

CERTIFICATE OF APPROPRIATENESS

Application Date: August 21, 2023

Applicant: Brenda Y. Quinteros, owner

Property: 7711 Wynlea Street, Lot 20, Block 56, Section 9, Glenbrook Valley Neighborhood Subdivision. The property includes a historic 1,706 square foot, one-story brick clad single-family residence situated on a 7,150 square foot (65' x 110') interior lot.

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

Proposal: Alteration- Garage/Siding, and Window:

The applicant proposes to remove one of the two existing garage doors and infill the garage door opening with a newly constructed wall and window to provide additional interior conditioned space as part of the existing living room:

- The applicant removed one of the two existing garage doors and replaced the opening with Hardie plank siding and one window to convert half of the garage into conditioned living space.
- The proposed work has been completed as submitted without permits and an approved COA. The applicant contacted HOP upon receiving 3-1-1 notice for completed work.

See attachments for further project details.

Public Comment: No public comment received.

Civic Association: Glenbrook Valley Civic Club does not support the current one-car garage design. They ask for the residence to be restored to its condition prior to alteration.

Recommendation: Denial of COA – does not satisfy criteria.

Issuance of Certificate of Remediation (COR) to install a new inset garage door similar to existing garage door with vertical column and matching dimension prior to alteration. Applicant to work with staff on final design.

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 | |
|-------------------------------------|-------------------------------------|-------------------------------------|--|
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (1) The proposed activity must retain and preserve the historical character of the property;
The context area shows two-car garages, one-car garages are not typical in Glenbrook Valley Ranch Style homes. |
| <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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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;
A two-car garage is a distinguishing quality or character defining feature of the building. |
| <input type="checkbox"/> | <input checked="" 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;
The proposed wall and window do not maintain the distinctive stylistic features of the building. |
| <input type="checkbox"/> | <input checked="" 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;
The material used for the proposed exterior features are not compatible with the mid-century era. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (7) The proposed replacement of 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;
The replacement of materials are not based on historical evidence. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 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. |

