

CERTIFICATE OF APPROPRIATENESS

Application Date: January 5, 2016

Applicant: Irma and Jaime Villarreal, owner

Property: 8419 Dover Street, Lot 1, Block 36, Glenbrook Valley Section 7 Subdivision. The property includes a historic 2,262 square foot, one-story wood frame single-family residence and an attached garage situated on a 12,650 square foot (110' x 115') corner lot.

Significance: Contributing Traditional Ranch style residence, constructed circa 1956, located in the Glenbrook Valley Historic District.

Proposal: Alteration – Windows

- Replace 11 original aluminum horizontal lite windows on the north, west, and south elevations with new 1-over-1 vinyl windows.
- Existing windows feature damage from differential settlement caused by a failed foundation.
- The replacement windows will utilize the existing window openings.

See enclosed application materials and detailed project description on p. 4-14 for further details.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (1) | The proposed activity must retain and preserve the historical character of the property; | |
| <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 checked="" type="checkbox"/> | <input 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; | |
| <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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input 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; | |
| <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 and must be compatible with the size, scale, material and character of the property and the area in which it is located; | |
| <input checked="" type="checkbox"/> | <input 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 | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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. | |



PROPERTY LOCATION
GLENBROOK VALLEY HISTORIC DISTRICT

Building Classification

- Contributing
- Non-Contributing



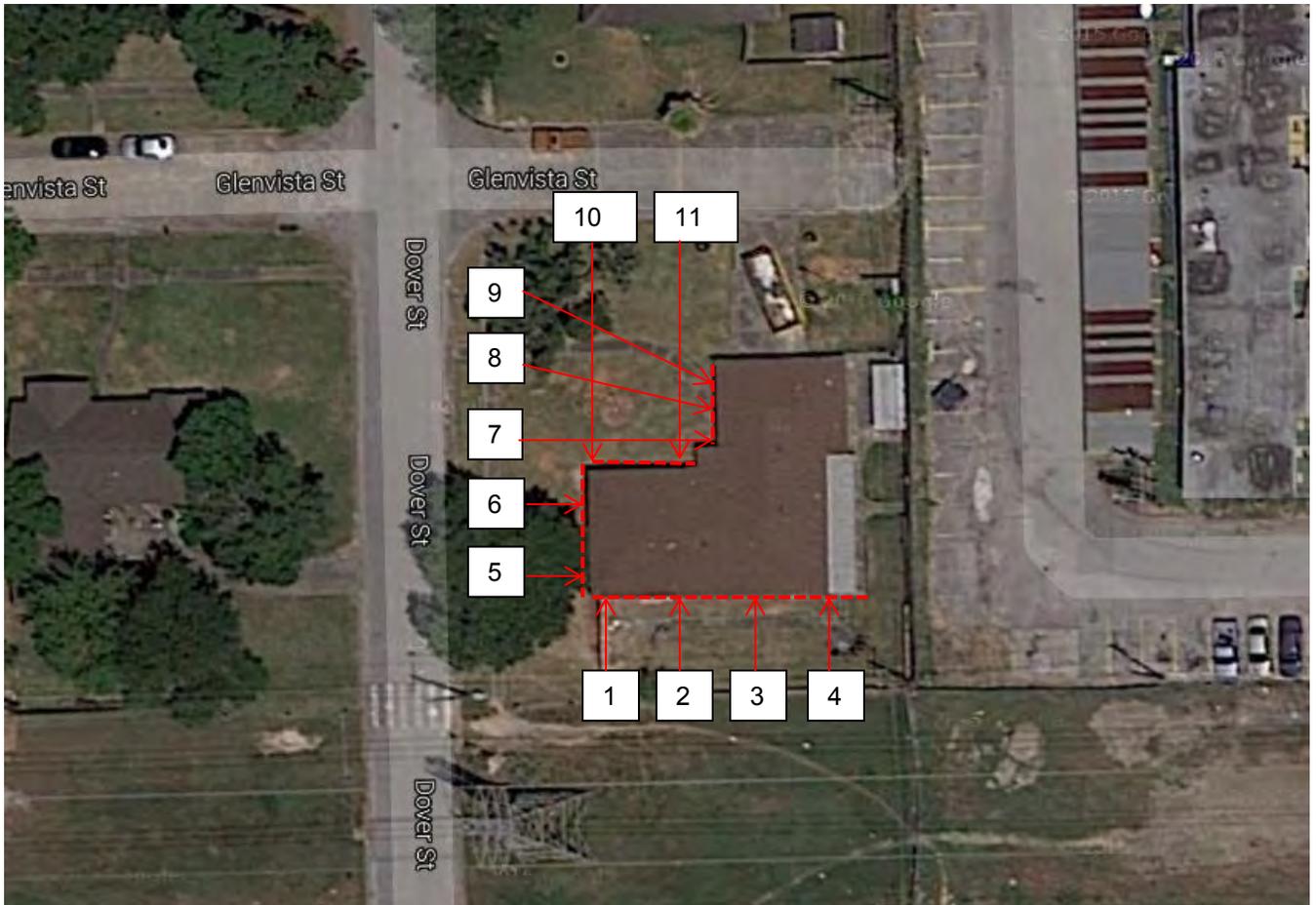
INVENTORY PHOTO



CURRENT PHOTO



AERIAL VIEW



WEST (FRONT) ELEVATION



NORTH SIDE ELEVATION



NORTH ELEVATION DETAIL PHOTO



NORTH ELEVATION DETAIL PHOTO



WEST ELEVATION DETAIL PHOTO



WEST ELEVATION DETAIL PHOTO



EXISTING WINDOWS

No.	Location	Style	Size	Damage
1	South Elevation	Band of 3 1-over-1 windows	33" Wide by 36" tall (combined opening 99" by 36")	<ul style="list-style-type: none"> Bent frame due to foundation shifting Frame separated from the façade Windows do not operate Gap between the upper sashes and frame
2	South Elevation	2-over-2 horizontal-lite window	37" wide by 56" tall	<ul style="list-style-type: none"> Bent frame due to foundation shifting Frame separated from the façade Window stuck in the closed position
3	South Elevation	2-over-2 horizontal-lite window	37" wide by 56" tall	<ul style="list-style-type: none"> Bent frame due to foundation shifting Frame separated from the façade Windows stuck in the open position
