

CERTIFICATE OF APPROPRIATENESS APPLICATION FORM



**PLANNING &
DEVELOPMENT
DEPARTMENT**

PROPERTY

Address 7922 GLENLEA ST.
 Historic District / Landmark _____ HCAD # _____
 Subdivision GLEN BROOK VALLEY Lot 6 Block 24

DESIGNATION TYPE

- | | |
|--|--|
| <input type="checkbox"/> Landmark | <input type="checkbox"/> Contributing |
| <input type="checkbox"/> Protected Landmark | <input type="checkbox"/> Noncontributing |
| <input type="checkbox"/> Archaeological Site | <input type="checkbox"/> Vacant |

PROPOSED ACTION

- | | |
|--|-------------------------------------|
| <input checked="" type="checkbox"/> Alteration or Addition | <input type="checkbox"/> Relocation |
| <input type="checkbox"/> Restoration | <input type="checkbox"/> Demolition |
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Excavation |

DOCUMENTS

Application checklist for each proposed action and all applicable documentation listed within are attached

OWNER

Name ELIZABETH VILLARREAL
 Company _____
 Mailing Address 7922 GLENLEA ST.
HOUSTON, TX. 77061
 Phone 713-252-9612
 Email [REDACTED]
 Signature Elizabeth Villarreal
 Date 9-15-16

APPLICANT (if other than owner)

Name Mario Sanchez
 Company Drafting Services
 Mailing Address 22926 E. Fairfax Village
Spring Tx. 77373
 Phone 713-252-9972
 Email [REDACTED]
 Signature [Signature]
 Date 9-16-16

ACKNOWLEDGEMENT OF RESPONSIBILITY

Requirements: A complete application includes all applicable information requested on checklists to provide a complete and accurate description of existing and proposed conditions. Preliminary review meeting or site visit with staff may be necessary to process the application. Owner contact information and signature is required. Late or incomplete applications will not be considered.

Deed Restrictions: You have verified that the work does not violate applicable deed restrictions.

Public Records: If attached materials are protected by copyright law, you grant the City of Houston, its officers, agencies, departments, and employees, non-exclusive rights to reproduce, distribute and publish copyrighted materials before the Houston Archaeological and Historical Commission, the Planning Commission, City Council, and other City of Houston commissions, agencies, and departments, on a City of Houston website, or other public forum for the purposes of application for a Certificate of Appropriateness or building permit, and other educational and not for profit purposes. You hereby represent that you possess the requisite permission or rights being conveyed here to the City.

Compliance: If granted, you agree to comply with all conditions of the COA. Revisions to approved work require staff review and may require a new application and HAHC approval. Failure to comply with the COA may result in project delays, fines or other penalties.

Planner: _____ Application received: ___/___/___ Application complete: ___/___/___

CERTIFICATE OF APPROPRIATENESS ALTERATION & ADDITION CHECKLIST



PLANNING &
DEVELOPMENT
DEPARTMENT

Well in advance of the COA application deadline contact staff to discuss your project and, if necessary, to make an appointment to meet with staff for a project consultation.

Complete all applicable items and submit with the COA application form. Staff can assist you in determining what items are required for your scope of work. An incomplete application may cause delays in processing or may be deferred to the next agenda. Application materials must clearly represent current and proposed conditions. Refer to Houston Code of Ordinances, Ch. 33 VII, Sec. 33-241 for approval criteria for alteration, rehabilitation, restoration and additions.

PROPERTY ADDRESS: 7922 GLEN LEA

BUILDING TYPE

- single-family residence
- multi-family residence
- commercial building
- mixed use building
- institutional building
- garage
- carport
- accessory structure
- other

ALTERATION TYPE

- addition
- foundation
- wall siding or cladding
- windows or doors
- porch or balcony
- roof
- awning or canopy
- commercial sign
- ramp or lift
- other

WRITTEN DESCRIPTION

- property description, current conditions and any prior alterations or additions
- proposed work; plans to change any exterior features, and/or addition description
- current building material conditions and originality of any materials proposed to be repaired or replaced
- proposed new materials description; attach specification sheets if necessary

PHOTOGRAPHS label photos with description and location

- elevations of all sides
- detail photos of exterior elements subject to proposed work
- historical photos as evidence for restoration work

