

**CERTIFICATE OF APPROPRIATENESS**

**Applicant:** Daniel Hernandez, Owner and Jonathan O. Plata, agent

**Property:** 8339 Glencrest St., Lot 10, Block 12, Glenbrook Valley Section 4, Houston, Texas 77061

**Significance:** Contributing 1955 Traditional Ranch home constructed c. 1955 on an 8,136 SF interior Lot (127.42 x 69.16) with detached garage. A rear addition was constructed before the district was created.

**Proposal:** Project Type Alteration – rear porch and reroof

- Existing low slung roof pitch is 4.5/12 with composition shingles.
- Proposed roof for rear porch and patio to be built on top of existing with same 4.5/12 pitch and various crickets of 1.75/12, 2/12, and 4.75/12.
- Proposed composition shingles to match existing.
- Primary Ridge height matches existing at 16' 7-1/4" and extends all the way to the back gable. Eave will also match at 8'
- Porch square footage is 785 sqft
- All setbacks are at least 5'from property line.

See enclosed detailed project description and application materials for further details.

- **Information subject to change before final report.**

**Public Comment:** None

**Civic Association:** None

**Recommendation:** Approval with conditions: ridge height of proposed roof be lower than existing.

**HAHC Action:** -

## 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                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-------------------------------------|---------------------------------------------------------------------|-------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                     | <b>S - satisfies    D - does not satisfy    NA - not applicable</b> |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>                                            | <input type="checkbox"/>            | (1) The proposed activity must retain and preserve the historical character of the property;                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>                                            | <input type="checkbox"/>            | (2) The proposed activity must contribute to the continued availability of the property for a contemporary use;                                                                                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>            | <input type="checkbox"/>                                            | <input checked="" type="checkbox"/> | (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;                                                                                                                                                                                                                                                                                                                                        |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>                                            | <input type="checkbox"/>            | (4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;                                                                                                                                                                                                                                                                                                                                                                              |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>                                            | <input type="checkbox"/>            | (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;                                                                                                                                                                                                                                                                                                                                   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/>                                 | <input type="checkbox"/>            | (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;<br><i>Proposed roof form is not typical of contributing context (rear gable porch extended from existing ridge) should start slightly lower than existing height to differentiate from historic roof. If ridge height is dropped, historic form would be more prominent.</i> |
| <input type="checkbox"/>            | <input type="checkbox"/>                                            | <input checked="" type="checkbox"/> | (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;                                                                                                                                                                                  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>                                            | <input type="checkbox"/>            | (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;                                                                                                                                                                                                                                                                                                                             |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>                                            | <input type="checkbox"/>            | (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;                                                                                                                                                                                                                                                                                          |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/>                                 | <input type="checkbox"/>            | (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<br><i>Proposed roof form and massing is not typical of contributing context (rear gable extended from existing ridge) should start slightly lower than existing height to differentiate from historic roof. If ridge height is dropped, historic form would be more prominent</i>                                                                                   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>                                            | <input type="checkbox"/>            | (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.                                                                                                                                                                                                                                             |



