

AGENDA ITEM: Ik

HPO File No. 100911

SITE NAME:

SITE LOCATION: 7902 Belfort Street – Glenbrook Valley Historic District (PENDING)

Owner: Daniel Daniel

Applicant: Same

Time Frame	Date Accepted	90-day Waiver
	September-07-2010	December-05-2010

SITE INFORMATION:

Lot 23, Block 13, Glenbrook Valley Sec. 3, City of Houston, Harris County, Texas. The site includes a non-contributing one-story, brick and wood frame residence.

TYPE OF APPROVAL REQUESTED:

The applicant seeks a certificate of appropriateness for the following work:

- Construct a new attached carport / Pavillion on the west side of the building which will be set back 22'-5" from the side property line which faces Glen Valley Drive; The carport will be 23'-0" in width facing Glen Valley Drive, 21'-0" in depth, and will be 13'-5" in height to the roof ridge; The carport structure will be covered by a gable roof covered in composition shingles with pitch to match existing; The roof will be supported by a series of round columns to match existing columns installed at covered breezeway where new carport will be constructed;
- West Elevation (facing side property line and Glen Valley Drive): Covered carport/pavilion will feature a gable front roof with vertical cement fiber board siding; The gable end will feature one octagonal window 35" x 35" in diameter.

HISTORY AND SIGNIFICANCE:

The property is contained within the boundaries of the proposed Glenbrook Valley Historic District which was accepted by Planning Department staff on June 8, 2010. At the time of the of the Glenbrook Valley Historic District architectural inventory, the subject house constructed in 1963 was listed as an American Ranch Style House with Traditional influence. The subject building was classified as "non-contributing".

APPROVAL CRITERIA FOR ALTERATION:

Sec. 33-241. Same-Alteration, rehabilitation, restoration and construction.

(a) The HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or construction of an exterior feature of (I) any landmark, (II) any building, structure or object in 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 D NA S - satisfies D - does not satisfy NA - not applicable

- (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;

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- (6) New materials to be used for any exterior feature must be compatible with the materials being replaced in composition, design, texture and other visual qualities;
  - (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 alterations or construction 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); and
  - (11) The proposed activity will comply with any applicable deed restrictions.

**STAFF RECOMMENDATION:** Approval of the certificate of appropriateness.

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**Site Location Map  
Not to scale**



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**Photograph from Historic District Inventory**



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**Photograph of West Side of Building  
Facing Glen Valley Drive**



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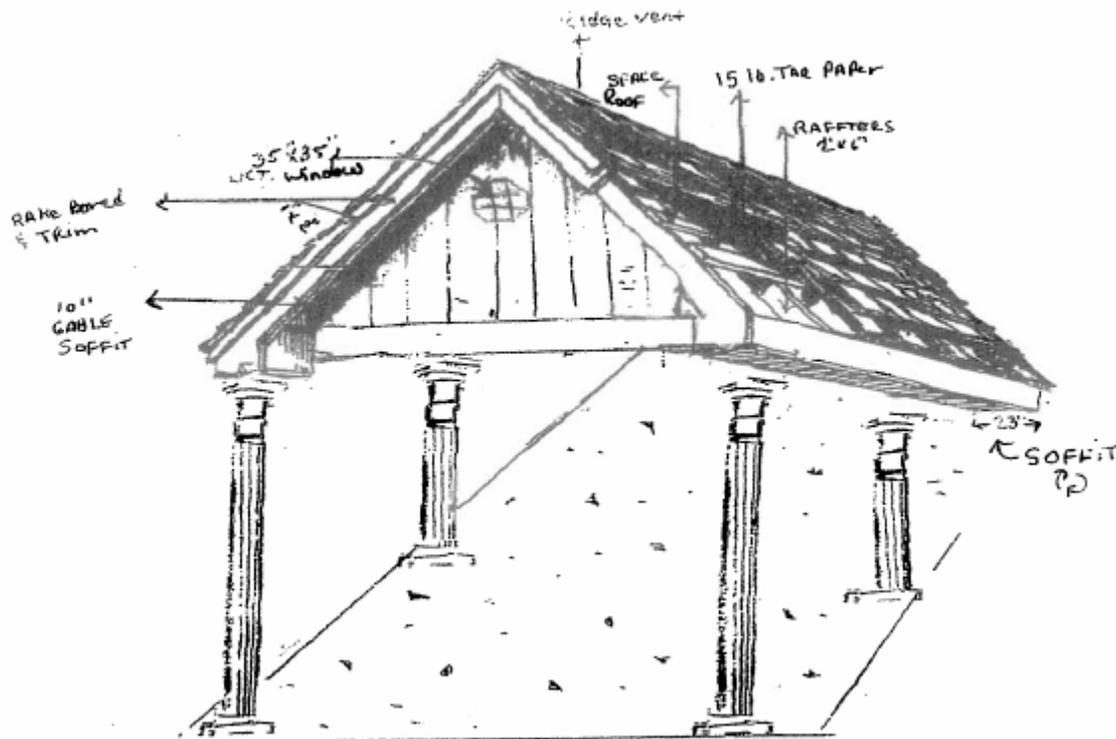
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**West Elevation  
Facing Glen Valley Street  
Showing Proposed Carport  
Not to Scale**



**CERTIFICATE OF APPROPRIATENESS**