

**CERTIFICATE OF APPROPRIATENESS**

**Applicant:** Victor A. Mondragon, owner, Roberto Diaz, agent

**Property:** 602 Highland Street Lot 1, Block 29, Woodland Heights Subdivision. The property includes a historic 1,243 square foot one story single-family residence situated on a 5,000 square foot (50' x 100') corner lot.

**Significance:** Contributing Bungalow residence, constructed circa 1920, located in the Woodland Heights Historic District.

**Proposal:** Alteration – Repair, Replace, Relocate windows/doors/openings with Rear Addition

- HAHC approved a COA from previous owner’s application for rehabilitation & restoration in April of 2014. See photos from this process on pages 9 to 11 of this report. Wood windows were repaired at this time and much of the interior structure was rebuilt. Only three windows were replaced/removed at this time - #18 (front of W side elevation), non-historic paired aluminum windows at rear elevation replaced with single wood window. Scope of COA was exceeded during this project and red-tagged for replacing interior structural elements.
- Rear of building has been altered from 1970 to 2013, the 2014 restoration and rehabilitation removed much of the historic interior structure and it is hard to discern the original footprint beyond Sanborn map and BLA Archive documents. Two rear porches were enclosed and/or demolished after 1950.
- Remove rear portion of home for addition – original corner does not exist currently. All interior roof structure was replaced in the c. 2014 alterations and original material was replaced.
- **The existing house is 1,243 SF, the proposed addition with attached garage is 1,052 SF and will result in a total of 2,295 SF.**
- Addition foundation will be pier and beam, cladding of smooth cementitious siding, shingle roof with 6/12 pitch (existing is 7/12), ridge height 29’7”(existing is 20’), Setbacks are at least 3’ at west and south elevations that border neighbors.
- Windows on addition will be Clad-Wood double Hung 1/ 1 inset and recessed.
- **Removal of four total and relocation of three total historic windows. (remove completely 8,12,13,14 - 12 is not historic) three relocated (11,10,9) and two shortened in place (6,7).**
  - East elevation: relocate three windows 11,10,9 to window 5 on east elevation/bump out on side street.
  - East elevation: Shorten two windows on east elevation visible from the side street - 7 and 6 to accommodate for relocation of kitchen counter
  - South elevation/rear: two historic windows relocated (11,12 will be relocated to window 5 area)
  - West elevation two historic windows (13,14) will be removed, and cladding will be patched to match.

**Public Comment:** No comment received.

**Civic Association:** No comment received.

**Recommendation:** Approval with conditions: based on criteria 4, 9

**Staff Recommends:** Repair of historic wood windows 7 and 6 on east elevation *or* relocate window 5 or 13 and find second window to match either one to relocate in openings of windows 7 and 6. Applicant to work with staff to confirm final paired windows in this location if historic materials cannot be found to match.

**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:

- | <b>S</b>                            | <b>D</b>                            | <b>NA</b>                           | <b>S - satisfies</b> | <b>D - does not satisfy</b>   | <b>NA - not applicable</b> |
|-------------------------------------|-------------------------------------|-------------------------------------|----------------------|---|----------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | (1)                  | The proposed activity must retain and preserve the historical character of the property;  |                            |
| <input checked="" 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 checked="" 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 checked="" 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;<br><i>Removal and reconfiguration of historic wood windows and window openings visible from the street does not preserve the distinguishing qualities or character of the property. Please note this is a corner lot, side and rear elevations are visible from the street. However, much of the historic material (siding) was lost after the 2014 COA where the previous homeowner exceeded the scope of work and was red-tagged. The windows are the one of the few remaining historic elements or distinguishing qualities of the building.</i>   |                            |
| <input checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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;<br><i>Removal and reconfiguration of historic wood windows and window openings visible from the street does not preserve significant historical and architectural material of the property. Please note this is a corner lot, side and rear elevations are visible from the street. However, much of the historic material (siding) was lost after the 2014 COA where the previous homeowner exceeded the scope of work and was red-tagged. The windows are the one of the few remaining historic elements or distinguishing qualities of the building.</i> |                            |
| <input checked="" 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 checked="" 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

WOODLAND HEIGHTS HISTORIC DISTRICT



INVENTORY PHOTO



C. 2013



C.



CURRENT PHOTO (s)



CURRENT PHOTO (s)



CURRENT PHOTO (s)



CURRENT PHOTO (s)





**CURRENT PHOTO (s)**



**C. 2013**





C. 2013



**CURRENT PHOTO (s)**



**PHOTOS OF RESTORATION/REHABILITATION C.2014**

**red tagged for exceeding structural/siding scope of work**



PHOTOS OF RESTORATION/REHABILITATION C.2014



PHOTOS OF RESTORATION/REHABILITATION C.2014



Historic Photo c. 1965 – this was the aim for the 2014 restoration/rehabilitation

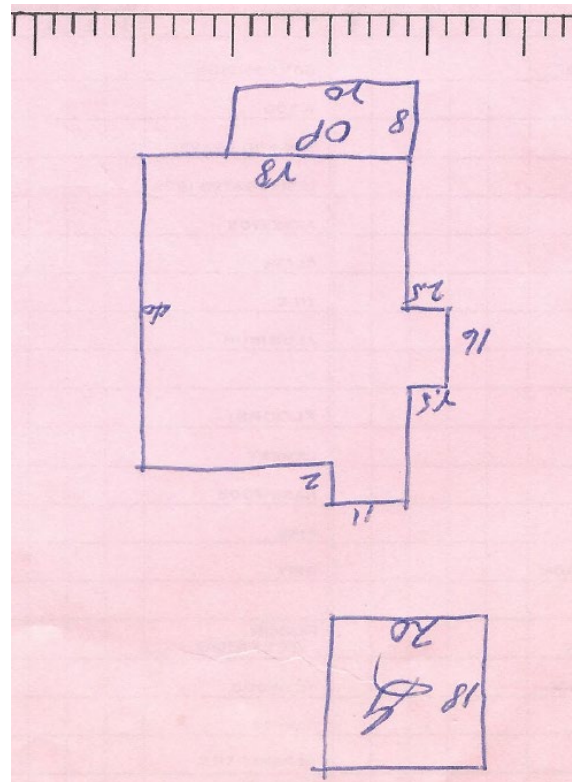
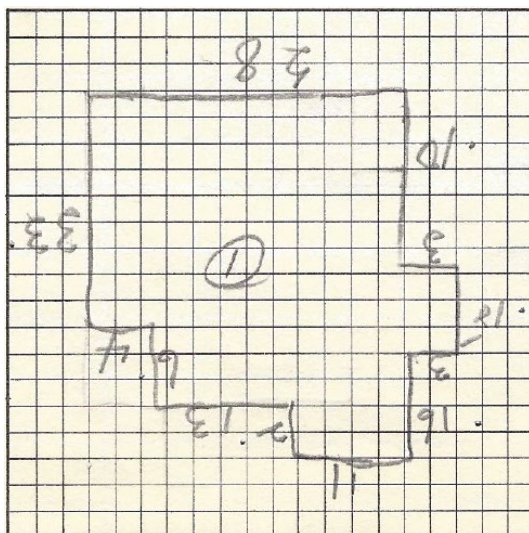


**ARCHIVE DOCUMENT C. 1930s** document does not look like Sanborns/other BLA documents  
 Rear corners of historic portion can not be accurately determined – roof/attic was inspected for historic structural elements - but historic material had been removed in the c.2014 work.

Map No. _____ - Addition <i>Woodland Hts</i>		IMPROVEMENTS	
Block <i>29</i>	Lot <i>1</i>	No. Sq. Ft. <i>1134</i>	Price Per Sq. Ft. <i>2.00</i> \$ <i>2270</i>
OWNER <i>Carlson, C. Oscar</i>			Percent Good <i>80</i> <i>1810</i>
ADDRESS <i>602 Highland</i>			Other Bldgs. <i>100</i>
TYPE OF PROPERTY <i>Res</i> OCCUPIED VACANT		Total All Bldgs. <i>1910</i>	
BASEMENT, Whole Part _____	FLOORING, Pine, Hardwood, Cement, Tile, Marble, Dirt _____	LAND VALUE	
FOUNDATION, Concrete, Stone, Brick, Piers, Posts. _____	INTERIOR TRIM, Plaster, Hardwood, Marble, Metal, Built-in Features _____	Front x Depth	Unit Value Factor Front Ft. Value - \$
WALLS, Brick _____ Stone Hollow Tile, Stucco, Metal, Concrete Blocks, Box Weatherboard _____	HEATING, Furnace, Stoves, Fireplace, Chimneys, Gas _____		
ROOF CONS., Concrete, Steel, Wood Truss _____	LIGHTING, Electricity _____		
ROOF, Hip, Gable, Mansard, Flat _____	PLUMBING, Sewer, Water, Baths _____		
ROOFING, Composition, Metal, Slate, Wood, Shingles, Tile, Asbestos _____	ELEVATORS _____		
EXTERIOR TRIM, Stone, Terra Cotta, Metal, Wood, Marble, Granite _____	CONDITION, Good, Fair, Bad, Obsolete _____		
PERMIT DATE _____ NO. _____ AMT. _____		TOTAL	
		<i>400-1060</i>	

