



CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

ITEM E05
HPO File #: HP2026_0168

July 16, 2026

7923 Glenalta St.
Glenbrook Valley

Applicant: Mario Sanchez, agent for Mayra Sandoval, owner

Property: 7923 Glenalta Street, Lot 7 Block 16, Glenbrook Valley Sec 4. The property is a one-story, 2,026 SF residential building on 7,260 square foot lot.

Significance: This property is American ranch, contributing residential structure, constructed in 1956 located in the Glenbrook Valley Historic District.

Proposal: Alteration – Square footage addition

The applicant proposal is to add 414 square feet to the existing house located in the rear of the property.

The proposal is as follows:

- Removing part of existing carport
- 3 new single hung windows added to the addition
- Eave height aligns with the rest of the structure: 8 ft
- Pitch height approx.: 13' (doesn't exceed height of existing structure)
- New siding will be like for like Hardie plank, matching the existent house
- Composition shingles to match existing roof material
- All new windows must be inset and recessed. See Attachment A for details.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval with conditions: that the proposed windows be aluminum

HAHC Action: -



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APPROVAL CRITERIA

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 |
| ☒ | ☐ | ☐ | (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;
<i>The proposed design includes vinyl windows, which goes against HOP Internal Policy 1-1. With the approval with conditions to change the windows to aluminum, this criteria will be satisfied.</i> |
| ☒ | ☐ | ☐ | (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;
<i>The proposed design includes vinyl windows, which goes against HOP Internal Policy 1-1. With the approval with conditions to change the windows to aluminum, this criteria will be satisfied.</i> |
| ☒ | ☐ | ☐ | (7) The proposed replacement of 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; |
| ☐ | ☒ | ☐ | (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
<i>The proposed design includes vinyl windows, which goes against HOP Internal Policy 1-1. With the approval with conditions to change the windows to aluminum, this criteria will be satisfied.</i> |
| ☒ | ☐ | ☐ | (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. |



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DISTRICT MAP





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CURRENT PHOTO





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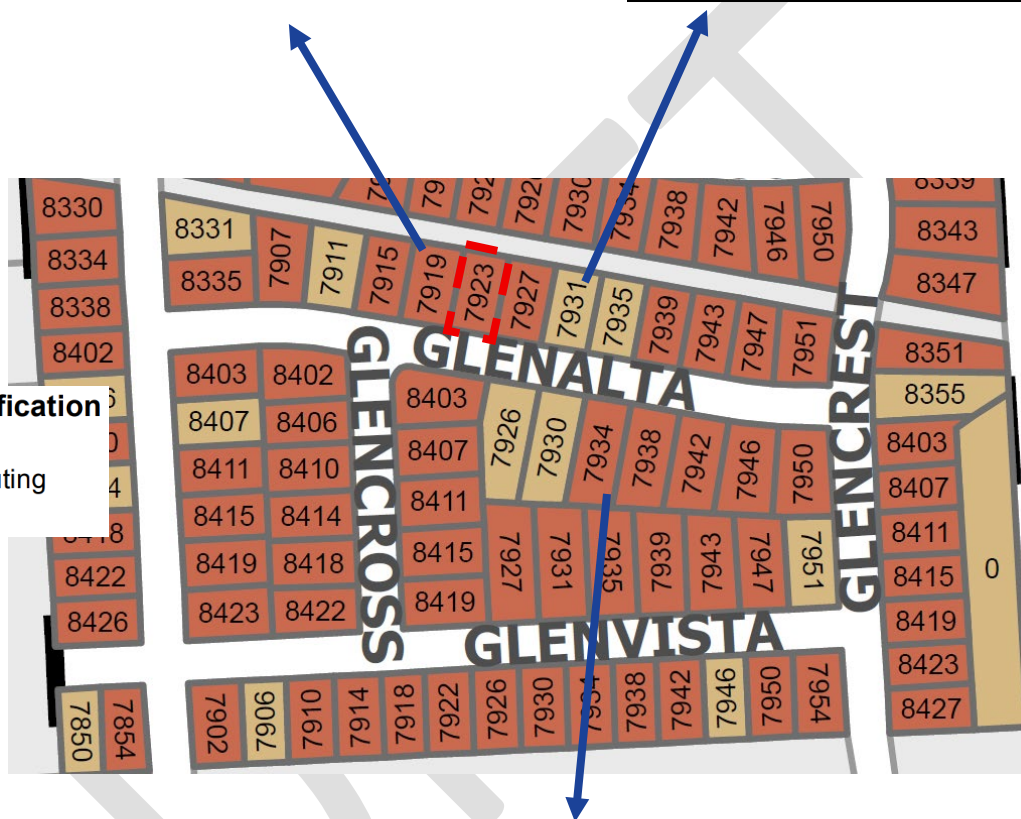
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CONTEXT AREA