PROPERTY LOCATION

Glenbrook Valley



8339 Glencrest

**INVENTORY PHOTO**

*Figure 1- April 20, 2010*



**CURRENT PHOTO (Jan 2022)**



**VIEWS FROM STREET**

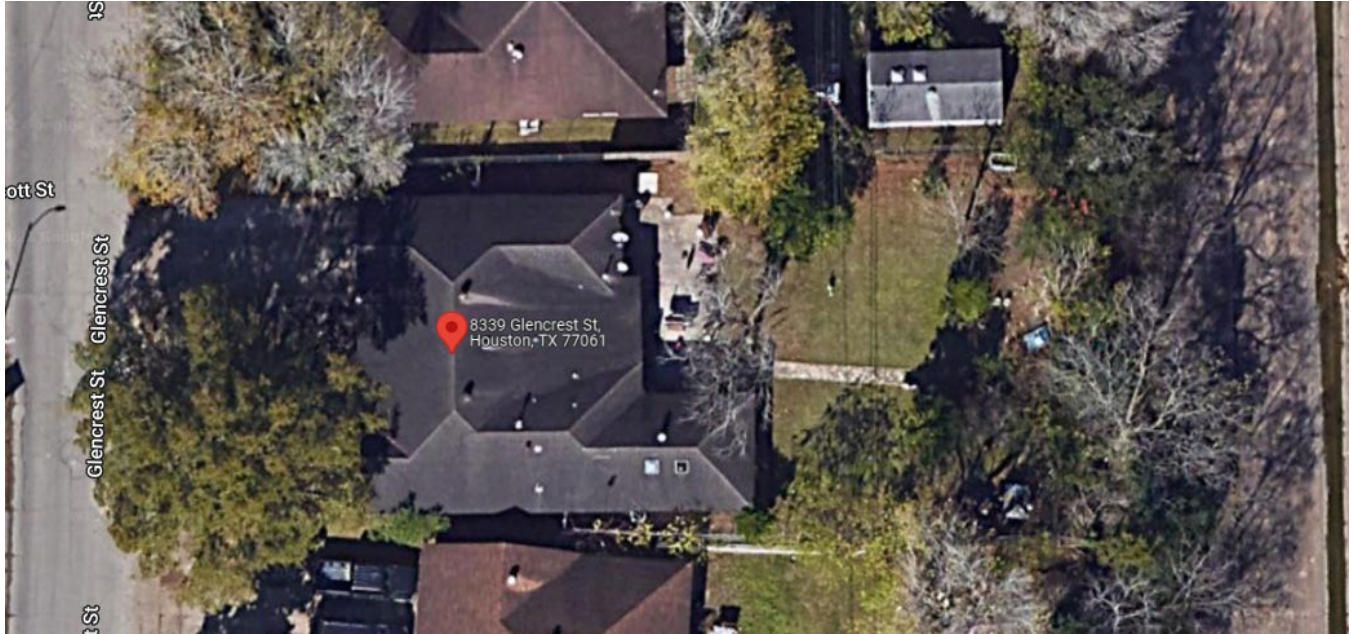


EXISTING REAR PHOTOS

