

**CERTIFICATE OF APPROPRIATENESS**

**Applicant:** Enrique Meza, owner

**Property:** 7542 Cayton Street, Lot 12, Block 44, Glenbrook Valley Neighborhood Subdivision. The property includes a historic 1,712 square foot, one-story brick single-family residence and an attached garage situated on an 8,050 square foot interior lot.

**Significance:** Contributing Mid-Century Modern style residence, constructed circa 1957, located in the Glenbrook Valley Historic District.

**Proposal:** Alteration – replace roofing system

- Remove existing Built-Up Roof (BUR) roof of stone/gravel matrix on asphalt felts or “tar and gravel roof” with low slope that has deteriorated. Water damage has occurred on the interior and roof must be replaced. Courtyard has temporary plastic covering to help with additional water damage to front door and exterior cladding.
- Owner to replace existing roof and temporary cover with steel substrate roof to fit within perimeter of existing roofline and will be minimally visible from the street due to the low pitch. Areas of the interior courtyard were covered by a temporary synthetic material previously (see aerial view) and due to inadequate drainage have caused water damage on front entry. Proposal includes the cover of those areas to protect the structure. Full ridge cap and overlapped panels will be supported by a membrane to help with appropriate water drainage and gutter system to be installed in future (exempt from COA). See owner email on page 19 for construction details.

**Public Comment:** No public comment received.

**Civic Association:** No comment received.

**Recommendation:** Approval

**HAHC Action:** -

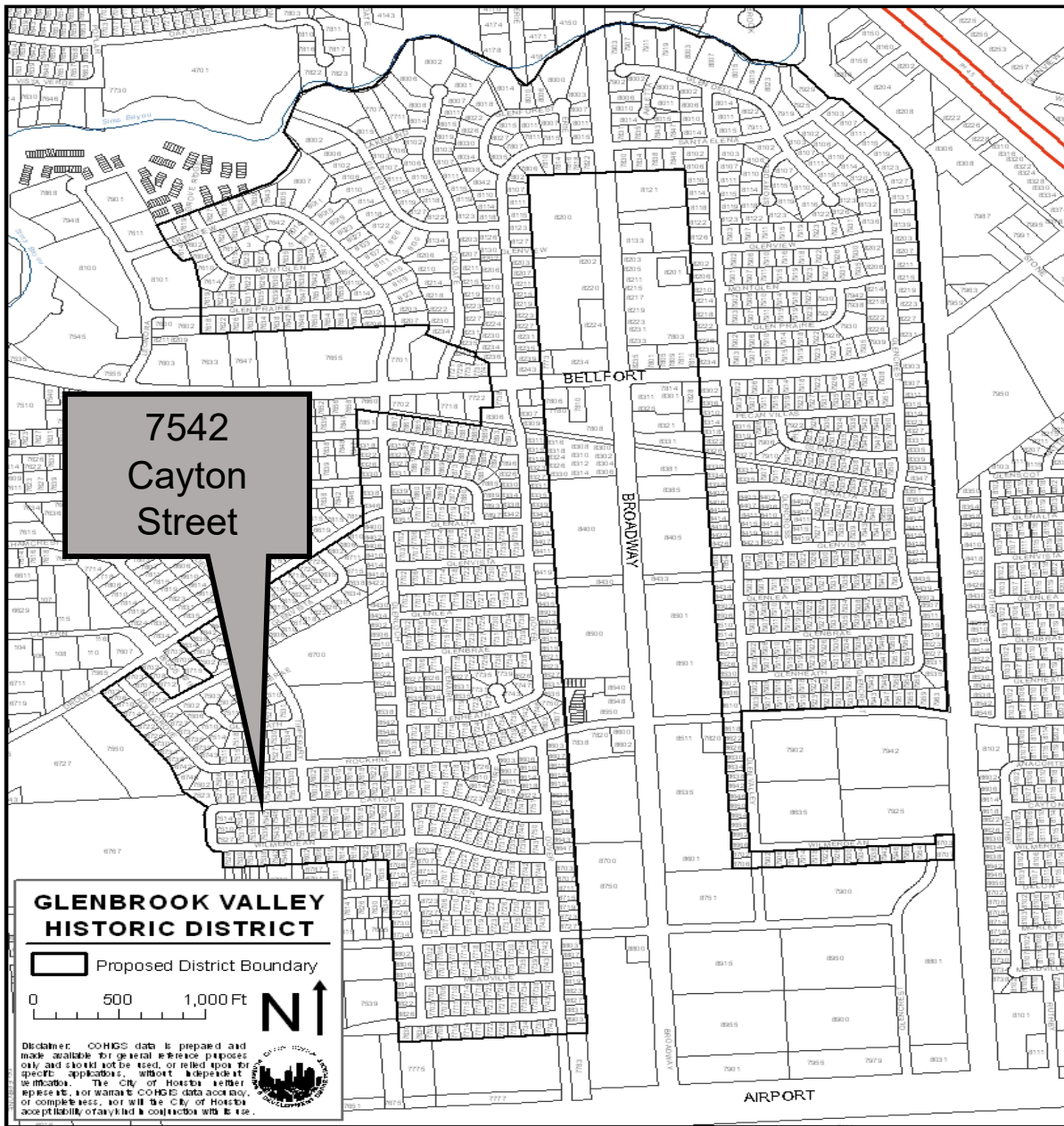
APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building in a historic district upon finding that the application satisfies the following criteria, as applicable:

- | S                                   | D                        | NA                                  |   |
|-------------------------------------|--------------------------|-------------------------------------|---|
|                                     |                          |                                     | <b>S - satisfies    D - does not satisfy    NA - not applicable</b>   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (1) The proposed activity must retain and preserve the historical character of the property;<br><i>Proposed activity will fit into the current low slope roofline and will be minimally visible from the street (low ridge product offering) and not detract from the current form.</i>   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (2) The proposed activity must contribute to the continued availability of the property for a contemporary use;<br><i>Due to the current water damage to the interior and front entry of the home, the proposed roof is vital to the preservation of the integrity of the home and livability.</i>  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (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;<br><i>Proposed activity will fit into the current low slope roofline and will be minimally visible from the street (low ridge product offering) and not detract from the current form of the original appearance of the building.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;<br><i>Proposed activity seeks to preserve the building for the continued use of the homeowner and does not propose a significant change from the visual qualities of the building from the street.</i>  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (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;<br><i>Proposed activity maintains the distinctive stylistic exterior features of the building and makes it available for modern use with the existing slope..</i>  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (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;<br><i>New materials are visually compatible with existing form and will prevent future damage to the building.</i>  |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (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;   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (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;  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (9) The proposed design for any exterior alterations or addition must not destroy significant historical, architectural, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements;   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (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<br><i>While there are few metal roofs in this area, the slope of this particular roof and proposed material will not detract from the context area and should be considered compatible.</i>  |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (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.  |

