

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** September 6, 2016

**Applicant:** Mario Sanchez, Drafting Services for Elizabeth Villareal, owner

**Property:** 7922 Glenlea Street, Lot 6, Block 24, Glenbrook Valley Section 6 Subdivision. The property includes a 1,942 square foot, one-story wood frame single-family residence with an attached garage situated on a 7,590 square foot (69' x 110') interior lot.

**Significance:** Noncontributing traditional ranch residence, constructed circa 1957, located in the Glenbrook Valley Historic District.

**Proposal:** Alteration – Addition. Construct a 50 square foot addition on the front elevation of the structure.

- The proposed addition measures 7' – 10" by 6' – 5" and is completely contained underneath the existing porch roof on the right side of the porch.
- The addition will be located between the wall and the right porch column.
- The proposed addition will result in the removal of the right porch column.
- The original brick from the walls that are proposed to be enclosed for the closet will be reused to form the new exterior walls.

See enclosed application materials and detailed project description on p. 7-13 for further details.

**Public Comment:** No public comment received at this time.

**Civic Association:** The Glenbrook Valley Civic Association is not in support of this project. Please see Attachments A & B.

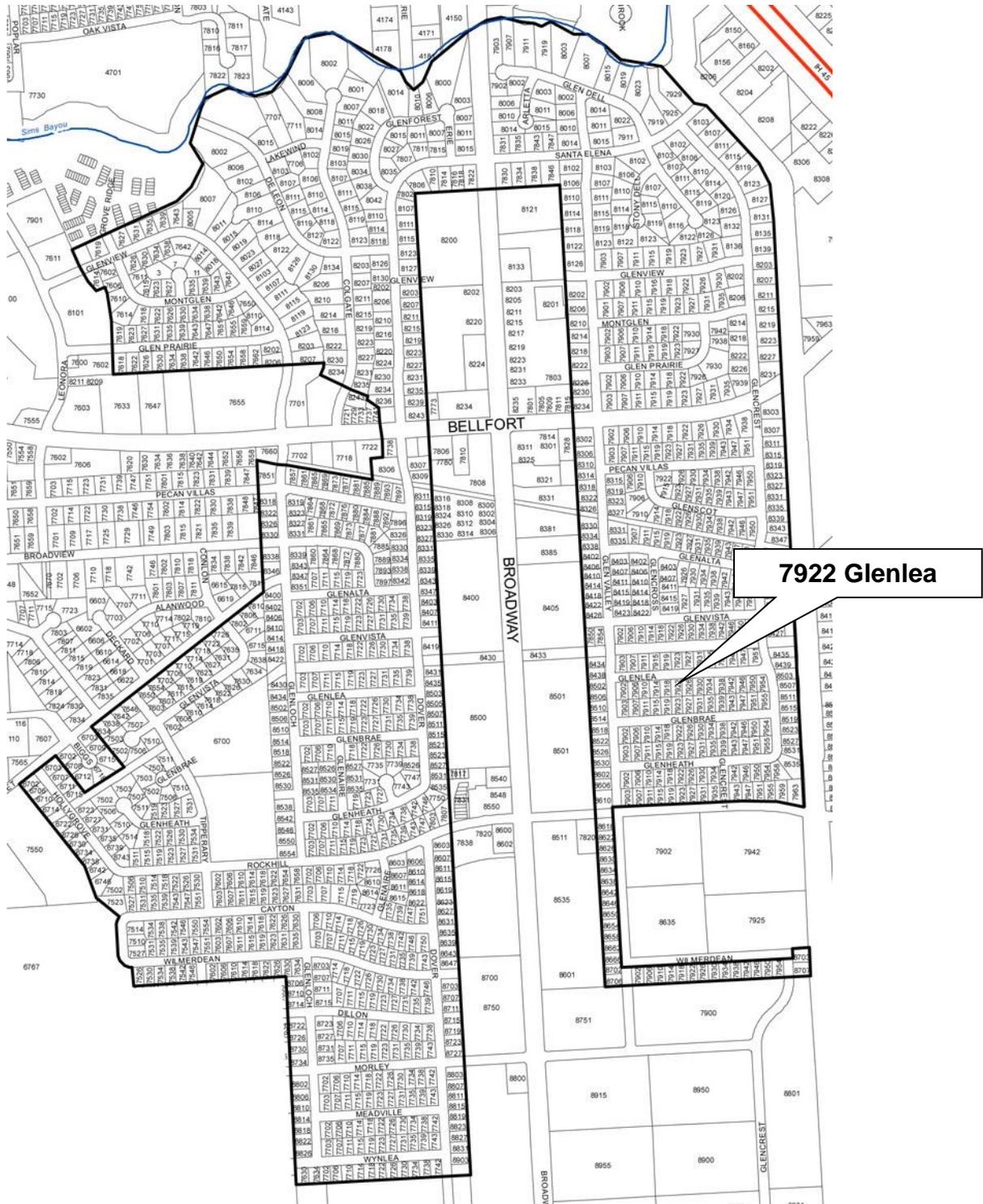
**Recommendation:** Denial - does not satisfy criteria: 1a, 1b, 3b