**C. 1930s**

**c.1965**





ARCHIVE DOCUMENT C. 1965

N ↓

GROUND PLAN SKETCH

IMPROVEMENT LOCATION


C. 1965

ARCHIVE DOCUMENT C. 1970s

N ↑

GROUND PLAN SKETCH

EXISTING APPRAISALS, IF ANY -  
100% Value - without depreciation -

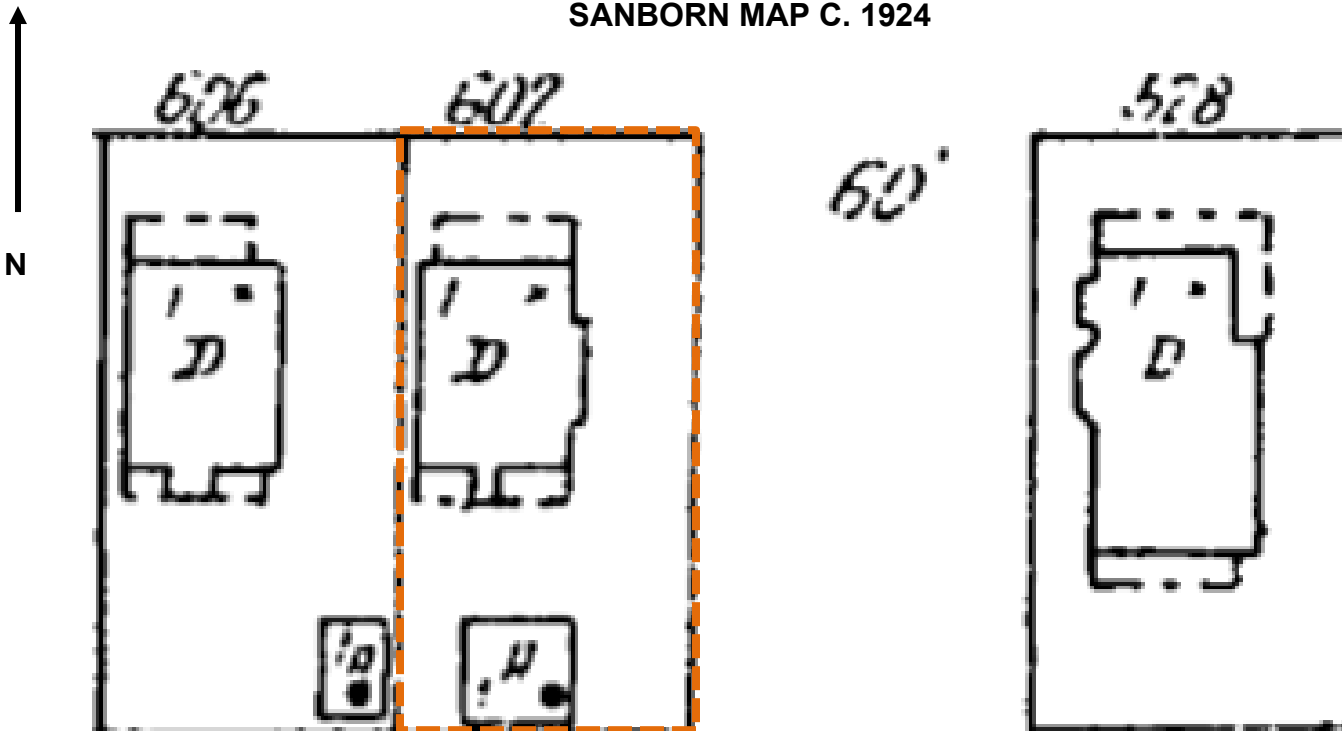
DWG. O.P. C.R. 578. 160 160 48

336 480 1174

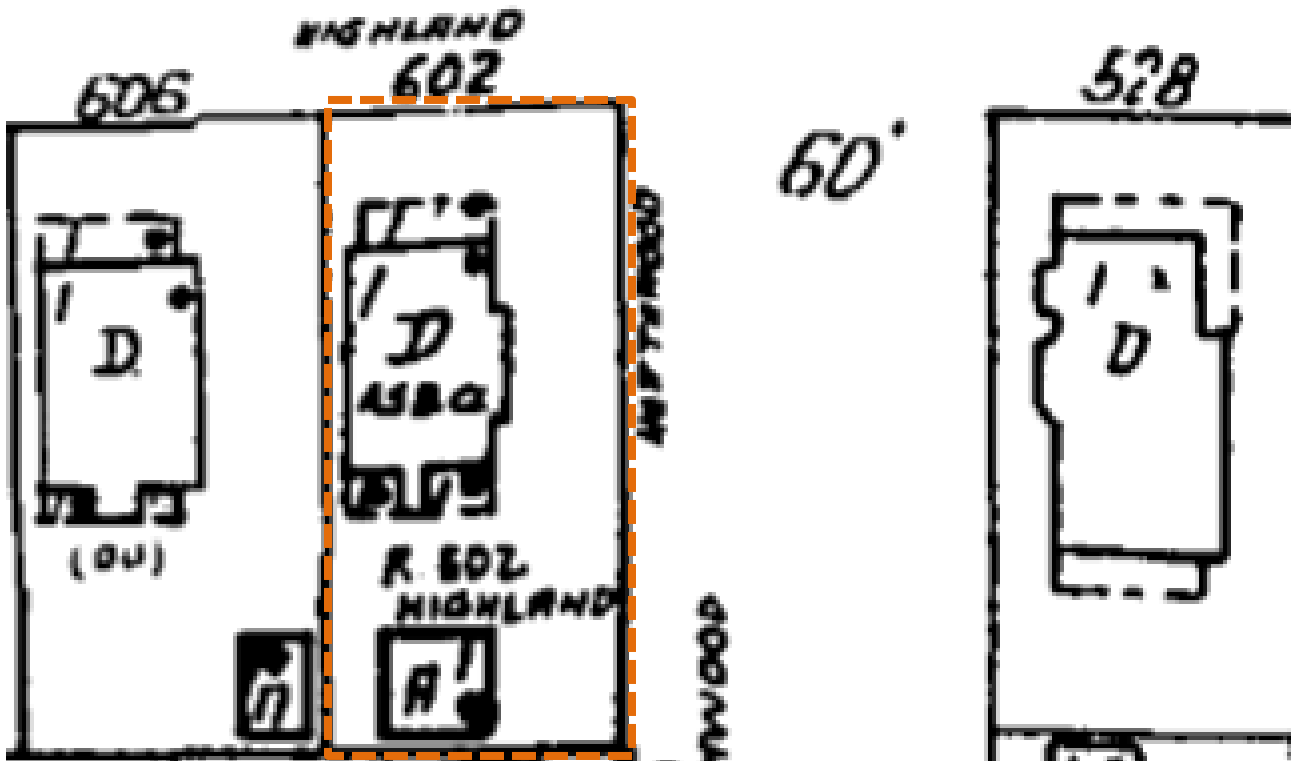
22

1174

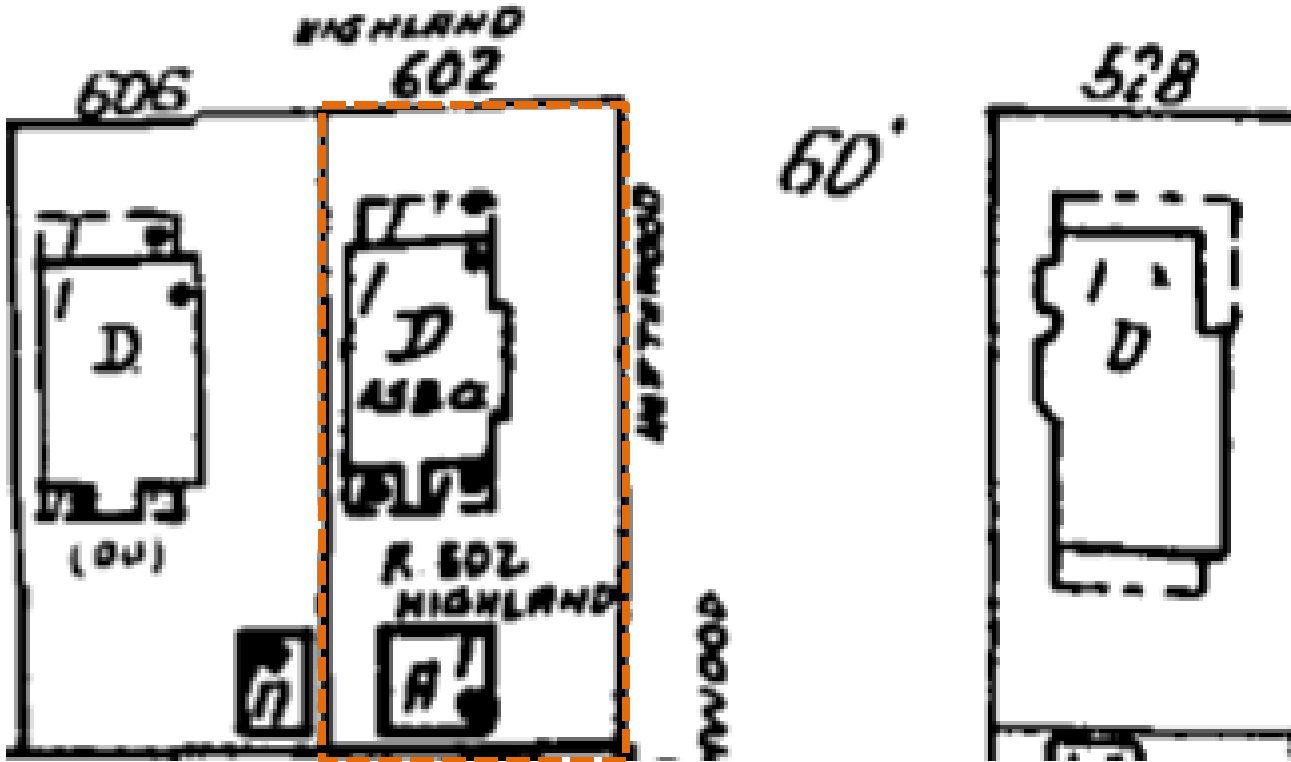
SANBORN MAP C. 1924



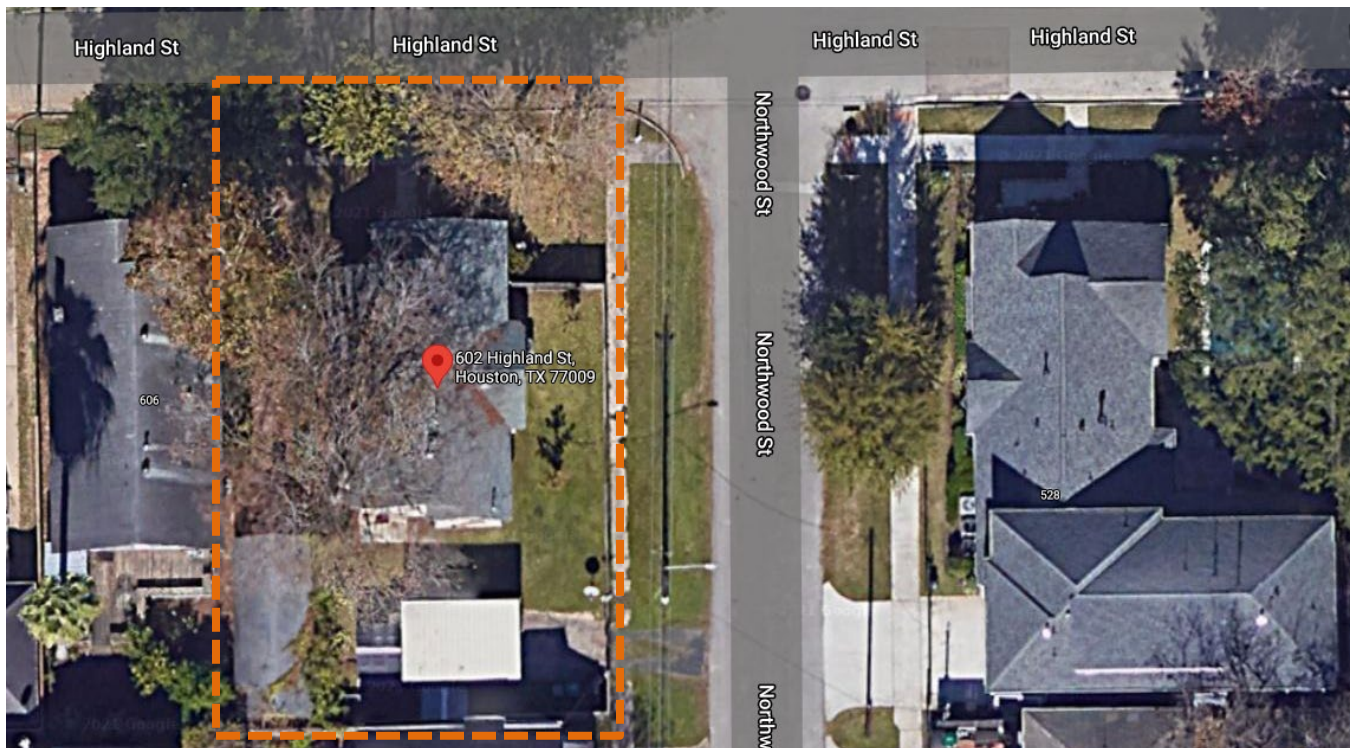
SANBORN MAP C. 1950



SANBORN MAP C. 1950



CURRENT AERIAL



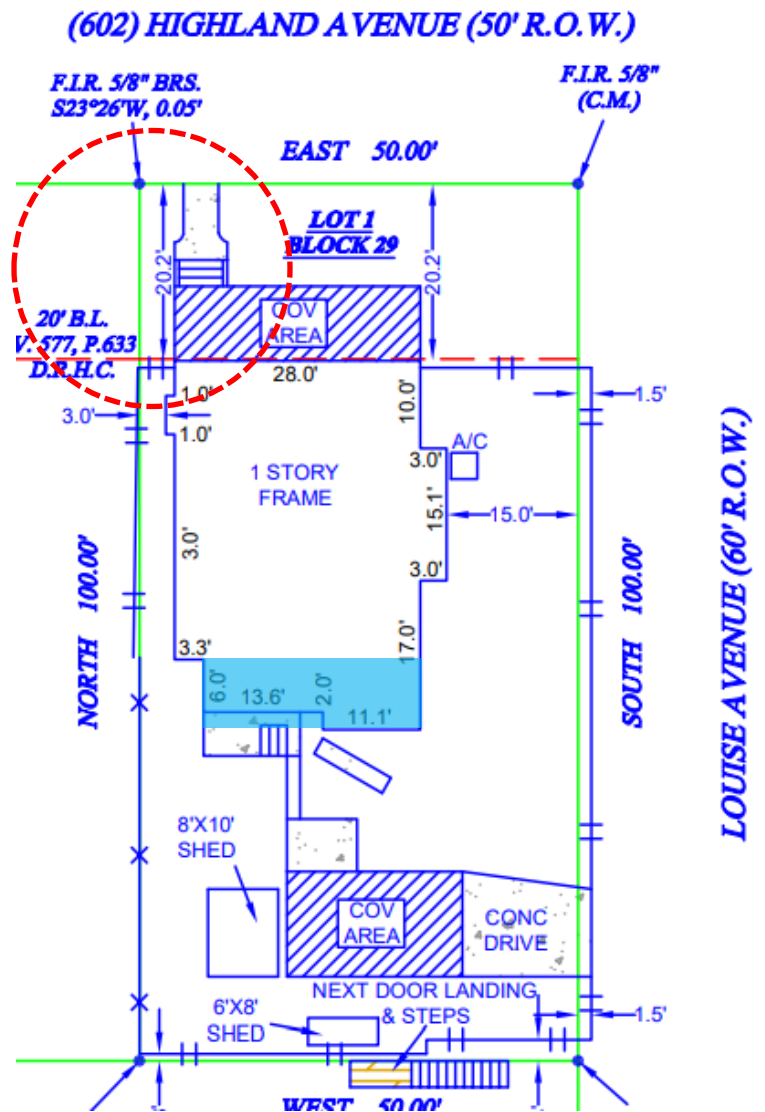
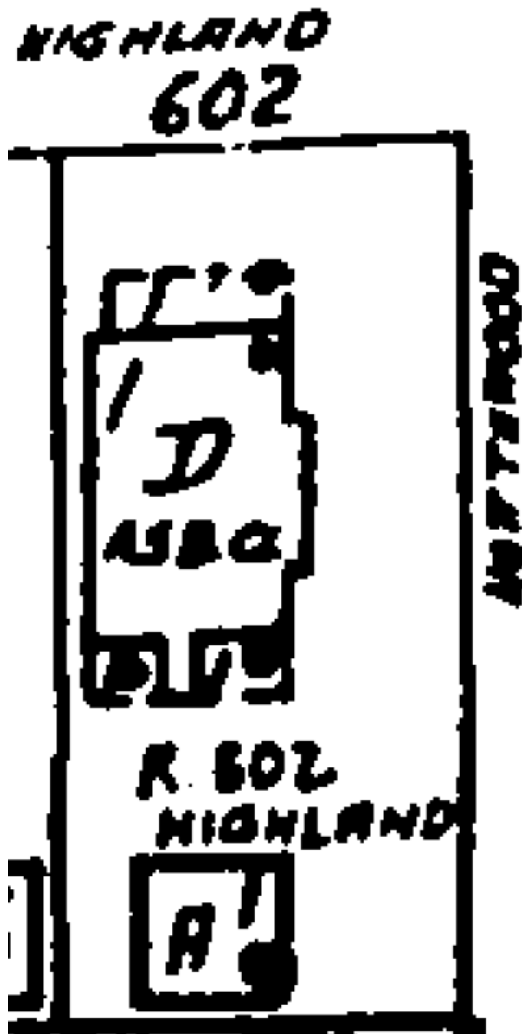
SANBORN VS CURRENT "SURVEY"/SITE PLAN

SANBORN MAP C. 1950

\*Rear porches enclosed\* with asymmetrical addition

EXISTING

 Survey not accurate compared to existing front porch