District Map



**Inventory Photo**



**CURRENT PHOTO (GOOGLE STREET VIEW)**



SITE VISIT PHOTOS JAN 2022

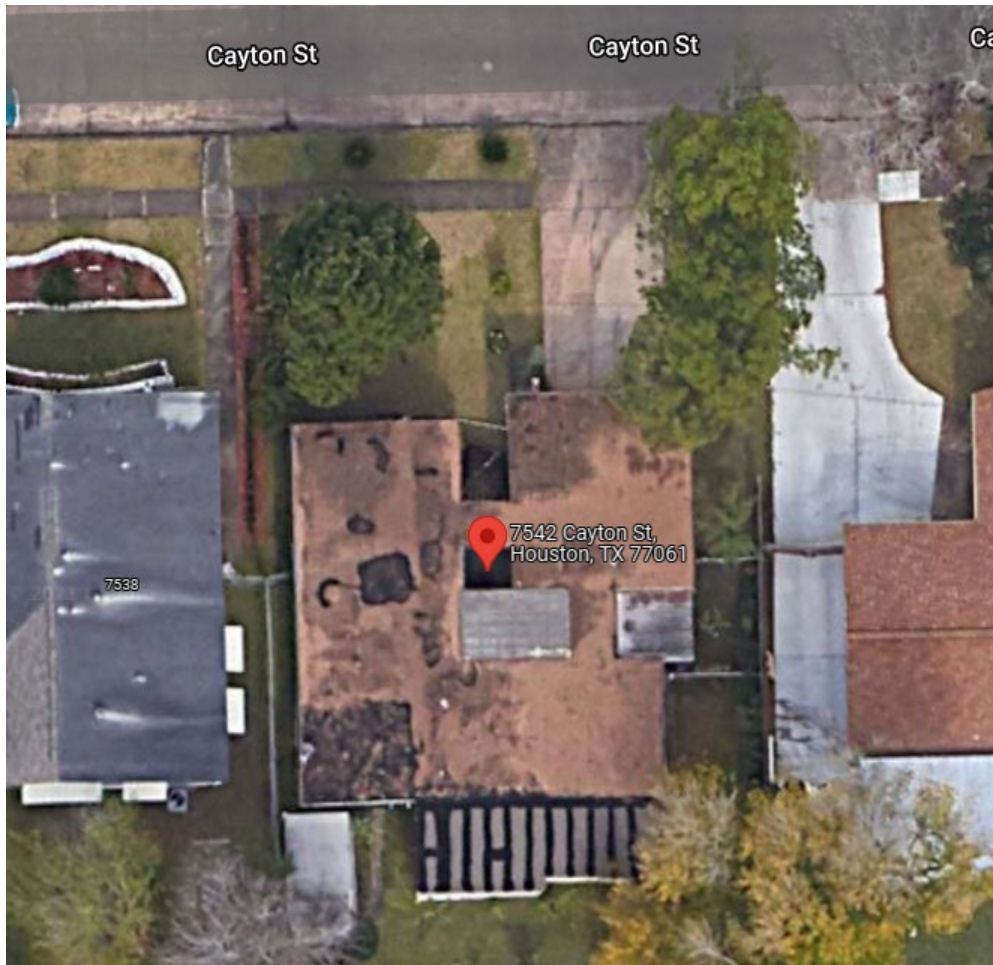


SITE VISIT PHOTOS JAN 2022



**Previously covered roof – open now causes damage to front door and sliding door**

**AERIAL