

**CERTIFICATE OF APPROPRIATENESS**

**Applicant:** Erik Czirr, owner; Asim Habib, agent

**Property:** 7734 Glen Vista Street, Lot 9, Block 35, Glenbrook Valley. The property includes a 1,578 SF one-story wood frame single-family residence with an attached garage on an 8,625 SF interior lot.

**Significance:** Non-Contributing American Ranch style residence, constructed circa 1957

**Proposal:** Applicants worked without a COA and seeking a COR for the following:

- Install aluminum windows with matching light patterns to the original windows in the original locations and patterns. This is to replace the white vinyl windows that were installed and do not match original opening sizes.
- Leave the house painted. The original unpainted masonry was painted by the applicants.
- Replace the front door with an appropriate front door approved by staff.

**Public Comment:** No public comment received.

**Civic Association:** No comment received.

**Recommendation:** Denial - does not satisfy criteria and issuance of a Certificate of Remediation as applied for.

**HAHC Action:** -

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.  
*The work done does not do either of these. Original, mill finish, windows were removed and replaced with white vinyl windows that do not match the original opening sizes. On the front porch, 3 windows were replaced with 2. The original unpainted brick veneer on the front and sides of the house were painted.*

(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.

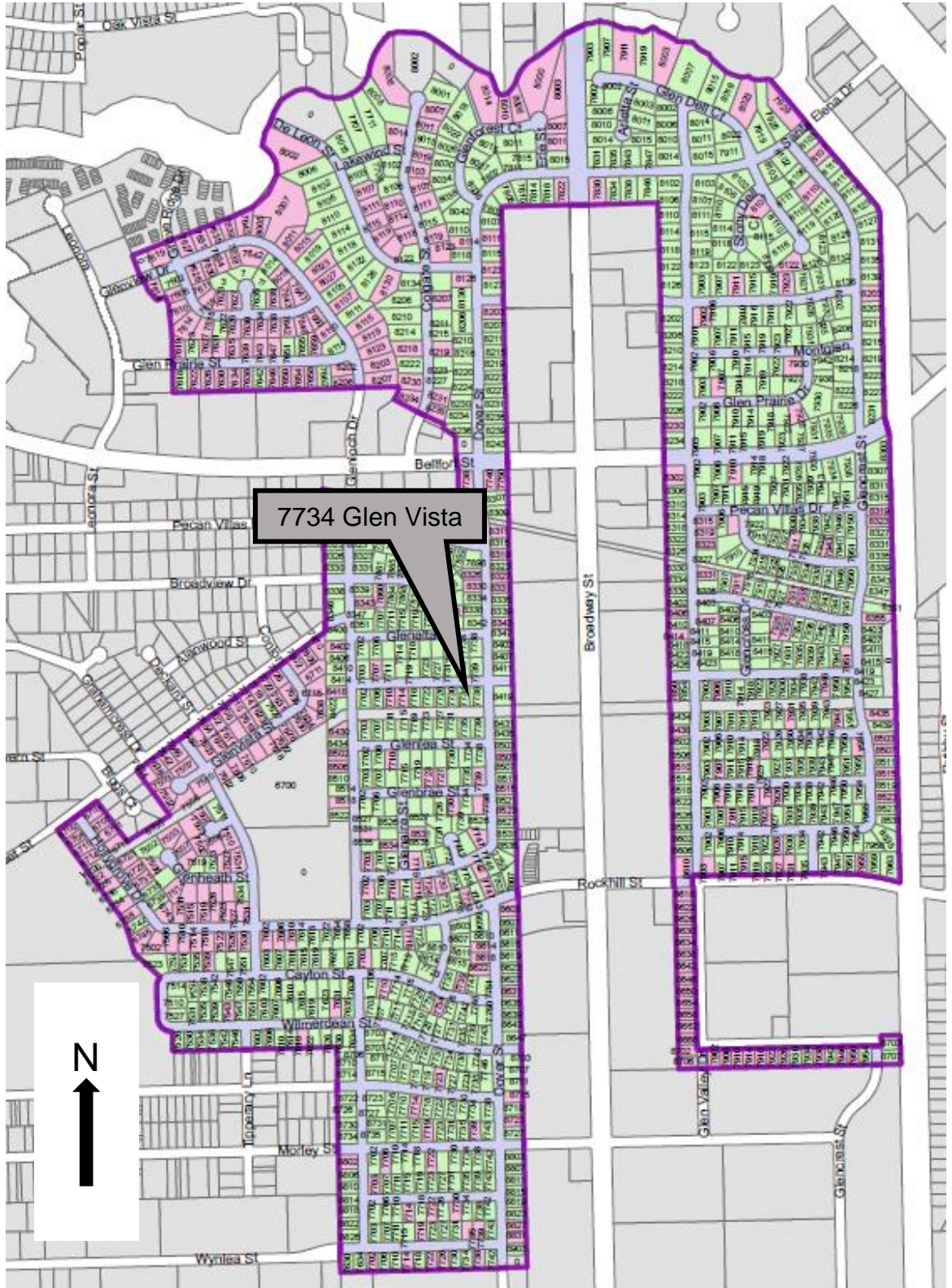
Regarding Certificates of Remediation