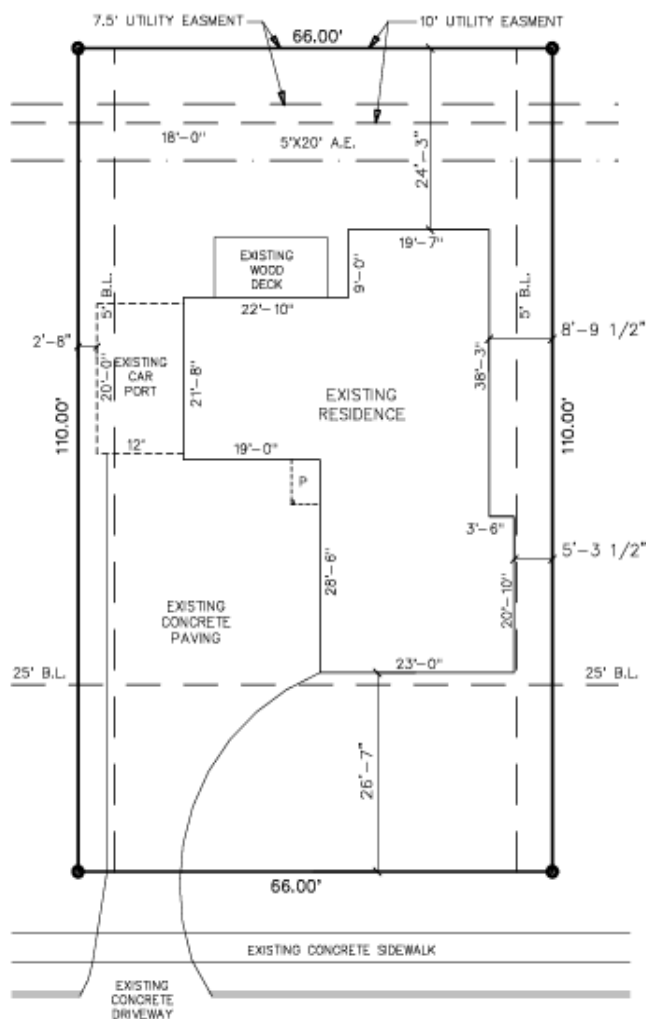
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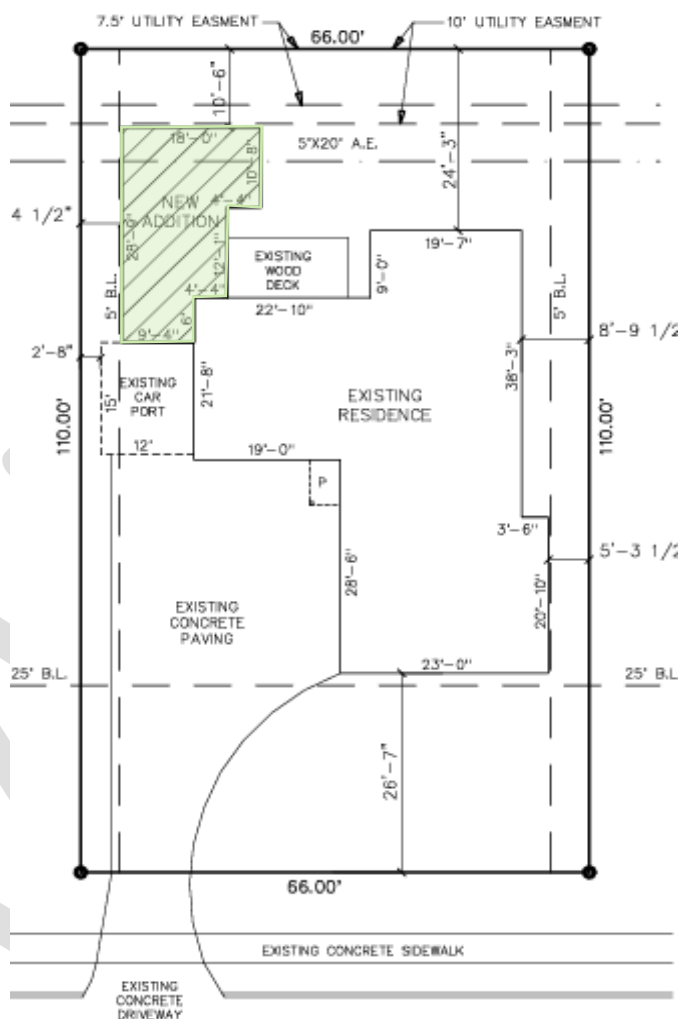
SITE PLAN



