

CERTIFICATE OF APPROPRIATENESS

Application Date: October 1, 2014

Applicant: Juan C Valenzuela, owner

Property: 8106 Glen Valley r, lot 2, block 3, Glenbrook Valley Sec 1 Subdivision. The property includes a historic 2,730 square foot residence situated on a 12,892 square foot interior lot.

Significance: Contributing Midcentury modern style residence, constructed circa 1953, located in the Glenbrook Valley Historic District.

Proposal: New Construction – Construct an approximately 260 square foot accessory structure at the rear of the lot.

See enclosed application materials and detailed project description on p. 4-10 for further details.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: Deferred

APPROVAL CRITERIA

NEW CONSTRUCTION IN A HISTORIC DISTRICT

Sec. 33-242: HAHC shall issue a certificate of appropriateness for new construction in a historic district upon finding that the application satisfies the following criteria:

S D NA

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

- (1) The new construction must match the typical setbacks of existing contributing structures in the historic district
- (2) The exterior features of new construction must be compatible with the exterior features of existing contributing structures in the historic district
- (3) The proportions of the new construction, including width and roofline, must be compatible with the typical proportions of existing contributing structures and objects in the historic district
- (4) The height of the eaves of a new construction intended for use for residential purposes must not be taller than the typical height of the eaves of existing contributing structures used for residential purposes in the historic district; and
- (5) The height of new construction intended for use for commercial purposes must not be taller than the typical height of the existing structures used for commercial purposes in the historic district.



