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**CERTIFICATE OF APPROPRIATENESS**

**Applicant:** Donald Nguyen, owner; Thomas Nguyen, agent

**Property:** 8515 Dover, LT 8 BLK 36  
GLENBROOK VALLEY SEC 7

**Significance:** Non-contributing 1959 Traditional Ranch

**Proposal:** Alteration Alteration – filled in rear porch for additional conditioned space

Work started without COA or building permit

See attachments – Drawing Set

**Public Comment:** None

**Civic Association:** None

**Recommendation:** Denial - does not satisfy criteria and issuance of COR for work as applied for

**HAHC Action:** -

ALTERATIONS TO NONCONTRIBUTING STRUCTURES

Sec. 33-241.1(b): Director shall issue a certificate of appropriateness for the alteration, rehabilitation, or restoration of a non-contributing structure or an addition to a **noncontributing structure in an 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**

(1) For an alteration, rehabilitation, or restoration that does not require the removal or replacement of the structural elements, not including the foundation, within 67 percent of the structure:

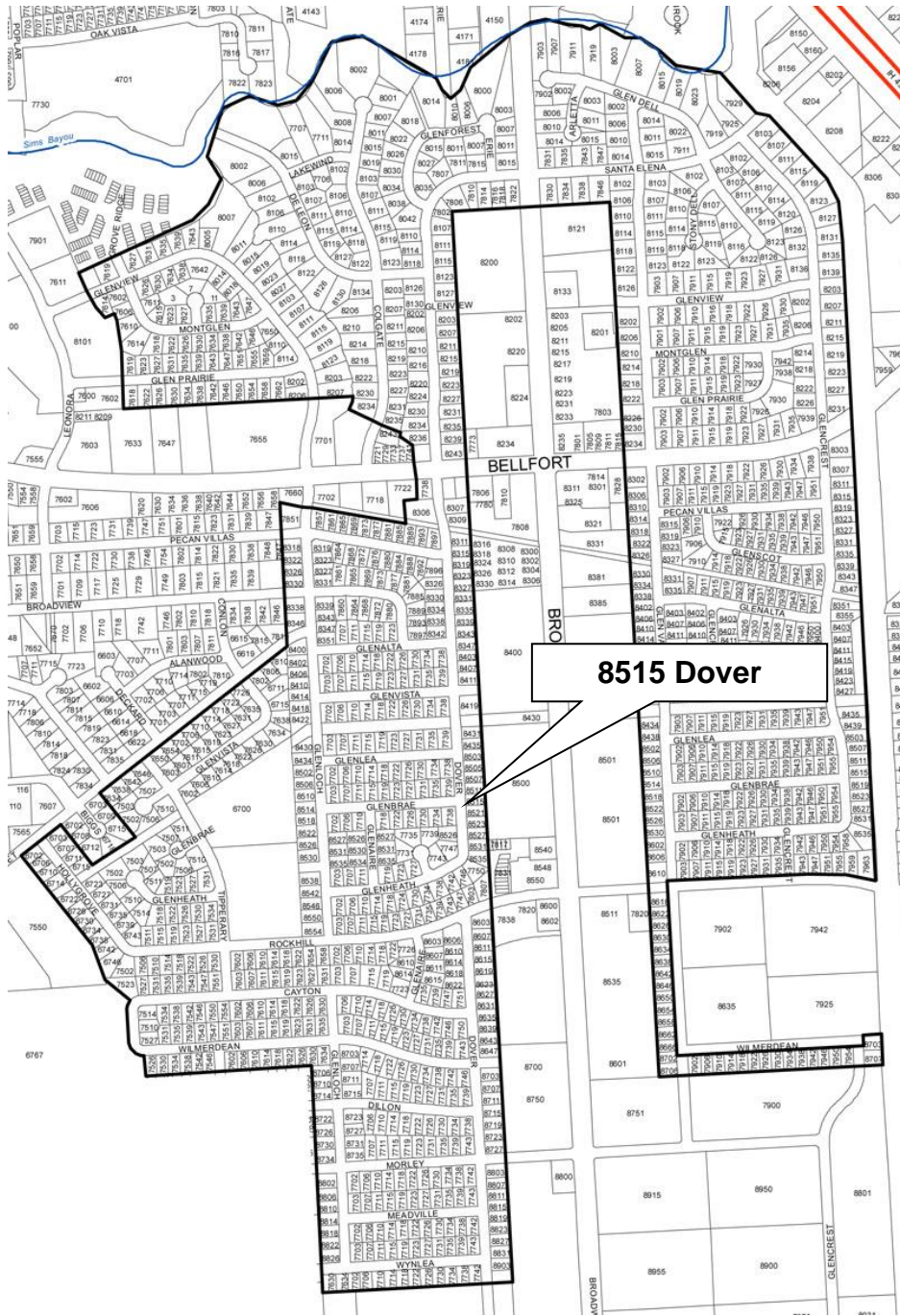
(a) The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance; and

(b) The proposed activity must match the architectural features, materials, and character of either the existing noncontributing structure or the contributing structures within the context area.



PROPERTY LOCATION

Glenbrook Valley







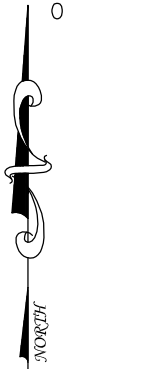


SCALE: 1"=20'-0"

