CERTIFICATE OF APPROPRIATENESS

Applicant: Marisa Engelhardt, agent for Patricia Moses, owner

Property: 1535 Oxford St, Lot 3, Block 136, Houston Heights Subdivision. The site contains a non-contributing two-story frame residence, and a two-story frame detached garage situated on a 6,600 square foot (50' x 132') interior lot.

Significance: Noncontributing altered residence, constructed circa 1935, located in the Houston Heights Historic District East.

Proposal: Alteration – Addition

The applicant is proposing the following:

- Alter a few windows and the main entrance on this non-contributing two-story house.
- Adding square footage to the first and second floor.
- Connecting the main house to the garage with a porch on the first floor
- Connecting the garage apartment on the second floor to the main house with an uncovered breezeway.
- More details about dimensions can be found on pages 3, 4 & 5 of this report.
- All new windows need to be wood, inset and recessed.
  Minimum 1¾ inch inset depth from exterior casing to the face of the window unit (Upper Sash) Windows must be 1-over-1 if single or double-hung and equally horizontally divided. 1¾ inch minimum inset for Fixed Window.

*Draft report is subject to change

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: **Approval with conditions:** That the applicant insets the addition on the north elevation for two feet to meet the Heights measurable standards for side setbacks and aide wall length.

HAHC Action: -

APPROVAL CRITERIA

ALTERATIONS TO NONCONTRIBUTING STRUCTURES

Sec. 33-241.1(b): Director shall issue a certificate of appropriateness for the alteration, rehabilitation, or restoration of a non-contributing structure or an addition to a **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)	For an alteration, rehabilitation, or restoration that does not require the removal or replacement of the structural elements, not including the foundation, within 67 percent of the structure:
☐	☐	☐		(a) 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; and
☐	☐	☐		(b) The proposed activity must match the architectural features, materials, and character of either the existing noncontributing structure or the contributing structures within the context area.
☐	☐	☐	(2)	For an alteration, rehabilitation, or restoration that requires the removal or replacement of the structural elements, not including the foundation, within 67 percent or more of the structure, the director shall refer the application to the HAHC, which shall approve a certificate of appropriateness if the result of the project conforms to the requirements for new construction in a historic district in section 33-242 of this Code.
			(3)	For an addition to a noncontributing structure:
☐	☐	☐		(a) 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 from the property line of similar elements of existing contributing structures in the context area; and
☐	☐	☐		(b) The noncontributing structure with the constructed addition is compatible with the typical proportions and scale of existing contributing structures in the context area.

HEIGHTS DESIGN GUIDELINES

☐	☐	☐	In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines.

HEIGHTS DESIGN GUIDELINES MEASURABLE STANDARDS

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

☒ ☐ ☐ Maximum Lot Coverage (Addition and New Construction)

LOT SIZE	MAXIMUM LOT COVERAGE
<4000	.44 (44%)
4000-4999	.44 (44%)
5000-5999	.42 (42%)
6000-6999	.40 (40%)
7000-7999	.38 (38%)
8000+	.38 (38%)

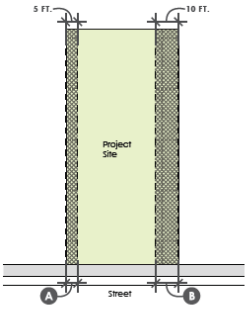
Existing Lot Size: 6,600
Max. Allowed: 2,640
Proposed Lot Coverage: 1,586

☒ ☐ ☐ Maximum Floor Area Ratio (Addition and New Construction)

LOT SIZE	MAXIMUM FAR
<4000	.48
4000-4999	.48
5000-5999	.46
6000-6999	.44
7000-7999	.42
8000+	.40

Existing Lot Size: 6,600
Max. FAR Allowed: 2,904
Proposed FAR: 2,901

☒ ☐ ☐ Side Setbacks (Addition and New Construction)



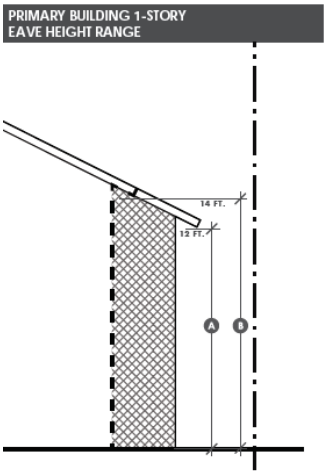
Note: This diagram shows just one example of a side setback configuration.

KEY	MEASUREMENT	APPLICATION
A	3 FT.	Minimum distance between side wall and the property line for lots less than 35 feet wide
	5 FT.	Minimum distance between the side wall and the property line
B	REMAINING	Difference between minimum side setback of 5 feet and minimum cumulative side setback
C	6 FT.	Minimum cumulative side setback for lots less than 35 feet wide
	10 FT.	Minimum cumulative side setback for a one-story house
	15 FT.	Minimum cumulative side setback for a two-story house

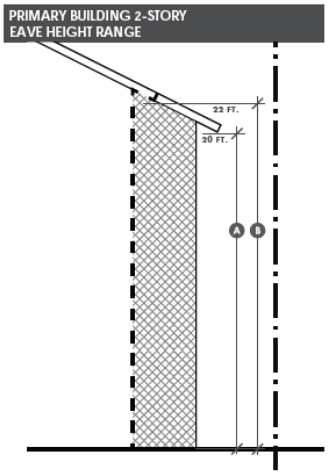
Proposed side setback (south elevation): 3'-3 1/4"
Proposed side setback (north elevation): 10'
Cumulative side setback: 13'-3 1/4"

The proposal is grandfathered when building one story but as the proposal is for a two story applicant has to meet the 5' side setback.

