

CERTIFICATE OF APPROPRIATENESS

Applicant: Lauren Thompson, agent for Isaac Benton, owner.

Property: 7603 Glen Vista St, lot 10, block 66 in the Glenbrook Valley Subdivision.
The property includes a historic 2,602 square-foot, one-story wood-frame single-family residence, situated on a 5,000 square foot (50' x 100') interior lot.

Significance: Non-Contributing Tudor ranch style residence, constructed circa 1965, located in the Glenbrook Valley Historic District.

Proposal: Alteration – Replacement Windows:

Deferred twice at February and April HAHC meetings

- Removal of existing original, aluminum windows (at the front of home)
- Installation of silver aluminum windows, inset with a colonial grille pattern
- The existing windows currently have broken glass, air leakage, condensation, and sill rot

Public Comment: No public comment received.

Civic Association: No comment received.

<p>Recommendation: Approve</p> <p>HAHC Action: -</p>
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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:

(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

(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.

(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.

(3) For an addition to a noncontributing structure:

(a) 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 from the property line of similar elements of existing contributing structures in the context area; and

(b) The noncontributing structure with the constructed addition is compatible with the typical proportions and scale of existing contributing structures in the context area.

PROPERTY LOCATION

GLENBROOK VALLEY HISTORIC DISTRICT

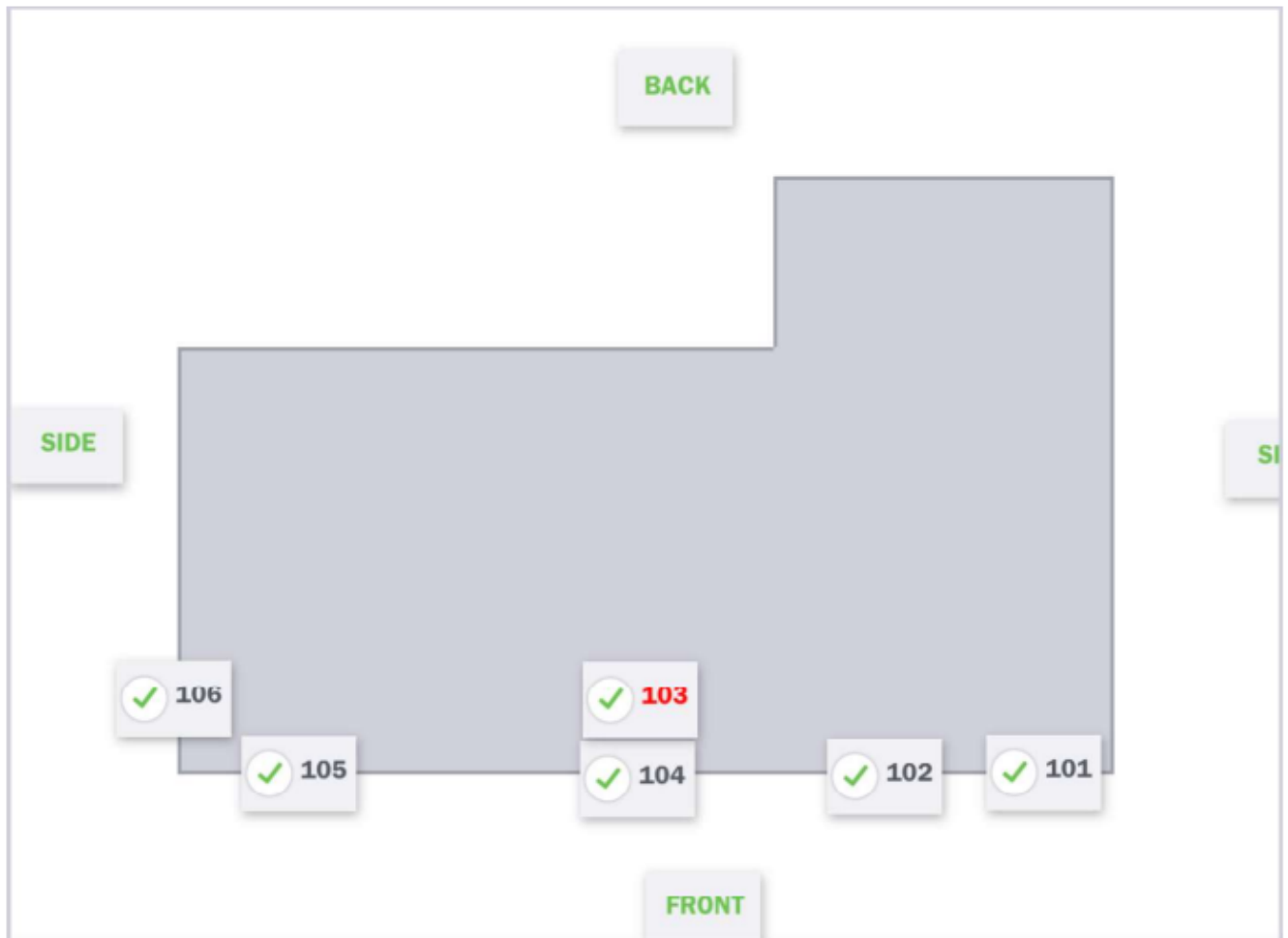


INVENTORY PHOTO



CURRENT PHOTO





101- Proposed replacement with a picture window, recessed, and 3-over-2 lite pattern



102- Proposed replacement with a picture window, recessed, and 2-over-2 lite pattern



104- Proposed replacement with a picture window, recessed, and 4-over-3 lite pattern



105- Proposed replacement with a picture window, recessed, and 2-over-4 lite pattern



106- Proposed replacement with a picture window, recessed, and 3-over-4 lite pattern

