
(South)

Side Elevation: The structure features two 3" wide 10' tall steel columns 30' apart.
(West)

Side Elevation: The structure features two 3" wide 10' tall steel columns 30' apart.
(East)

Rear Elevation: The structure features two 3" wide 10' tall steel columns 14' apart.
(North)

ATTACHMENT A

CIVIC ASSOCIATION COMMENT



GLENBROOK VALLEY CIVIC CLUB

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

November 11, 2014

By eMail

planningdepartment@houstontx.gov

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.

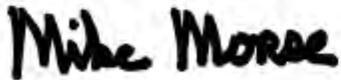
7931 Glenview Drive: The work is complete and the scale of the carport is misleading in the application.

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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,

A handwritten signature in black ink that reads "Mike Morse". The signature is written in a cursive, slightly slanted style.

Mike Morse

For the Glenbrook Valley Civic Club Architectural Review Board