☒ ☐ ☐ Eave Height (Addition and New Construction)



KEY	MEASUREMENT	APPLICATION
A	12 FT.	Maximum 1-story eave height at the 5 FT. minimum side setback
B	14 FT.	Maximum 1-story eave height at 7 FT. or greater side setback



KEY	MEASUREMENT	APPLICATION
A	20 FT.	Maximum 2-story eave height at the 5 FT. minimum side setback
B	22 FT.	Maximum 2-story eave height at 7 FT. or greater side setback

Proposed eave height: 18'-4"
Proposed ridge height is 24'-9"

☐ ☐ ☐ Side Wall Length and Insets (Addition and New Construction)

MEASUREMENT	APPLICATION
50 FT.	Maximum side wall length without inset (1-story)
40 FT.	Maximum side wall length without inset (2-story)
1 FT.	Minimum depth of inset section of side wall (1-story)
2 FT.	Minimum depth of inset section of side wall (2-story)
6 FT.	Minimum length of inset section of side wall

Applicant has no inset on north elevation and the length of the north elevation with the new proposed addition is 55'- 5 ½"

☒ ☐ ☐ Building Wall (Plate) Height (Addition and New Construction)

MEASUREMENT	APPLICATION
36 IN.	Maximum finished floor height (as measured at the front of the structure)
10 FT.	Maximum first floor plate height
9 FT.	Maximum second floor plate height

Proposed finished floor: 24
Proposed first floor plate height: 8’8”

N

PROPERTY LOCATION

HOUSTON HEIGHTS EAST HISTORIC DISTRICT

INVENTORY PHOTO

CONTEXT AREA

1527 Oxford – Noncontributing – 2007 (neighbor)

1531 Oxford –contributing – 1935 (neighbor)

1545 Oxford– Contributing – 1920 (neighboring)

1543 Oxford– Contributing – 1915 (neighboring)

1519 Oxford– Contributing – 1920 (neighboring))

1505 Oxford– Contributing – 1915 (neighboring)

1501 Oxford – Contributing – 1920 (neighboring)

EXISTING PHOTOS

PROVIDED BY APPLICANT

EAST ELEVATION – FRONT FACING OXFORD

2 NEW FRONT ELEVATION
SCALE: 1/4 = 1'-0"

1 EXISTING FRONT ELEVATION
SCALE: 1/4 = 1'-0"

NORTH SIDE ELEVATION

2 NEW SIDE ELEVATION- KITCHEN
SCALE: 1/4 = 1'-0"

1 EXISTING SIDE ELEVATION- KITCHEN
SCALE: 1/4 = 1'-0"

SOUTH SIDE ELEVATION

2 NEW SIDE ELEVATION- GARAGE
SCALE: 1/4 = 1'-0"

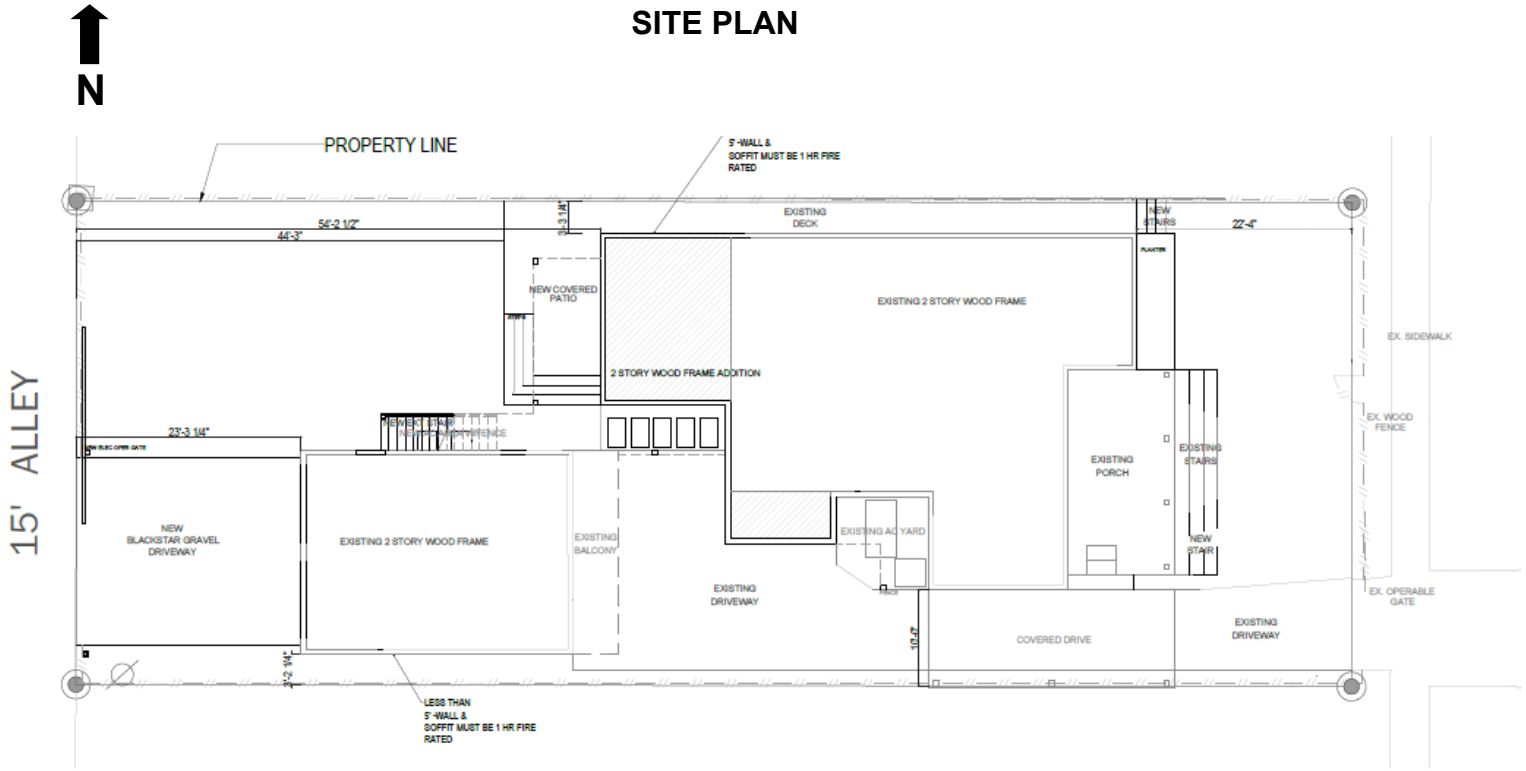
1 EXISTING SIDE ELEVATION- GARAGE
SCALE: 1/4 = 1'-0"