GLENALTA STREET
60' R.O.W.

EXISTING SITE PLAN

1" = 20'-0"



GLENALTA STREET
60' R.O.W.

PROPOSED SITE PLAN

1" = 20'-0"



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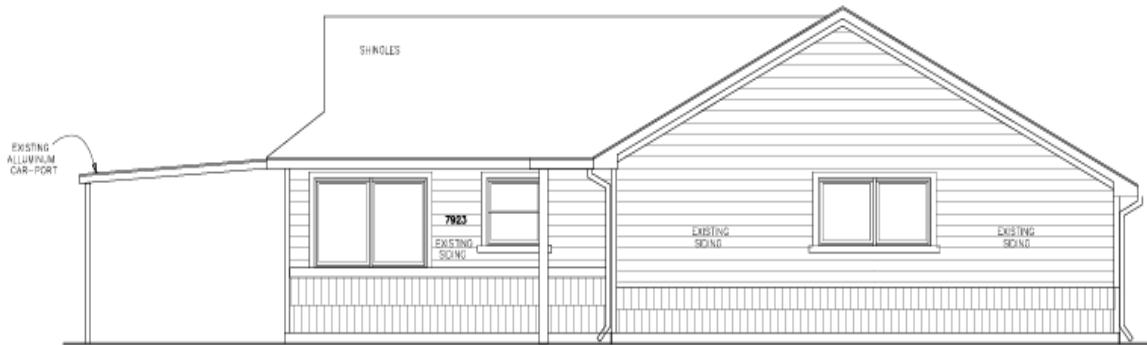
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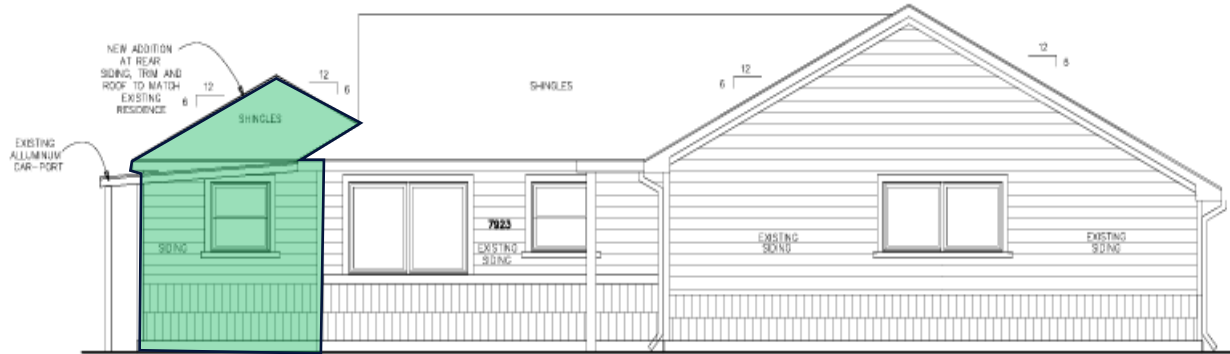
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ELEVATION DRAWINGS



EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION



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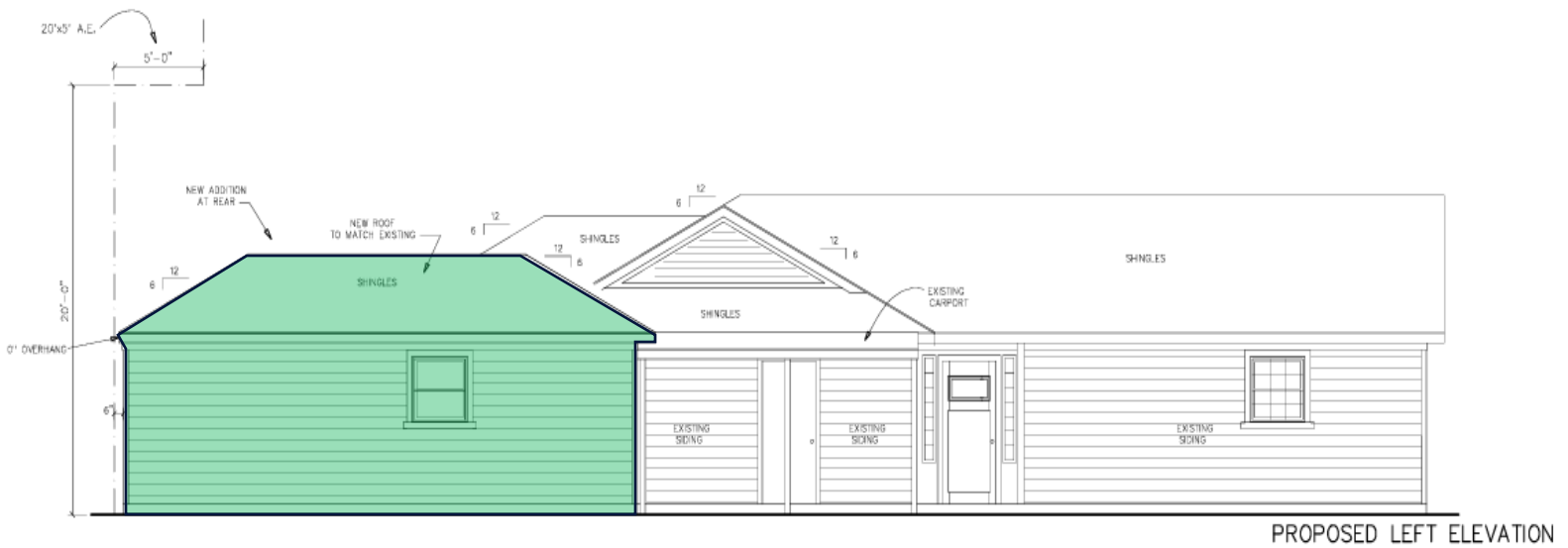
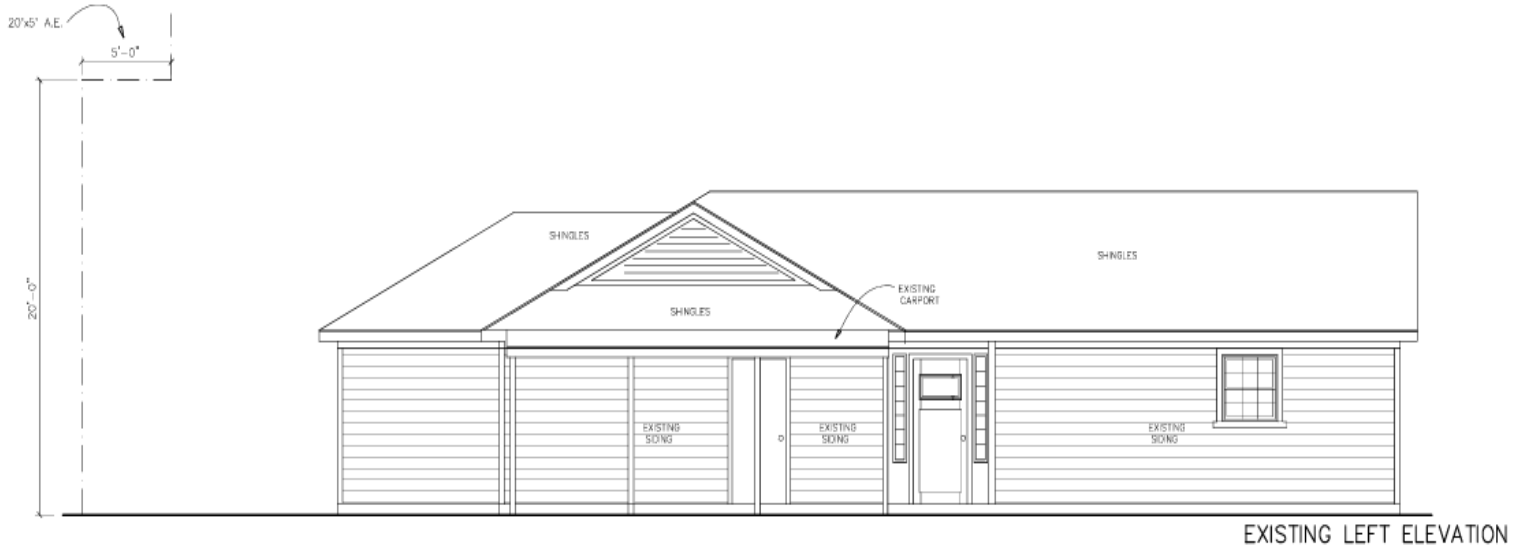
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ELEVATION DRAWINGS CONTINUED





