

AGENDA ITEM: IL

HPO File No. 101012

SITE NAME:

SITE LOCATION: 8315 Glen Valley Drive – Glenbrook Valley Historic District (PENDING)

Owner: Alejandro Luna

Applicant: Same

Time Frame	Date Accepted	90-day Waiver
	October-06-2010	January-04-2010

SITE INFORMATION:

Lot 4, Block 15, Glenbrook Valley Sec. 4, 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 breezeway on the rear, north side of the building which will connect the existing house and detached garage; Breezeway will feature a gable roof with composition shingles to match existing

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 1957 was listed as a Neo-Eclectic house and 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
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- (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 must be compatible with the materials being replaced in composition, design, texture and other visual qualities;

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- (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.

The Architectural Review Board of Glenbrook Valley Civic Club has approved this project.

STAFF RECOMMENDATION: Approval of the certificate of appropriateness.

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**Site Location Map
Not to scale**



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Photograph from Proposed Historic District Inventory



Facing Glen Valley Drive



Facing Pecan Villas Drive

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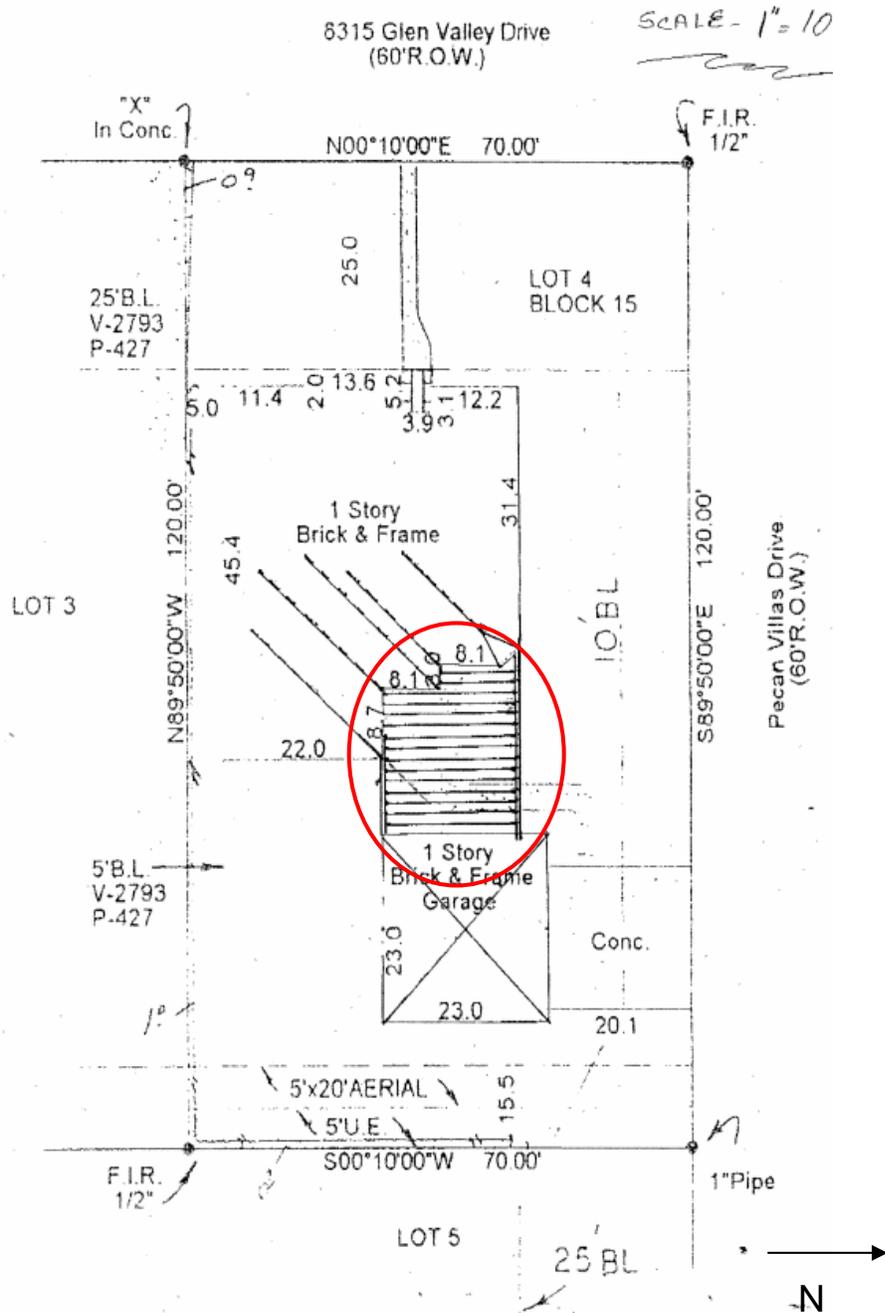
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**Site Plan
Showing Location of Proposed Breezeway
Not to Scale**