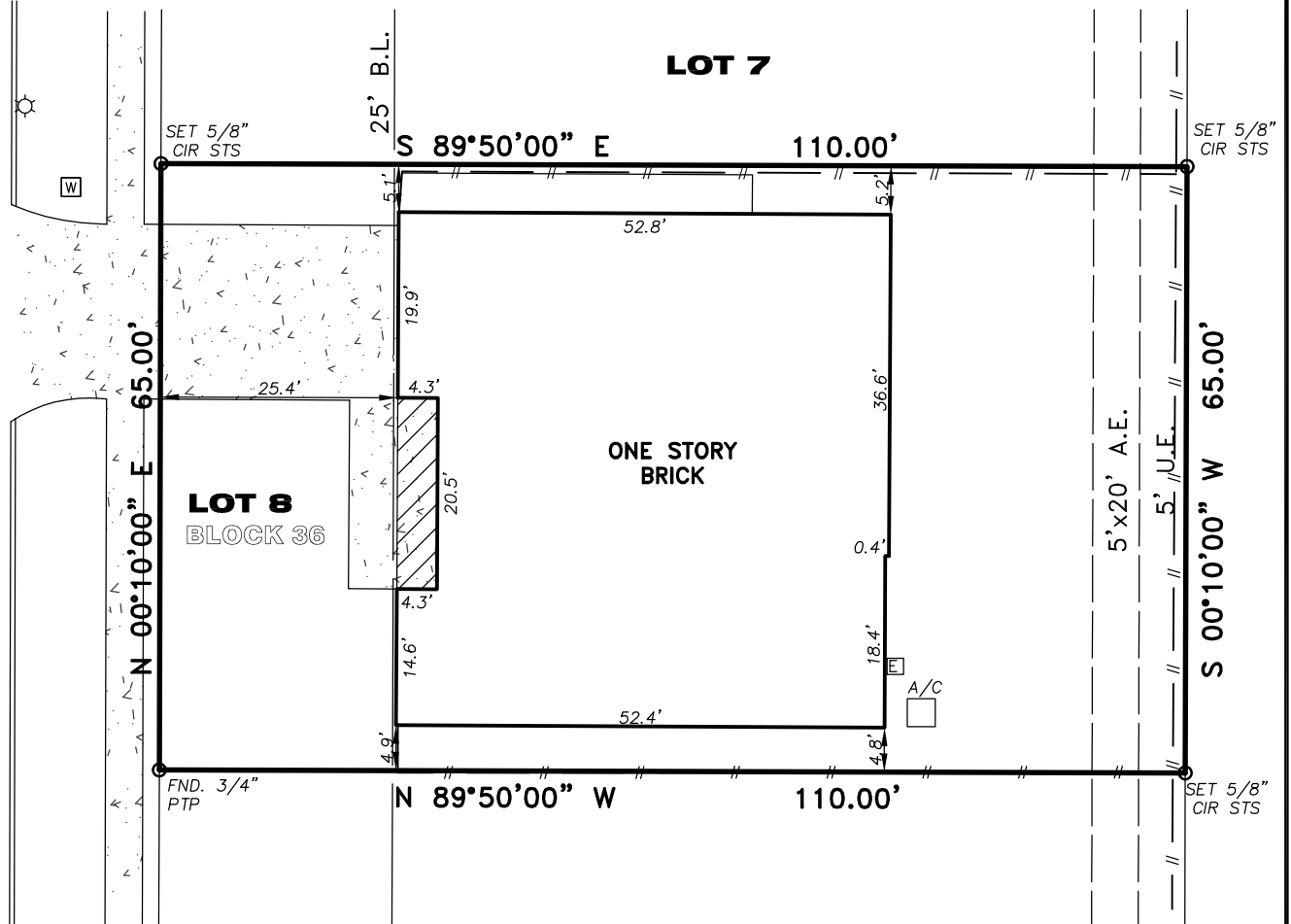


**LEGEND:**

- CIR - CAPPED IRON ROD
- "STS" - STAMPED SOUTH TEXAS SURVEYING
- COVERED CONCRETE
- WOOD FENCE
- ELECTRIC METER
- LIGHT POLE
- WATER METER



**DOVER STREET  
(60' R.O.W.)**



**NOTES:**

1. BEARING BASIS IS THE EAST R.O.W. LINE OF DOVER STREET BEING N 00°10'00" E.
2. SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS RECORDED IN RP-2020-466179.
3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
4. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
5. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
6. THE FINDINGS AND OPINIONS OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. REFLECTED HEREON ARE PRIVILEGED, CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR WHOM THIS WORK WAS PREPARED, IT IS UNDERSTOOD THAT THE USE OF, RELIANCE ON, OR REPRODUCTION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. IS PROHIBITED AND WITHOUT WARRANTY, EXPRESS OR IMPLIED. SOUTH TEXAS SURVEYING ASSOCIATES, INC. SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OR REPRODUCTION. COPYRIGHT 2022. ALL RIGHTS RESERVED.
7. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. CERTAIN EASEMENTS AND/OR BUILDING LINES MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH. THIS SURVEY WAS DONE WITHOUT BENEFIT OF DEED. OWNER SHOULD OBTAIN A TITLE COMMITMENT BEFORE DESIGN OR CONSTRUCTION COMMENCES.

**LOT 8, BLOCK 36 OF GLENBROOK VALLEY, SECTION 7 ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 49, PAGE 19 OF THE MAP OR PLAT RECORDS OF HARRIS COUNTY, TEXAS.**

PROPERTY LIES WITHIN FLOOD ZONE "X", ACCORDING TO F.I.R.M. MAP NO. 48201C 0895N, DATE 5-02-2019. BY GRAPHING PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED. SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAIN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.

**PROPERTY SUBJECT TO SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS.**

I hereby certify that this survey was made on the ground and that this plat correctly represents the facts found at the time of survey showing any improvements, from legal descriptions supplied by client. There are no encroachments apparent on the ground, except as shown. This survey is only certified for boundary and this transaction only. Surveyor did not abstract property. Easements, building lines, etc. shown are as identified by:

GF N/A of N/A

Fred W. Lawton, Registered Professional Land Surveyor No. 2321



ADDRESS: 8515 DOVER STREET

LENDER:

CITY: HOUSTON, TEXAS

ZIP: 77061

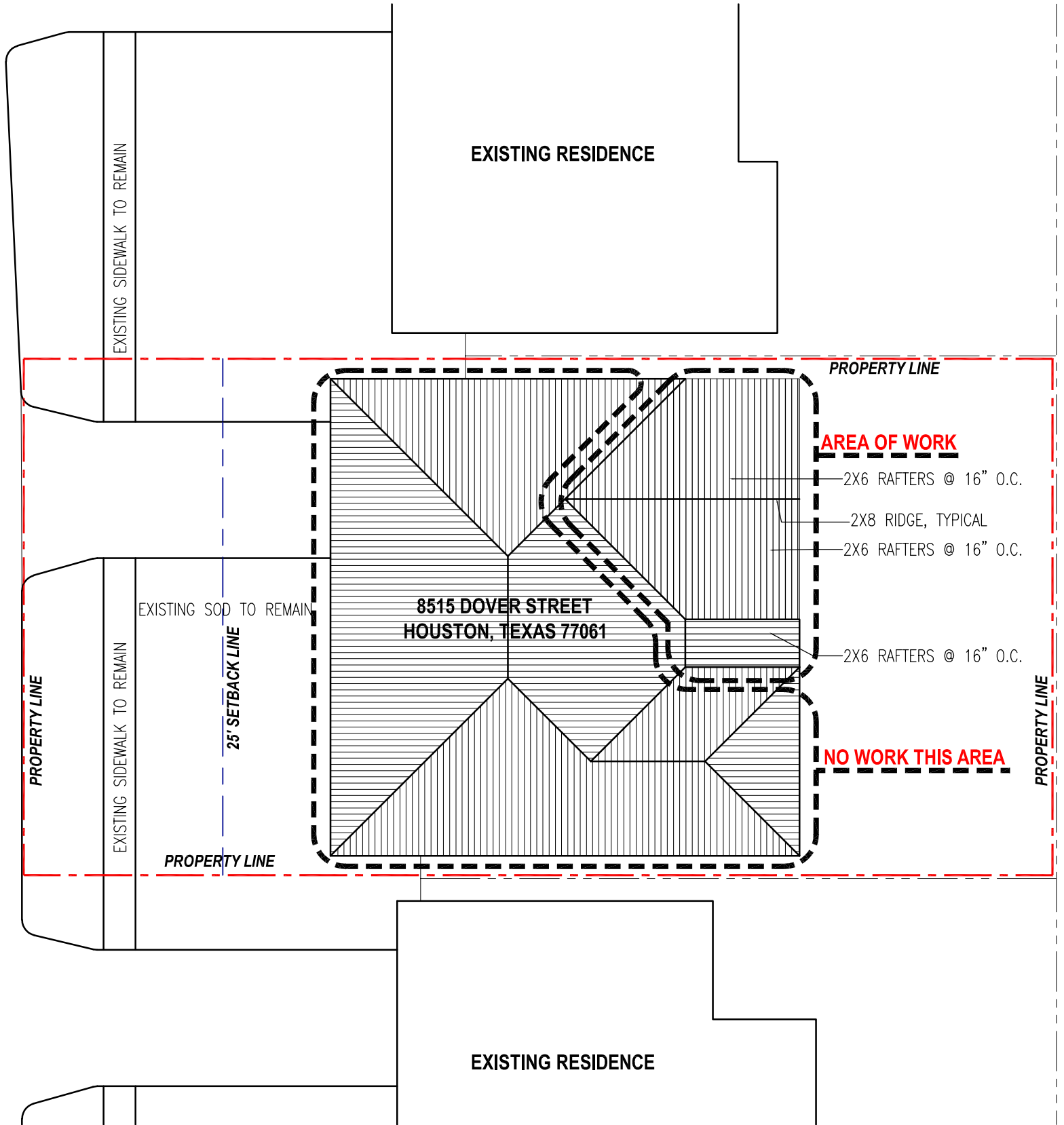
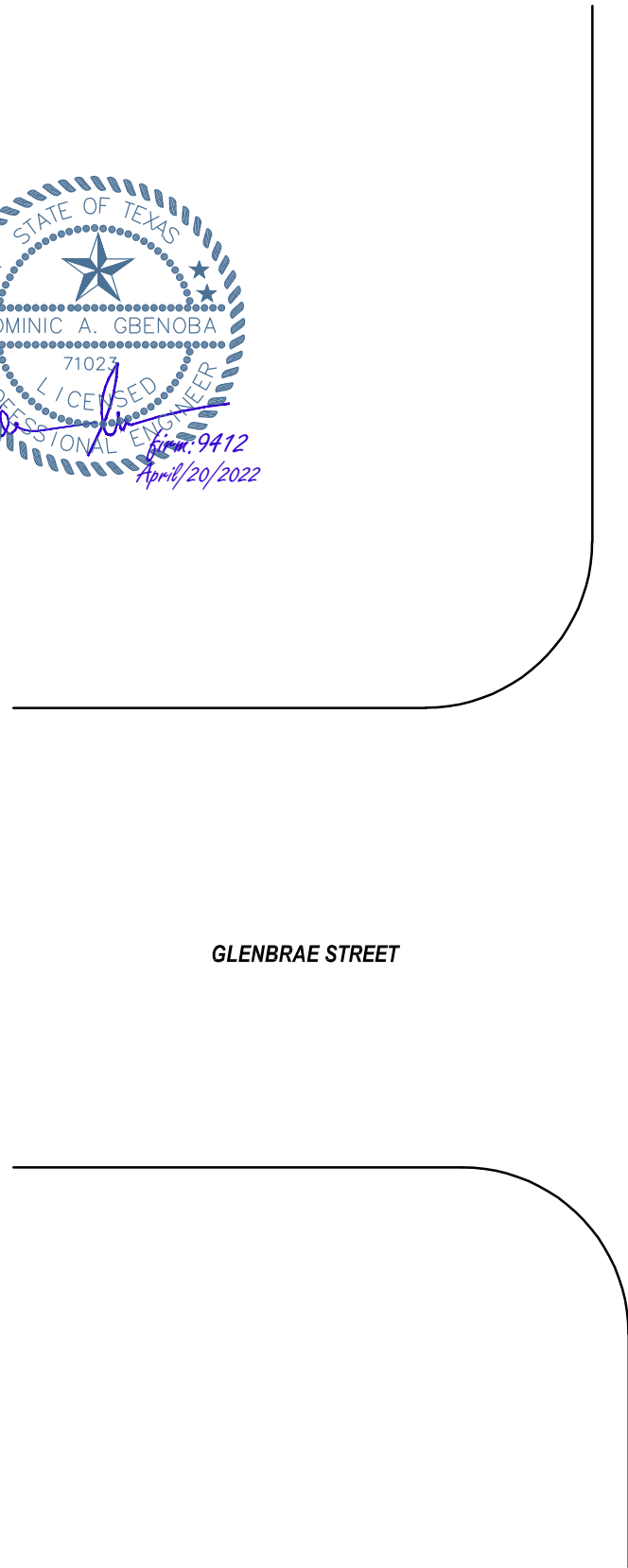
PURCHASER:

