

CERTIFICATE OF APPROPRIATENESS

Application Date: October 19, 2023

Applicant: Rodolfo, Acevedo, owner

Property: LT 11 & TR 8b 9 & 10 BLK 3
FIRST MONTROST COMMONS
515 BRANARD ST
HOUSTON TX 77006

Significance: **Contributing, 2004**, 2,346 SF two-story craftsman residence, with 70 SF entry porch, 192 SF rear porch, and 462 SF detached garage and garage apartment facing the alley.

Proposal: Alteration

- The owner proposes a window replacement of three original windows with three full divided light, double hung windows provided by Renewal by Andersen. The windows will be on the side of the residence.

See enclosed detailed project description and application materials for further details.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Denial - does not satisfy criteria

- Owner to seek window repair option

HAHC Action: -

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 |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (1) The proposed activity must retain and preserve the historical character of the property;
<i>Staff criteria comments 10pt. italic, red. Delete bottom sections if DGs don't apply.</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (2) The proposed activity must contribute to the continued availability of the property for a contemporary use; |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment; |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (7) The proposed replacement of 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; |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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 |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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

Heights West HD



515 Branard St

Building Classification

- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO



Figure 1-Front View of the residence



Figure 2-Two of Three Windows to be replaced



Figure 3—Properties diagonally across the street to the North



Figure 4—Interior view of windows 103 and 104



Figure 4-Interior view of window 105

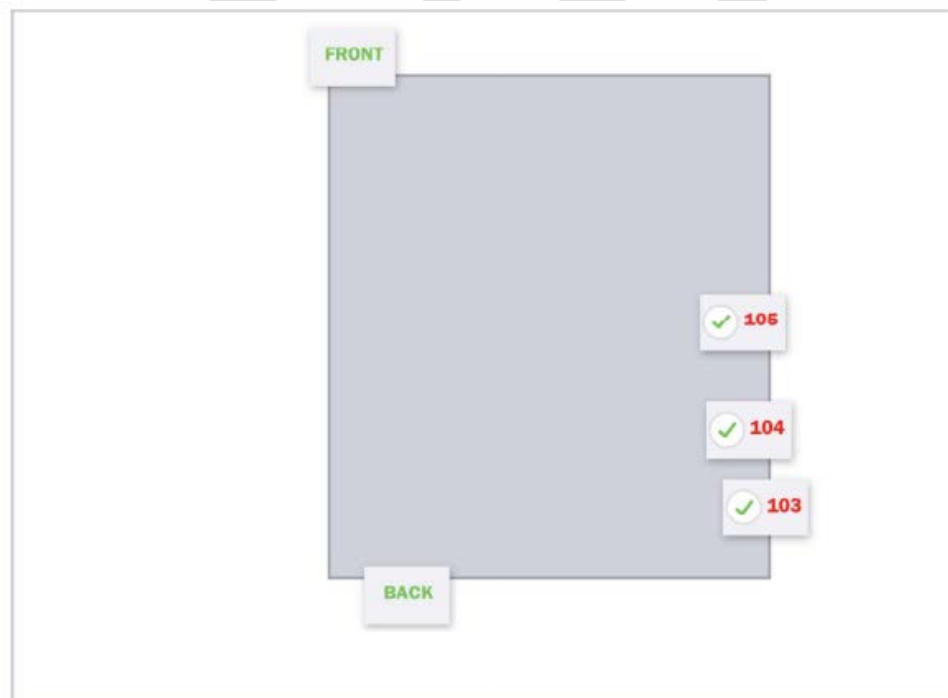


Figure 5-Site Map of window locations

03457714 Whittle

CERTIFICATE OF APPROPRIATENESS
WINDOW WORKSHEET



PLANNING & DEVELOPMENT DEPARTMENT

EXISTING WINDOW SCHEDULE							
Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Original/Replacement	Existing to Remain
Ex. A1	Wood	1/1	DH	32 x 66	Recessed	Original	No
103	Wood	3/3	DH	31 x 62	Recessed	ORIGINAL	NO
104	Wood	3/3	DH	31 x 62	Recessed	ORIGINAL	NO
105	Wood	4/3	DH	31 x 62	Recessed	ORIGINAL	NO

DAMAGE TO EXISTING WINDOWS	
Window	Describe Damage
Ex. A1	Glass is broke, window is inoperable, rail is rotten, and frame is broken
103	Air Leaks and DRAFTY / sash sticking to Roff
104	Air Leaks and Drafty / Broken Lock
105	Will not open, drafty and Broken GLASS

PROPOSED WINDOW SCHEDULE							
Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Brand/Vendor	Other
Ex. A1	Wood	1/1	DH	32 x 66	Recessed	Plygem	
103	Fibreax	1-1	DG	31 x 62	INSERT	Renewal by Andersen	
104	Fibreax	1-1	DG	31 x 62	INSERT	Renewal	"
105	Fibreax	1-1	DG	31 x 62	INSERT	Renewal	"

- Must include photos of all windows with labels indicated on this sheet
- Must include manufacture's specifications and details for all proposed windows
- *** Use additional sheets as necessary

Double-Hung WINDOWS

This classic window style is an excellent choice no matter where you live. Choose gently curved Contemporary or squared Traditional Check Rails.

CONVENIENT

Easy cleaning from the inside.

ELEGANT

Traditional look of mortise-and-tenon styling.

ACCURATE

Appropriate for restoration and renovation projects.



Double-Hung Window



Double-Hung Cottage Style Window



Double-Hung Oriel Style Window (Reverse Cottage)



Check Rail Options



Contemporary



Traditional

Oriel style windows feature a larger upper sash.



Double-Hung Windows / Pine Branch Colonial Grilles



Double-Hung Oriel Style Windows



DRAFT

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