

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** March 2, 2016

**Applicant:** John Villarreal, owner

**Property:** 8503 Glencrest Street, Lot 24, Block 12, Glenbrook Valley Sec 6 Subdivision. The property includes a 1,502 square foot, one-story, wood frame and brick veneer single-family residence and attached garage situated on a 8,334 square foot interior lot.

**Significance:** Noncontributing Traditional Ranch residence, constructed circa 1959, located in the Glenbrook Valley Historic District.

**Proposal:** Alteration – Remove partial height, brick front porch wall the spans the front walkway of the residence.

See enclosed application materials and detailed project description on p. 4-9 for further details.

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

**Civic Association:** The Glenbrook Valley Civic Association is not in support of the project. See Attachment A.

**Recommendation:** Approval

**HAHC Action:** Denied

**CERTIFICATE OF APPROPRIATENESS**

**Basis for Issuance:** HAHC Approval  
**Effective:** March 24, 2016



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

COA valid for two years from effective date. COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved project scope may require a new COA.

**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

(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.

(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.



INVENTORY PHOTO



**PHOTOS**

**FRONT WALL DETAIL**



PHOTOS

FRONT WALL DETAIL



PHOTOS

FRONT WALL DETAIL



PHOTOS

FRONT WALL DETAIL



## PROJECT DETAILS

**Exterior Materials:** The existing residence and front wall features bricks that are 1½" wide x 2" tall x 3½" deep.

The house was in need of foundation repair which led to many of the bricks on the main structure to crack; many were cracked in half or had ¼" wide cracks. While repairing the foundation, these cracked bricks needed to be replaced. The applicant searched for matching brick around Houston, but was unable to locate any.

After the foundation was repaired, the applicant decided to use the matching bricks from the front porch wall to replace the damaged bricks on the main structure. The front porch wall was then partially dismantled. See photos for more detail.

The applicant claims that the front porch wall was in disrepair and prevents rainwater from flowing away from the house, potentially causing the foundation damage.

The applicant proposes to remove the wall altogether and create several detached planting beds surrounding the front entrance and walkway.

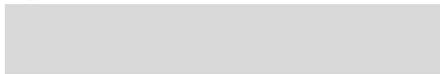
ATTACHMENT A  
CIVIC ASSOCIATION COMMENT



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

March 23, 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 March 2016

Greetings:

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

**7706 Rockhill:** The replacement of multi-light aluminum windows with 1 over 1 white vinyl clad windows is unacceptable. The proposed replacement windows do not in any way retain the historical character of the existing property. Replacement of the front door with a Victorian style door is unacceptable.

**8503 Glencrest:** The intentional destruction of the front porch wall is unacceptable even if replacement bricks for the principal structure were unavailable.

Neither applicant obtained City of Houston permits for the proposed construction and both properties are "red-tagged."

Respectfully,

Mike Morse  
For the Glenbrook Valley Civic Club Architectural Review Board