

CERTIFICATE OF APPROPRIATENESS

Application Date: June 07, 2021

Applicant: ORT Asset Management; owner – Jermaine Anugwom; agent

Property: 7746 Wilmerdean St, lot 10, Block 49, Glenbrook Valley Subdivision. The property includes a historic 1,922 square-foot, one-story wood-frame single-family residence, situated on a 8,553 square foot (75' x 110') corner lot.

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

Proposal: Alteration – Garage/Siding and Trim

Applicant proposes to remove the existing garage doors and infill the garage door openings with a newly constructed wall:

- The applicant stopped work upon receiving a 3-1-1 notice.
- The applicant is also replacing the siding on the home.
- The wall will be constructed of wood studs, sheathing, water-proofing (felt), cementitious, siding, as well as install a new window.

See enclosed detailed project description and application materials for further details.

Public Comment: Resident reported work without a permit to 3-1-1 on

Recommendation: Denial - does not satisfy criteria

Issuance of a Certificate of Remediation (COR) to install ribbon windows typical of garage doors in the Glenbrook Valley historic district, and applicant to work with staff for the 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

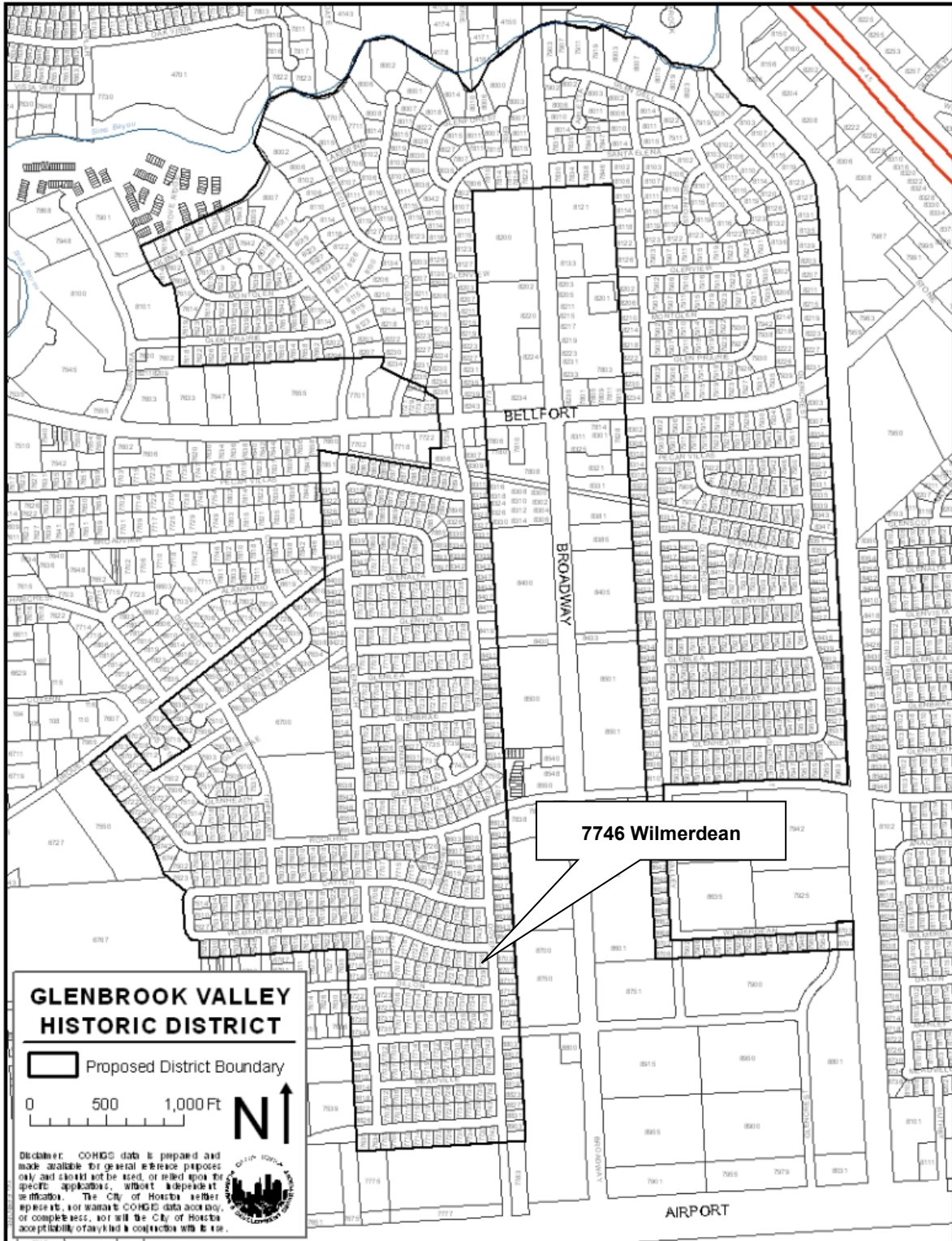
S - satisfies D - does not satisfy NA - not applicable

- (1) The proposed activity must retain and preserve the historical character of the property;
(2) The proposed activity must contribute to the continued availability of the property for a contemporary use;
(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;
(4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
(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;
(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;
(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;
(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;
(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;
(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
(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



INVENTORY PHOTO



CURRENT PHOTO



PHOTOS

EXISTING



Figure 1: Elevation at Dover St

PHOTOS
PROPOSED



