

CERTIFICATE OF APPROPRIATENESS

****Subject to change with details added prior to meeting****

Applicant: Ana S. Gamez agent for Jana Garza, owner

Property: 7954 Glenvista Street, Lot 14, Block 19, Section 4, Glenbrook Valley Sec. 4 Subdivision. The property includes a one-story wood frame 1,645 square foot single-family residence situated on a 7,923 square foot corner lot.

Significance: Contributing Mid-Century Modern residence, constructed circa 1954, located in the Glenbrook Valley Historic District.

Proposal: Alteration – Siding, windows, roof, porch

The owner purchased the home with extensive unpermitted work completed and is proposing changes that emulate its original form.

- 3/12 roof pitch with composition shingles
- Smooth cementitious siding with 6" reveal
- 16' ridge height

Public Comment: No public comment received

Civic Association: No civic association comment received

Recommendation: Denial of COA, issuance of COR **for work proposed**

HAHC Action:

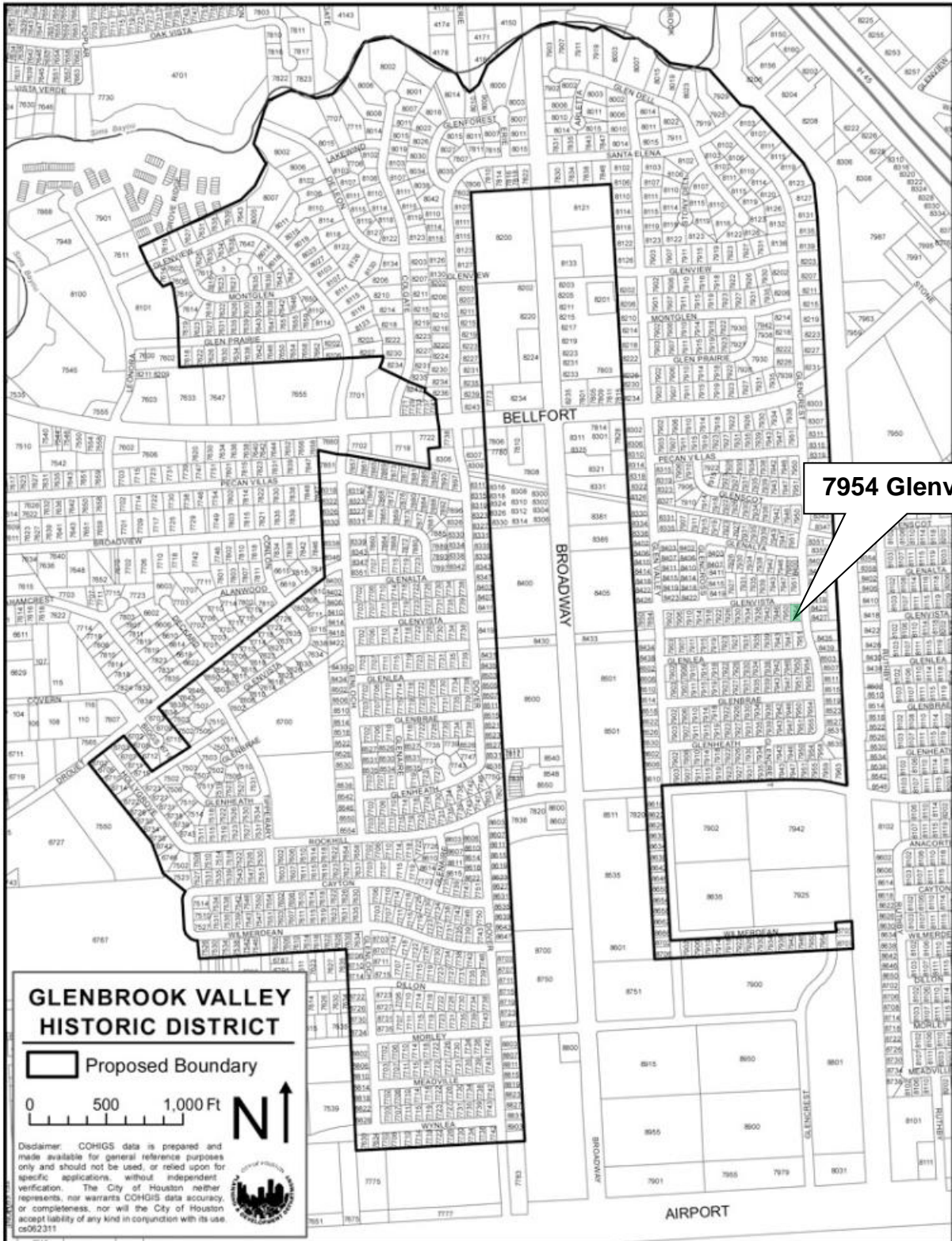
ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

