
CERTIFICATE OF APPROPRIATENESS

Application Date: May 23, 2022

Applicant: Esperanza Rico, owner & applicant

Property: 8823 Dover St. - LT 6 BLK 55 - GLENBROOK VALLEY SEC 9.

Significance: Contributing American Ranch, circa 1958

Proposal: Alteration

- Remove and replace 11 original windows with vinyl replacement windows
- Work was completed without a permit or COA

Public Comment: No comment received

Civic Association: No comment received.

Association:

Recommendation: Denial of COA and issuance of a COR for the work completed.

HAHC Action:

APPROVAL CRITERIA

Sec. 33-240. - Criteria for issuance of certificates of appropriateness—General.

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

(a) The HAHC shall be the body responsible for approving certificates of appropriateness unless otherwise provided in this article. The HAHC shall review and approve or disapprove a certificate of appropriateness pursuant to:

- (1) The applicable specific criteria in this division; and
- (2) Design guidelines approved pursuant to [section 33-268](#) of this Code or division 6 of this article for the Old Sixth Ward Protected Historic District, to the extent applicable.
- (3) In the event of a conflict between the criteria in this division and the design guidelines, more restrictive criteria shall control.

(b) The applicant for a certificate of appropriateness shall have the burden of demonstrating that the application satisfies the criteria applicable to the issuance of the certificate of appropriateness. To approve or disapprove an application for a certificate of appropriateness, the HAHC shall consider and make findings with respect to the relationship between the proposed activity and the applicable criteria. **The HAHC shall take into consideration the current needs of the applicant and shall be sensitive to the property owner's financial condition in determining whether to issue a certificate of appropriateness.**

It has been determined by staff that the owner's financial condition warrants issuance of a COR.

(c) In reviewing applications for certificates of appropriateness under this article, the HAHC or the director, respectively as appropriate, shall also consider any elements of the proposed activity that may be necessary to enable the property to comply with any other applicable city ordinances or state or federal law so as to facilitate compliance with this ordinance and other applicable laws.

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 missing 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.

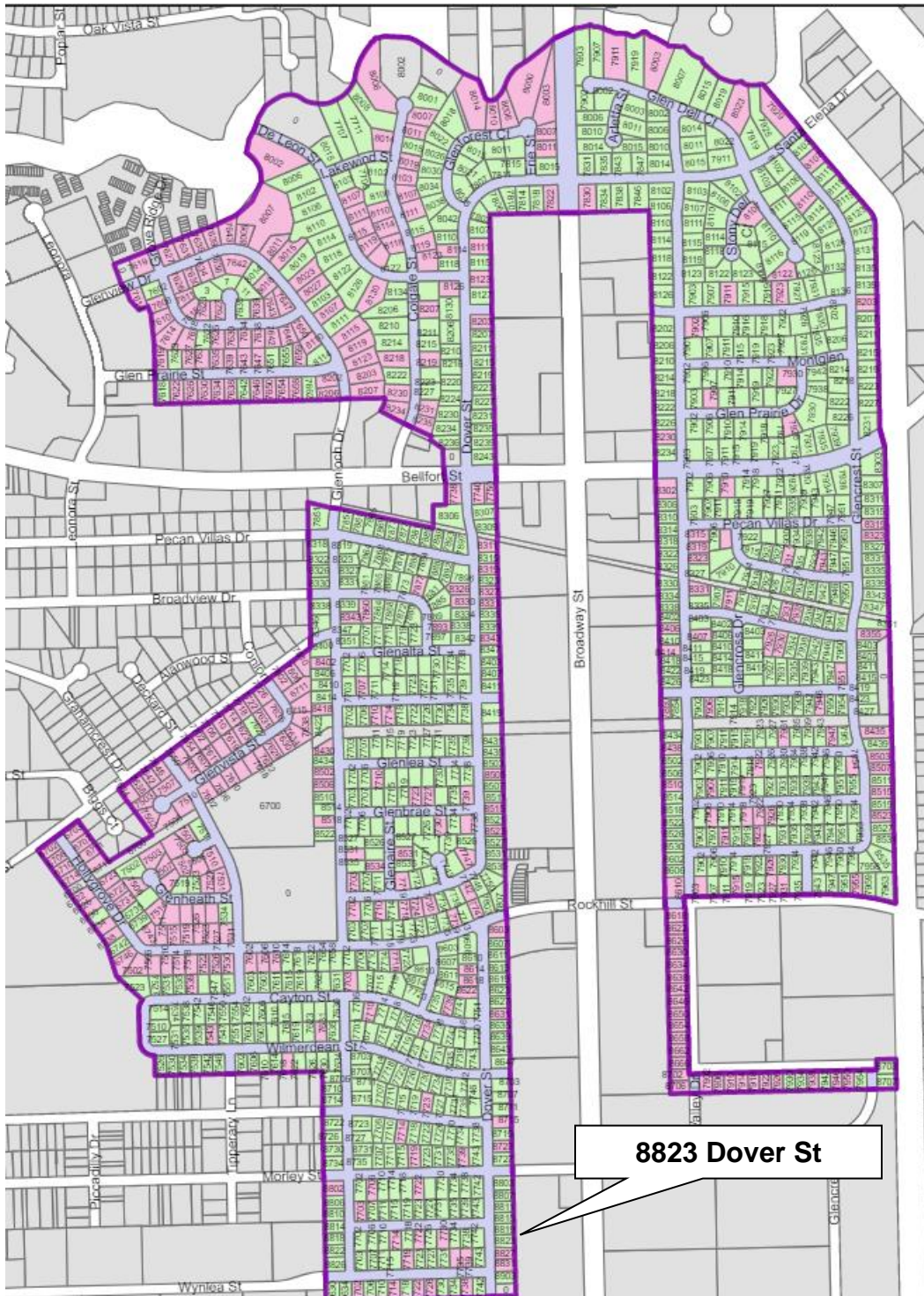
Mill finish aluminum windows are the typical style of window found on speculative homes constructed in subdivisions of the mid-1950s. Removal, in this case, and replacement with white vinyl windows does not preserve the windows. Vinyl windows have been installed in the original window openings.

White vinyl one over one versus mill finished aluminum two over two are not visually compatible.

- (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



8823 Dover St



Figure 1 – Inventory Photo - 2010



Figure 2 - COH Investigator photo

For additional images see attached investigator images.