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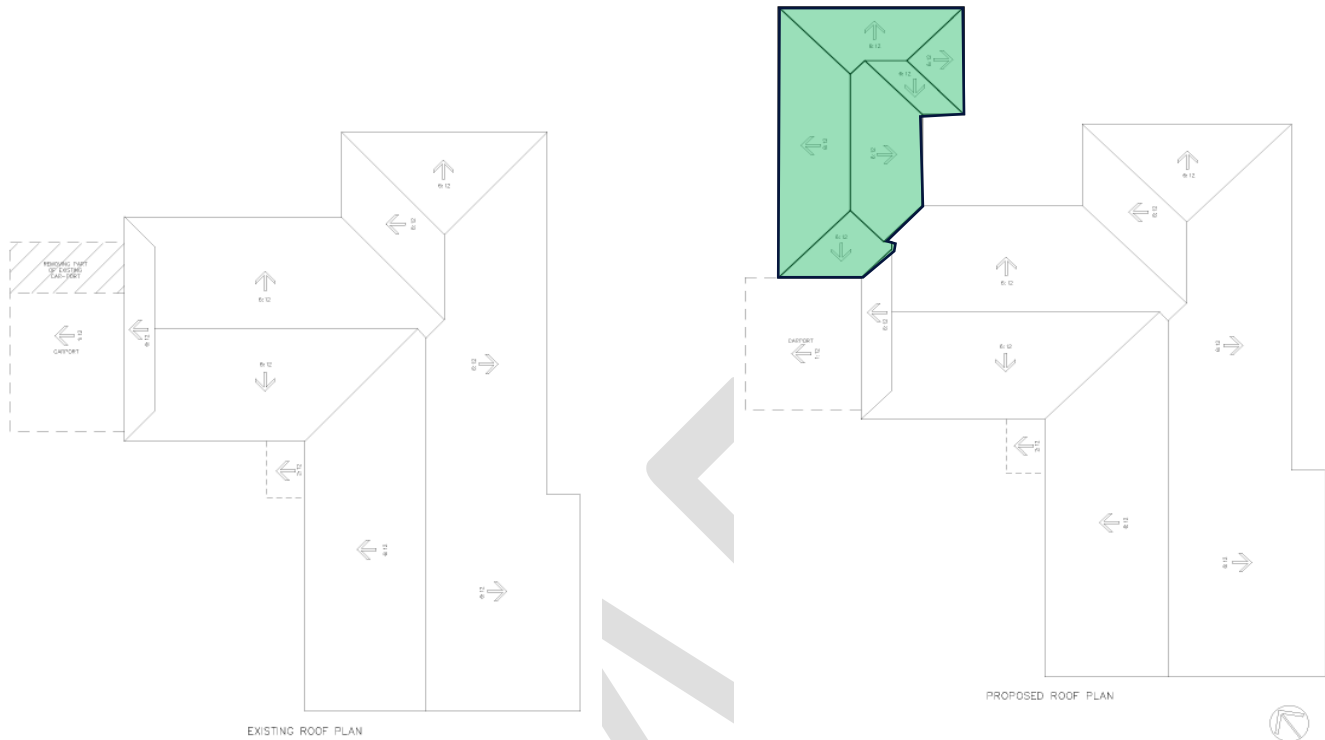
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ROOF PLAN