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;
<i>The proposed work does not retain or preserve the historic 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 type="checkbox"/> | <input checked="" 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;
<i>The proposed work creates an earlier appearance to emulate what was destroyed in the unpermitted work.</i> |
| <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 proposed work does not preserve the distinguishing qualities or character of the original structure.</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;
<i>The proposed work does not maintain or replicate the exterior features that characterize the original structure.</i> |
| <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 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 type="checkbox"/> | <input checked="" 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;
<i>The proposed work would severely impair (and already has impaired) the form and integrity of the structure because work was completed first without COA or permits.</i> |
| <input type="checkbox"/> | <input checked="" 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;
<i>The completed work destroyed the significant historical materials.</i> |
| <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



7954 Glenvista St

GLENBROOK VALLEY
HISTORIC DISTRICT

Proposed Boundary

0 500 1,000 Ft



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BLA PHOTO (CIRCA 1950's)



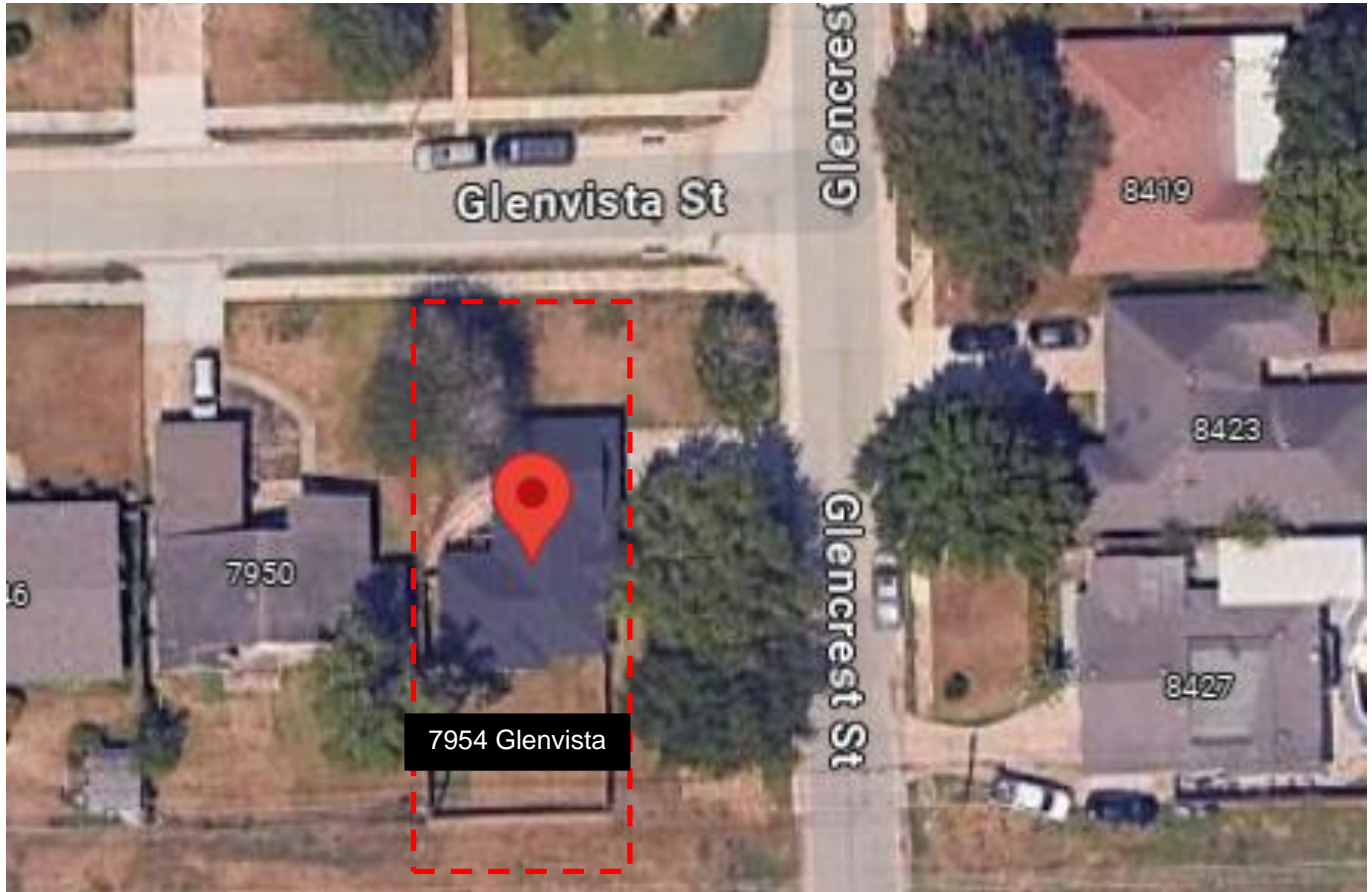
INVENTORY PHOTO



CURRENT PHOTO



AERIAL VIEW OF PROPERTY



CONTEXT AREA MAP



DRAFT

CONTEXT AREA

7947 GLENVISTA CONTRIBUTING EXAMPLE 1



7943 GLENVISTA- CONTRIBUTING EXAMPLE 2



7950 GLENVISTA (NEIGHBOR)- CONTRIBUTING EXAMPLE 3



7938 GLENVISTA- CONTRIBUTING EXAMPLE 4



SITE PHOTOS (PROVIDED BY APPLICANT AND ILMS)

EARLIER 2021 AND PRIOR

FRONT



BACK/SIDE



FRONT



SIDE VIEW



POST DECEMBER 2021 TO CURRENT DAY

12/2021



1/18/22



3/11/22



DRAFT

8/11/23 - CURRENT DAY



RED TAGS THROUGHOUT 2021-2024

12/29/2021 (1st NOTICE)



4/25/2022 (6th NOTICE)



4/25/2022 (6th NOTICE)



4/10/23 (15th NOTICE)



