

CERTIFICATE OF APPROPRIATENESS

Application Date: November 24, 2014

Applicant: Diana Chapa, owner

Property: 7506 Glenvista Street, lot 2, block 67, Glenbrook Valley Subdivision. The property includes a 2,442 square foot residence situated on a 12,276 square foot interior lot.

Significance: Noncontributing Tudor Ranch style residence, constructed circa 1965, located in the Glenbrook Valley Historic District.

Proposal: New Construction – Construct an accessory structure between and existing Noncontributing residence and a Noncontributing pool house.

- Structure will measure 12' wide by 24' deep.
- Structure features no fenestration visible from the public right of way.
- Structure will be clad in horizontal lap cementitious siding.

See enclosed application materials and detailed project description on p. 6-9 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

APPROVAL CRITERIA

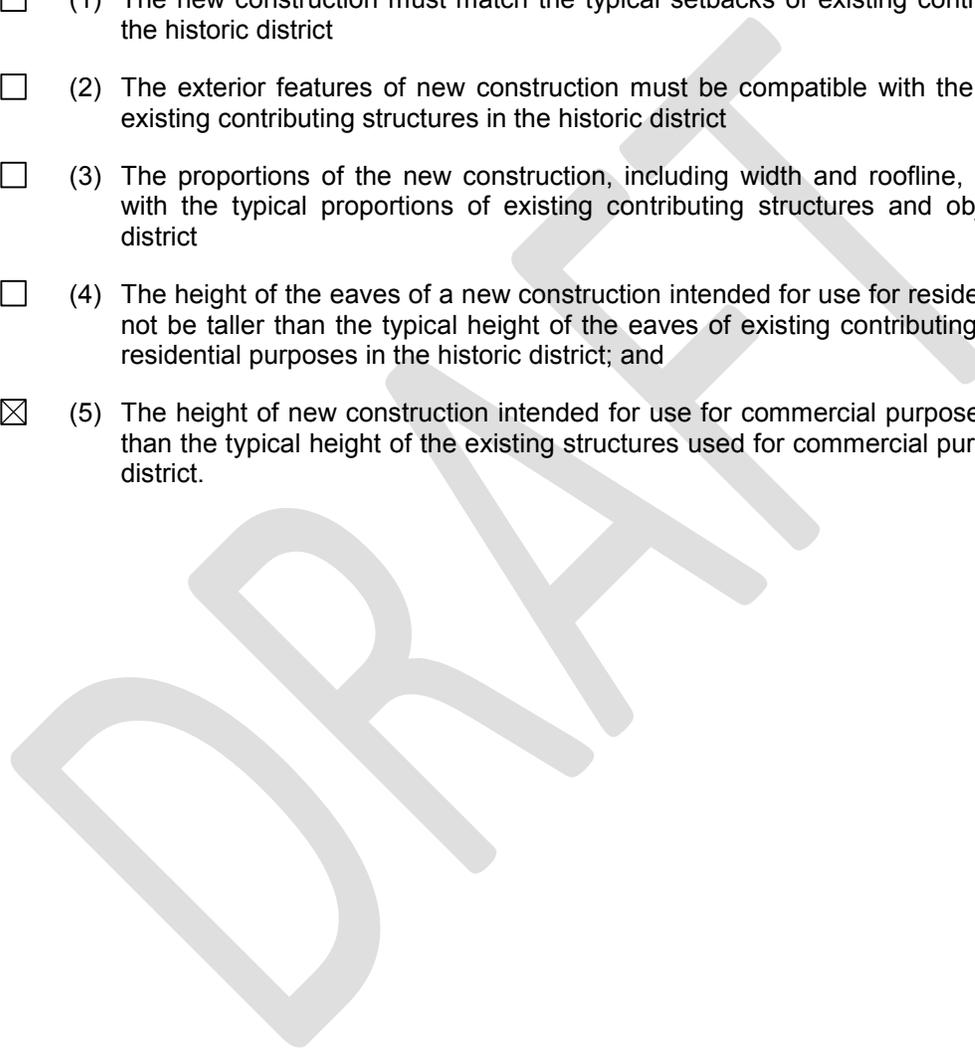
NEW CONSTRUCTION IN A HISTORIC DISTRICT

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.





