

CERTIFICATE OF APPROPRIATENESS

Application Date: December 2, 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 stop work order for replacing windows and the roof without proper permits. The applicant replaced the original fixed decorative windows, aluminum 4-lite sash windows, and single lite slider windows with aluminum divided lite sash and fixed windows. An original rear hip roof was replaced with a stacked gable roof- the roof ridge increased from 14' to 18'.

At the November meeting the applicant requested a certificate for replacing the original windows with divided lite vinyl sash and fixed windows and to remove the stacked gable roof and construct a hip on gable roof. The applicant was denied a COA at the November meeting. The applicant now request approval to remove the stacked gable roof and reinstall a hip roof with a 6/12 pitch to match the original hip roof. The ridge height will be reduced from 18' to the original ridge height of 14'. The existing divided lite windows will be replaced with vinyl single lite casement windows, single lite fixed windows, and 1-over-1 sash windows.

See enclosed application materials and detailed project description on p. 5-34 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: Approval

HAHC Action: Approved

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval
Effective: December 17, 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

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 | D | NA | S - satisfies | D - does not satisfy | NA - not applicable |
|-------------------------------------|--------------------------|-------------------------------------|----------------------|---|----------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (1) | The proposed activity must retain and preserve the historical character of the property; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (2) | The proposed activity must contribute to the continued availability of the property for a contemporary use; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (4) | The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (10) | The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s); | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (11) | The proposed activity will comply with any applicable deed restrictions. | |



