

CERTIFICATE OF APPROPRIATENESS

Application Date: August 31, 2016

Applicant: Humphrey and Onyii Brown, owners

Property: 8115 Stony Dell Ct, Lot 31, Block 2, Glenbrook Valley Sec. 1 Subdivision. The property includes a historic 2,777 square foot, two-story wood frame single-family residence situated on an approximately 11,625 square foot (93' x 125') interior lot.

Significance: Contributing Mid-Century Modern residence, constructed circa 1955, located in the Glenbrook Valley Historic District.

Proposal: Alteration – Planters/Doors

- Reconstruct two planters, one on the front (west) elevation and one on the side (south) elevation, which were previously removed. The front planter will measure approximately 18' wide by 3' deep by 3' tall. The side planter will measure approximately 15' wide by 3' deep by 3' tall. The textured concrete planters will match the existing shade of mortar between the bricks on the residence. See p. 9 for mortar detail.
- Replace a non-original front door with a new mid-century style door to fit within the existing opening. See p. 13 for further detail.
- Replace a non-original side door with a new wood and glass door to fit within the existing opening. See p. 14 for further detail.

See enclosed application materials and detailed project description on p. 5-15 for further details.

Public Comment: No public comment received at this time

Civic Association: The Glenbrook Valley Civic Club is in support of the project. See Attachment A on p. 16-17.

Recommendation: Approval with conditions: Approval with the condition that the applicant constructs the new textured concrete planters in a manner that blends rather than contrasts with the warmer-toned brick on the existing residence, and is more compatible with the previously removed brick planters.

HAHC Action: Approved

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval
Effective: September 22, 2016



PLANNING & DEVELOPMENT DEPARTMENT

COA valid for two years 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, 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 | |
|-------------------------------------|-------------------------------------|-------------------------------------|--|
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (1) The proposed activity must retain and preserve the historical character of the property;
<i>The tone of the proposed concrete planters does not blend with the existing residence's predominantly warmer-toned brick, and therefore does not retain or preserve the historical character of the property.</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; |
| <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; |
| <input type="checkbox"/> | <input checked="" 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;
<i>The tone of the proposed concrete planters does not blend with the existing residence's predominantly warmer-toned brick, and therefore does not retain or preserve the distinguishing qualities or character of the building.</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; |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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; |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (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;
<i>The previously removed planters were constructed with bricks that matched the existing residence. While the proposed planters will be constructed with a textured concrete that is visually compatible with the brick and mortar, constructing planters that will contrast with the predominantly warmer-toned brick is not an accurate duplication of features.</i> |
| <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 type="checkbox"/> | <input checked="" 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
<i>The tone of the proposed concrete planters is not compatible with the character of the property. The planters contrast with the existing residence's predominantly warmer-toned brick and do not match the previously removed planters.</i> |

- (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.

If the new concrete planters were more compatible in tone with the previously removed brick planters and blended with the existing residence's warmer-toned brick, staff believes the proposal would meet criteria 1, 4, 7, and 10.