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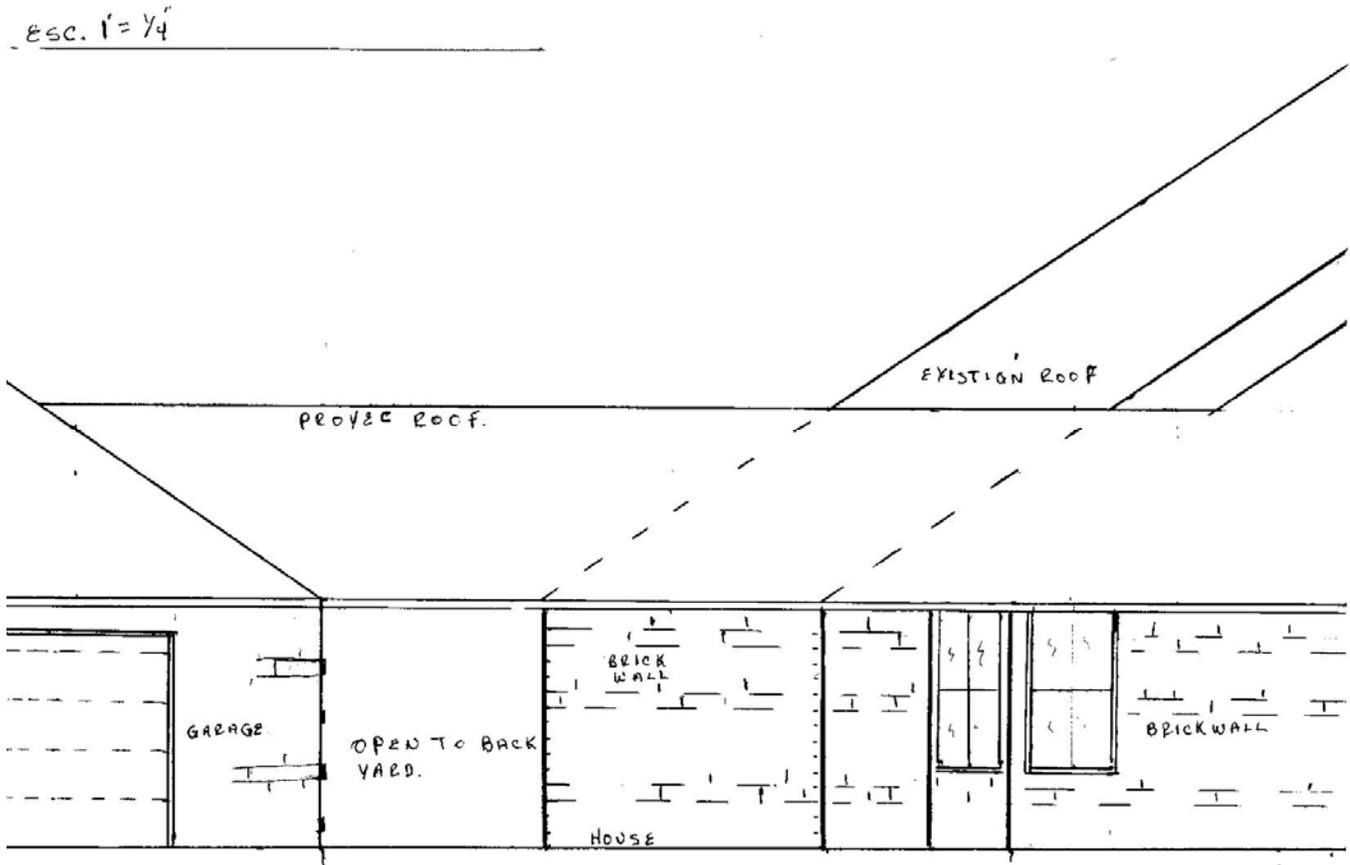
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**North (side) Elevation
Facing Pecan Villas Drive
Showing Proposed Breezeway
Not to Scale**