PROPERTY LOCATION

GLENBROOK VALLEY HISTORIC DISTRICT



8234 Glenvalley Dr

INVENTORY PHOTO



EAST ELEVATION – FRONT FACING GLEN VALLEY DRIVE

ORIGINAL /Proposed



EXISTING/ DENIED 11/20/2014



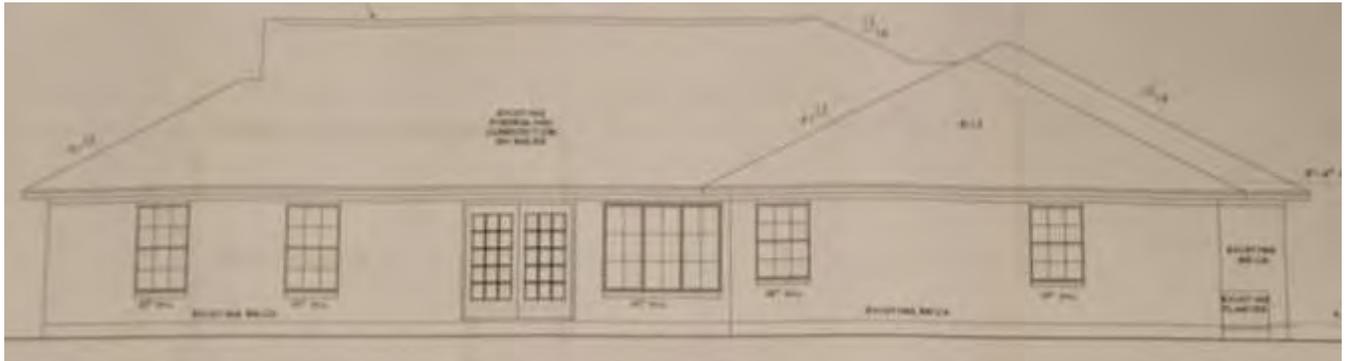
SOUTH SIDE ELEVATION FACING BELLFORT
ORIGINAL /PROPOSED



PREVIOUS EXISTING ELEVATION
EXISTING

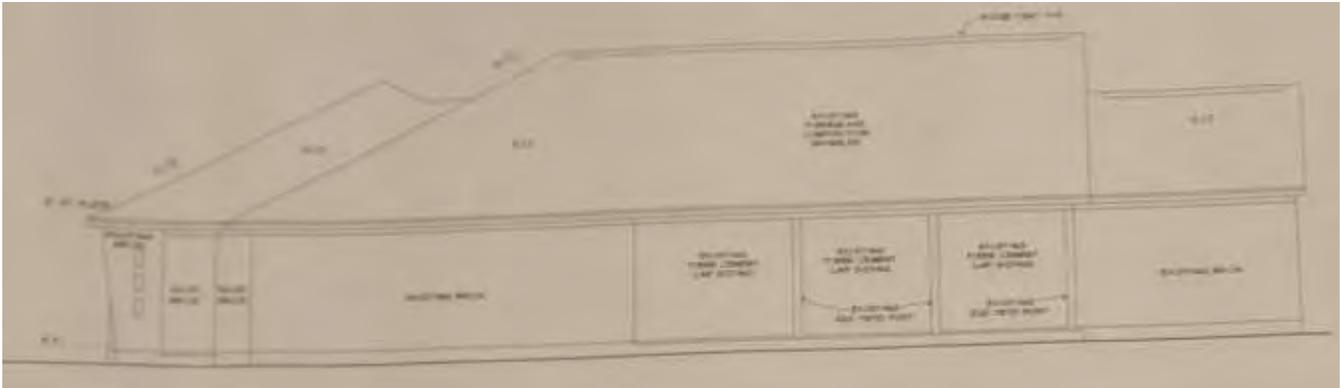


DENIED 11/20/2014



NORTH SIDE ELEVATION

EXISTING

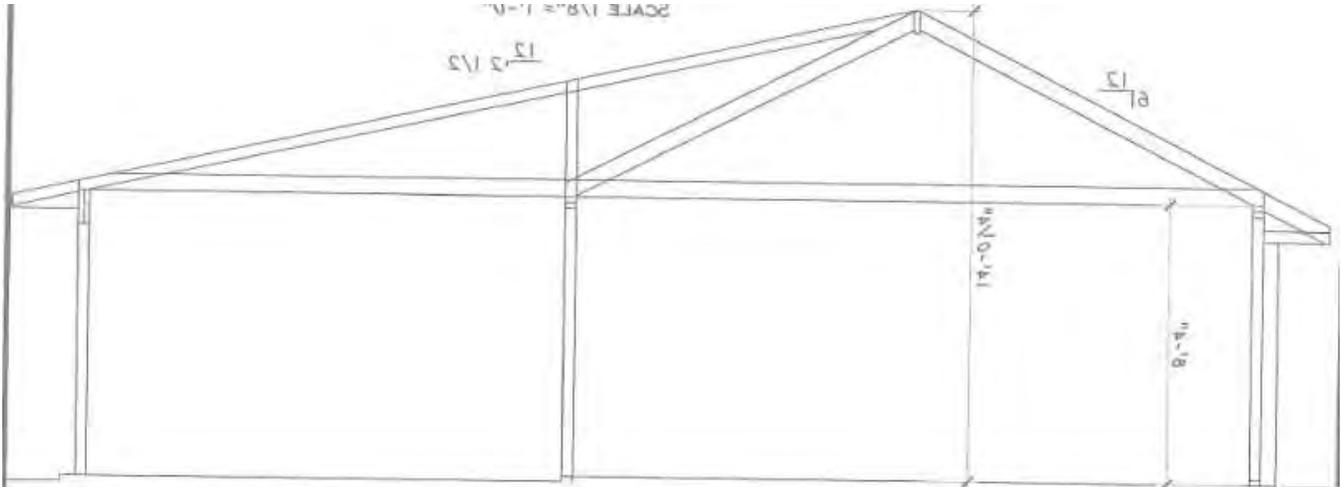


DENIED 11/20/2014

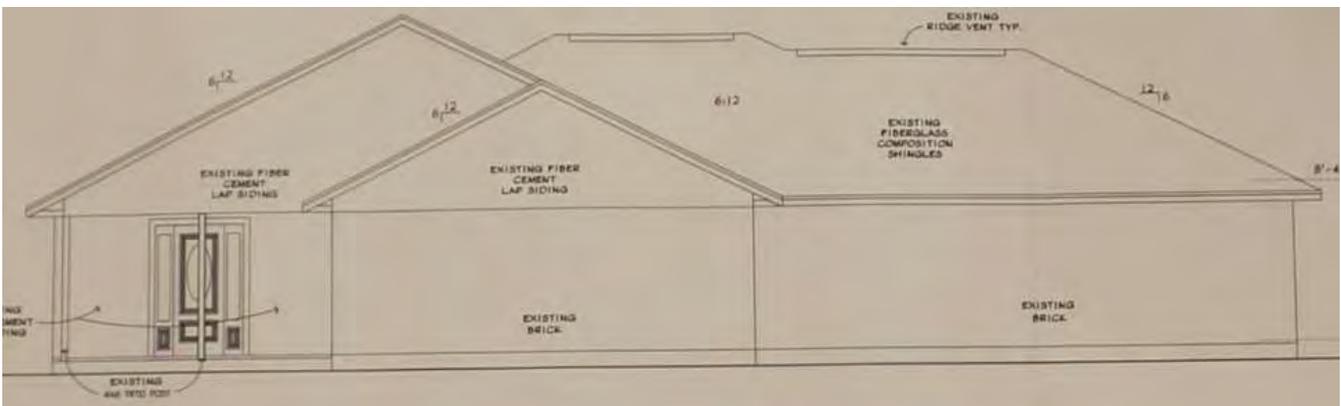


WEST (REAR) ELEVATION

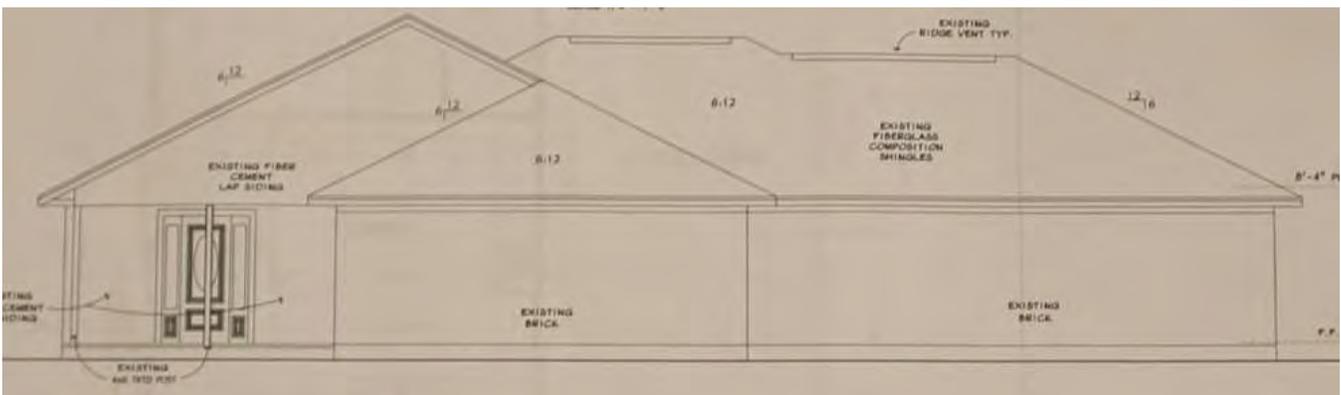
ORIGINAL/PROPOSED

