CERTIFICATE OF APPROPRIATENESS

Application Date: July 22, 2015

Applicant: Whitney Jones of US Construction Services for John and Maureen Savoie, owners

Property: 7710 Glenbrae Street, Lot 3, Block 65, Glenbrook Valley Section 7 R/P Subdivision. The property includes a historic 1,952 square foot residence situated on a 8,250 square foot (75' x 110") corner lot.

Significance: Contributing Traditional Ranch style residence, constructed circa 1958, located in the Glenbrook Valley Historic District.

Proposal: Project Type – Alteration

This property recently sustained a fire that damaged much of the structure. The applicant proposes the following work to restore the residence.

Replace the existing vertical wood gable siding, and shake shingle siding over the attached garage, with horizontal lap cementitious siding. Replace the existing pair of garage doors with a single garage door. Replace all existing aluminum framed windows with vinyl windows of matching style and divided lite configuration.

See enclosed application materials and detailed project description on p. 4-13 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: **Approval with Conditions:**

- **The applicant retain the existing double door configuration on the attached garage**
- **The existing damaged 1" thick by 5 ¼" wide wood vertical siding is replaced with matching material**
- **The existing damaged cedar shingle siding is replaced with matching material**
- **The existing damaged 1" thick by 4" wide V-groove soffit is replaced with matching material**

HAHC Action: **-**

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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; *The proposal to replaced existing damaged vertically mounted wood, wood shingle, and wood soffits with cementitious lap siding and cementitious panels fails to retain the historical character of this property. The newer materials will feature a texture and profile than the character defining materials they are replacing. The proposal to alter the garage door opening from two door to single door also fails to retain and preserve the 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; *The existing pair of garage doors and wood cladding are distinguishing characteristics of this structure and other Contributing structures found within the Glenbrook Valley Historic District. Replacing them with newer materials fails to retain these characteristics.*
☐	☒	☐	(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; *The existing cedar shingle siding, vertical redwood siding, and wood V-groove soffit material are distinctive stylistic features found on this structure and other Contributing Traditional Ranch style homes found within Glenbrook Valley. Although these existing materials are damaged enough to warrant replacement, it is inappropriate to replace them with contemporary cementitious cladding.*
☒	☐	☐	(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; *The proposed horizontal cementitious siding and soffit panels are materials that are not compatible with the existing structure's character. The existing wood shingle and vertical*

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siding features a unique texture and profile that would not be replicated by the more contemporary cementitious replacement material.

☐ ☐ ☐ (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.

