

CERTIFICATE OF APPROPRIATENESS

Application Date: August 31, 2016

Applicant: Humphrey and Onyii Brown, owners

Property: 8115 Stony Dell Ct, Lot 31, Block 2, Glenbrook Valley Sec. 1 Subdivision. The property includes a historic 2,777 square foot, two-story wood frame single-family residence situated on an approximately 11,625 square foot (93' x 125') interior lot.

Significance: Contributing Mid-Century Modern residence, constructed circa 1955, located in the Glenbrook Valley Historic District.

Proposal: Alteration – Planters/Doors

- Reconstruct two planters, one on the front (west) elevation and one on the side (south) elevation, which were previously removed. The front planter will measure approximately 18' wide by 3' deep by 3' tall. The side planter will measure approximately 15' wide by 3' deep by 3' tall. The textured concrete planters will match the existing shade of mortar between the bricks on the residence. See p. 8 for mortar detail.
- Replace a non-original front door with a new mid-century style door to fit within the existing opening. See p. 9 for further detail.
- Replace a non-original side door with a new wood and glass door to fit within the existing opening. See p. 10 for further detail.

See enclosed application materials and detailed project description on p. 5-15 for further details.

Public Comment: No public comment received at this time

Civic Association: No comment received at this time.

Recommendation: Approval with conditions: Approval with the condition that the applicant constructs the new textured concrete planters in a manner that blends rather than contrasts with the warmer-toned brick on the existing residence, and is more compatible with the previously removed brick planters.

HAHC Action: -

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 | D | NA | S - satisfies | D - does not satisfy | NA - not applicable |
|-------------------------------------|-------------------------------------|-------------------------------------|---------------|--|---------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (1) | The proposed activity must retain and preserve the historical character of the property;
<i>The tone of the proposed concrete planters does not blend with the existing residence's predominantly warmer-toned brick, and therefore does not retain or preserve the historical character of the property.</i> | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (2) | The proposed activity must contribute to the continued availability of the property for a contemporary use; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (4) | The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
<i>The tone of the proposed concrete planters does not blend with the existing residence's predominantly warmer-toned brick, and therefore does not retain or preserve the distinguishing qualities or character of the building.</i> | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (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; | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (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;
<i>The previously removed planters were constructed with bricks that matched the existing residence. While the proposed planters will be constructed with a textured concrete that is visually compatible with the brick and mortar, constructing planters that will contrast with the predominantly warmer-toned brick is not an accurate duplication of features.</i> | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (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
<i>The tone of the proposed concrete planters is not compatible with the character of the property. The planters contrast with the existing residence's predominantly warmer-toned brick and do not match the previously removed planters.</i> | |