WEST (REAR) ELEVATION

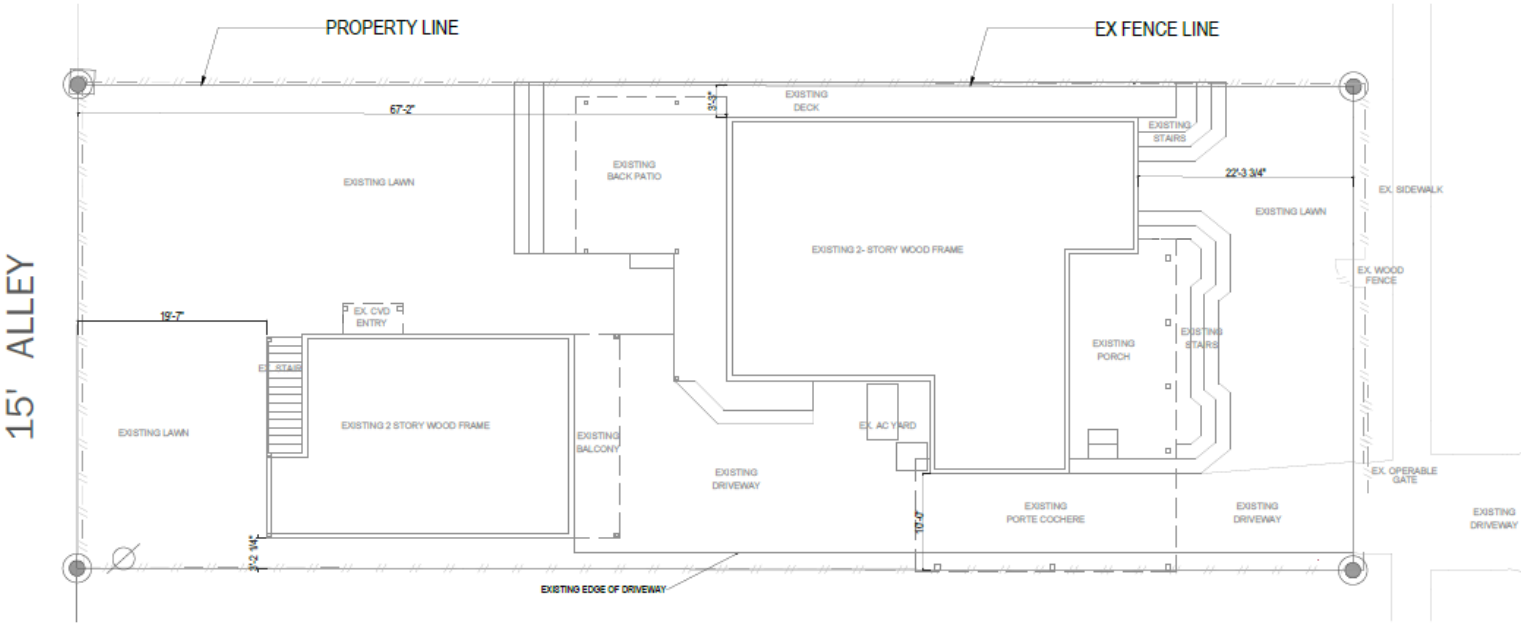
2 NEW BACK ELEVATION
SCALE: 1/4 = 1'-0"

1 EXISTING BACK ELEVATION
SCALE: 1/4 = 1'-0"

SITE PLAN



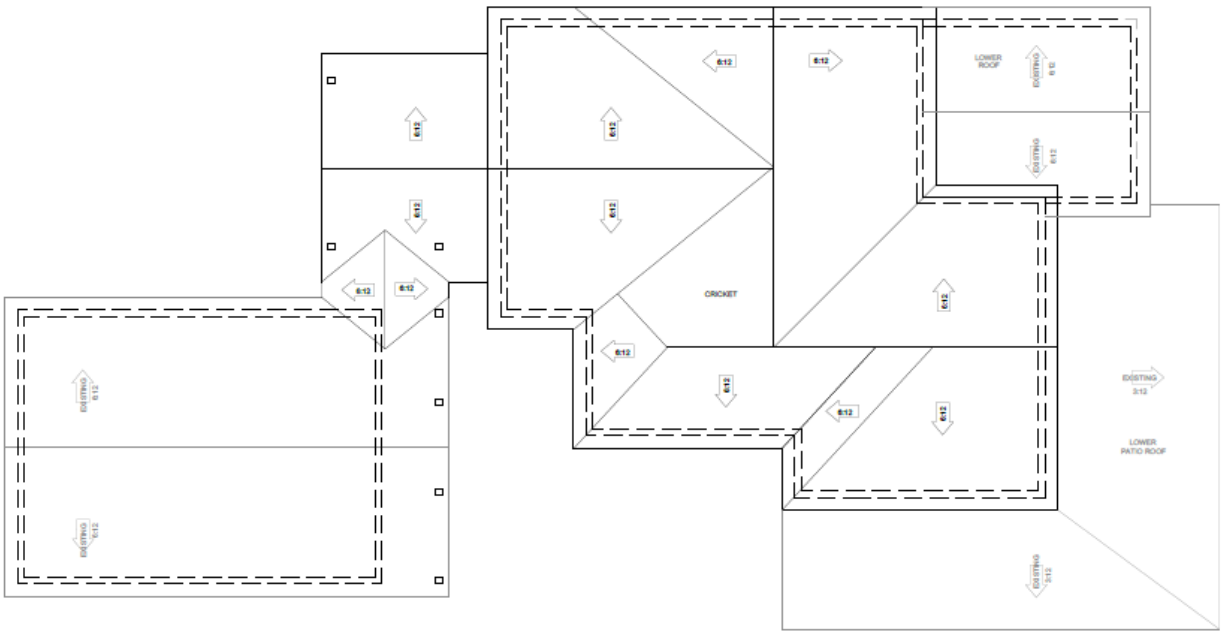
2 New Site Plan
1/8"=1'-0"



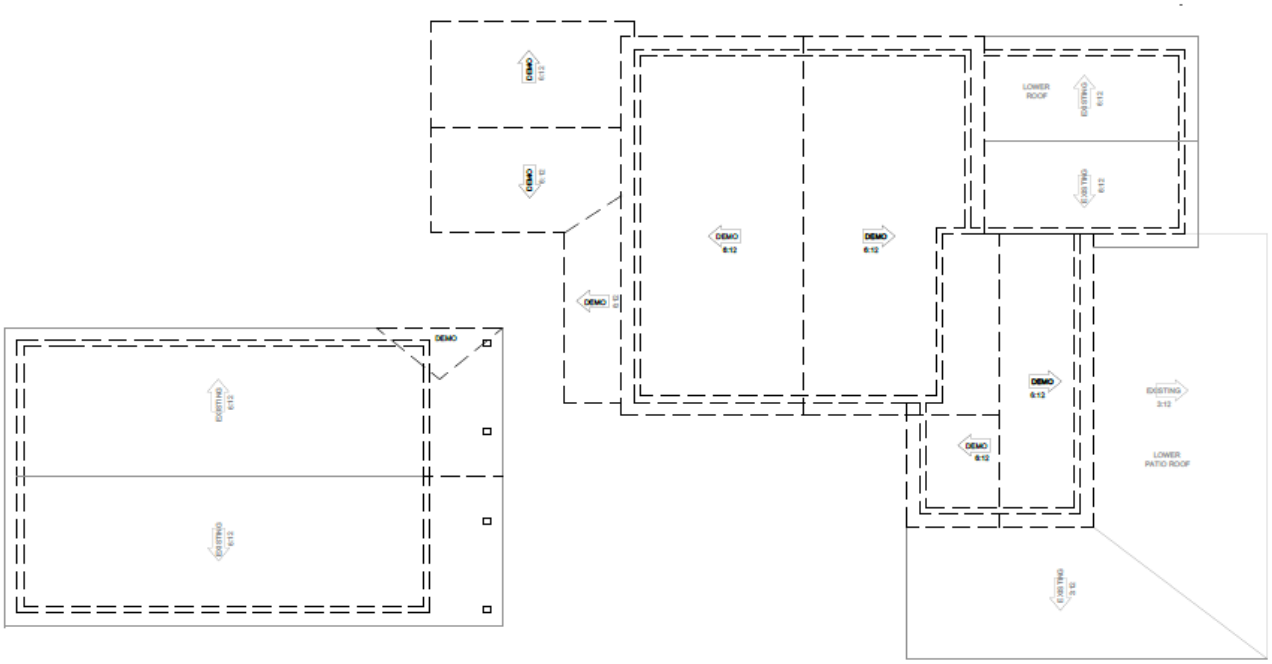
1 EXISTING SITE PLAN
1/8"=1'-0"

