

CERTIFICATE OF APPROPRIATENESS

Application Date: June 30, 2015

Applicant: Olga and Rodolfo Reyes, owner

Property: 8003 Glen Dell Court, Lot 1, Tract 10A, Block 5, Glenbrook Valley Section 2 and 5 R/P Subdivision. The property includes a 2,706 square foot single family residence situated on a 38,477 square foot (75-190' x 276-311') interior lot.

Significance: Noncontributing French Colonial style residence, constructed circa 1960, located in the Glenbrook Valley Historic District.

Proposal: Alteration – Replace existing original damaged double front door and replace with new wood double doors.

- Existing 81” by 50” door opening will not be altered.
- Proposed doors will feature single lite clear glass lites matching the existing doors.

See enclosed application materials and detailed project description on p. 4-7 for further details.

Public Comment: No public comment received.

Civic Association: The Glenbrook Valley Civic association has written in support of granting the COA. Please see Attachment A.

Recommendation: Approval

HAHC Action: Approved

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval

Effective: July 22, 2015



PLANNING & DEVELOPMENT DEPARTMENT

COA valid for one year from effective date. COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved project scope may require a new COA.

APPROVAL CRITERIA

ALTERATIONS TO NONCONTRIBUTING STRUCTURES

Sec. 33-241(c): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of any noncontributing structure in an historic district upon finding that the application satisfies the following criteria, as applicable:

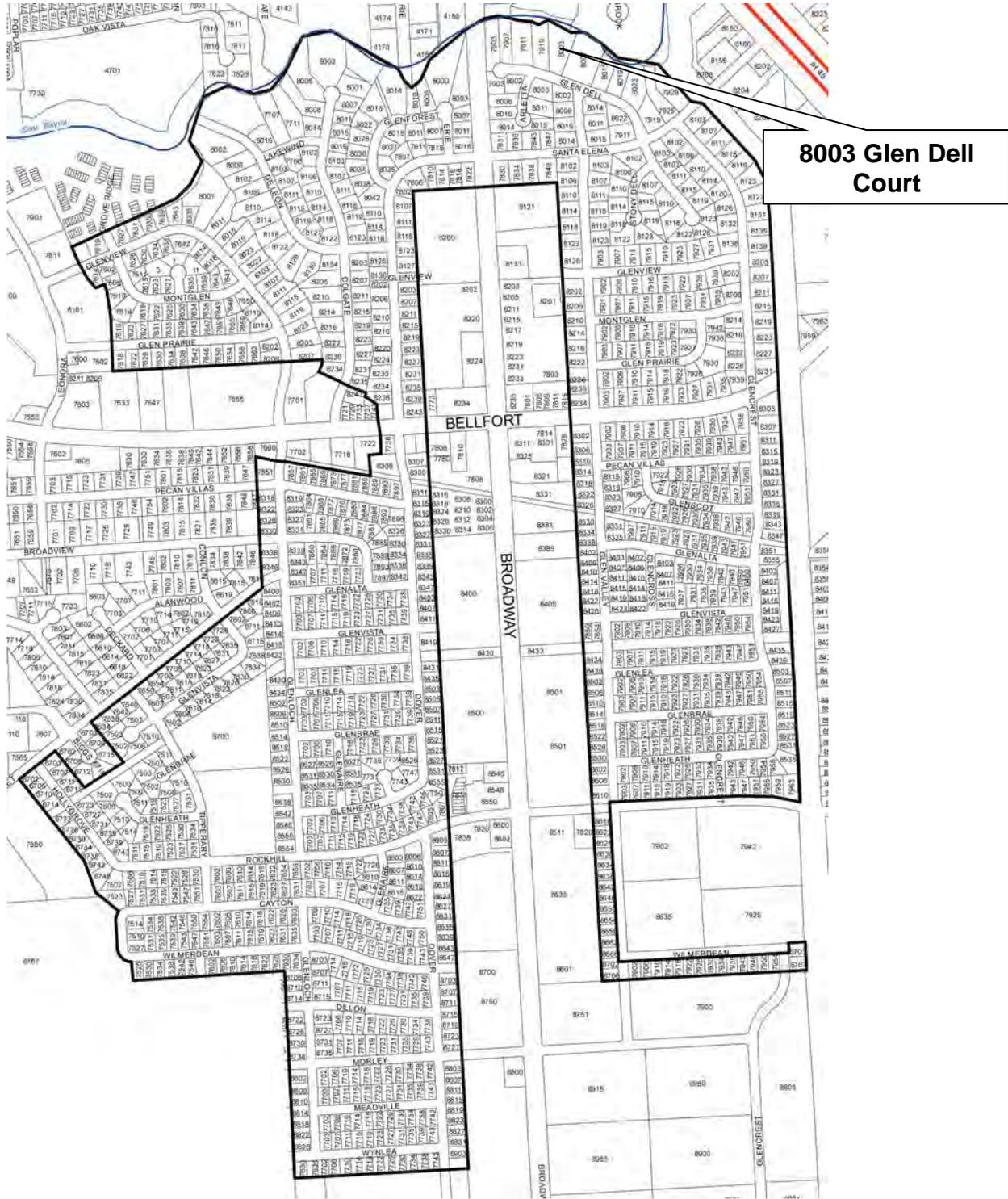
S D NA

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

- (1) 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
- (2) For an addition to a noncontributing structure:
 - (a) The setback of the addition is no closer to the public right-of-way than the typical setback of existing contributing structures in the historic district;
 - (b) The height of the eaves of the addition to a noncontributing structure used or intended for use for residential purposes is not taller than the typical height of the eaves of existing contributing structures used for residential purposes in the historic district; and
 - (c) The height of an addition to a noncontributing structure used of intended for use for commercial purposes is not taller than the height of the existing structure.



PROPERTY LOCATION
GLENBROOK VALLEY HISTORIC DISTRICT



INVENTORY PHOTO



FRONT DOOR
EXISTING



FRONT DOOR

PROPOSED



PROJECT DETAILS

Windows/Doors: Replace existing original pair of wood double doors with a pair of new wood double doors. The existing 81" by 50" door opening will not be altered to accommodate the new doors.

ATTACHMENT A

CIVIC ASSOCIATION COMMENT



GLENBROOK VALLEY CIVIC CLUB

P.O. BOX 262164 HOUSTON, TEXAS 77207-2164

"A DEED RESTRICTED NEIGHBORHOOD"

July 20, 2015

By eMail



Houston Archaeological and Historical Commission
C/O Planning & Development (P&D) Department
611 Walker Street, 6th Floor
Houston, TX 77002

Re: Comments to the Houston Archaeological and Historical Commission (HAHC) on Pending Applications for Certificates of Appropriateness for July 2015

Greetings:

Here are comments on the pending applications for a Certificates of Appropriateness (COA) in the Glenbrook Valley Historic District.

8003 Glen Dell: Concur with applicant's proposed alterations for replacement of the front door.. Applicant requested information about front door replacement from Glenbrook Valley Civic Club Architectural Review Board and was referred to Historic Preservation Manual prepared by the Planning and Development Department. However, property is currently red tagged because of unapproved and unpermitted construction at the rear elevation of the house.