WINDOW SCHEDULE

7923 GLENALTA ST. WINDOW SCHEDULE

EXISTING WINDOWS	QTY	TYPE	MATERIAL
3030	2	SINGLE HUNG	VINYL
3050	1	SLIDING	VINYL
5030	5	SINGLE HUNG	VINYL
6030	2	SLIDING	VINYL
NEW WINDOWS	QTY	TYPE	MATERIAL
3030	1	SINGLE HUNG	VINYL
3050	2	SINGLE HUNG	VINYL
2020	1	SINGLE HUNG	VINYL



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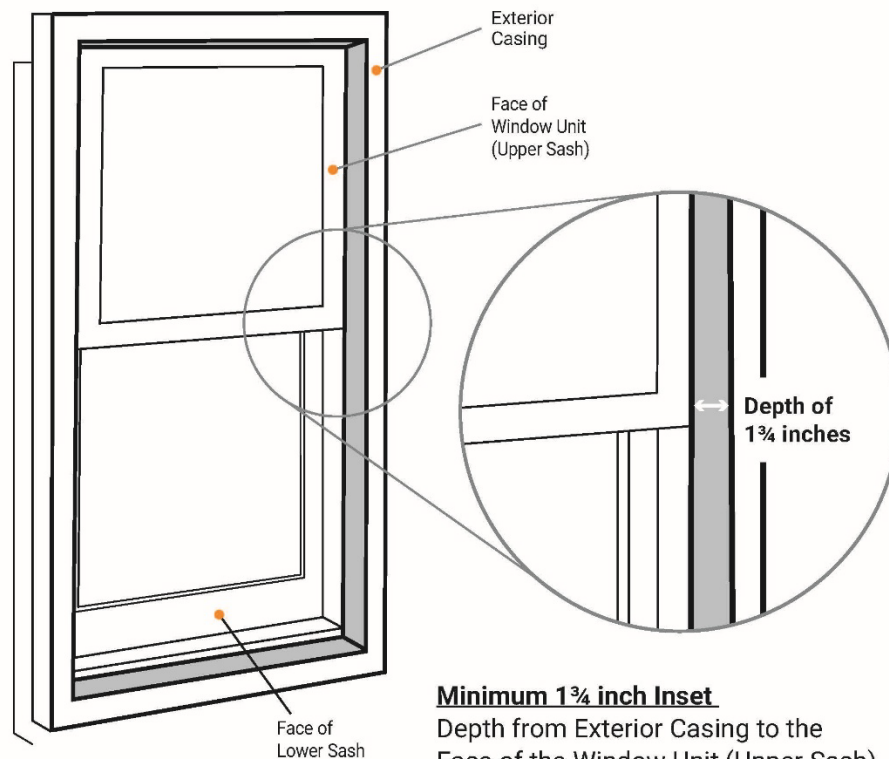
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ATTACHMENT A – WINDOW DIAGRAM



