

CERTIFICATE OF APPROPRIATENESS

Application Date: June 30, 2015

Applicant: Renewal by Anderson of Houston for Clarice D. Wissner, owner

Property: 1016 Heights Boulevard, Tract 3, Block 217, Patio Homesites Houston Heights Subdivision. The property includes a 1,736 square foot, two-story residence situated on a 2,100 square foot interior lot.

Significance: Noncontributing Townhouse residence, constructed circa 1978, located in the Houston Heights Historic District South.

Proposal: Alteration – Replace seven noncontributing 1-over-1 double hung windows with new 1-over-1 wood composite double hung windows.

- Windows will match existing windows in size
- Windows will be installed in existing openings

See enclosed application materials and detailed project description on p. 4-12 for further details.

Public Comment: One in favor. See Attachment A, p. 12.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: Approved

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval

Effective: July 22, 2015



PLANNING & DEVELOPMENT DEPARTMENT

COA valid for one year 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.



PROPERTY LOCATION
HOUSTON HEIGHTS HISTORIC DISTRICT SOUTH



- Building Classification**
- Contributing
 - Non-Contributing
 - Park

INVENTORY PHOTO



SOUTH SIDE ELEVATION



SOUTH SIDE ELEVATION



SOUTH SIDE ELEVATION





WINDOW SITE PLAN

PROPOSED

Neville Fransseen
1016 Heights Blvd
77008

nevjfranssen@sbeglobal.net

Back

DATE

LEFT

R

Second floor

Units
B, C

23/49
202 203

Units
D, E

34/49
204 205

Units
F, G

34/49
206 207

46/49

DB
101
Unit "A"

First floor

01-46408

Front

PROJECT

WINDOW SCHEDULE

Proposed work to be done: Renewal by Andersen of Houston Window Replacement is replacing five (7) windows at this address. Current condition of windows to be replaced is "good".

Window A: Double hung Insert frame – Equal Sash ratio 1:1; White Interior and exterior No Grilles. Size is 42 11/16" wide x 46 11/16" height. Frame material is Fibrex wood material.

Window B: Double hung Insert frame Equal Sash ratio 1:1; White Interior and exterior; No Grilles. Size is 22 13/16" wide x 50 5/8" height. Frame material is Fibrex wood material.

Window C: Double hung Insert frame 1:1 sash ratio; White interior and exterior; No Grilles. Size is 22 1/2" wide x 50 3/8" height. Frame material is Fibrex wood material.

Window D: Double hung Insert frame 1:1 sash ratio; White interior and exterior; No Grilles. Size is 35" wide x 50 3/8" height. Frame material is Fibrex wood material.

Window E: Double hung Insert frame; 1:1 sash ratio; White interior and exterior; No Grilles; Size is 35" wide x 50 1/2" height. Frame material is Fibrex wood material.

Window F: Double hung Insert frame; 1:1 sash ratio; White interior and exterior; No Grilles; Size is 35" wide x 50 3/8" height. Frame material is Fibrex wood material.

Window G: Double hung Insert frame; 1:1 sash ratio; White interior and exterior; No Grilles; Size is 34 9/16" x 50 7/16" height. Frame material is Fibrex wood material.