JOB NO: 0289-22 DATE: 2-11-22 SCALE: 1"=20'-00" REVISION:



**SOUTH TEXAS SURVEYING ASSOCIATES, INC.**

11281 Richmond Ave. Suite J-101 Houston, Texas 77082  
TEL. (281) 556-6918 FAX (281) 556-9331



**SITE PLAN**

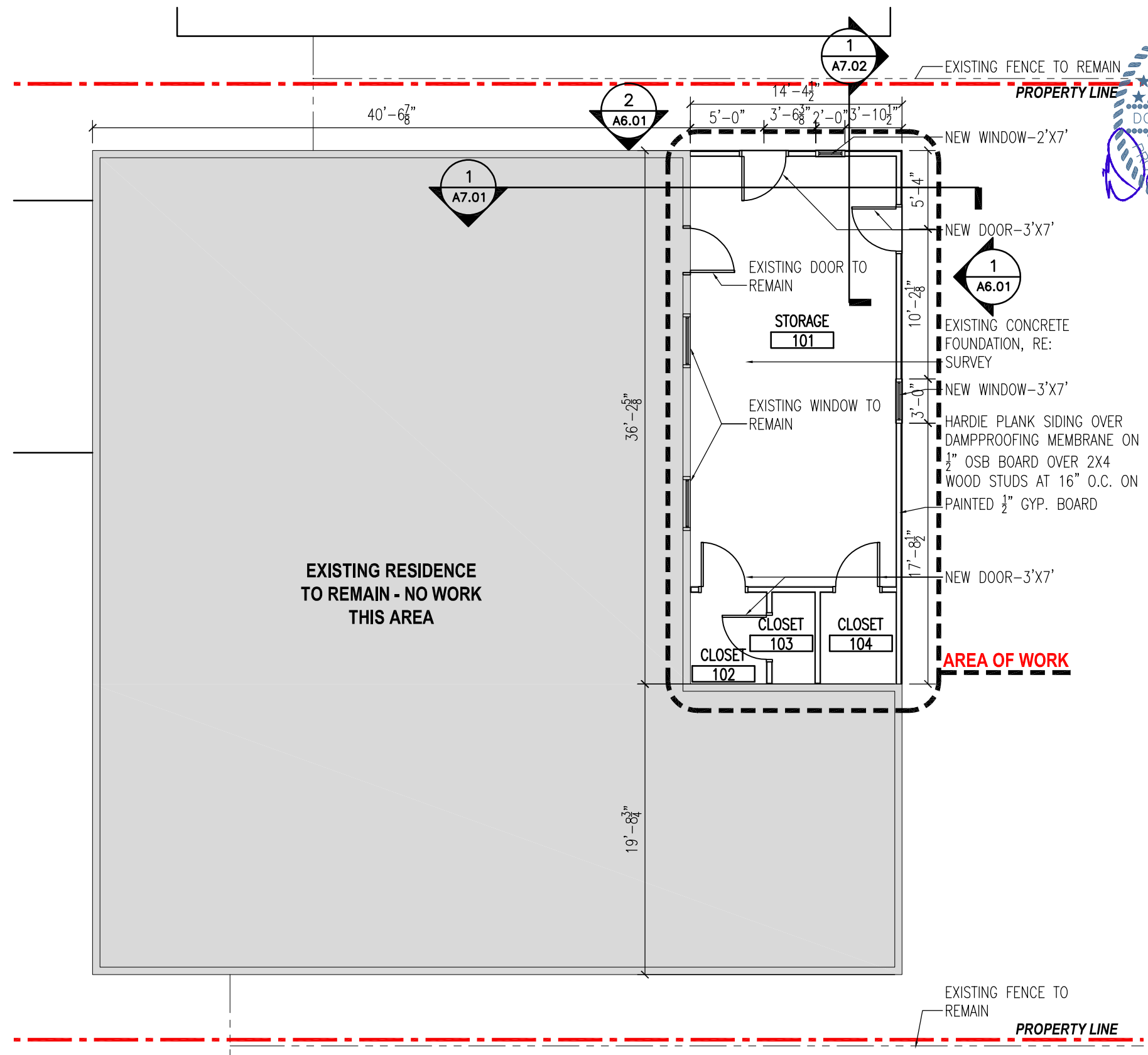
**8515 DOVER ST., HOUSTON, TEXAS 77061**  
**NEW STORAGE ROOM ADDITION**