ROOF PLAN

N



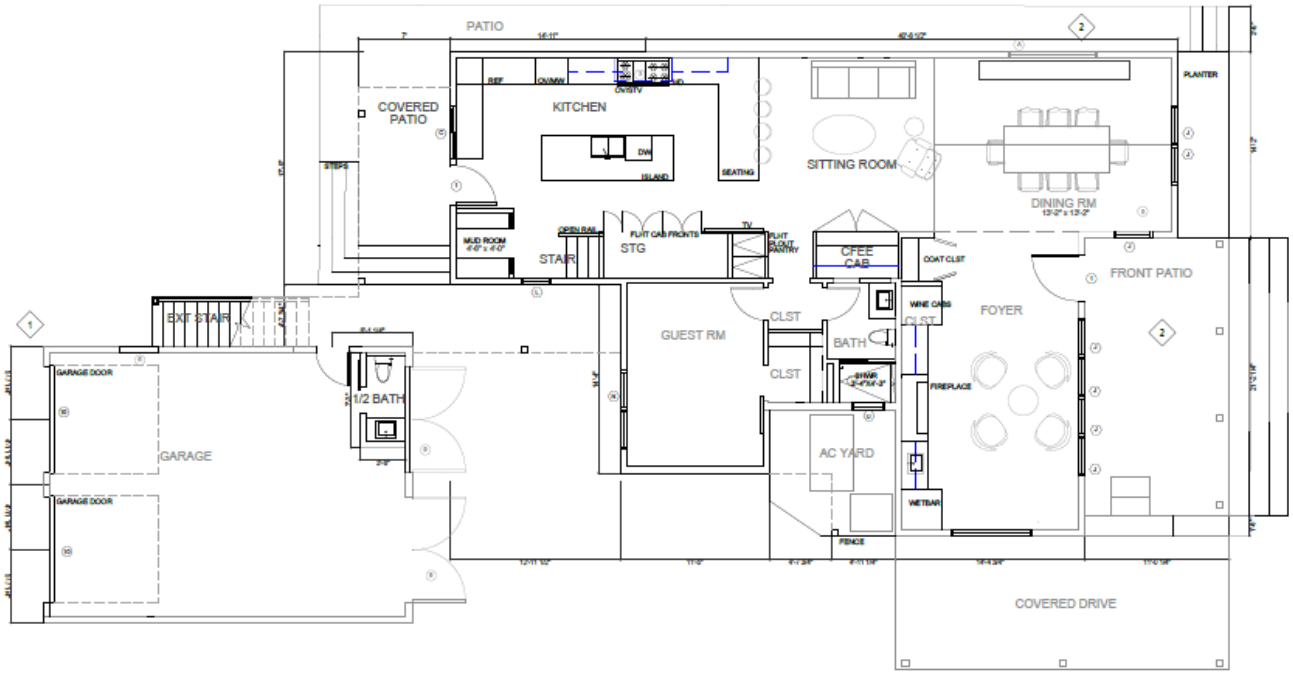
1 New Roof Plan
3/16"=1'-0"



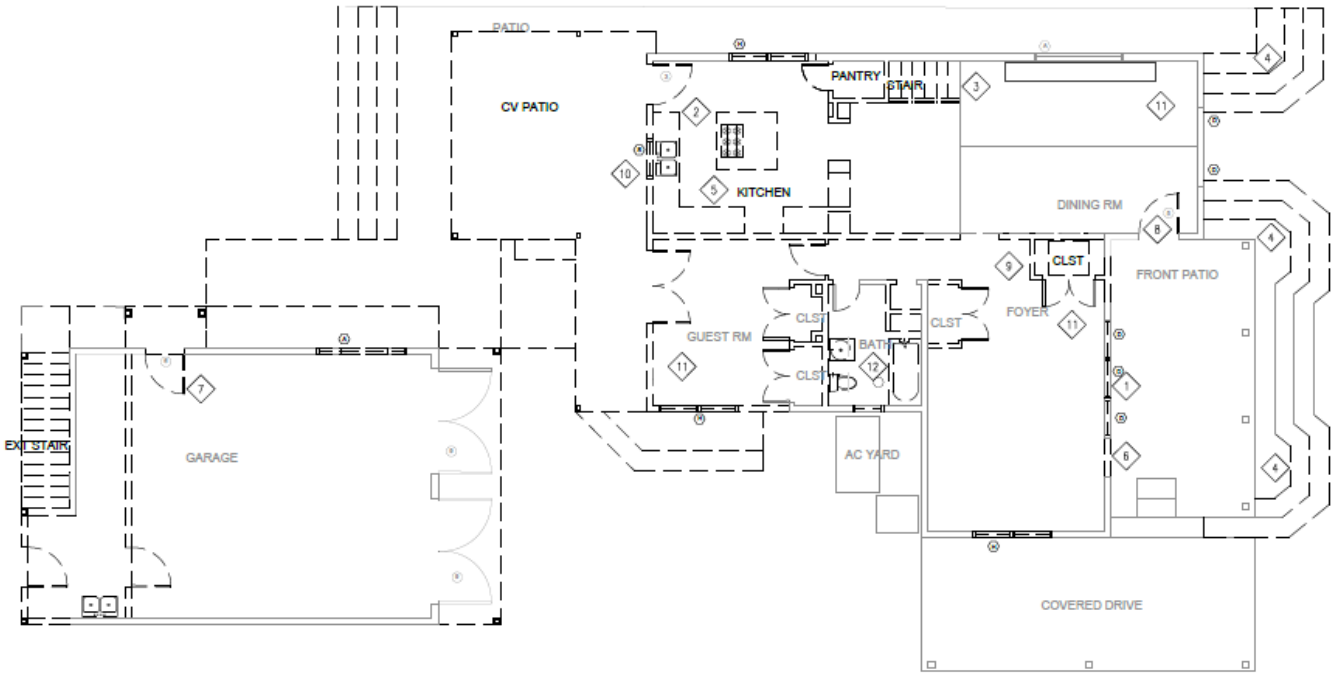
1 Existing/Demo Roof Plan
3/16"=1'-0"

