

**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:** No public comment received.

**Civic Association:** No comment received.

**Recommendation:** Approval

**HAHC Action:** -

**APPROVAL CRITERIA**

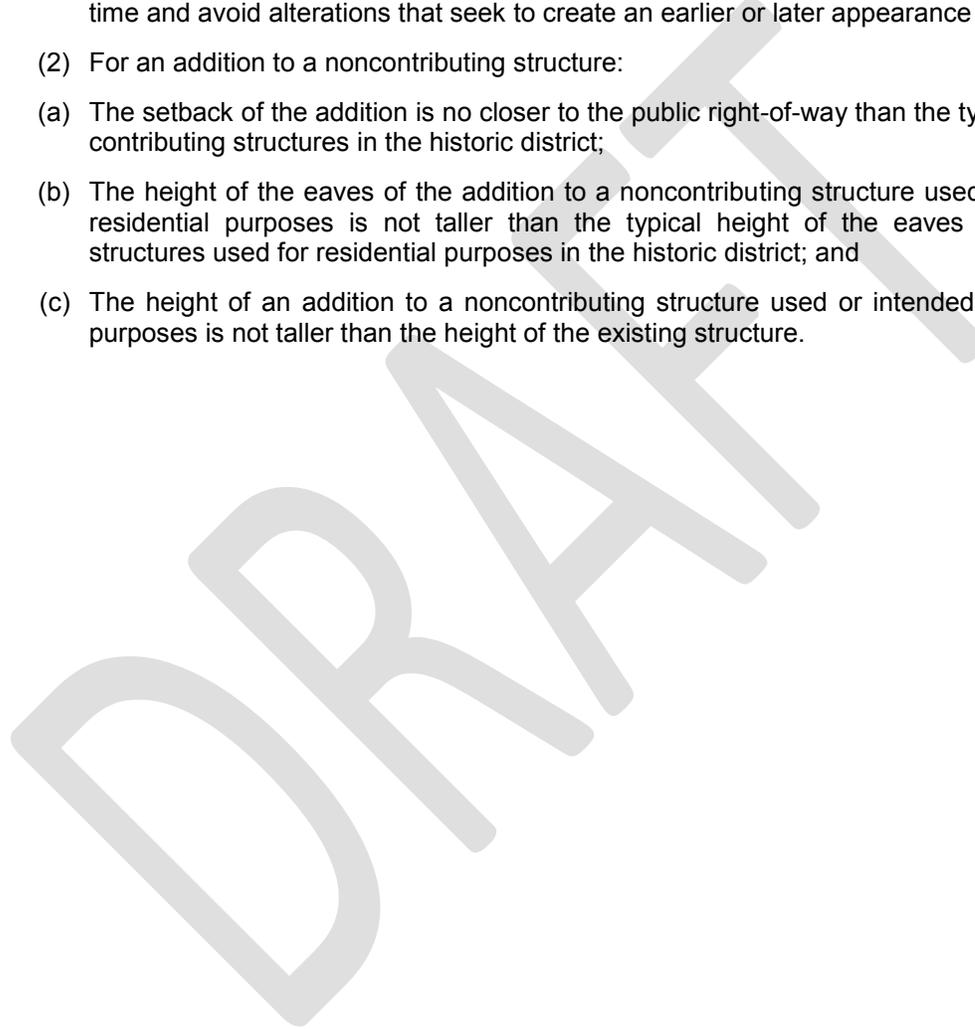
**ALTERATIONS TO NONCONTRIBUTING STRUCTURES**

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 D NA**

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

- (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 or intended for use for commercial purposes is not taller than the height of the existing structure.