**HAHC Action:** Denied





PROPERTY LOCATION  
GLENBROOK VALLEY HISTORIC DISTRICT



INVENTORY PHOTO



CONTEXT AREA



7910 Glenlea – Contributing – 1957 (neighbor)



7914 Glenlea – Contributing – 1957 (neighbor)



7918 Glenlea – Contributing – 1957 (neighbor)



7926 Glenlea– Contributing – 1957 (neighbor)



7930 Glenlea– Contributing – 1957 (neighbor)



7934 Glenlea– Contributing – 1957 (neighbor)

CONTEXT AREA



7915 Glenlea – Contributing – 1957 (across street)



7919 Glenlea – Contributing – 1957 (across street)



7923 Glenlea – Contributing – 1957 (across street)



7927 Glenlea – Contributing – 1957 (across street)



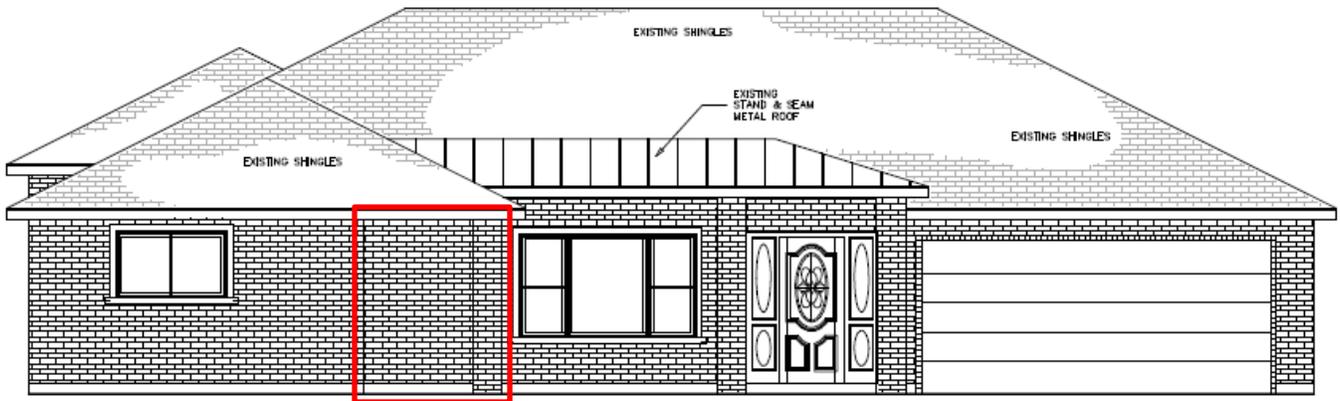
7935 Glenlea – Contributing – 1957 (across street)



