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. 5-33 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: **Approval**

HAHC Action: **-**

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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 - satisfies D - does not satisfy NA - not applicable

S	D	NA		
☒	☐	☐	(1)	The proposed activity must retain and preserve the historical character of the property;
☒	☐	☐	(2)	The proposed activity must contribute to the continued availability of the property for a contemporary use;
☒	☐	☐	(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;
☒	☐	☐	(4)	The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
☒	☐	☐	(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;
☒	☐	☐	(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;
☒	☐	☐	(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;
☒	☐	☐	(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;
☒	☐	☐	(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;
☐	☐	☒	(10)	The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s);
☐	☐	☐	(11)	The proposed activity will comply with any applicable deed restrictions.

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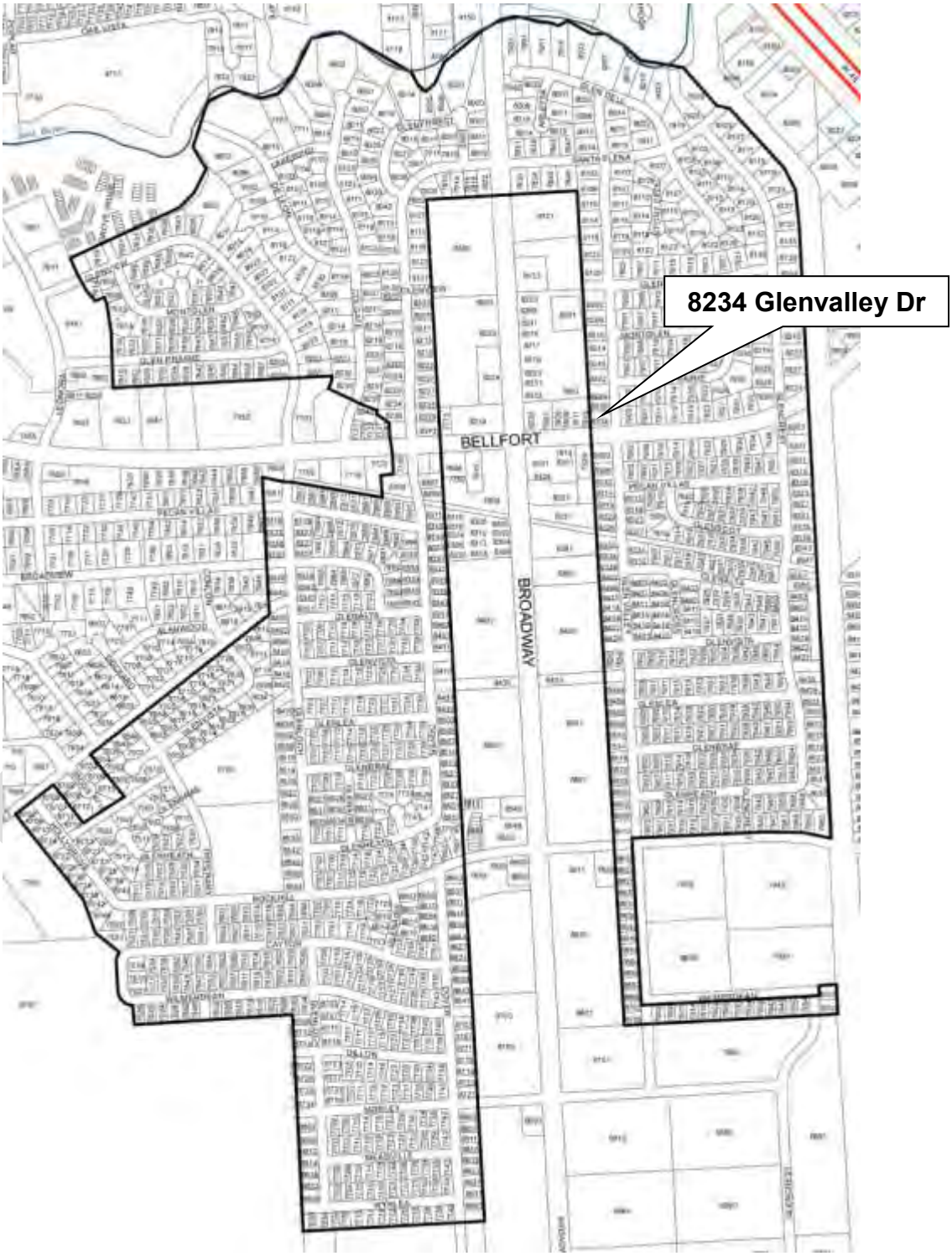
PROPERTY LOCATION