SITE PLAN/ROOF FRAMING PLAN | 1/16"=1'-0" | 1



**A1.01**

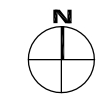




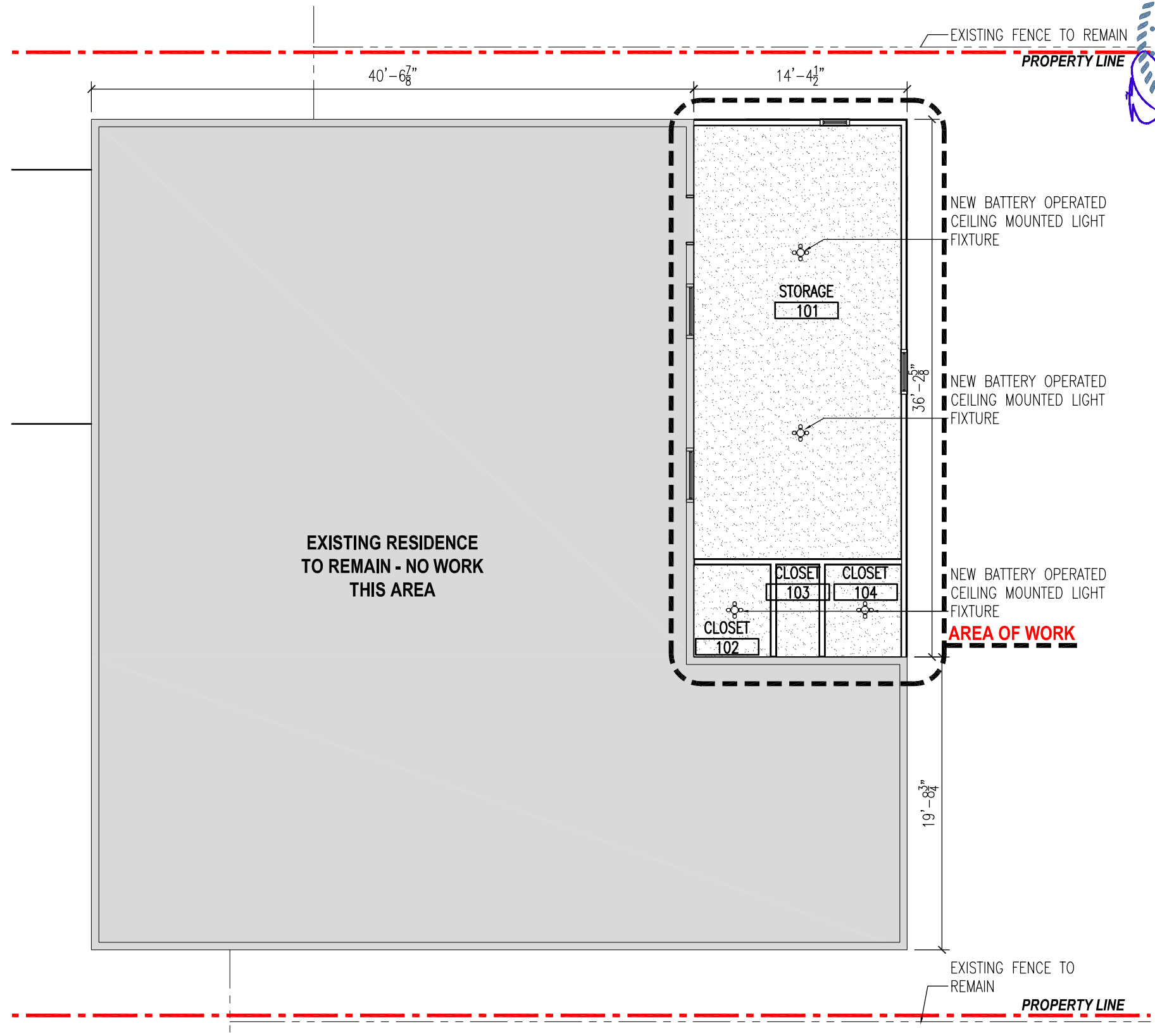
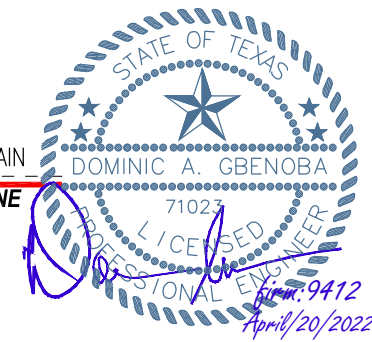
**FLOOR PLAN**

**8515 DOVER ST., HOUSTON, TEXAS 77061**  
**NEW STORAGE ROOM ADDITION**

FLOOR PLAN | 1/8"=1'-0" | 1



**A2.01**



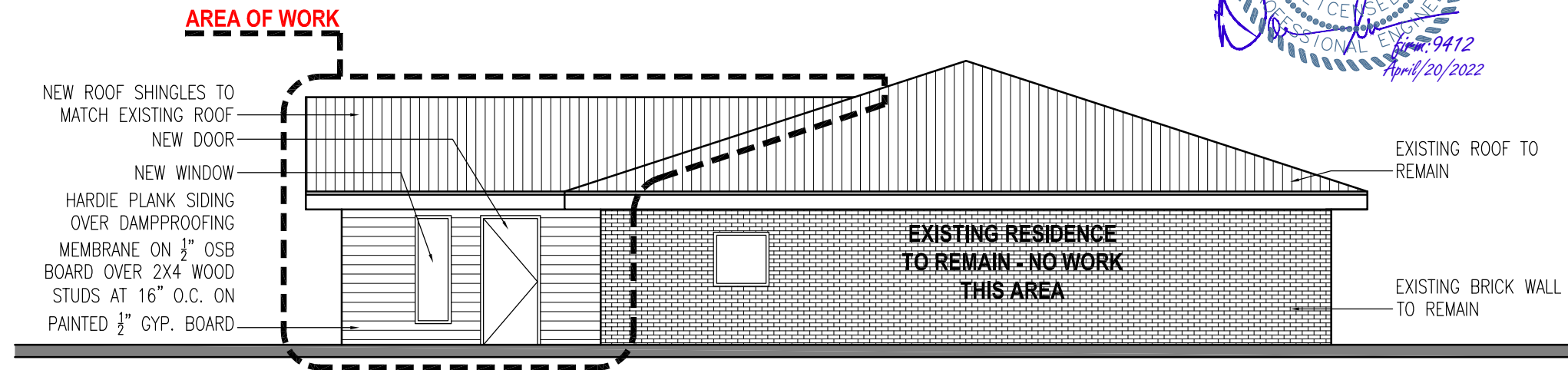
**REFLECTED CEILING PLAN**

**8515 DOVER ST., HOUSTON, TEXAS 77061**  
**NEW STORAGE ROOM ADDITION**

REFLECTED CEILING PLAN | 1/8"=1'-0" (1)

