

AGENDA ITEM: li

HPO File No. 110509

SITE NAME:

SITE LOCATION: 8008 Colgate Street – Glenbrook Valley Historic District (PENDING)

Owner: Chris Skoog

Applicant: Same

Time Frame	Date Accepted	90-day Waiver
	May-04-2011	N/A

SITE INFORMATION:

Lot 32, Block 21, Glenbrook Valley Sec. 11, City of Houston, Harris County, Texas. The site includes a two story wood frame residence with brick veneer.

TYPE OF APPROVAL REQUESTED:

The applicant requests a certificate of appropriateness for the following work, some of which has already been completed:

- Construct a new addition to the front of the existing two story garage which is attached to the residence at the rear; The proposed garage addition will replace a carport addition which has been demolished; Proposed garage addition will be two stories in height and will feature a flat roof to match existing; Proposed addition will bring the existing front wall of garage forward 18'-5" to a point located 44' from the front façade of the house and 69'-0" from the front property line and will follow the same side setback as the existing garage building; The garage addition will feature an open carport on the first floor and conditioned living space above
- East (front) Elevation: On first floor of residence, remove existing aluminum plate glass windows and replace with new metal framed plate glass windows which will feature hopper window panels in the lower portion; Remove existing sliding glass door entry and install a new full glass lite panel door which will feature plate glass side lites located to either side; At second floor level of the main portion of the house install decorative iron railing at second story balcony area which will be removed from the existing rear balcony and which is an original design element from the house; Garage addition will feature a metal overhead roll up type garage door on the ground floor and a window on the second floor to match front elevation of house; (please see elevation drawings for details)
- North (side) Elevation: At ground floor level of original portion of house install a pair of windows that will feature a large upper glass panel with a lower hopper style window as found on the first floor of the front elevation; At second floor level install one new casement window with full glass lites; In location of existing vertical board and batten siding located at the second floor level to rear of house, install new vertical fiber cement board and batten siding; (please see elevation drawings for details)
- South (side) Elevation: At first floor level install a series of hopper style windows with single glass lites; At second floor of main body of house enclose a portion of the rear facing balcony and clad with vertical board and batten type siding to match other elevations; Install three new windows which will consist of a pair of casement and one hopper type window to match other elevations; Alterations to rear wing of the house will not be visible form the public right of way; (please see elevation drawings for details)
- West (rear) elevation: Not visible from the public right of way; (please see elevation drawings for details)

HISTORY AND SIGNIFICANCE:

CERTIFICATE OF APPROPRIATENESS

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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 classified as “contributing.”

APPROVAL CRITERIA FOR ALTERATION:

Sec. 33-241. Same-Alteration, rehabilitation, restoration and construction.

(a) The HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or construction of an exterior feature of (I) any landmark, (II) any building, structure or object in 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;
(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;
(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 alterations or construction 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 setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s); and
(11) The proposed activity will comply with any applicable deed restrictions.

