CERTIFICATE OF APPROPRIATENESS

Application Date: October 6, 2016

Applicant: Yvette Solares, Renewal by Andersen for Harold Morgan, owner

Property: 8815 Dover Street, Lot 4, Block 55, Glenbrook Valley Section 9 Subdivision. The property includes a historic 2,404 square foot, one-story wood frame single-family residence and attached garage situated on a 7,150 square foot (65' x 110') interior lot.

Significance: Contributing traditional ranch residence, constructed circa 1960, located in the Glenbrook Valley Historic District.

Proposal: Alteration – Windows *Resubmittal*. The applicant received a Certificate of Appropriateness on August 25th, 2016 to replace the windows on the sides of the home after finding windows that match the appropriate lite pattern. The applicant now proposes to replace window sets 'A' and 'J' which were not granted approval at the August 25th meeting.

- Remove 5 original aluminum windows, 3 2-over-2 and 2 1-over-1, and replace with composite windows to match the existing lite patterns.
- Staff performed a site visit and found that the windows were in good condition.

See enclosed application materials and detailed project description on p. 5-10 for further details.

Public Comment: No public comment received at this time.

Civic Association: Glenbrook Valley Civic Association is not in support of the project. See Attachment A.

Recommendation: **Denial - does not satisfy criteria 1, 4, 9.**

HAHC Action: **-**

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APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

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

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

S	D	NA		
☐	☒	☐	(1)	The proposed activity must retain and preserve the historical character of the property; *Removal of original windows does not retain 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; *The proposed removal of original windows that are not damaged beyond repair does not preserve the distinguishing qualities or character of the building. If the window replacement were appropriate, Window "A" from Proposal 1 and Window "J" from proposal 2 would best mimic the distinguishing qualities and character of the building.*
☒	☐	☐	(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, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements; *The removal of the original windows constitutes the destruction of original historical material.*
☒	☐	☐	(10)	The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; and
☐	☐	☒	(11)	The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance to the property line of similar elements of existing contributing structures in the context area.

