

CERTIFICATE OF APPROPRIATENESS

Application Date: March 27, 2017

Applicant: Bertha Smith, owner

Property: 8438 Glen Valley Dr, Lot 4, Block 20, Glenbrook Valley Subdivision. The property includes a historic 1,800 square foot, one-story single-family residence situated on a 7,700 square foot (70' x 110') interior lot.

Significance: Noncontributing Traditional Ranch residence, constructed circa 1956, located in the Glenbrook Valley Historic District.

Proposal: Alteration – Windows/Doors

The applicant was Red Tagged on March 21, 2017 for removing and replacing windows without a COA or building permit. The applicant now proposes to:

- Remove 9 aluminum windows and replace with vinyl windows to fit within the existing openings.
- The proposed windows have interior divides and feature 9/6, 6/6, and 1/1 lite patterns.
- The applicant also proposes to retain the existing front door, which was installed without a COA at an unknown date.

See project details on p. 4-10 and application materials in Attachment A.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Partial Approval: Approval for door, and Windows 5, 6, 7, and 9; denial for Windows 1, 2, 3, 4, and 8.

HAHC Action: -

APPROVAL CRITERIA

ALTERATIONS TO NONCONTRIBUTING STRUCTURES

Sec. 33-241.1(b): Director shall issue a certificate of appropriateness for the alteration, rehabilitation, or restoration of a non-contributing structure or an addition to a 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) For an alteration, rehabilitation, or restoration that does not require the removal or replacement of the structural elements, not including the foundation, within 67 percent of the structure:

(a) 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; and *Windows with interior grids are not typical of residences constructed ca. 1956 and create a later appearance for the building.*

(b) The proposed activity must match the architectural features, materials, and character of either the existing noncontributing structure or the contributing structures within the context area. *The proposed windows feature interior grids, which do not match the features of the removed windows or historic windows found on contributing structures.*

- (2) For an alteration, rehabilitation, or restoration that requires the removal or replacement of the structural elements, not including the foundation, within 67 percent or more of the structure, the director shall refer the application to the HAHC, which shall approve a certificate of appropriateness if the result of the project conforms to the requirements for new construction in a historic district in section 33-242 of this Code.

- (3) For an addition to a noncontributing structure:

(a) The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance from the property line of similar elements of existing contributing structures in the context area; and