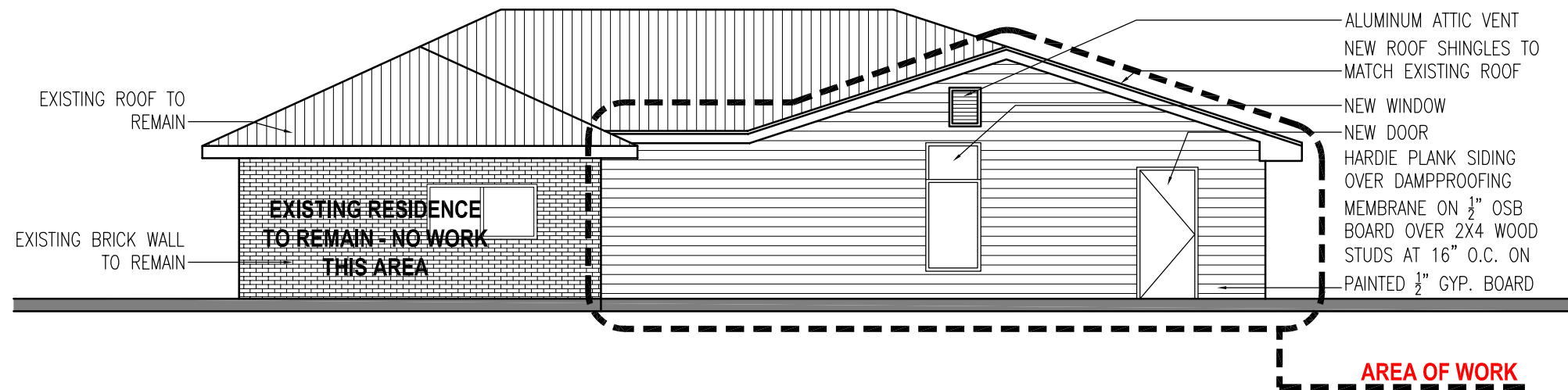


**A3.01**



**2 - NORTH ELEVATION**

NORTH ELEVATION | 1/8"=1'-0" (2)

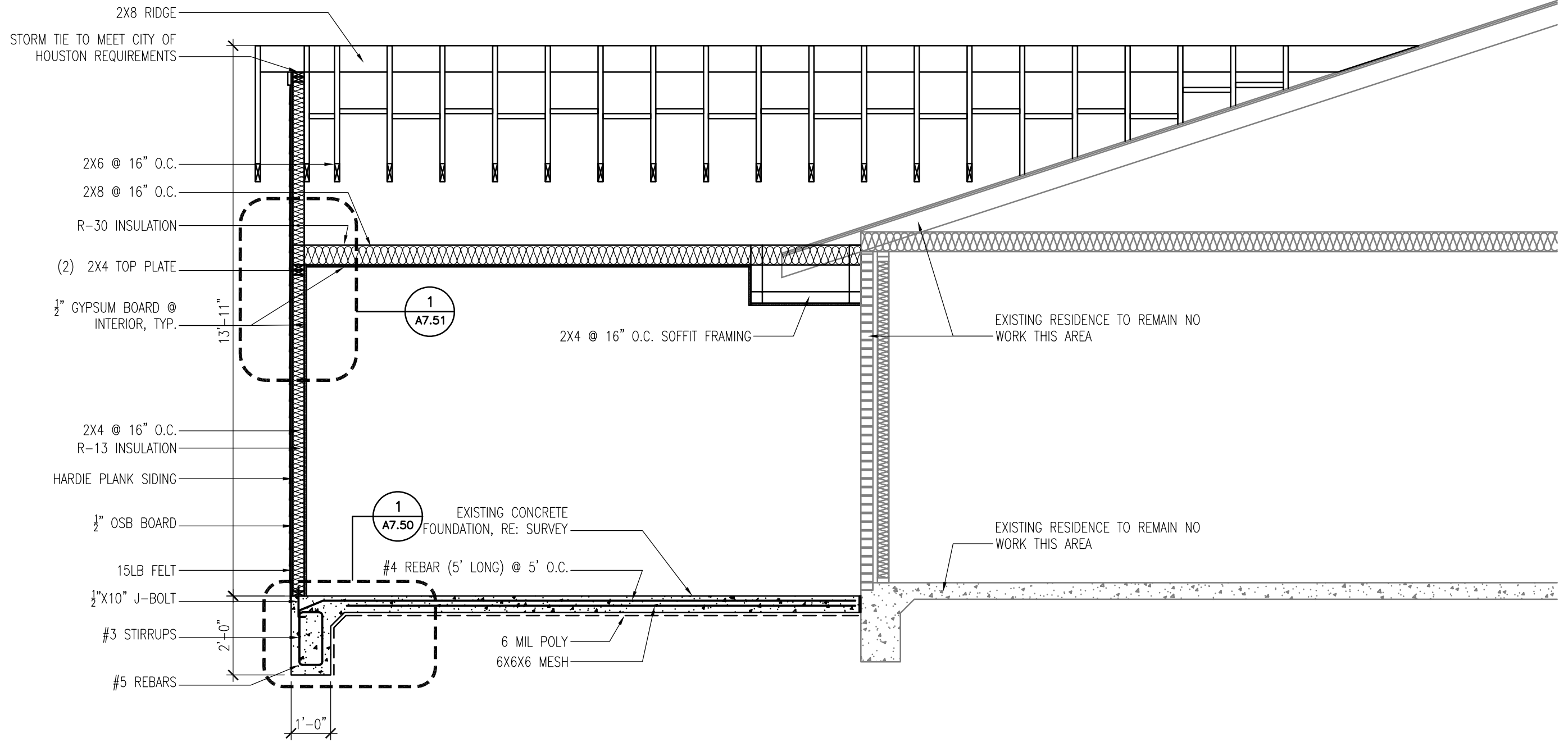
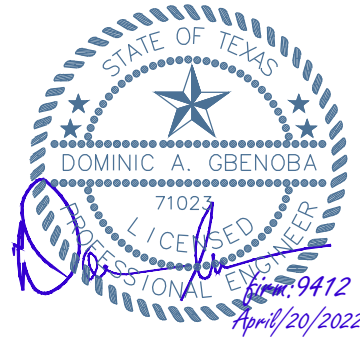


EAST ELEVATION | 1/8"=1'-0" (1)

