

CERTIFICATE OF APPROPRIATENESS

Application Date: October 28, 2015

Applicant: Jessica Rocha, owner

Property: 7714 Drouet Street, Lot 4, Block 66, Glenbrook Valley Subdivision. The property includes a Noncontributing 2,759 square foot situated on a 7,665 square foot (73' x 106') interior lot.

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

Proposal: Alteration – Siding replacement and rear patio canopy added to a Noncontributing residence.

In June of 2015, a neighbor observed the following work being performed without a permit of COA and reported it to 311.

- Replaced existing vertical T1-11 siding and with horizontal lap cementitious with a woodgrain finish.
- Installed a 10' 9" deep by 10' 8" rear patio canopy.
- Removed three pairs of faux shutters from the first floor of the front elevation.

See enclosed application materials and detailed project description on p. 4-10 for further details.

Public Comment: No public comment received at this time.

Civic Association: The Glenbrook Valley Civic Association has written in opposition to this application. See Attachment A.

Recommendation: Approval.
HAHC Action: Approved

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval
Effective: November 19, 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



STREET VIEW IMAGES



CURRENT PHOTO



REAR PATIO
VIEWED FROM THE REAR



VIEWED FROM THE NORTHEAST SIDE



EXISTING SIDING NOT REMOVED
SOUTHWEST SIDE OF ATTACHED GARAGE





SITE PLAN
PROPOSED



STAFF PHOTOS

SOUTHWEST FACING GABLE



NORTHEAST SIDE ATTACHED GARAGE



PROJECT DETAILS

Setbacks: The proposed patio canopy has been constructed to within 5' of the northeast side facing property line and to within 29' 6" of the rear property line.

Exterior Materials: The existing residence previously featured wood T1-11 siding on the second story portion of the structure. The first floor features brick veneer siding.

The applicant has removed the previously existing siding on the front elevation and both side gables and replaced it with horizontal lap cementitious siding with a woodgrain finish. The original siding has not been replaced on the southwest side of the attached garage.

ATTACHMENT A
CIVIC ASSOCIATION COMMENT



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

November 18, 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 the Pending Application for a Certificate of Appropriateness for November 2015

Greetings:

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

7714 Drouet: The application submitted by the property owner is incomplete and the draft recommendation prepared by the Planning Department is unavailable. By observation, the property owner has replaced the exterior siding and front door without a permit or a Certificate of Appropriateness and is applying for Certificate post project completion. The now existing exterior siding and front door is unacceptable. A complete application should be submitted by the property owner and the Planning Department's recommendations should be available for review before a Certificate is approved.

The property owner did not contact the Glenbrook Valley Civic Club about the project.

Respectfully,

Mike Morse
For the Glenbrook Valley Civic Club Architectural Review Board