

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** March 4, 2016

**Applicant:** Shane Laird, Power Home Remodeling for James and Dolores Thacker, owners

**Property:** 7738 Dillon Street, Lot 10, Block 51, Glenbrook Valley Section 9 Subdivision. The property includes a historic 1,976 square foot, single-family residence with a detached garage situated on an 8,658 square foot (80' x 110') corner lot.

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

**Proposal:** Alteration – Replace eighteen original windows.

- Differential settlement has made the existing windows inoperable.
- Existing 2-over-2 aluminum windows will be replaced with 1-over-1 vinyl windows and the existing 1-to-1 horizontal sliding sash aluminum windows will be replaced with 1-to-1 horizontal sliding sash vinyl windows to match the existing sizes.

See enclosed application materials and detailed project description on p. 6-13 for further details.

**Public Comment:** No public comment received at this time.

**Civic Association:** No comment received.

**Recommendation:** Approval

**HAHC Action:** Approved

**CERTIFICATE OF APPROPRIATENESS**

**Basis for Issuance:** HAHC Approval

**Effective:** April 21, 2016



**PLANNING & DEVELOPMENT DEPARTMENT**

COA valid for two years from effective date. COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved project scope may require a new COA.

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 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;
(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



CONTEXT AREA



7734 Dillon – Contributing – 1960 (neighbor)



7739 – Contributing – 1960 (across street)



7730 Dillon– Contributing – 1960 (neighbor)



7726 Dillon– Contributing – 1960 (neighbor)



7722 Dillon– Contributing – 1960 (neighbor)



7718 Dillon– Contributing – 1660 (neighbor)



7710 Dillon – Contributing – 1960 (neighbor)



7706 Dillon– Contributing – 1960 (across street)



7735 Dillon– Contributing – 1956 (across street)



7731Dillon– Contributing – 1960 (across street)



7727 Dillon– Contributing – 1960 (across street)



7719 Dillon– Contributing – 1960 (across street)



7715 Dillon – Contributing – 1960 (across street)



7711 Dillon– Contributing – 1960 (across street)



7707 Dillon – Contributing – 1960 (across street)



SITE PLAN



**WINDOW PHOTOS**  
EXISTING FRONT WINDOWS



**WINDOW PHOTOS**  
**EXISTING REAR WINDOWS**



**WINDOW PHOTOS**  
EXISTING SIDE WINDOWS



**PROPOSED WINDOWS**



## PROJECT DETAILS

**Windows/Doors:** The existing residence features 2-over-2 aluminum sash as well as three horizontal sliding aluminum sash windows on front of the residence. The existing windows are damaged beyond repair due to differential settlement. They no longer open or function properly. The applicant proposes to replace the existing aluminum windows with replacement vinyl windows. All proposed windows will feature a 1-over-1 lite pattern (to avoid interior muntins) and will be installed in the existing opening. The sizes of the windows will not be altered. See photos and drawings for more detail.