GLENBROOK VALLEY HISTORIC DISTRICT



INVENTORY PHOTO

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EAST ELEVATION – FRONT FACING GLEN VALLEY DRIVE

ORIGINAL /Proposed

EXISTING/ DENIED 11/20/2014

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SOUTH SIDE ELEVATION FACING BELLFORT

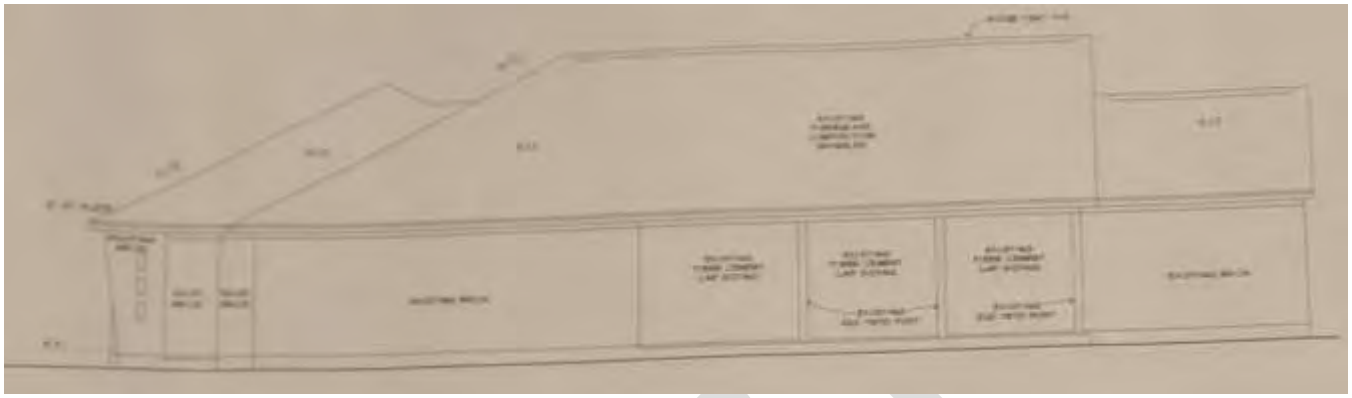
ORIGINAL /PROPOSED

EXISTING

DENIED 11/20/2014

NORTH SIDE ELEVATION

EXISTING



DENIED 11/20/2014

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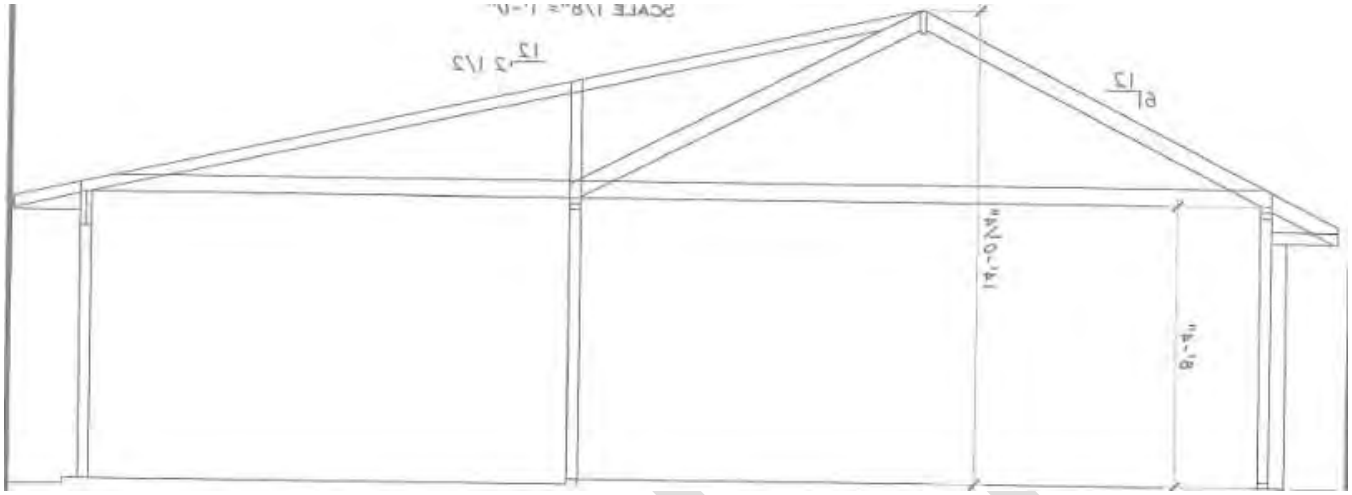
WEST (REAR) ELEVATION

