

CERTIFICATE OF APPROPRIATENESS

Application Date: June 30, 2015

Applicant: Kandy Reddoch of Sears Home Improvement for Johnny Williams Sr. owner

Property: 8110 Glenloch Drive, Lot 15, Block 69, Glenbrook Valley Section 12 R/P Subdivision. The property includes a 2,796 square foot one-and-one-half story residence situated on a 9,612 square foot (89' x 113') interior lot.

Significance: Noncontributing Traditional Ranch style residence, constructed circa 1964, located in the Glenbrook Valley Historic District.

Proposal: Alteration – Replace existing vertical wood siding with vertical vinyl siding.

- Siding will be installed within the north and south facing gables. The brick veneer siding on the rest of the structure will not be altered.
- Siding will also be installed on the north side of the existing attached garage.
- Proposed siding will have the appearance of 5" wide horizontal siding, matching the appearance of the existing vertical siding.
- Existing closed wood soffits will be replaced with matching vinyl soffits.

See enclosed application materials and detailed project description on p. 4-9 for further details.

Public Comment: No public comment received.

Civic Association: The Glenbrook Valley Civic Association has written in support of granting the COA. Please see Attachment A.

Recommendation: Approval

HAHC Action: Approved

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval

Effective: July 22, 2015



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 TO NONCONTRIBUTING STRUCTURES

Sec. 33-241(c): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of any **noncontributing structure in an historic district** upon finding that the application satisfies the following criteria, as applicable:

S D NA

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

- (1) 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
- (2) For an addition to a noncontributing structure:
 - (a) The setback of the addition is no closer to the public right-of-way than the typical setback of existing contributing structures in the historic district;
 - (b) The height of the eaves of the addition to a noncontributing structure used or intended for use for residential purposes is not taller than the typical height of the eaves of existing contributing structures used for residential purposes in the historic district; and
 - (c) The height of an addition to a noncontributing structure used of intended for use for commercial purposes is not taller than the height of the existing structure.



PROPERTY LOCATION
GLENBROOK VALLEY HISTORIC DISTRICT



INVENTORY PHOTO



CURRENT PHOTO



NORTH SIDE ELEVATION
EXISTING SIDING TO BE REPLACED



SOUTH SIDE ELEVATION

EXISTING SIDING TO BE REPLACED



NORTH ELEVATION – ATTACHED GARAGE

EXISTING SIDING TO BE REPLACED



PROPOSED SIDING

EXAMPLE OF PROPOSED VERTICAL SIDING



SIDING SAMPLE



PROJECT DETAILS

Exterior Materials: The applicant proposes to replace the existing wood vertical gable siding with vertical vinyl siding. The new siding will have the appearance of 5" wide vertical siding.

ATTACHMENT A

CIVIC ASSOCIATION COMMENT



GLENBROOK VALLEY CIVIC CLUB

P.O. BOX 262164 HOUSTON, TEXAS 77207-2164

"A DEED RESTRICTED NEIGHBORHOOD"

July 20, 2015

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 July 2015

Greetings:

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

8110 Glenloch: Concur with staff recommendation to replace vertical wood siding with similar vinyl siding.