DRAWINGS scale like drawings the same; include all dimensions and drawing scale; label with cardinal directions

- current site plan
- proposed site plan
- current floor plans
- proposed floor plans
- current window and door schedule
- proposed window and door schedule
- demolition plan
- current roof plan
- proposed roof plan
- current elevations (all sides)
- proposed elevations (all sides)
- massing/perspective

Owner:

Elizabeth Villarreal 713-252-9612

Property Information:

7922 Gleanlea Street Houston, Tx. 77061

Lot-6 Block-24 Glenbrook Valley Subdivision

Description of Proposed Addition:

I'm enclosing 50 sq.ft. of my existing front porch to create a walk-in closet. A Roof will not be required since the enclosure will be under my existing porch roof. The existing bricks that will be carefully removed will be reused on the new exterior walls of the new enclosure so that all brick will match the rest of my house.

The footprint of my house is not changing. All work being performed will be under my existing porch. My house square footage will increase by 50 sq.ft. but my front porch will decrease 50 sq.ft. when the work is complete.

Note: These plans have been submitted to the Glenbrook Civic Club and has been approved by them. They do mention a statement about an unpermitted porch. That porch was permitted **before** Glenbrook Valley became Historical. It was permitted on 08-19-2003 under City of Houston Project #93087641.

Please feel free to call me at the above phone number if you have any questions.

Thank You



Elizabeth Villarreal

Re: Glenbrook Valley ARB: 7922 Glenlea Street Proposed Addition

From : [REDACTED]

Tue, Jun 28, 2016 10:10 AM

Subject : Re: Glenbrook Valley ARB: 7922 Glenlea Street Proposed Addition

To : [REDACTED]

Cc : [REDACTED]

Thank you for contacting the Glenbrook Valley Civic Club Architectural Review Board about the proposed addition to 7922 Glenlea.

The role of the board is to review projects to ensure that they are in accordance with the deed restrictions and to offer advice on the permitting process with the City of Houston. The property is in the Glenbrook Valley Historic District and part of the permitting process requires applying for a Certificate of Appropriateness.

The proposed addition to the front elevation of the house does not violate any deed restrictions. The proposed addition will require a Certificate of Appropriateness from the Houston Archeological and Historical Commission (HAHC) and a permit from the City of Houston. With respect to the application for a Certificate of Appropriateness, the Glenbrook Valley Civic Club Architectural Review Board will recommend to the HAHC that the existing unapproved and unpermitted front porch addition be modified to be compatible with the massing, size, scale, material and character of the property and the area.

Mike Morse
For the Glenbrook Valley Civic Club Architectural Review Board

On Jun 04, 2016, at 08:45 PM, Mario Sanchez <mario.sanchez73@comcast.net> wrote:

Ok great

Thank you.

Mario Sanchez

Sent from XFINITY Connect Mobile App

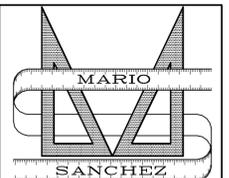
----- Original Message -----

From: Mike Morse
To: [REDACTED]
Cc: [REDACTED]
Sent: June 4, 2016 at 2:36 PM
Subject: Glenbrook Valley ARB: 7922 Glenlea Street Proposed Addition