ORIGINAL/PROPOSED



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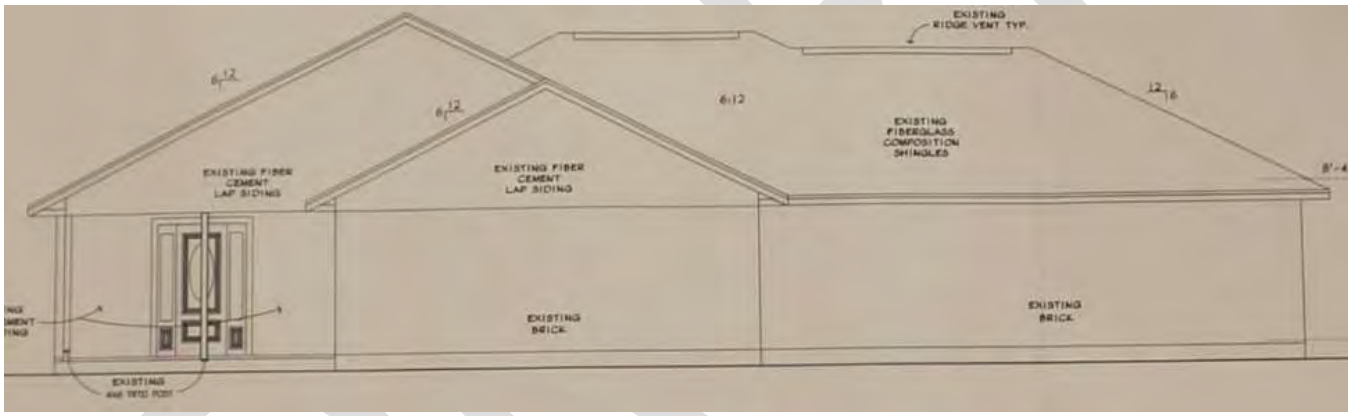
