CERTIFICATE OF APPROPRIATENESS

Application Date: September 3, 2014

Applicant: Luis Talamantes, Pella Windows and Doors for Kenneth Allen, owner

Property: 1640 Columbia St, N 18ft of lot 22 & S 16ft of lot 23, block 113, Houston Heights Subdivision. The property includes a 2,924 square foot residence situated on a 4,488 square foot interior lot.

Significance: Noncontributing residence, constructed circa 1997, located in the Houston Heights Historic District East.

Proposal: Alteration – Replace three fixed wood multi-divided lite windows, two 9-over-9 sash windows and a pair of divided-lite casement windows with fiberglass single-pane fixed, 1-over-1, and casement windows in existing openings on the sides of the residence.

See enclosed application materials and detailed project description on p. 4-11 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: **Approval**

HAHC Action: **-**

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APPROVAL CRITERIA

ALTERATIONS TO NONCONTRIBUTING STRUCTURES

Sec. 33-241(c): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of any **noncontributing structure in an historic district** upon finding that the application satisfies the following criteria, as applicable:

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

S	D	NA		
☒	☐	☐	(1)	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
			(2)	For an addition to a noncontributing structure:
☐	☐	☒	(a)	The setback of the addition is no closer to the public right-of-way than the typical setback of existing contributing structures in the historic district;
☐	☐	☒	(b)	The height of the eaves of the addition to a noncontributing structure used or intended for use for residential purposes is not taller than the typical height of the eaves of existing contributing structures used for residential purposes in the historic district; and
☐	☐	☒	(c)	The height of an addition to a noncontributing structure used of intended for use for commercial purposes is not taller than the height of the existing structure.

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PROPERTY LOCATION

HOUSTON HEIGHTS EAST HISTORIC DISTRICT

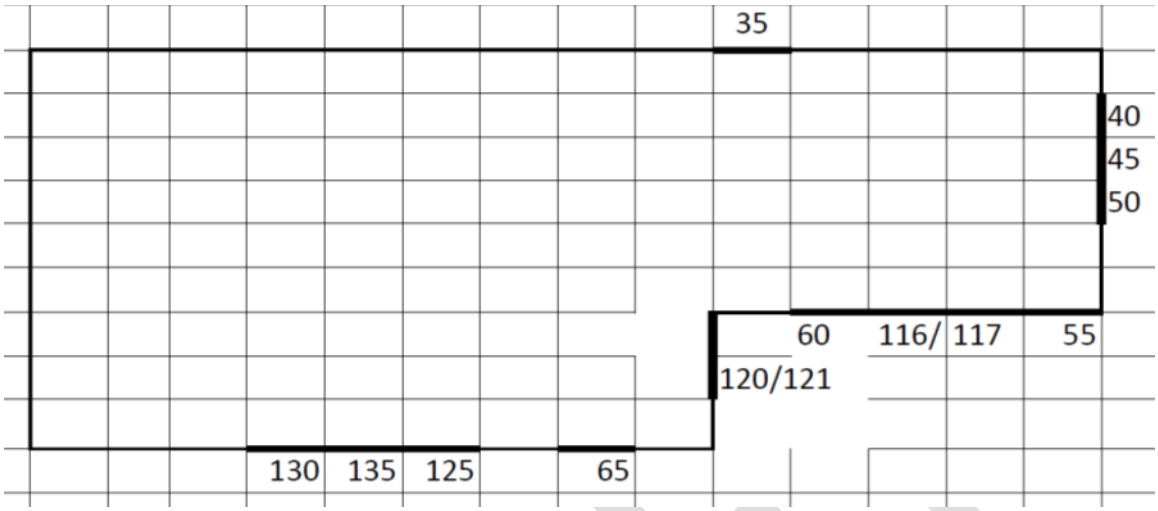
Building Classification
- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO

N

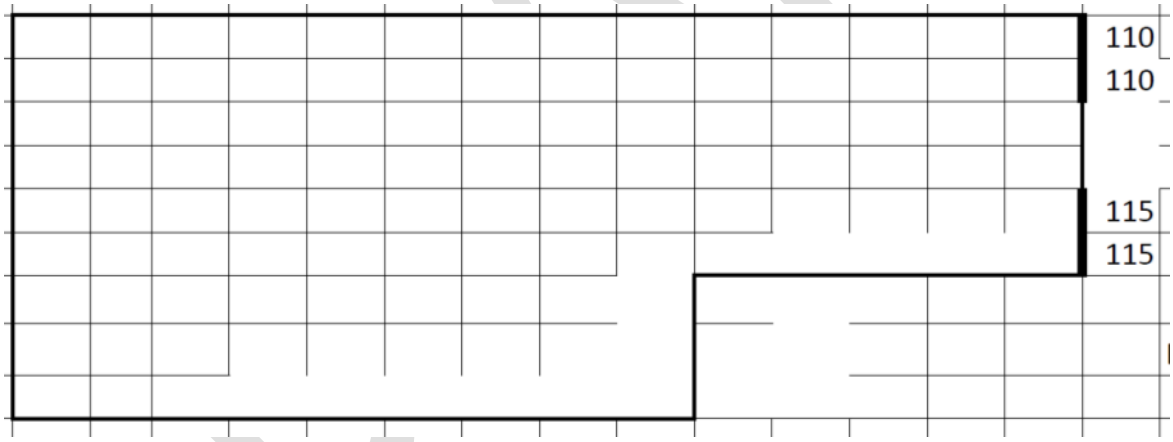
FIRST FLOOR PLAN

EXISTING



SECOND FLOOR PLAN

EXISTING



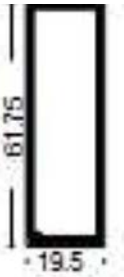
SOUTH SIDE ELEVATION

EXISTING

#130

#125

PROPOSED



Location: Stairwell
Rough Opening: 20" X 62.25"
Frame Size: 19.5" X 61.75"
Final Wall Depth:
Frame Perimeter (inches): 163

EXISTING

#135

PROPOSED

Location: Stairwell

Rough Opening: 36.25" X 62.25"

Frame Size: 35.75" X 61.75"

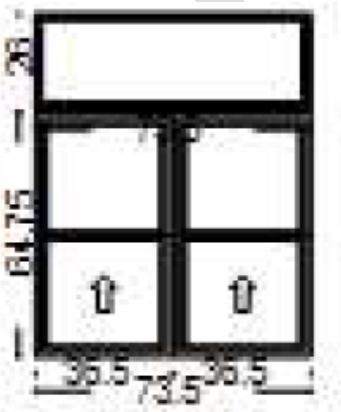
Final Wall Depth:

Frame Perimeter (inches): 195

EXISTING

#65

PROPOSED



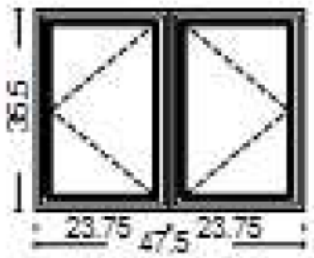
Location: BREAKFAST
Rough Opening: 74" X 26.5"
Frame Size:
Final Wall Depth:
Frame Perimeter (inches): 330

NORTH SIDE ELEVATION

EXISTING

#35

PROPOSED



Location: Kitchen Sink
Rough Opening: 48" X 36"
Frame Size: 47.5" X 35.5"
Final Wall Depth:
Frame Perimeter (inches): 166

PHOTOS PROVIDED BY APPLICANT

PROJECT DETAILS

Windows/Doors: The residence contains multi-divided lite wood sash windows, casement windows, fixed windows and multi-divided lite doors. The alteration removes seven windows that are visible from the public right-of-way and replaces them with fiberglass windows.

Exterior Materials: The windows are wood and will be replaced with fiberglass windows.

Front Elevation: (West) No change to this elevation.

Side Elevation: (South) The existing windows on the second floor are fixed multi-divided lite windows that measure approximately 20” wide by 62” tall and 36” wide by 62” tall. A pair of 9-over-9 double hung windows with a divided-lite transom that measures approximately 74” wide by 88” tall is on the first floor. The windows will be replaced with single-lite fixed and 1-over-1 windows respectively to fit within the same opening and the transom will also be replaced with a single lite transom in the same opening.

Two 9-over-9 double hung windows and a pair of divided lite double doors that are not visible from the public right-of-way will also be replaced with single-lite fiberglass replacements in the same openings.

Side Elevation: (North) This elevation has a pair of wood multi-divided lite casement windows measuring approximately 48” wide by 36” tall and a transom that will remain on the first floor. The new windows are fiberglass, single-lite casement windows that will fit within the same opening.

Rear Elevation: (East) Three 12-over-12 windows on the first level, four 6-over-6 windows on the second level and a pair of divided double doors will be replaced with single-lite windows and doors in the existing openings. This elevation is not visible form the public right of way.

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