

CERTIFICATE OF APPROPRIATENESS

Application Date: September 20, 2014

Applicant: Marissa Sipocz, owner

Property: 7723 Glenheath Drive, Lot 14, Block 64, Glenbrook Valley Subdivision. The property includes a historic 2,274 square foot residence situated on a 7,685 square foot interior lot.

Significance: Contributing Traditional Ranch Style residence, constructed circa 1961, located in the Glenbrook Valley Historic District.

Proposal: Alteration – Replace four original windows on the front elevation with new vinyl windows. The existing windows are damaged and inoperable.

- Staff confirmed that existing windows are damaged beyond reasonable repair during a site visit.
- Proposed windows will match the existing window openings.

See enclosed application materials and detailed project description on p. 5-14 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received

Recommendation: Approval
HAHC Action: Approved

All materials in exterior walls, including windows, siding, framing lumber, and interior shiplap must be retained except where removal or replacement has been explicitly approved by HAHC. Shiplap is an integral structural component of the exterior wall assembly in balloon framed structures and its removal can cause torqueing, twisting and collapse of exterior walls. Shiplap may be carefully shored and removed in small portions to insulate, run wire or plumbing, and should be replaced when the work is complete. Maintenance and minor in-kind repairs of exterior materials may be undertaken without HAHC approval, but if extensive damage of any exterior wall element is encountered during construction, contact staff before removing or replacing the materials. A revised COA may be required.

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval
Effective: October 23, 2014



PLANNING & DEVELOPMENT DEPARTMENT

COA valid for one year 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.

Planning Official _____ Date _____

APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

Sec. 33-241(a): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark or protected landmark, (ii) any building, structure or object that is contributing to an historic district, or (iii) any building, structure or object that is part of an archaeological site, upon finding that the application satisfies the following criteria, as applicable:

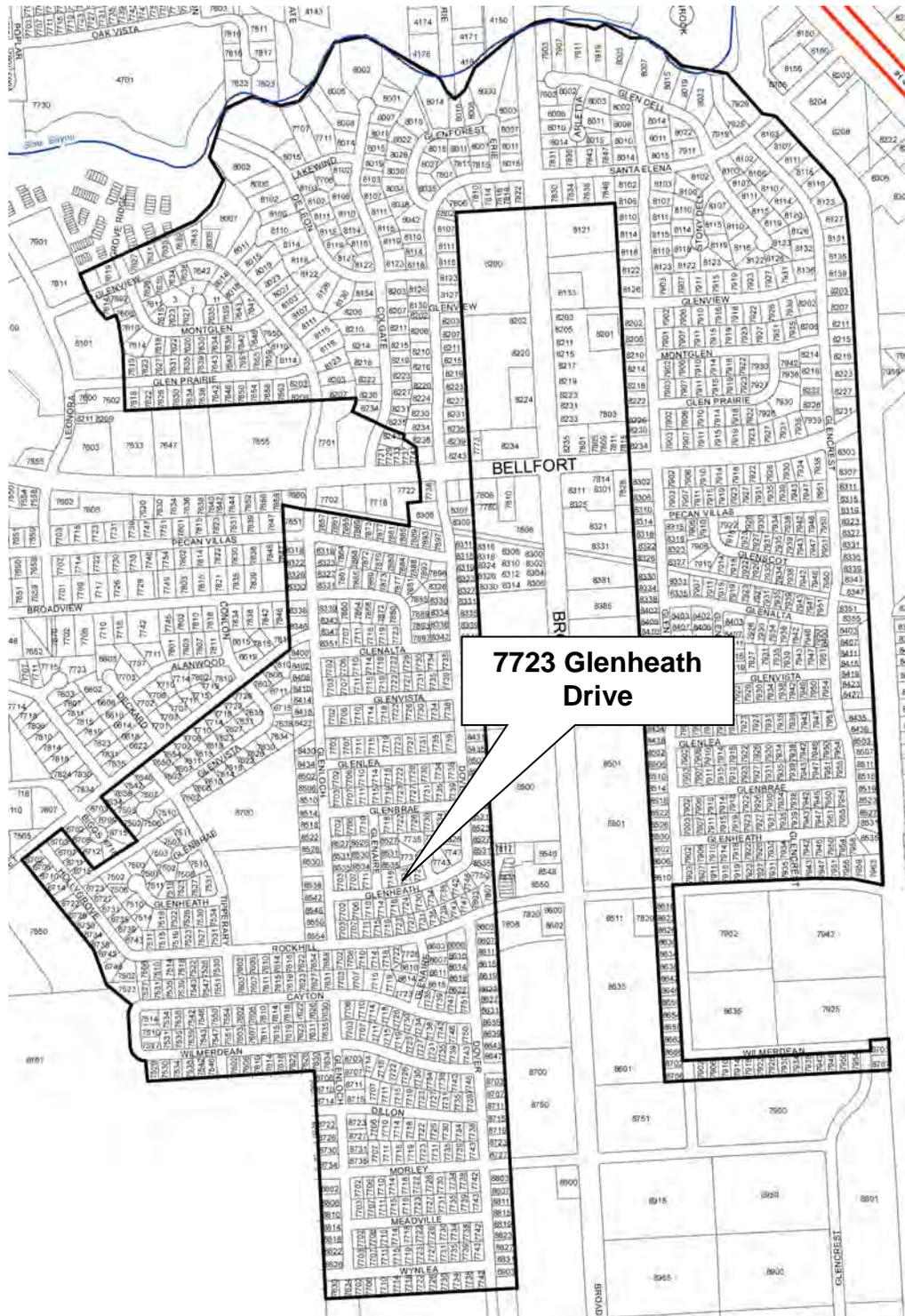
S D NA

S - satisfies D - does not satisfy NA - not applicable

- (1) The proposed activity must retain and preserve the historical character of the property;
- (2) The proposed activity must contribute to the continued availability of the property for a contemporary use;
- (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;
- (4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
- (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;
- (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;
- (7) The proposed replacement of missing 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;
- (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;
- (9) The proposed design for any exterior alterations or addition must not destroy significant historical, architectural or cultural material and must be compatible with the size, scale, material and character of the property and the area in which it is located;
- (10) The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s);
- (11) The proposed activity will comply with any applicable deed restrictions.