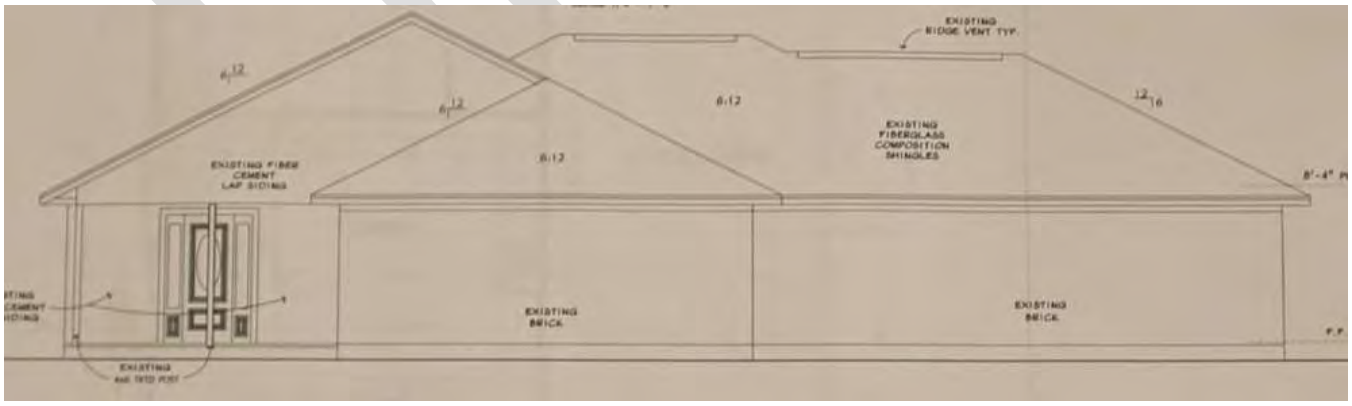
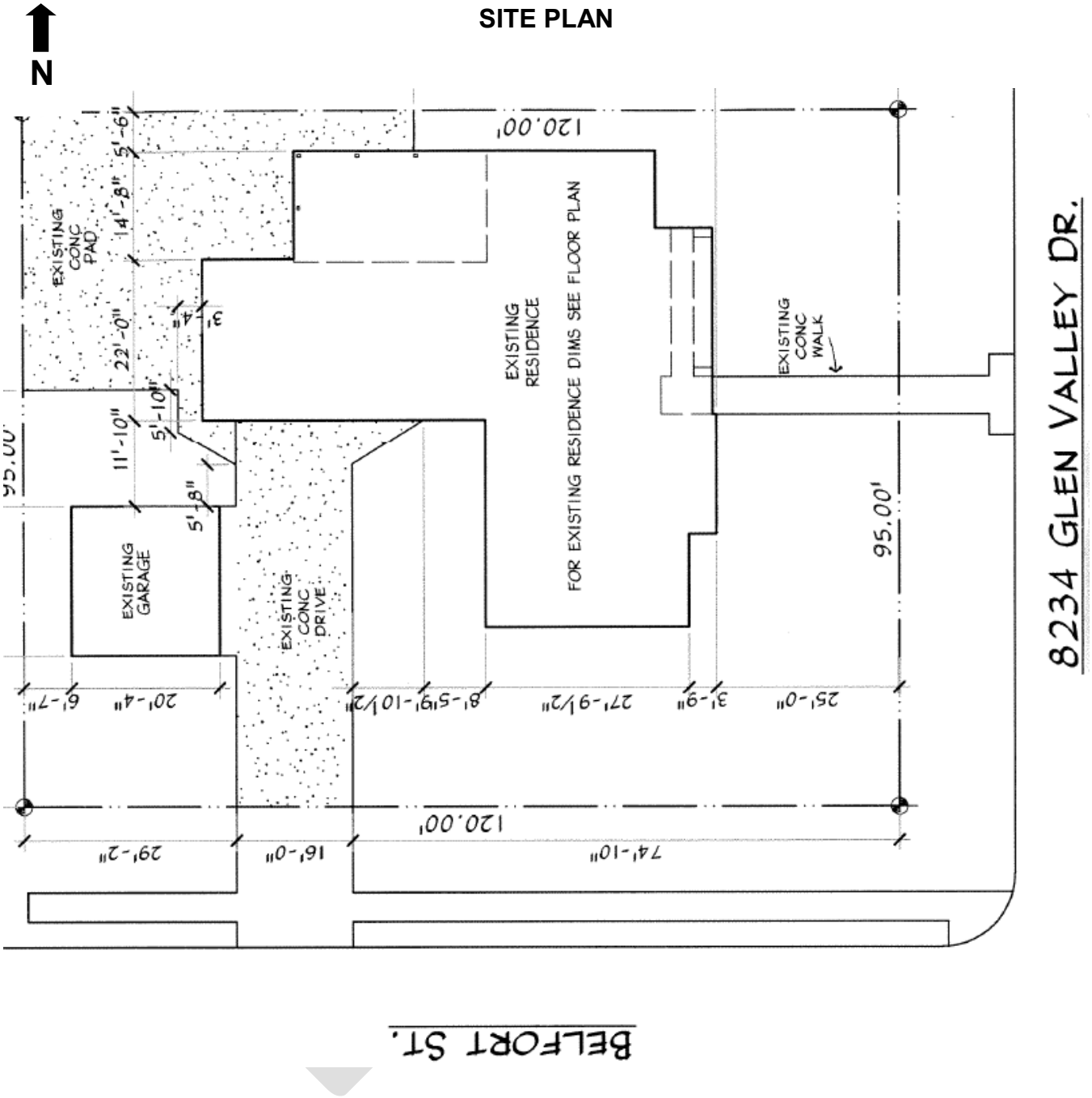


