

CERTIFICATE OF APPROPRIATENESS

Application Date: July 26, 2019

Applicant: Michele Tellez, owner

Property: 8011 Glen Valley Drive, lot 4, block 6, Glenbrook Valley Section 2 Subdivision. The property includes a historic 2,395 square foot brick single family residence situated on a 14,699 square foot (150, by 95') interior lot.

Significance: Contributing Traditional Ranch style residence, constructed circa 1954, located in the Glenbrook Valley Historic District.

Proposal: New Construction – New detached garage behind the house

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: **Approval with conditions: lower the pitch of the main roof of the garage to match the 12/6 pitch of the dormers and add depth to all the eaves of approximately 1'.**

HAHC Action: -

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:

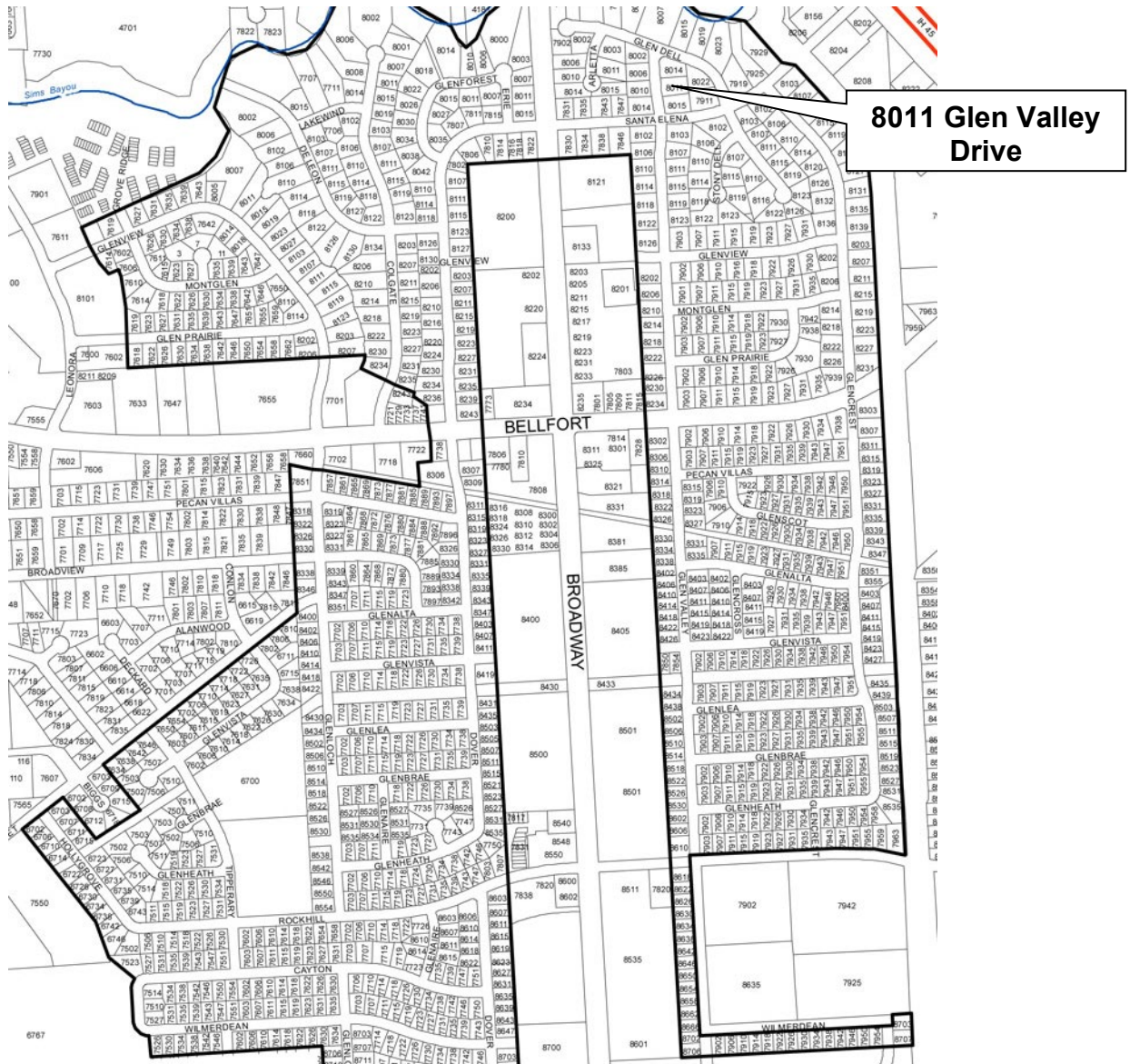
S D NA **S - satisfies** **D - does not satisfy** **NA - not applicable**

- (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;
- (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; *Very little in the way of material is likely to be visible from the ROW with the exception of a corner or part of the roof.*
- (7) The proposed replacement of 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 proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; and *As recommended we believe the new garage will be compatible.*
- (11) 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 to the property line of similar elements of existing contributing structures in the context area.