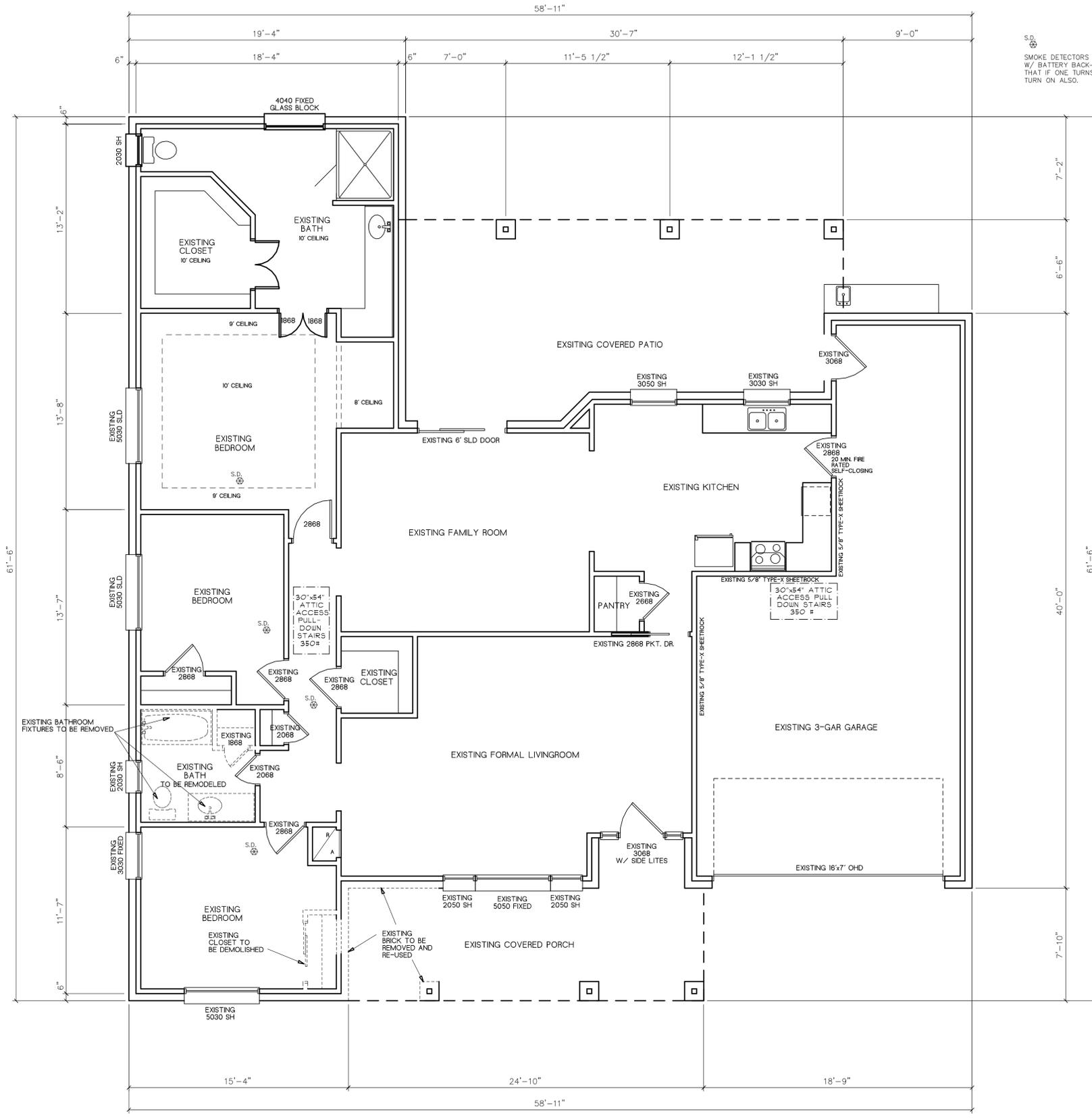
Many thanks for contacting the Glenbrook Valley Civic Club Architectural Review Board about the proposed addition to 7922 Glealea. I will circulate the plans that you have provided to the Board for review and comment and contact you if we need additional information.

Mike Morse
for the Glenbrook Valley Civic Club Architectural Review Board

From: Mario Sanchez [REDACTED]
Date: June 4, 2016 at 12:30:55 AM EDT
To: "" [REDACTED]
Cc: "" [REDACTED]
Subject: 7922 Glenlea Street



OFFICE PHONE (281) 209-1397 CELL PHONE (713) 252-5972



S.D.
 ☼
 SMOKE DETECTORS SHALL BE HARDWIRED W/ BATTERY BACK-UP AND INTERCONNECTED THAT IF ONE TURNS ON, ALL SHOULD TURN ON ALSO.