**EXTERIOR ELEVATIONS**

**8515 DOVER ST., HOUSTON, TEXAS 77061**  
**NEW STORAGE ROOM ADDITION**

**A6.01**

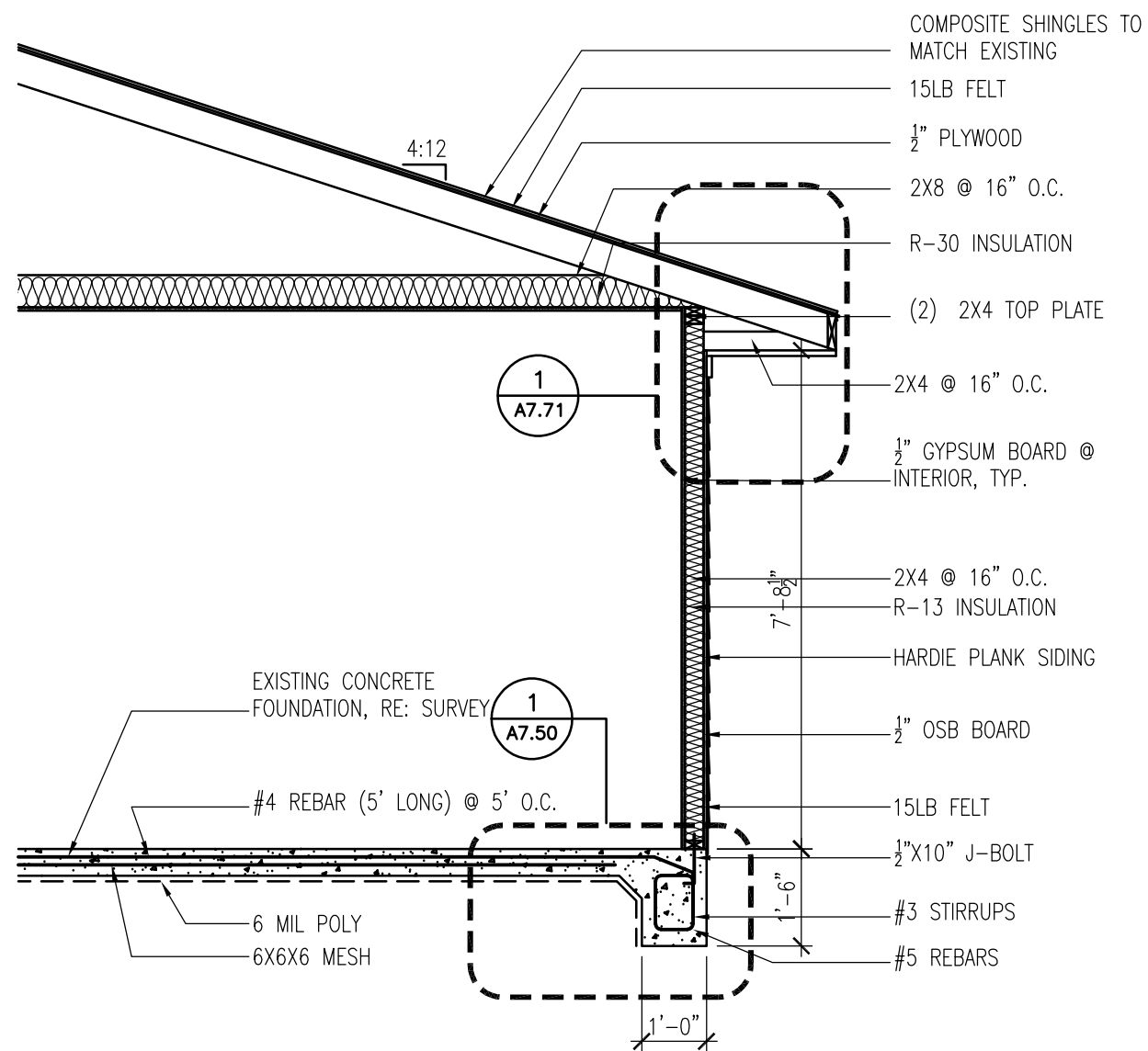
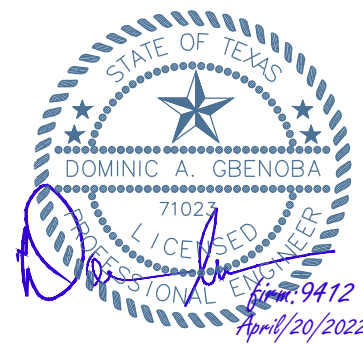


**WALL SECTION**

**8515 DOVER ST., HOUSTON, TEXAS 77061**  
**NEW STORAGE ROOM ADDITION**

WALL SECTION | 3/8"=1'-0" | 1

**A7.01**



WALL SECTION  $\frac{3}{8}'' = 1'-0''$  1

**WALL SECTION**

**8515 DOVER ST., HOUSTON, TEXAS 77061**  
**NEW STORAGE ROOM ADDITION**

**A7.02**

ONE STORY

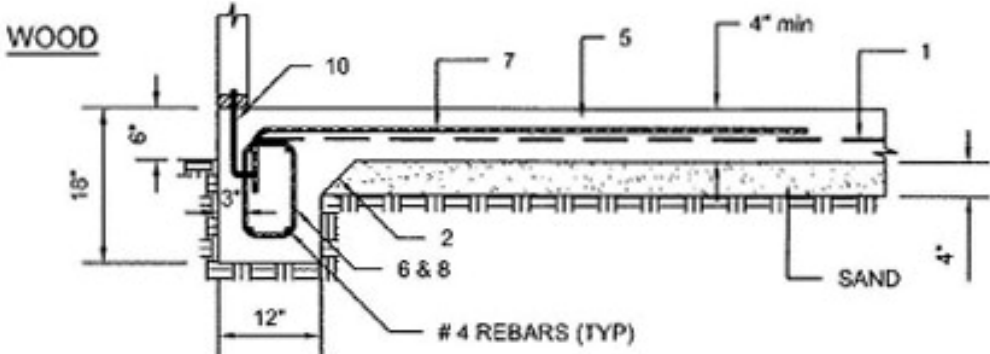
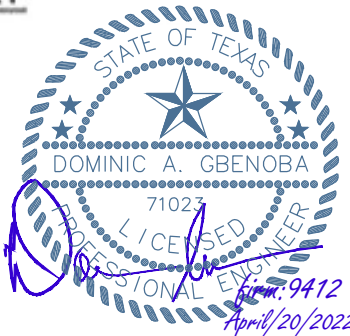