PROPERTY LOCATION

GLENBROOK VALLEY HISTORIC DISTRICT



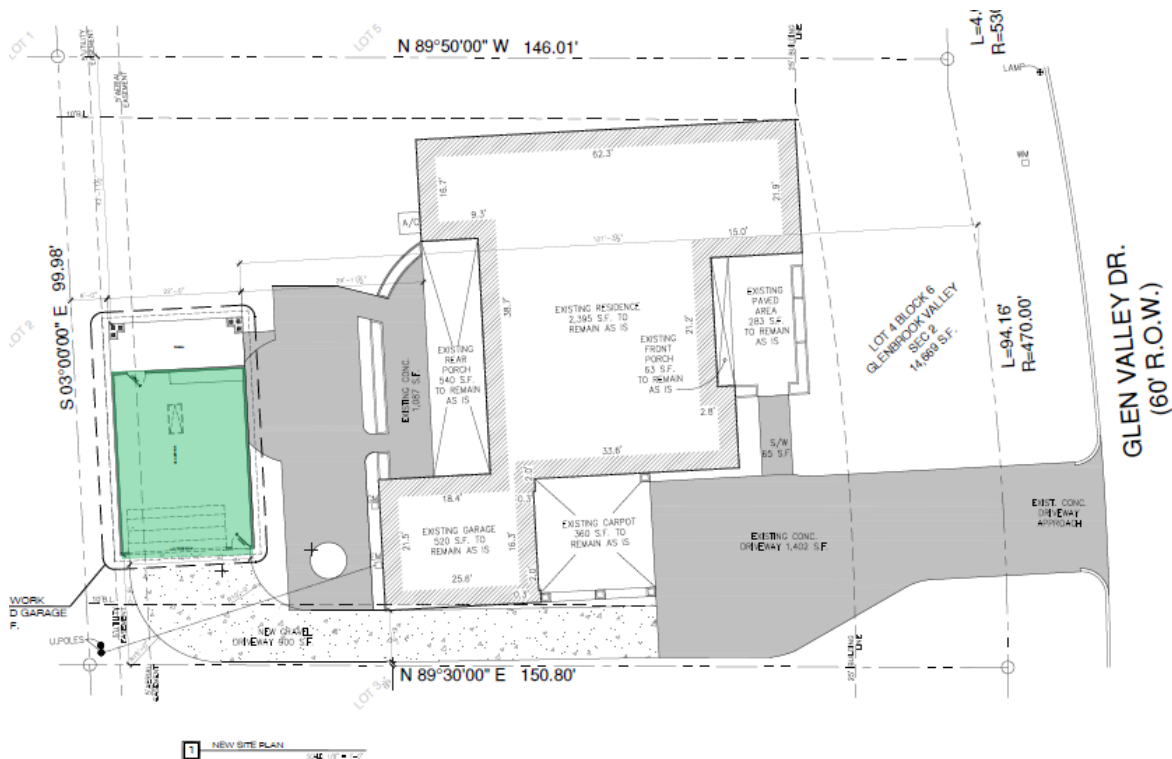
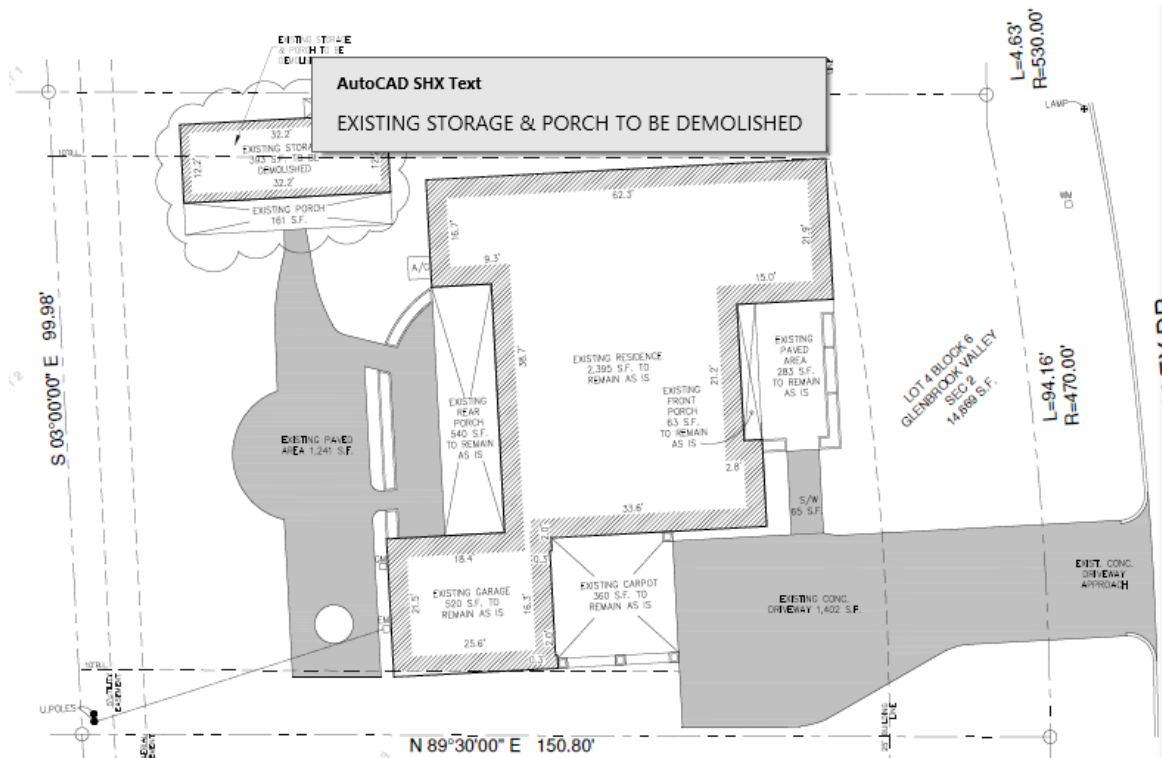
8011 Glen Valley Drive