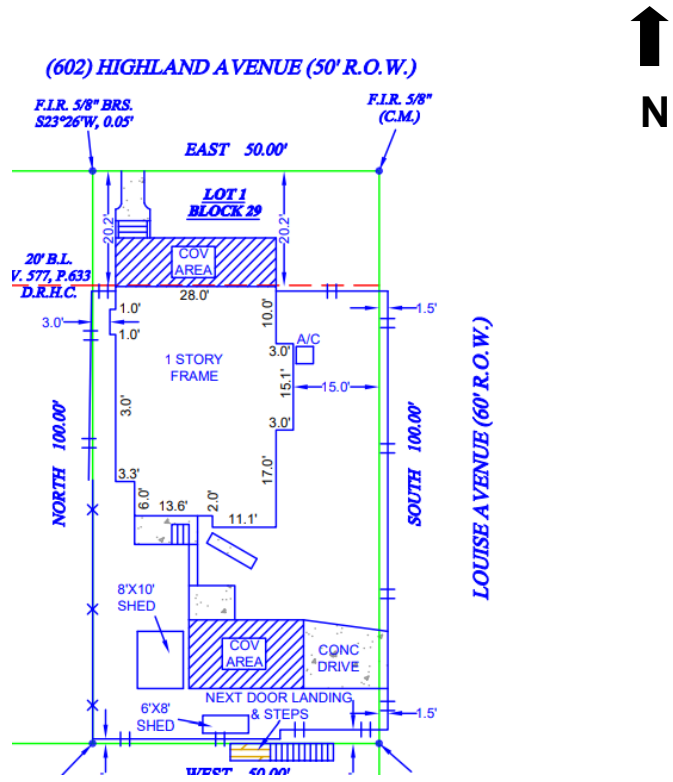
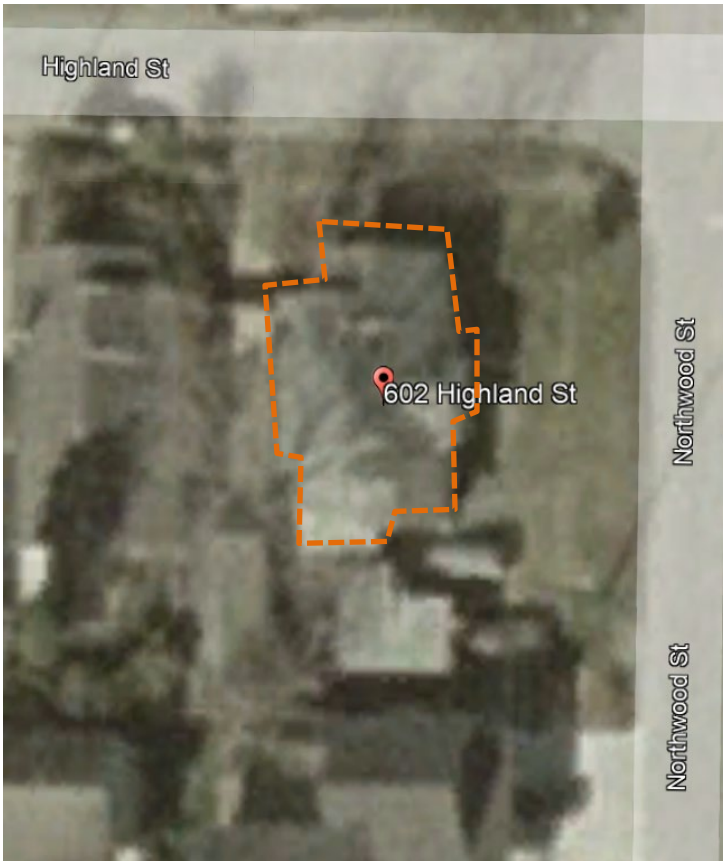
 Altered/Closed in Rear Porch

GOOGLE EARTH C. 2004

\*REAR WAS PROBABLY ALTERED BTWN 1970s-2000s

CURRENT "SURVEY"/SITE PLAN

(FRONT PORCH INCORRECT)



Aerial image could show additional alteration are rear – earliest photo aerial that could be found

**CONTRIBUTING CONTEXT: 527 BYRNE STREET (CORNER LOT)**

Addition approved 4/18/13 – 1,284 sq ft increased to 3,120 sq ft



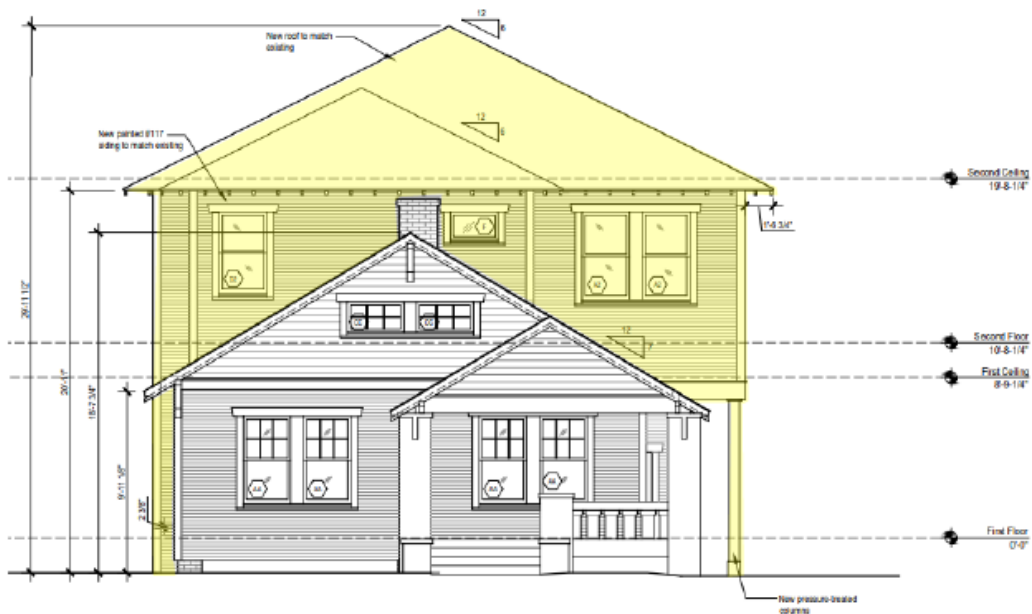
**CONTRIBUTING CONTEXT: 501 BYRNE STREET**

**(CORNER LOT)**

Addition approved 7/30/20 – 943 sq ft increased to 2,587 sq ft

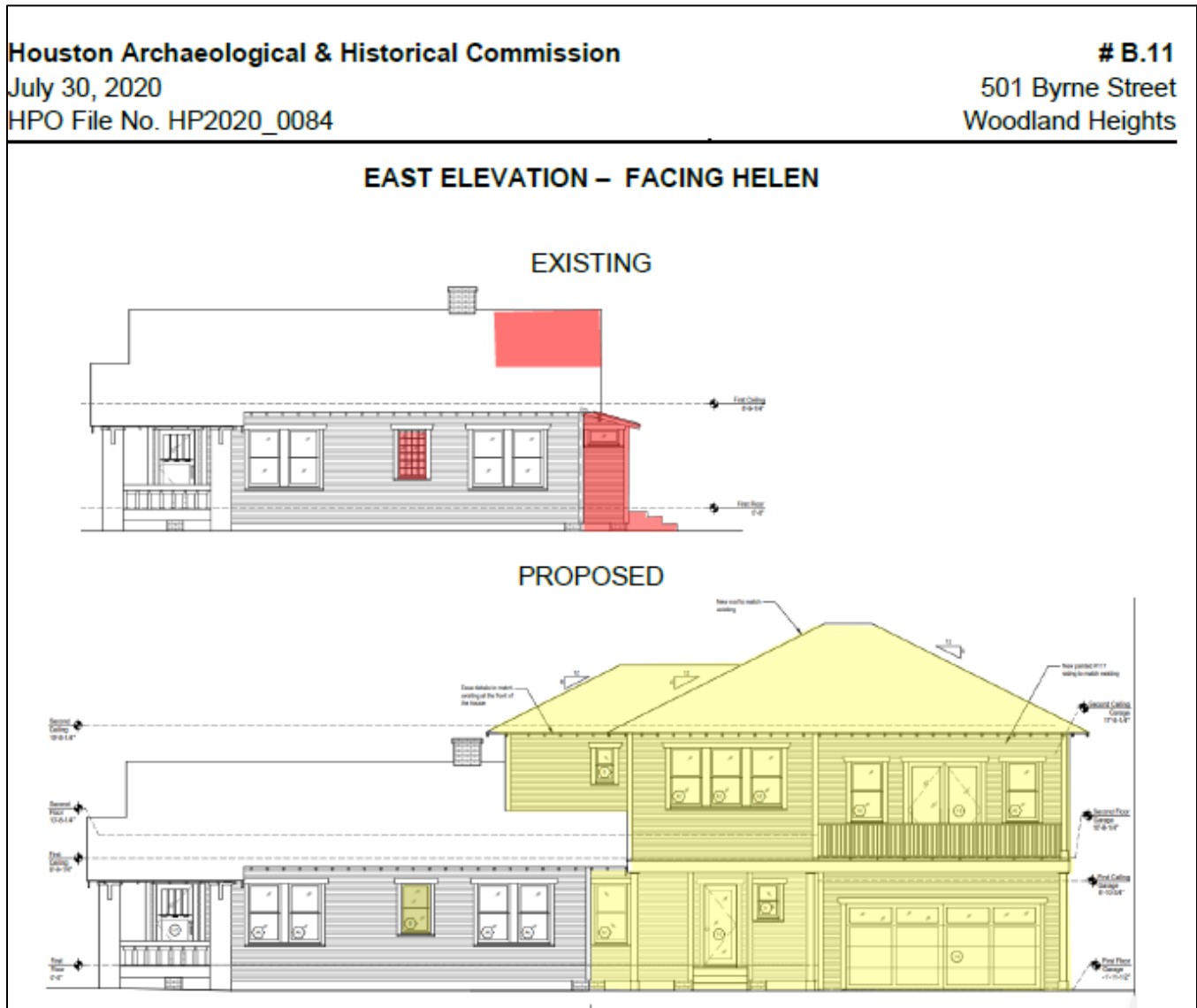
Houston Archaeological & Historical Commission	# B.11
July 30, 2020	501 Byrne Street
HPO File No. HP2020_0084	Woodland Heights