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

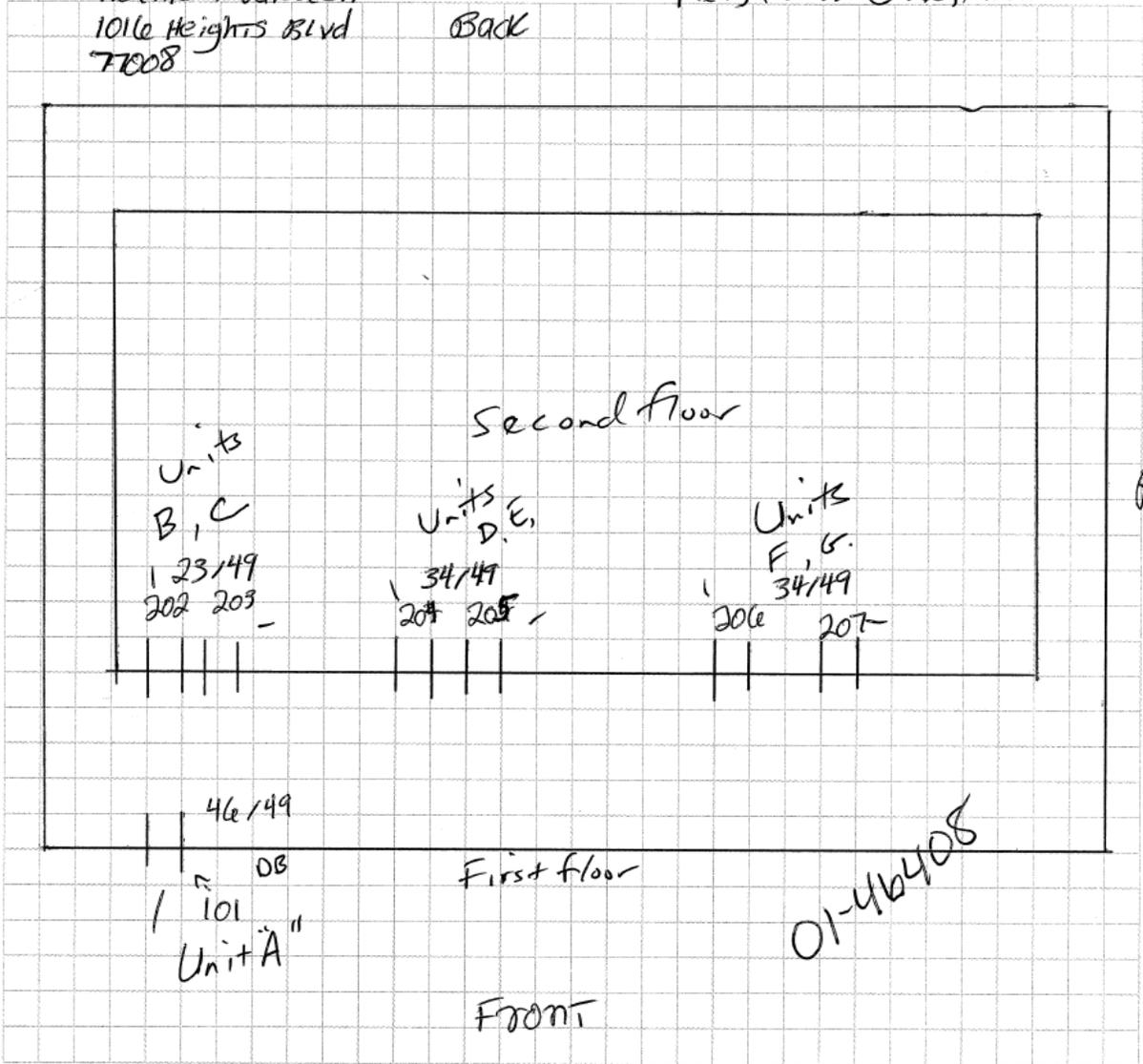
Neville Fransseen  
1016 Heights Blvd  
71008

Back

nevillefransseen@sbcglobal.net

DATE

LEFT



PROJECT

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## 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.**



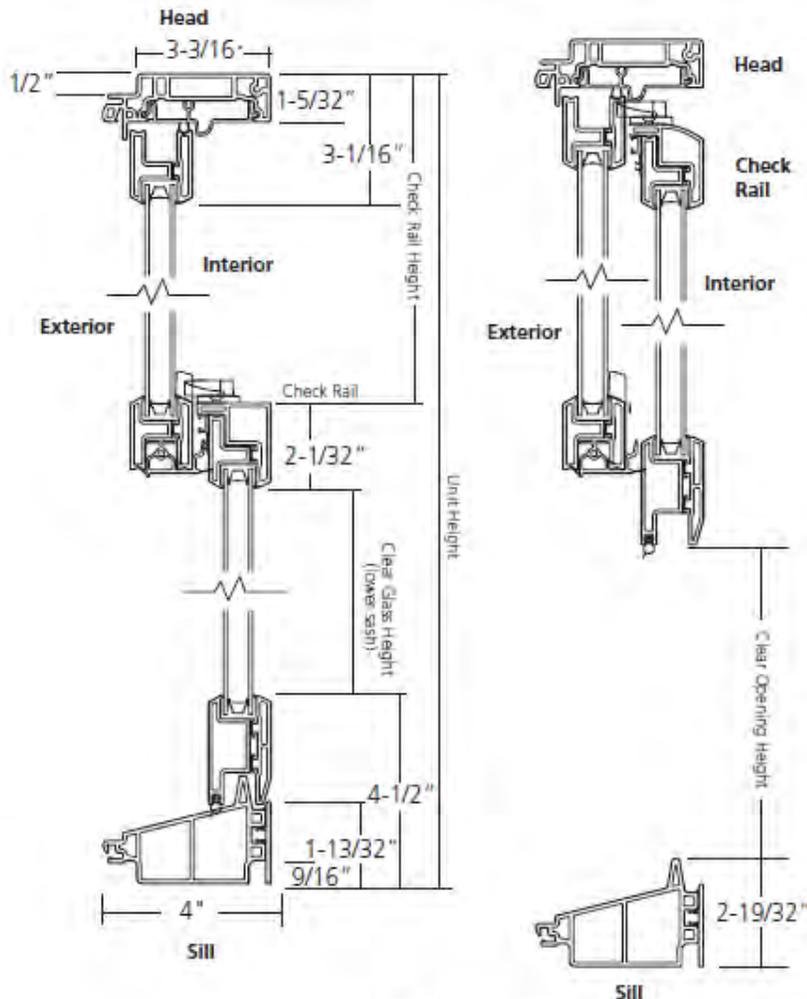
**WINDOW DETAIL**

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.

DRAFT