FIGURE R403.1.9  
(Not To Scale)

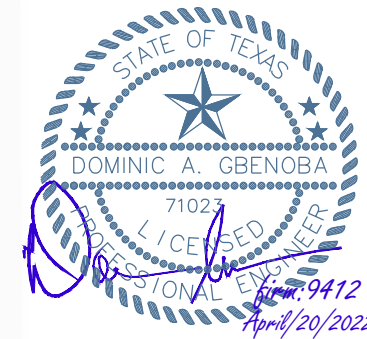
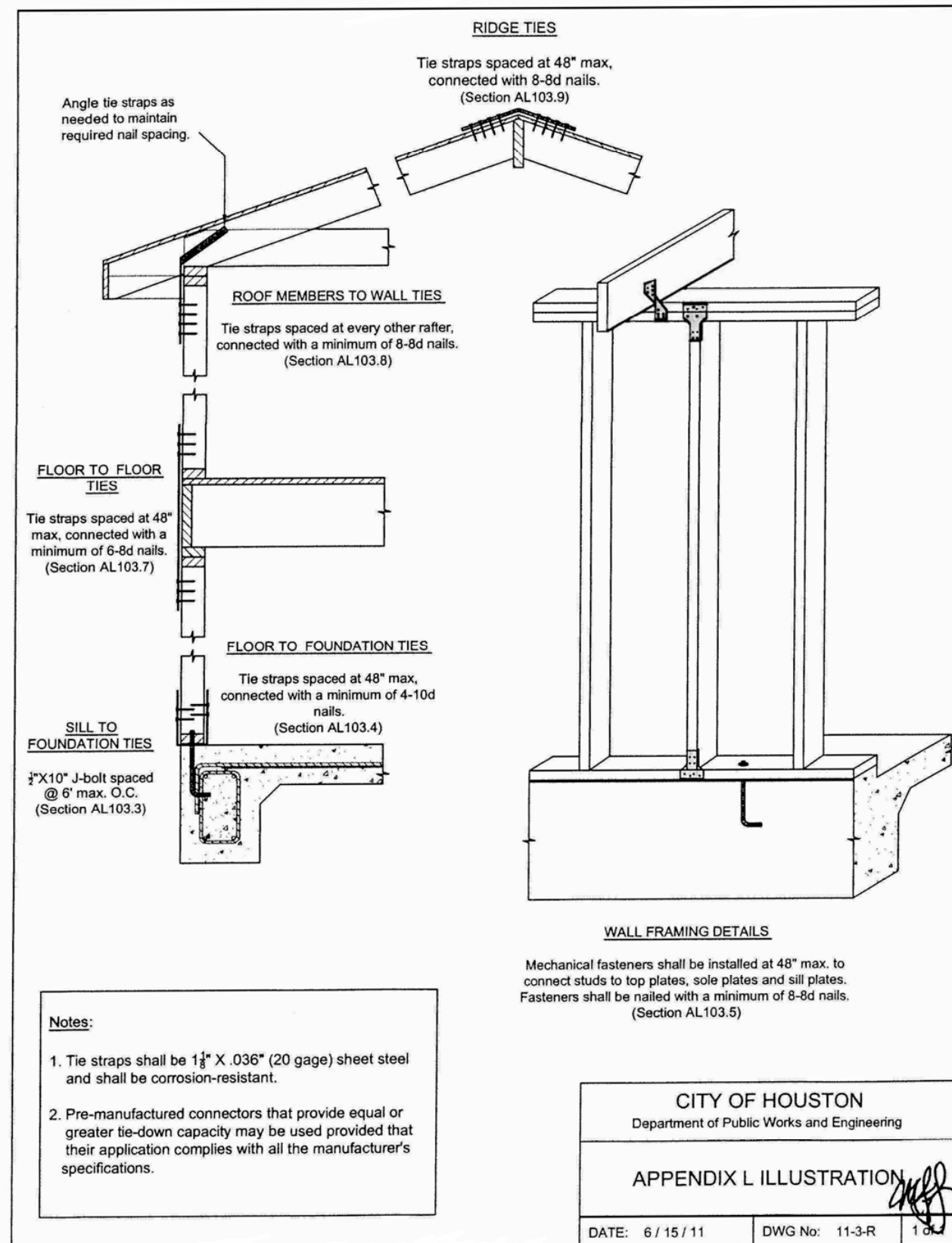
**CONSTRUCTION NOTES:**

1. All slabs shall be reinforced with #6 web wire mesh 6"x6" min.
2. All house slabs shall have a 6 mil vapor barrier using poly or other approved material.
3. All slabs shall be a minimum of 4" thick with a 4" sand cushion.
4. Concrete shall have a minimum of 2500 psi in 28 days.
5. Steel shall be covered with 2" of concrete.
6. Stirrups to be #3 rebar @ 18" O.C.
7. Shear reinforcing at intersection of slab and all beams to be #4 rebar, 5' long, 5' on center.
8. Steel shall be covered with 3" of concrete.
9. Interior beams every 20 linear ft. or under bearing partition.
10. 1/2" anchor bolts, 10" long. Extend a minimum of 7" into concrete.

CITY OF HOUSTON Department of Public Works and Engineering		
FOUNDATIONS FOR ADDITIONS		
DATE: 12 / 29 / 09	DWG No: 09R15	1 of 1



SECTION DETAIL | N.T.S. | 1



**WALL SECTION DETAILS**

**8515 DOVER ST., HOUSTON, TEXAS 77061**  
**NEW STORAGE ROOM ADDITION**

SECTION DETAIL | N.T.S. (1)

**A7.51**