Item A6 is a deferral from the HAHC July 2022 meeting

Houston Archaeological & Historical Commission

ITEM A.8

July 28, 2022 HPO File No. 2022_0134 8823 Dover St.

Glenbrook Valley

CERTIFICATE OF APPROPRIATENESS

Application Date: May 23, 2022

Applicant: Esperanza Rico, owner & applicant

Property: 8823 Dover St. - LT 6 BLK 55 - GLENBROOK VALLEY SEC 9.

Significance: Contributing American Ranch, circa 1958

Proposal: Alteration

• Remove and replace 11 original windows with vinyl replacement windows

Work was completed without a permit or COA



Public Comment: No comment received

Civic No comment received.

Association:

Recommendation: Denial of COA and issuance of a COR for the work completed.

HAHC Action:

8823 Dover St. Glenbrook Valley

APPROVAL CRITERIA

Se	c. 3	3-240.	- Criteria for	issuance of certification	ates of appropriateness—	-General.
s	D I	NA	S - satisfies	D - does not satisfy	NA - not applicable	
		⊠ (a)	unless otherw		nsible for approving certificat ticle. The HAHC shall review ateness pursuant to:	
			(1) The applic	cable specific criteria in	n this division; and	
					suant to section 33-268 of the otected Historic District, to the section of the s	
				nt of a conflict betwee rictive criteria shall con	n the criteria in this division ntrol.	and the design guidelines,
		☐ (b)	that the applicappropriatenes appropriatenes relationship betake into corrections.	cation satisfies the crit ess. To approve or dis- ess, the HAHC shall co- etween the proposed asideration the curre- owner's financial co-	propriateness shall have the eria applicable to the issuar approve an application for a posider and make findings was activity and the applicable continueds of the applicant and the applicant	ce of the certificate of certificate of rith respect to the riteria. The HAHC shall and shall be sensitive to
			It has been do	etermined by staff that	the owner's financial condi	tion warrants issuance of a
		⊠ (c)	the director, r	espectively as approperay be necessary to erest or state or federal la	ates of appropriateness under riate, shall also consider any nable the property to comply aw so as to facilitate complia	y elements of the proposed with any other applicable

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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		S - satisfies D - does not satisfy NA - not applicable
\boxtimes			(1)	The proposed activity must retain and preserve the historical character of the property.
\boxtimes			(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. Mill finish aluminum windows are the typical style of window found on speculative homes constructed in subdivisions of the mid-1950s. Removal, in this case, and replacement with white vinyl windows does not preserve the windows. Vinyl windows have been installed in the original window openings.
			(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.
	\boxtimes		(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.
				White vinyl one over one versus mill finished aluminum two over two are not visually compatible.
			(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 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.

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	(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
	(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.



PROPERTY LOCATION

Glenbrook Valley Historic District



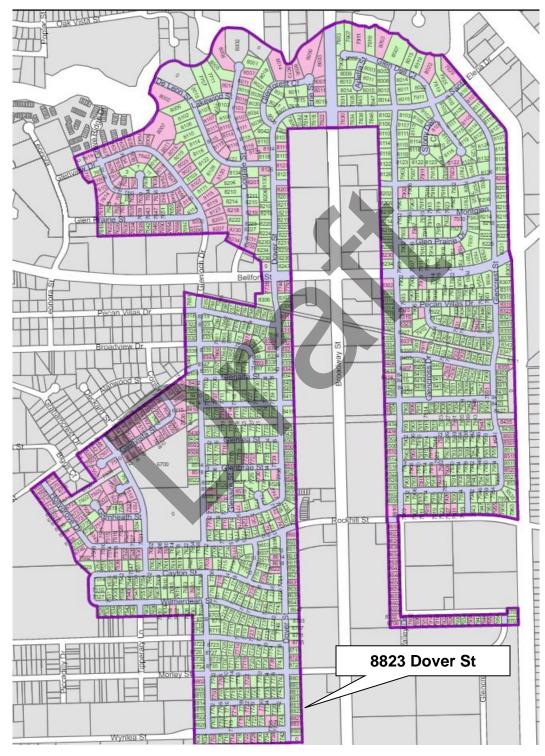




Figure 2 - COH Investigator photo

For additional images see attached investigator images.