DISTRICT MAP



INVENTORY PHOTO

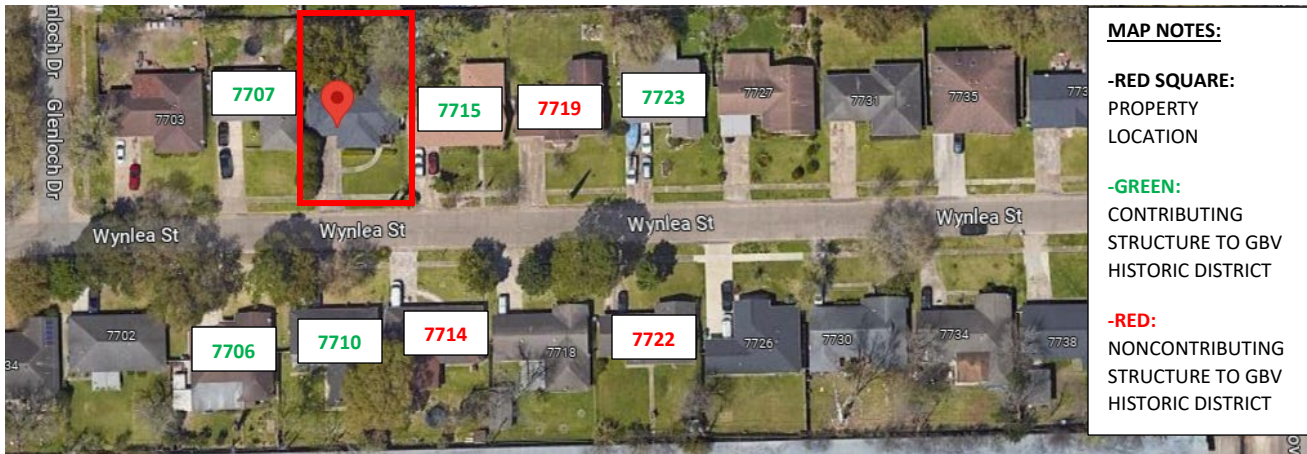


CURRENT PHOTO

SOUTH (FRONT) ELEVATION



CONTEXT AREA – SECTION 9 OF GLENBROOK VALLEY



PROPERTY PHOTOS

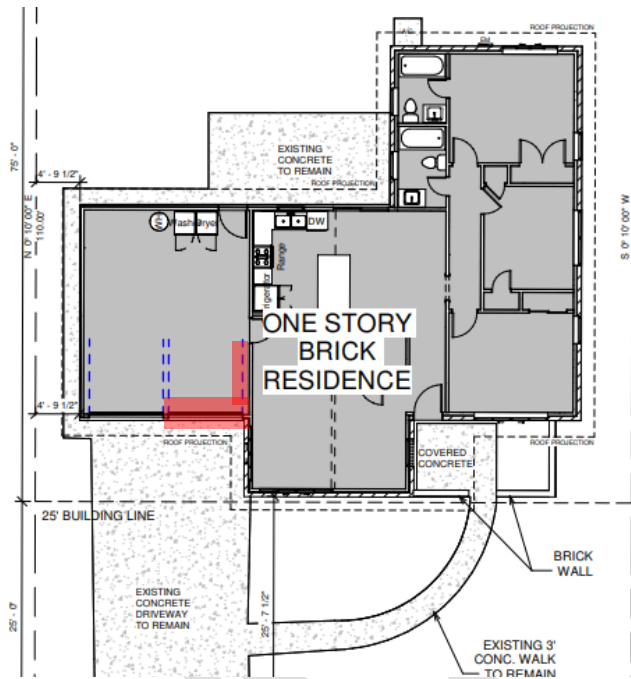
SOUTH ELEVATION PRIOR TO GARAGE REMOVAL



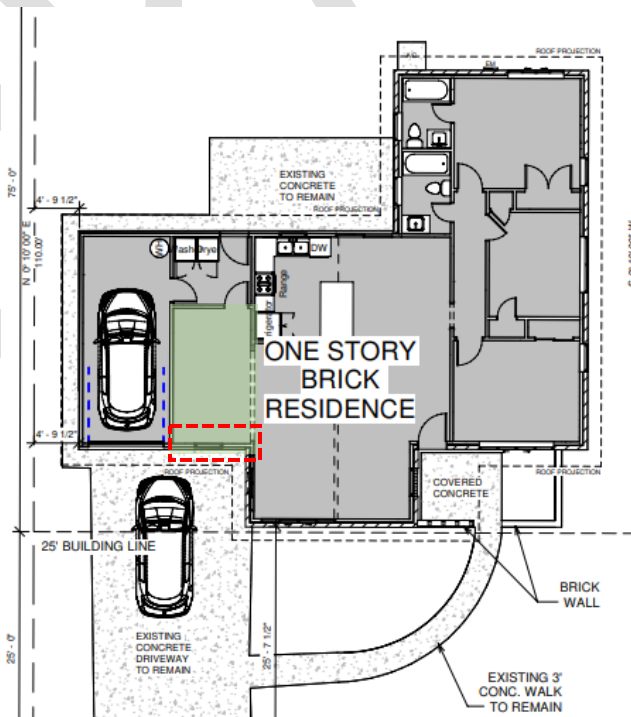
SOUTH ELEVATION AFTER GARAGE REMOVAL – CURRENT CONDITION



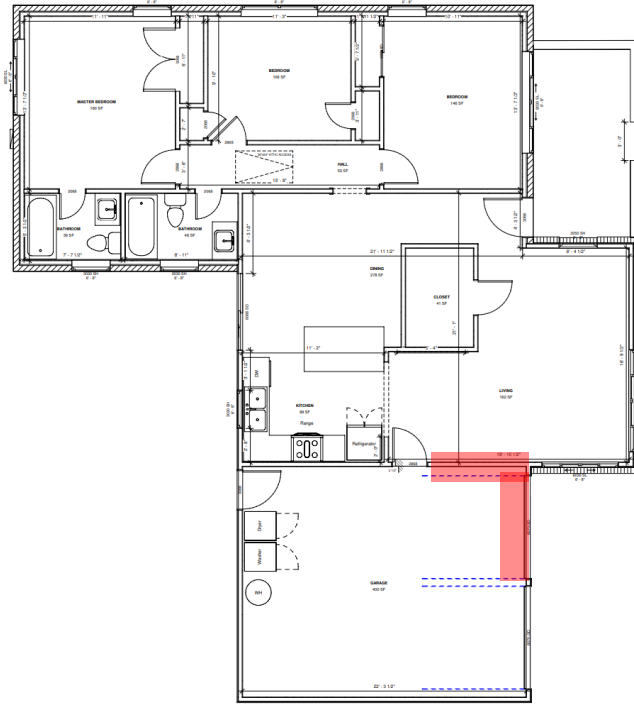
PREVIOUS SITE PLAN



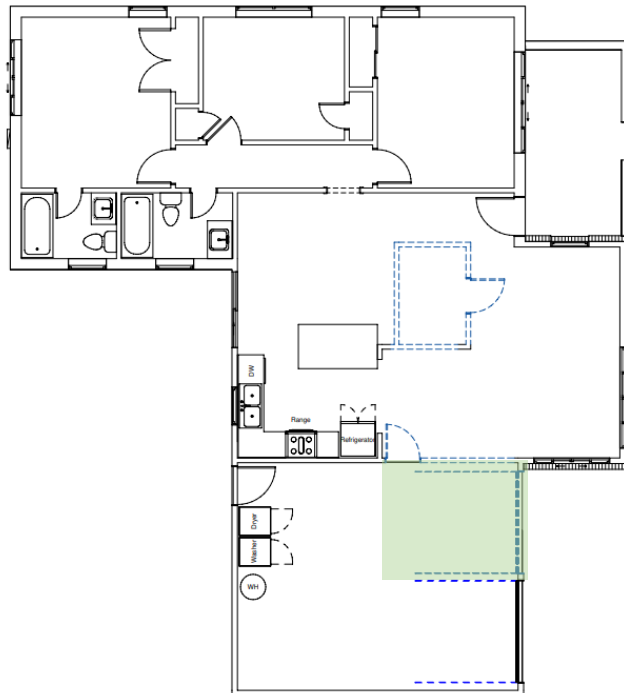
PROPOSED SITE PLAN



PREVIOUS FLOORPLAN



PROPOSED FLOORPLAN



PROPOSED - INTERIOR OF NEWLY ENCLOSED SPACE
PREVIOUS GARAGE SPACE NOW PART OF LIVING ROOM



PREVIOUS GARAGE SPACE NOW PART OF LIVING ROOM



NEW WINDOW AND
WALL ADDED IN PLACE OF
GARAGE DOOR FACING
WYNLEA STREET

WALL OF NEWLY
ENCLOSED SPACE
WHAT WAS ONCE
PART OF GARAGE

WALL OF ORIGINAL HOUSE
NOW OPENING UP TO
NEW ENCLOSED SPACE

PREVIOUS GARAGE SPACE NOW PART OF LIVING ROOM AND LAUNDRY



DOORWAY TO
EXISTING
GARAGE SPACE

INTERIOR VIEW OF EXISTING GARAGE