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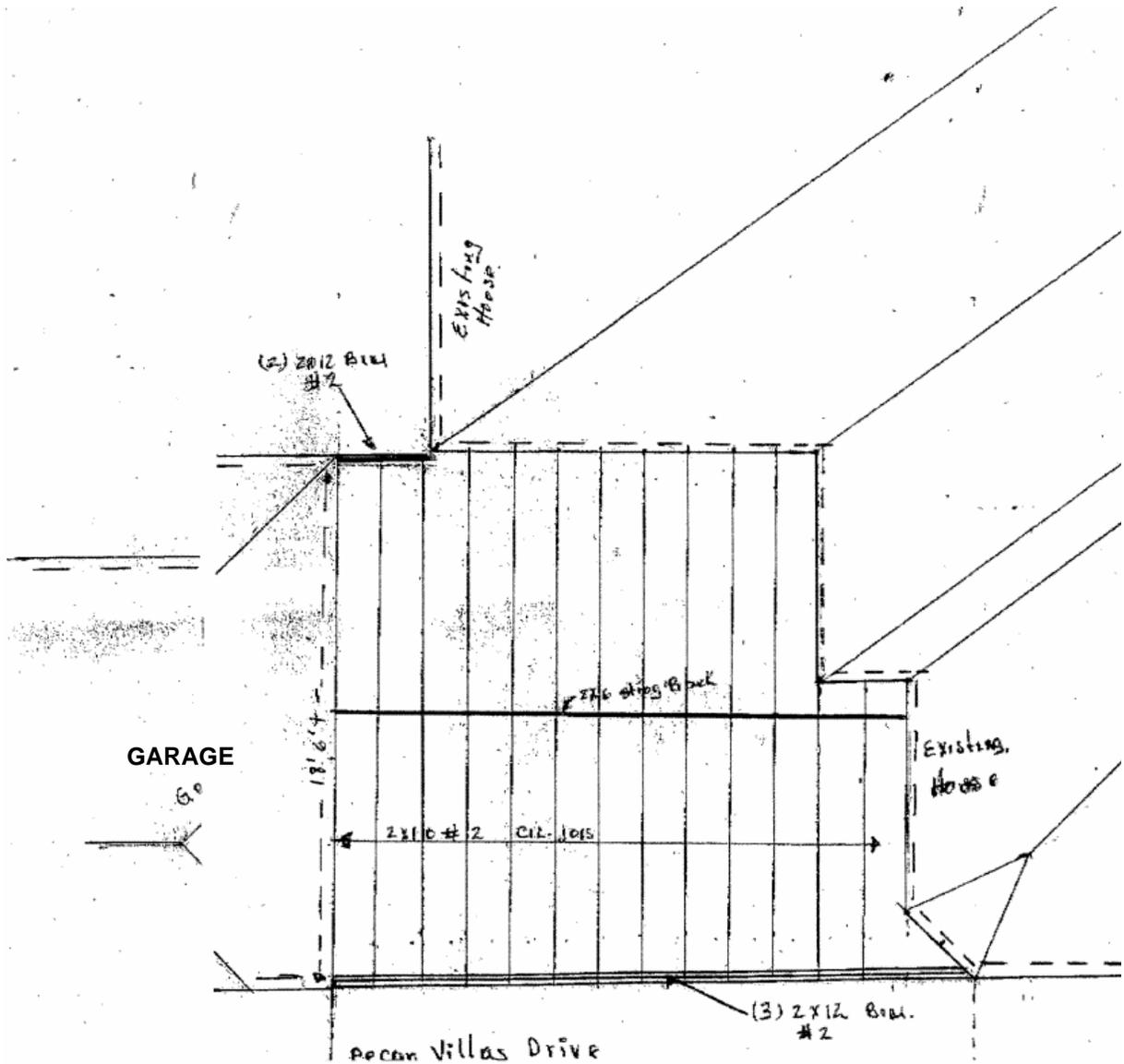
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**Roof Plan
Not to Scale**



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