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PROPERTY LOCATION

GLENBROOK VALLEY HISTORIC DISTRICT

INVENTORY PHOTO

CURRENT PHOTO

NORTH ELEVATION – FRONT FACING GLENBRAE STREET

EXISTING

WEST SIDE ELEVATION

EXISTING

EAST SIDE ELEVATION

EXISTING

EAST ELEVATION

EXISTING ATTACHED GARAGE

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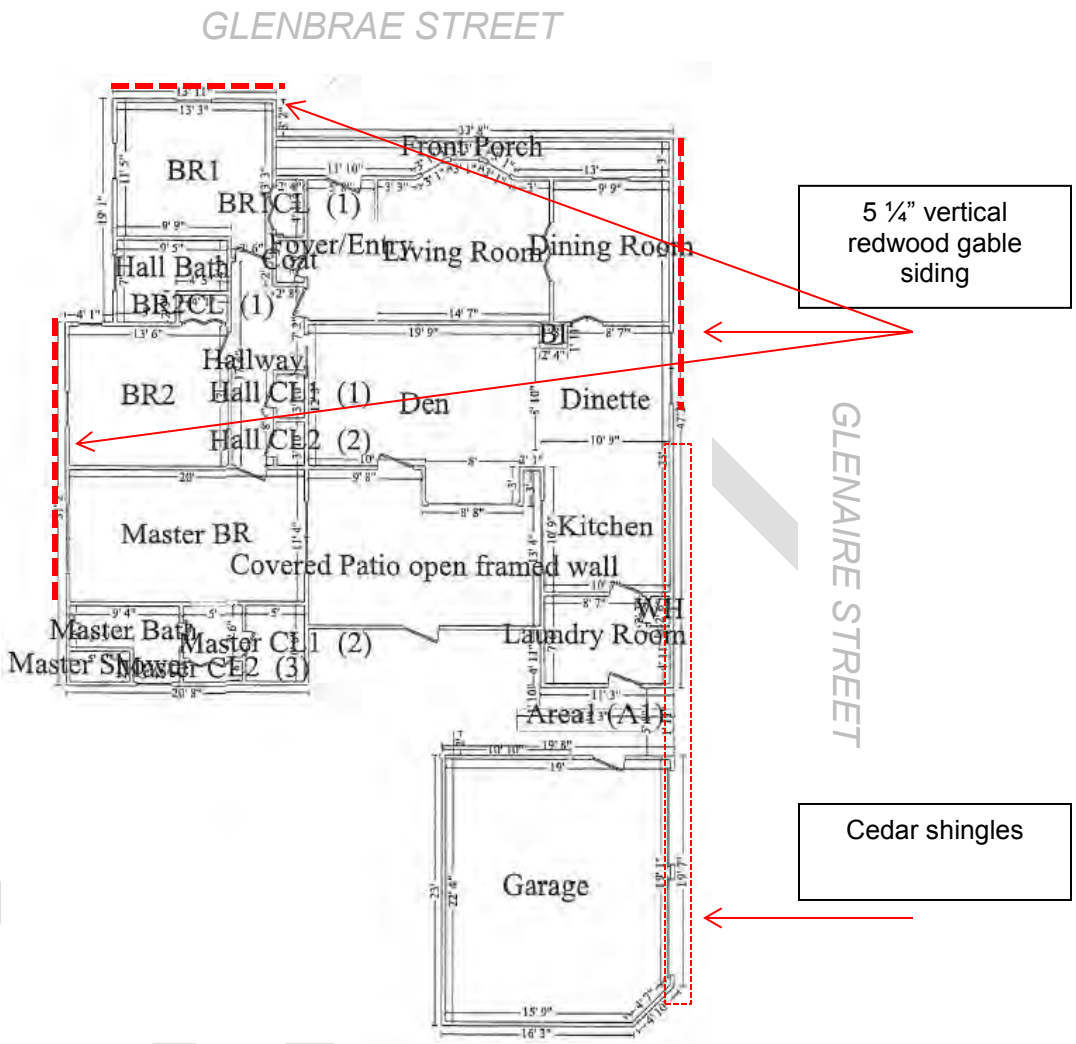
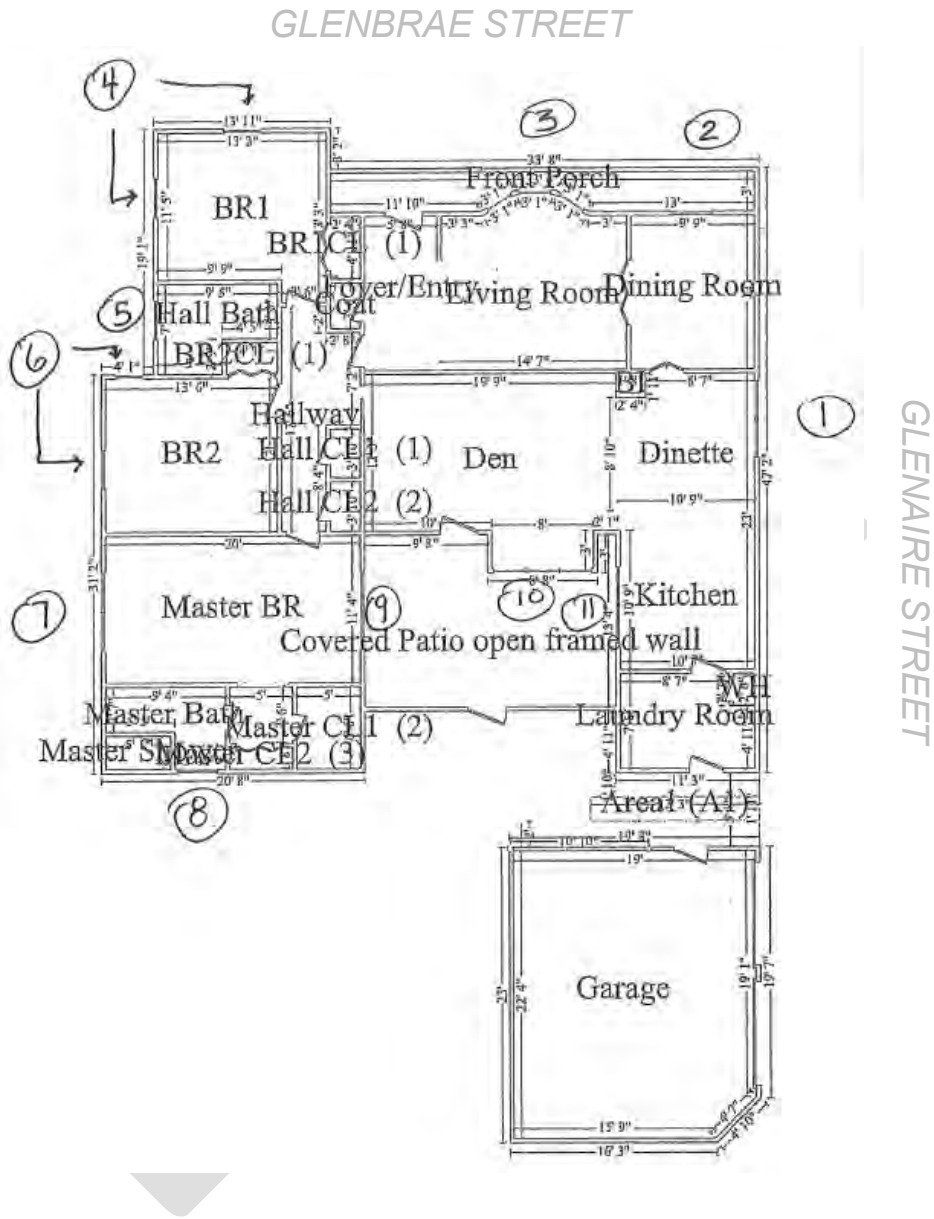
FLOOR PLAN