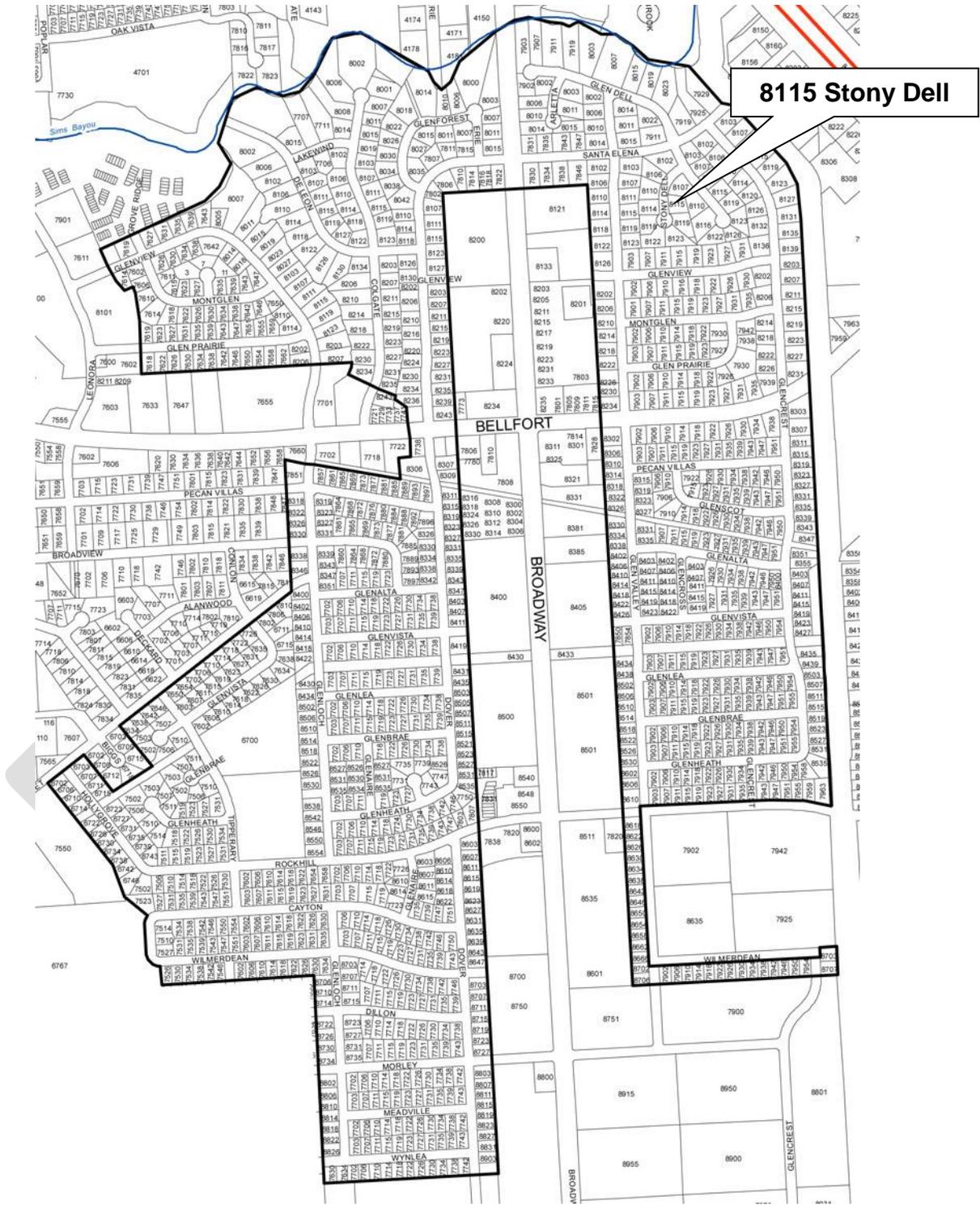
- (11) The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance to the property line of similar elements of existing contributing structures in the context area.

If the new concrete planters were more compatible in tone with the previously removed brick planters and blended with the existing residence's warmer-toned brick, staff believes the proposal would meet criteria 1, 4, 7, and 10.

