

### CERTIFICATE OF APPROPRIATENESS

**Application Date:** November 7, 2024

**Applicant:** Tania Alaniz, agent for Emily Harris, owner

**Property:** Lot 1, Track 2A Block 145, Houston Heights West Neighborhood Subdivision. The property includes an historic 2,690 single family two and a half story residence, on a 7,250 sq. ft (55 ft. x 132 ft.) corner lot.

**Significance:** Landmark and Contributing, Colonial Revival style residence, constructed circa 1910, located in the Houston Heights West Historic District. originally a duplex per BLA documents.  
The house at 1541 Tulane is contained within the boundaries of Houston Heights, which was designated a Multiple Resource Area (MRA) by the National Register Program on June 22, 1983.  
The Landmarked Dr. Penn B. Thornton House was built circa 1910. It was individually listed in the National Register of Historic Places on June 22, 1983 (Reference No. 83004480).

**Proposal:**

- Replacing two non-original wood single hung windows
- Windows to be two side by side fixed one-over-one lite windows with sashes, muntin's and glazing to be the same dimensions and proportions as existing.
- Lower sash will not be inset.
- No change at all to window size or location.

**Public Comment:** No public comment received.

**Civic Association:** No comment received.

**ALL NEW WINDOWS MUST BE INSET 1¼ Inches – See Attachment 1  
Windows Must Be Equally Horizontally Divided 1-over-1**

**Recommendation: Denial - does not satisfy criteria**

**HAHC Action: -**

*Note: All materials in exterior walls, including windows, siding, framing lumber, and interior shiplap (if originally present) must be retained except where removal or replacement has been explicitly approved per this Certificate. Shiplap is an integral structural component of the exterior wall assembly in balloon framed structures and removal can cause torquing, twisting and collapse of exterior walls. Shiplap may be carefully shored and removed in small portions to insulate, run wire or plumbing, and should be replaced when the work is complete. Maintenance and minor in-kind repairs of exterior materials may be undertaken without HAHC approval, but if extensive damage of any exterior wall element is encountered during construction, contact staff before removing or replacing the materials. A revised COA may be required.*

### CERTIFICATE OF APPROPRIATENESS



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

COA valid for two years from effective date. COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved project scope may require a new COA.

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:

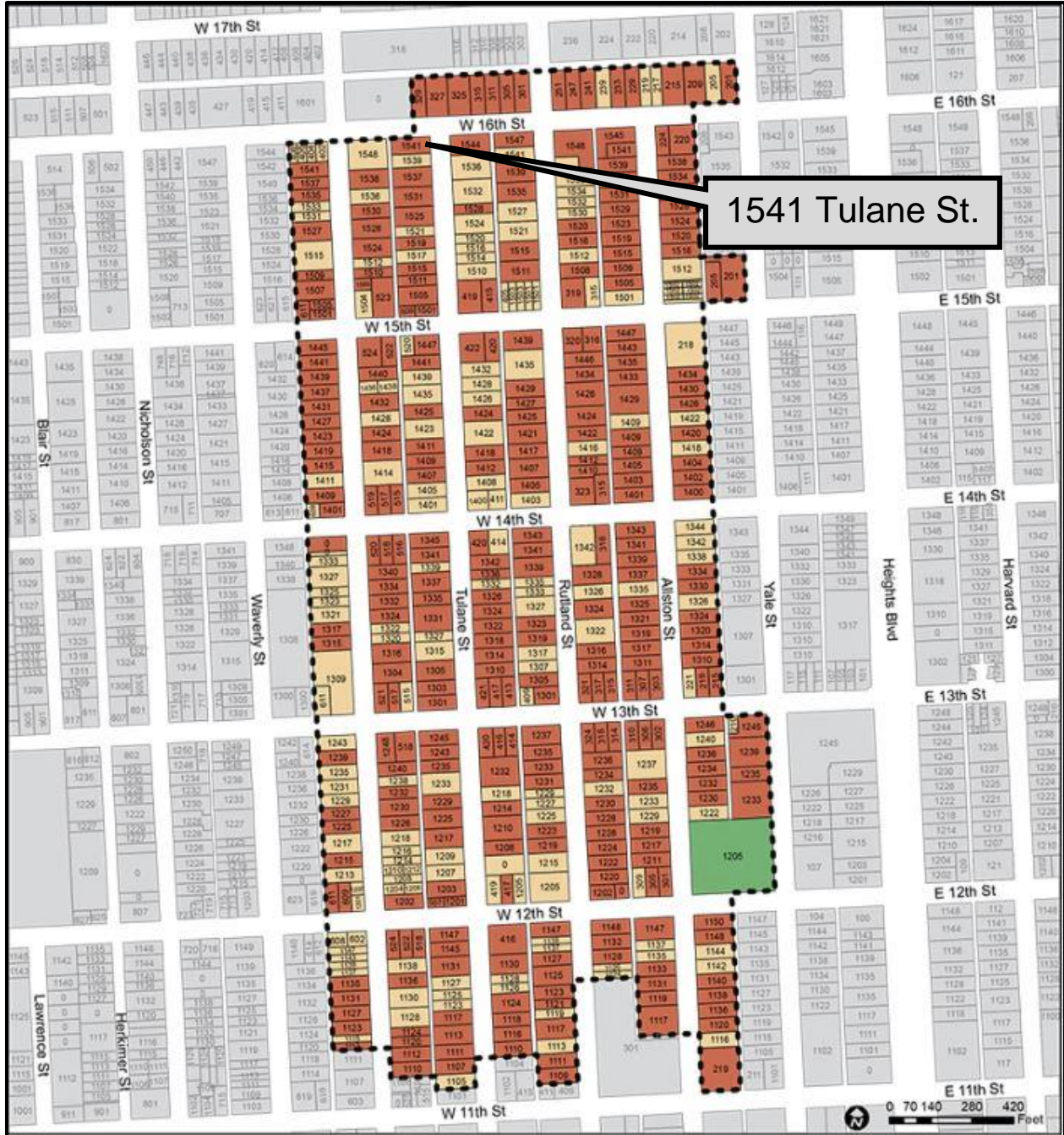
S D NA S - satisfies D - does not satisfy NA - not applicable