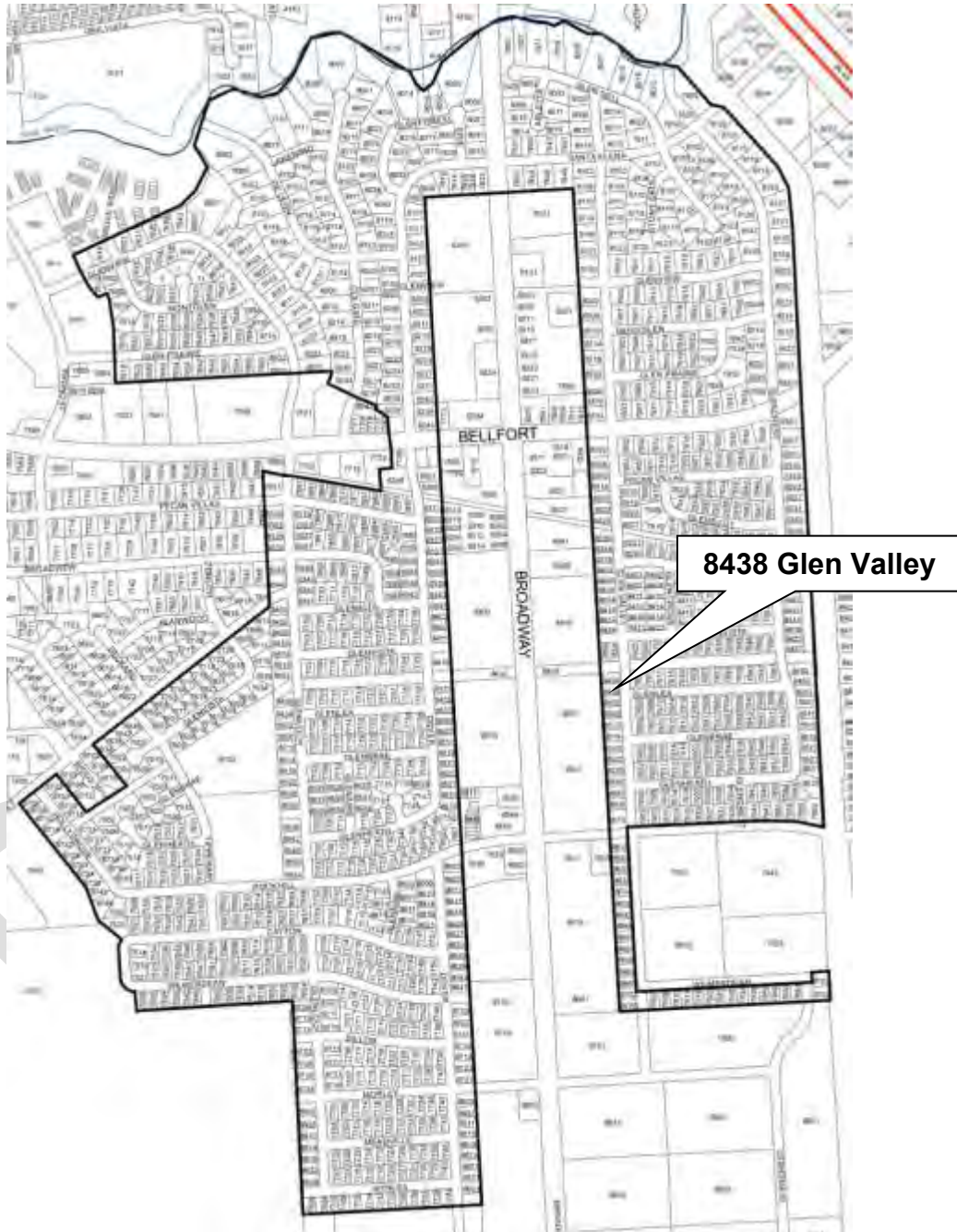
(b) The noncontributing structure with the constructed addition is compatible with the typical proportions and scale of existing contributing structures in the context area.

If the applicant were to install windows with exterior grids, or windows that feature a simplified 1/1 lite pattern, staff finds the proposal would satisfy criterion 1.



PROPERTY LOCATION

GLENBROOK VALLEY HISTORIC DISTRICT



INVENTORY PHOTO



CURRENT PHOTO

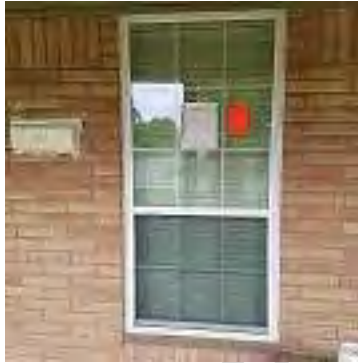


APPLICANT PHOTOS – EXISTING / PROPOSED WINDOWS

Window #1



Window #2



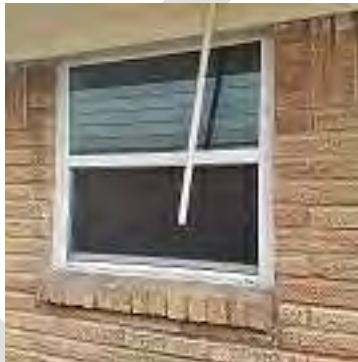
Window #3



Window #4



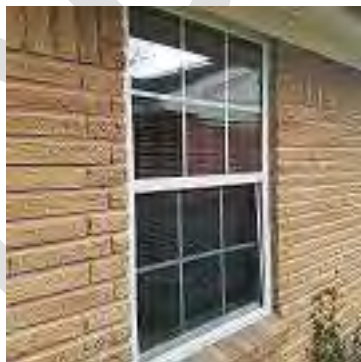
Window #5



Windows #6 & #7



Window #8



Window #9



Staff is recommending approval for Windows 5, 6, 7, and 9; denial for Windows 1, 2, 3, 4, and 8.

EXISTING / PROPOSED DOOR



Staff is recommending approval of the proposed door.