INVENTORY PHOTO

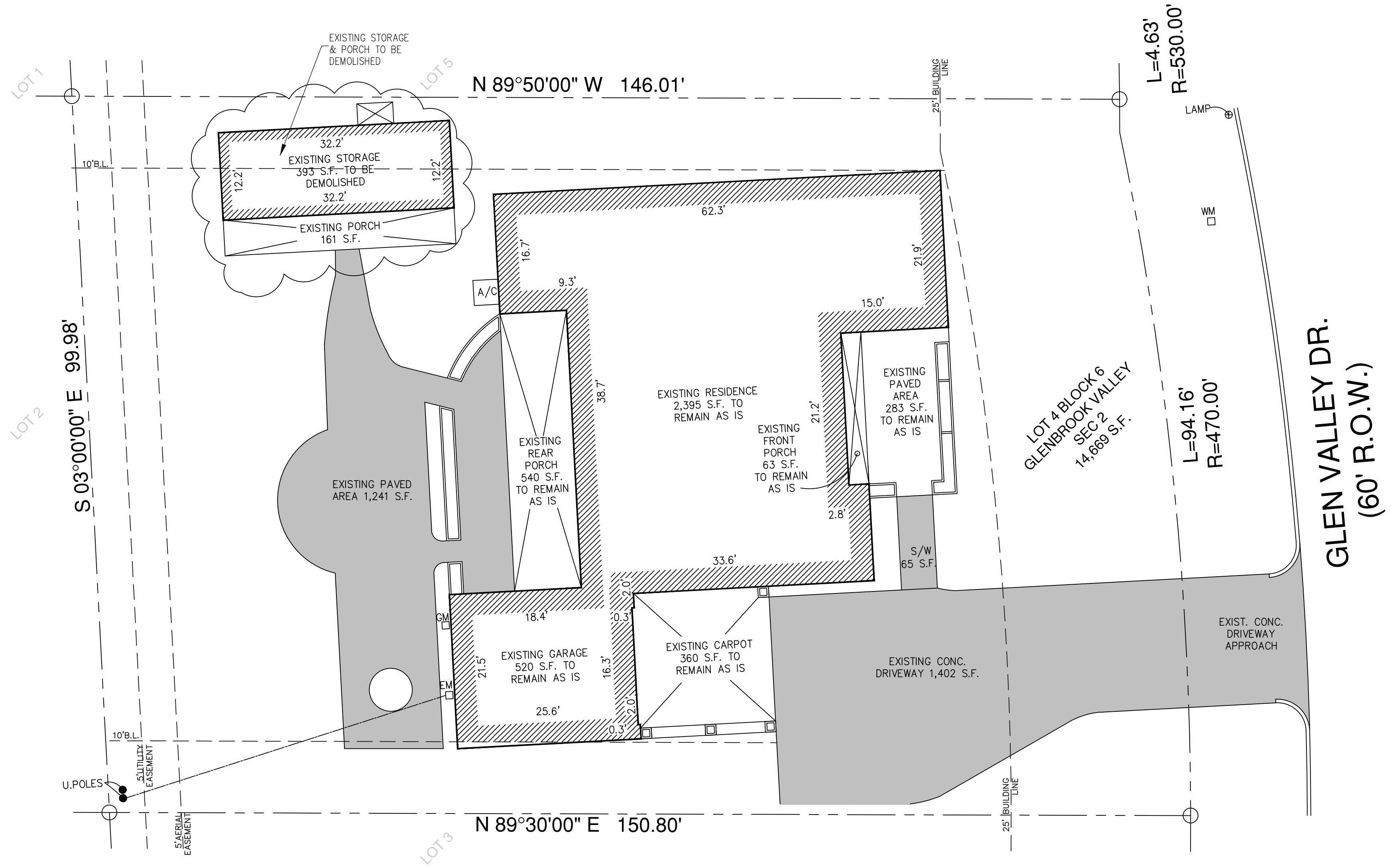




SITE PLAN
EXISTING

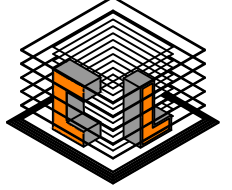


Please see drawing set attached for details



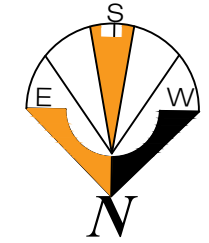
1 EXISTING SITE PLAN
SCALE: 1/8" = 1'-0"

CELARQ L.L.C.



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Phone: 832.902.4342
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PROJECT ORIENTATION:



REVISIONS

NO.	DESCRIPTION	DATE

PROJECT NAME:
NEW DETACHED GARAGE

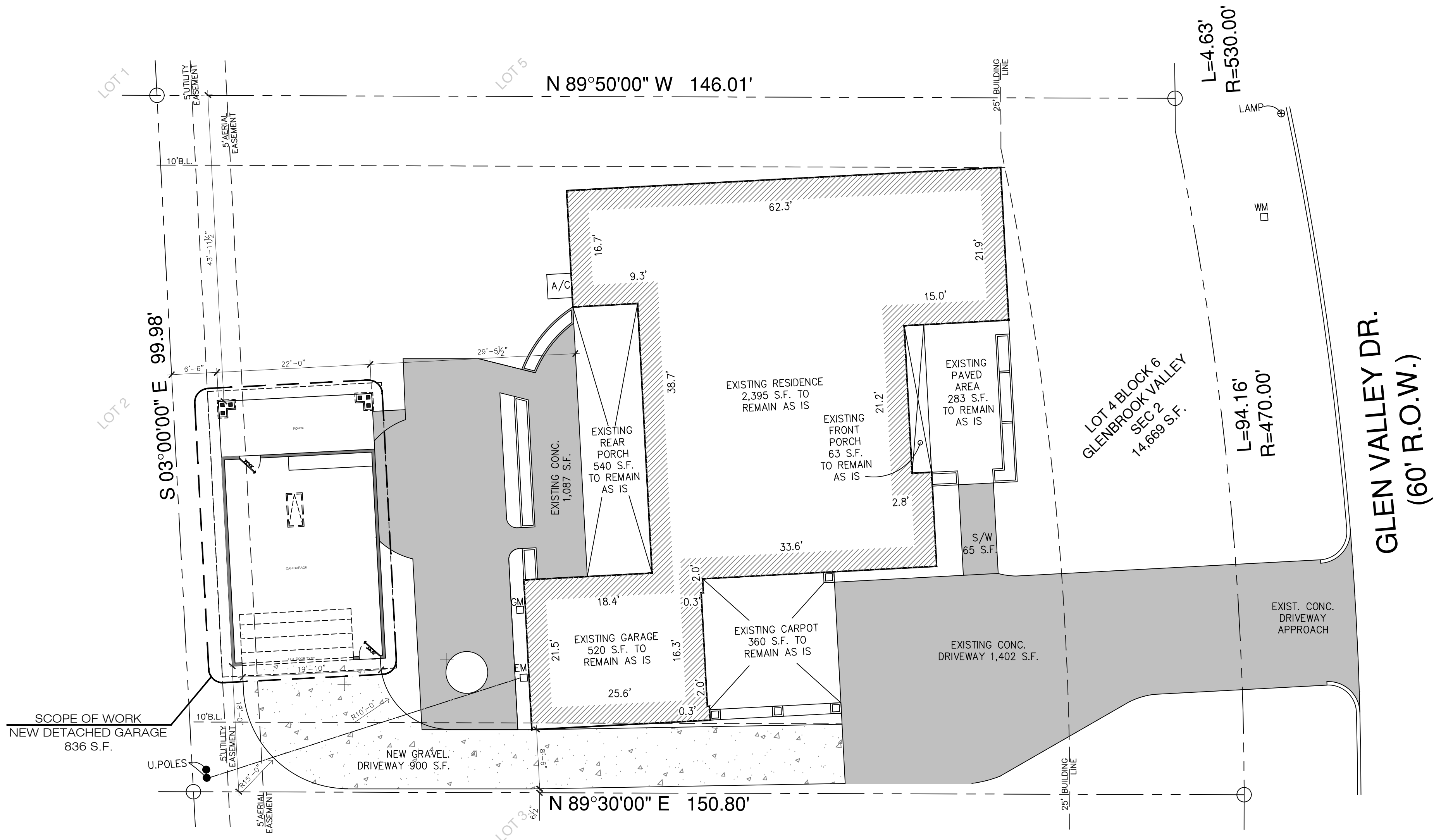
OWNER:
Mr. Cuauhtemoc Tellez

ADDRESS:
8011 Glen Valley Dr. Houston, TX 77061

SCALE: SEE DETAIL PAGE (S): 02 OF 09

SHEET DESCRIPTION & NUMBER
EXISTING SITE PLAN

A-1



1 NEW SITE PLAN
SCALE: 1/8" = 1'-0"

LAND AREA	
EXISTING LAND AREA	14,669 sq.ft

IMPERVIOUS COVERED AREAS	
EXISTING RESIDENCE LIVING AREA	2,395 sq.ft
EXISTING REAR PORCH AREA	540 sq.ft
EXISTING FRONT PORCH AREA	63 sq.ft
EXISTING (ATTACHED) GARAGE	520 sq.ft
EXISTING CARPOT AREA	360 sq.ft
EXISTING CONCRETE SIDEWALK	1,152 sq.ft
EXISTING PAVED AREA	283 sq.ft
EXISTING CONCRETE DRIVEWAY	1,402 sq.ft
NEW DETACHED CAR GARAGE	836 sq.ft
NEW GRAVEL DRIVEWAY	900 sq.ft
TOTAL IMPERVIOUS AREA	8,451 sq.ft
(Total Impervious Area) % (Total Land) X 100 = -65% to pass	
(8,451 s.f.) % (14,669 s.f.) x 100 = 57.61% PASSED	

LEGAL DESCRIPTION	
BEING LOT 4 BLOCK 6 OF GLENBROOK VALLEY, SECTION 2, AN ADDITION TO HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 44 PAGE 26 OF THE MAP RECORDS, HARRIS COUNTY, TEXAS.	

