

CERTIFICATE OF APPROPRIATENESS

Application Date: January 7, 2015

Applicant: Kandy Reddoch, Sears Home Improvement for Hector C. Rodriguez, owner

Property: 7631 Wilmerdean Street, Lot 30, Block 44, Glenbrook Valley Section 9 Subdivision. The property includes a 1,886 square foot, two-story brick veneered single-family residence situated on an 8,050 square foot (70' x 115') interior lot.

Significance: Noncontributing Traditional Ranch residence, constructed circa 1957, located in the Glenbrook Valley Historic District.

Proposal: Alteration –

- Replace four existing multi-lite aluminum windows on the south and west elevations with vinyl 1-over-1 sash, 2-lite slider, and 3-lite picture windows.
- Replace the existing cedar shakes with vinyl lap siding.

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

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: **Approval with conditions:**

The proposed replacement windows match the multi-lite pattern of the existing original aluminum awning windows. The existing cedar shake siding can be replaced with either vinyl or cementitious shake siding to match the existing cedar shakes.

HAHC Action: -

APPROVAL CRITERIA

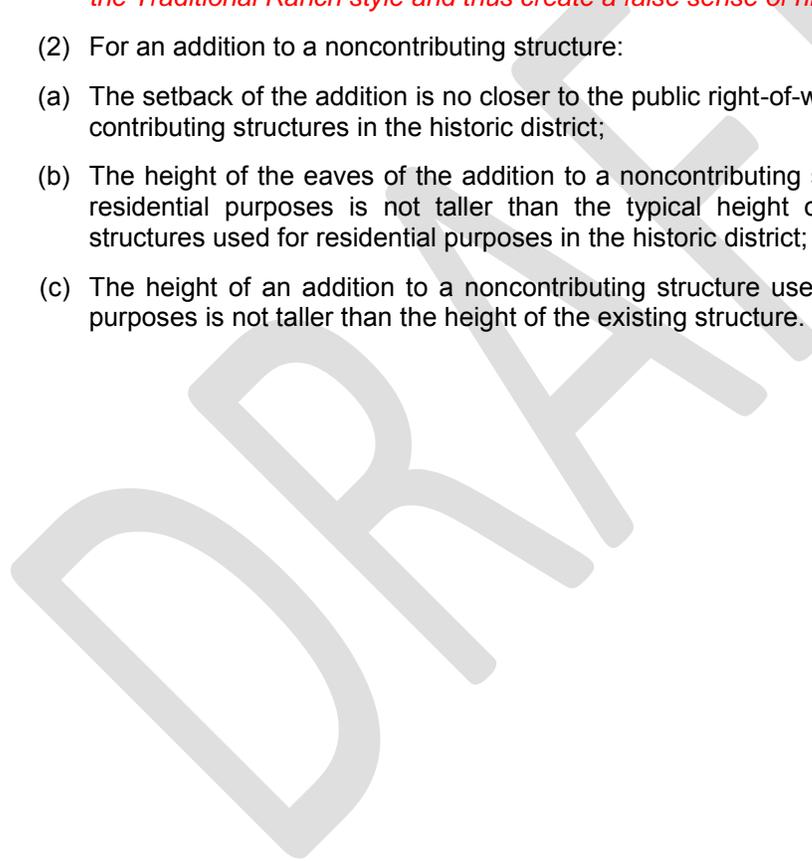
ALTERATIONS TO NONCONTRIBUTING STRUCTURES

Sec. 33-241(c): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of any 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) 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
The original aluminum awning windows and cedar shake siding are a contributing part of the historic character of the Traditional Ranch residence. The replacement of the original windows with new windows that do not match the original window pattern and the replacement of the shake siding with horizontal laps siding introduce new architectural features that are not compatible with the Traditional Ranch style and thus create a false sense of history.
- (2) For an addition to a noncontributing structure:
 - (a) The setback of the addition is no closer to the public right-of-way than the typical setback of existing contributing structures in the historic district;
 - (b) The height of the eaves of the addition to a noncontributing structure used or intended for use for residential purposes is not taller than the typical height of the eaves of existing contributing structures used for residential purposes in the historic district; and
 - (c) The height of an addition to a noncontributing structure used of intended for use for commercial purposes is not taller than the height of the existing structure.





