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: No comment received.

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

HAHC Action: **-**

DRAFT

APPROVAL CRITERIA

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
The proposed alteration seeks to create a later appearance due to altering the porch to a smaller footprint. Wide entry porches are indicative of the traditional ranch style found within the blockface and the Glenbrook Valley Historic District as a whole. In addition to altering the porch width, the loss of the original front wall alters the massing of the structure, which will become more representative of later construction instead of a traditional ranch.

☐ ☒ ☐ (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.
The proposed alteration does not match the architectural feature of a wide front porch as demonstrated on the existing structure and contributing structures found within the context area.

☐ ☐ ☒ (2) For an alteration, rehabilitation, or restoration that requires the removal or replacement of the structural elements, not including the foundation, within 67 percent or more of the structure, the director shall refer the application to the HAHC, which shall approve a certificate of appropriateness if the result of the project conforms to the requirements for new construction in a historic district in section 33-242 of this Code.

(3) For an addition to a noncontributing structure:

☒ ☐ ☐ (a) 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 from the property line of similar elements of existing contributing structures in the context area; and

☐ ☒ ☐ (b) The noncontributing structure with the constructed addition is compatible with the typical proportions and scale of existing contributing structures in the context area.
The proposed addition is not compatible with the typical proportions and scale of existing contributing ranch style structures within the context area. Typical ranch structures within the context area feature wide porches. The proposed addition will result in a compact porch that terminates near a set of windows. Neither of these conditions are found on contributing structures in the context area.

DRAFT

N

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)

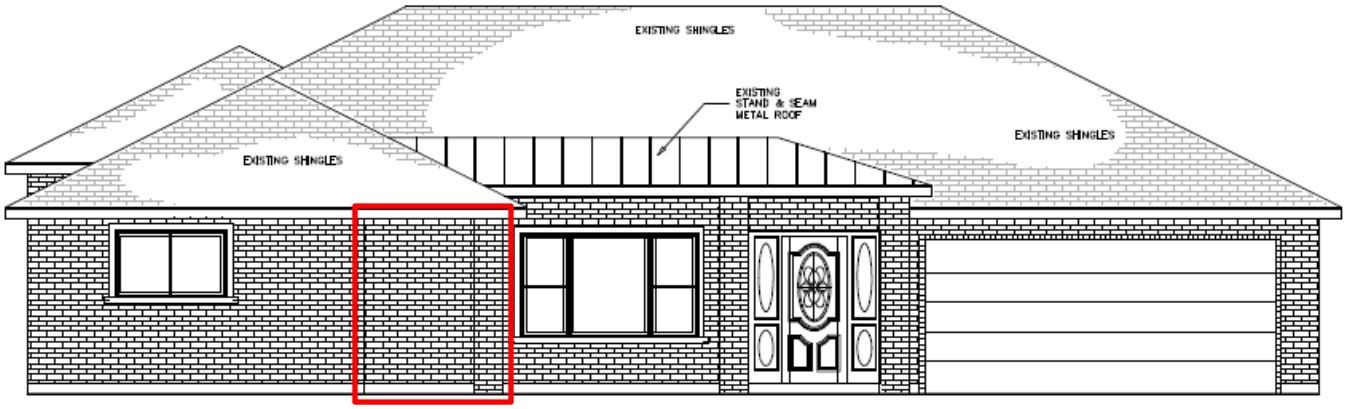
7927 Glenlea– Contributing – 1957 (across street)