FIRST FLOOR PLAN

N



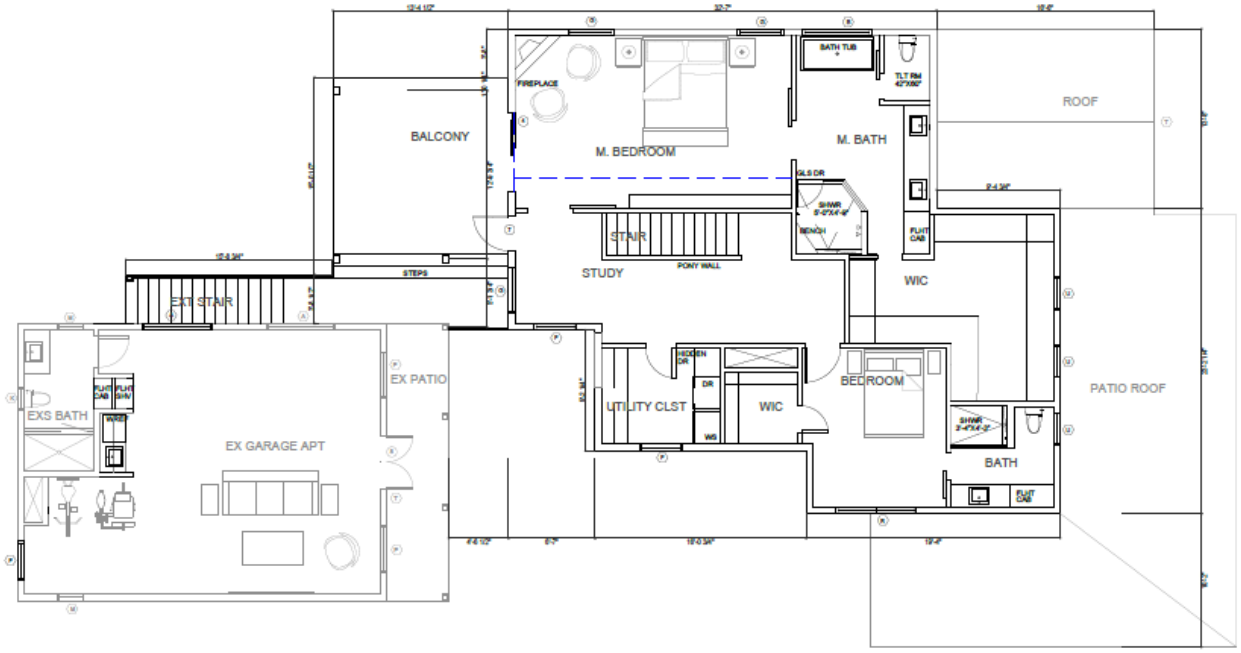
1 New Architectural Plan - Level 1
3/16"=1'-0"



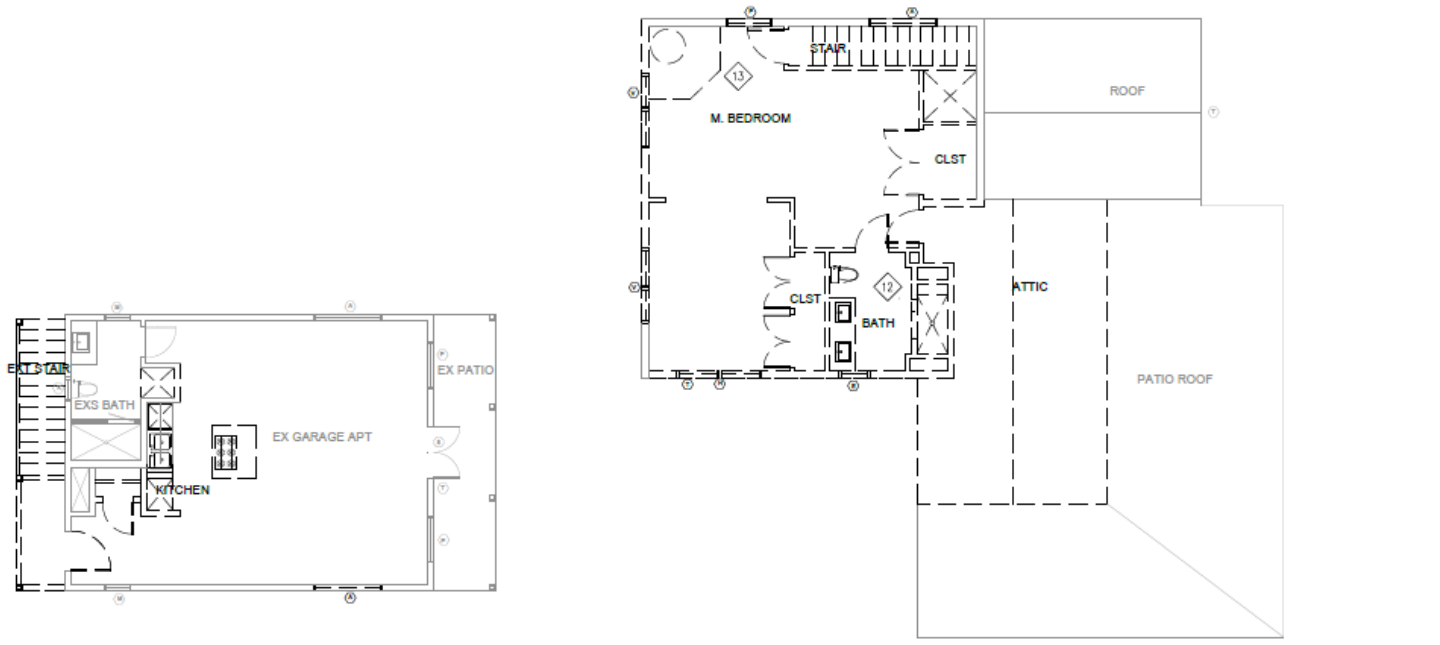
1 Existing/Demo Architectural Plan - Level 1
3/16"=1'-0"