PROPERTY LOCATION

GLENBROOK VALLEY HISTORIC DISTRICT

Building Classification

Contributing

Non-Contributing

Park



INVENTORY PHOTO



SOUTH ELEVATION – FRONT FACING WILMERDEAN STREET

EXISTING



SECOND FLOOR



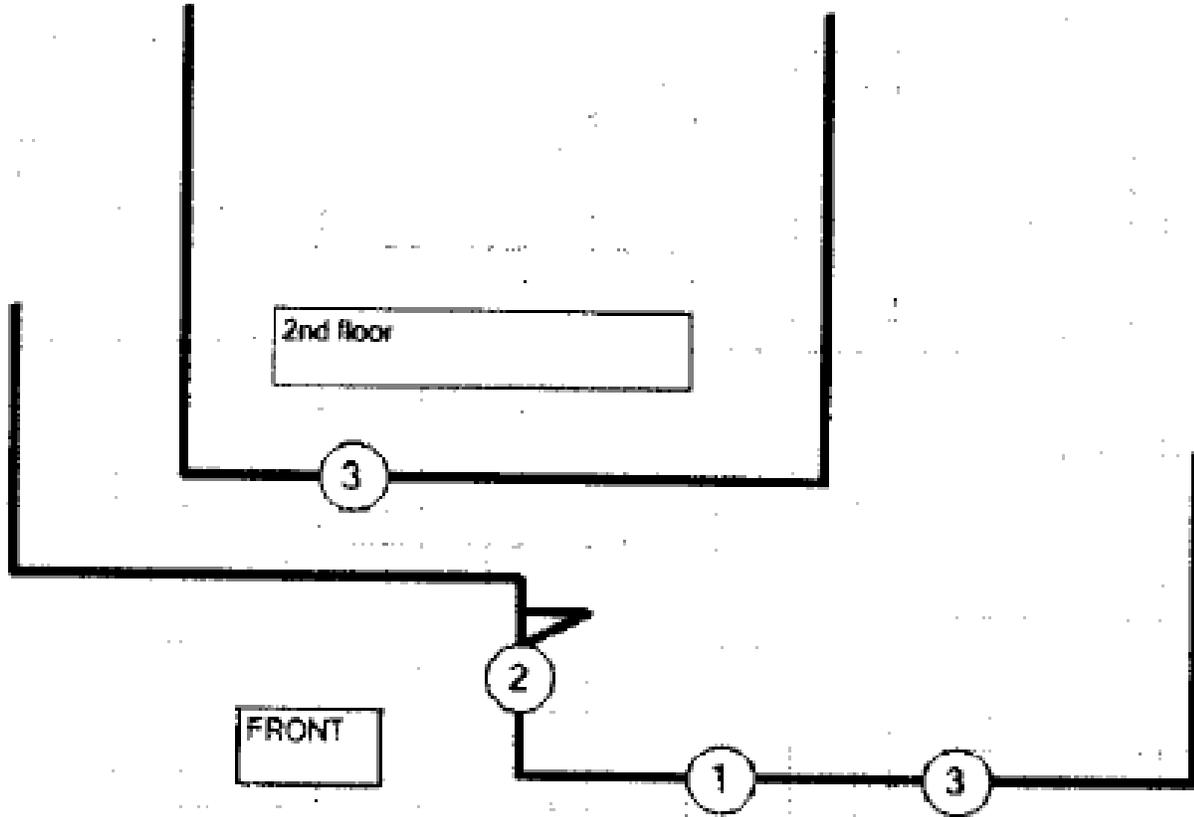
WEST SIDE ELEVATION

EXISTING



WINDOW / DOOR SCHEDULE

WINDOW LOCATION



Floor Plan

WINDOW SCHEDULE

NO	DESCRIPTION	QTY	SIZE	
1	WP - END VENT WHITE 1/4-1/2-1/4 END VENT LOWE/ARGON/CLEAR HALF SCREEN	1	112 W X 52 H	
2	WM - DOUBLE HUNG WHITE OBSCURE OBSCURE ALL SASHES FULL SCREEN TWO CAM LOCK MAX CLEARANCE DIMENSIONS=[18.75 X 10.5625]	1	24 W X 36 H	
3	WM - SLIDER WHITE LOWE/ARGON/LAMI FULL SCREEN MAX CLEARANCE DIMENSIONS=[30.5 X 46.75]	2	72 W X 52 H	
TOTALS: 4				

PROPOSED SIDING SPECS

Worksheet Summary	
Description	Comments
WB MAX - LIFETIME - Walnut w London Brow Wrap	

Proposal Items		
Code	Description	Units
S001D	Siding. Best (3/4" Insulation)	
	Adders: Color: Walnut (Premium) Siding Panel Profile: Dutch Lap	
	Warranty: Weatherbeater Max	
S012A	Siding Extras. Sheathing (add substrate)	
S020A	Wraps. Window/Door/Vent	
	Adders: Color: London Brown	
S022A	Wraps. Double Garage Door	
	Adders: Color: London Brown	
S932	Cedar Shake Removal. Remove and Dispose Cedar Shake	

PHOTOS SUBMITTED BY APPLICANT

EXISTING SHINGLE SIDING



PROJECT DETAILS

Windows/Doors: The residence features aluminum 2-lite and 4-lite windows. The four windows on the south and west elevations will be replaced with 1-over-1 sash windows, 2-lite slider windows, and a 3 part picture window.

Exterior Materials: The residence is clad with cedar shakes. The cedar shakes will be replaced with vinyl lap siding.

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