7935 Glenlea– Contributing – 1957 (across street)

7939 Glenlea– Contributing – 1957 (across street)

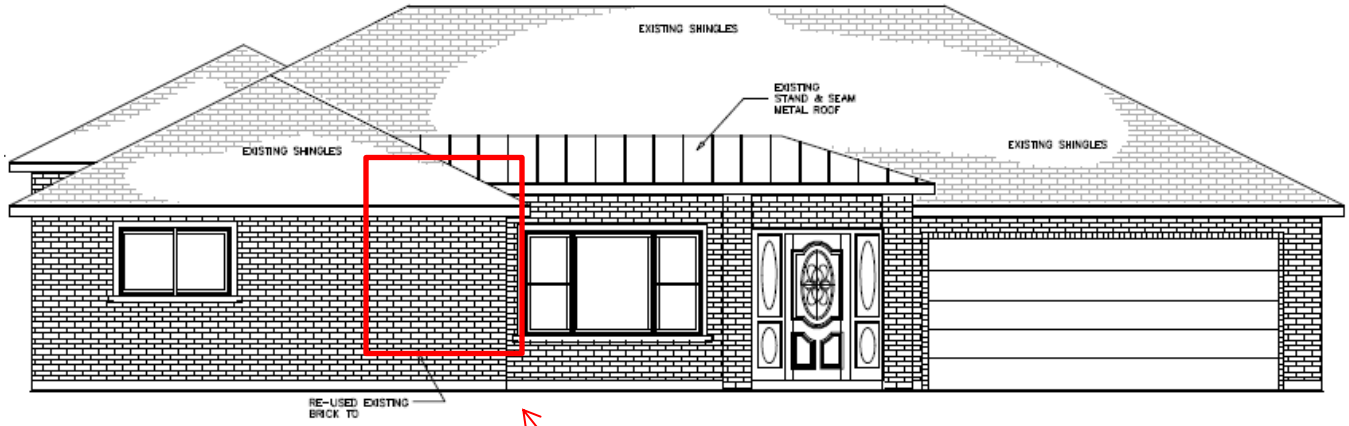
SOUTH ELEVATION – FRONT FACING GLENLEA

EXISTING



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

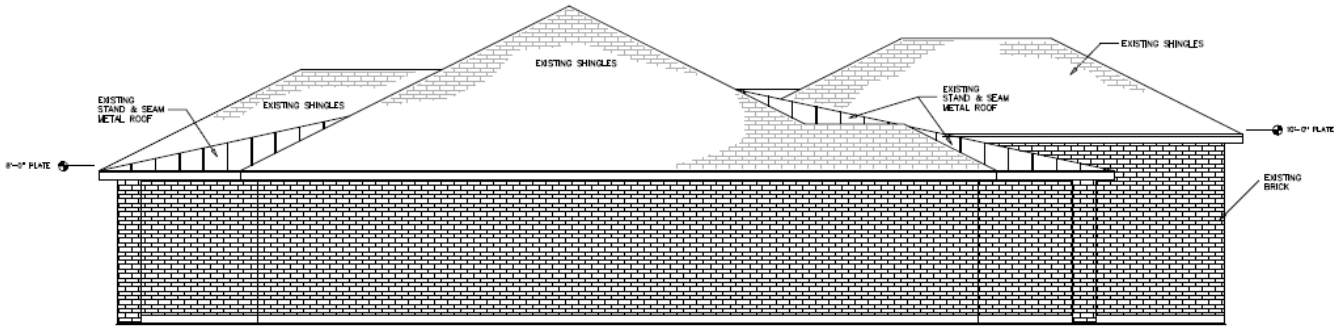
PROPOSED



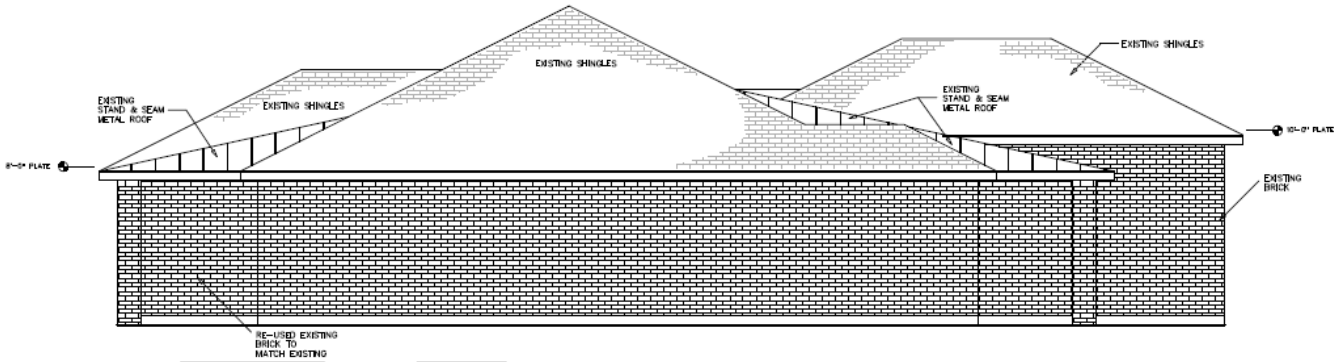
Proposed addition will result in the removal of the existing column