INVENTORY PHOTO



**CONTRIBUTING CONTEXT: 501 BYRNE STREET  
(CORNER LOT)**

Addition approved 7/30/20 – 943 sq ft increased to 2,587 sq ft





**PROPOSED RENDERING**

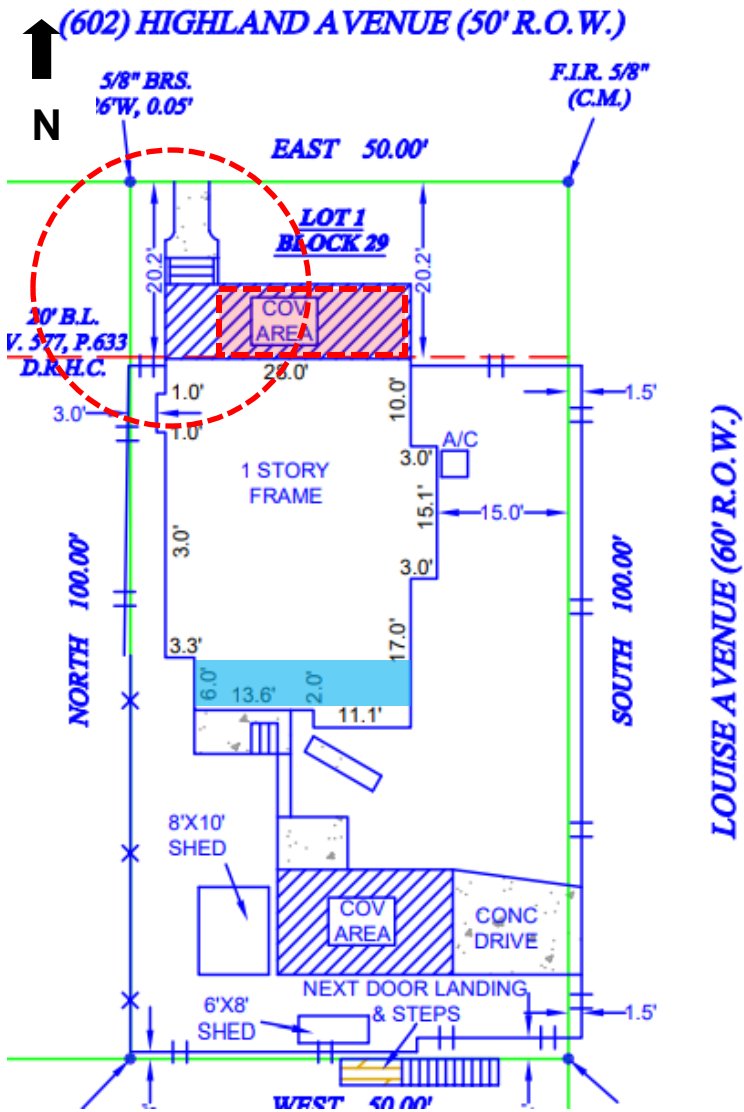


**SITE PLAN**

EXISTING

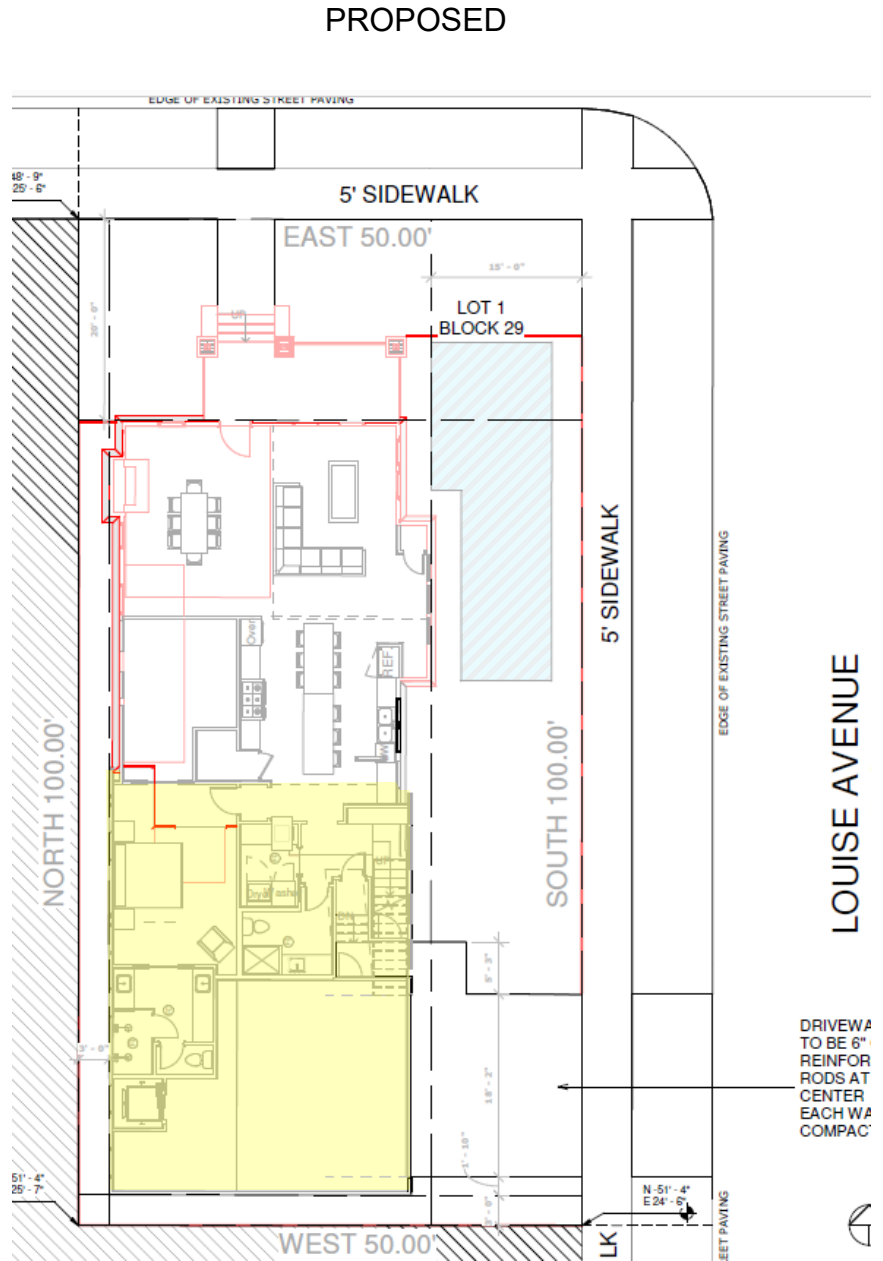
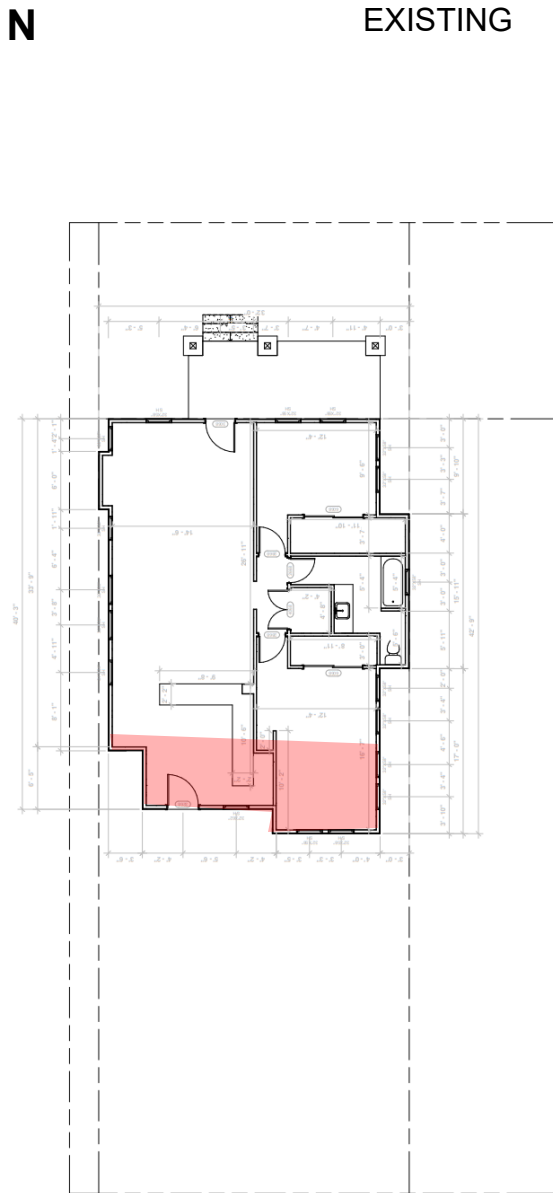