SECOND FLOOR PLAN

N



1 New Architectural Plan- Level 2
3/16"=1'-0"



1 Existing/Demo Architectural Plan - Level 2
3/16"=1'-0"

WINDOW SCHEDULE

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*
A	Wood	1/1	FIXED	82x18	Inset	Replacement	Yes/No
D	Wood	1/1	SH	36x66	Inset	Replacement	No
E	Wood	1/1	SH	30x24	Inset	Replacement	No
H	Wood	1/1	SH	72X66	Inset	Replacement	No
K	Wood	1/1	SH	24X24	Inset	Replacement	Yes
M	Wood	1/1	SH	24X46	Inset	Replacement	Yes
P	Wood	1/1	SH	42X54	Inset	Replacement	No
S	Wood	1/1	SH	36X30	Inset	Replacement	No
T	Wood	1/1	FIXED	Custom/Angled	Inset	Replacement	Yes/No
V	Wood	1/1	SH	54x60	Inset	Replacement	No

DAMAGE TO EXISTING WINDOWS

Window	Describe Damage
Ex. A1	*Glass is broke, window is inoperable, rail is rotten, and frame is broken*
D	Changing out Front damaged single pane windows to energy efficient double pane windows - Change to type J

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*	
B		1/1	Fixed	74x16	Inset/Match Existing	Sierra Pacific	
C		1/1	Slider	48x36	Inset/Match Existing	Sierra Pacific	
F		1/1	DH	36x54	Inset/Match Existing	Sierra Pacific	
G		1/1	DH	42x54	Inset/Match Existing	Sierra Pacific	
J		1/1	DH	36x66	Inset/Match Existing	Sierra Pacific	
L		1/1	DH	24x46	Inset/Match Existing	Sierra Pacific	
N		1/1	DH	72x66	Inset/Match Existing	Sierra Pacific	
R		1/1	DH	72x54	Inset/Match Existing	Sierra Pacific	
U		Fixed	Fixed	30x24	Inset/Match Existing	Sierra Pacific	

- 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


T
P
P
V
V
GARAGE APT
DOORS TO
REMAIN
MAIN HOUSE


DEMO
T
DEMO
V
DEMO
V
DEMO
E
DEMO
V
S
DEMO
DEMO
H
DEMO
DEMO
E

WINDOW SPECIFICATIONS

All Wood Double Hung - W/Historic Sill Nose

Scale: 4" = 1'

#8 x 1 1/2" PH FH SM

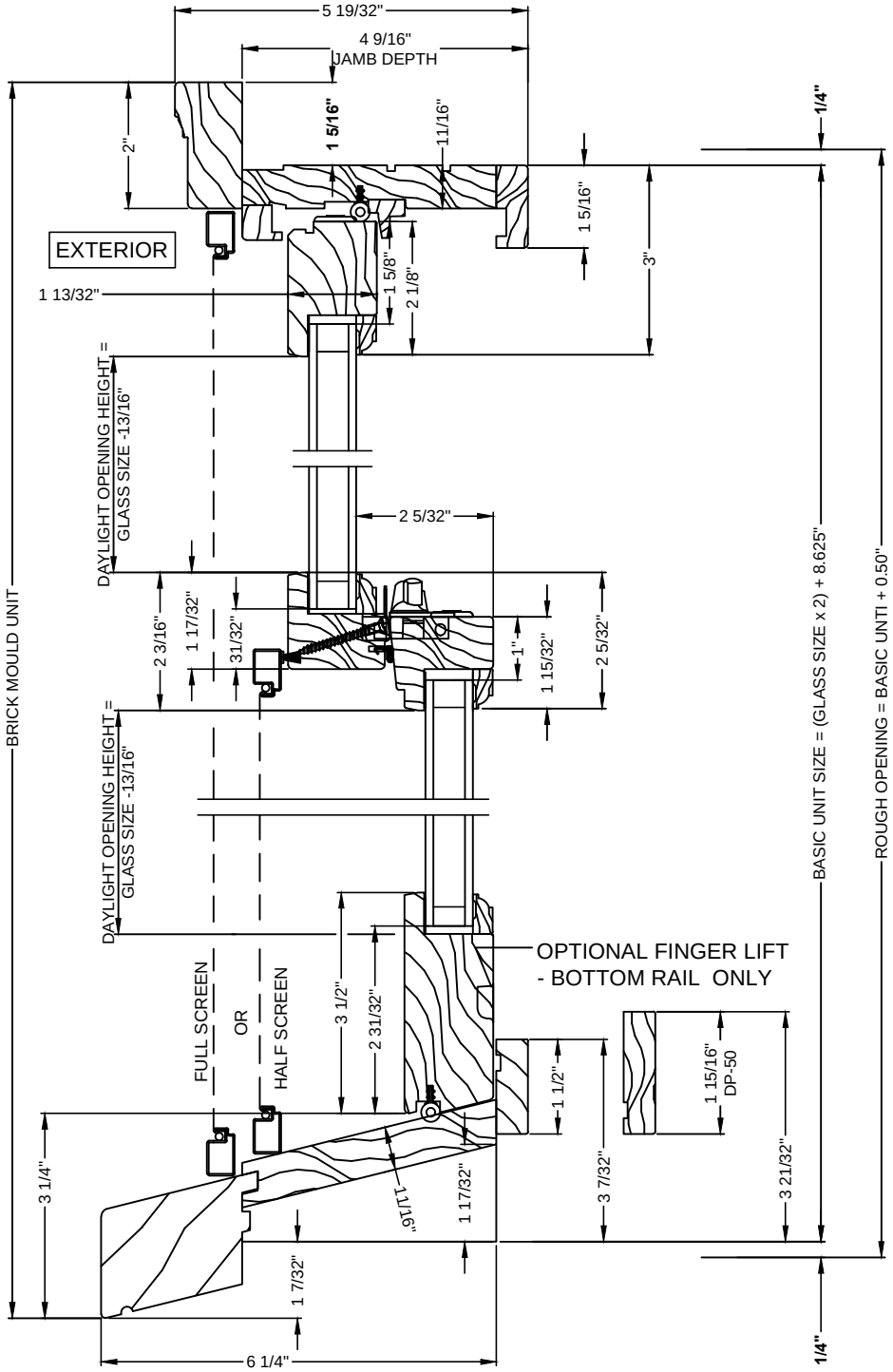
*JAMB EXTENSION MAY BE APPLIED WITH STAINLESS STEEL 18 (1/4) x 1-1/4" STAPLE.
BRAD NAILS, 1" or 1 ¼" T-NAILS OR SCREWS (PRE-DRILL AND COUNTERSINKING REQUIRED WHEN USING SCREWS).