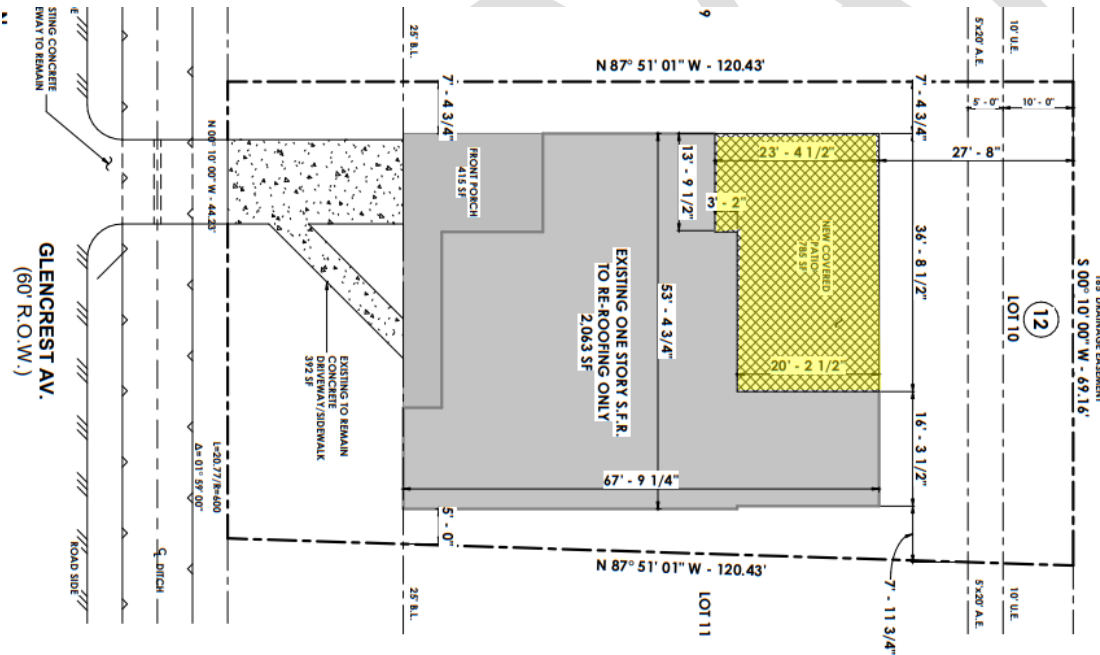




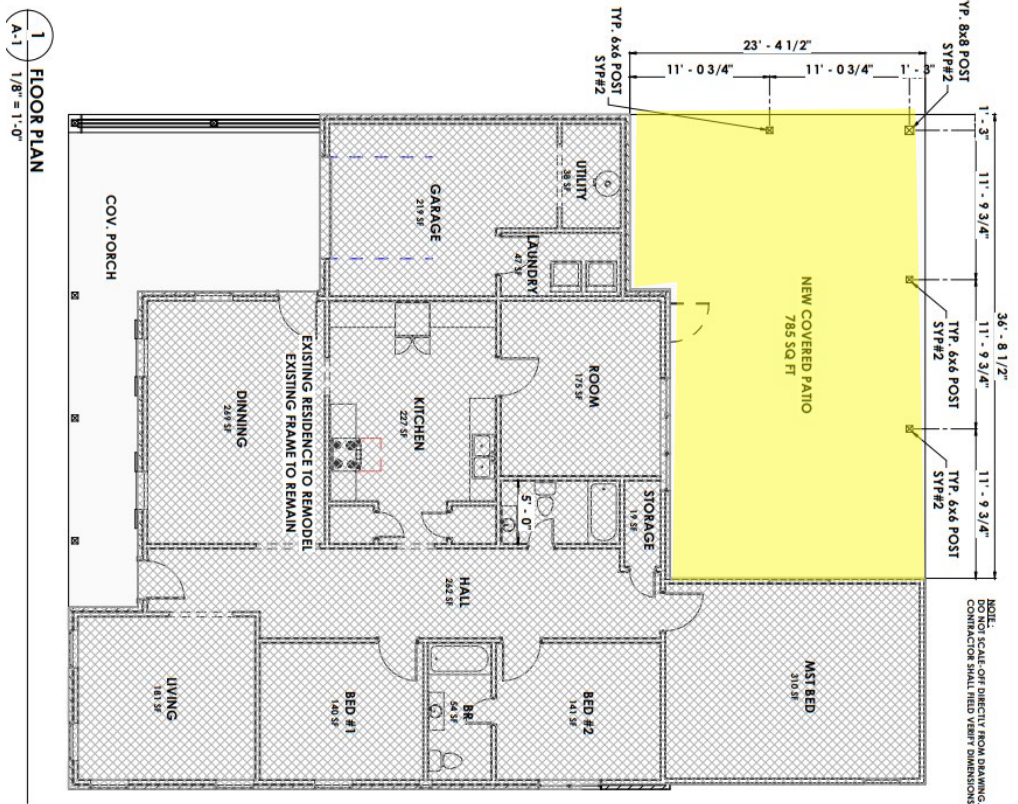
EXISTING AERIAL



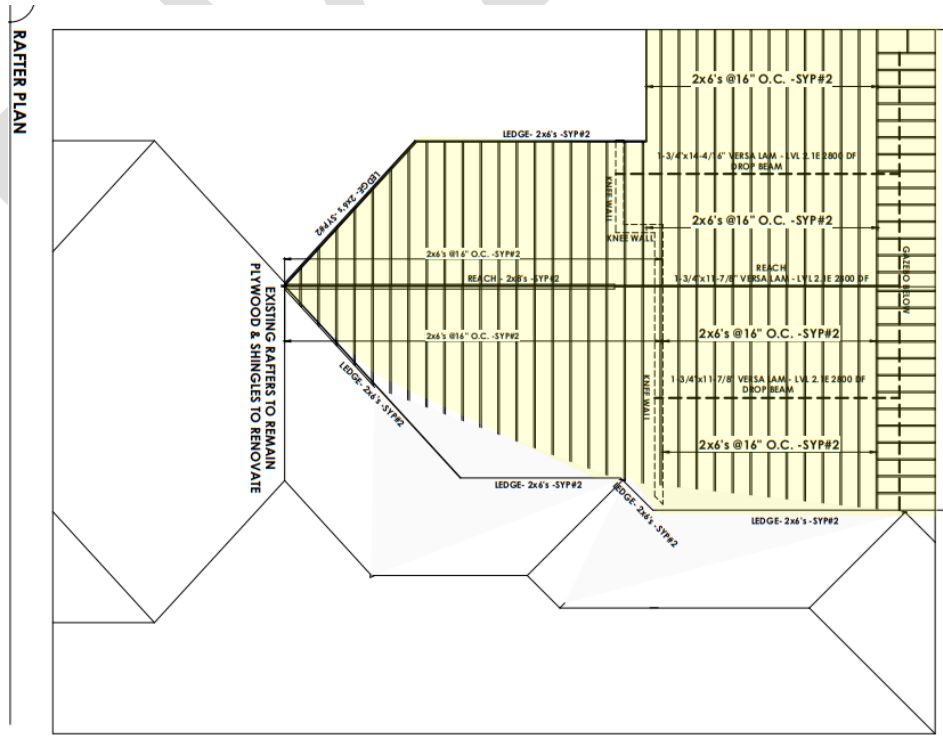
PROPOSED SITE PLAN



PROPOSED PATIO FLOOR PLAN

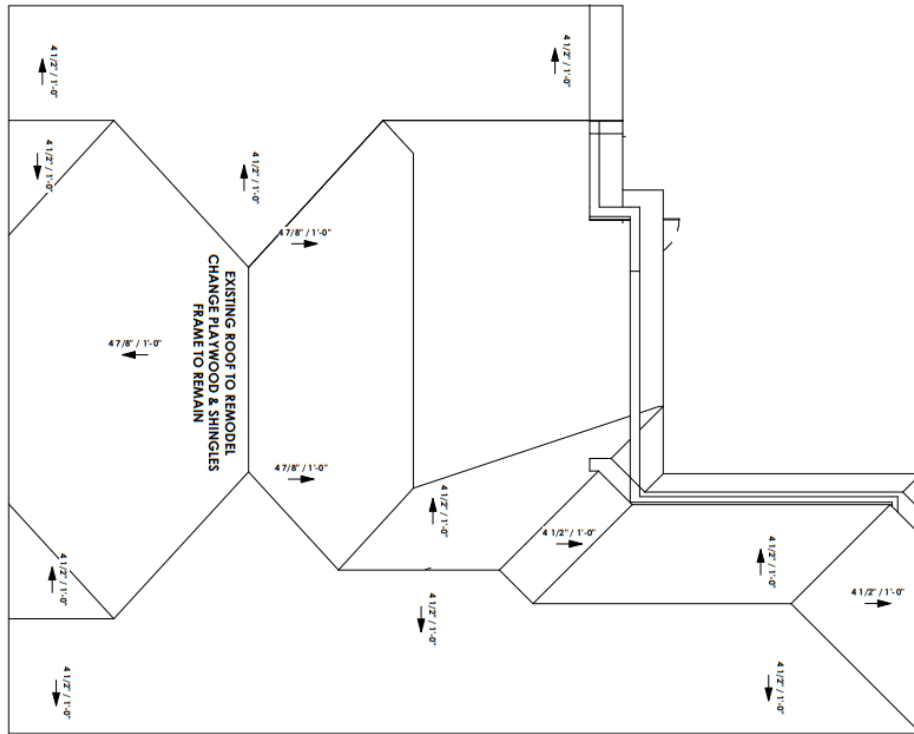


(RAFTER PLAN)