PROPERTY LOCATION
GLENBROOK VALLEY HISTORIC DISTRICT



7723 Glenheath Drive

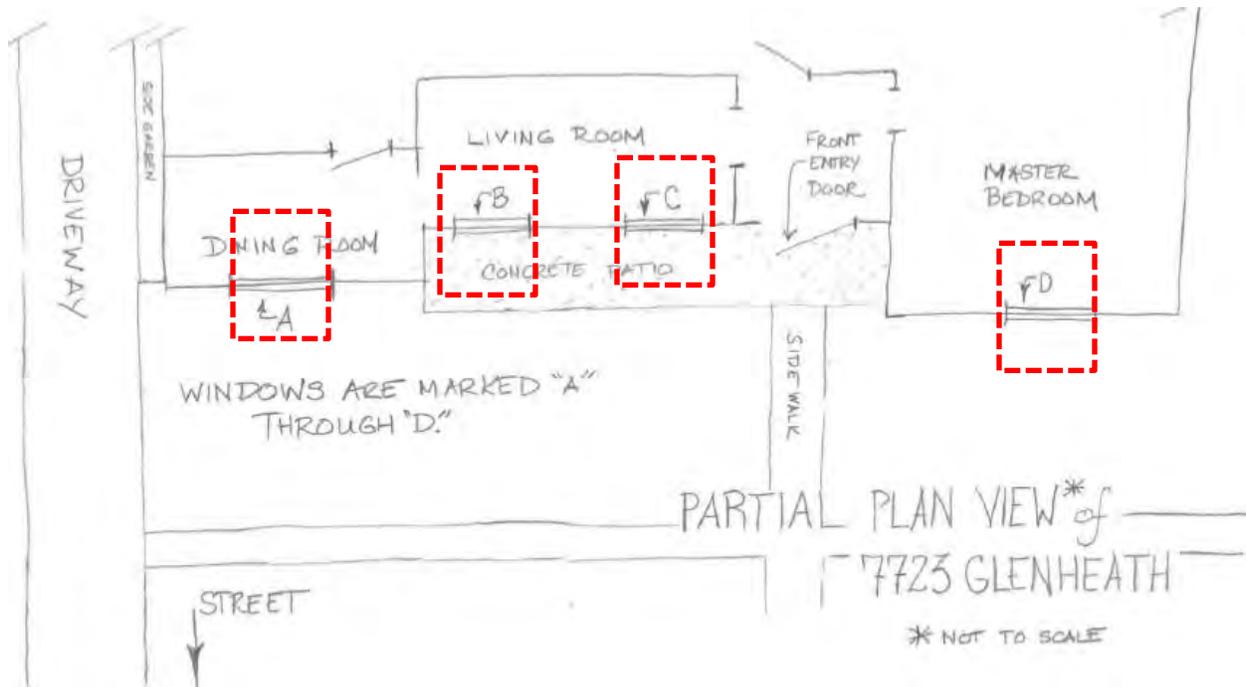
INVENTORY PHOTO



SOUTH ELEVATION – FRONT FACING GLENHEATH



SITE PLAN



WINDOW SCHEDULE					
Window Placement	Origin	Original Window Type	Current Condition	Reason for replacement	New Window specifications
A (Dining rm)	Original to house	Aluminum sliding, single-paned	<ul style="list-style-type: none"> Mortared to surrounding brick, lacks internal springs to keep windows open 	<ul style="list-style-type: none"> Fire safety hazard* Desire to return house to original standard** 	<ul style="list-style-type: none"> 37.5" wide X 50.5" long White vinyl Double hung, ¾" insulated glass Half screen
DesB (living rm)	Original to house	Aluminum sliding, single-paned	<ul style="list-style-type: none"> Mortared to surrounding brick, lacks internal springs to keep windows open 	<ul style="list-style-type: none"> Fire safety hazard* Desire to return house to original standard** 	<ul style="list-style-type: none"> 37.5" wide X 70.5" long White vinyl Double hung, ¾" insulated glass Half screen
C (living rm)	Original to house	Aluminum sliding, single-paned	<ul style="list-style-type: none"> Mortared to surrounding brick, lacks internal springs to keep windows open 	<ul style="list-style-type: none"> Fire safety hazard* Desire to return house to original standard** 	<ul style="list-style-type: none"> 37.5" wide X 70.5" long White vinyl Double hung, ¾" insulated glass Half screen
D (bedroom)	Original to house	Aluminum sliding, single-paned;	<ul style="list-style-type: none"> Mortared to surrounding brick, lacks internal springs to keep windows open; broken glass, internal frame is bent 	<ul style="list-style-type: none"> Fire safety hazard* Desire to return house to original standard** 	<ul style="list-style-type: none"> 37.5" wide X 50.5" long White vinyl Double hung, ¾" insulated glass Half screen

EXISTING DAMAGE: WINDOW A

Dry Rot on Gaskets

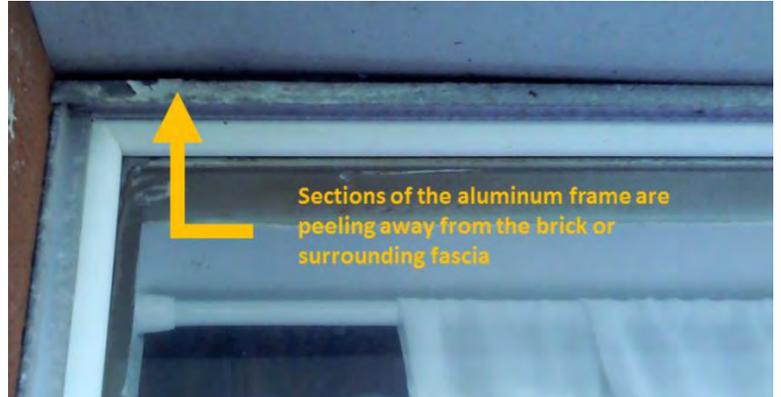


Broken Retention Spring



EXISTING DAMAGE: WINDOW B

Broken Retention Spring



Missing Fastener Latch



EXISTING DAMAGE: WINDOW C

Broken Retention Spring



Dry Rot on Gaskets



EXISTING DAMAGE: WINDOW D

Missing Retention Spring



Broken Glass Panes and Bent Muntins



PROPOSED REPLACEMENT WINDOW

PICTURE DEPICTS AN EXISTING 1 OVER 1 VINYL WINDOW ON THE EAST ELEVATION.
THE APPLICANT PROPOSES TO USE THESE SAME WINDOWS ALONG THE FRONT
ELEVATION



PHYSICAL EVIDENCE OF PREVIOUSLY EXISTING SHUTTERS

PAINT OUTLINES



MASONRY FASTENERS



PROJECT DETAILS

Windows/Doors: Replace four 6 over 6 aluminum sash windows with 1 over 1 vinyl sash windows. The proposed windows will match the existing window openings.

The applicant asserts that the existing windows are damaged beyond reasonable repair. Staff confirmed this assertion on a site visit on October 14, 2014. During this inspection staff noted the following damage to the existing windows:

Window A – features two broken retention springs, dry rot damage in the plastic gasket material, and a bent frame.

Windows B – Features the similar damage as window A and features a missing fastening latch.

Window C – Features the similar damage as window A.

Window D – Features similar damage to windows A and C as well as bent muntins and broken glass.

All windows are fin mounted within the brick veneer and interior wall making their removal for repair impossible. None of the windows are operable.

Exterior Materials: Install the original aluminum shutters that were previously removed and stored on site. Remove the existing metal burglar bars.