

AGENDA ITEM: Ib**HPO File No. 10102****SITE NAME:****SITE LOCATION:** 8107 Stony Dell Ct – Glenbrook Valley Historic District (PENDING)**Owner:** Harris County Flood Control District**Applicant:** James Wade - HCFCD

Time Frame	Date Accepted	90-day Waiver
	October-06-2010	N/A

SITE INFORMATION:

Lot 32, Block 2, Glenbrook Valley Sec. 1, City of Houston, Harris County, Texas. The site includes a potentially-contributing two-story, wood frame residence with wood, brick, and stone veneer.

TYPE OF APPROVAL REQUESTED:

The property is located in an area with extremely low elevation which falls within a designated 100 year flood zone. The subject property was purchased by Harris County Flood Control District in June 2010 as the result of 13 flood related events at this site. Due to the site's location in a flood zone this parcel will no longer be available for any type of future development and will remain permanent green space. The applicant seeks a certificate of appropriateness for the following work:

- Demolish the residential building

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 Mid Century Modern house and was classified as "potentially-contributing".

APPROVAL CRITERIA FOR DEMOLITION:

Sec. 33-247. Same--Demolition of landmark, protected landmark, contributing structure, potentially contributing structure or within archaeological site.

(a) The issuance of a certificate of appropriateness for the demolition of a landmark, a contributing structure or a potentially contributing structure, or for demolition of a building, structure or object on or in an archaeological site shall be subject to the establishment by the applicant of an unreasonable economic hardship or the establishment of an unusual and compelling circumstance.

(1) Determination of an unreasonable economic hardship shall be based upon the following criteria:

S	D	NA		S - satisfies	D - does not satisfy	NA - not applicable
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(a)	That the property is incapable of earning a reasonable return, without regard to whether the return is the most profitable return, including without limitation, whether the costs of maintenance or improvement of the property exceed its fair market value;		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(b)	That the property cannot be adapted for any other use, whether by the current owner, by a purchaser or by a lessee, that would result in a reasonable return; and		
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	(c)	That efforts to find a purchaser or lessee interested in acquiring the property and preserving it have failed.		

STAFF RECOMMENDATION: Approval of the certificate of appropriateness.

CERTIFICATE OF APPROPRIATENESS

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City of Houston

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Recent Photographs



CERTIFICATE OF APPROPRIATENESS

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Recent Photographs



CERTIFICATE OF APPROPRIATENESS

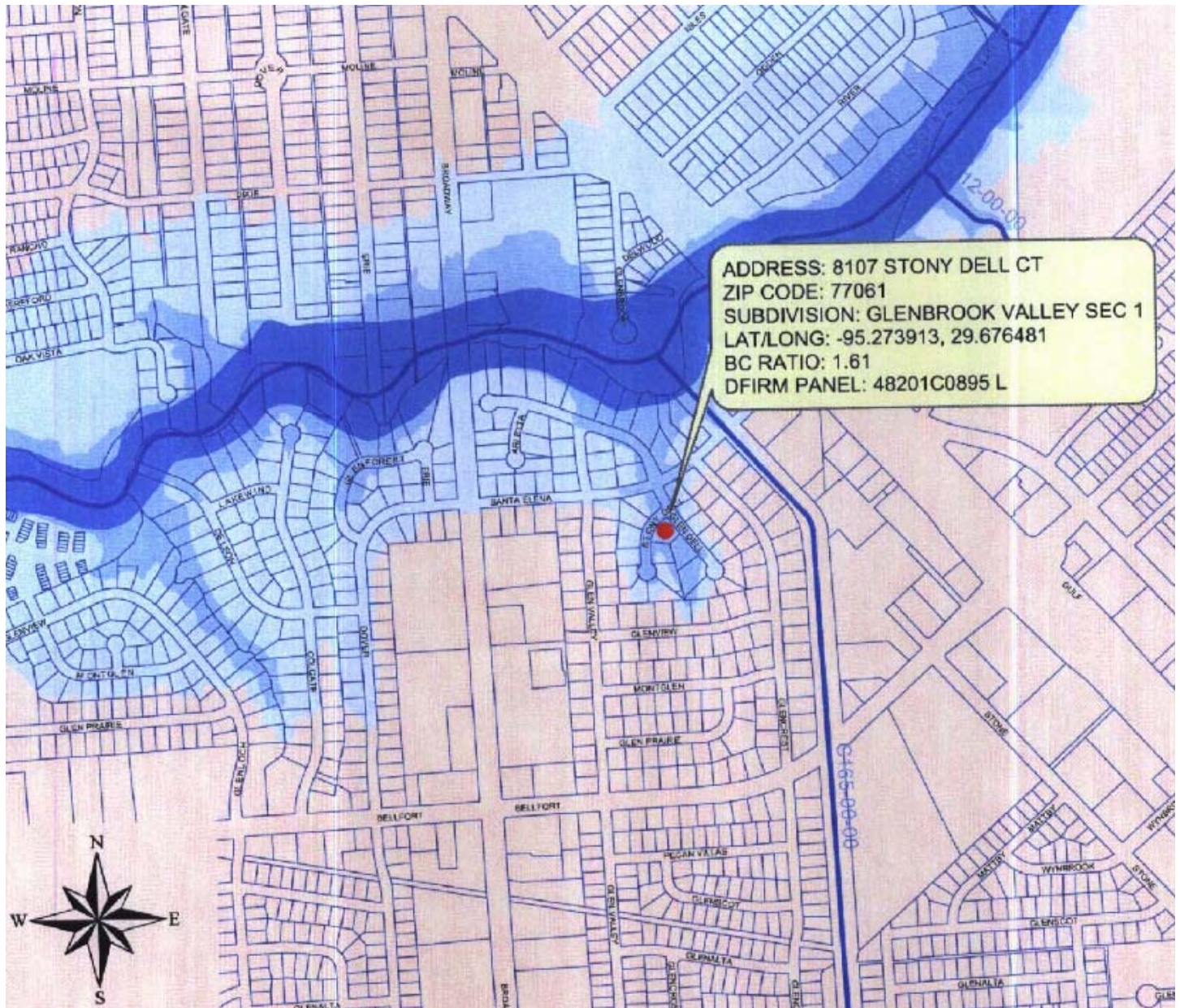
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**Harris County Flood Control Map
Showing Location of Subject Property
In Flood Zone**



CERTIFICATE OF APPROPRIATENESS