LEGEND	
	NEW CONCRETE
	EXISTING CONCRETE

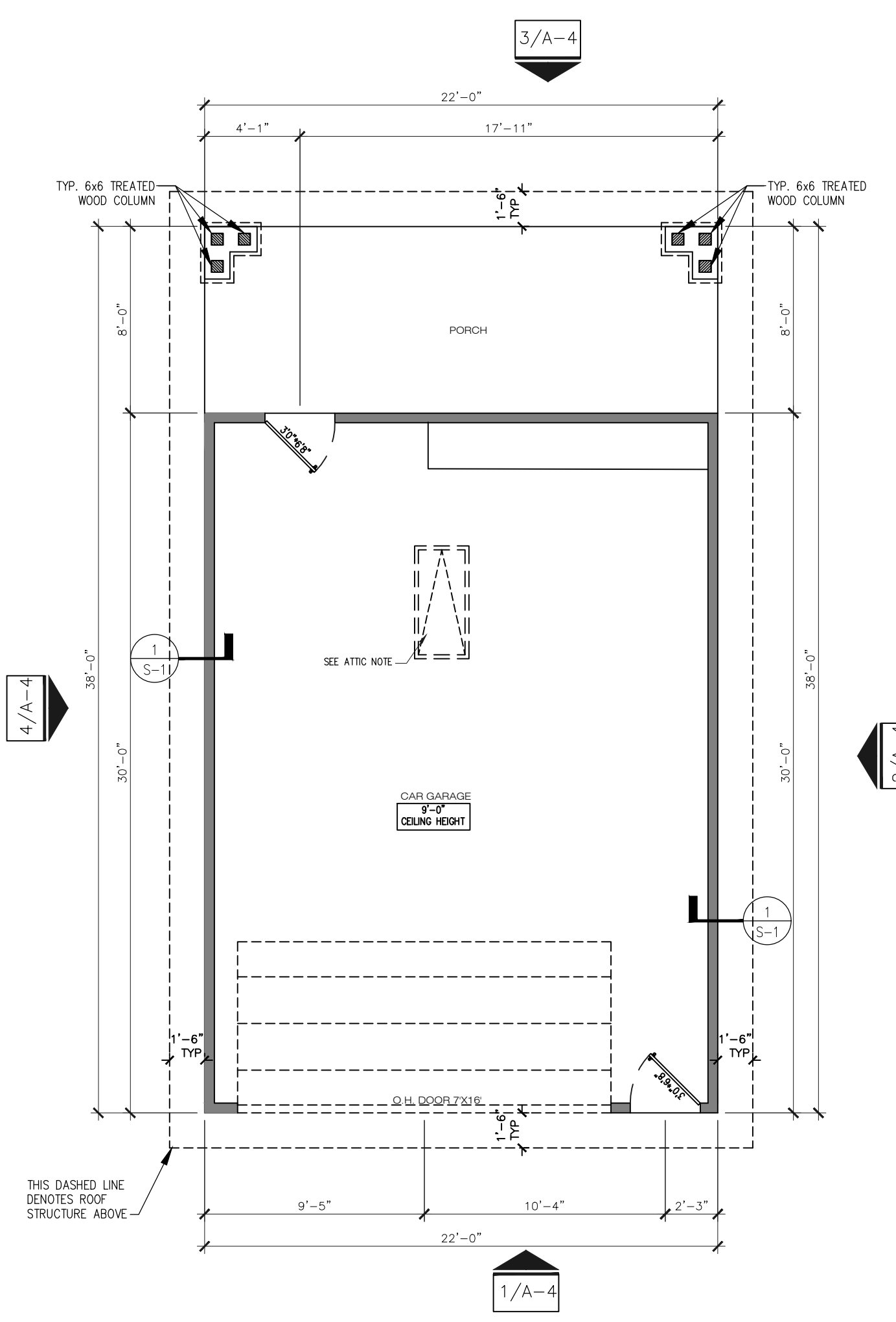
NOTE FOR CONTRACTOR

IT WILL BE BUILDER OR CONTRACTOR'S RESPONSIBILITY TO VERIFY LAND CONDITIONS BEFORE PROVIDE ANY BIDS. BUILDER/CONTRACTOR NEEDS TO MAKE SURE BEFORE CONSTRUCTION ABOUT UTILITY EASEMENTS, AERIAL EASEMENTS & BUILDING LINES TO AVOID ANY ENCROACHMENTS.

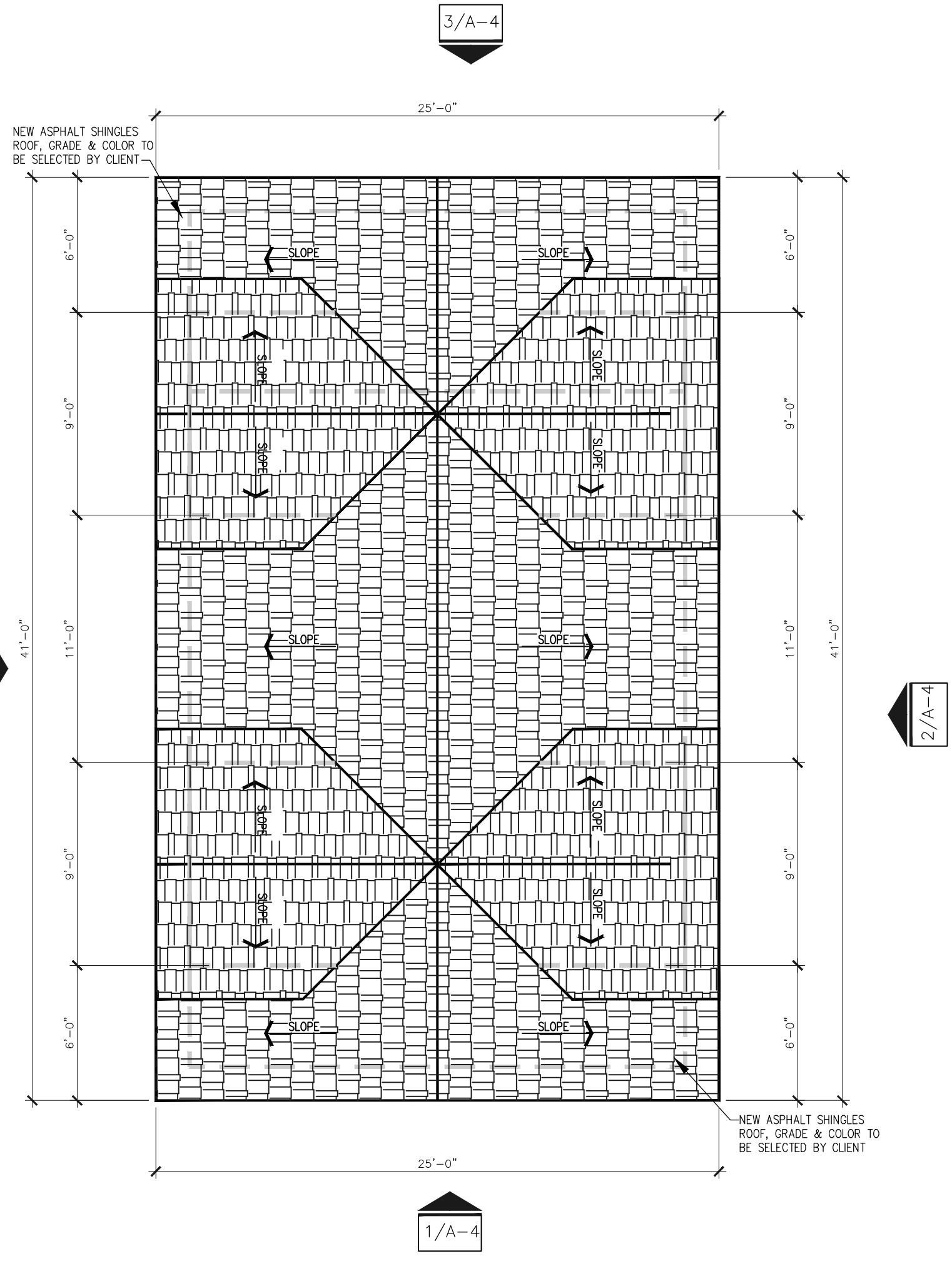
BUILDER/CONTRACTOR NEEDS TO VERIFY ALL CONSTRUCTION DOCUMENTS TO BE ACCURATE, IF FOUND ANY DISCREPANCY OR ERROR, PLEASE CALL THE PROJECT ENGINEER OR DESIGNER ATTENTION TO SOLVE THE ISSUE.