7939 Glenlea – Contributing – 1957 (across street)

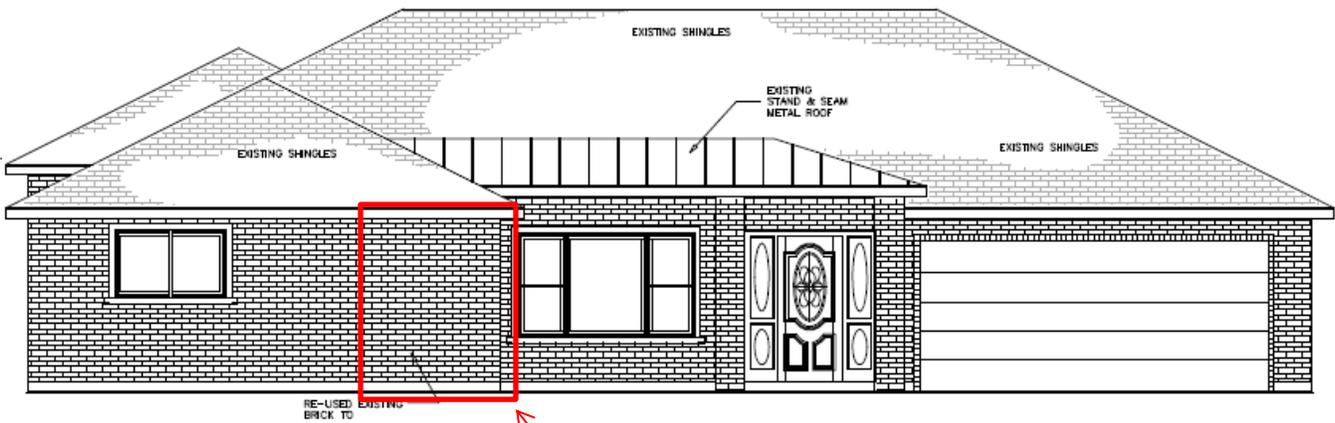
**SOUTH ELEVATION – FRONT FACING GLENLEA**

EXISTING



*Proposed addition will be built to the location of the current column*

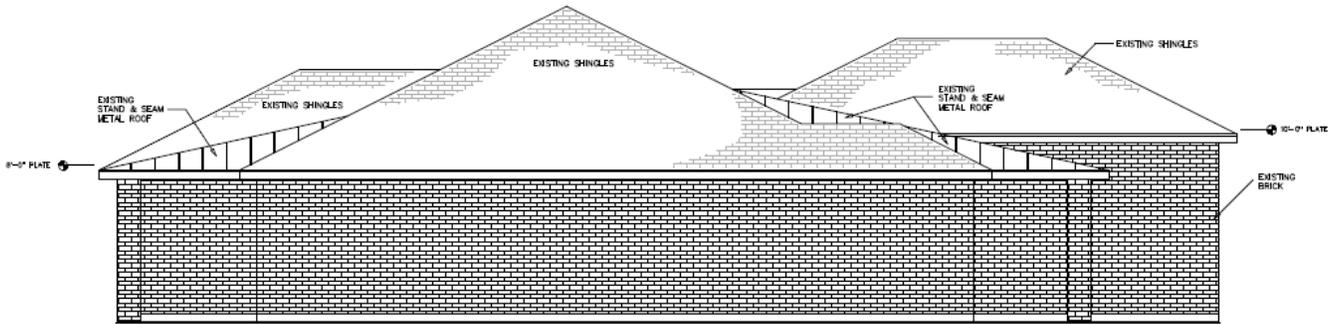
PROPOSED



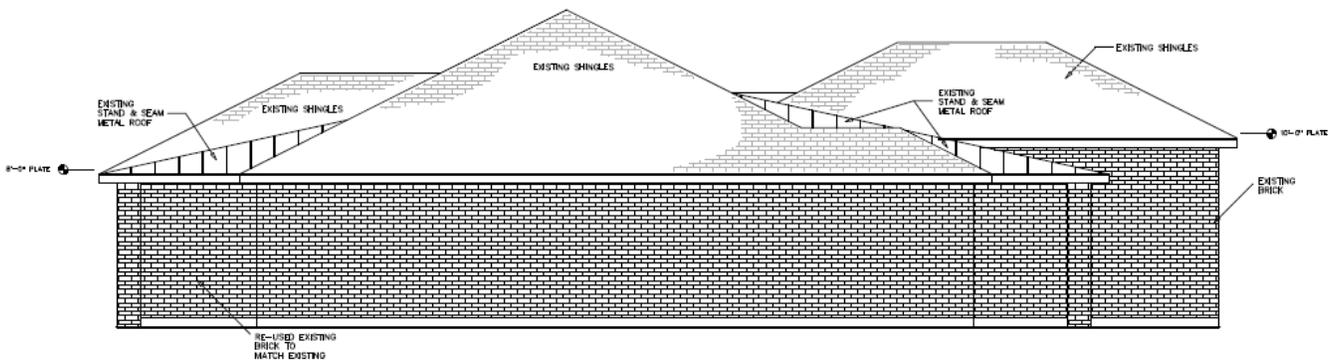
*Proposed addition will result in the removal of the existing column*

