

CERTIFICATE OF APPROPRIATENESS

Application Date: February 3, 2016

Applicant: Kimberly Hua, owner

Property: 7514 Glenheath St, lot 38, block 67, Glenbrook Valley Sec 7 EXTN Subdivision. The property includes a one-story single-family residence and a detached garage situated on a 12,177 square foot interior lot.

Significance: Noncontributing traditional ranch residence, constructed circa 1962, located in the Glenbrook Valley Historic District.

Proposal: New Construction – Carport

Construct a 600 square foot, free-standing carport in front of the existing garage. The owner applied for a building permit and was instructed to apply for a COA by staff before the permit was issued.

- The carport measures 30' deep by 20' wide by 12' tall;
- The carport eaves are under the existing residence's eave

See enclosed application materials and detailed project description on p. 4-14 for further details.

Public Comment: No public comment received at this time.

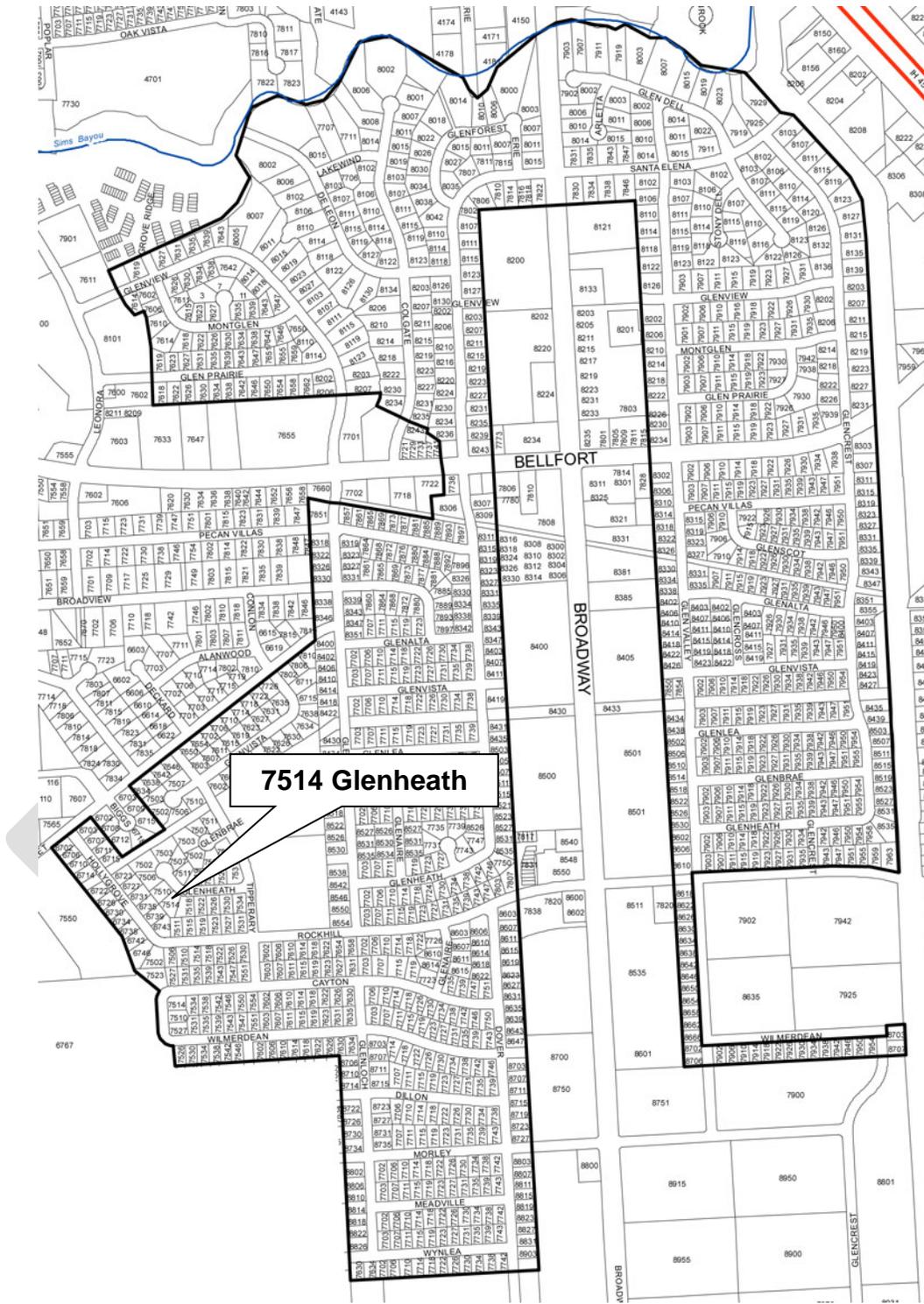
Civic Association: Glenbrook Valley Civic Association is not in support of the project. See Attachment A.