CODE INFORMATION:		
IRC 2015	IECC 2015	NEC 2020
UPC 2015	UMC 2015	IFC 2015

 E-mail: celarq1920@outlook.com Phone: 832.902.4342 Copyright © 2022 CELARQ, LLC	PROJECT ORIENTATION: 	REVISIONS <table border="1"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>									PROJECT NAME: NEW DETACHED GARAGE OWNER: Mr. Cuauhtemoc Tellez ADDRESS: 8011 Glen Valley Dr. Houston, TX 77061 SCALE: SEE DETAIL PAGE (S): 03 OF 09 SHEET DESCRIPTION & NUMBER NEW SITE PLAN <h1>A-1.1</h1>
PROJECT ORIENTATION:											



1 NEW FLOOR PLAN
SCALE: 3/16" = 1'-0"



2 NEW ROOF PLAN
SCALE: 3/16" = 1'-0"

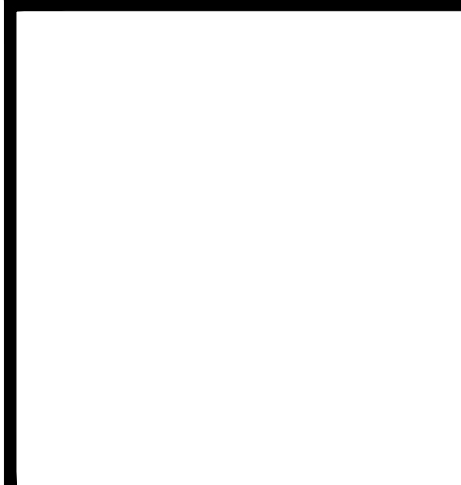
IMPORTANT NOTE
UNDERGROUND UTILITIES OR OBSTRUCTIONS ENCOUNTERED SHALL BE REMOVED, RELOCATED OR LEFT IN PLACE AS DIRECTED BY CITY OF HOUSTON, TX. ENGINEERS, SURVEYOR AND ENGINEER PRIOR TO CONSTRUCTION.
ALL CONSTRUCTION SHALL CONFORM TO CURRENT CITY OF HOUSTON, TX. BUILDING CODE. (THE LATEST- EDITION OF INTERNATIONAL BUILDING CODE, ADOPTED BY CITY OF HOUSTON, TX. ORDINANCE & AMENDMENTS).

NOTE FOR CONTRACTOR
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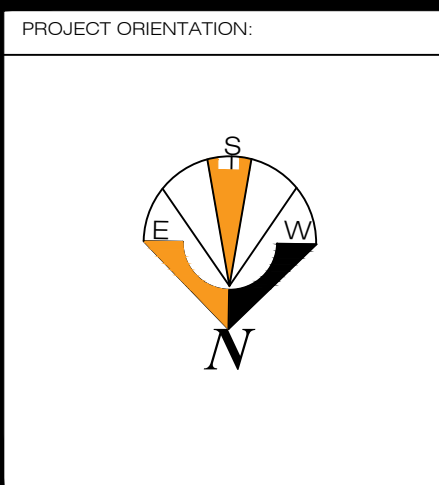
ATTIC NOTE
ATTIC ACCESS DOOR WITH A CLEAR OPENING OF 24" WIDTH BY 54" LENGTH WITH A PULL DOWN STAIRWAY W/ LOAD CAPACITY GRATER THAN 350 LB.

NEW GARAGE AREA CALCULATIONS

NEW GARAGE AREA	660 sq.ft
NEW PORCH AREA	176 sq.ft
TOTAL RESIDENCE AREA	836 sq.ft