Historic Window Standard: New Construction & Replacement



Windows must be 1-over-1
(equally horizontally divided)

1 3/4 inch minimum inset for Fixed Window

For more information contact:
Houston Office of Preservation
832-393-6556
historicpreservation@houstontx.gov

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WINDOW WORKSHEET



PLANNING &
DEVELOPMENT
DEPARTMENT

EXISTING WINDOW SCHEDULE							
Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Original/Replacement	Existing to Remain
Ex. A1	Wood	1/1	DH	32 x 66	Recessed	Original	No

DAMAGE TO EXISTING WINDOWS	
Window	Describe Damage
Ex. A1	Glass is broke, window is inoperable, rail is rotten, and frame is broken

PROPOSED WINDOW SCHEDULE							
Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Brand/Vendor	Other
Ex. A1	Wood	1/1	DH	32 x 66	Recessed	Plygem	

- Must include photos of all windows with labels indicated on this sheet
 - Must include manufacture's specifications and details for all proposed windows
- *** Use additional sheets as necessary

89-126-17-7

Map No. 200-33 089 HARRIS COUNTY BUILDING ASSESSMENTPermit No. 7220 Date MAY 16 1969Owner L. R. PierceStreet No. 7923 GlenaltaAddition Glenbrook Valley Section 4Lot No. 7 Block No. 1610' x 20' of Carport

No. Stories	ROOF TYPE	INTERIOR	EXTRA FEATURES
☒ Single Family	☒ Gable	<u>S/L & Paper</u>	<u>Finished Attic</u>
☐ Duplex	☐ Hip	☒ Sheetrock	<u>Basement</u>
☐ Garage Apt.		☒ Wood Panels	☒ CARPORT
FOUNDATION	ROOFING	<u>Plaster</u>	<u>Roof <u>Aluminum</u></u>
☒ Concrete Slab	☒ Wood Shingles	<u>3 No. Bedrooms</u>	<u>Floor <u>SLAB</u></u>
☐ Beam & Piers	☐ Comp. Shingles	☒ No. Baths	<u>GARAGE</u>
☐ Concr. Blks.	☐ Tar & Gravel	<u>Tile</u>	<u>Walls <u>2</u></u>
EXTERIOR WALLS	FLOORING	HEATING & COOLING	<u>Roof <u>2</u></u>
☐ Brick Veneer	☐ Pine	<u>A/C, C/H or Dual</u>	<u>Floor <u>2</u></u>
☐ Stone Veneer	☐ Hardwood	<u>No. Fireplaces</u>	<u>Ceiled <u>2</u></u>
☐ Lumber	☒ Asphalt Tile		<u>Doors <u>2</u></u>
☒ Shakes	☒ WtoW Carpets		

(Base Unit \$ 740)CLASS 60 (A/C C/H \$ 60)(Total Unit \$ 800)

EXISTING ASSESSMENTS ON BLOCK BOOK

Land - Assmt. \$ 790Impr.-Assmt. \$ 3900PERMIT VALUE \$ 300

Rendered in name of

Cudnik, Aloysius B. No file
Glenbrook 7-1-69

COUNTY ACCOUNT NO.

SEQUENCE NO.	VOL.	PG.	SUB.	ITEM
2177728001	82	300		7

279 + 560 = 839

Added Carport & ~~Garage~~
Garage has been
Converted into living
area.

1970 New Int. VALUE 2790.

DATE

NEW OWNER

Pierce Lawrence R.