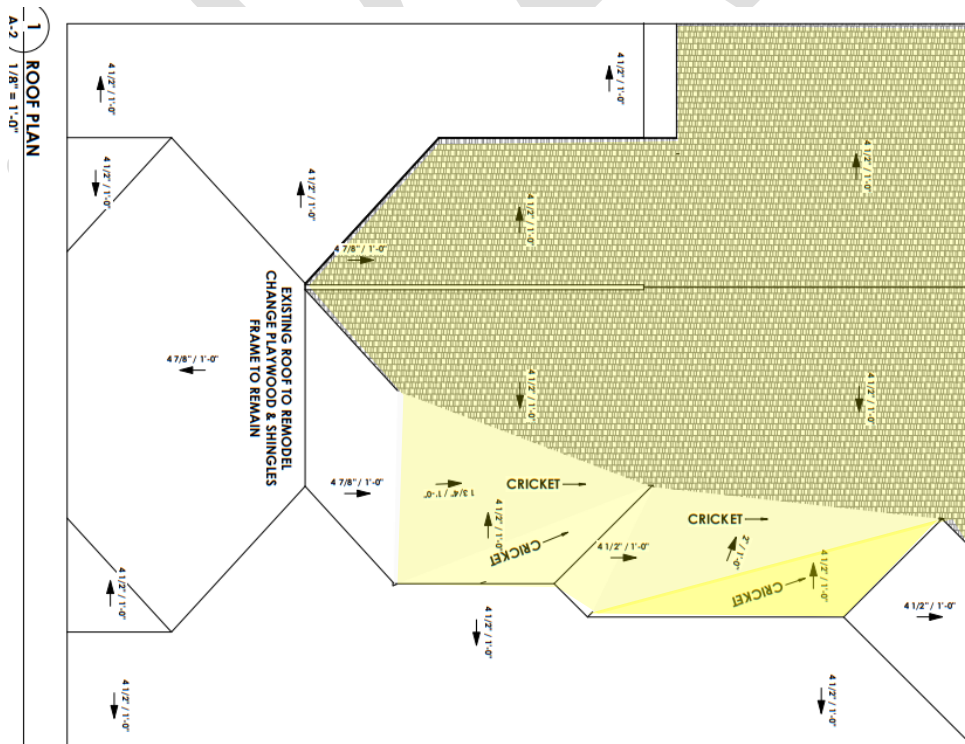




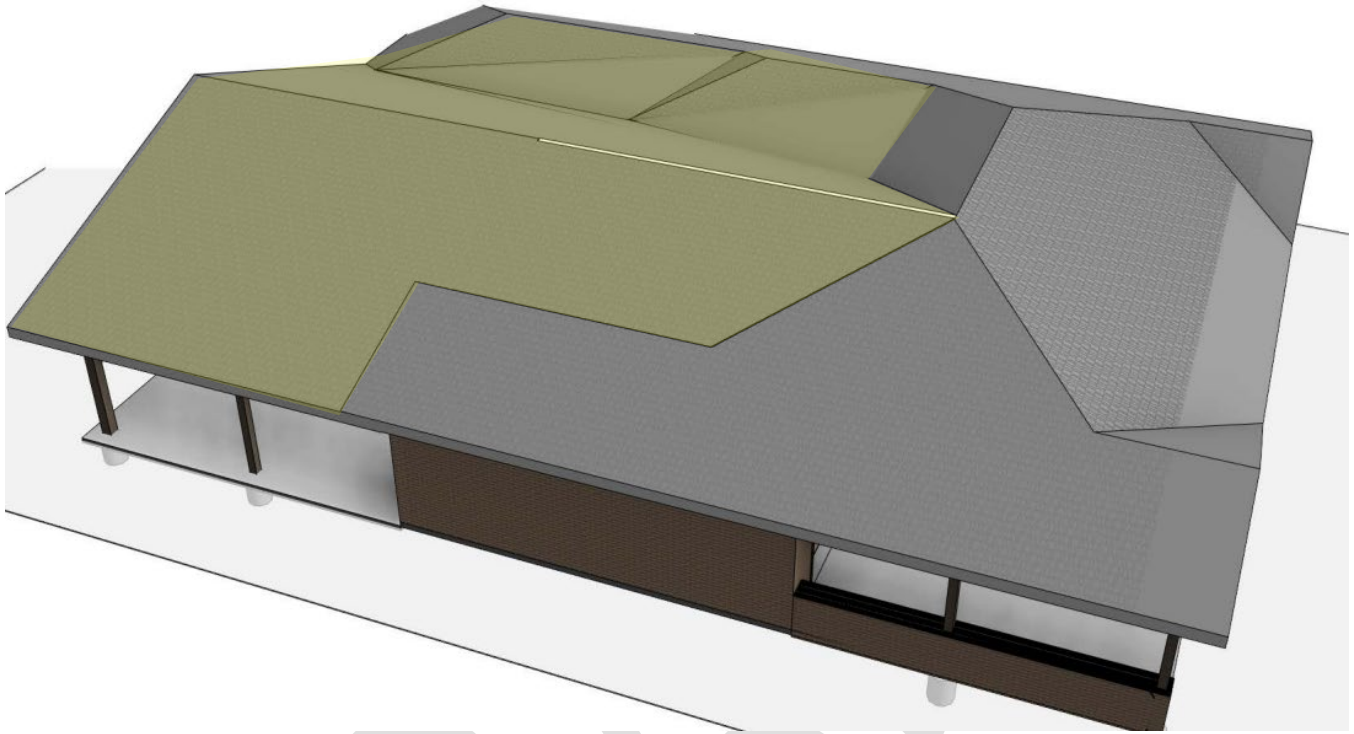
**EXISTING ROOF PLAN**



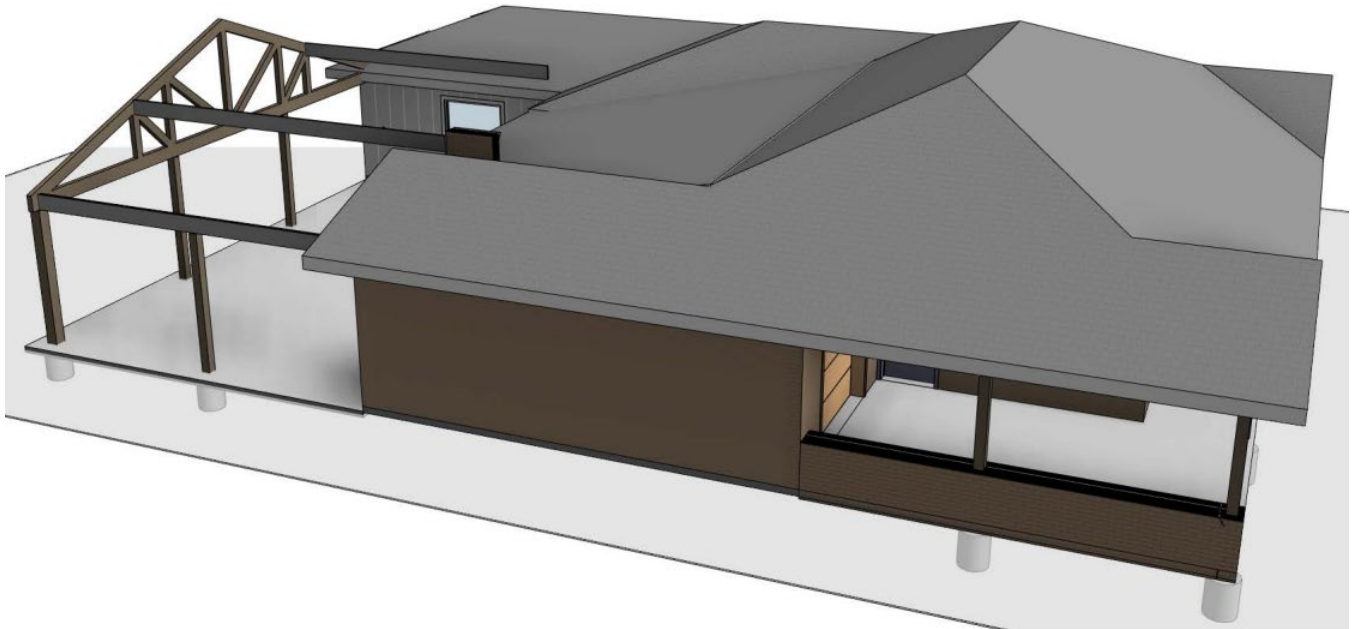