DENIED 11/20/2014



SITE PLAN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EXISTING CONC PAD
14'-8"
5'-6"
22'-0"
3'-4"
5'-10"
11'-10"
5'-8"
95.00'
EXISTING GARAGE
EXISTING CONC DRIVE
EXISTING RESIDENCE
FOR EXISTING RESIDENCE DIMS SEE FLOOR PLAN
EXISTING CONC WALK
120.00'
95.00'
6'-7"
20'-4"
8'-5 19/2"-10 1/2"
27'-9 1/2"
3'-9"
25'-0"
29'-2"
16'-0"
74'-10"
8234 GLEN VALLEY DR.
BELFORT ST.

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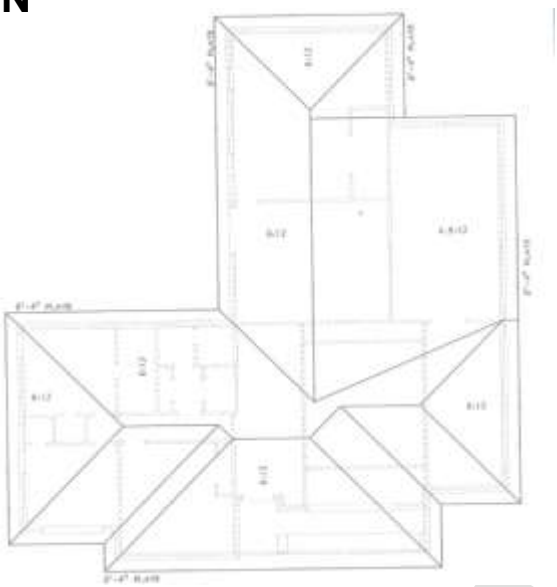
ROOF PLAN

ORIGINAL/ PROPOSED



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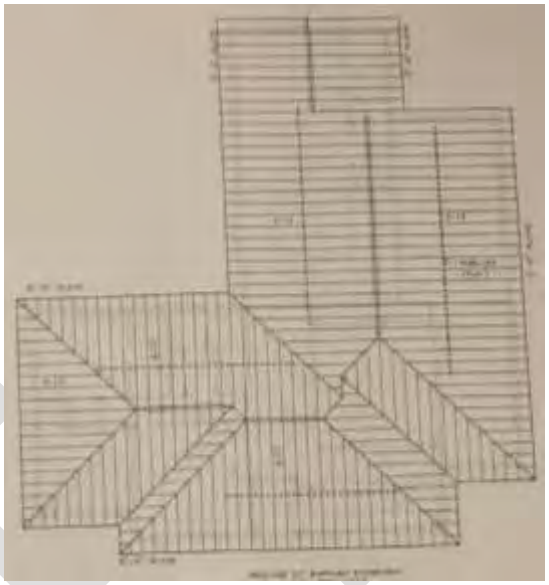