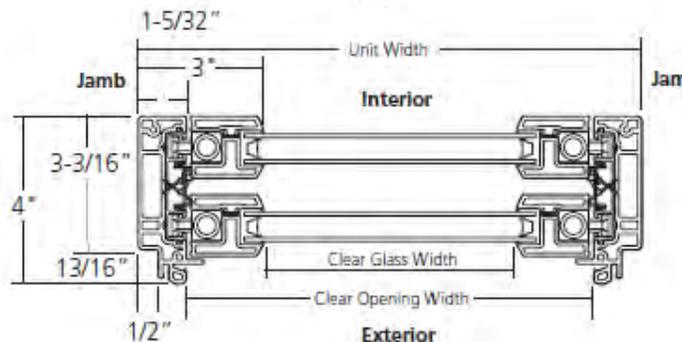
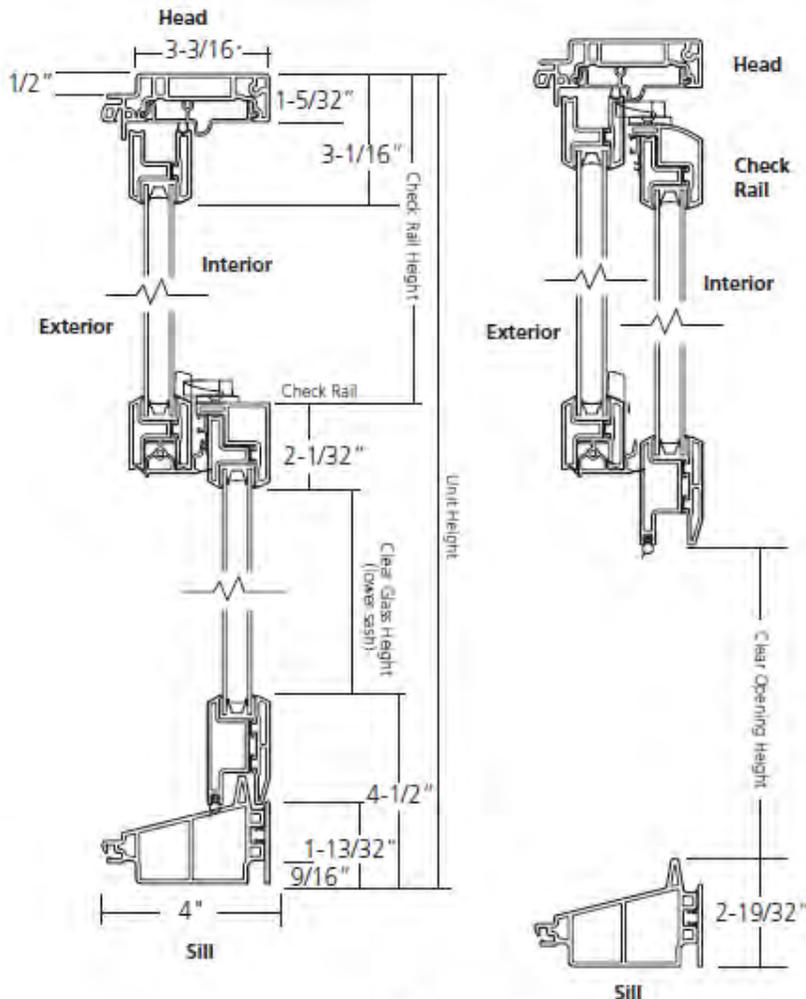
WINDOW DETAIL

SPECIFICATIONS AND TECHNICAL MANUAL

CLEAR OPENING AND CLEAR GLASS DIMENSIONS, cont.

DOUBLE-HUNG WINDOW

FLAT SILL INSERT



Window profiles shown for measurement purposes.

OCTOBER 2014

CONFIDENTIAL

Double-Hung Window Specifications

3-21

PROJECT DETAILS

Windows/Doors: Seven noncontributing aluminum 1-over-1 double hung existing windows located on the south elevation will be replaced. One of the windows will be located on the first-story while the remaining six will be located on the second-story.

The proposed replacement windows will be Fibrex wood material 1-over- double hung windows. The proposed window will match the existing sizes and will be installed in the existing openings. See window schedule and drawings for more detail.

ATTACHMENT A
PUBLIC COMMENT

From: Kent Marsh [REDACTED]
Sent: Tuesday, July 21, 2015 4:50 PM
To: DuCroz, Diana - PD
Subject: July Meeting HAHC - Comments Regarding the Houston Heights South Historic Distric CofA Applications

My comments regarding the applications for the HSHSD:

Agenda # 21 – 613 Arlington – I OBJECT to the granting of a Certificate of Appropriateness for this property. The proposed massing volume is not compatible with typical contributing structures in the district. The proposed addition is more than 2 times the volume of the existing historic structure and is proportionally out of scale.

Agenda # 22 – 802 Arlington – I SUPPORT the granting of a Certificate of Appropriateness for this property.

Agenda # 23 – 1016 Heights – I SUPPORT the granting of a Certificate of Appropriateness for this property.

Agenda # 24 – 1020 Columbia – I SUPPORT the granting of a Certificate of Appropriateness for this property.

Agenda # 25 – 939 Harvard – I OBJECT to the granting of a Certificate of Appropriateness for this property. The proposal includes removal of the existing historic structure and the resulting massing volume is not compatible with typical contributing structures in the district and is proportionally out of scale.

J. Kent Marsh, AICP CUD
Vice President



8955 Katy Freeway, Suite 215
Houston, Texas 77024
tel 713.647.9880, ext. 301 | fax 713.647.6448
cell 832.444.4132
www.marshdarcypartners.com