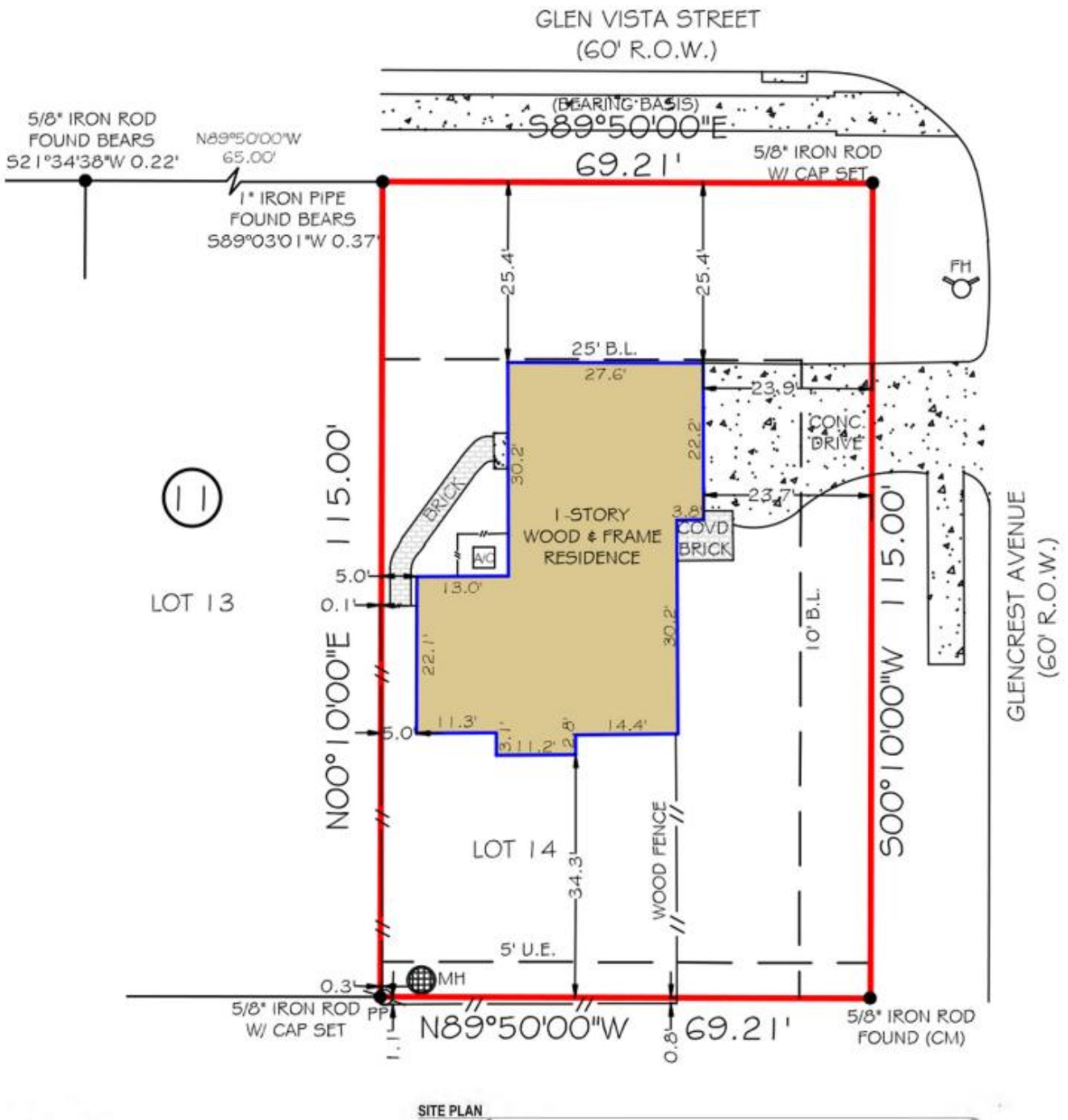
12/27/2023 (22nd NOTICE)