Survey not accurate compared to existing front porch



**Altered/Closed in Rear Porch**

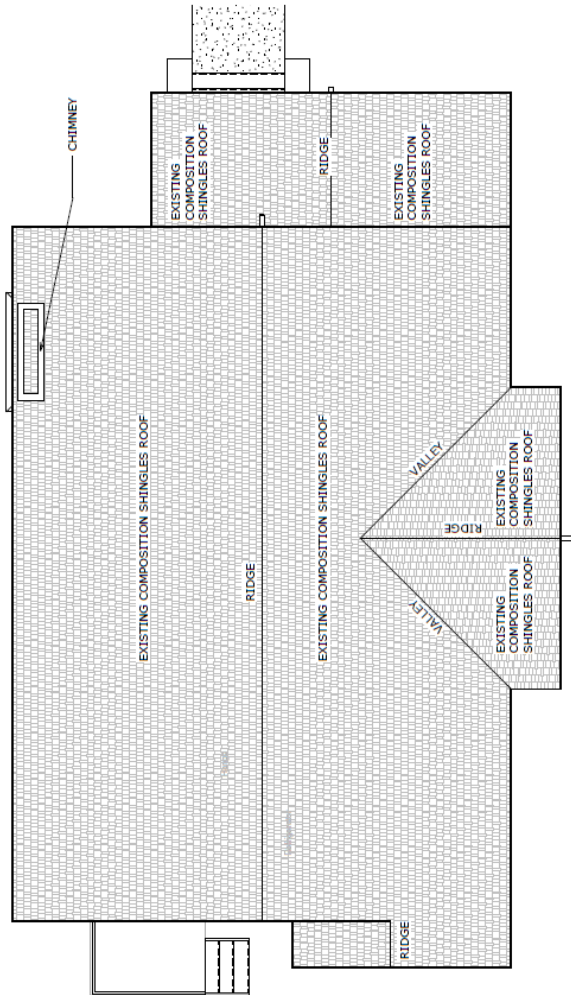
SITE PLAN



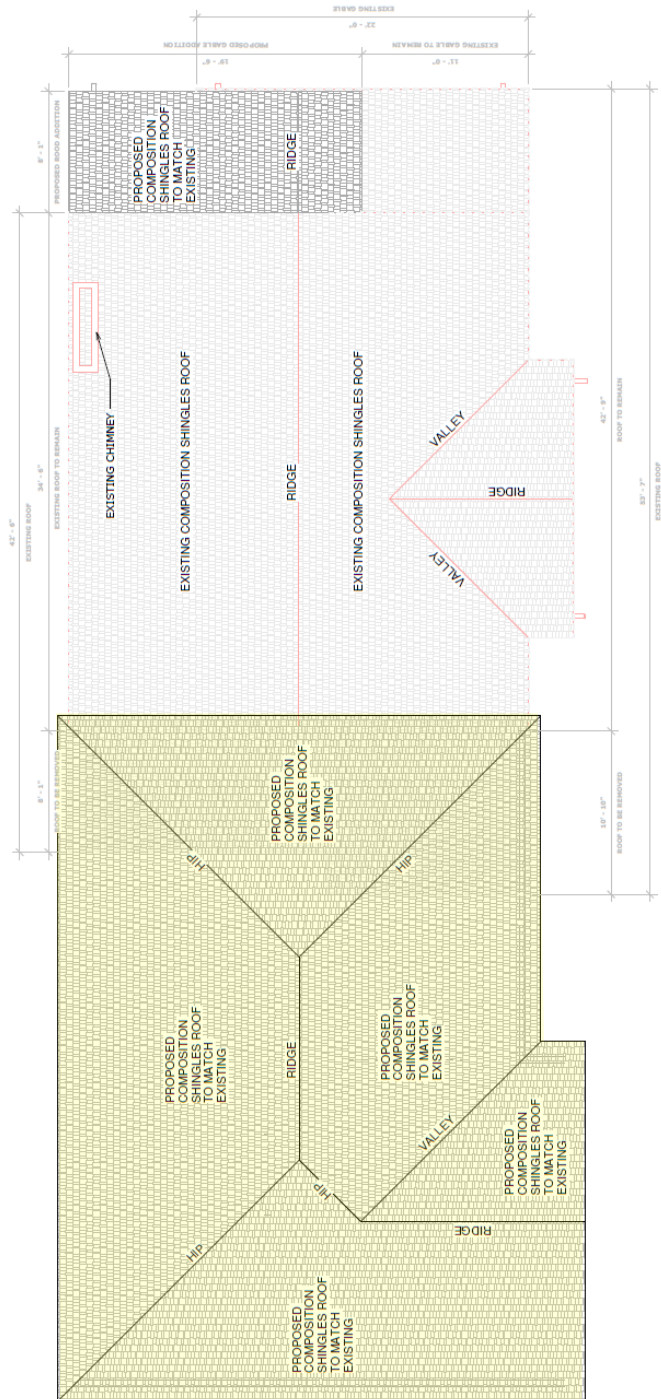


EXISTING

PROPOSED



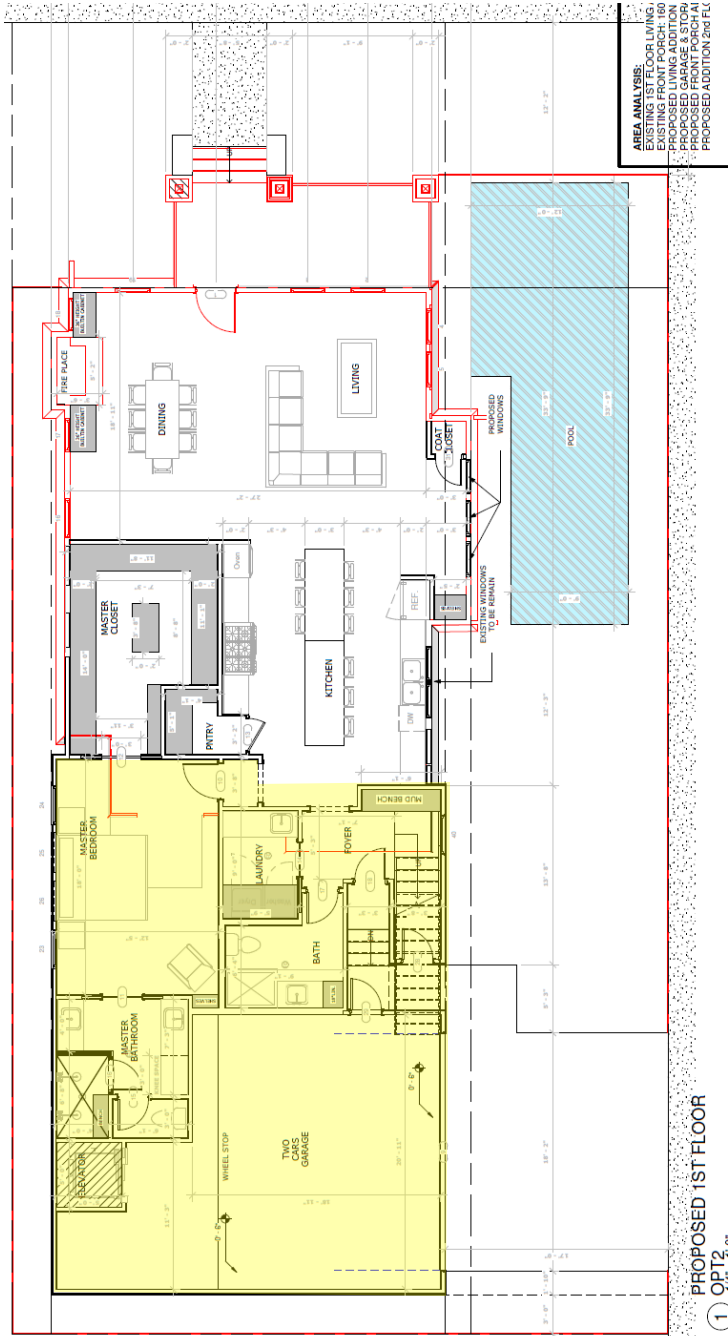
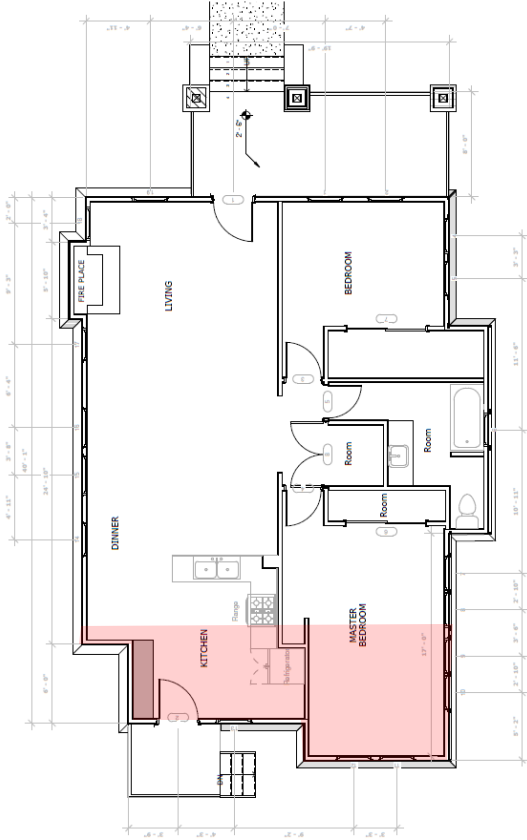
EXISTING ROOF



