

Item A6 is a deferral from the HAHC July 2022 meeting

Houston Archaeological & Historical Commission

July 28, 2022

HPO File No. 2022_0134

ITEM A.8

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 Association: No comment received.

Association:

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

HAHC Action:

APPROVAL CRITERIA

Sec. 33-240. - Criteria for issuance of certificates of appropriateness—General.

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

(a) The HAHC shall be the body responsible for approving certificates of appropriateness unless otherwise provided in this article. The HAHC shall review and approve or disapprove a certificate of appropriateness pursuant to:

- (1) The applicable specific criteria in this division; and
- (2) Design guidelines approved pursuant to [section 33-268](#) of this Code or division 6 of this article for the Old Sixth Ward Protected Historic District, to the extent applicable.
- (3) In the event of a conflict between the criteria in this division and the design guidelines, more restrictive criteria shall control.

(b) The applicant for a certificate of appropriateness shall have the burden of demonstrating that the application satisfies the criteria applicable to the issuance of the certificate of appropriateness. To approve or disapprove an application for a certificate of appropriateness, the HAHC shall consider and make findings with respect to the relationship between the proposed activity and the applicable criteria. **The HAHC shall take into consideration the current needs of the applicant and shall be sensitive to the property owner's financial condition in determining whether to issue a certificate of appropriateness.**

It has been determined by staff that the owner's financial condition warrants issuance of a COR.

(c) In reviewing applications for certificates of appropriateness under this article, the HAHC or the director, respectively as appropriate, shall also consider any elements of the proposed activity that may be necessary to enable the property to comply with any other applicable city ordinances or state or federal law so as to facilitate compliance with this ordinance and other applicable laws.

- (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.

Draft



Figure 1 – Inventory Photo - 2010



Figure 2 - COH Investigator photo

For additional images see attached investigator images.