Sec. 33-203 (e) If activity that requires a certificate of appropriateness is performed outside the scope of a certificate of appropriateness, which for purposes of this section shall include work done without a certificate of appropriateness, the building official shall not issue a permit, and no other person shall issue any other city permit, except as required to perform work required under a certificate of remediation under this subsection, for the site where the activity occurred until either:

(1) The commission issues a certificate of appropriateness for the work that was performed outside the scope of a certificate of appropriateness; or

- (2) The commission finds that the work that was performed outside the scope of a certificate of appropriateness does not satisfy the criteria of this article and issues a certificate of remediation for the work that was performed outside the scope of a certificate of appropriateness; and the commission may, as a condition of granting the certificate of remediation, also require that the applicant repair, reconstruct, or restore all or part of the work that was done without a certificate of appropriateness prior to the issuance of any permits besides those required for the reconstruction or restoration, using as many historically appropriate or salvage materials as are reasonably available.

Glenbrook Valley  
Historic District





*Figure 1 - Inventory Photo April 2010*



*Figure 2 - Feb. 2022 - from Code Enforcement*

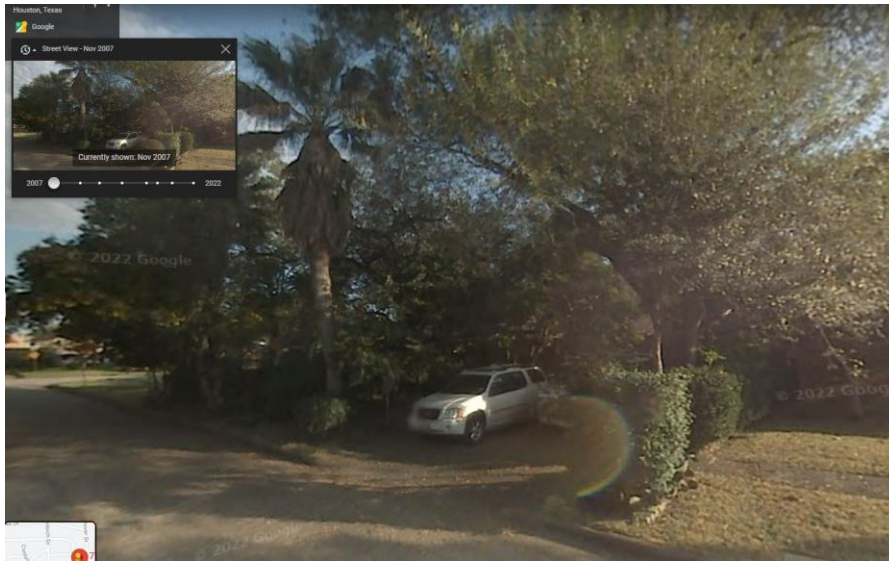


Figure 3 - Google 2007



Figure 4 - Google 2018



Figure 5 - Original Location of 3 Aluminum Windows



Figure 6 - Original Porch Windows