SAMPLE COMPARISON – REMOVED WINDOWS / PROPOSED WINDOWS

WINDOW #2

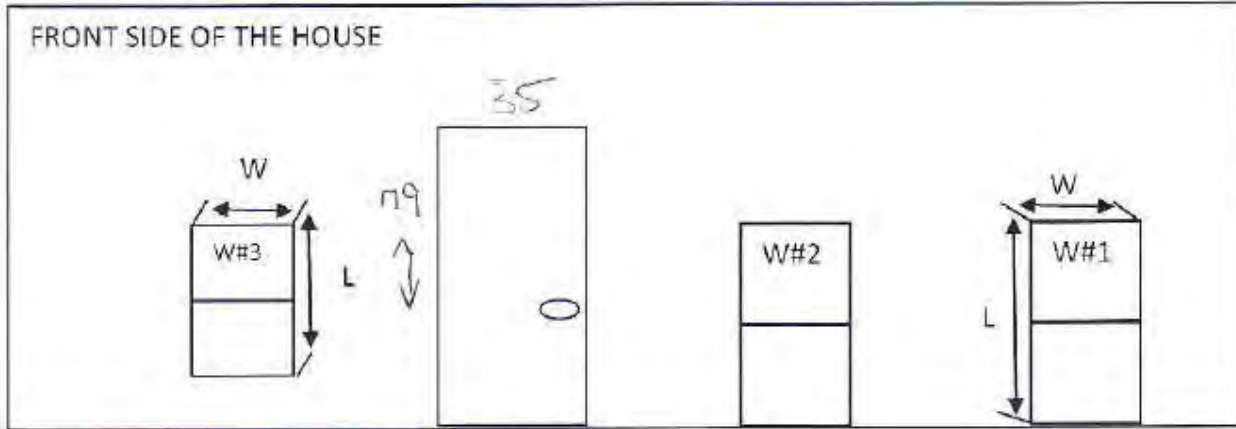


WINDOW #3

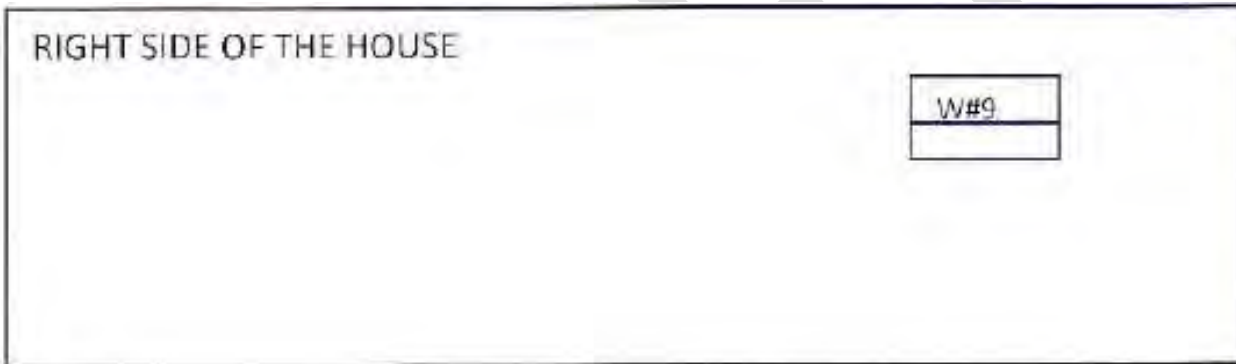


ELEVATIONS

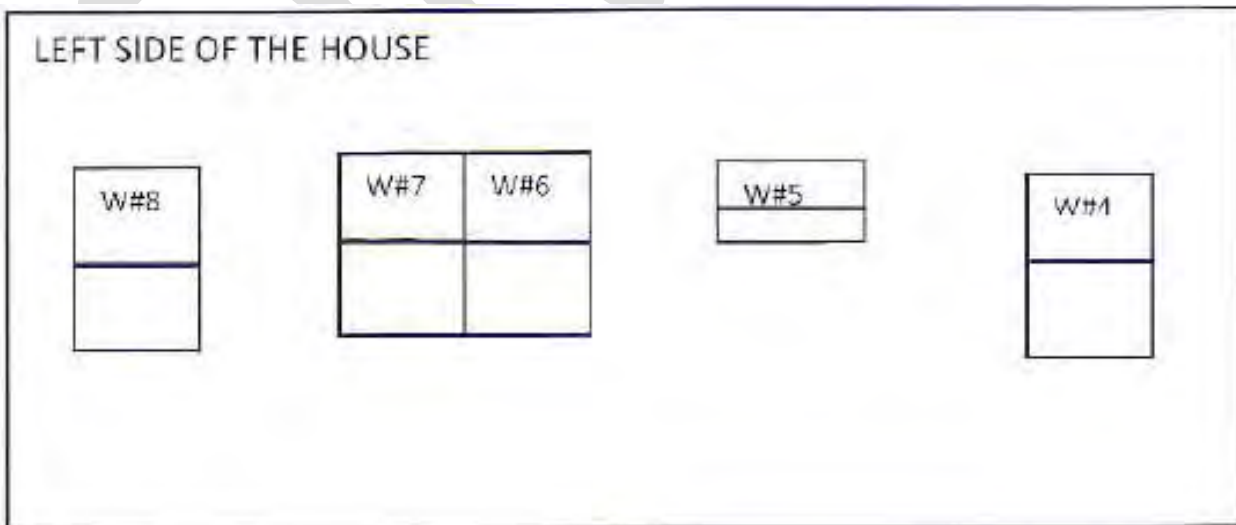
EAST ELEVATION – FRONT FACING GLEN VALLEY



NORTH SIDE ELEVATION



SOUTH SIDE ELEVATION



WINDOW / DOOR SCHEDULE

WINDOW	LENGTH	WIDTH
W#1	74	36
W#2	74	36
W#3	36	56
W#4	56	36
W#5	36	36
W#6	56	36
W#7	56	36
W#8	56	36
W#9	24	35
Door	72	35

DRAFT

PROJECT DETAILS

Windows/Doors: The applicant proposes to remove 9 aluminum windows which have already been replaced with vinyl windows to fit within the existing openings. The proposed windows have interior divides and feature 9/6, 6/6, and 1/1 lite patterns. The applicant also proposes to retain the existing front door, which was installed without a COA at an unknown date.

DRAFT

ATTACHMENT A

611 Walker =
6 floor.

CERTIFICATE OF APPROPRIATENESS APPLICATION FORM



PLANNING &
DEVELOPMENT
DEPARTMENT

PROPERTY

Address 8438 Glen Valley

Historic District / Landmark _____ HCAD # _____

Subdivision Glenbrook Valley Lot four Block Twenty

DESIGNATION TYPE

- Landmark
- Protected Landmark
- Archaeological Site
- Contributing
- Noncontributing
- Vacant

PROPOSED ACTION

- Alteration or Addition
- Restoration
- New Construction
- Relocation
- Demolition
- Excavation

DOCUMENTS

Application checklist for each proposed action and all applicable documentation listed within are attached

OWNER

Name Bertha Manzano

Company _____

Mailing Address 8438 Glen Valley
Houston Tx 77061

Phone 713-253-3404

Email _____

Signature Bertha Manzano

Date 3-24-2017

APPLICANT (if other than owner)

Name _____

Company _____

Mailing Address _____

Phone _____

Signature _____

Date _____

ACKNOWLEDGEMENT OF RESPONSIBILITY

Requirements: A complete application includes all applicable information requested on checklists to provide a complete and accurate description of existing and proposed conditions. Preliminary review meeting or site visit with staff may be necessary to process the application. Owner contact information and signature is required. Late or incomplete applications will not be considered.

