

CERTIFICATE OF APPROPRIATENESS

Application Date: Feb. 1, 2024

Applicant: Flor E. Alvarenga, owner

Property: 8530 Glen Valley Drive, Section 6, Lot 12, Block 20, Glenbrook Valley Neighborhood Subdivision. The property includes a historic 1,971 SF, one-story wood single-family residence and garage situated on a 7,700 SF (70' x 100') interior lot.

Significance: Non-contributing Traditional ranch style residence, constructed circa 1958, located in the Glenbrook Valley Historic District.

Proposal: Alteration – Windows

- 311 complaint and building inspector at site, 1/9/2024
 - Most recent inspector follow-up on 2/21/2024
 - Unpermitted work for construction
 - Replaced windows, doors, garage doors, and re-roofed
- A total of 3 red tag notices between 1/2024 to 2/2024 with multiple follow-up visits by inspector
 - Most recent inspector follow-up on 2/21/2024
- Scope of work includes:
 - Replacement of aluminum windows to vinyl
 - Replacement of garage doors
 - Re-roofing
 - Replacement of front door

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Denial - does not satisfy criteria 1

HAHC Action: -

APPROVAL CRITERIA**ALTERATIONS TO NONCONTRIBUTING STRUCTURES**

Sec. 33-241.1(b): Director shall issue a certificate of appropriateness for the alteration, rehabilitation, or restoration of a non-contributing structure or an addition to a **noncontributing structure in an 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**

- (1) For an alteration, rehabilitation, or restoration that does not require the removal or replacement of the structural elements, not including the foundation, within 67 percent of the structure:

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(a) 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; and

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(b) The proposed activity must match the architectural features, materials, and character of either the existing noncontributing structure or the contributing structures within the context area.

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- (2) For an alteration, rehabilitation, or restoration that requires the removal or replacement of the structural elements, not including the foundation, within 67 percent or more of the structure, the director shall refer the application to the HAHC, which shall approve a certificate of appropriateness if the result of the project conforms to the requirements for new construction in a historic district in section 33-242 of this Code.

PROPERTY LOCATION



CURRENT PHOTO



AERIAL VIEW OF PROPERTY



CONTEXT AREA



8602 Glen Valley Dr. – contributing



8606 Glen Valley Dr. – contributing



8510 Glen Valley Dr. – non-contributing



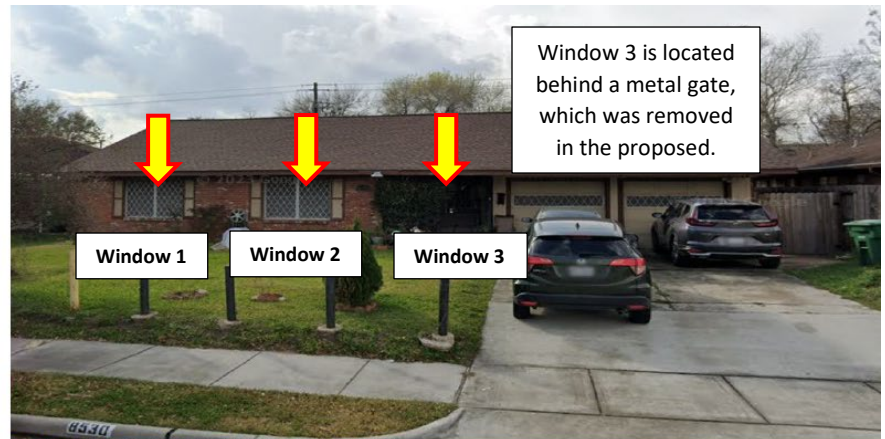
8522 Glen Valley Dr. – contributing

FRONT ELEVATION

JAN 2022



EXISTING



JAN 2024



PROPOSED



FRONT ELEVATION

JAN 2022



JAN 2024

