

CERTIFICATE OF APPROPRIATENESS

Application Date: August 28, 2024

Applicant: Florine Pope, owner

Property: 7615 Montglen Street, Lot 18, Block 70, Glenbrook Valley Sec 12 R/P. The property includes a historic 2,213 square foot, one-story brick single-family residence and attached garage situated on a 7,839 square foot (70.37' x 111.39') interior lot.

Significance: Noncontributing American Ranch style residence, constructed circa 1963, located in the Glenbrook Valley Historic District.

Proposal: Alteration – Windows

Applicant proposes to remove the existing aluminum windows on the front elevation only and replace with new vinyl windows. Existing windows are causing severe moisture to occur, leaking, and are not energy efficient. Applicant has been working with staff to find an economical alternative window solution.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: -
HAHC Action: -

****STAFF REPORT IS SUBJECT TO CHANGE BEFORE HAHC****

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:

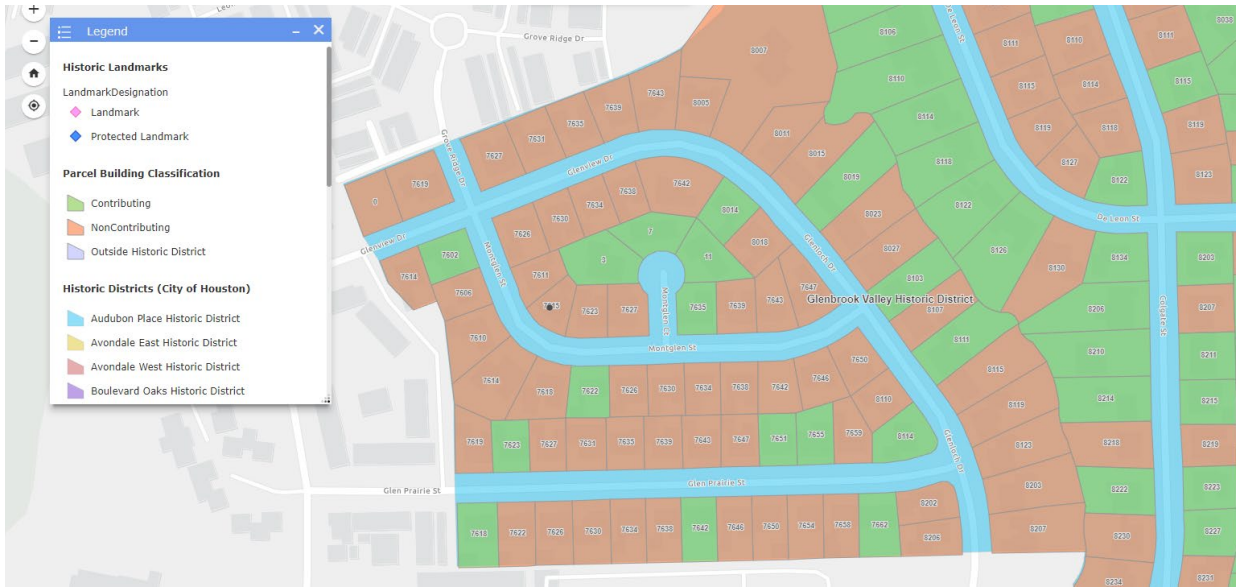
(a) The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance from the property line of similar elements of existing contributing structures in the context area; and

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

DISTRICT MAP



CONTEXT AREA



SUPPORTING CONTEXT AREA EVIDENCE



7610 Montglen (Noncontributing) – Received an approved COA in August 2019 to replace 16 aluminum windows with vinyl (HP2019_0297). Permit was obtained for this replacement on 2/11/2020 (Project No. 20015035). Property is directly across the street from the proposed project site.

This section of GBV on Montglen Street includes 22 properties. Out of those 22, 19 (86.36%) are noncontributing and only 3 (13.66%) are contributing. There are 7 (31.88%) properties with vinyl windows. Only 1 (4.55%) of those replacements is a contributing building and 6 (27.27%) are noncontributing.

- 7650 Montglen – NC
- 7642 Montglen – NC
- 7643 Montglen – NC
 - o This property had the same diamond pattern windows that 7615 has and they were removed between 2007-2011 per google street view.
- 7639 Montglen – NC
- 7627 Montglen – NC
- 7622 Montglen – C
- 7610 Montglen - NC

INVENTORY PHOTO



WINDOW MAP



EXISTING PHOTOS – FRONT ELEVATION

WINDOW A



WINDOW B



WINDOW C



WINDOW C



WINDOW D



WINDOW WORKSHEET

CERTIFICATE OF APPROPRIATENESS

WINDOW WORKSHEET



PLANNING & DEVELOPMENT DEPARTMENT

EXISTING WINDOW SCHEDULE

Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Original/Replacement	Existing to Remain
<i>Ex. A1</i>	<i>Wood</i>	<i>1/1</i>	<i>DH</i>	<i>32 x 66</i>	<i>Recessed</i>	<i>Original</i>	<i>No</i>
A	ALUM	2 LITE SLIDER	SLIDER		RECESSED	ORIGINAL	NO
B	ALUM	1 LITE PICTURE	FIXED		RECESSED	ORIGINAL	NO
C	ALUM	5 LITE	FIXED		RECESSED	ORIGINAL	NO
D	ALUM	2 LITE SLIDER	SLIDER		RECESSED	ORIGINAL	NO

DAMAGE TO EXISTING WINDOWS

Window	Describe Damage
<i>Ex. A1</i>	<i>Glass is broke, window is inoperable, rail is rotten, and frame is broken</i>
A	SEVERE MOISTURE AND MOLD, LEAKING, NOT ENERGY EFFICIENT, HAS BEEN RECAULKED
B	SEVERE MOISTURE AND MOLD, LEAKING, NOT ENERGY EFFICIENT, HAS BEEN RECAULKED
C	SEVERE MOISTURE AND MOLD, LEAKING, NOT ENERGY EFFICIENT, HAS BEEN RECAULKED
D	SEVERE MOISTURE AND MOLD, LEAKING, NOT ENERGY EFFICIENT, HAS BEEN RECAULKED

PROPOSED WINDOW SCHEDULE

Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Brand/Vendor	Other
<i>Ex. A1</i>	<i>Wood</i>	<i>1/1</i>	<i>DH</i>	<i>32 x 66</i>	<i>Recessed</i>	<i>Plygem</i>	
A	VINYL	2 LITE SLIDER	SLIDER		RECESSED	WINDOW WORLD	
B	VINYL	1 LITE PICTURE	FIXED		RECESSED	WINDOW WORLD	
C	VINYL	5 LITE	FIXED		RECESSED	WINDOW WORLD	4000 DH FUSION WELD 3001
D	VINYL	2 LITE SLIDER	SLIDER		RECESSED	WINDOW WORLD	

PROPOSED WINDOW REPLACEMENTS – EXAMPLE PURPOSES ONLY