STAFF RECOMMENDATION: Approval of the Certificate of Appropriateness

CERTIFICATE OF APPROPRIATENESS

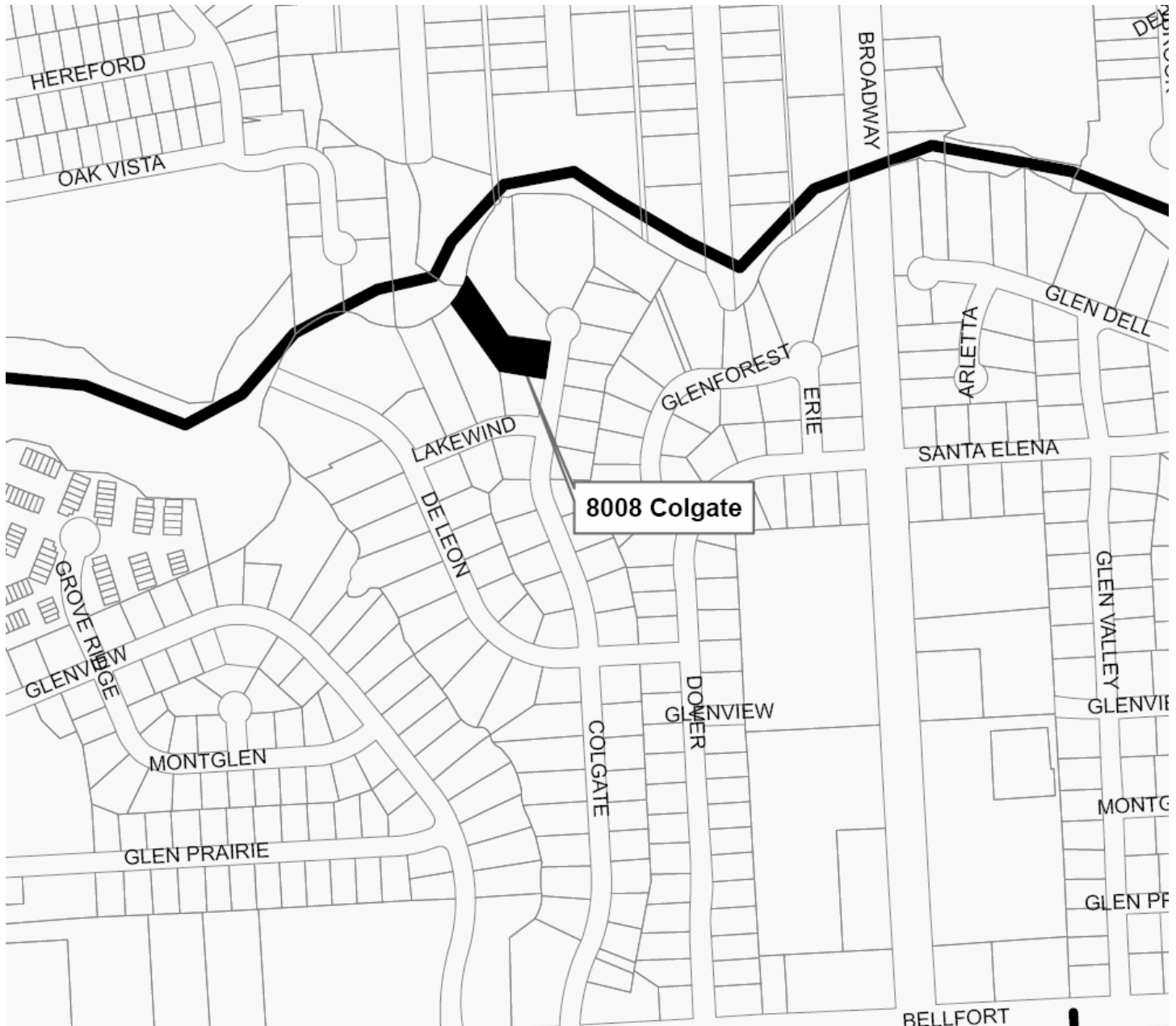
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**Site Location Map
Not to scale**



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Photographs



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Photograph Showing Current Conditions



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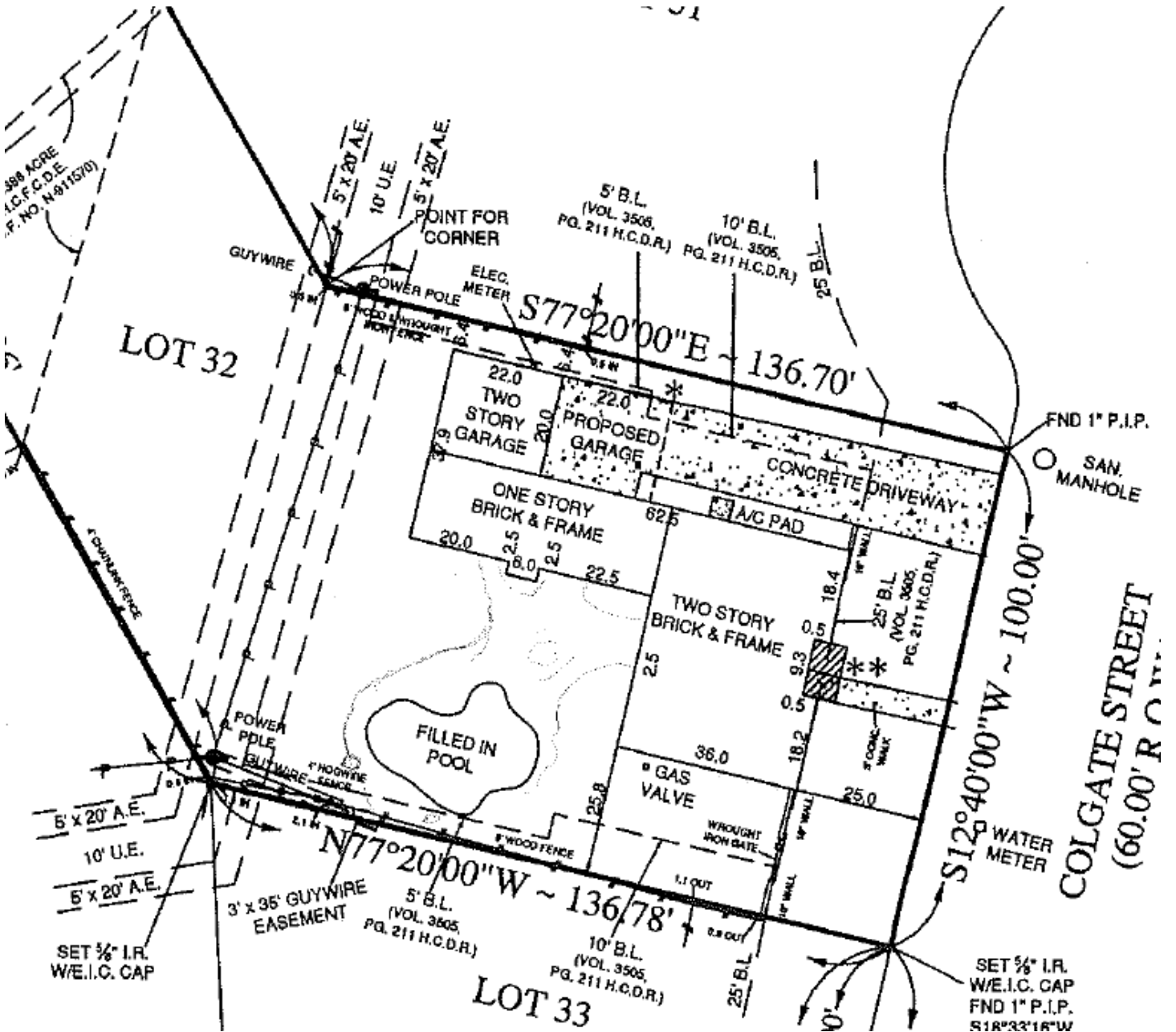
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Site Plan
Not to Scale