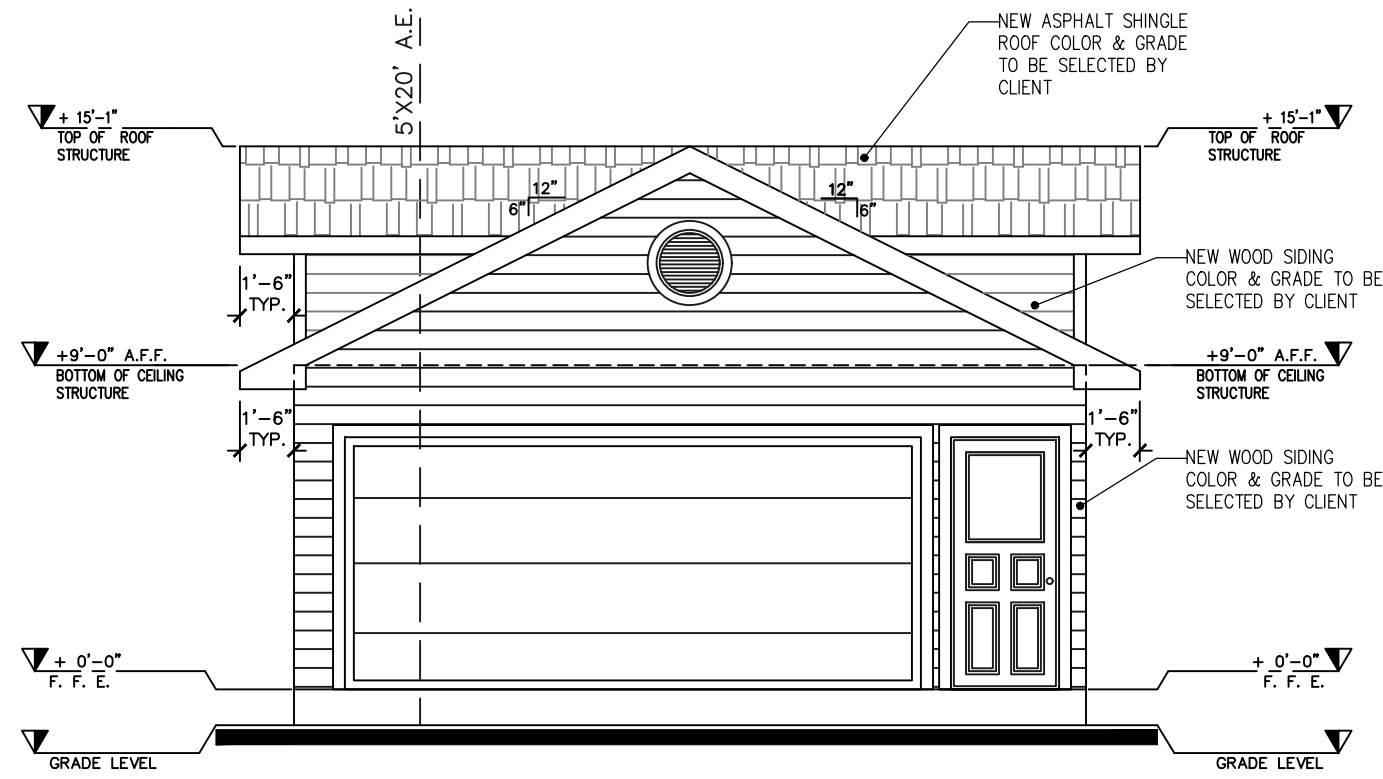
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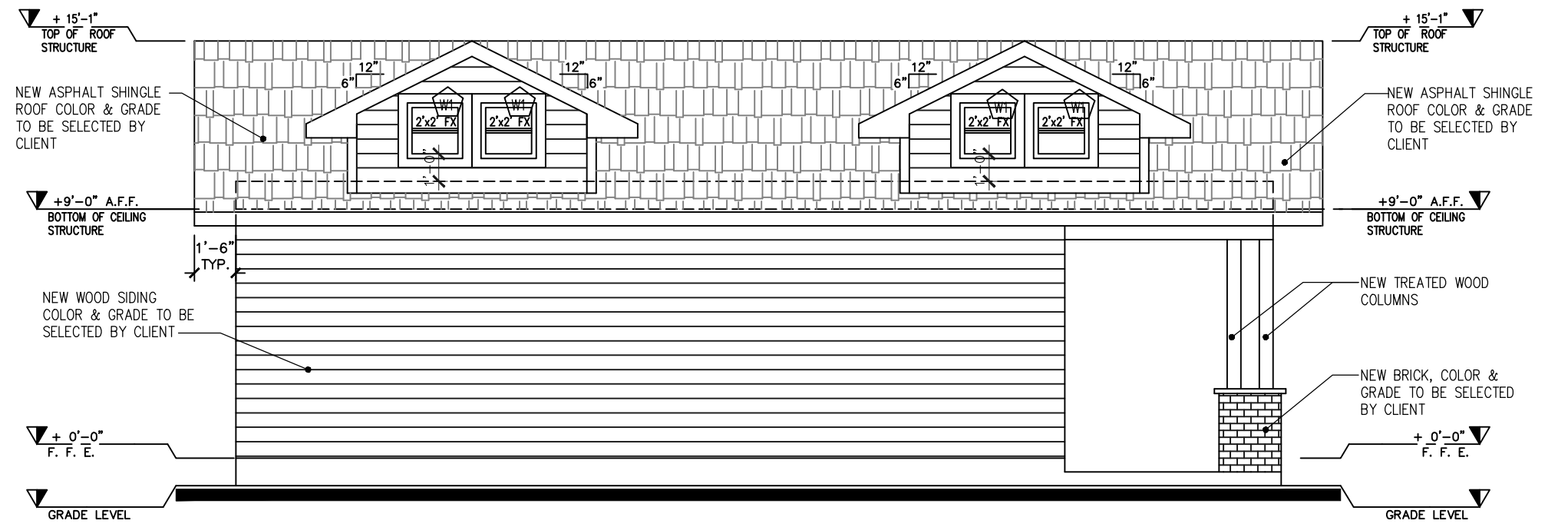
REVISIONS