PROPERTY LOCATION

GLENBROOK VALLEY HISTORIC DISTRICT

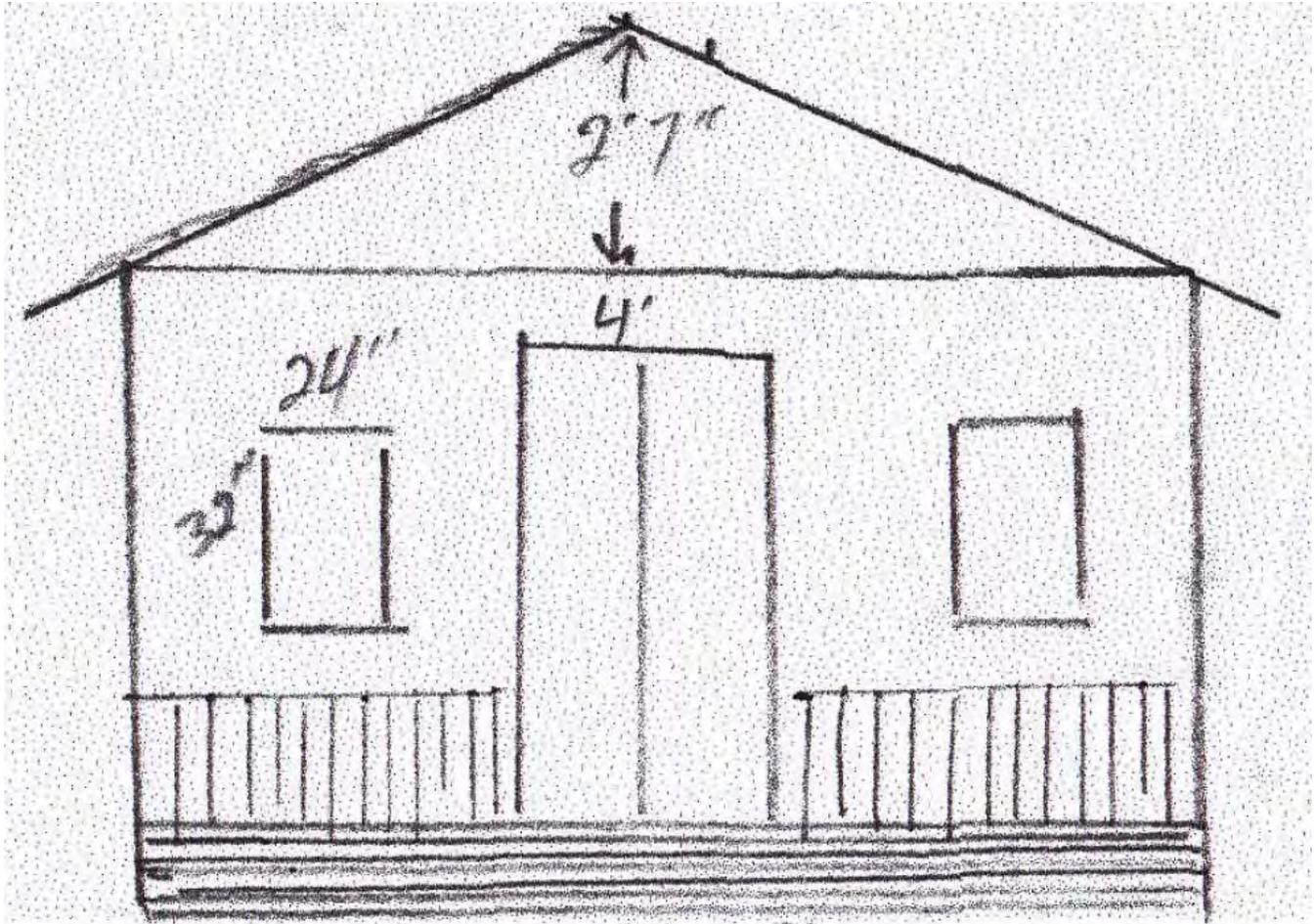


INVENTORY PHOTO



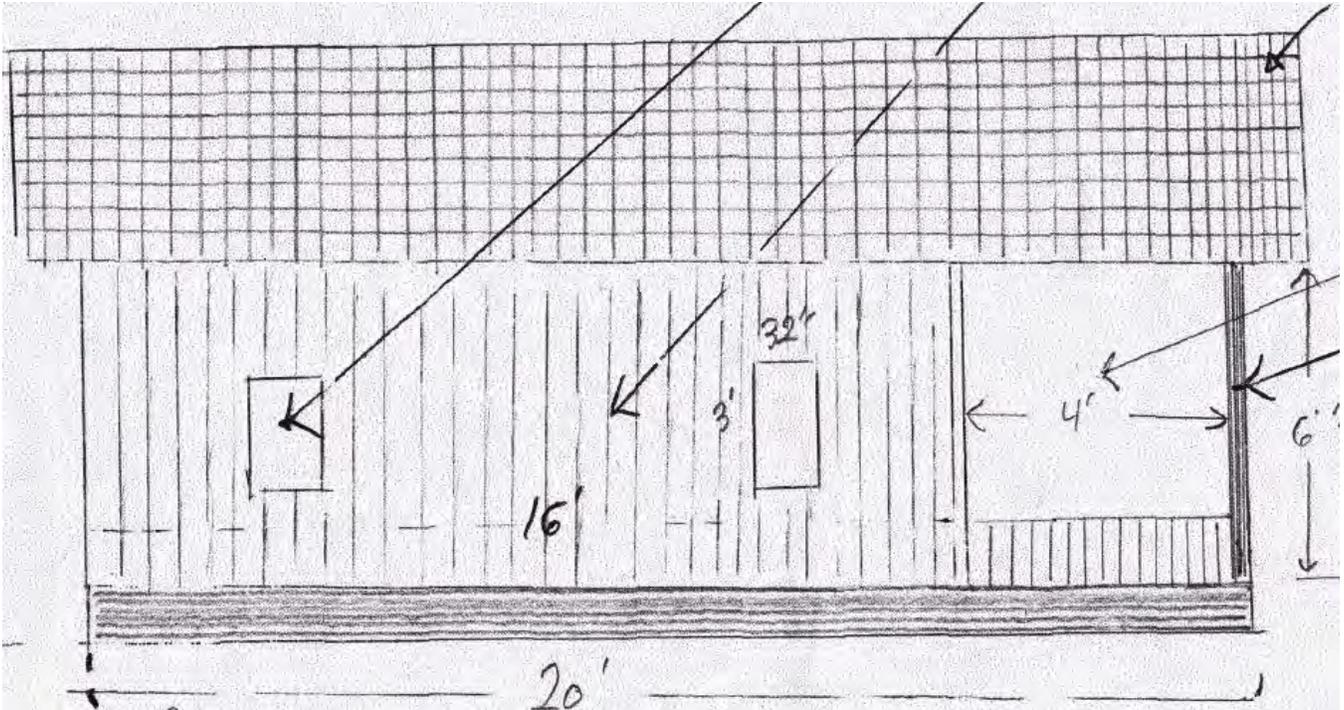
EAST ELEVATION – FRONT FACING GLEN VALLEY