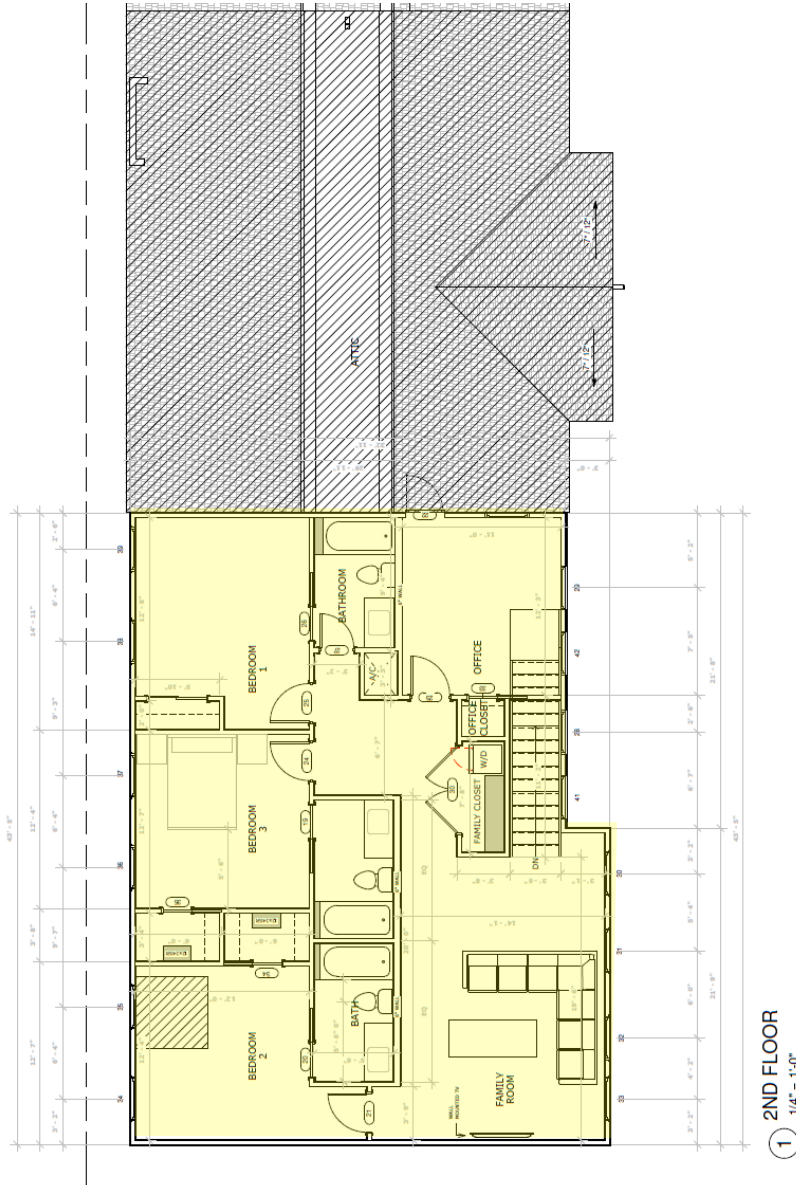
FIRST FLOOR PLAN

EXISTING

PROPOSED

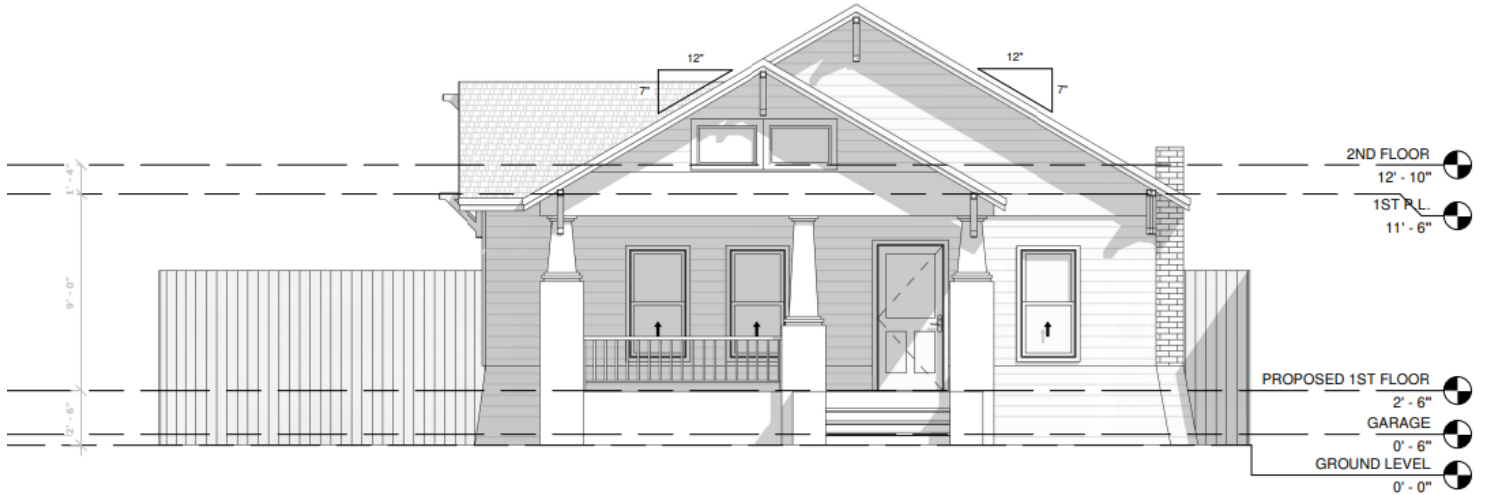


**SECOND FLOOR PLAN**  
PROPOSED



**NORTH ELEVATION – FRONT FACING HIGHLAND**

**EXISTING**



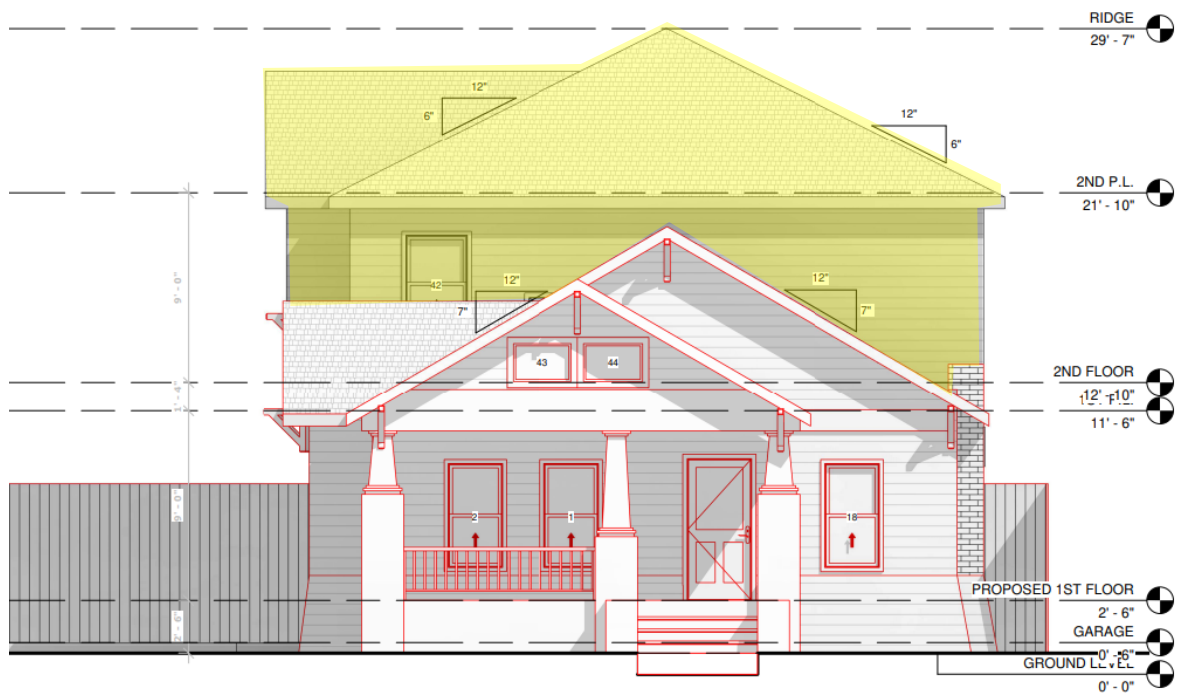
**EXISTING FRONT**

1/4" = 1'-0"

WINDOWS: 1, 2,

18 – ALL TO BE REPAIRED

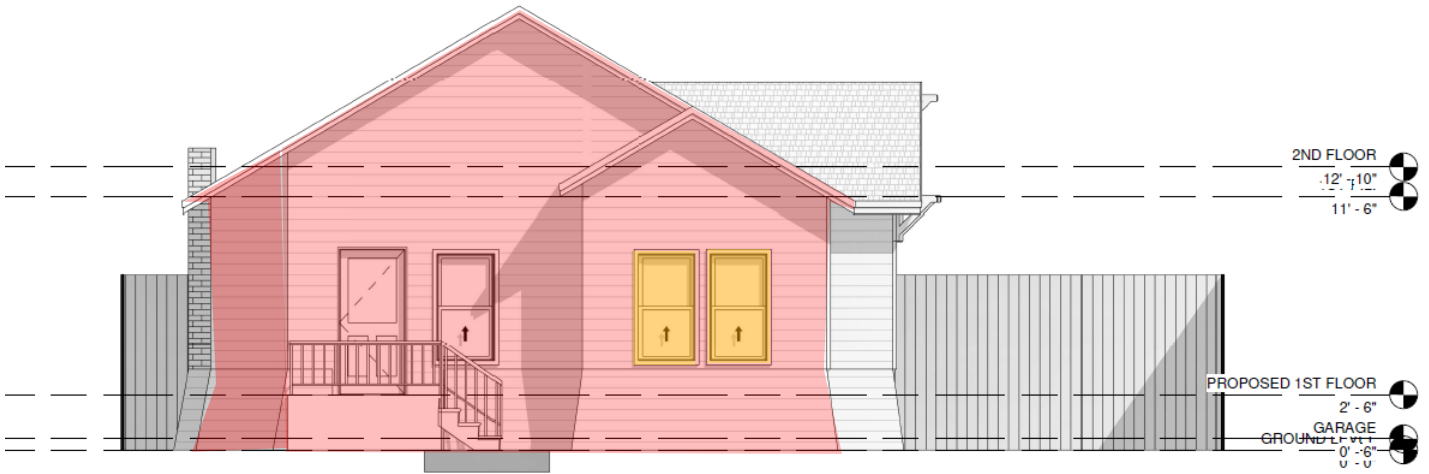
**PROPOSED**





### SOUTH SIDE ELEVATION (REAR)

EXISTING \*rear windows to be relocated to side elevation bump-out (11,10)