4	South Elevation	Pair of 1-over-1 windows	33" wide by 36" tall (combined 66" by 36" opening)	<ul style="list-style-type: none"> Bent frame due to foundation shifting Frame separated from the façade Windows stuck in the open position
5	West Elevation	2-over-2 horizontal lite window	37" wide by 56" tall	<ul style="list-style-type: none"> Bent frame due to foundation shifting Frame separated from the façade Gaps between the façade and frame covered in duct tape Gaps between sash and frame
6	West Elevation	2-over-2 horizontal lite window	37" wide by 56" tall	<ul style="list-style-type: none"> Bent frame due to foundation shifting Frame separated from the façade Gaps between the façade and frame covered in duct tape Gaps between sash and frame Shattered glass
7	West Elevation	Pair of 2-over-2 horizontal lite window	37" wide by 56" tall (combined 74" by 56" opening)	<ul style="list-style-type: none"> Bent frame due to foundation shifting Gap between the upper sashes and frame

No.	Material	Style	Size	Damage
8	West Elevation	1-over-1 window	33" wide by 37" tall	<ul style="list-style-type: none"> Bent frame due to foundation shifting Frame separated from the façade Lower sash bent and does not fully close
9	West Elevation	1-over-1 window	33" wide by 37" tall	<ul style="list-style-type: none"> Bent frame due to foundation shifting Frame separated from the façade Shattered glass
10	North Elevation	1-over-1 window	33" wide by 37" tall	<ul style="list-style-type: none"> Bent frame due to foundation shifting Frame separated from the façade Lower sash does not fully close
11	North Elevation	1-over-1 window	33" wide by 37" tall	<ul style="list-style-type: none"> Bent frame due to foundation shifting Frame separated from the façade Lower and upper sashes do not fully close

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PROPOSED WINDOWS



PROJECT DETAILS

Windows/Doors: Existing residence features 11 original aluminum 1-over-1 and 2-over-2 windows on the front (west) and both side elevations. These windows have deteriorated over time from oxidation and pitting.

They also feature bent framing due to foundation damage and repair. The resulting differential settlement from foundation failure pulled the façade and window frames away from the structure. Recent repair of the masonry and slab foundation corrected the house's structural damage, but caused further damage to the windows. The bent window framing has left the windows inoperable and with damaged sashes and glass.

Aluminum framed windows are fin-mounted between the façade and interior finishes. This makes removing the windows for repair nearly impossible.

The applicant proposes to replace each of these windows with new vinyl 1-over-1 windows. The new windows will be mounted within the existing window openings.

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