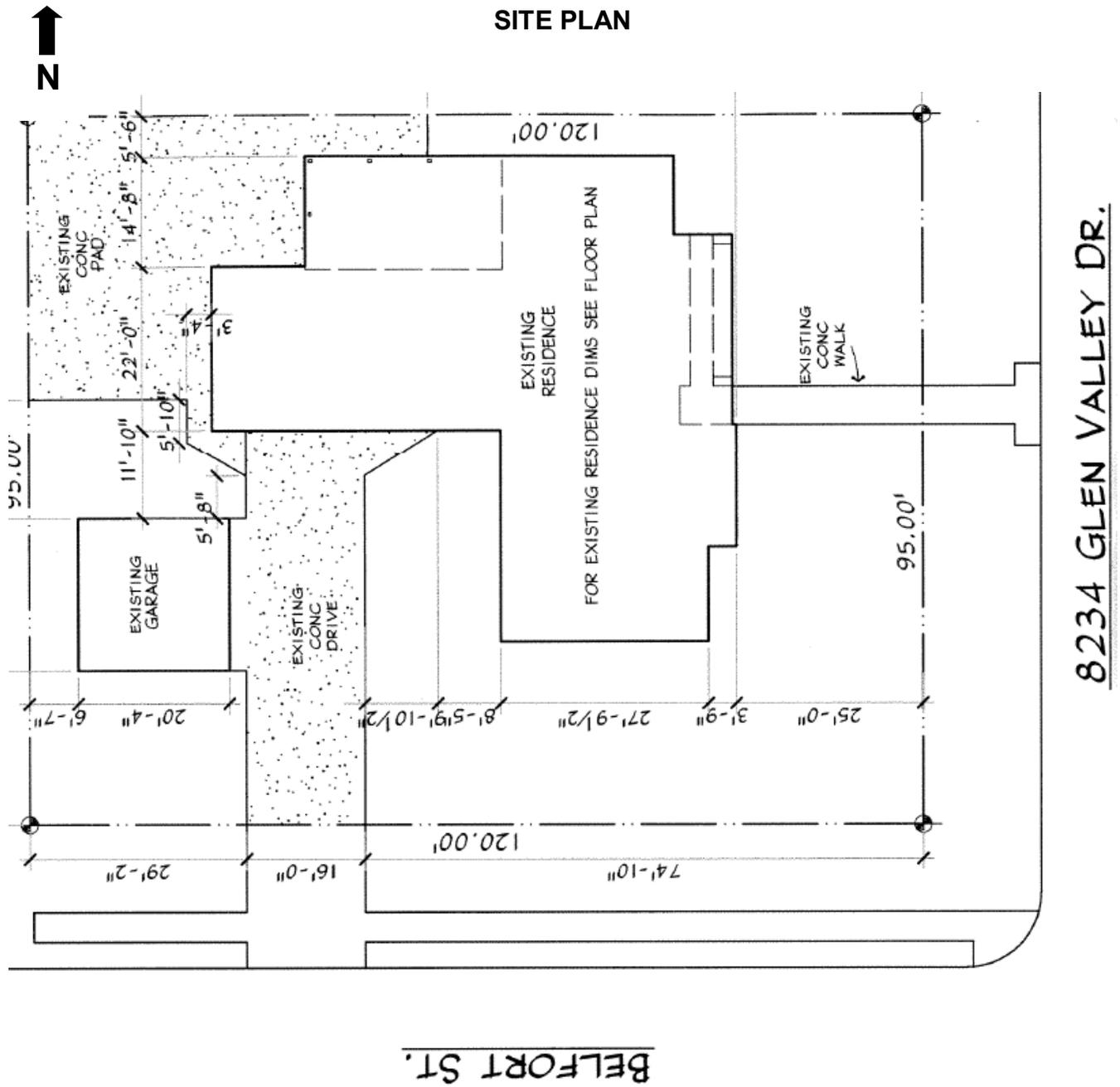


EXISTING



DENIED 11/20/2014

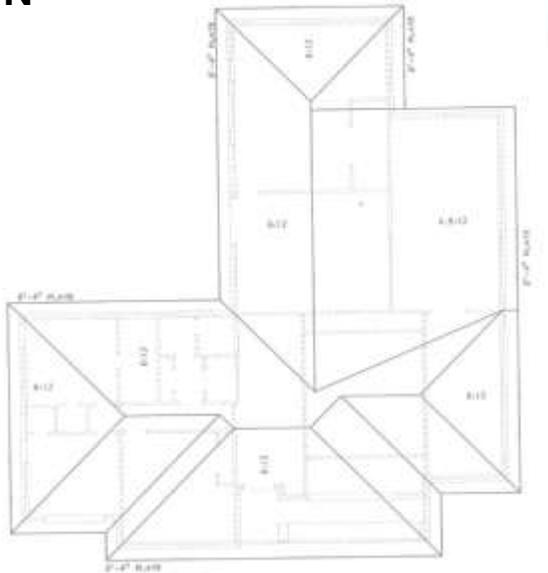




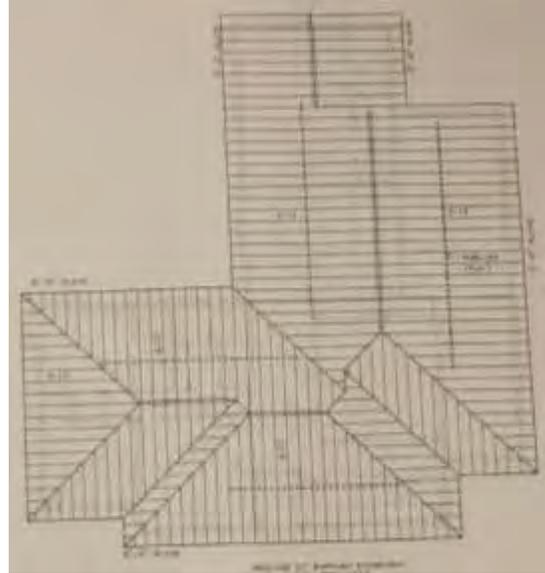


ROOF PLAN

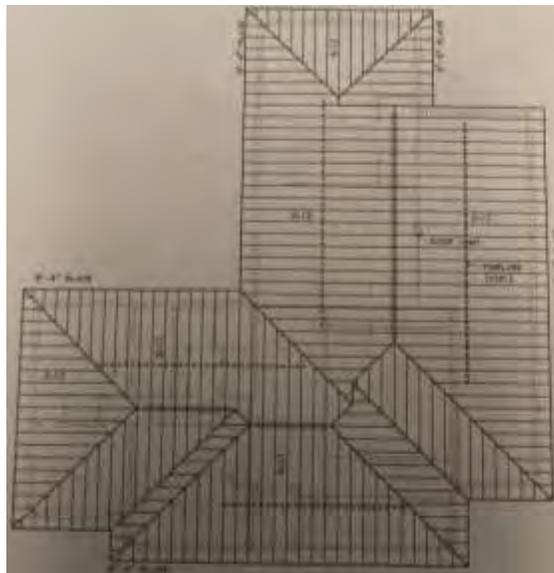
ORIGINAL/ PROPOSED



EXISTING

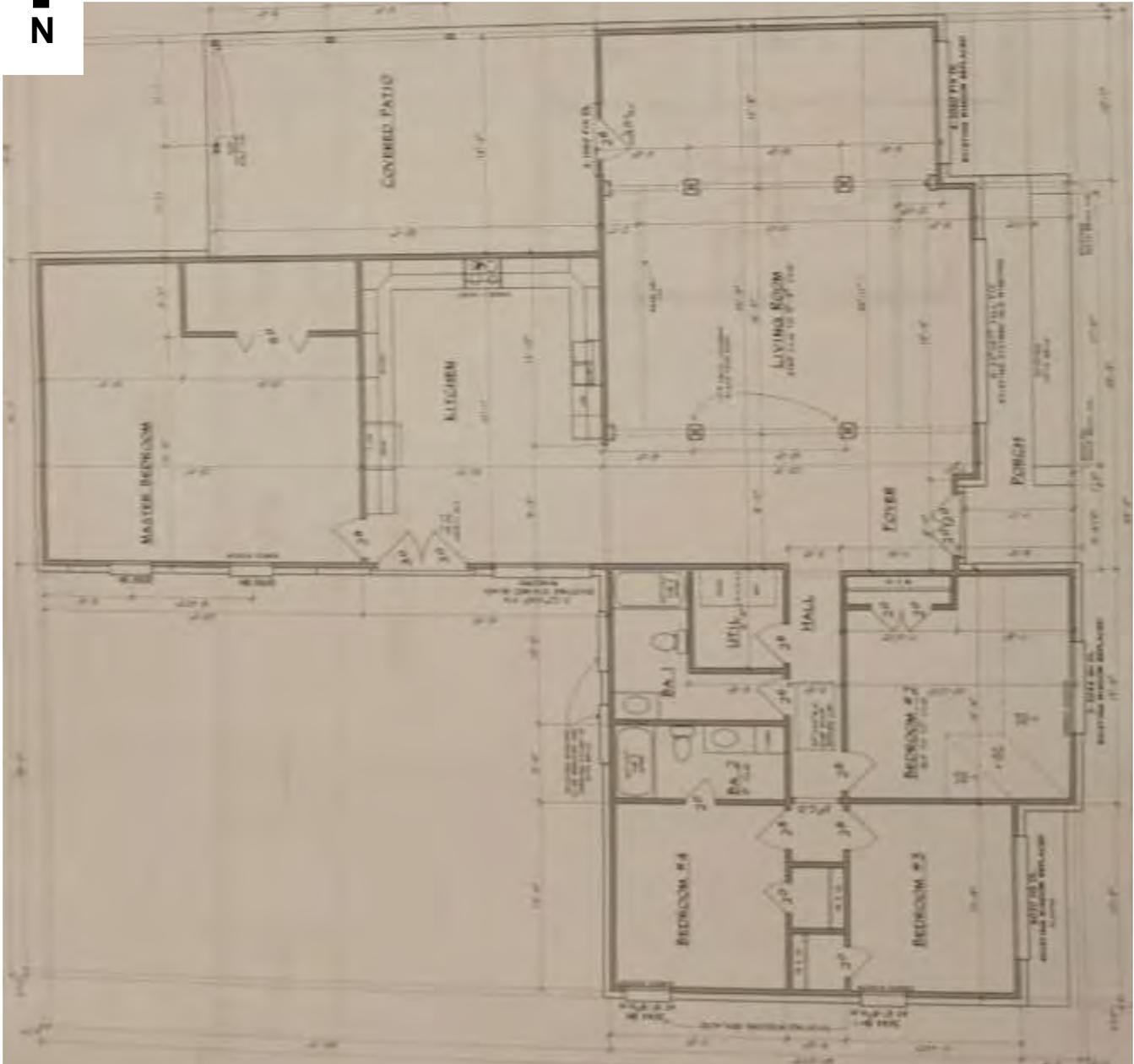


DENIED 11/20/2014

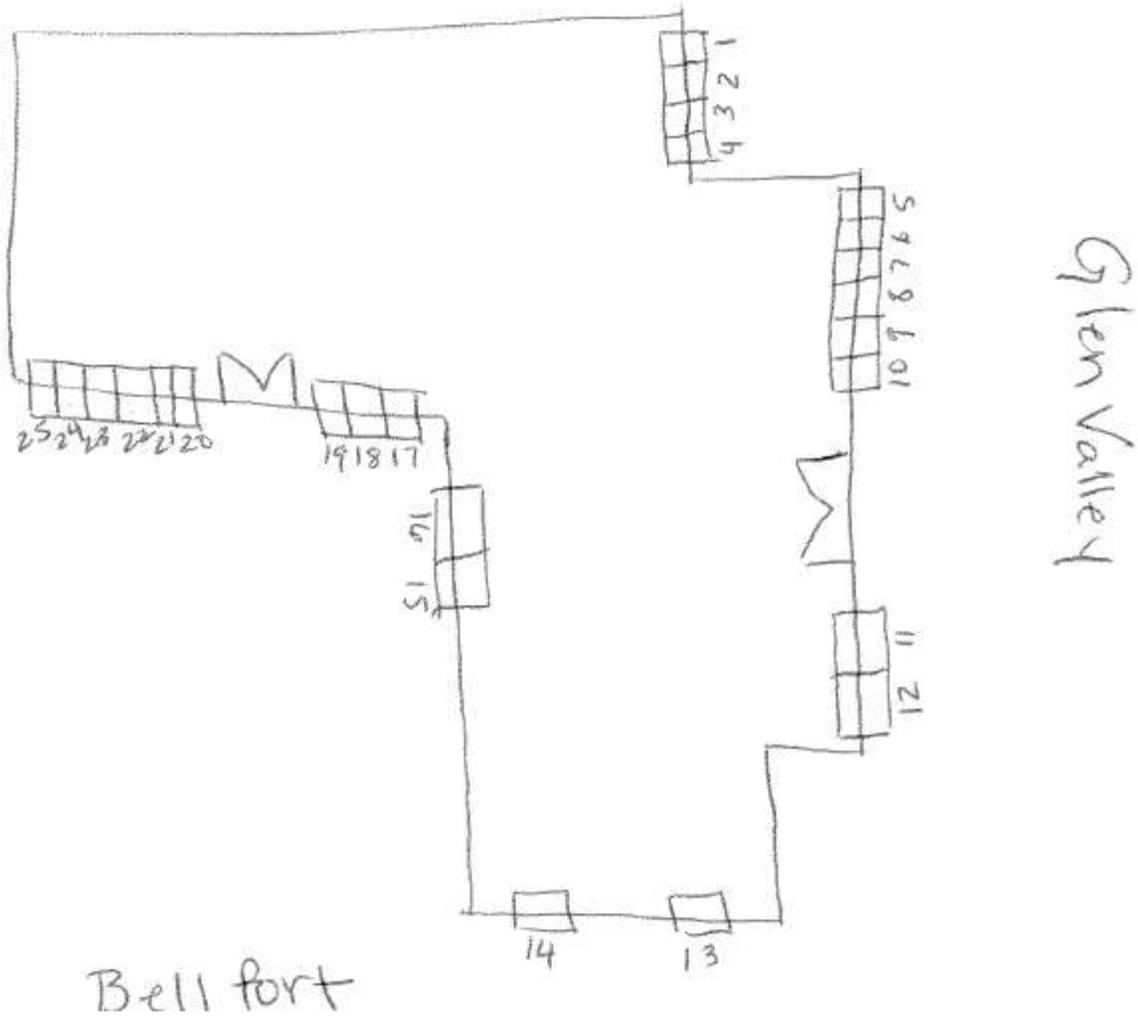




FIRST FLOOR PLAN



WINDOW LOCATION



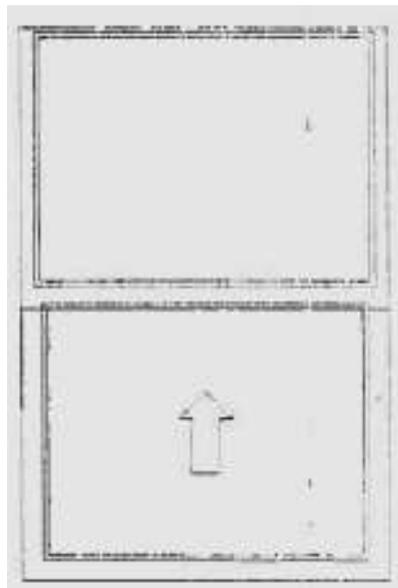
WINDOW / DOOR SCHEDULE

PROPOSED WINDOW SPECS

CASEMENT WINDOW



SASH WINDOW

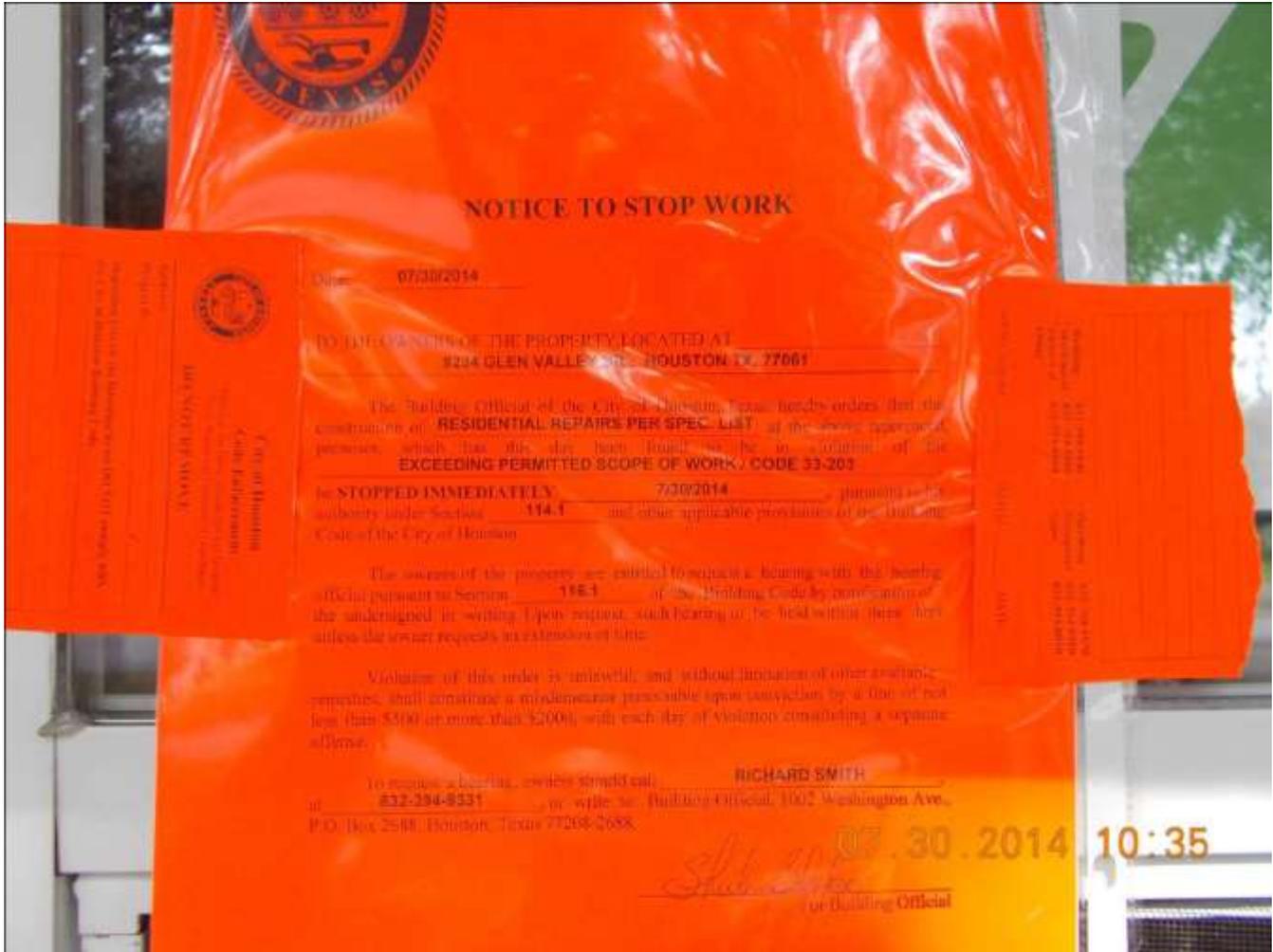


DENIED WINDOW SPECS



COMPLIANCE DOCUMENTATION

NOTICE TO STOP WORK