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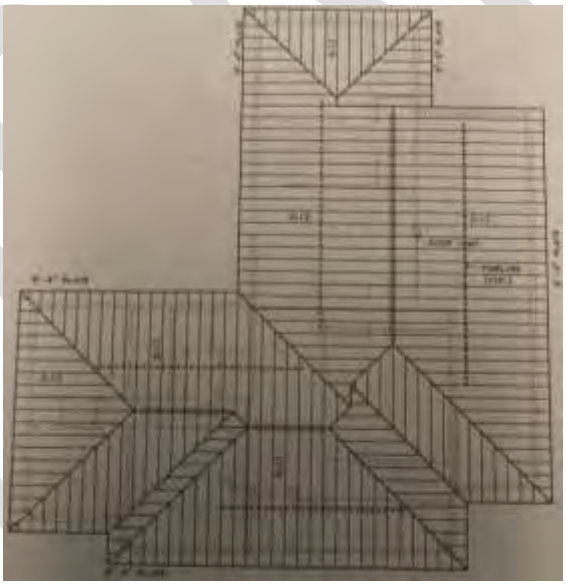

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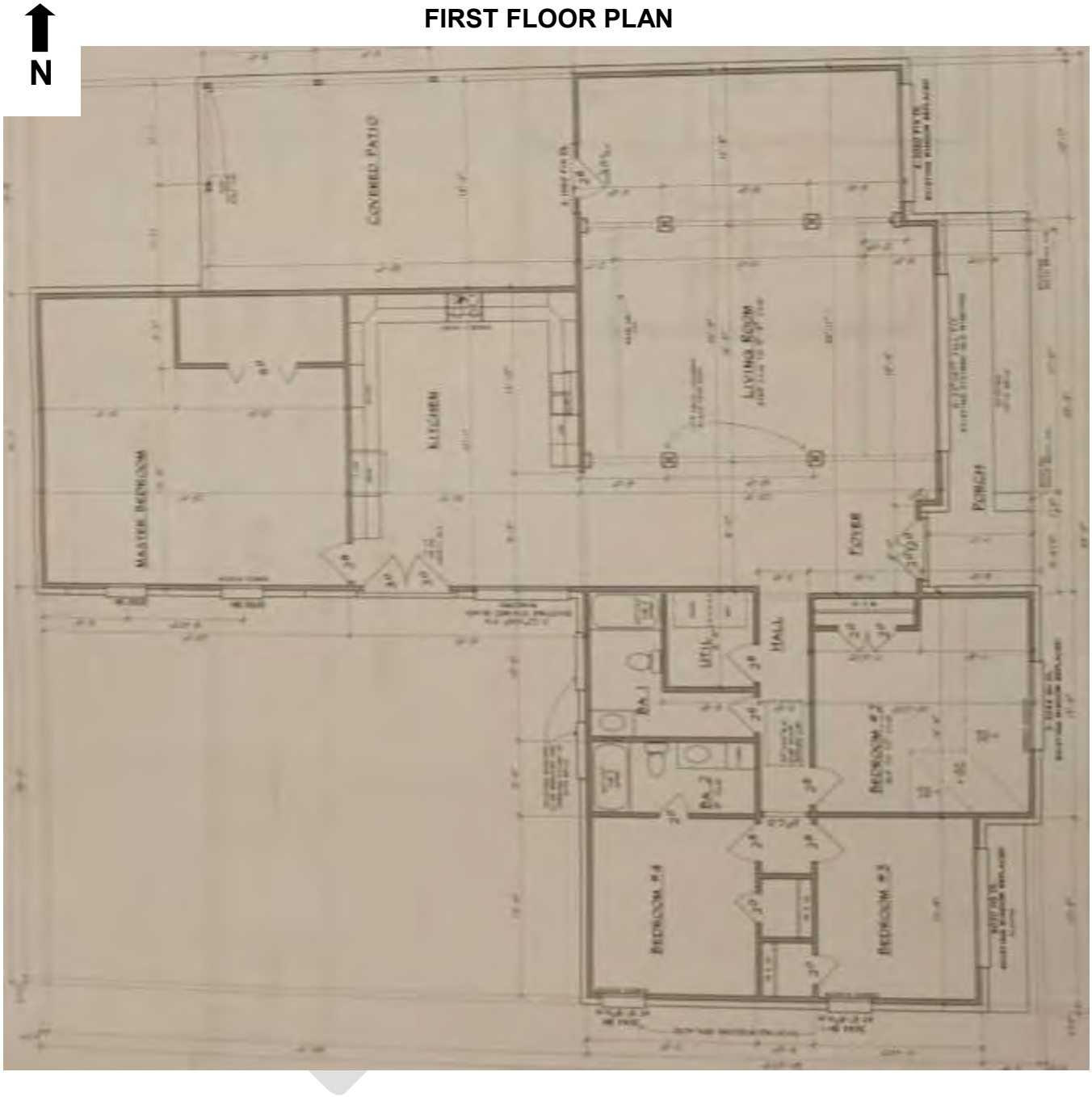
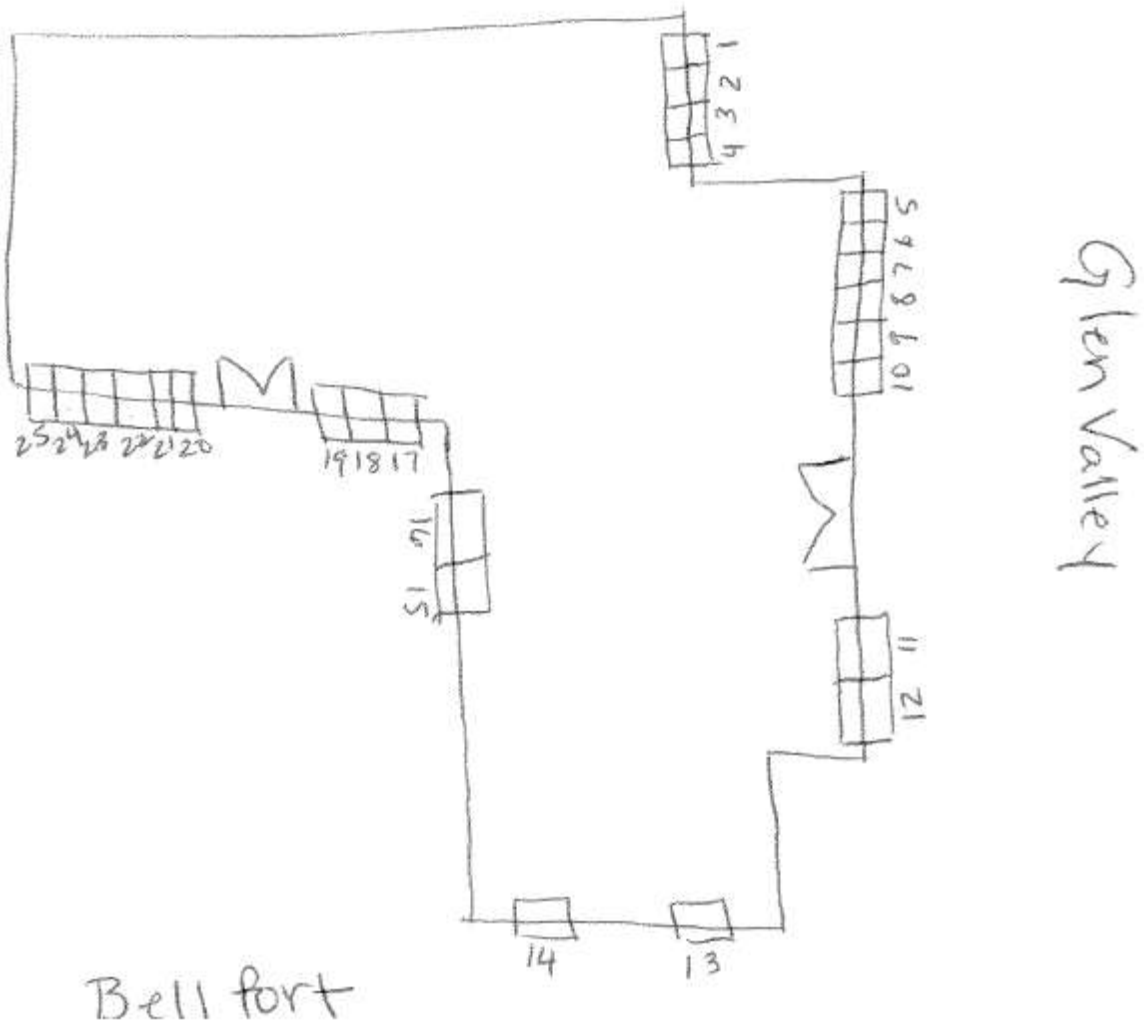
FIRST FLOOR PLAN