PROPERTY LOCATION
GLENBROOK VALLEY HISTORIC DISTRICT



8115 Stony Dell

INVENTORY PHOTO

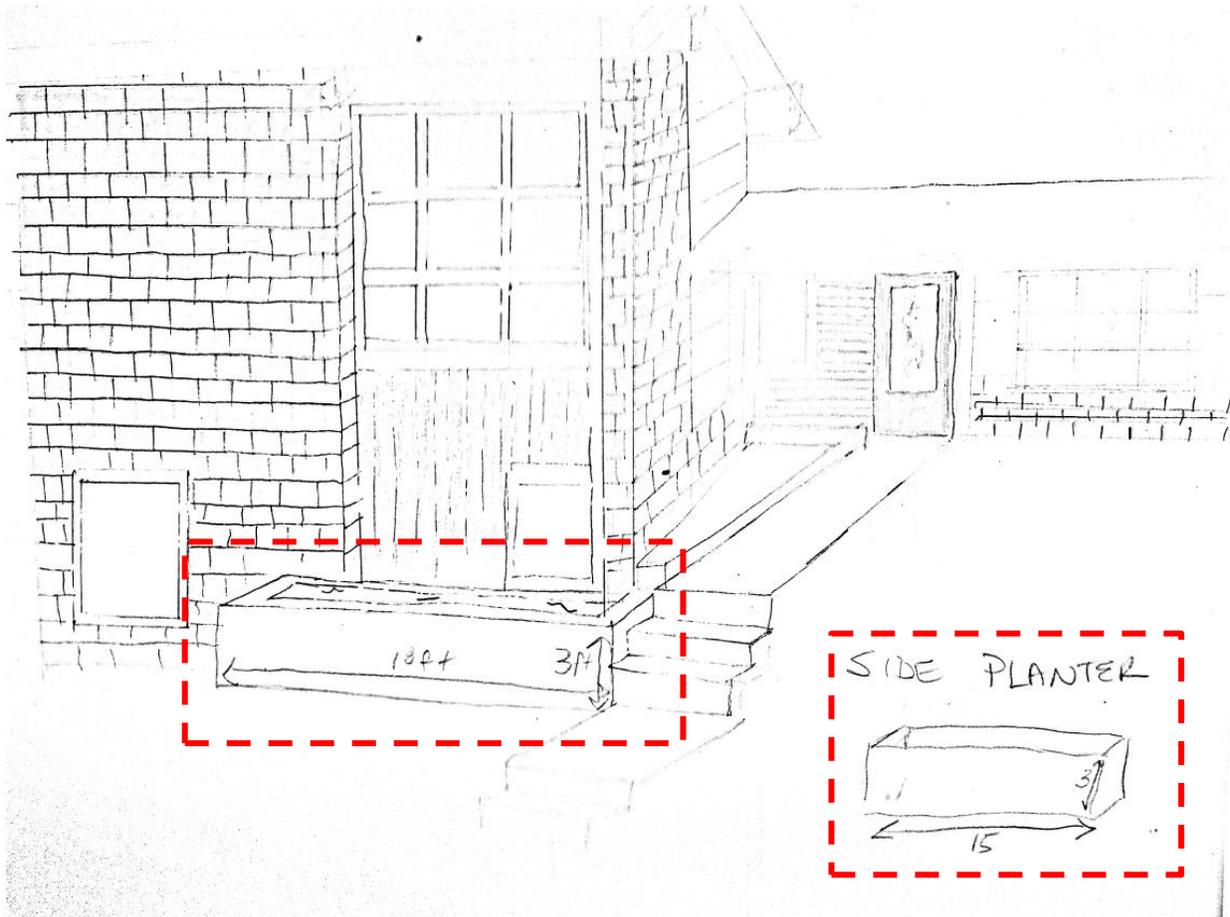


DETAIL OF WEST (FRONT) PLANTERS PRIOR TO REMOVAL



APPLICANT DRAWINGS/PHOTOS

PROPOSED PLANTERS



DETAIL OF REMOVED WEST (FRONT) PLANTER



DETAIL OF REMOVED SOUTH (SIDE) PLANTER



DETAIL OF MORTAR TO BE REPLICATED ON PLANTERS



EXISTING BRICK SHADES







EXISTING FRONT DOOR



PROPOSED FRONT DOOR



EXISTING SIDE DOOR



PROPOSED SIDE DOOR



PROJECT DETAILS

Windows/Doors: The non-original front door will be replaced with a new mid-century style door to fit within the existing opening. The door will measure approximately 36" x 80". A non-original side door will be replaced with a new wood and glass door to fit within the existing opening. The door will measure approximately 36" x 80".

Exterior Materials Two new planters will be reconstructed to replace two that were previously removed. These planters maintain the same dimensions as the originals, but will be made from textured concrete and not brick, as originally constructed. The textured concrete planters will match the existing shade of mortar between the bricks on the residence. See page 9 for brick shade.

Front Elevation: The applicant will reconstruct a previously removed planter to measure approximately 18' wide by
(West) 3' deep by 3' tall. The textured concrete planters will match the existing shade of mortar between the bricks on the residence.

Side Elevation: The applicant will reconstruct a previously removed planter to measure approximately 15' wide by
(South) 3' deep by 3' tall. The textured concrete planters will match the existing shade of mortar between the bricks on the residence.

ATTACHMENT A



GLENBROOK VALLEY CIVIC CLUB

P.O. BOX 262164 HOUSTON, TEXAS 77207-2164
"A DEED RESTRICTED NEIGHBORHOOD"

September 20, 2016

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 the Pending Applications for a Certificate of Appropriateness for September 2016

Greetings:

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

8115 Stony Dell: The homeowners initially submitted their plans prior to amendment to the City of Houston Historic Preservation Ordinance. The initial plans were approved. Subsequently, the homeowners re-submitted their plans after amendment to the Historic Preservation Ordinance, and after further modifications suggested by the City of Houston Planning Department staff, were approved by the Glenbrook Valley Civic Club Architectural Review Board.

At issue now is the suggestion by Planning Department staff that *"applicant constructs the new textured concrete planters in a manner that blends rather than contrasts with the warmer-toned brick on the existing residence, and is more compatible with the previously removed brick planters,"* **or more plainly put, paint, tint or otherwise color the concrete.** This staff recommendation should be rejected as outside the scope of the Historic Preservation Ordinance and the Houston Archaeological and Historical Commission's authority with respect to prescribing the color(s) of a structure, building, site or object.

Please approve and issue a certificate of appropriateness for the proposed planters and door replacements as submitted by the homeowner and approved by the Glenbrook Valley Architectural Review Board.

8519 Glencrest: The installation of 6 over 6 white vinyl clad windows in a contributing, ranch style residence without a permit or certificate of appropriateness is unacceptable. Additionally, the homeowner did not contact the Glenbrook Valley Architectural Review Board about the window and proposed door replacement.

The unpermitted window replacements and proposed door replacement do not meet these required criteria, 1) The modifications do not retain and preserve the historical character of the property, 2) The modifications do not recognize the building, structure as a product of its own time and permits alterations that seek to create a later appearance, 3) The modifications do not preserve the distinguishing qualities or character of the building, structure, object or site and its environment; 4) The modifications do not maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, 5) The new materials used for the modifications are not visually compatible with the materials being replaced in form, design, texture, dimension and scale; 6) The modifications destroy significant historical, architectural or cultural material and are not compatible with the size, scale, material and character of the property and the area in which it is located.

Respectfully,



Mike Morse
For the Glenbrook Valley Civic Club Architectural Review Board