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



ORIGINAL 4-LITE ALUMINUM WINDOWS



ORIGINAL DECORATIVE FIXED WINDOWS



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 residence measures 65' wide at the front, the rear one-story wing measures 21', and the residence has an overall depth of 70'-5". The residence 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 hip 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 a hip roof will be reinstalled to match the original hip roof condition; the roof will have an eave height of 7'-3" and a ridge height of 14' (previously proposed gable on hip roof with an eave height 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 single lite vinyl casement windows (previously proposed 6-over-6 vinyl sash windows). Replace two 2-lite slider windows with single lite fixed windows (previously proposed 6-lite vinyl fixed windows). Replace four 4-lite windows with four 1-over-1 vinyl sash windows (previously proposed 6-over-6 vinyl sash windows). Replace a non-original 6-lite enclosure with two 1-over-1 sash windows (previously proposed 6-over-6 sash windows). The existing double decorative lite wood paneled entry doors will be retained. 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 stacked gable roof will be removed and the hip and shed roof will be reinstalled (previously proposed gable on hip roof). The hip roof will feature closed eaves and a 6/12 pitch and the shed roof will feature a 4/12 pitch (previously proposed gable on hip roof with closed eaves and a 6/12 roof pitch).

Front Elevation: Replace ten fixed decorative fixed windows with ten single lite casement windows (previously proposed 6-over-6 sash windows). Replace two 4-lite sash windows with two 1-over-1 sash windows (previously proposed 6-over-6 sash windows) and replace two 2-lite slider windows with three single fixed windows (previously proposed 6- lite fixed windows). The window openings will not be modified.

Side Elevation: Replace four 4-lite sash windows with four 1-over-1 sash windows (previously proposed 6-over-6 sash windows) and replace three decorative fixed windows with three single lite casement windows (previously proposed 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 1-over-1 sash windows (previously proposed 6-over-6 sash windows).

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

ATTACHMENT A
CIVIC ASSOCIATION COMMENT



GLENBROOK VALLEY CIVIC CLUB

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

December 16, 2014

By eMail
[REDACTED]

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 December 2014

Greetings:

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

8234 Glen Valley: The use of vinyl clad windows with wide frames and sashes is not an acceptable replacement of the original thin framed aluminum windows.

7506 GlenVista: No comment.

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 are available on the City of Houston HAHC website.

Respectfully,

A handwritten signature in black ink that reads "Mike Morse".

Mike Morse
For the Glenbrook Valley Civic Club Architectural Review Board