WINDOW LOCATION

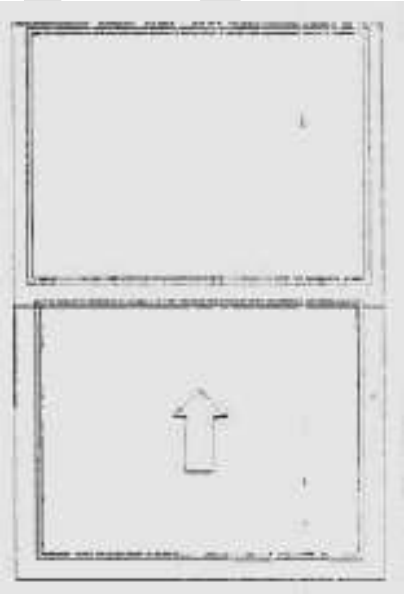


WINDOW / DOOR SCHEDULE

PROPOSED WINDOW SPECS

CASEMENT WINDOW

SASH WINDOW



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DENIED WINDOW SPECS

COMPLIANCE DOCUMENTATION

NOTICE TO STOP WORK

NOTICE TO STOP WORK

Date: 07/30/2014

TO THE OWNER(S) OF THE PROPERTY LOCATED AT
8234 GLEN VALLEY DR., HOUSTON TX. 77061

The Building Official of the City of Houston, Texas, hereby orders that the construction on RESIDENTIAL REPAIRS PER SPEC. LIST at the above approved premises, which has this day been found to be in violation of the EXCEEDING PERMITTED SCOPE OF WORK / CODE 33-203

be STOPPED IMMEDIATELY 7/30/2014, pursuant to the authority under Section 114.1 and other applicable provisions of the Building Code of the City of Houston.

The owners of the property are entitled to request a hearing with the hearing official pursuant to Section 115.1 of the Building Code by notification of the undersigned in writing. Upon request, such hearing is to be held within three days unless the owner requests an extension of time.

Violation of this order is unlawful, and without limitation of other available remedies, shall constitute a misdemeanor punishable upon conviction by a fine of not less than $500 or more than $2000, with each day of violation constituting a separate offense.

To request a hearing, owners should call RICHARD SMITH at 832-394-8331, or write to: Building Official, 1002 Washington Ave., P.O. Box 2688, Houston, Texas 77208-2688.

07 . 30 . 2014 10:35

for Building Official

City of Houston
Code Enforcement
713-837-7000

INSPECTOR SITE VISIT 7/30/2014

FRONT (EAST) ELEVATION

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EXISTING REPLACEMENT WINDOWS- EAST ELEVATION

REPLACEMENT WINDOWS

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EXISTING WINDOW CONDITION

SOUTH ELEVATION

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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

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EXISTING REPLACEMENT WINDOWS

ORIGNIAL 4-LITE ALUMINUM WINDOWS

ORIGINAL DECORATIVE FIXED WNIDOWS

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)

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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 hp 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: (East) 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: (South) 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).

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

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