SCOPE OF WORK:
 NEW ADDITION AND RESTROOM REMODEL TO EXISTING RESIDENCE.
 NEW ADDITION OF 50 SQ.FT. TO BE A CLOSET.
 NEW ADDITION OF CLOSET WILL BE UNDER THE EXISTING PORCH ROOF.
 ALL ROOF WILL REMAIN THE SAME.
 EXISTING HALL BATHROOM TO BE REMODELED. EXISTING PLUMBING FIXTURES WILL BE REMOVED AND RELOCATED WITH NEW PLUMBING FIXTURES.
 NEW LIGHTING, SWITCHES AND RECEPTACLES AS SHOWN ON PLANS.
 EXTERIOR BRICK IN EXISTING PORCH TO BE REMOVED IN A WORKMANSHIP MANNER TO SALVAGE AND REUSE ON THE EXTERIOR OF THE NEW CLOSET ADDITION TO MATCH EXISTING RESIDENCE.

| EXISTING | |
|---------------------------|--------------|
| TOTAL LIVING AREA | 1,946 |
| EXISTING GARAGE | 599 |
| EXISTING FRONT PORCH | 215 |
| EXISTING REAR COVRD PATIO | 383 |
| TOTAL ROOFED AREA | 3,143 |

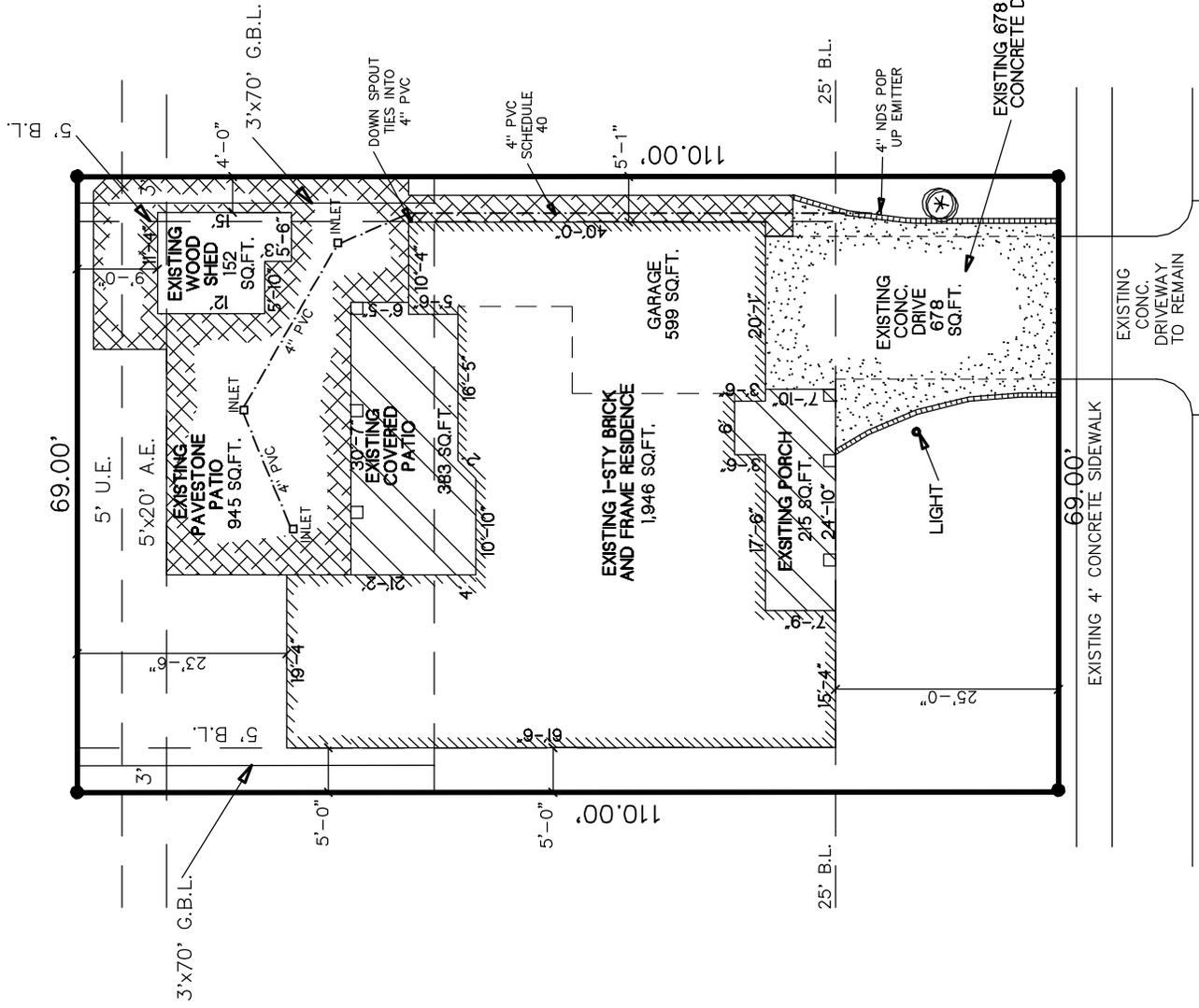
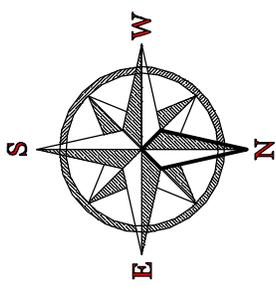
| PROPOSED | |
|---------------------------|--------------|
| TOTAL LIVING AREA | 1,996 |
| EXISTING GARAGE | 599 |
| REMAINING FRONT PORCH | 165 |
| EXISTING REAR COVRD PATIO | 383 |
| TOTAL ROOFED AREA | 3,143 |