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N

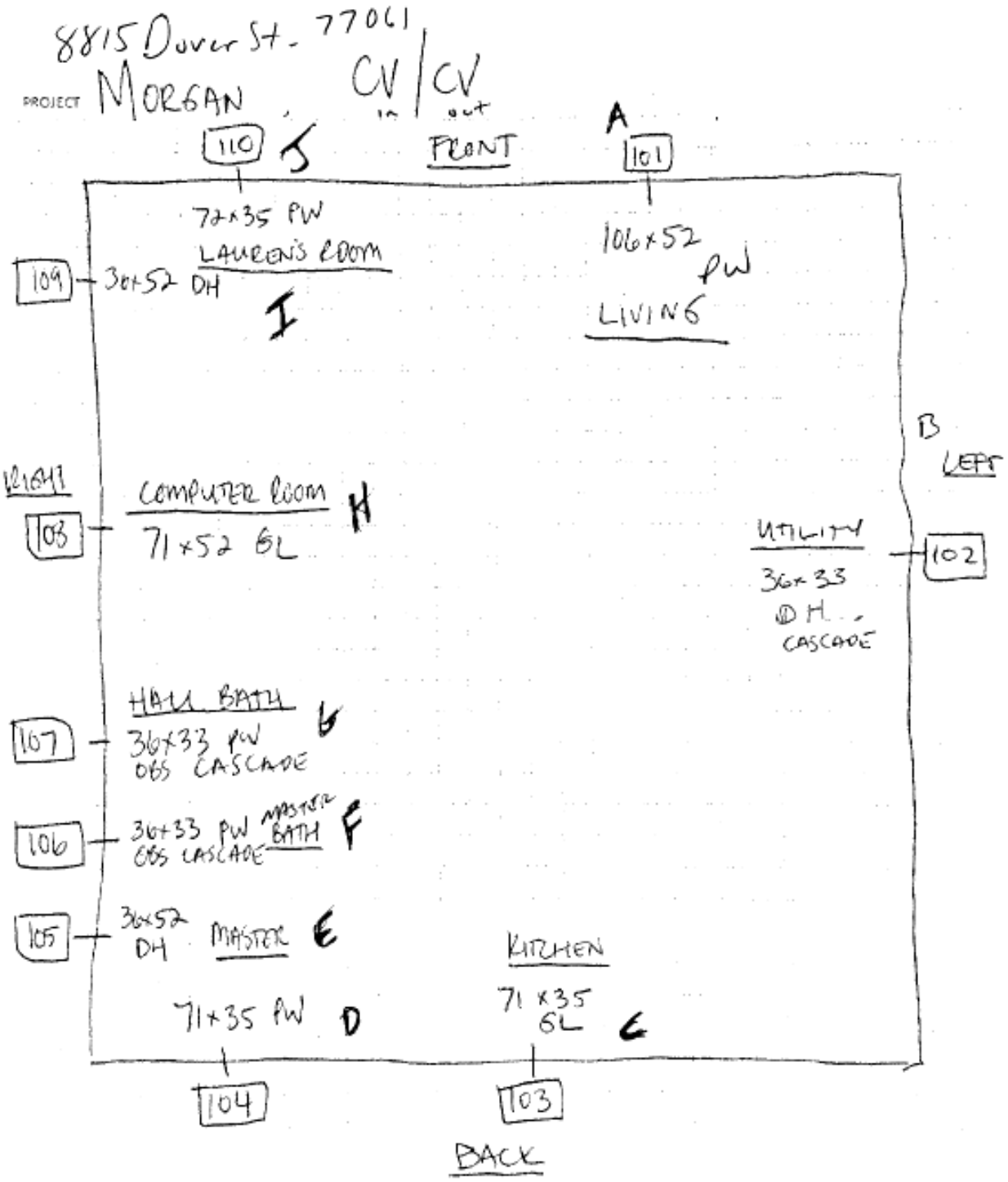
PROPERTY LOCATION

GLENBROOK VALLEY HISTORIC DISTRICT

INVENTORY PHOTO

SITE PLAN

N ➡


8815 Dover St. 77061
PROJECT MORGAN
CV in / CV out
FRONT
A
110
101
72x35 PW
LAUREN'S ROOM
109
36x52 DH
106x52 PW
LIVING
B
LEFT
RIGHT
COMPUTER ROOM
108
71x52 GL
UTILITY
36x33
DH
CASCADE
102
HALL BATH
107
36x33 PW
OBS CASCADE
106
36x33 PW
OBS CASCADE
MASTER BATH
105
36x52
DH
MASTER
71x35 PW
KITCHEN
71x35
GL
104
103
BACK

WINDOW CONDITIONS

EXISTING
WINDOW GROUP A

WINDOW GROUP J

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WINDOW / DOOR SCHEDULE

PROPOSAL 1

***Window "A": Picture window –Insert frame, Canvas Interior and exterior, Grille pattern: Colonial style: 3w x 4h - to match existing grille pattern. Size is 111" wide x 52 3/8" high. Frame material is Fibrex wood material.**

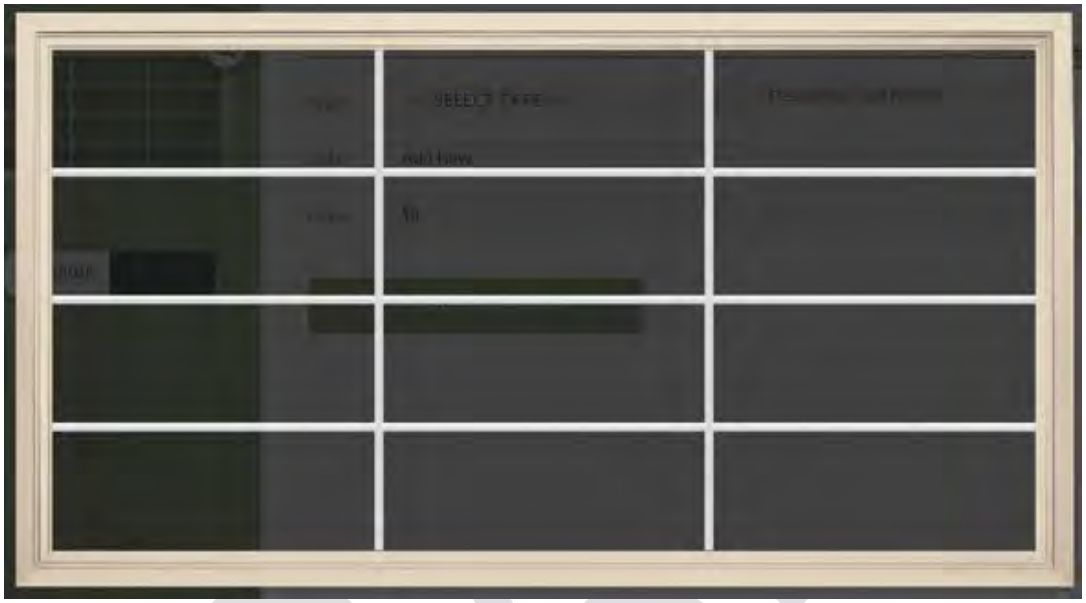
***Window "J": Picture window – Insert frame, Canvas interior and exterior, Grille pattern: Colonial style: 2w x 2h – to match existing grille pattern. Size is 73 5/16" wide x 33 5/16" high. Frame material is Fibrex wood material.**

GRILLES TO BE COLOR MATCHED TO FRAMES

WINDOW / DOOR SCHEDULE

PROPOSAL 2

***Window "A": Gliding Triple –Insert frame, Canvas Interior and exterior, Grille pattern: 0w x 4h – to match existing grille pattern. Size is 111" wide x 52 3/8" high. Frame material is Fibrex wood material.**



***Window "J": Picture window – Insert frame, Canvas interior and exterior, Grille pattern: 0x x 2h – to match existing grille pattern. Size is 73 5/16" wide x 33 5/16" high. Frame material is Fibrex wood material.**

GRILLES TO BE COLOR MATCHED TO FRAMES

PROJECT DETAILS

Windows/Doors: The applicant proposes to replace 5 original aluminum windows: 3, 2-over-2 windows and 2, 1-over-1 windows. All of the windows are located on the front elevation of the house. The proposed composite windows mimic the original lite patterns. Please see photos for more detail.

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