

CERTIFICATE OF APPROPRIATENESS

Application Date: October 9th, 2021

Applicant: Joel C. Glass, homeowner

Property: 8111 De Leon St, Lot 10, Block 62, Glenbrook Valley Section 11 Subdivision. The property includes a historic 3,246 square foot one-story single family residence situated on a 12,065 square foot interior lot.

Significance: Contributing Traditional Ranch residence, constructed in 1960, located in Glenbrook Valley Historic District.

Proposal: Alteration—Applicant proposes two changes to the exterior of the home:

- Paint original unpainted brick
- Replace not original front door and side lites with an appropriate mid-mod style door

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Partial Approval: Staff recommends approval of the front door and two side lites; staff does not recommend approval on the painting of unpainted masonry.

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 | |
|-------------------------------------|-------------------------------------|-------------------------------------|---|
| | | | S - satisfies D - does not satisfy NA - not applicable |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (1) The proposed activity must retain and preserve the historical character of the property;
<i>Painting unpainted original brick is not preserving the historical character of a Traditional Ranch 1960 historical structure.</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>Painting unpainted original brick is actively changing the historical character of a Traditional Ranch 1960 historical structure to a later appearance.</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>Painting unpainted original brick is not preserving the historical character of a Traditional Ranch 1960 historical structure.</i> |
| <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;
<i>Painting unpainted original brick is not preserving the historical character of a Traditional Ranch 1960 historical 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;
<i>The door and two side lite replacements are compatible with design of a 1960 Traditional Ranch style home.</i> |
| <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;
<i>The door and two side lite replacements are compatible with design of a 1960 Traditional Ranch style home</i> |
| <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 checked="" type="checkbox"/> | <input 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 door and two side lite replacements are compatible with design of a 1960 Traditional Ranch style home</i> |
| <input type="checkbox"/> | <input checked="" 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
<i>Painting unpainted original brick is not preserving the historical character of a Traditional Ranch 1960 historical structure.</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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. |

Inventory Photograph



Current Photograph



Existing Front Door

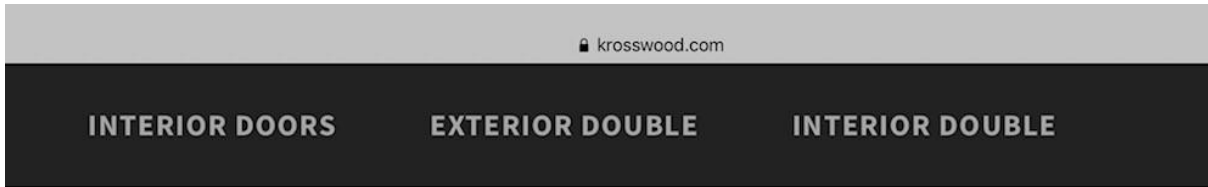


Damage to Side Lites





Proposed Front door and Side Lites



Proposed Paint Sample