18 x 1" T-NAIL

1 1/4" T-NAIL

16 x 1 1/4" BRAD

18 x 1 1/4" STAPLE



H3 Double Hung

At the core of the H3 Double Hung is our patented Fusion Technology™. It integrates three materials—extruded aluminum, vinyl and solid wood—into one complete window. This unique fusion results in improved durability and performance, noticeably enhanced aesthetics, an extreme seal and easier installation.

Standard Construction:

- 0.055" thick extruded aluminum exterior.
- Hidden, extra-strong 0.078" thick extruded vinyl main frame with integral nail fin, fully welded at four corners for air and water tight seal.
- 5-3/4" overall frame depth with standard solid 4-9/16" jamb depth.
- 1-3/4" sash thickness, with narrow 1-5/8" stile and rail and 1-1/8" architectural sash setback.
- Seamless factory mulling up to 5-wide (120") with continuous head and sill with mull post. Optional factory box (jamb-to-jamb) mulling up to 4-wide (132").
- Both sash operate and tilt in for easy cleaning.
- Concealed jamb liners with constant force balances.
- Innovative, narrow profile, removable Flexscreen.

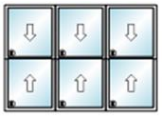
Pictured: H3 Double Hung with offset frame.

MINIMUM / MAXIMUM FRAME SIZES			
Custom sizing available in 1/16" increments. Additional sizes may be available upon approval.			
H3 DOUBLE HUNG - OPERATING		**H3 DOUBLE HUNG – PICTURE**	
Minimum Frame Width	17.5"	Minimum Frame Width	13.5"
Minimum Frame Height	35.5"	Minimum Frame Height	35.5"
Maximum Frame Width	47.5"	Maximum Frame Width	84"
Maximum Frame Height	83.5"	Maximum Frame Height	84"
		Maximum Square Feet	42

Performance Data:

H3 Double Hung: 47.5"x 83.5"

AIR INFILTRATION.....0.05/0.03/A3
WATER.....NO LEAKAGE @7.52 PSF
STRUCTURAL.....LC-PG50 (+50/-50)



H3 Double Hung: 119.5" x 83.5" (3-wide Unit)

AIR INFILTRATION.....0.06/0.06/A3
WATER.....NO LEAKAGE @ 5.43 PSF
STRUCTURAL.....LC-PG35 (+35/-35)*

*Unit size will meet LC-PG50 with installation straps.
**Unit size will meet CW-PG50 if quoted with performance upgrades.

H3 Double Hung Picture: 71.5" x 83.5"

AIR INFILTRATION...0.06/0.02/A3
WATER.....NO LEAKAGE @ 5.43PSF
STRUCTURAL.....CW-PG35 (+35/-35)**

For a comprehensive list of tested and rated sizes and configurations, please refer to the H3 Double Hung Product Performance Guide (Structural) located in the Technical Resources Library on our website.

Thermal Performance (NFRC):

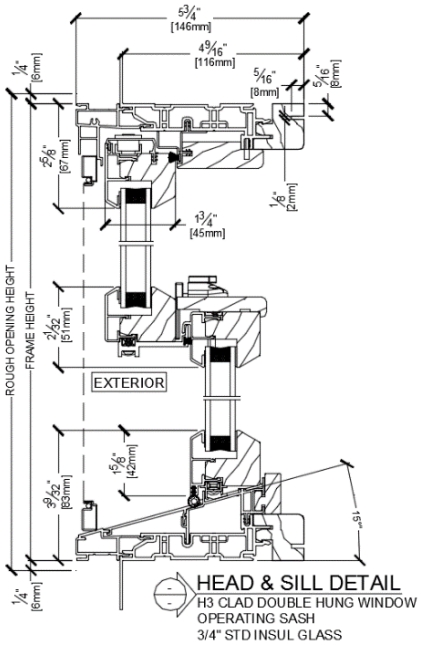
Air Filled			Argon Filled		
Low-E 272 Clear	**Low-E 366**	**Triple IG (LE272/LE180/LEi89)**	**Low-E 272 Clear**	**Low-E 366**	**Triple IG (LE272/LE180/LEi89)**
U-FACTOR.....0.33	U-FACTOR.....0.32	U-FACTOR.....0.24	U-FACTOR.....0.30	U-FACTOR.....0.29	U-FACTOR.....0.21
SHGC.....0.32	SHGC.....0.21	SHGC.....0.27	SHGC.....0.32	SHGC.....0.21	SHGC.....0.27
VT.....0.54	VT.....0.49	VT.....0.47	VT.....0.54	VT.....0.49	VT.....0.47
CR.....52	CR.....52	CR.....49	CR.....55	CR.....55	CR.....53

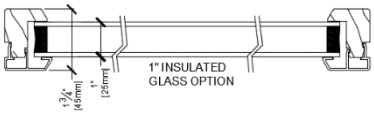
All values represent insulated glass units using standard black warm edge spacer. Additional glazing options available.

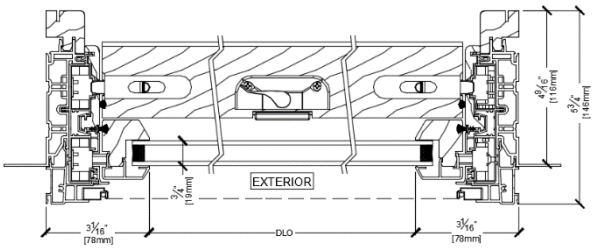
For a comprehensive list of glazing configurations, please refer to the H3 Double Hung Product Performance Guide (NFRC) located in the Technical Resources Library on our website.