### EAST SIDE ELEVATION

#### EXISTING



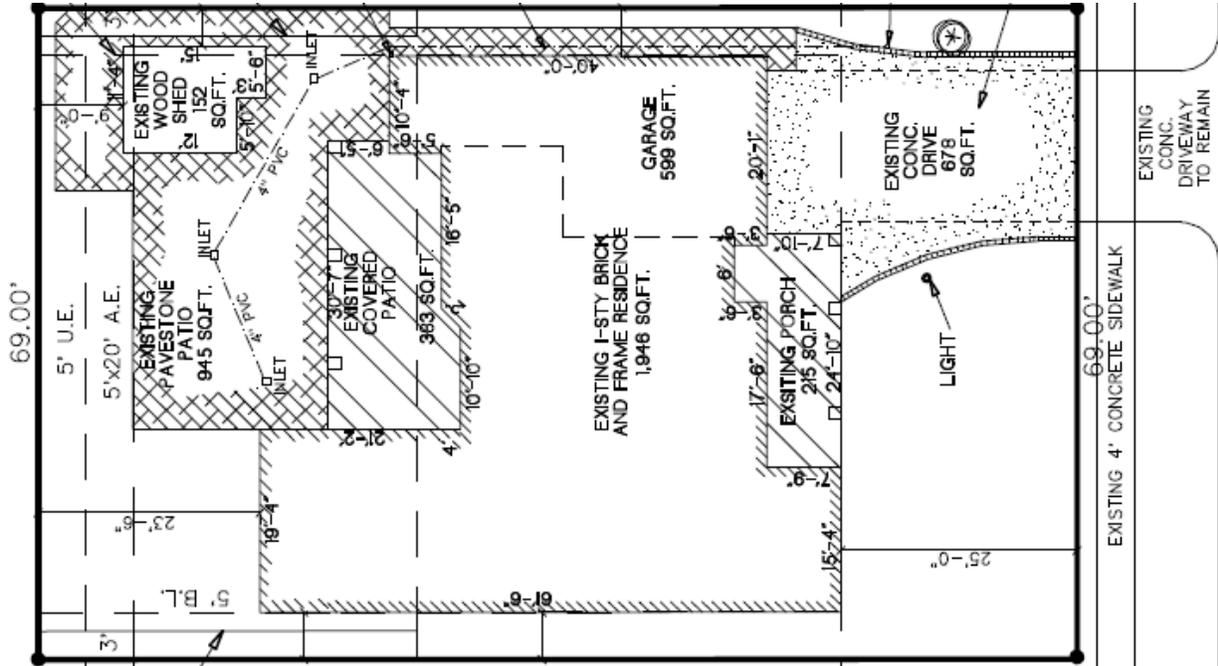
#### PROPOSED



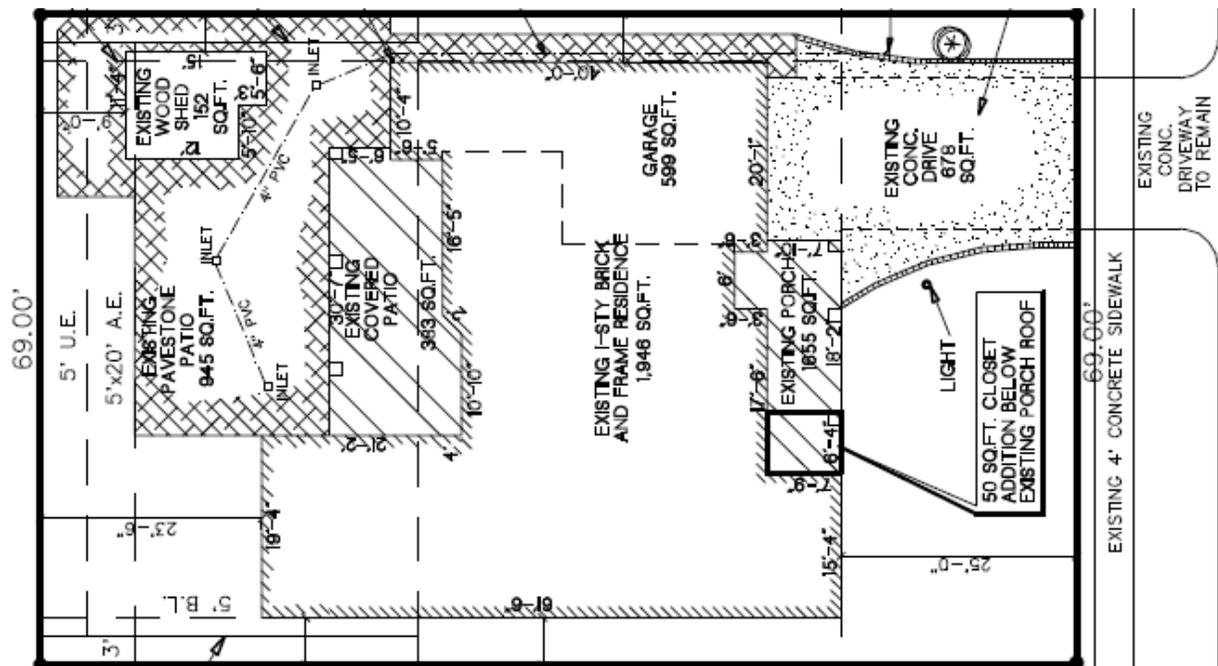
SITE PLAN



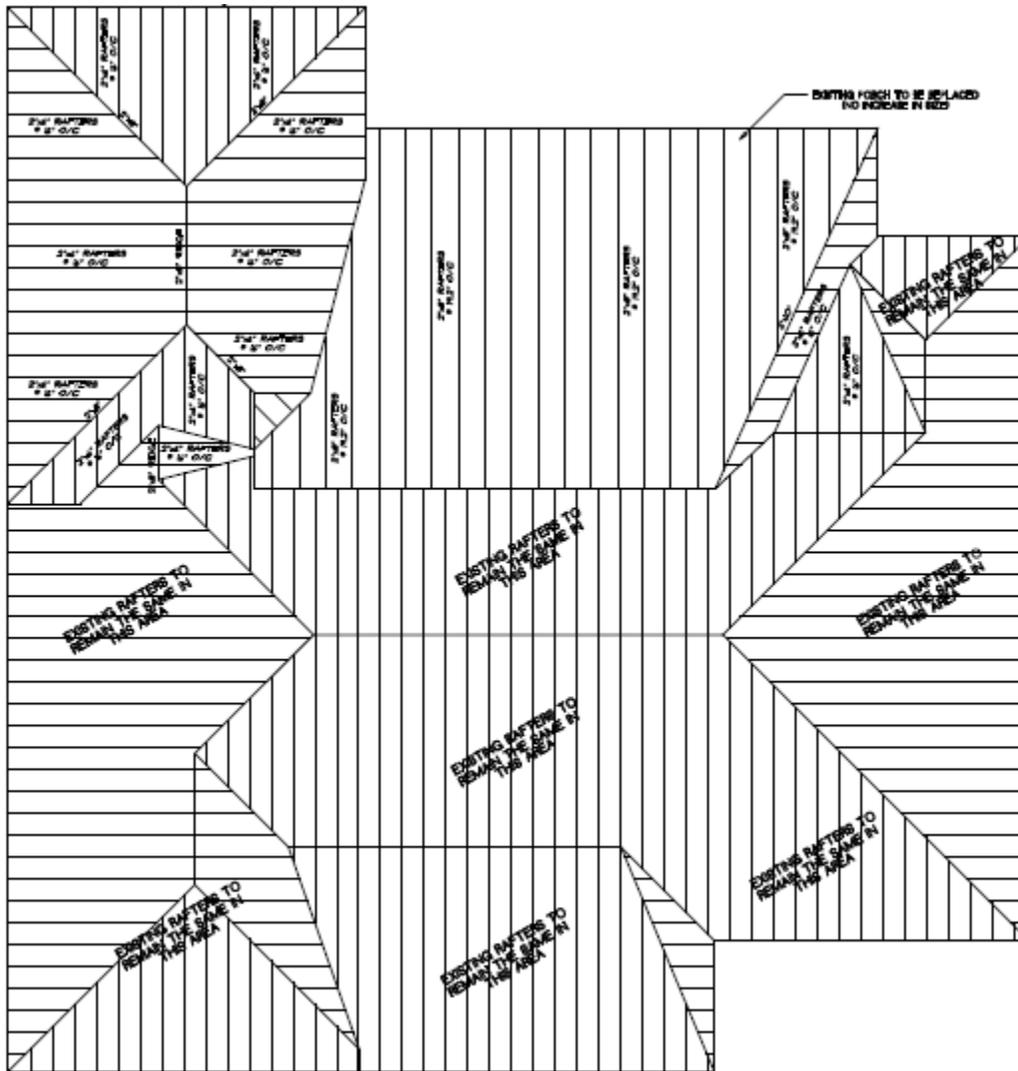
EXISTING



PROPOSED



**ROOF PLAN**  
EXISTING / PROPOSED

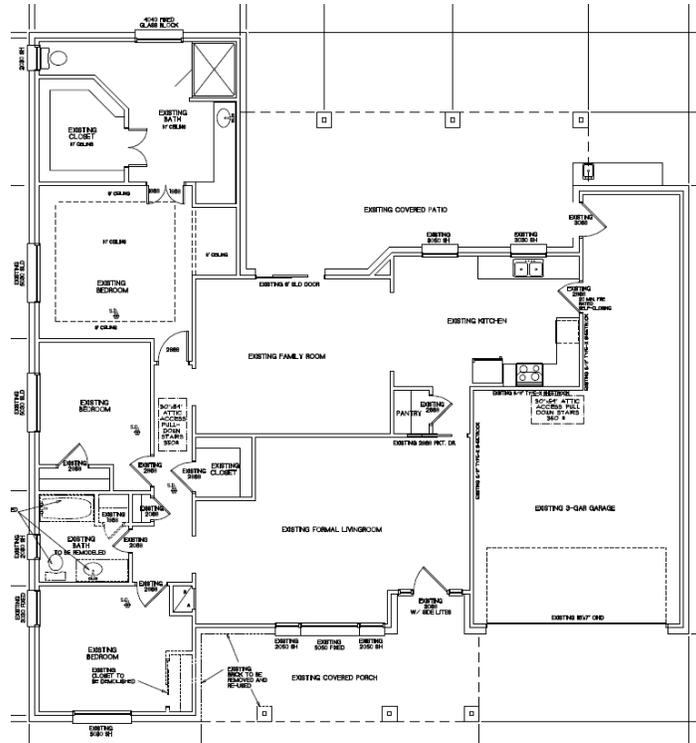


**FRONT**

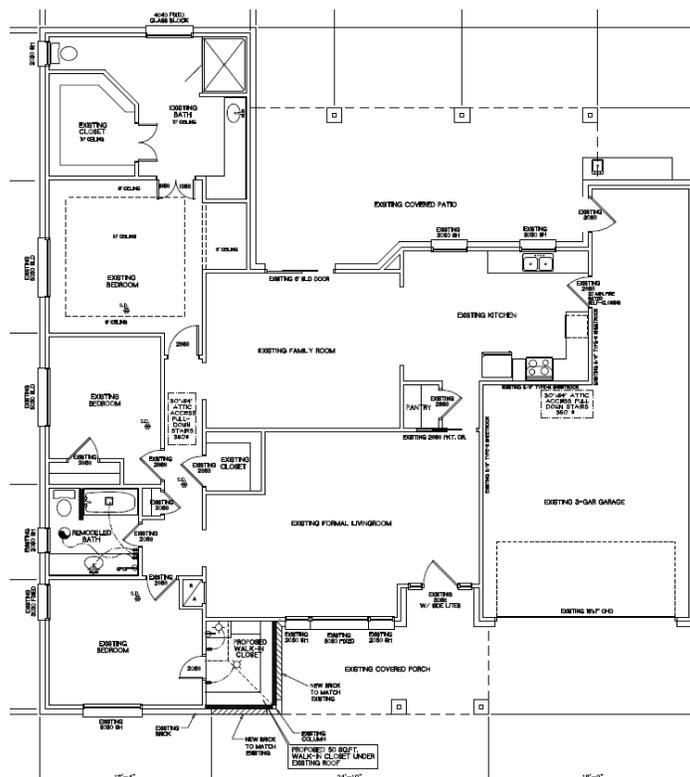


### FIRST FLOOR PLAN

#### EXISTING



#### PROPOSED



**APPLICANT WRITTEN DESCRIPTION**

**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

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**PROJECT DETAILS**

**Shape/Mass:** The existing structure is 58' – 11" wide and features an overall depth of 61' – 6" and a ridge height of 17'. The proposed 7' – 10" by 6' – 5" addition will be built within the existing porch footprint underneath the existing porch roof.

**Setbacks:** The existing structure is setback 25' from the south (front); 5' – 1" from the east (side); 5' from the west (side); and 23'-6" from the north (rear).  
The proposed addition will be built within the existing porch footprint and will not alter the existing setbacks.