Recommendation: Denial - does not satisfy criteria

HAHC Action: -



PROPERTY LOCATION
GLENBROOK VALLEY HISTORIC DISTRICT



INVENTORY PHOTO



CURRENT PHOTOS



NEIGHBORING PROPERTIES



7510 Glenheath – Contributing – 1962 (neighbor)



7519 Glenheath – Contributing – 1962

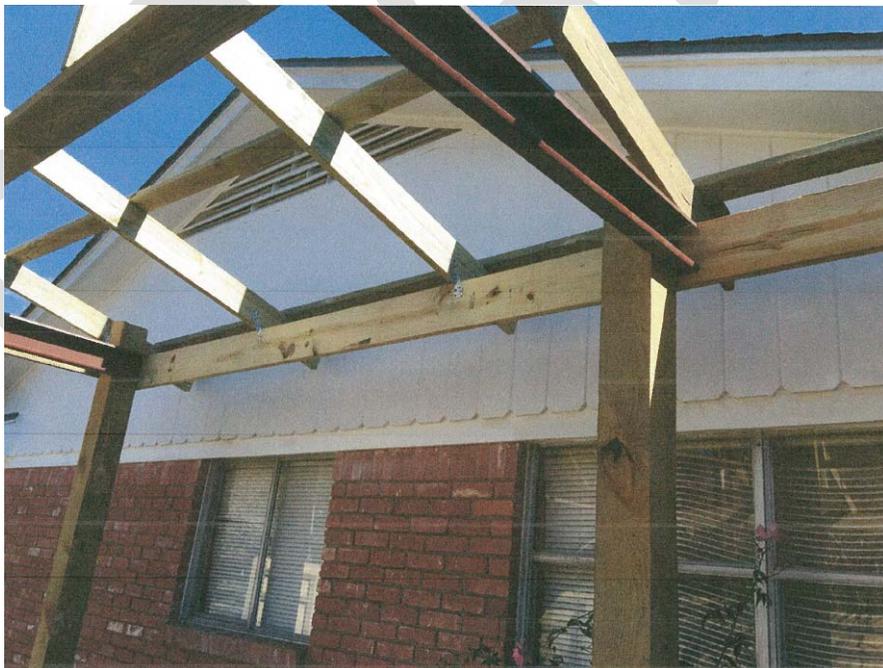


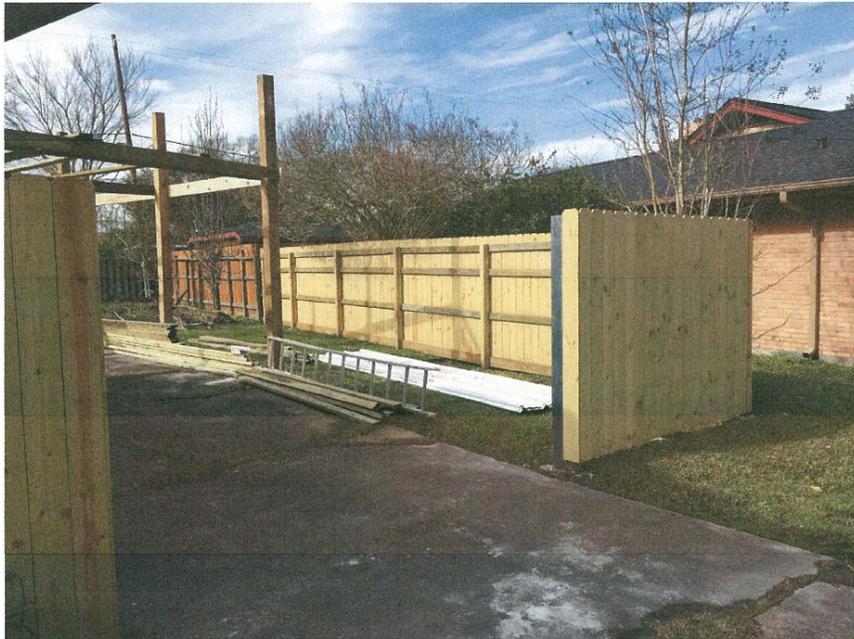
7523 Glenheath– Contributing – 1962



7534 Glenheath– Contributing – 1962

PHOTOS PROVIDED BY APPLICANT









WRITTEN DESCRIPTION PROVIDED BY APPLICANT

This is description of my plan to make a carport for my residential property. I would like to ask you a permission to build it, starting from the garage's door of the driveway. Thank you for helping me to fill the application and all required paper works.

I am writing to explain to you my description how I plan to make it. Following the City of Houston's requirement, I would like to add a carport on the setback of my house with the details as shown:

- 8 beams (6x6) will be planted 2' deep, 10' high.
- Base on the driveway space, the carport is 12' height, 30' long, 20' wide, total: 600 square feet.
- No wall, door or window.
- 8 columns are green wood. In one side has 4 each, splitting in 7 ½ ' from each to the other.
- Roof is 26' wide in white color.
- Roofing will be with construction of 21 pieces of sheep metal with total weight 650 pounds. Each size of the roof is 13' wide.
- Roof will be supported by ceiling joists (7' 1/4'' x 1' 1/1'').
- Material will be used only by construction wood frame.
- 4 beams cross the left to the right side are made by iron.
- 3 beams run from the beginning to the end of the carport roof are wood.
- Crews, nails are used in 2'' and 4''.
- The distance from the carport to the gate is 16'.
- The distance from the carport to the edge of the house's curve is 64'.
- The right side of the carport (from the garage) has not connected with the house's wall.
- The left side of the carport's column (from the garage) is measured from 19 ½ ' to 9 ' in distance to the fence.

I hope you understand my need and that you will give me permission for making it. Thank you for considering my request. I look forward to hearing from you.

PROJECT DETAILS

Shape/Mass: The carport measures 20' wide by 30' deep by 12' tall.

Setbacks: The carport is setback approximately 64' from the front property line and 9' at the closest point to the west side property line.

Exterior Materials: The carport is constructed with wood posts and framing with sheet metal roofing.