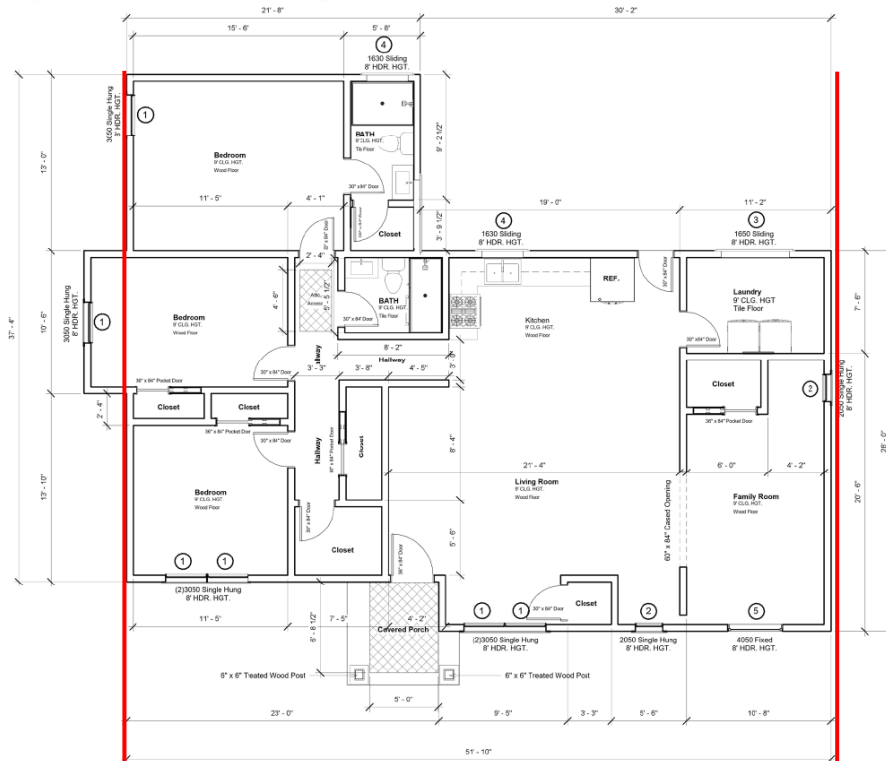
10/21/2023 (25th NOTICE AND MOST RECENT)