NO.	DESCRIPTION	DATE

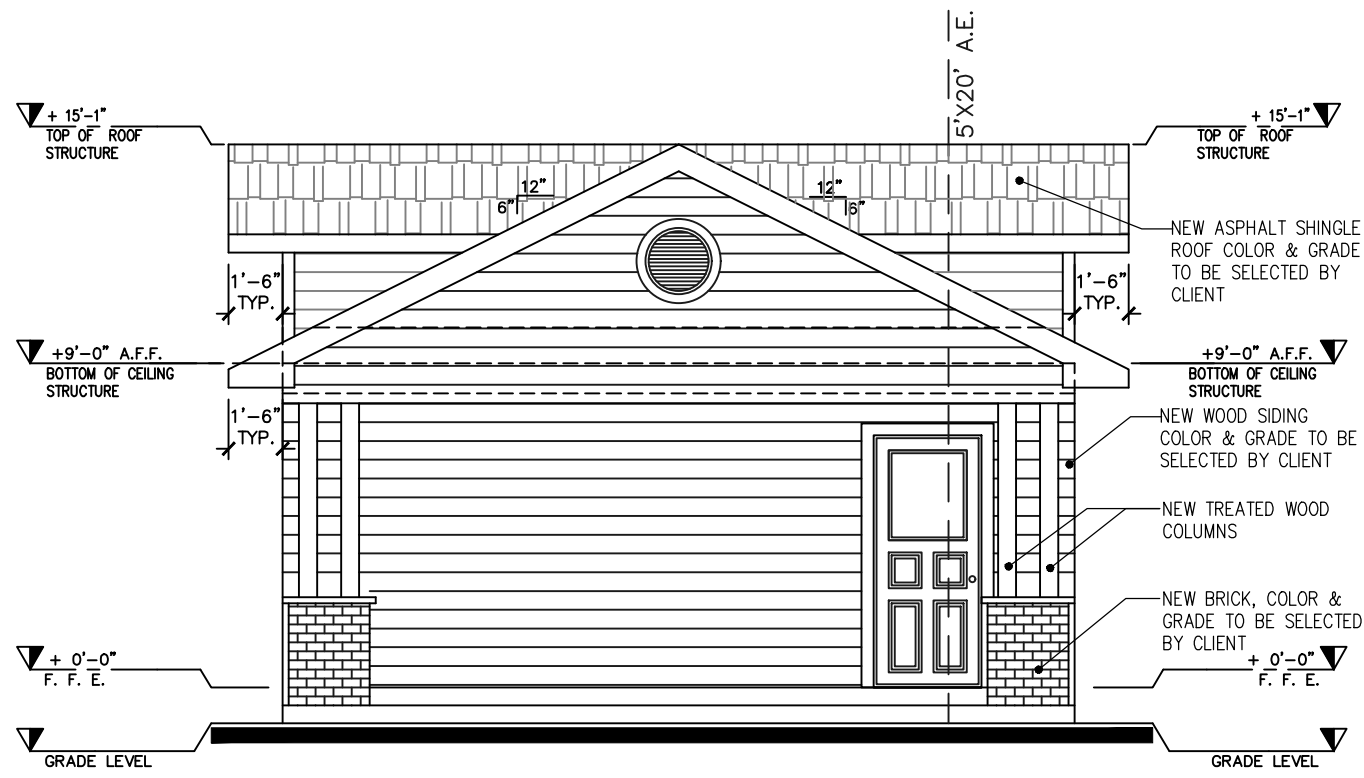
PROJECT NAME:
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SCALE: SEE DETAIL PAGE (S): 04 OF 09
SHEET DESCRIPTION & NUMBER
NEW FLOORS & ROOF PLAN



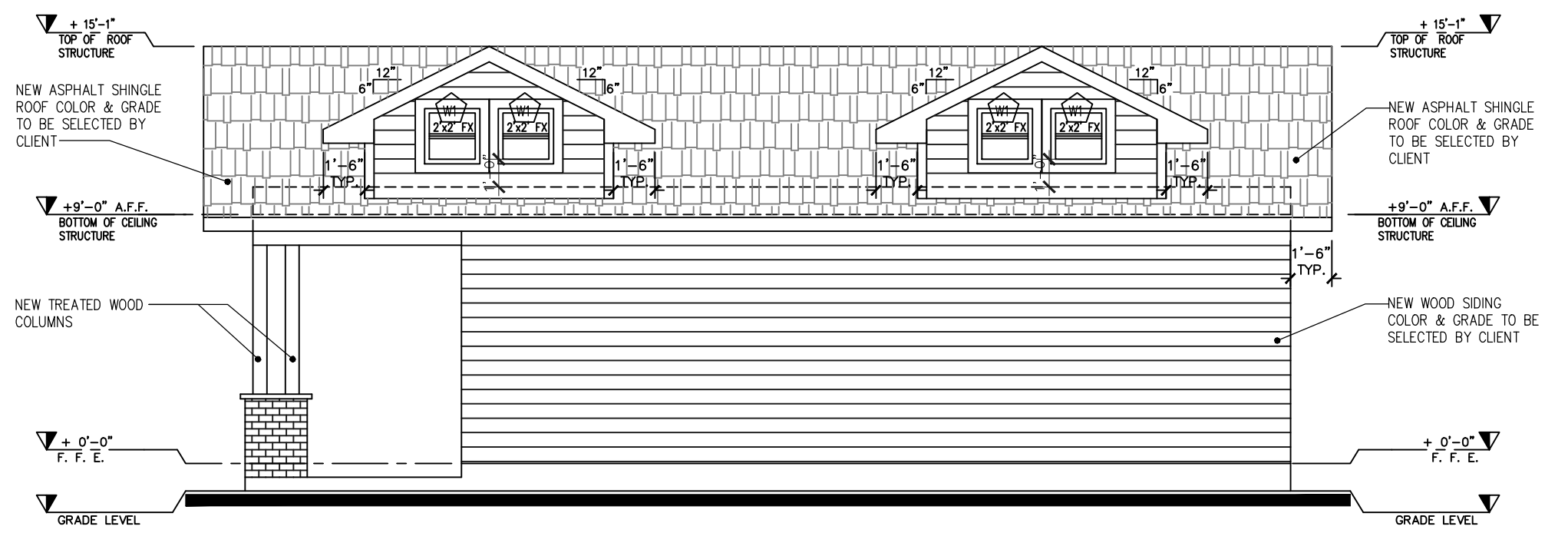
1 FRONT EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



2 RIGHT EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

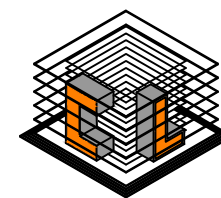


3 REAR EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



4 LEFT EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

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SCALE: SEE DETAIL PAGE (S): **05 OF 09**
SHEET DESCRIPTION & NUMBER:
NEW EXTERIOR ELEVATIONS

A-4