VIEW – GOOGLE MAPS – SHOWS ROOF DAMAGE/PATCHES**



**CURRENT ROOF/DETERIORATION AND WATER DAMAGE**





**DETERIORATION AND WATER DAMAGE**



**DETERIORATION AND WATER DAMAGE**



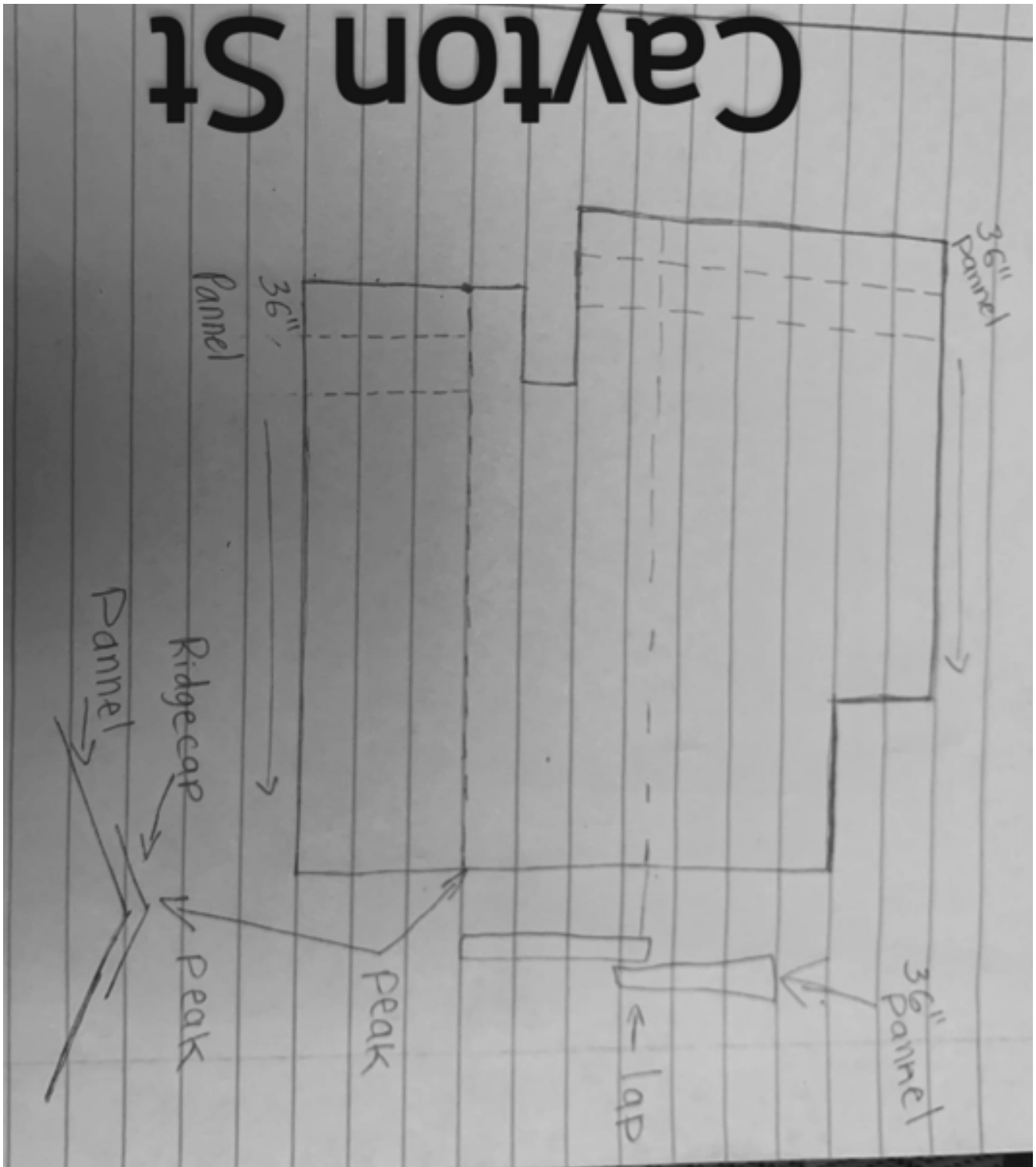
CURRENT PHOTO – OPEN COURTYARD – PREVIOUSLY COVERED