EAST SIDE ELEVATION

EXISTING



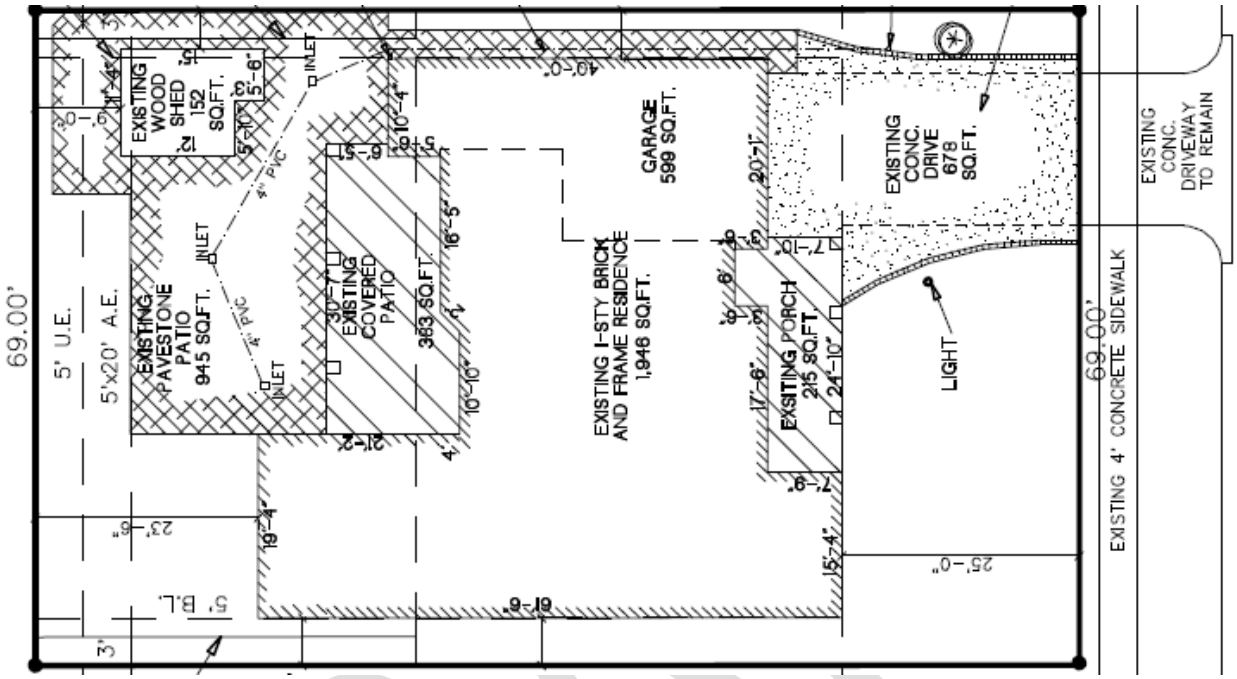
PROPOSED



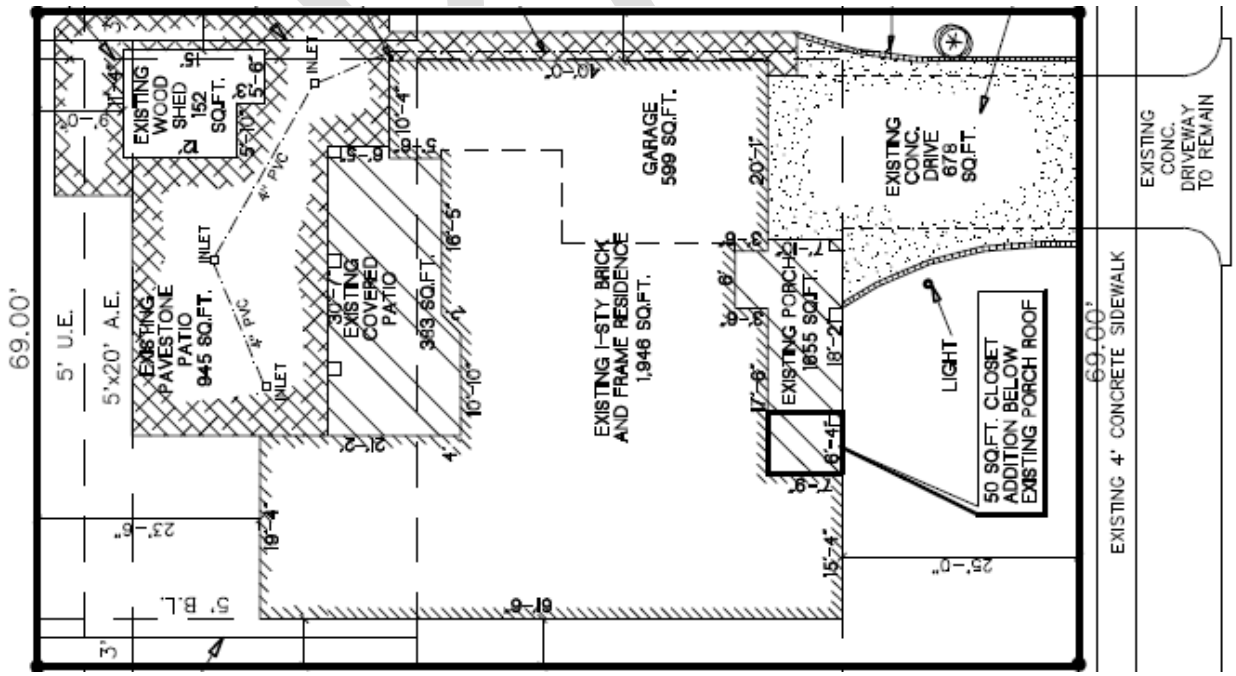
SITE PLAN

N

EXISTING

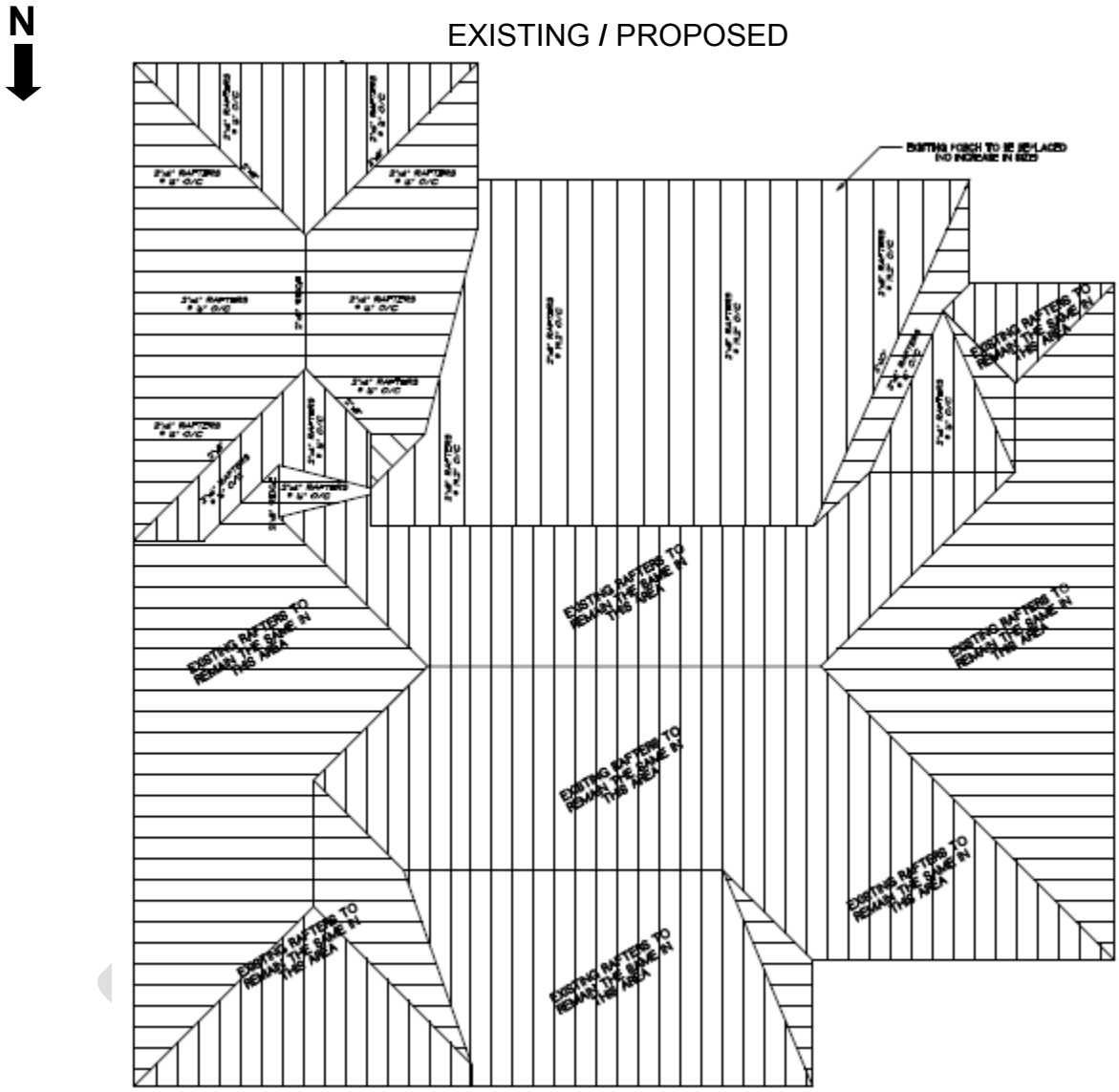


PROPOSED



ROOF PLAN

EXISTING / PROPOSED

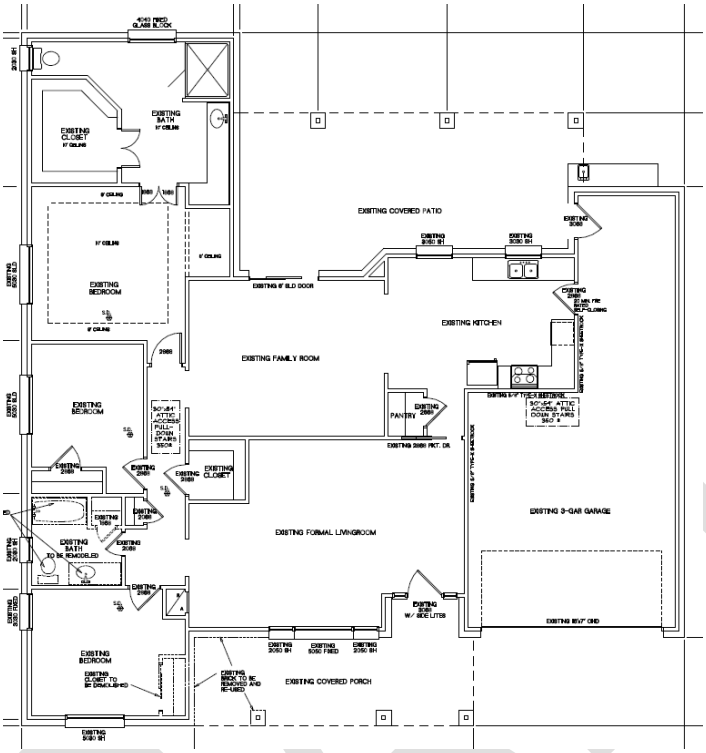


FRONT

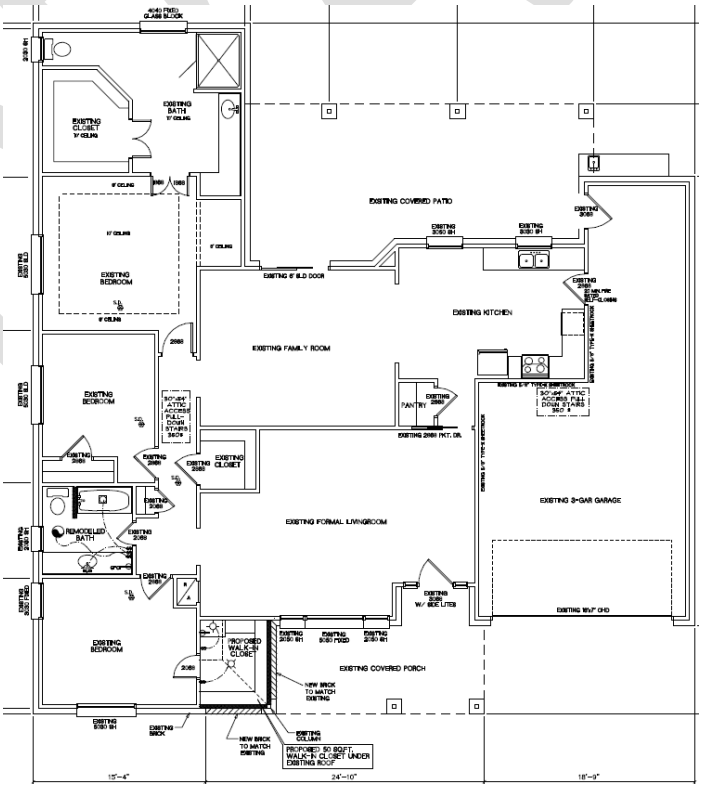
N

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 requiredsince the enclosure will be under my existing porch roof. The existing bricks that will be carefully removedwill 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

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: (South) 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.

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: (East) The existing east elevation features a profile of the front and back porch. There are no windows or doors on this elevation.

The proposed addition will stay the same, though the porch wall will be moved

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

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

DRAFT