**PROPOSED ROOF PLAN**



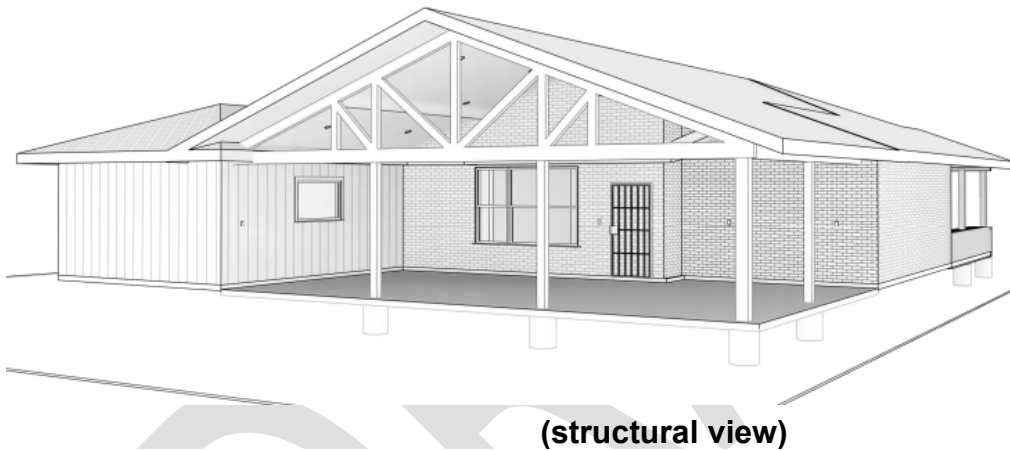
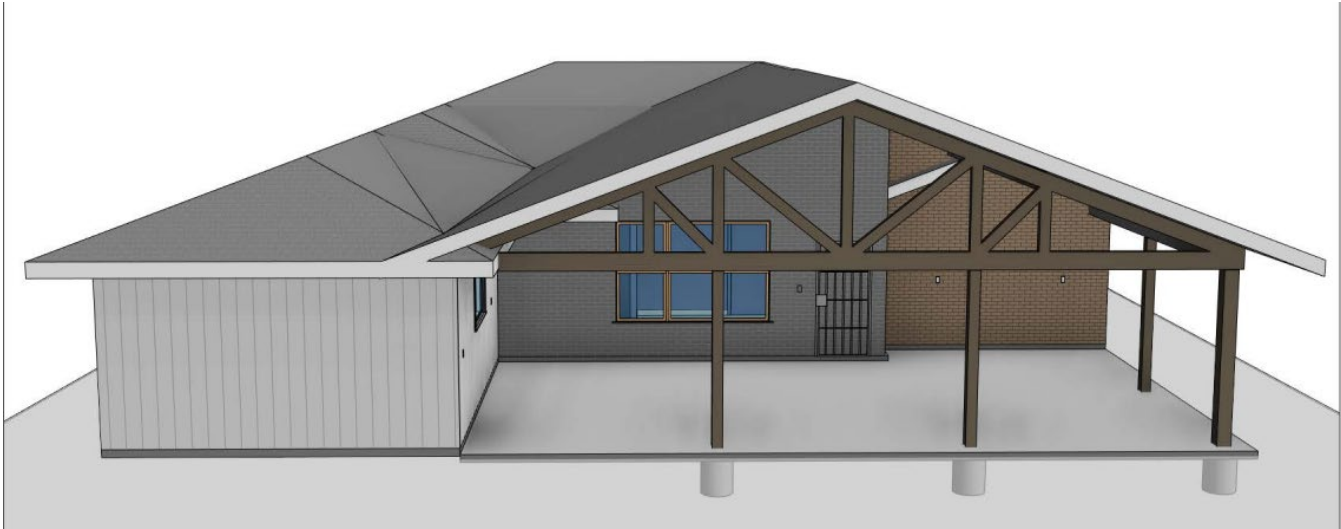
**PROPOSAL OF REAR PATIO/RE-ROOF**