EXTERIOR CLADDING



FLOOR PLAN

WINDOW LOCATIONS



WINDOW / DOOR SCHEDULE

1-Dinette	Double Single Hung Aluminum Quarter Lite	(2)	3/0 x 4/6
2-Dining	Single Hung Aluminum Divided Lite	(1)	3/0 x 6/0
3-Living	Single Hung Aluminum Divided Lite	(1)	2/0 x 6/0
	Single Hung Aluminum Divided Lite	(1)	3/0 x 6/0
	Single Hung Aluminum Divided Lite	(1)	2/0 x 6/0
4-Bed 1	Single Hung Aluminum Divided Lite	(1)	3/0 x 6/0
	Single Hung Aluminum Quarter Lite	(1)	3/0 x 4/6
5-Hall Bath	Single Hung Aluminum Full Lite	(1)	3/0 x 3/0
6-Bed 2	Single Hung Aluminum Quarter Lite	(1)	2/0 x 4/6
	Single Hung Aluminum Quarter Lite	(1)	3/0 x 4/6
7-Master	Side Slider Aluminum Full Lite	(2)	3/0 x 6/0
8-Master Bath	Single Hung Aluminum Full Lite	(1)	3/0 x 3/0
9-Master	Side Slider Aluminum Full Lite	(2)	3/0 x 6/0
10-Den	Triple Single Hung Aluminum Quarter Lite	(3)	2/6 x 4/6
11-Kitchen	Double Single Hung Aluminum Full Lite	(2)	3/0 x 3/0

All windows are damaged beyond repair due to fire and heat damage so they all require replacement.

EXISTING WINDOW PHOTOS

Dinette

Dining Room

Living Room

Bed 2

Bed 2

Master Bed

Bed 1

Bed 1

Hall Bath

Master Bath

Master Bed

Den

Kitchen

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PROPOSED REPLACEMENT WINDOWS

PROJECT DETAILS

Windows/Doors: Replace 9 aluminum windows on the front and side elevations with matching vinyl windows. The existing windows were damaged by a recent fire.

The existing garage door features a pair of individual wood garage doors. The applicant proposes to alter the opening to a single 19' wide opening and install a double wide aluminum garage door.

Exterior Materials: The existing residence features brick veneer siding with 1" thick by 5 ¼ wide vertical redwood siding in the front and side gables. The attached garage features cedar shingles with a wire brush finish. The entire structure features 1" thick by 4" wide wood V-groove soffits. The existing wood siding and soffits have been damaged by fire. According to the City's Structural Inspector, the remaining undamaged material will likely have to be removed in order to repair fire damaged framing.

The applicant proposes to replace all of the wood siding and soffits with cementitious lap siding and cementitious soffit panels. The existing brick veneer siding will remain.

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