

Change of Designation

Application Date: September 9, 2022

Applicant: Meyra E. Garcia, owner

Property: TR 23A & 24, BLK 36
Glenbrook Valley Sec. 7 R/P
7,700 SF lot; 1,931 sq. ft. SFR home per HCAD

Significance: Constructed circa 1960, this house was listed as non-contributing at the time Glenbrook Valley was designated as a historic district. Other structures constructed circa 1960 have been classified as contributing.

Site Description: The house is a Traditional Ranch-style house (constructed in 1960) with Colonial Revival elements, and it exhibits many of the defining features of residences in the Glenbrook Valley Historic District including a low-pitched roof with wide overhangs, a brick exterior, board-and-batten siding on side gables, brick chimney, front porch columns, and large aluminum windows on front facade. The massing and lot placement of the building is consistent with the other properties throughout the district. Additionally, nearby homes with similar forms and elements to the case building have been identified as contributing resources. The rear porch roof addition is not visible from the street, and the building has only had minor changes to materials over the years. Overall, the structure exhibits much of its character-defining features and much of its integrity remains intact.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval and recommendation to City Council for reclassification

HAHC Action: -

All materials in exterior walls, including windows, siding, framing lumber, and interior shiplap must be retained except where removal or replacement has been explicitly approved by HAHC. Shiplap is an integral structural component of the exterior wall assembly in balloon framed structures and its removal can cause torqueing, twisting and collapse of exterior walls. Shiplap may be carefully shored and removed in small portions to insulate, run wire or plumbing, and should be replaced when the work is complete. Maintenance and minor in-kind repairs of exterior materials may be undertaken without HAHC approval, but if extensive damage of any exterior wall element is encountered during construction, contact staff before removing or replacing the materials. A revised COA may be required.

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: -
Effective: November 18, 2020



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

Change of Designation

Section 33-227 (c):

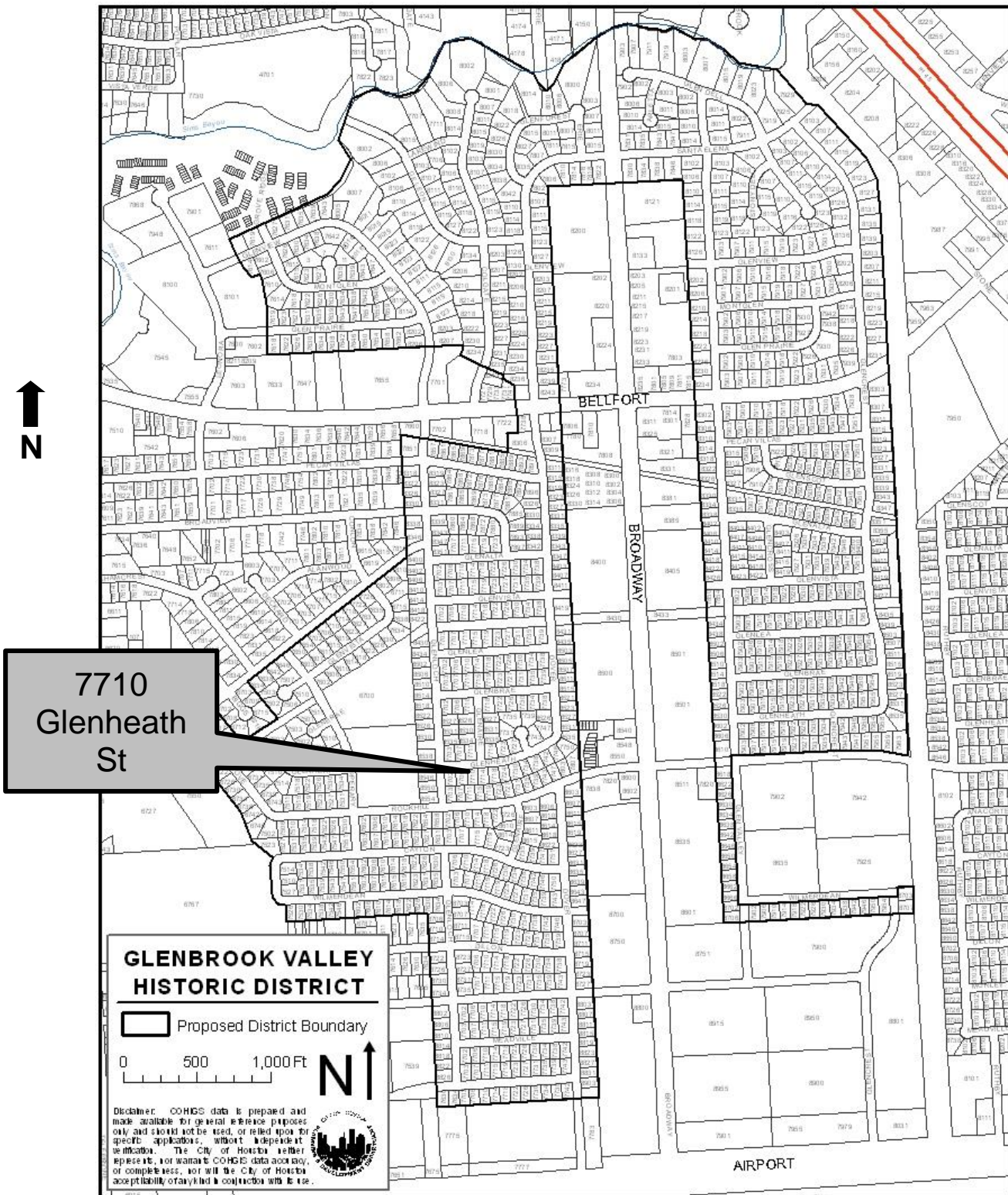
Amendment of any classification of a building, structure, object, or site within a historic district may be initiated by the director only upon finding that a building, structure, object, or site is incorrectly classified as contributing or non-contributing or that the existence of unusual or compelling circumstances, such as the presence of significant and irreversible changes not caused by the owner of the building, structure, or object, justifies the changing of the classification of the building, structure, object, or site. The director shall not recommend the change in classification of a building, structure, object, or site that has deteriorated due to any action or negligence of the owner. The director shall present the findings at a regularly scheduled meeting of the HAHC after giving notice to the property owner of the proposed change not later than 15 days before the meeting, The HAHC shall either disapprove the director's recommended change, or approve the change and refer the change to city council for approval.

A building that was constructed during the period of significance could be considered contributing even if its architectural style differs from the rest of the district. On the other hand, any building that was constructed outside of the period of significance is considered noncontributing, even if it looks like a historic building. That is because contributing status is based on the property's ability to convey the significance of the district, not its appearance or compatibility with historic properties.

Key Excerpts from the Glenbrook Historic District Application:

- “The period of significance for Glenbrook Valley is 1953 and 1962. It exemplifies the mid-century modern residential architectural style and is a visible reminder of postwar (WWII) development in Houston.”
- “The American Ranch style house and Mid-Century Modern style house are two architectural styles in the Glenbrook Valley neighborhood.”

Glenbrook Valley Historic District Map



INVENTORY PHOTO



Figure 1 - Inventory Photo

Current Photos Taken by Staff



Current Photos Taken by Staff



Current Photos Taken by Staff



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Current Photos Taken By Staff