PROPOSED FLOOR LAYOUT

RESIDENTIAL ADDITION
 7922 GLENLEA STREET
 HOUSTON, TEXAS 77061
 ELIZABETH VILLAREAL

| REVISION | DATE | DESCRIPTION |
|----------|------|-------------|
| | | |
| | | |
| | | |

DATE: 05-12-2016
 JOB #: MS16-016
 SCALE: 1/4" = 1'-0"
 DRAWN BY:
 CHECKED BY:
 SHEET NO.

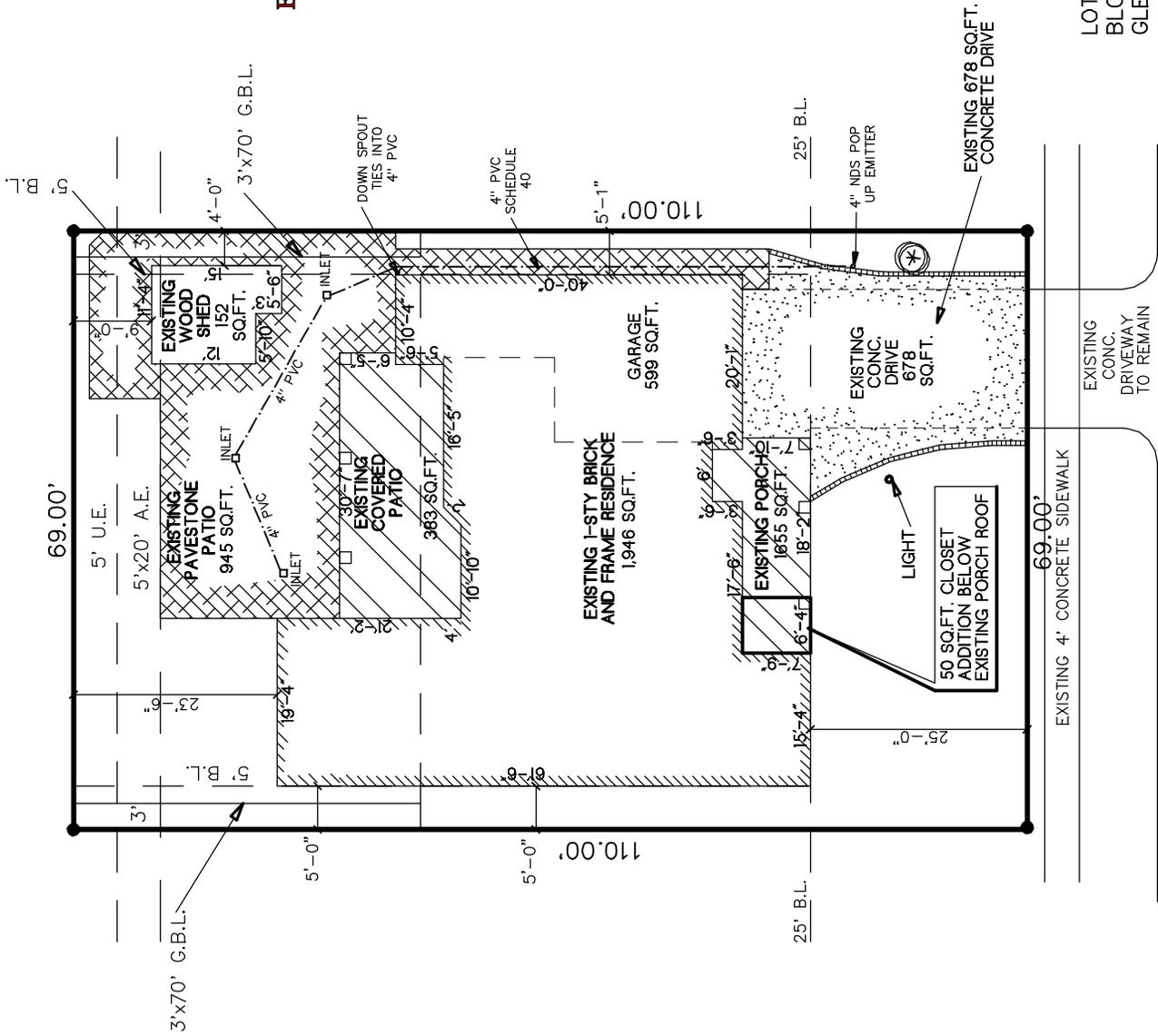
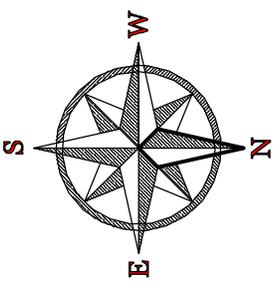