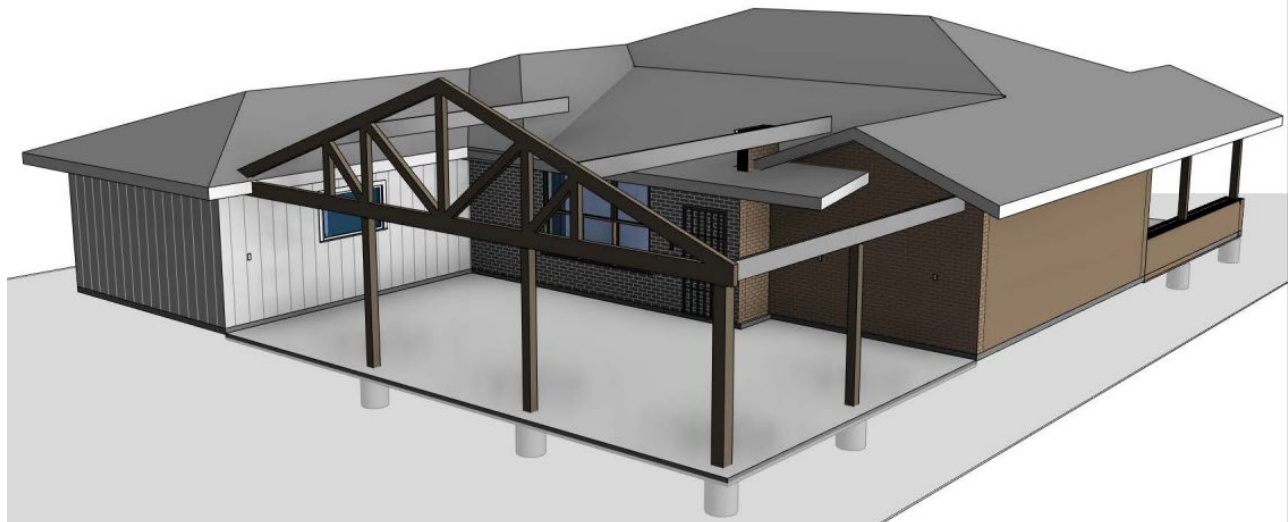
**(STRUCTURE BELOW)**



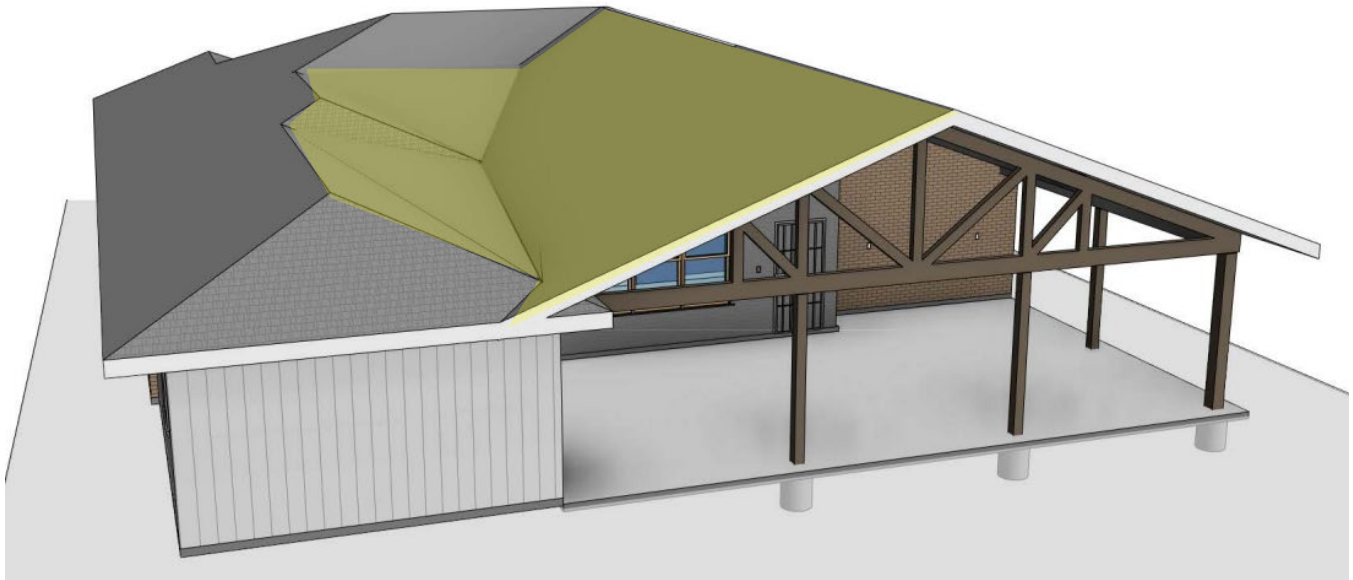
**PROPOSAL OF REAR PATIO/RE-ROOF**



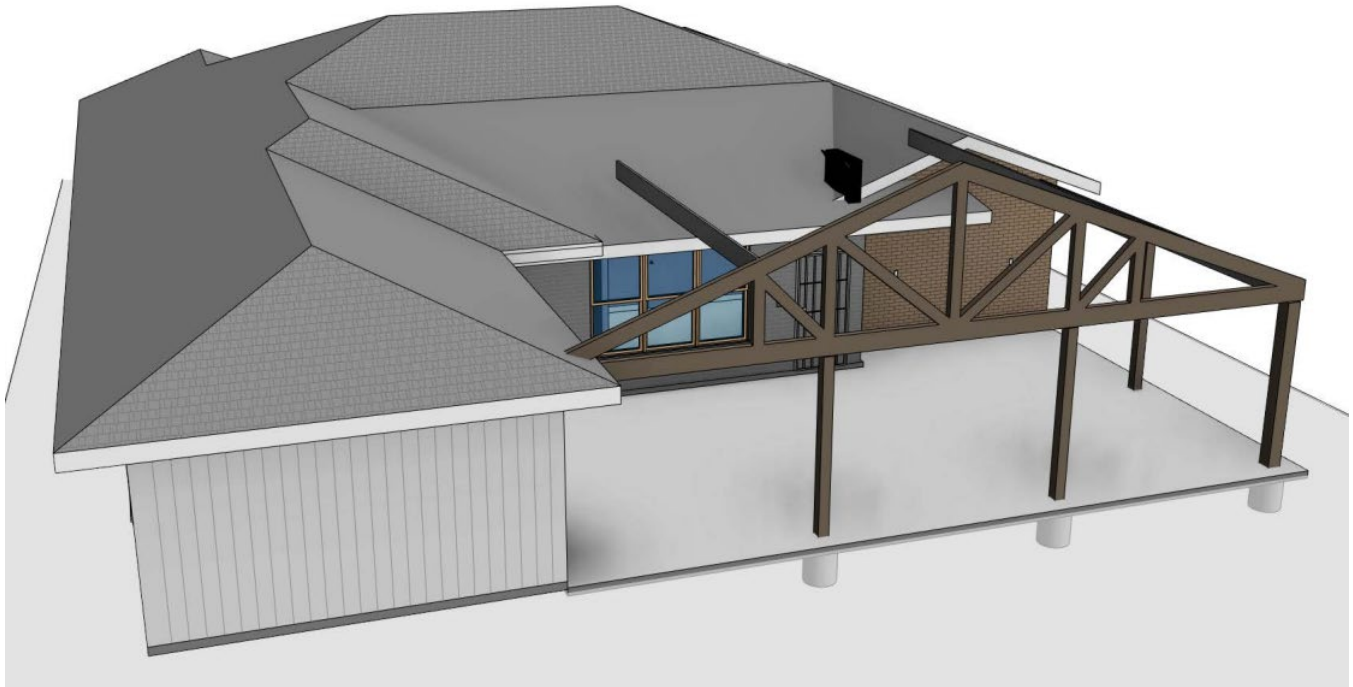
5.) THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE JOB SITE AND TURNING THE AS-BUILT DRAWINGS OVER TO 6.) REFER TO INDIVIDUAL DRAWINGS WITHIN THIS SET OF CON 7.) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THOROUGH PROPERTY OVER TO THE OWNER FOR OCCUPANCY.  
 B.) IN THE EVENT THAT THE CONTRACTOR, OR SUBCONTRACTOR, DRAWINGS, SPECIFICATIONS, OR OTHER CONTRACT DOCUMENT ARCHITECT, THE CONTRACTOR SHALL SUBMIT A REQUEST FOR I REQUESTS FOR INFORMATION MAY ONLY BE MADE BY THE GEP CONCISELY SET FORTH THE ISSUE FOR WHICH CLARIFICATION I ARCHITECT AND/OR CONSULTANTS. IN THE REQUEST FOR INFO UNDERSTANDING OF THE REQUIREMENT, ALONG WITH A REASC ARCHITECT WILL REVIEW THE REQUEST FOR INFORMATION TO D MEANING OF THIS TERM. IF THE ARCHITECT DETERMINES THAT THE CONTRACTOR, UNREVIEWED AS TO CONTENT, FOR RESUBA RESPONSES TO REQUESTS FOR INFORMATION SHALL BE ISSUED RECEIPT OF THE REQUEST, UNLESS THE ARCHITECT DETERMINES AN ADEQUATE RESPONSE. IF A LONGER PERIOD OF TIME IS DE WITHIN FIVE WORKING DAYS OF THE RECEIPT OF THE REQUEST ANTICIPATED RESPONSE TIME.  
 IF THE CONTRACTOR SUBMITS A REQUEST FOR INFORMATION V PROJECT SCHEDULE, THE CONTRACTOR SHALL NOT BE ENTITLED ARCHITECT TO RESPOND TO THE REQUEST FOR INFORMATION, I SET FORTH ABOVE.  
 RESPONSES FROM THE ARCHITECT WILL NOT CHANGE ANY REC THAT THE CONTRACTOR BELIEVES A RESPONSE TO A REQUEST I THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL IMMEDI STATING THAT THE CONTRACTOR CONSIDERS THE RESPONSE R; IMMEDIATELY SHALL WAIVE THE CONTRACTOR'S RIGHT TO SEE P.) FOR THE PURPOSE OF THESE DRAWINGS AND THE ACCOMP PROVIDED AND INSTALLED BY THE GENERAL CONTRACTOR, TH WILL REFER TO ITEMS PROVIDED BY THE OWNER AND INSTALLEC ITEMS NOT IN CONTRACT OR PROVIDED AND INSTALLED BY TH 10.) UNLESS NOTED OTHERWISE, ALL ITEMS ARE ASSUMED TO BE 11.) ANY DEVIATION FROM THESE CONSTRUCTION DOCUMENTS SUBCONTRACTOR, VENDOR, AND/OR SUPPLIER, OR USE OF TH