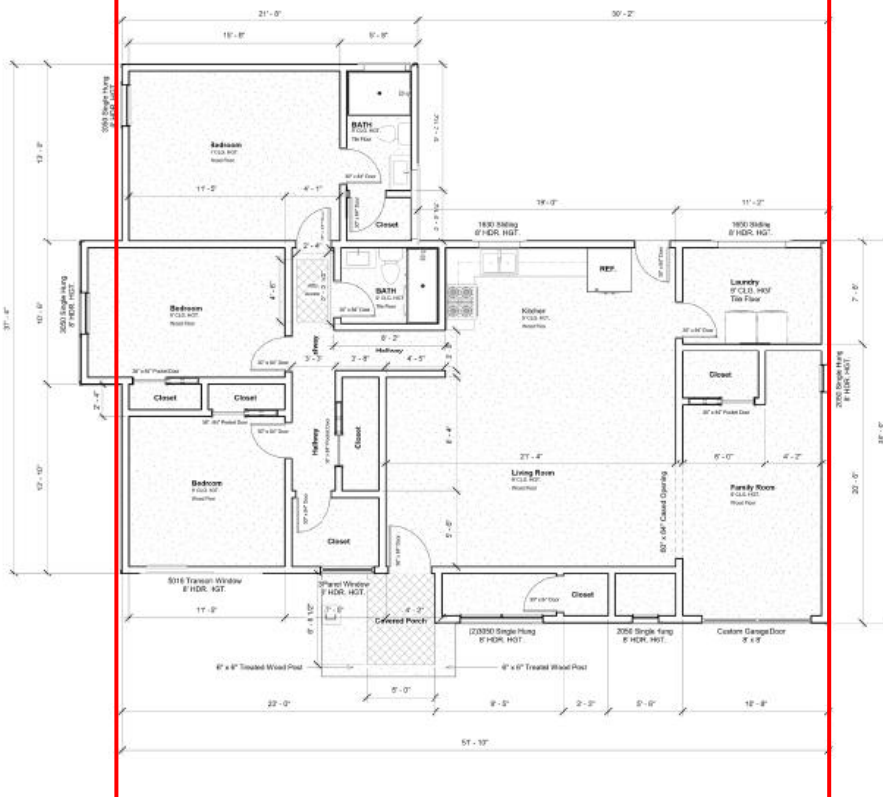
SITE PLAN



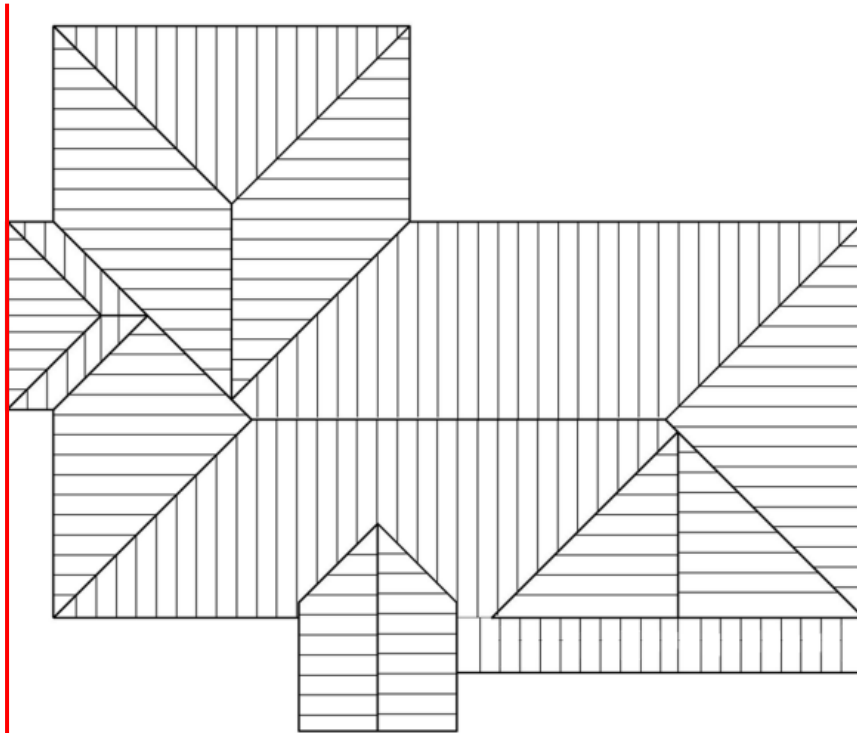
CURRENT FLOOR PLAN



PROPOSED FLOOR PLAN

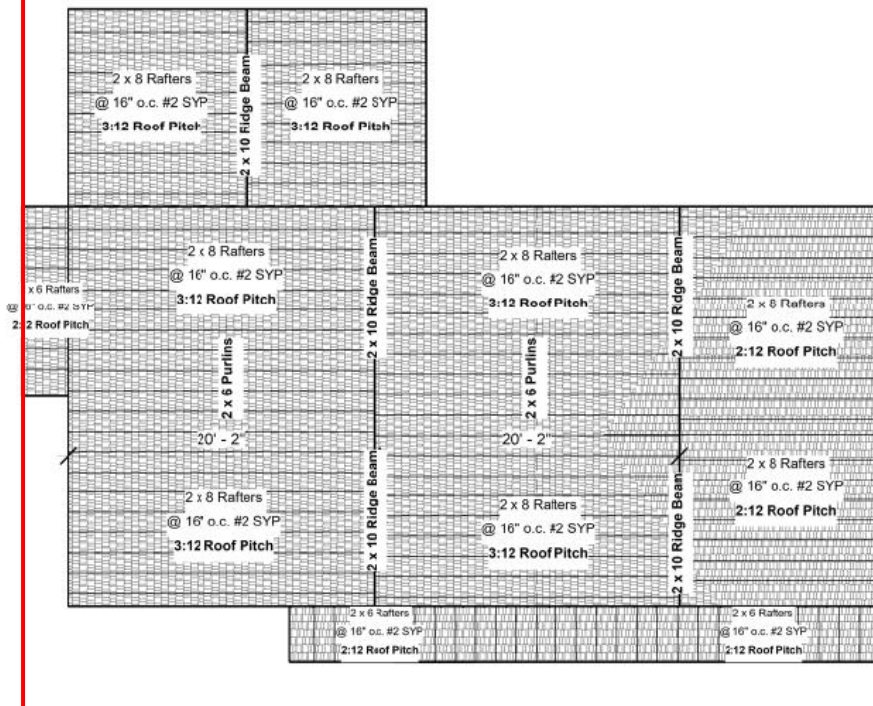


CURRENT ROOF PLAN



PROPOSED

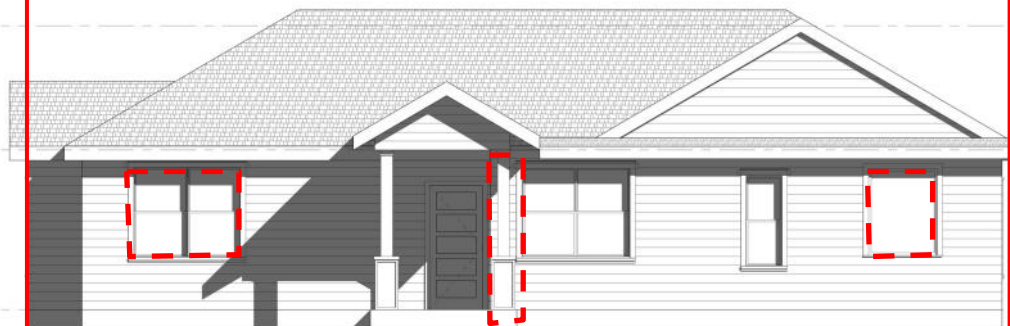
ROOF PLAN



ELEVATIONS
PREVIOUS EAST (FRONT)



CURRENT EAST



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

PROPOSED EAST



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

- Roof
16' - 0"
- Fiber Cement Lap Siding
W/6" Exposure, Smooth Finish
- Fiber Cemen Facia
- Top Plate
9' - 0"
- 1 x 4 Fiber Cement rim
- Vinyl Windows W/Low
E Glazing TYP.
- Treated Post
First Floor
0' - 0"

PREVIOUS WEST (REAR)



CURRENT WEST



REAR ELEVATION
SCALE: 1/4" = 1'-0"