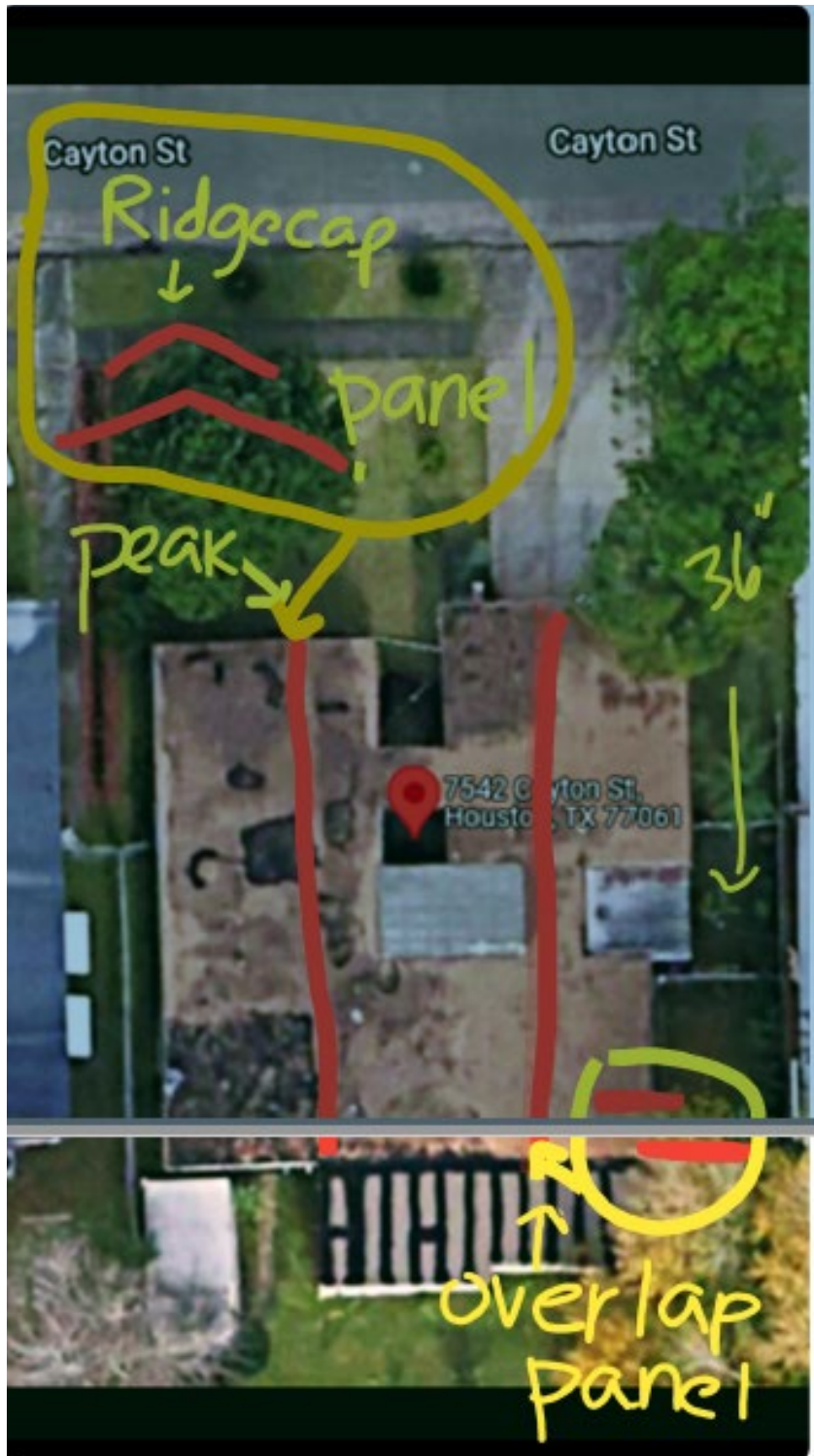
CURRENT PHOTOS – REPAIRED SOFFIT



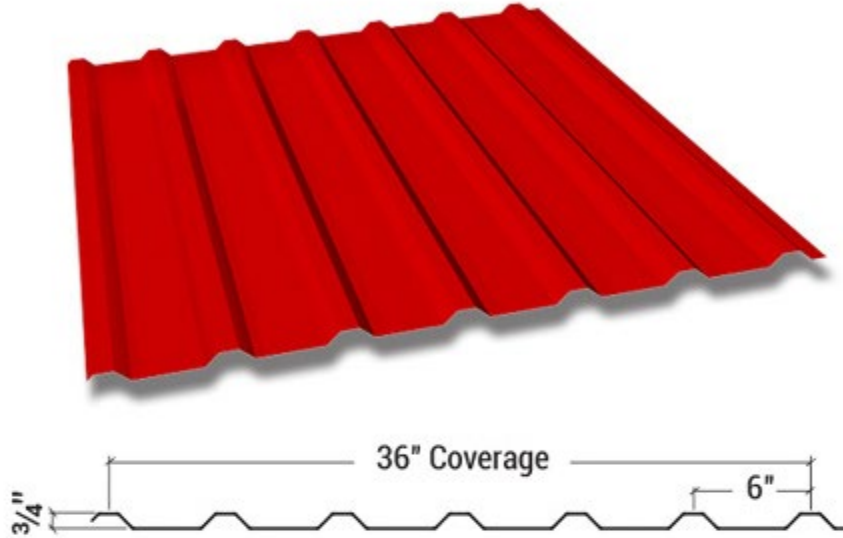
ROOF PLAN PROPOSAL:



ROOF PLAN PROPOSAL:



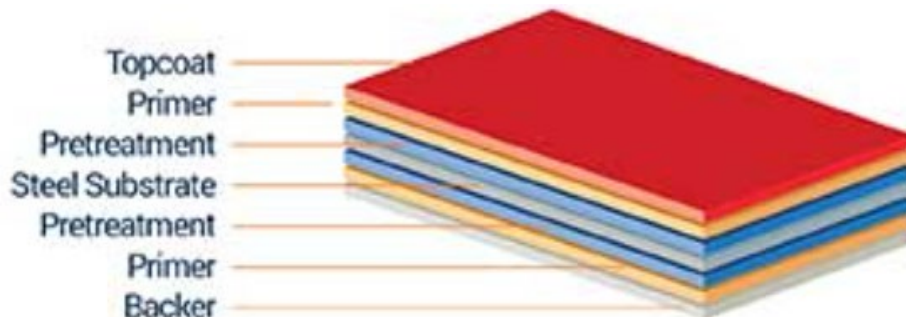
**PROPOSED MATERIAL:**



LOW RIB FEATURES

Roofing	Yes
Siding	Yes
Coverage Width	36"
Rib Spacing	12"
Rib Height	1-1/4"
Minimum Slope	1/2:12
Panel Attachment	Exposed Fastening System
Gauge	22, 24, 26 and 29 GA
Coatings	Galvalume Plus®, SMP, Trinar®

**PROPOSED MATERIAL:**





**FINISH COMPARE TO STONE/GRAVEL MIX**

**Commercial & Industrial**

Click on any color below to show the availability of all panel profiles and gauges for each color. Physical color charts and actual metal samples for color matching purposes are available on request.

[View Our Warranties](#)



**COLOR AVAILABILITY  
COMMERCIAL & INDUSTRIAL**

**SUPER SPAN X**

Produced in Houston and Atlanta



**LOW RIB X**

Produced in Houston and Atlanta

29 ga available only in Low Rib profile (no Purlin bearing leg)



	Galvalume Plus	Polar White	Ash Gray	Black	Burnished Slate	Colonial Red	Colony Green	Cool White	Evergreen	Fern Green	Hawaiian blue	Kelly Green	Koko Brown	Light Stone	Old Town Gray	Patriot Red	Royal Blue	Sahara Tan	Solar White	Steel Gray	Surfsand
26	X	♦	X	X	X	X		X	X	X	X		X	X	X	X	X	X		X	X
24	X	●	●		●	●					●	●		●					●	●	
22	X	X																			
29	X																				
26	X	♦	X	X	X	X	X	X	X	X	X		X	X	X	X	X	X		X	X
24	X	●	●		●	●					●	●		●					●	●	
22	X	X																			

Reference: [https://www.whirlwindsteel.com/wp-content/uploads/ColorChart\\_Poster-07.21-1.pdf](https://www.whirlwindsteel.com/wp-content/uploads/ColorChart_Poster-07.21-1.pdf)

ROOF WILL BE INLINED INTO EXISTING ROOF EDGE

AND DUE TO LOW PITCH, WILL BE MINIMALLY VISIBLE FROM THE STREET.



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**From:** [M G M](#)  
**To:** [Coleman, Amanda - PD](#)  
**Subject:** Re: 7542 Cayton-GBV Info for proposed new roof  
**Date:** Monday, January 24, 2022 6:22:48 PM

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[Message Came from Outside the City of Houston Mail System]

Hello Amanda, this is what Mr. Sergio sent me. Hopefully this is useful.

This is a rough draft for the replacement of a new roof for 7542 Cayton St.

Remove all gravel and portions of asphalt felts from the roof.

Remove existing roof ventilators and/or exhaust ventilators and replace them with new ones.

If plywood is damaged, then it will be replaced. Need to make sure the dimensions of plywood. ( x )

Remove existing fascia trim and replace it with similar one all around.

On the house, a membrane will be placed before placing the 1st panel.

From the street side, the Low-Rib panel will be screwed in every 1', and place sealant. Since the panel is 3' wide. In the rib spacing of all panels, a foam-like material will be placed to be covered.

From the side of the house, the panel will be screwed in every 4' and place sealant with several screws. Panel is 12' long.

This panel only also will include a Ridge Cap at the peak.

The other two panels will be similar in the placement.