LOT - 6
 BLOCK - 24
 GLENBROOK VALLEY

GLENLEA STREET
 SITE PLAN
 SCALE: 1"=20'-0"

7922 GLENLEA STREET
 HOUSTON, TEXAS 77061
 ELIZABETH VILLARREAL

EXISTING



LOT - 6
BLOCK - 24
GLENBROOK VALLEY

GLENLEA STREET

7922 GLENLEA STREET
HOUSTON, TEXAS 77061
ELIZABETH VILLARREAL

SITE PLAN

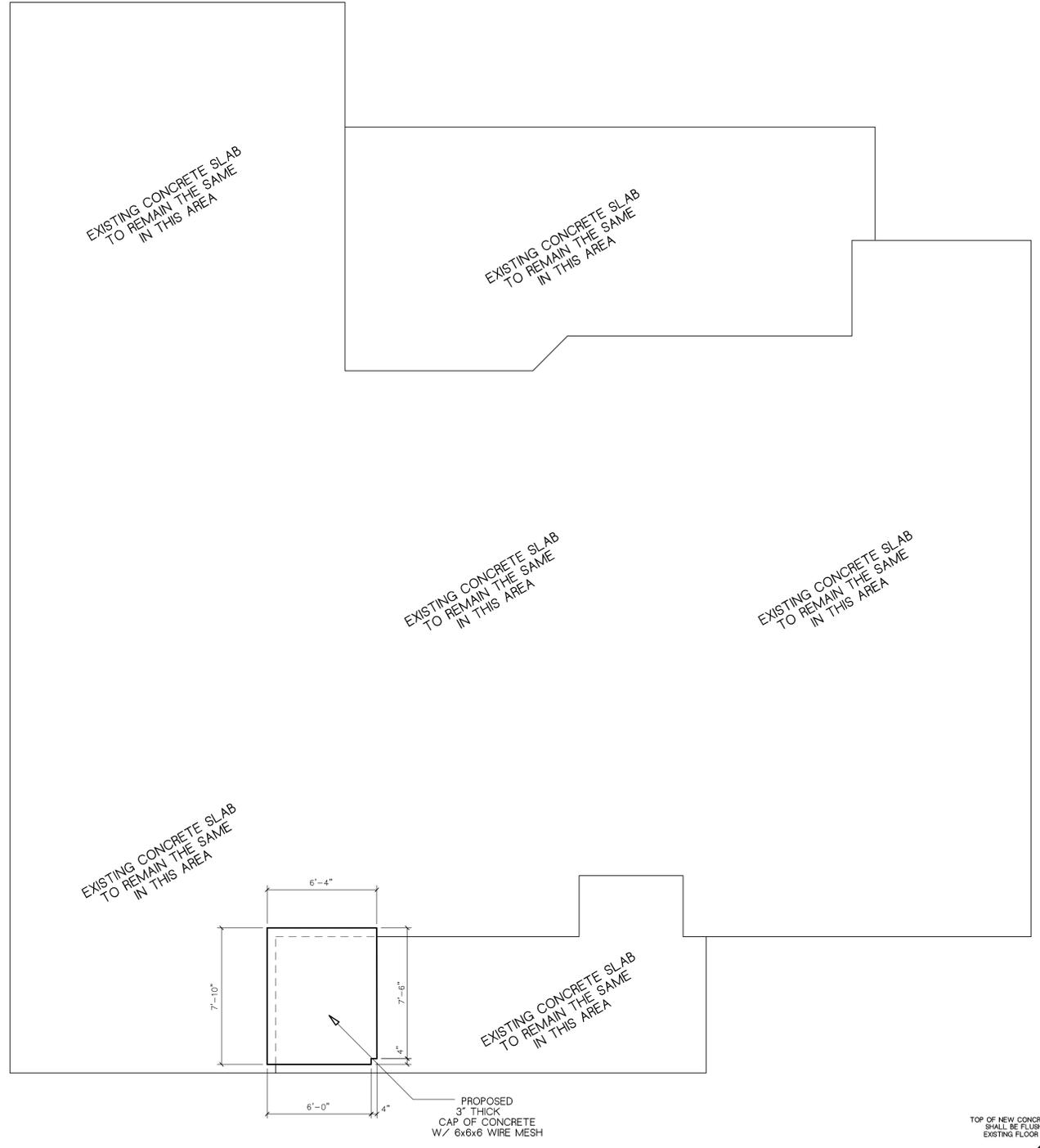
SCALE: 1"=20'-0"