**Foundation:** The proposed addition will utilize the existing porch slab. No alteration will take place.

**Windows/Doors:** The proposed addition does not feature any doors or windows.

**Exterior Materials:** The existing structure is clad in brick. The applicant proposes to utilize the existing brick from the portion of the porch that will be enclosed to clad the new walls. See drawings and description letter for more detail.

**Roof:** The proposed addition will be built below the existing porch roof. The roof will not be altered.

**Front Elevation:** The existing front elevation features a horizontal window, a recessed front porch with a set of three windows, a door and a sidelite set underneath a standing seam metal roof supported by three brick columns. A front facing two-car garage is towards the west end of the elevation.  
**(South)**  
The proposed addition will remove the east porch column and the front wall will be extended to enclose the new addition using reclaimed brick. The new side porch wall will terminate next to the set of windows. Please see drawings for more detail.

**Side Elevation:** The existing east elevation features a profile of the front and back porch. There are no windows or doors on this elevation.  
**(East)**  
The proposed addition will stay the same, though the porch wall will be moved

**Side Elevation:** The proposed addition will not alter the west elevation.  
**(West)**

**Rear Elevation:** This elevation is not visible from the right of way.  
**(North)**

**ATTACHMENT A**  
CIVIC ASSOCIATION COMMENT



**GLENBROOK VALLEY CIVIC CLUB**  
P.O. BOX 262164 HOUSTON, TEXAS 77207-2164  
"A DEED RESTRICTED NEIGHBORHOOD"

October 18, 2016

By eMail



Houston Archaeological and Historical Commission  
C/O Planning & Development (P&D) Department  
611 Walker Street, 6th Floor  
Houston, TX 77002

Re: Comments to the Houston Archaeological and Historical Commission (HAHC) on the Pending Applications for a Certificate of Appropriateness for October 2016

Greetings:

Here are comments on the pending applications for Certificates of Appropriateness (COA) in the Glenbrook Valley Historic District.

**8815 Dover:** The homeowner discussed the proposed window replacement on the front elevation of the home with the Glenbrook Valley Civic Club Architectural Review Board after the HAHC denial to replace them in August 2016. The homeowner was advised to locate windows that replicated the appearance of the existing front windows. The homeowner has complied with the Glenbrook Valley Architectural Review Board's request to locate replacement windows that replicated the appearance of the existing front windows and approval of the application for a Certificate of Appropriateness is recommended.

**8223 Colgate:** The homeowner did not contact the Glenbrook Valley Civic Club Architectural Review Board before replacing the siding on the home. The board concurs with the City of Houston Planning Department staff's recommendation for a Certificate of Remediation.

**7922 Glenlea:** The homeowner contacted the Glenbrook Valley Architectural Review Board about enclosing a portion of the previously modified front porch for use as a walk-in closet. The response is incorporated into the application for a Certificate of Appropriateness. The board concurs with the City of Houston Planning Department staff's recommendation for denial of the Certificate of Appropriateness.

**ATTACHMENT B**  
**CIVIC ASSOCIATION COMMENT**

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

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**From :** Mike Morse [REDACTED]

Tue, Jun 28, 2016 10:10 AM

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

**To :** Mario Sanchez [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