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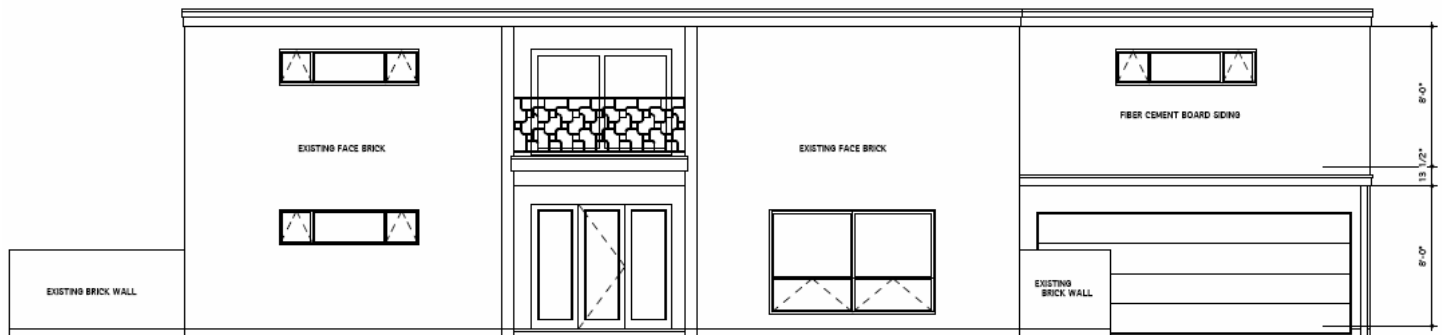
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**East (Front) Elevation
Facing Colgate Street
Not to Scale**



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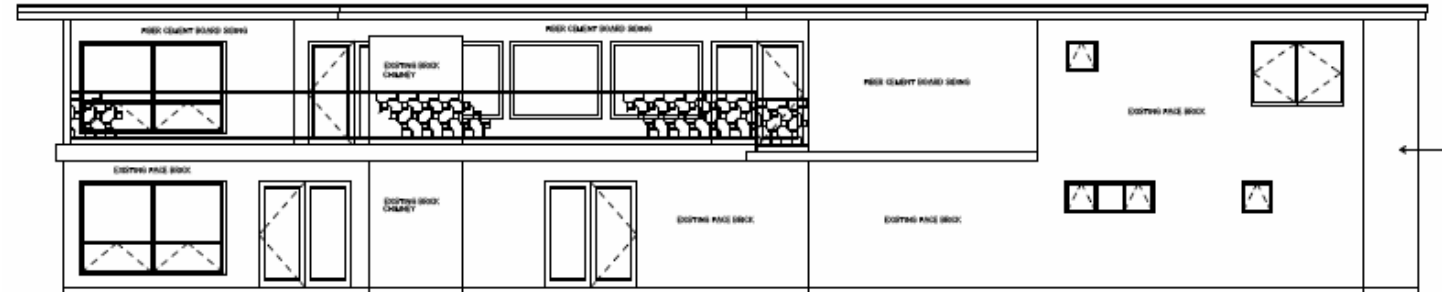
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**South (Side) Elevation
Facing Side Property Line
Not to Scale**



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