DRAFT



PROPERTY LOCATION
GLENBROOK VALLEY HISTORIC DISTRICT



INVENTORY PHOTO

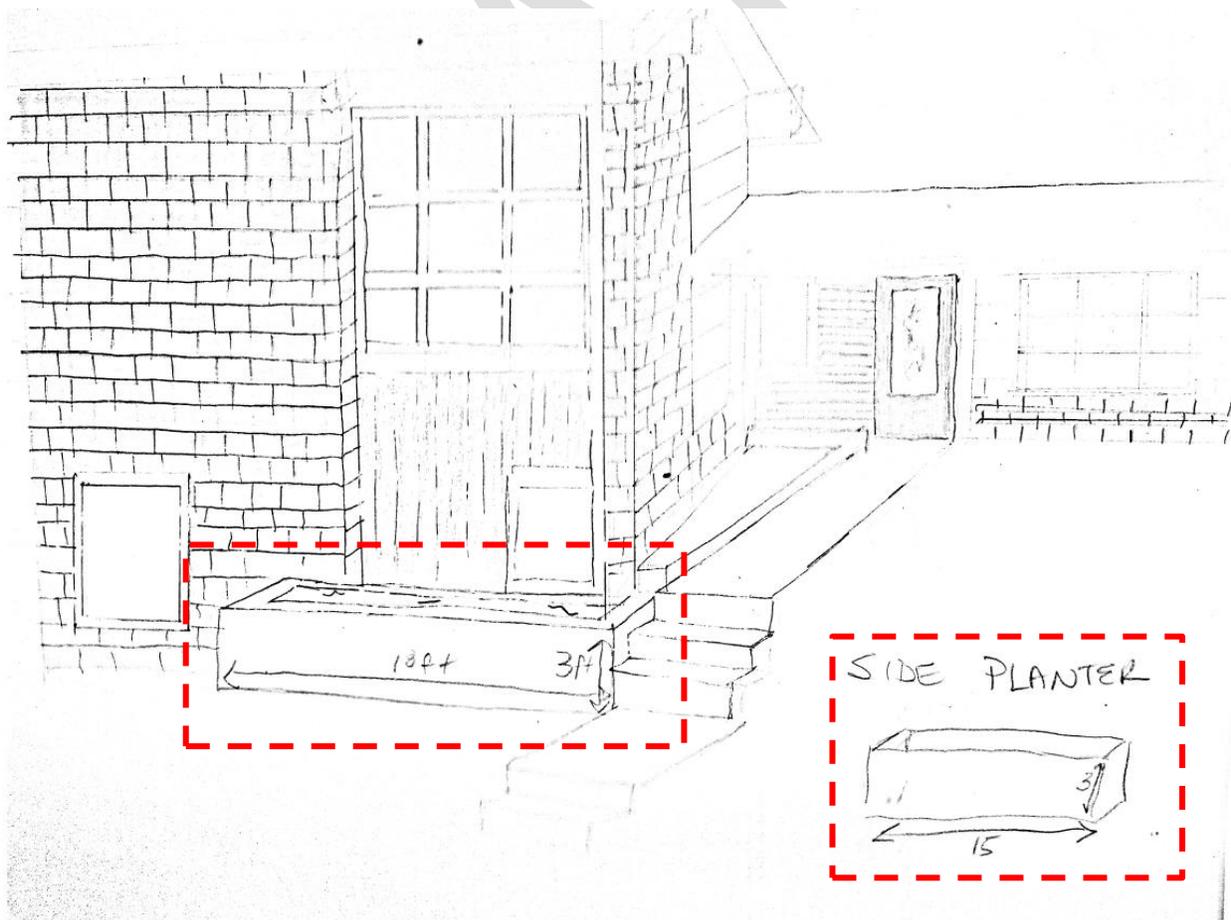


DETAIL OF WEST (FRONT) PLANTERS PRIOR TO REMOVAL



APPLICANT DRAWINGS/PHOTOS

PROPOSED PLANTERS



DETAIL OF REMOVED WEST (FRONT) PLANTER



DETAIL OF REMOVED SOUTH (SIDE) PLANTER



DETAIL OF MORTAR TO BE REPLICATED ON PLANTERS



EXISTING BRICK SHADES







DRAFT

EXISTING FRONT DOOR



PROPOSED FRONT DOOR



EXISTING SIDE DOOR



PROPOSED SIDE DOOR



PROJECT DETAILS

Windows/Doors: The non-original front door will be replaced with a new mid-century style door to fit within the existing opening. The door will measure approximately 36" x 80". A non-original side door will be replaced with a new wood and glass door to fit within the existing opening. The door will measure approximately 36" x 80".

Exterior Materials Two new planters will be reconstructed to replace two that were previously removed. These planters maintain the same dimensions as the originals, but will be made from textured concrete and not brick, as originally constructed. The textured concrete planters will match the existing shade of mortar between the bricks on the residence. See page 9 for brick shade.

Front Elevation: The applicant will reconstruct a previously removed planter to measure approximately 18' wide by 3' deep by 3' tall. The textured concrete planters will match the existing shade of mortar between the bricks on the residence.
(West)

Side Elevation: The applicant will reconstruct a previously removed planter to measure approximately 15' wide by 3' deep by 3' tall. The textured concrete planters will match the existing shade of mortar between the bricks on the residence.
(South)

DRAFT