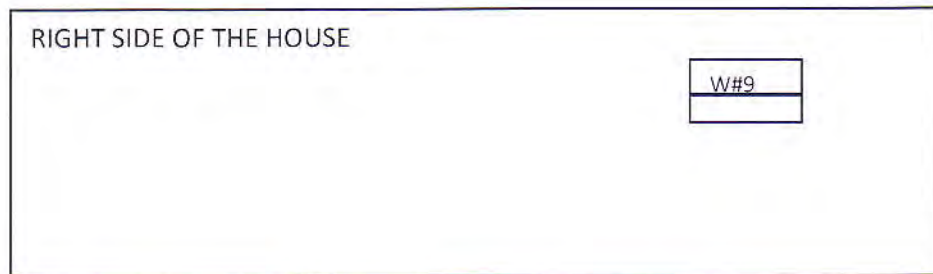
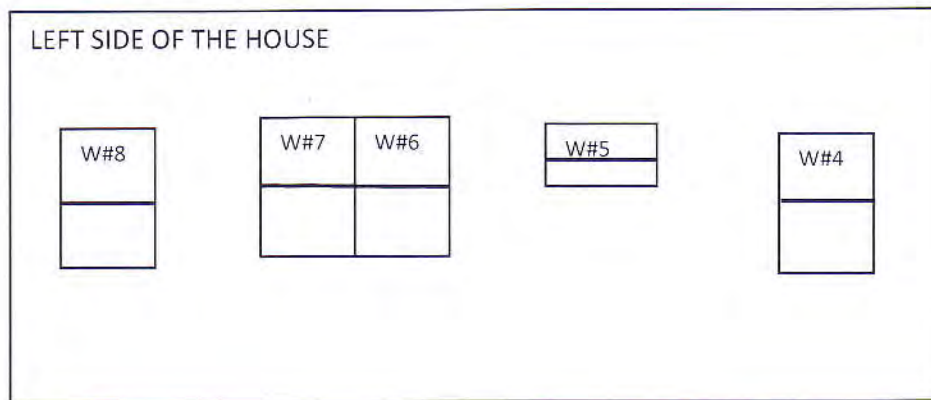
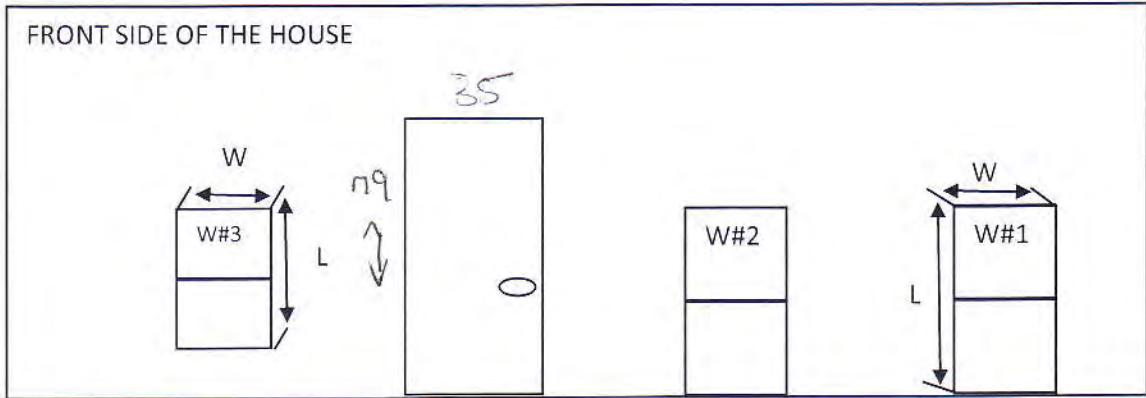
Deed Restrictions: You have verified that the work does not violate applicable deed restrictions.

Public Records: If attached materials are protected by copyright law, you grant the City of Houston, its officers, agencies, departments, and employees, non-exclusive rights to reproduce, distribute and publish copyrighted materials before the Houston Archaeological and Historical Commission, the Planning Commission, City Council, and other City of Houston commissions, agencies, and departments, on a City of Houston website, or other public forum for the purposes of application for a Certificate of Appropriateness or building permit, and other educational and not for profit purposes. You hereby represent that you possess the requisite permission or rights being conveyed here to the City.

Compliance: If granted, you agree to comply with all conditions of the COA. Revisions to approved work require staff review and may require a new application and HAHC approval. Failure to comply with the COA may result in project delays, fines or other penalties.

Planner: _____ Application received: ___/___/___ Application complete: ___/___/___

9 WINDOWS



LENGTH X WIDTH = L X W

WINDOW	LENGTH	WIDTH
W#1	74	36
W#2	74	36
W#3	36	56
W#4	56	36
W#5	36	36
W#6	56	36
W#7	56	36
W#8	56	36
W#9	24	35

Door 79 35

56 x 72

8438 GLEN VALLEY HOUSTON TX 77061

n Valley HHA 12/20/2017

3

n Valley AHCA 12/20/14

4

n Valley H10 4/20/2019



5

n Valley HAWAII 4100014



6

n Valley HHA Oct 2017



7

n Valley, AHG, 12/20/2014

8

n Valley NHTG 10/20/2014

9

n Valley HHA 10/20/12

10

n Valley NADG 10/20/19

11