PROPOSED



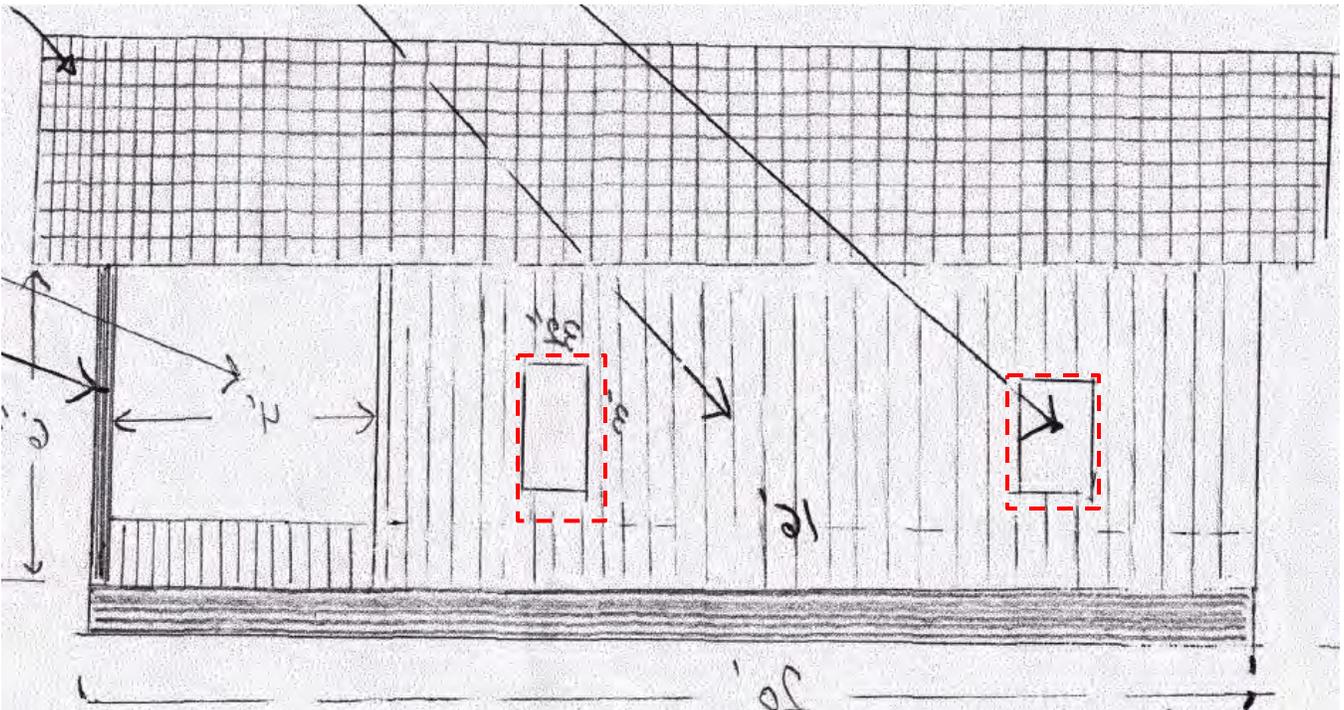
SOUTH SIDE ELEVATION

PROPOSED



NORTH SIDE ELEVATION

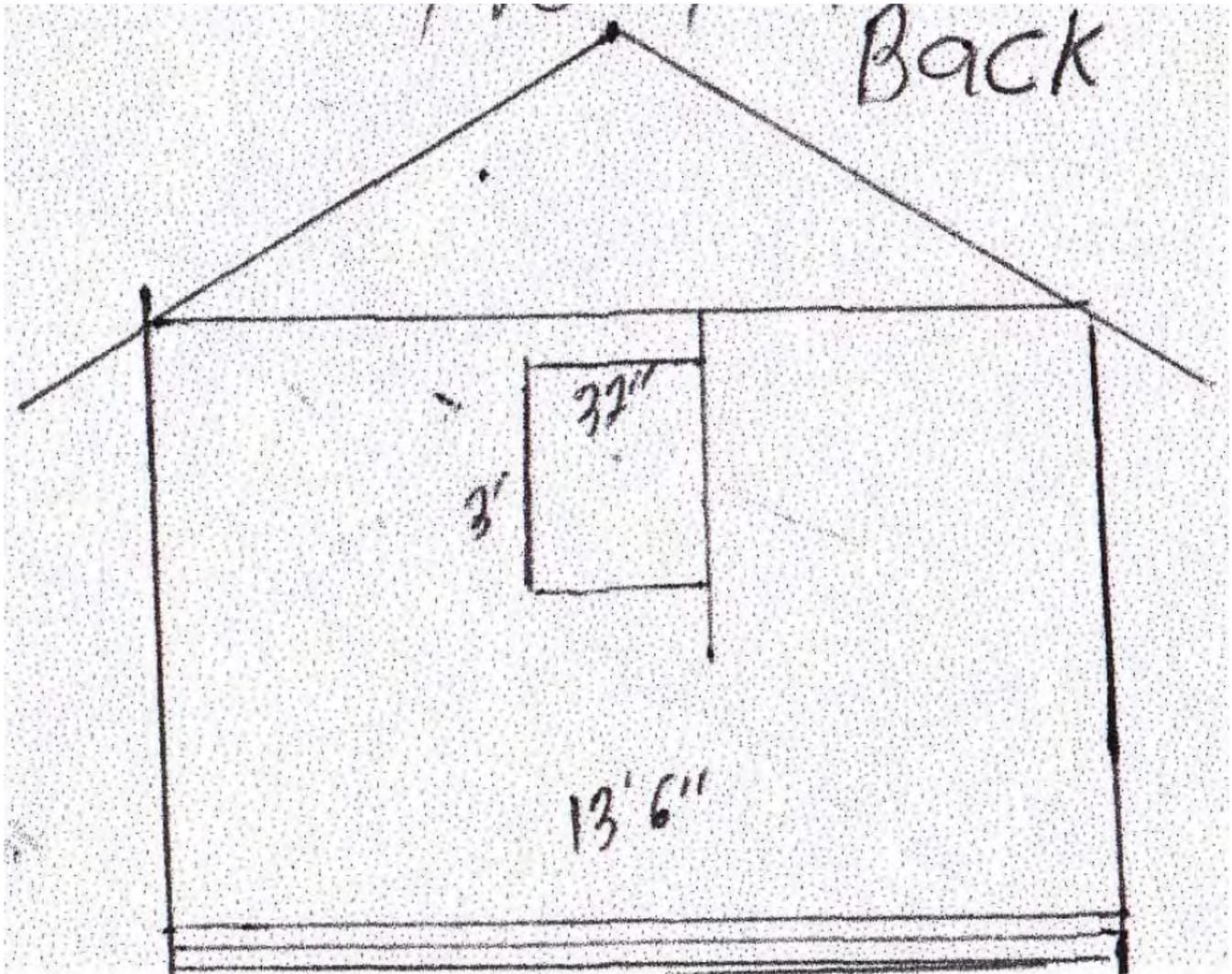
PROPOSED



NO WINDOWS ON THIS ELEVATION

WEST (REAR) ELEVATION

PROPOSED





SITE PLAN
PROPOSED

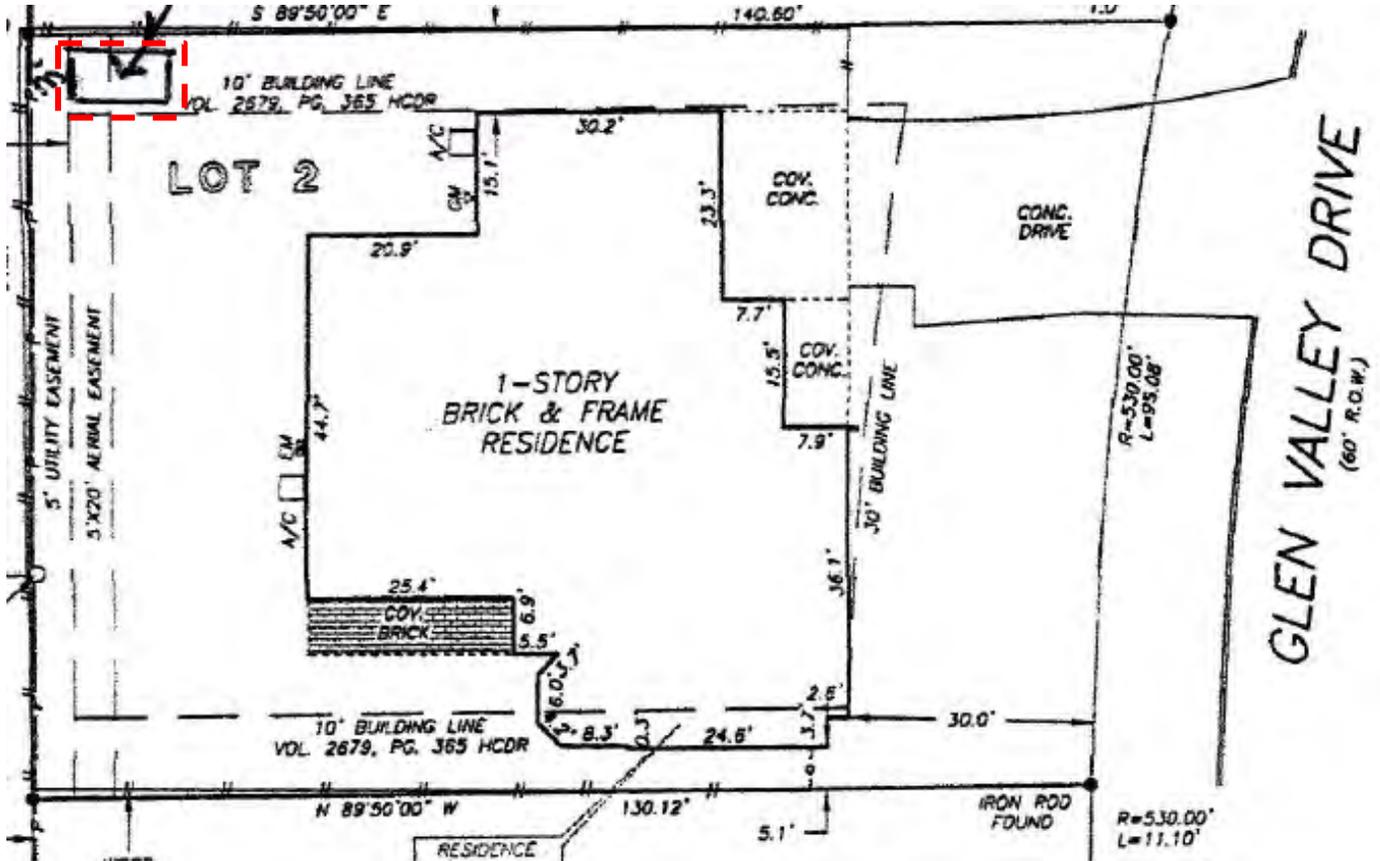


PHOTO PROVIDED BY APPLICANT



PROJECT DETAILS

Shape/Mass: The accessory structure is 13'-6" wide by 20' deep by 8'-10" tall with a 4' deep porch.

Setbacks: The accessory structure is located 3' from the north (side) property line and 3' from the west (rear) property line.

Foundation: The foundation is concrete block.

Windows/Doors: The accessory structure has five 1-over-1 vinyl windows and a pair of wood French doors.

Exterior Materials: The accessory structure is clad in vertical wood siding.

Roof: The accessory structure has a gable roof with an approximately 6'-3" eave height and an 8'-10" ridge height and is clad in composition shingles.

Front Elevation: The accessory structure has a 4' wide pair of wood French doors flanked by two 32" by 24" (East) windows and two wood posts spaced 13'-6" apart.

Side Elevation: The accessory structure has two 32" by 3' windows and a 4' deep opening towards the front. (South)

Side Elevation: The accessory structure is clad in vertical wood siding and has a 4' deep opening towards the front. (North)

Rear Elevation: The accessory structure has a 32" by 3' window. (West)