

CERTIFICATE OF APPROPRIATENESS

Application Date: March 4, 2015

Applicant: Drip Nguyen, HD Leasing Company LLC, owner

Property: 7650 Drouet Street, lot 9, block 66, Glenbrook Valley Section 7 Extension Subdivision. The property includes a 2,326 square foot single situated on a 7,900 square foot corner lot.

Significance: Noncontributing Traditional Ranch style residence, constructed circa 1965, located in the Glenbrook Valley Historic District.

Proposal: Alteration – Siding *Noncontributing*

- Replace original wood vertical siding on the two side facing gables and attached rear garage with horizontal lap cementitious siding.
- Siding installed features a cedar mill finish.
- Work has already been performed and the applicant is seeking a building permit in order to become compliant.

See enclosed application materials and detailed project description on p. 5-10 for further details.

Public Comment: No public comment received.

Civic Association: The Glenbrook Valley Civic Association has submitted written comment indicating they are opposed to this project. Please see Attachment A.

Recommendation: Approval

HAHC Action: Denied

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:

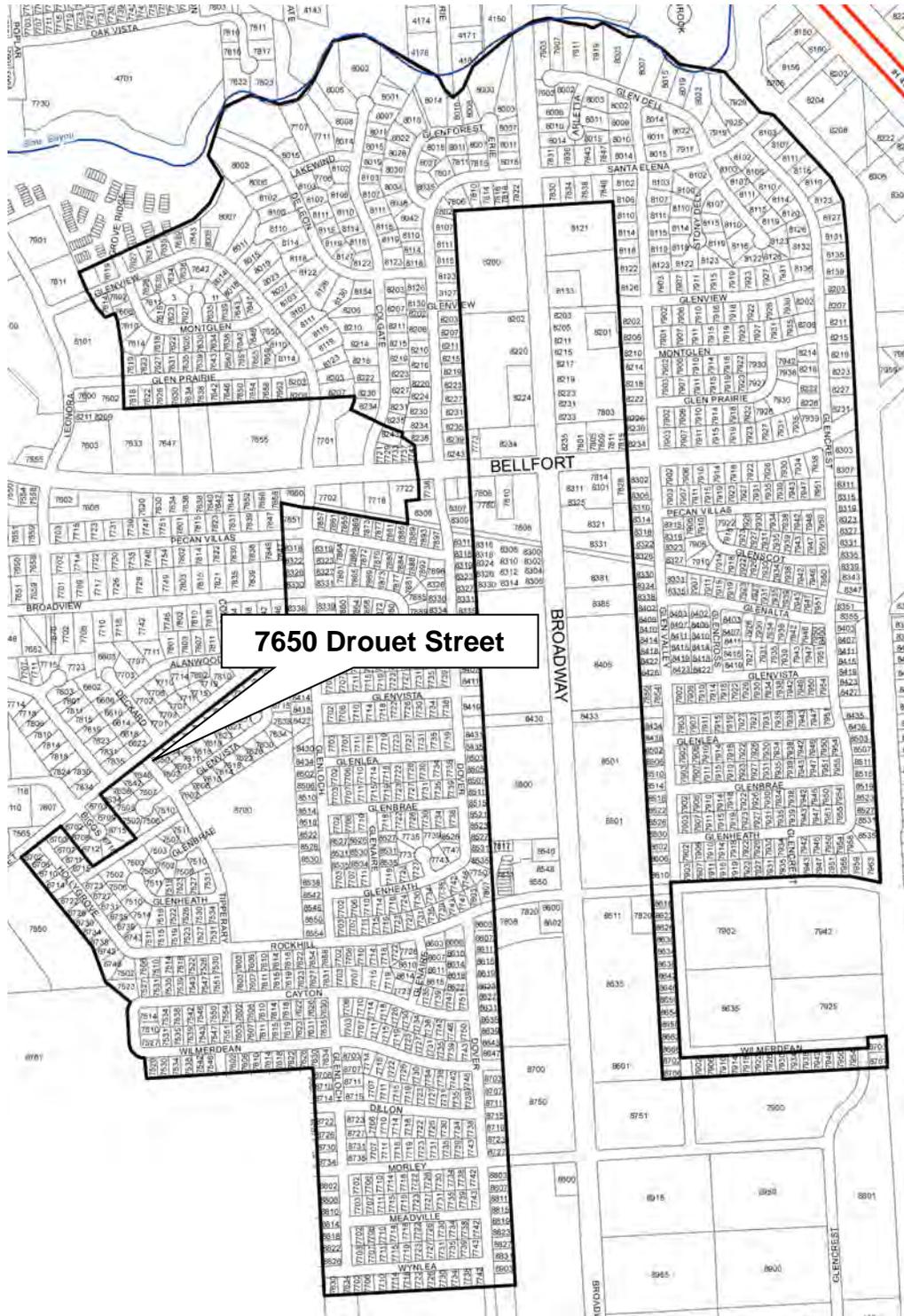
S D NA

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



GOOGLE MAPS VIEW



WEST SIDE FACING TIPPERARY

PREVIOUSLY EXISTING



CURRENT GABLE AND GARAGE



EAST SIDE ELEVATION

PREVIOUSLY EXISTING



CURRENT GABLE

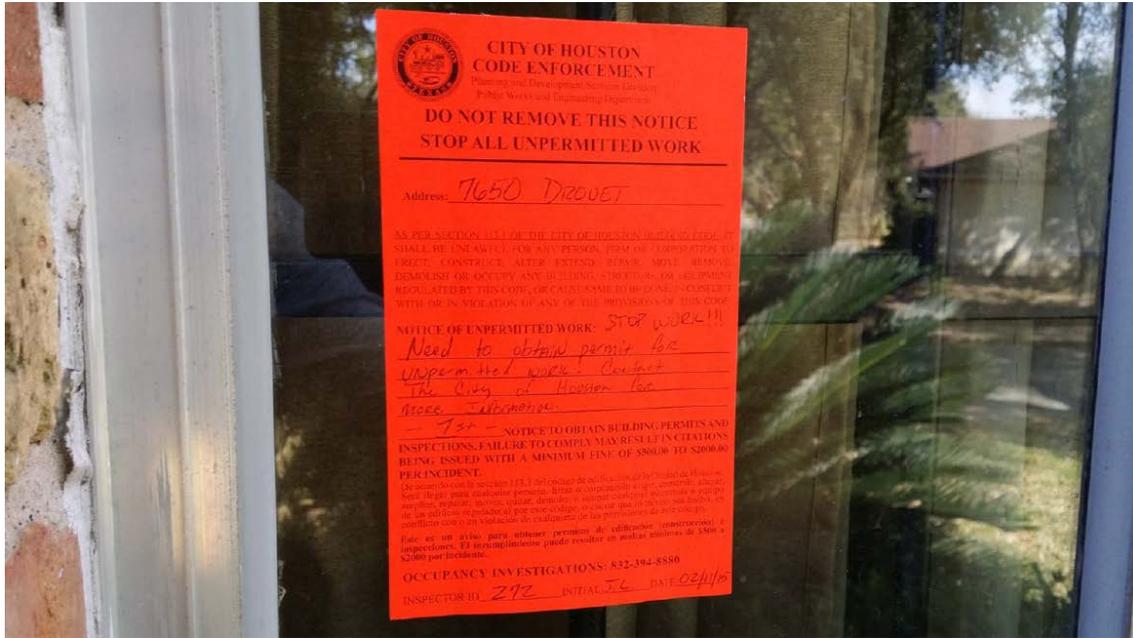


INSTALLED SIDING DETAIL PHOTO

CEDAR MILL FINISH CEMENTITIOUS SIDING



POSTED WRITTEN NOTICE FROM INSPECTOR



PROJECT DETAILS

Exterior Materials: Residence previously featured vertical wood siding at the east and west facing gables and at the attached west facing garage. The applicant removed this material and installed cedar mill finish grain horizontal lap cementitious siding with a 7 ¾" reveal.

ATTACHMENT A

CIVIC ASSOCIATION COMMENT

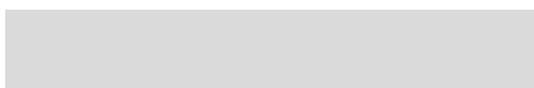


GLENBROOK VALLEY CIVIC CLUB

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

"A DEED RESTRICTED NEIGHBORHOOD"

March 20, 2015



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 March 2015

Greetings:

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

7650 Drouet: Repair and maintenance of the original vertical siding preferable to the unpermitted replacement with horizontal cement board.