3/15/2024

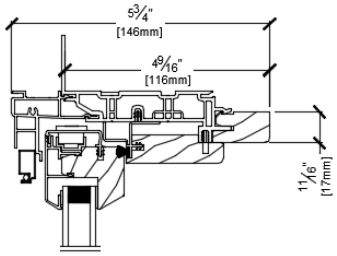
Operating
FLUSH FRAME - 4 9/16" JAMB W/ Kerf



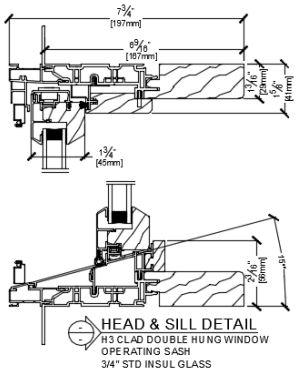




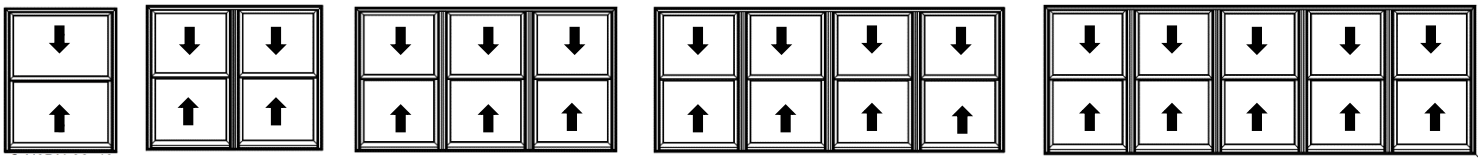
Operating
OFFSET FRAME - 4 9/16" JAMB



Operating
FLUSH FRAME - 6 9/16" JAMB (1 PIECE)



Additional product details may be found on our website www.sierrapacificwindows.com/ProfessionalResources/TechnicalLibrary



Typical configurations shown. Contact us for additional options.

Factory mulling up to 5-wide (120”) continuous head & sill with mull post. Up to 4-wide (132”) as tight (jamb-to-jamb) box mulls.

Continuous Head & Sill Mull Post

Tight Mull

¼” Plate Mull

OPTIONAL EXTERIOR CASINGS

3.5” Flat Casing

2” Ovalo

2” Flat Casing

2” Brickmould

H3 Double Hung Additional Features

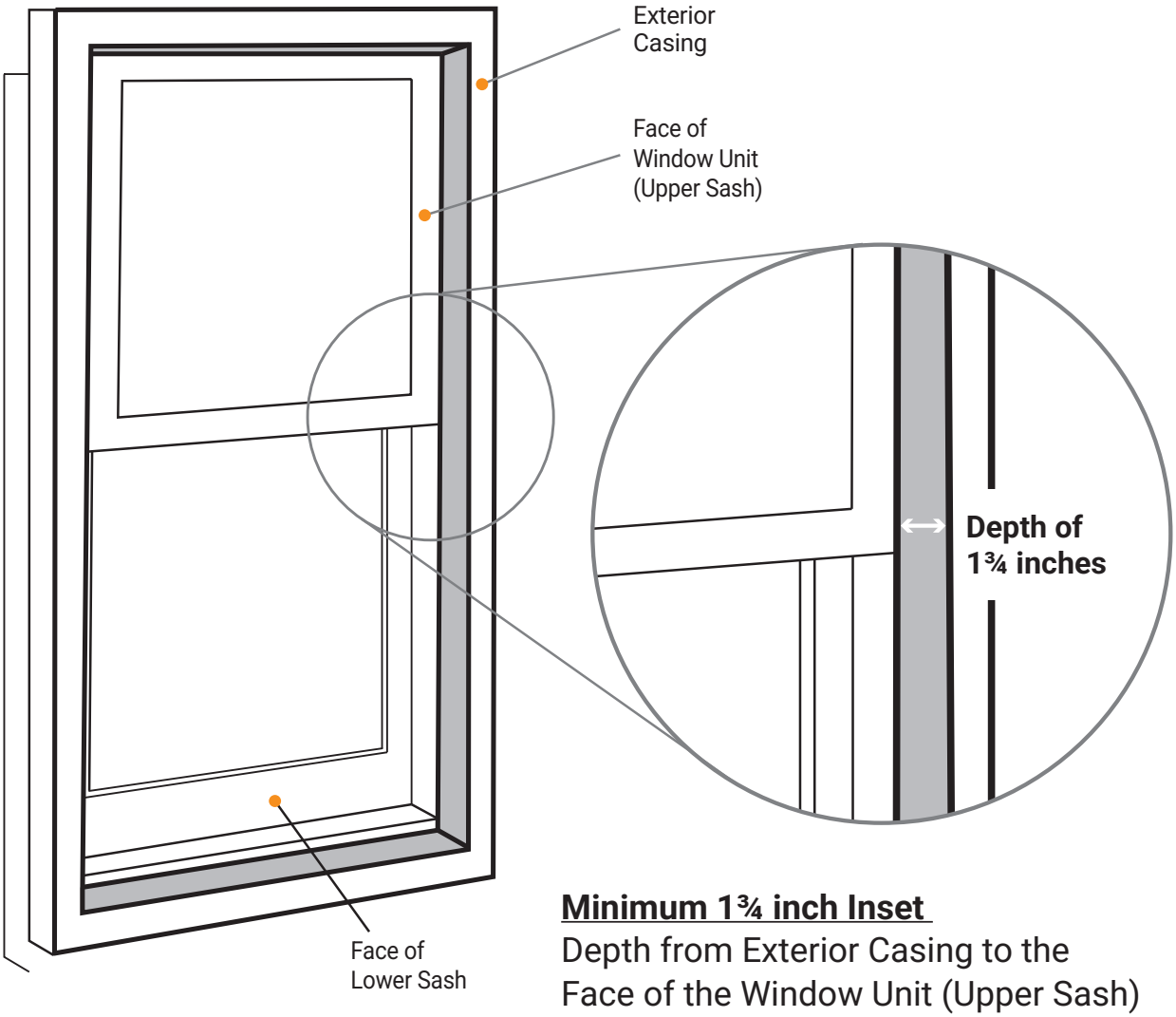
- Color Palette of 50 powder coated finishes in four design collections that meet AAMA 2604 specifications. Optional AAMA 2605 available.
- Extensive offering of performance glass available in black warm edge or Cardinal spacer for optimum efficiency.
- Grille options including Simulated Divided Lites and Grilles-Between-Glass.
- 10 factory finished Ultra Coat Paint colors or 3 Ultra Stain interior options.

Please visit our website www.sierrapacificwindows.com for additional details or to contact your nearest Sierra Pacific Branch or Dealer location.

Place Business Card or Company Information Here

3/15/2024

Historic Window Standard: New Construction & Replacement



Minimum 1¾ inch Inset
Depth from Exterior Casing to the Face of the Window Unit (Upper Sash)

Windows must be 1-over-1 (equally horizontally divided)

1¾ inch minimum inset for Fixed Window

For more information contact:
Houston Office of Preservation
832-393-6556
historicpreservation@houstontx.gov