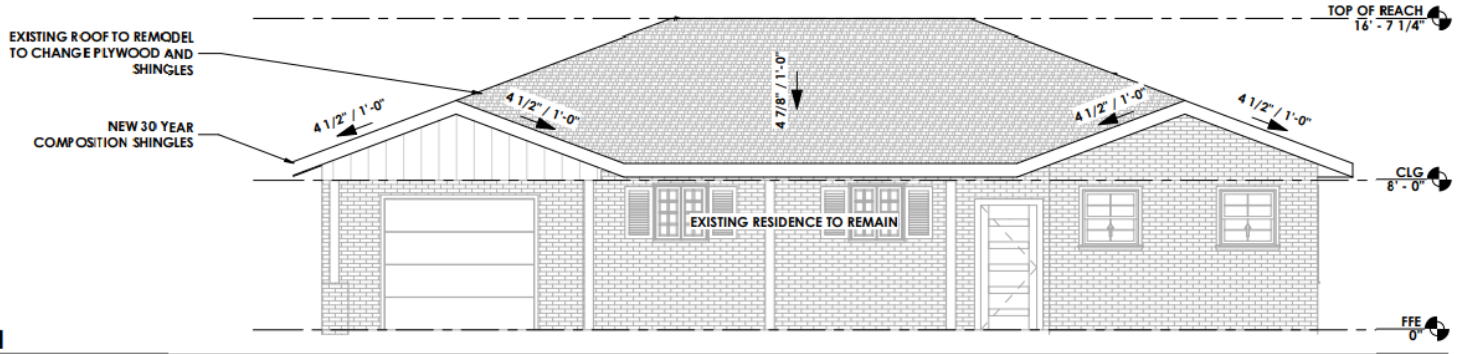
**PROPOSAL OF REAR PATIO/RE-ROOF**



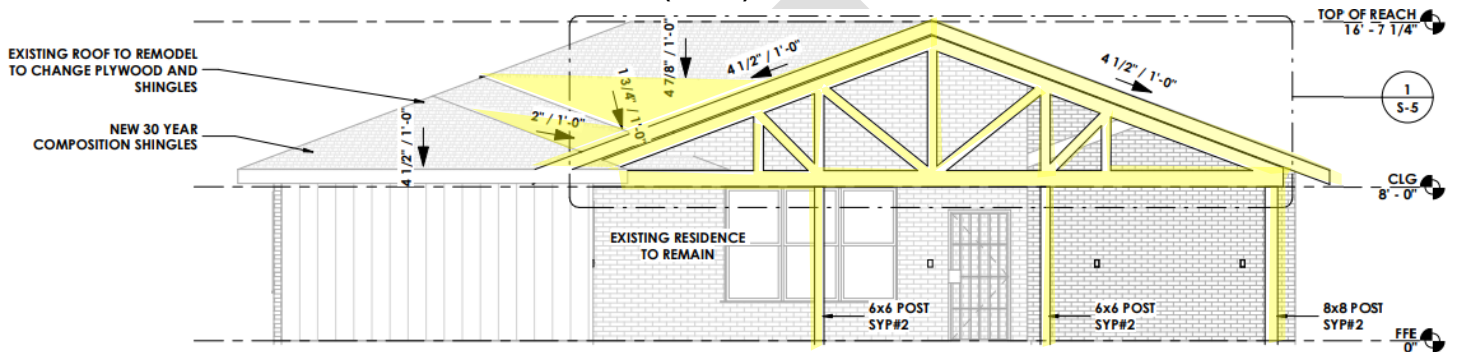
(STRUCTURE BELOW)



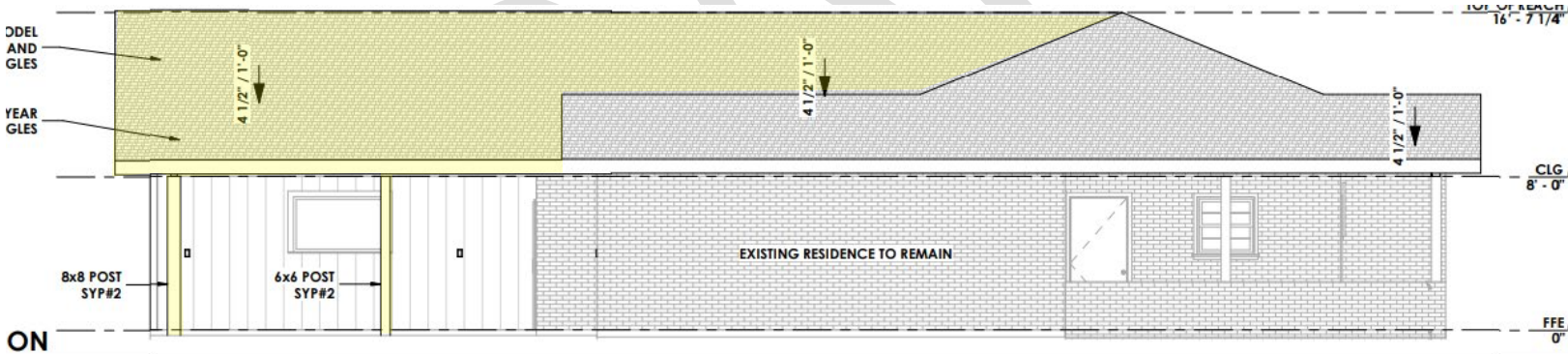
FRONT ELEVATION (WEST) EXISTING/PROPOSED