PROPOSED

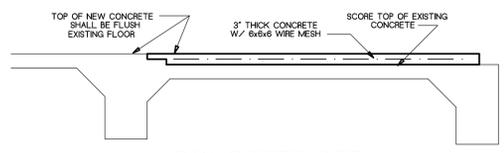
STRUCTURAL NOTE:
THIS STRUCTURE IS DESIGNED TO
WITHSTAND 110 MPH WINDLOADS
W/ 3 SECONDS GUST

MARIO
SANCHEZ
DRAFTING SERVICES

OFFICE PHONE (281)209-1397 CELL PHONE (713)252-9972



FOUNDATION PLAN



CONCRETE DETAIL

GENERAL CONCRETE NOTES

1. ALL CONCRETE REINFORCING BARS SHALL CONFORM TO ASTM, GRADE 60, NO. 3 BARS MAY CONFORM TO ASTM A615, GRADE 40.
2. CONCRETE SHALL BE REGULAR WEIGHT, SAND AND GRAVEL AGGREGATE, WITH TYPE 1 PORTLAND CEMENT. 5 SACK MIX, DESIGNATED MINIMUM COMPRESSIVE STRENGTH (f_c) OF 3000 PSI IN 28 DAYS.
3. ALL MIXING, TRANSPORTING, PLACING AND CURING OF CONCRETE SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE AMERICAN CONCRETE INSTITUTE.
4. CONCRETE COVERING PROTECTION OF THE REINFORCEMENT BARS SHALL BE:
 DRILLED FOOTINGS IF REQ'D -- 3" SIDE AND BOTTOM
 SLAB ON GRADE -- -- 1" FROM TOP
 GRADE BEAM -- -- 1 1/2" TOP, 3" BOTTOM, 2" SIDES
5. DETAILING AND PLACING OF CONCRETE REINFORCEMENT BAR AND ACCESSORIES SHALL BE IN ACCORDANCE WITH ACI 315 LATEST EDITION.

RESIDENTIAL ADDITION
 7922 GLENLEA STREET
 HOUSTON, TEXAS 77061
 ELIZABETH VILLARREAL

| REVISION | DATE | DESCRIPTION |
|----------|------|-------------|
| | | |
| | | |
| | | |

DATE: 05-12-2016
 JOB # MS16-016
 SCALE: 1/4" = 1'-0"
 DRAWN BY:
 CHECKED BY:
 SHEET NO. S-1