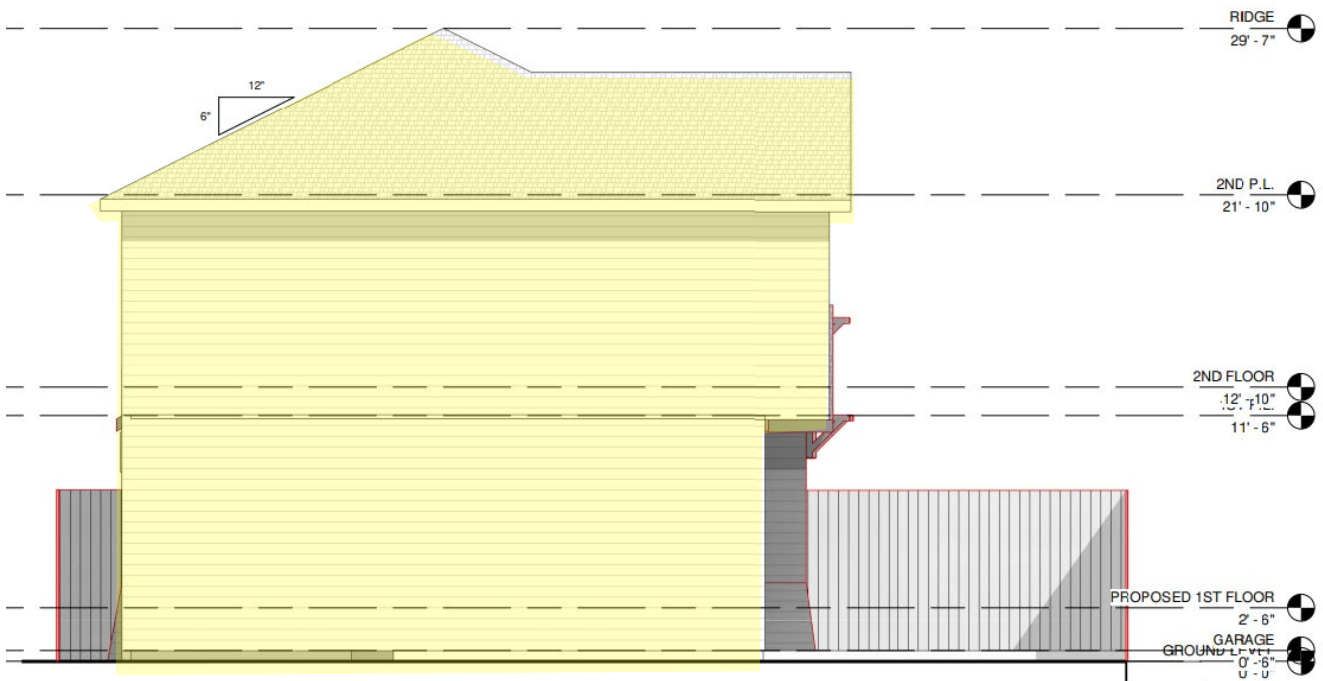


EXISTING REAR

WINDOWS: 12

11,10 \*RELOCATED TO EAST SIDE ELEVATION

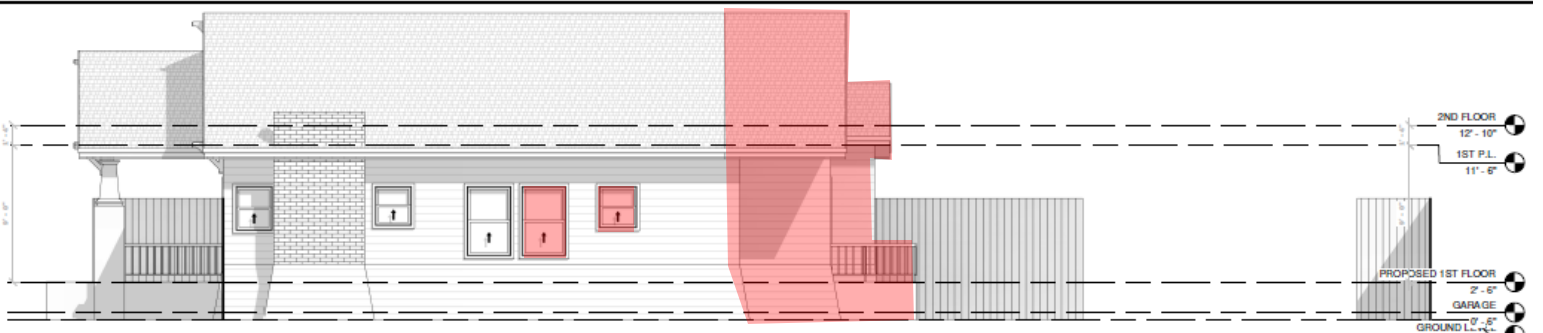
### PROPOSED





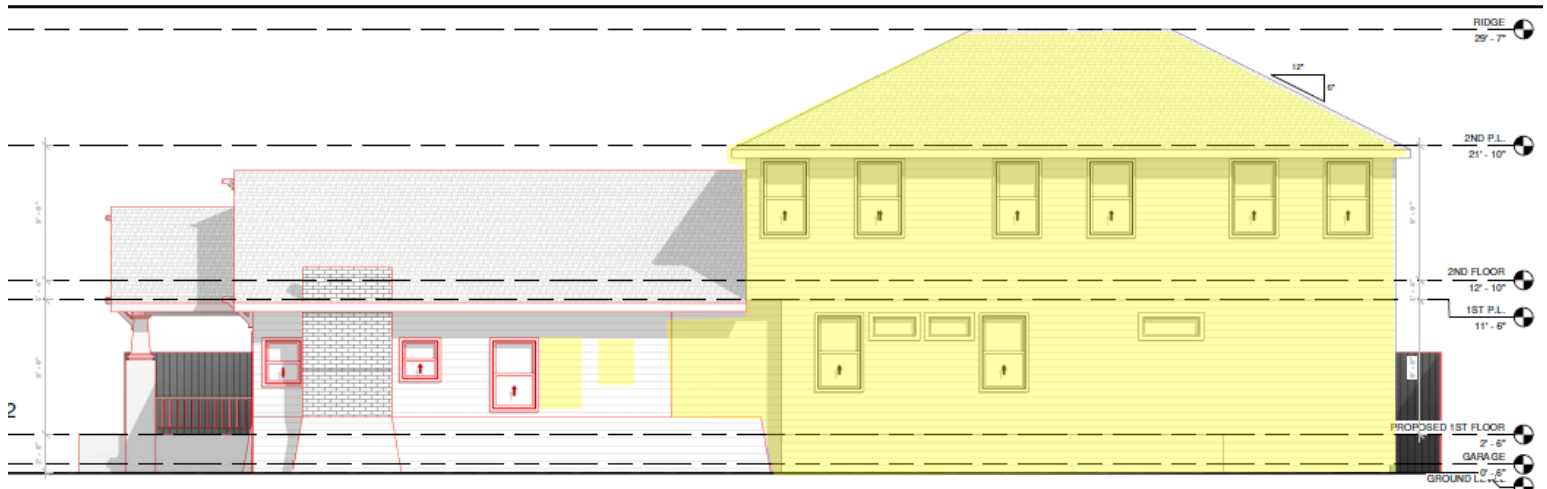
EAST SIDE ELEVATION

EXISTING – WINDOWS 14, 15 PROPOSED TO BE ENCLOSED FOR CLOSET



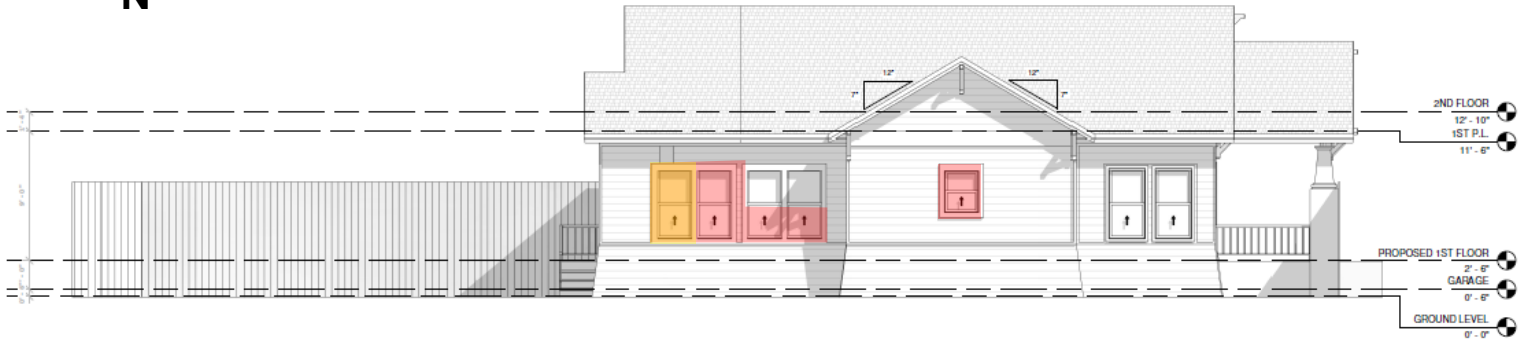
WINDOWS: 17, 16, 15, 14, 13 – REMOVE TWO HISTORIC WINDOWS (INTERIOR/REAR)

PROPOSED





WEST SIDE ELEVATION  
EXISTING



WINDOWS: 9,8,7,6      5      4,3 (repair)

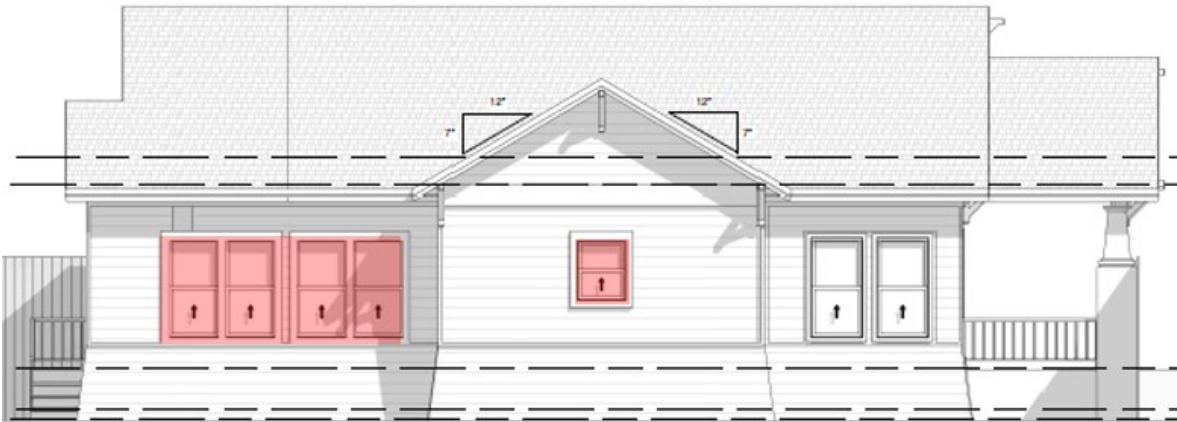
Window 9 relocated to bump out near 5, 8 removed, 7 and 6 shortened

PROPOSED



PROPOSED LEFT

**WINDOW SCHEDULE – EAST SIDE ELVATION ALTERATIONS**

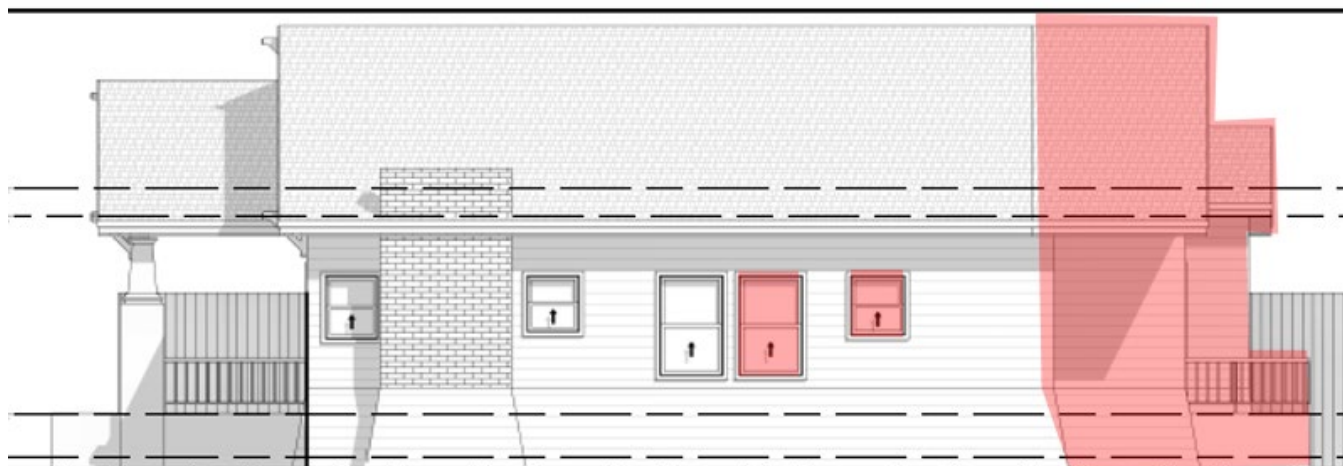


**WINDOWS: 10,9,8,7,6 PROPOSED REMOVAL & REPLACEMENT WITH 11,10,9 from side and rear**

**Historic windows restored c. 2014**



**WINDOW SCHEDULE – WEST SIDE ELVATION ALTERATIONS**



**WINDOWS: 14,13 PROPOSED REMOVAL AND CLOSED IN WITH SIDING**

Historic windows restored c. 2014



**CERTIFICATE OF APPROPRIATENESS**  
**WINDOW WORKSHEET**



**PLANNING & DEVELOPMENT DEPARTMENT**

**EXISTING WINDOW SCHEDULE**

Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Original/Replacement	Existing to Remain
<i>Ex. A1</i>	<i>Wood</i>	<i>1/1</i>	<i>DH</i>	<i>32 x 66</i>	<i>Recessed</i>	<i>Original</i>	<i>No</i>
1	WOOD	1/1	SH	2850	Recessed/inset	ORIGINAL	YES
2	WOOD	1/1	SH	2850	Recessed/inset	ORIGINAL	YES
3	WOOD	1/1	SH	2850	Recessed/inset	ORIGINAL	YES
4	WOOD	1/1	SH	2850	Recessed/inset	ORIGINAL	YES
5	WOOD	1/1	SH	2840	Recessed/inset	ORIGINAL	NO
6	WOOD	1/1	SH	2850	Recessed/inset	ORIGINAL	YES
7	WOOD	1/1	SH	2850	Recessed/inset	ORIGINAL	YES
8	WOOD	1/1	SH	2850	Recessed/inset	ORIGINAL	No
9	WOOD	1/1	SH	2850	Recessed/inset	ORIGINAL	YES

**DAMAGE TO EXISTING WINDOWS**

Window	Describe Damage
<i>Ex. A1</i>	<i>Glass is broke, window is inoperable, rail is rotten, and frame is broken</i>
1	INOPERABLE
2	INOPERABLE
3	INOPERABLE
4	INOPERABLE
5	INOPERABLE
6	INOPERABLE
7	INOPERABLE
8	INOPERABLE & BROKEN FRAME
9	INOPERABLE

**PROPOSED WINDOW SCHEDULE**

Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Brand/Vendor	Other
<i>Ex. A1</i>	<i>Wood</i>	<i>1/1</i>	<i>DH</i>	<i>32 x 66</i>	<i>Recessed</i>	<i>Plygem</i>	
19	WOOD	1/1	SH	2850	Recessed/inset	ORIGINAL	RELOCATED
20	WOOD	1/1	SH	2850	Recessed/inset	ORIGINAL	RELOCATED
21	WOOD	1/1	SH	2850	Recessed/inset	ORIGINAL	RELOCATED
22	WOOD	1/1	DH	3050	Recessed/inset	JELDWEN	
23	WOOD	1/1	DH	3050	Recessed/inset	JELDWEN	
24	WOOD	1	FIX	3016	Recessed/inset	JELDWEN	
25	WOOD	1	FIX	4016	Recessed/inset	JELDWEN	
26	WOOD	1/1	DH	3048	Recessed/inset	JELDWEN	
27	WOOD	1/1	DH	3048	Recessed/inset	JELDWEN	

PAGE 2 – WINDOW WORKSHEET

**CERTIFICATE OF APPROPRIATENESS**  
**WINDOW WORKSHEET**



**PLANNING & DEVELOPMENT DEPARTMENT**

**EXISTING WINDOW SCHEDULE**

Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Original/Replacement	Existing to Remain
<i>Ex. A1</i>	<i>Wood</i>	<i>1/1</i>	<i>DH</i>	<i>32 x 66</i>	<i>Recessed</i>	<i>Original</i>	<i>No</i>
10	WOOD	1/1	SH	2850	recessed/inset	ORIGINAL	YES
11	WOOD	1/1	SH	2850	recessed/inset	ORIGINAL	YES
12	WOOD	1/1	SH	2850	recessed/inset	ORIGINAL	NO
13	WOOD	1/1	SH	2730	recessed/inset	ORIGINAL	NO
14	WOOD	1/1	SH	3050	recessed/inset	ORIGINAL	NO
15	WOOD	1/1	SH	3050	recessed/inset	ORIGINAL	YES
16	WOOD	1/1	SH	2628	recessed/inset	ORIGINAL	YES
17	WOOD	1/1	SH	2630	recessed/inset	ORIGINAL	YES
18	WOOD	1/1	SH	2850	recessed/inset	ORIGINAL	YES

**DAMAGE TO EXISTING WINDOWS**

Window	Describe Damage
<i>Ex. A1</i>	<i>Glass is broke, window is inoperable, rail is rotten, and frame is broken</i>
10	INOPERABLE
11	INOPERABLE
12	INOPERABLE & GLASS IS BROKEN
13	INOPERABLE, GAP BETWEEN GLASS AND FRAME
14	INOPERABLE
15	INOPERABLE
16	INOPERABLE
17	INOPERABLE
18	INOPERABLE

**PROPOSED WINDOW SCHEDULE**

Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Brand/Vendor	Other
<i>Ex. A1</i>	<i>Wood</i>	<i>1/1</i>	<i>DH</i>	<i>32 x 66</i>	<i>Recessed</i>	<i>Plygem</i>	
28	WOOD	1/1	DH	3050	recessed/inset	JELDWEN	
29-31	WOOD	1/1	DH	3050	recessed/inset	JELDWEN	
32	WOOD	1/1	FX	3016	recessed/inset	JELDWEN	
33-38	WOOD	1/1	DH	3050	recessed/inset	JELDWEN	
39-40	WOOD	1/1	DH	3048	recessed/inset	JELDWEN	
41	WOOD	1/1	DH	3050	recessed/inset	JELDWEN	
42	WOOD	1/1	DH	3048	recessed/inset	JELDWEN	
45-46	WOOD	1/1	SH	2830	recessed/inset	ORIGINAL	SHORTENED