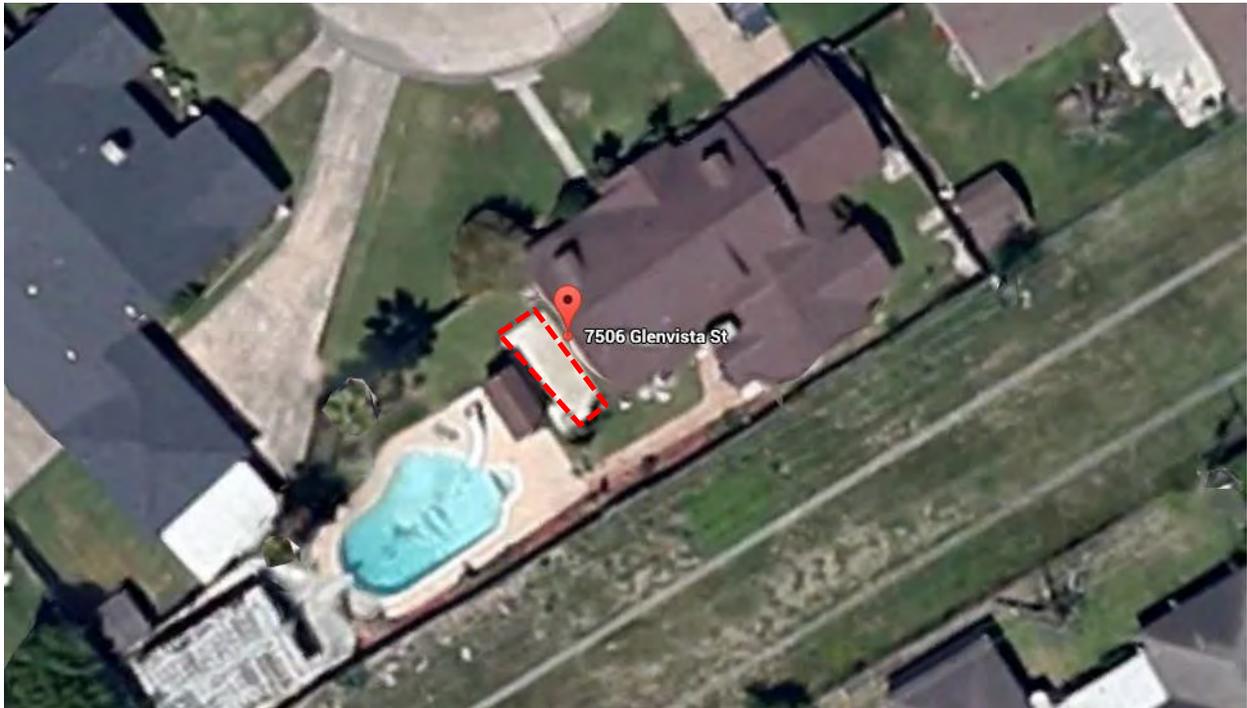
PROPERTY LOCATION
GLENBROOK VALLEY HISTORIC DISTRICT