PROPOSED WEST

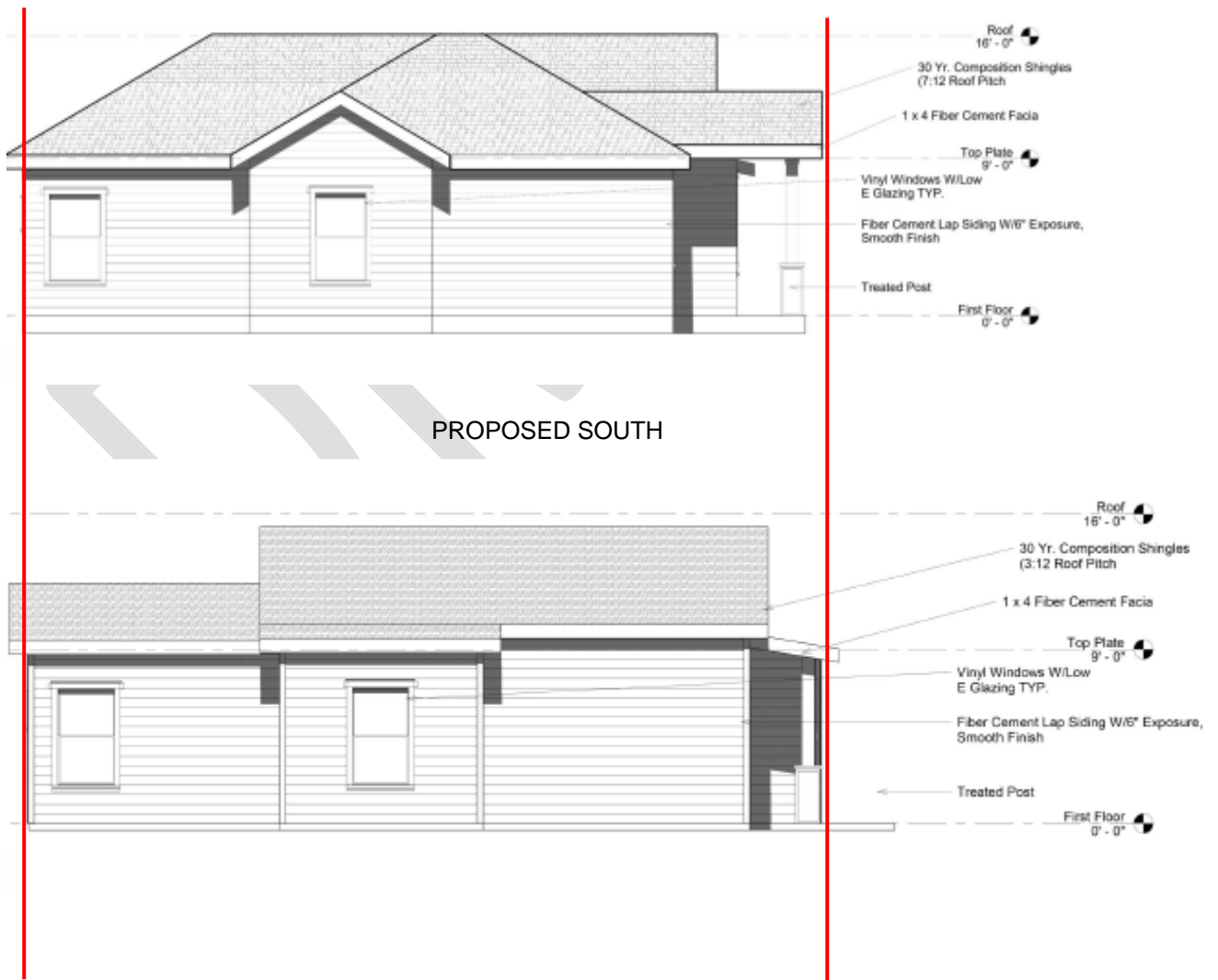


REAR ELEVATION
SCALE: 1/4" = 1'-0"

PREVIOUS SOUTH



CURRENT SOUTH



PREVIOUS NORTH (SIDE)



CURRENT NORTH



PROPOSED NORTH



WINDOW SCHEDULE

Window Schedule:

① 3'-0" Width x 5'-0" Length **Single Hung Window** *SHGC:0.252 U-Factor:0.550*

② 2'-0" Width x 5'-0" Length **Single Hung Window** *SHGC:0.252 U-Factor:0.550*

③ 5'-0" Width x 1'-6" Length **Silding Window** *SHGC:0.252 U-Factor:0.550*

④ 3'-0" Width x 1'-6" Length **Silding Window** *SHGC:0.252 U-Factor:0.550*

⑤ 4'-0" Width x 5'-0" Length **Fixed Window** *SHGC:0.252 U-Factor:0.550*

**** All Vinyl**

DRY

STATEMENT FROM 2nd INVESTIGATOR

From: Villarreal, Marco - HPW <[REDACTED]>

Sent: Tuesday, December 3, 2024 3:30 PM

To: Valley, Taylor - PD <[REDACTED]>

Subject: RE: 7954 Glenvista

Good Afternoon,

Im no longer in this division, im currently with iniviormental enforcement, but I can provide you some information on this property, the previous Senior Inspector is no longer with this divion also, any questions may be answered by the acting senior Defi Smith, but I can provide some back ground on this property, previous contractor was working without a Building permit and was reported to Habability Div. Original complaint was on 12/28/2021. First attempt for a building permit was on 01/09/2022. PN 22002241. Witch was rejected. 6 citations have been issued. I have no knowledge to whom they were written to. First citation was written on 01/18/2022 and the last citation was written on 07/26/2023. A second attempt for a permit was PN 23042692 , Last activity on this permit was 08/23/2024. This property requires a residential remodel permit with garage conversion, home was gutted and floor plan was changed from original floor plan, this is as much information I can provide for this property, please address further questions to acting Senior Inspector Defi Smith and current Inspector I39 G.Murillo.

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