WINDOWS SCHEDULE			
Mark	Type	CONDITION	FRAME
1	2850 SH @6'6"	TO BE REPAIRED	WOOD
2	2850 SH @6'6"	TO BE REPAIRED	WOOD
3	2850 SH @6'6"	TO BE REPAIRED	WOOD
4	2850 SH @6'6"	TO BE REPAIRED	WOOD
5	2840 SH @6'4"	TO BE REPLACED WITH ORIGINAL WINDOWS 9, 10, 11	WOOD
6	2850 SH @6'4"	TO BE MODIFIED TO MATCH THE SIZE OF ORIGINAL WINDOW 13	WOOD
7	2850 SH @6'4"	TO BE MODIFIED TO MATCH THE SIZE OF ORIGINAL WINDOW 13	WOOD
8	2850 SH @6'4"	TO BE removed	WOOD
9	2850 SH @6'4"	TO REMAIN AND BE RELOCATED TO 19, 20 & 21	WOOD
10	2850 SH @6'6"	TO REMAIN AND BE RELOCATED TO 19, 20 & 21	WOOD
11	2850 SH @6'6"	TO REMAIN AND BE RELOCATED TO 19, 20 & 21	WOOD
12	2850 SH @6'6"	TO BE REMOVED	WOOD
13	2730 SH @6'4"	TO BE REMOVED	WOOD
14	3050 SH @6'4"	TO BE REMOVED	WOOD
15	3050 SH @6'4"	TO REMAIN AND BE REPAIRED	WOOD
16	2628 SH @6'4"	TO REMAIN AND BE REPAIRED	WOOD
17	2630 SH @6'4"	TO REMAIN AND BE REPAIRED	WOOD
18	2850 SH @6'6"	TO REMAIN AND BE REPAIRED	WOOD
19	2850 SH @7'2"	ORIGINAL RELOCATED FROM 9, 10, 11	WOOD
20	2850 SH @7'2"	ORIGINAL RELOCATED FROM 9, 10, 11	WOOD
21	2850 SH @7'2"	ORIGINAL RELOCATED FROM 9, 10, 11	WOOD
22	3050 DH @8'	NEW	WOOD
23	3050 DH @8'	NEW	WOOD
24	3016 FX @8'	NEW	WOOD
25	4016 FIX @8'0"	NEW	WOOD
26	3048 DH @8'	NEW	WOOD
27	3050 DH @8'4"	NEW	WOOD
28	3050 DH @8'4"	NEW	WOOD
29	3050 DH @8'4"	NEW	WOOD
30	3050 DH @8'4"	NEW	WOOD
31	3050 DH @8'4"	NEW	WOOD
32	3016 FX @8'	NEW	WOOD
33	3050 DH @8'	NEW	WOOD
34	3050 DH @8'	NEW	WOOD
35	3050 DH @8'	NEW	WOOD
36	3050 DH @8'	NEW	WOOD
37	3050 DH @8'	NEW	WOOD
38	3050 DH @8'	NEW	WOOD
39	3048 DH @7'	NEW	WOOD
40	3048 DH @8'	NEW	WOOD
41	3050 DH @8'4"	NEW	WOOD
42	3048 DH @7'	NEW	WOOD
43	2030 FIX LOUVERED	TO BE REPAIRED	WOOD
44	2030 FIX LOUVERED	TO BE REPAIRED	WOOD
45	2830 SH @6'4"	TO REMAIN AND BE SHORTENED FROM WINDOW 6 & 7	WOOD
46	2830 SH @6'4"	TO REMAIN AND BE SHORTENED FROM WINDOW 6 & 7	WOOD



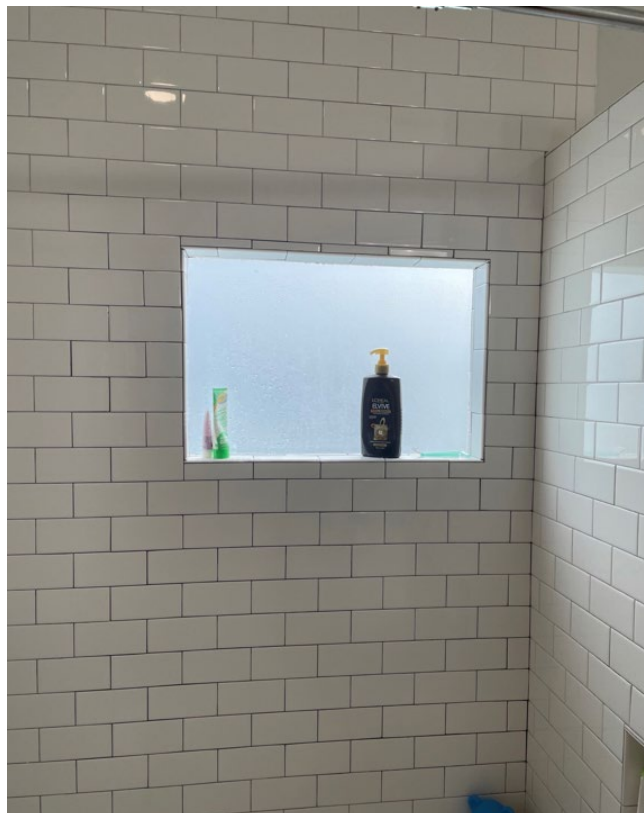
**WINDOW PHOTOS/CONDITIONS:**

**WINDOWS 9,8,7,6**

**FAR LEFT TO BE REMOVED AND RELOCATED,  
SECOND FROM LEFT TO BE REMOVED COMPLETELY  
TWO RIGHT TO BE SHORTENED  
ALL IN GOOD CONDITION - REPAIRABLE**



**WINDOW 5 – TO BE REMOVED, REPLACED WITH 3 LARGER RELOCATED HISTORIC WOOD WINDOWS**





WINDOW 13 (WEST AT REAR) – TO BE REMOVED & COVERED WITH SIDING



INTERIOR

WINDOW 13 (WEST AT REAR) – TO BE REMOVED & COVERED WITH SIDING



WINDOWS 16,15 (TO BE REPAIRED), 14 (TO BE REMOVED/PATCH SIDING OVER OPENING)



**DOOR SCHEDULE**

exterior doors to be repaired or lost in addition (not historic)

DOOR SCHEDULE			
Mark	Type	CONDITION	FRAME
1	3068	TO BE REPAIR	WOOD
2	3068	TO BE REPLACE	WOOD
3	2868	TO BE REPLACE	WOOD
4	2868	TO BE REPLACE	WOOD
5	2668	TO BE REPLACE	WOOD
6	6068 DS	TO BE REPLACE	WOOD
7	6068 DS	TO BE REPLACE	WOOD
8	5068 DD	TO BE REPLACE	WOOD
9	18080 GD	NEW	WOOD
10	2868	NEW	WOOD
11	3068	NEW	WOOD
12	3068	NEW	WOOD
13	2668	NEW	WOOD
14	2868 SP	NEW	WOOD
15	2468	NEW	WOOD
16	2468	NEW	WOOD
17	2468	NEW	WOOD
18	2468	NEW	WOOD
19	2468 SP	NEW	WOOD
20	2468 SP	NEW	WOOD
21	2868	NEW	WOOD
22	2640	NEW	WOOD
23	2868	NEW	WOOD
24	2868	NEW	WOOD
25	2868	NEW	WOOD
26	2468 SP	NEW	WOOD
27	2468	NEW	WOOD
28	2468	NEW	WOOD
29	2468	NEW	WOOD
30	6068 DD	NEW	WOOD
31	2068	NEW	WOOD
32	4068 DS	NEW	WOOD
33	2068 SP	NEW	WOOD
34	2068 SP	NEW	WOOD
35	2068 SP	NEW	WOOD



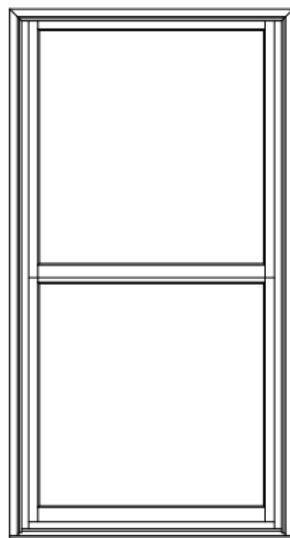
W-2500™  
Clad-Wood Windows  
Double-Hung

Architectural Design Manual



W-2500™  
CLAD-WOOD WINDOWS  
DOUBLE-HUNG

CLEAR OPENING FORMULAS



Double-Hung (Even Divide)  
Vertical = (Frame Height / 2) - 3 5/8"  
Horizontal = Frame Width - 3 9/16"



**Certificate Of Appropriateness: Alteration/Addition Worksheet**

(For buildings outside Houston Heights East, West, or South Districts)



**PLANNING & DEVELOPMENT DEPARTMENT**

\* This form is required. Failure to include accurate and complete requested information below may result in an incomplete application and delay the review/recommendation of the proposed project to Director and HAHC.

**Address:** 602 HIGHLAND ST. **Lot Size (Total Sq Ft):** 5,000  
**Lot Dimensions (W X L):** 50' x 100'

**General Addition Info:**

Existing stories*	1	Proposed addition stories*	2
Existing max ridge height*	20'	Proposed max ridge height*	29' -7"
Existing max eave height*	11'- 6"	Proposed max eave height*	21' -10"

Square Footage/Lot Coverage:	Existing	Proposed/New <small>*do not include existing</small>	= End Result/ Total
Ground Floor Square Footage of Primary Building (HCAD)* <small>*please include sunrooms or enclosed porches w/ walls or window</small>	1243	1052	2295
Detached Garage, Garage Apt or Accessory Building Square Footage	280		
<small>* Subtract detached garages more than 528 square feet by 528 square feet. If smaller than 528 sq ft, please subtract only the amount less than 528 sq ft.</small>			
	<b>New Total Lot Coverage* =</b>		2295

**Setbacks From Property Line:**

	Existing	Proposed/New	Shares property line with neighbor -Y/N?
North*	20	20	N
South*	34	3	Y
East*	15	15	N
West*	3	3	Y

Do you have flooding issues?  YES  NO

**Foundation:**

	Existing	Proposed/New Addition
Grade to Finished Floor Height (1st fl)*		
Type*	PIER ON BEAM	PIER ON BEAM
Material*	WOOD FRAME	WOOD FRAME

**Cladding:**

	Existing	Proposed/New Addition
Primary Siding Material *	WOOD	CEMENT BOARD
Primary Siding Width Reveal	6	6
Skirting Material	WOOD	CEMENT BOARD
Soffit Material	WOOD	CEMENT BOARD
Fascia Material	WOOD	CEMENT BOARD

Are all windows on the addition inset & recessed?  YES  NO

Please remember to fill out the window worksheet  
 And review guidelines for drawing submissions

See link for more info: <https://cohweb.houstontx.gov/HPT/login.aspx>

**Max Width/Depth & Inset:**

<small>*widest building wall corner to corner*</small>	Existing	Proposed/New <small>*do not include existing</small>	= End Result/Total
Max Width*	31' 6"	29' 11"	
Max Depth*	53' 10"	30' 11"	

Are original corners maintained with an inset on the addition?\*

YES or NO

Please advise inset dimensions for applicable corners:

**Roof:**

	Existing	Proposed/New Addition
Pitch*	7/12	6/12
Style*	GABLE/HIP	GABLE/HIP
Material *	ROOF SHINGLES	ROOF SHINGLES

**Porch Details:**

	Existing	Proposed/New Addition
Eave Height	11' 6"	11'6"
Width	11' 9"	8' 3"
Depth	8'	8'
Decking Material	WOOD	WOOD
Pier/Base Material	BRICK	BRICK
Column Material	WOOD	WOOD
Step Material	WOOD	WOOD
Railing Height	24"	24"
Railing Material	WOOD	WOOD

Form Date: January 4, 2021 3:29 PM