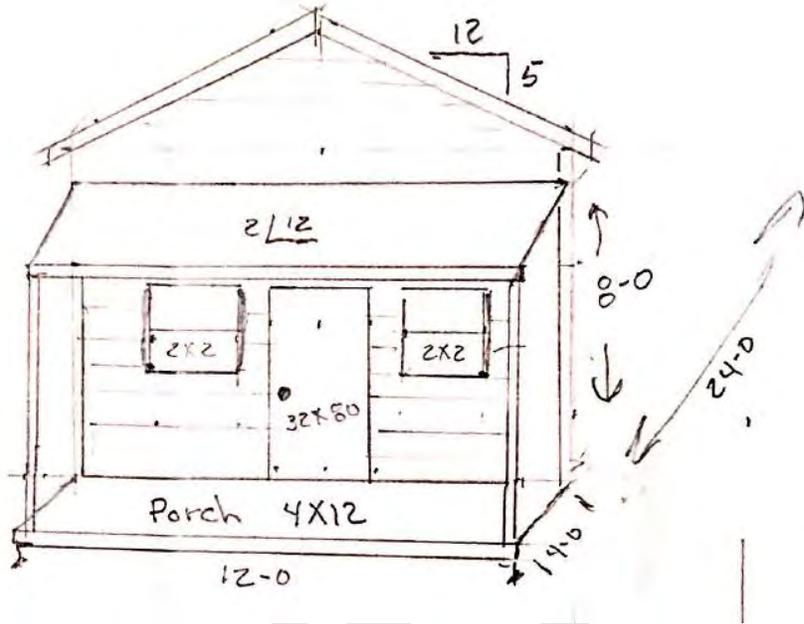
INVENTORY PHOTO



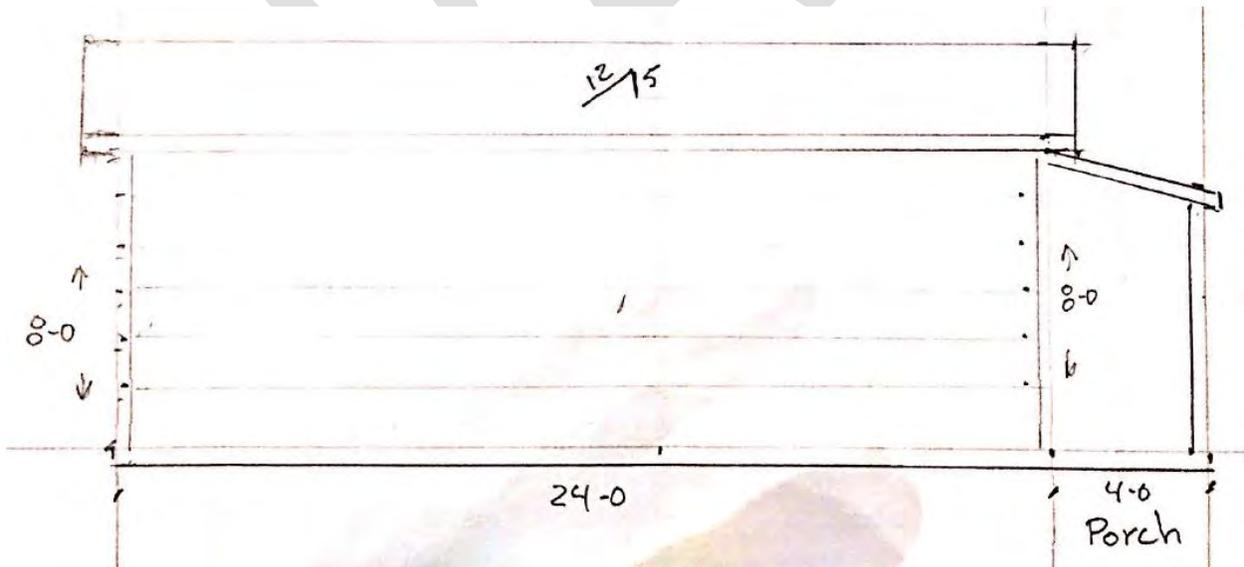
AERIAL VIEW
PROPOSED SHED LOCATION



SOUTH (REAR) ELEVATION
PROPOSED



WEST ELEVATION
PROPOSED



STAFF PHOTOS

VIEW FROM FRONT OF THE PROPERTY



VIEW FROM THE STREET



VIEW FROM THE FRONT AND WEST SIDE



VIEW FROM THE REAR



PROJECT DETAILS

Shape/Mass: The structure will measure 24' deep by 12' wide and will feature an eave height of 8'. The structure will also feature a 4' deep by 12' wide covered porch. The porch will face the rear of the lot and will not be visible from the right of way.

Windows/Doors: The structure will feature a 32" by 82" door flanked by a pair of 2' by 2' 1-over-1 windows. These will face the rear of the property and will not be visible from the right of way.

Exterior Materials: The structure will feature horizontal lap cementitious siding

Roof: The structure will feature a pitched front open gable roof with a 5:12 pitch.

DRAFT