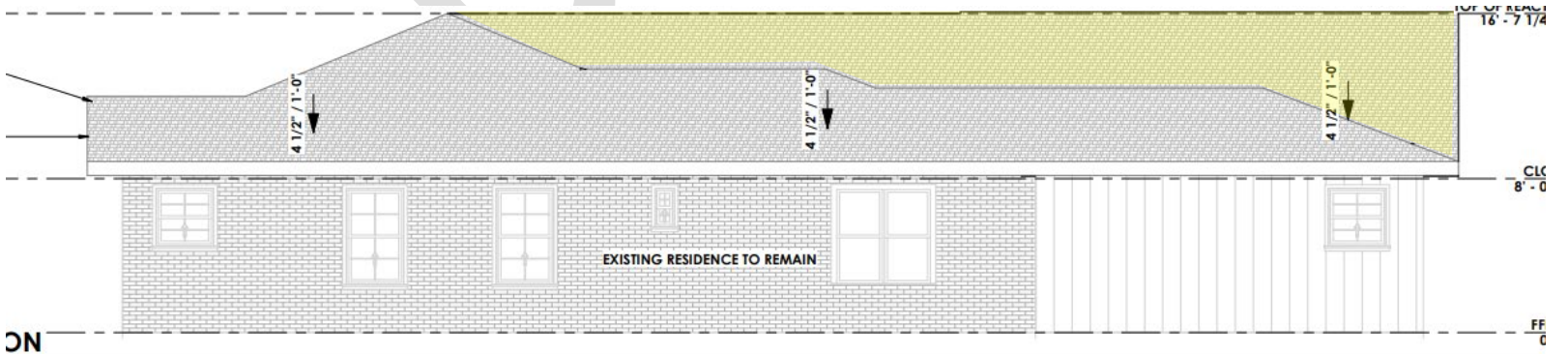
REAR ELEVATION (EAST) PROPOSED



LEFT ELEVATION (NORTH) PROPOSED



RIGHT ELEVATION (SOUTH) PROPOSED



**Certificate Of Appropriateness: Alteration/Addition Worksheet**

(For buildings outside Houston Heights East, West, or South Districts)



**PLANNING & DEVELOPMENT DEPARTMENT**

\* This form is required. Failure to include accurate and complete requested information below may result in an incomplete application and delay the review/recommendation of the proposed project to Director and HAHC.

**Address:** 8339 GLENCREST ST

**Lot Size (Total Sq Ft):** 8,136

**General Addition Info:**

**Lot Dimensions (W X L):** 127.42 x 69.16

Existing stories*	1	Proposed addition stories*	0
Existing max ridge height*	16' 7-1/4"	Proposed max ridge height*	16' 7-1/4"
Existing max eave height*	8' 0"	Proposed max eave height*	8' 0"

Square Footage/Lot Coverage:	Existing	Proposed/New <small>*do not include existing</small>	= End Result/ Total
Ground Floor Square Footage of Primary Building (HCAD)* <small>*please include sunrooms or enclosed porches w/ walls or window</small>	2,063	785	2,848
Detached Garage, Garage Apt or Accessory Building Square Footage	415	0	415
<small>* Subtract detached garages more than 528 square feet by 528 square feet. If smaller than 528 sq ft, please subtract only the amount less than 528 sq ft.</small>			
	<b>New Total Lot Coverage* =</b>		3,655

**Setbacks From Property Line:**

	Existing	Proposed/New	Shares property line with neighbor -Y/N?
North*	7' 4-3/4"	7' 4-3/4"	Y
South*	5' 0"	5' 0"	Y
East*	27' 8"	27' 8"	N
West*	25' 0"	25' 0"	N

**Max Width/Depth & Inset:**

<small>*widest building wall corner to corner</small>	Existing	Proposed/New <small>*do not include existing</small>	= End Result/Total
Max Width*	53' 4-3/4"	36' 8-1/2"	53' 4-3/4"
Max Depth*	67' 9-1/4"	23' 4-1/2"	67' 9-1/4"

Are original corners maintained with an inset on the addition?\*

YES or NO

Please advise inset dimensions for applicable corners:

23' 4-1/2" X 36' 8-1/2"

Do you have flooding issues?  YES  NO

**Foundation:**

	Existing	Proposed/New Addition
Grade to Finished Floor Height (1st fl)*	100	100
Type*	SLAB	SLAB
Material*	CONCRETE	CONCRETE

**Roof:**

	Existing	Proposed/New Addition
Pitch*	4.5/12	4.5/12
Style*	HIP/GABLE	GABLE
Material *	SHINGLES	SHINGLES

**Cladding:**

	Existing	Proposed/New Addition
Primary Siding Material *	BRICK	NA
Primary Siding Width Reveal	6	NA
Skirting Material	NA	NA
Soffit Material	WOOD	WOOD
Fascia Material	WOOD	WOOD

Are all windows on the addition inset & recessed?  YES or NO

**Porch Details:**

	Existing	Proposed/New Addition
Eave Height	NA	NA
Width		
Depth		
Decking Material		
Pier/Base Material		
Column Material		
Step Material		
Railing Height		
Railing Material		

Please remember to fill out the window worksheet

And review guidelines for drawing submissions

See link for more info: <https://cohweb.houstontx.gov/HPT/login.aspx>

Form Date: January 4, 2021 3:29 PM