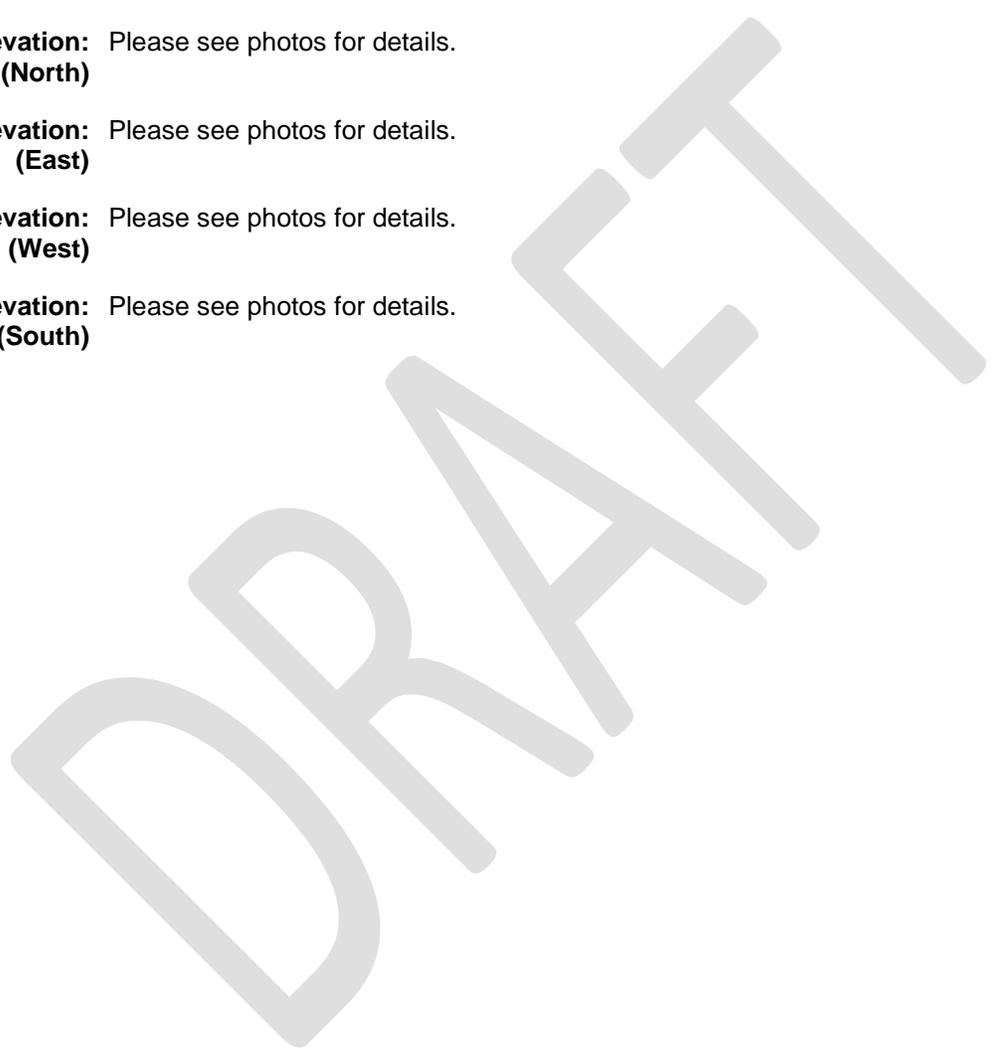
Roof: The roof is a front-gable with sheet metal roofing.

Front Elevation: Please see photos for details.
(North)

Side Elevation: Please see photos for details.
(East)

Side Elevation: Please see photos for details.
(West)

Rear Elevation: Please see photos for details.
(South)



ATTACHMENT A

GLENBROOK VALLEY CIVIC ASSOCIATION COMMENT



GLENBROOK VALLEY CIVIC CLUB

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

February 17, 2016

By eMail

planningdepartment@houston.tx.gov
historicpreservation@houston.tx.gov

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 February 2016

Greetings:

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

8119 Glenloch: The proposed replacement windows were approved by the Glenbrook Valley Architectural Review Board prior to submission of the application for a Certificate of Appropriateness. Attached is the email approval.

7514 Glenheath: The application for the Certificate of Appropriateness for an attached car port is incomplete and not approveable. However, the incomplete application suggests that the carport is at least 10 feet high which is not compatible with the typical proportions and scale of existing contributing structures. Additionally, the carport may extend over the 5 foot side setback which would be a deed restriction violation.

Respectfully,

Mike Morse
For the Glenbrook Valley Civic Club Architectural Review Board

Attachment