- (1) The proposed activity must retain and preserve the historical character of the property; Removing windows with inset lower sash, is removing historic character from this house.
(2) The proposed activity must contribute to the continued availability of the property for a contemporary use;
(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; Installing one-over-one fixed windows without an inset lower sash, give the appearance of a later era than the house was constructed.
(4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment; Removing single-hung windows with inset lower sash is out of character with the other windows on the home and the context area.
(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; Removing windows with inset lower sash is removes distinctive stylistic exterior features visible from the street.
(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; Proposed fixed windows without an inset lower sash is out of character for the building and the context area.
(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; Windows lacking an inset lower sash fail to preserve the architectural details of the buidling.
(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;
(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;
(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 Proposed fixed windows without an inset lower sash is out of character for the building and the context area.
(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.

HEIGHTS DESIGN GUIDELINES

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

### DISTRICT MAP HOUSTON HEIGHTS WEST



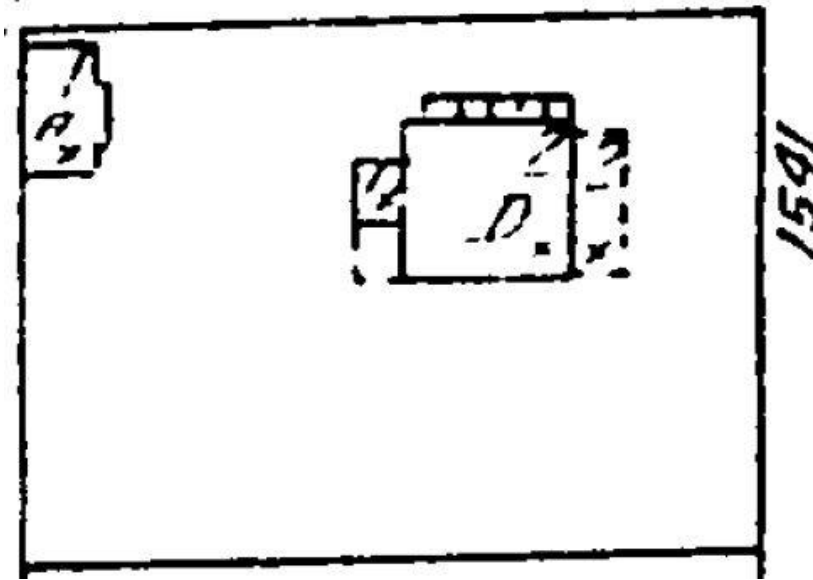
**INVENTORY PHOTO**



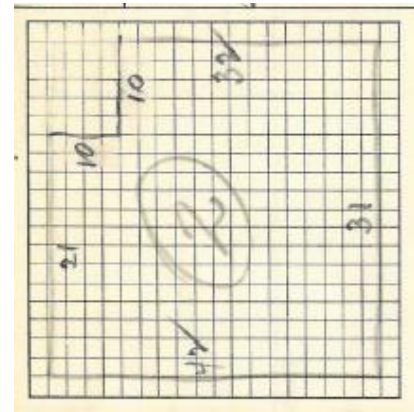
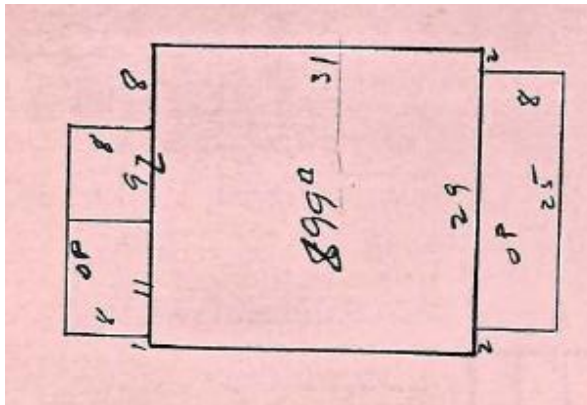
CURRENT PHOTO



SANBORN MAP



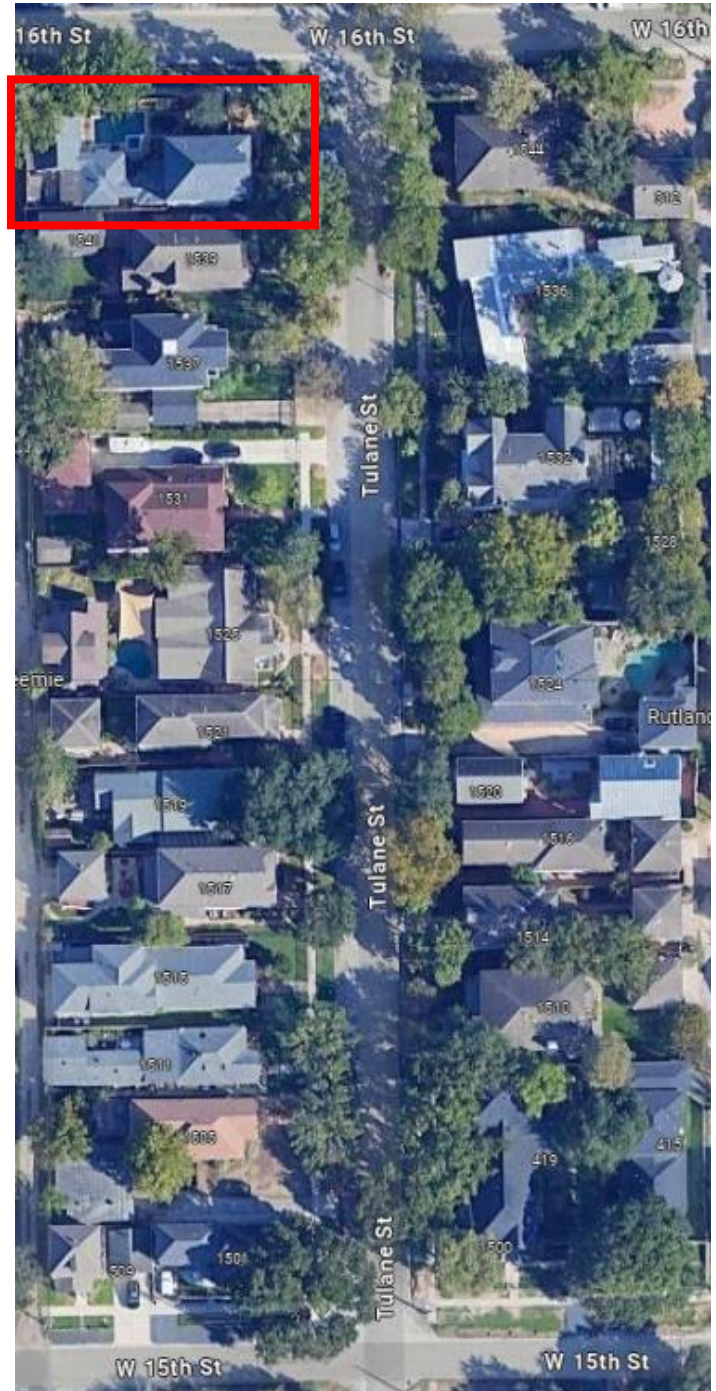
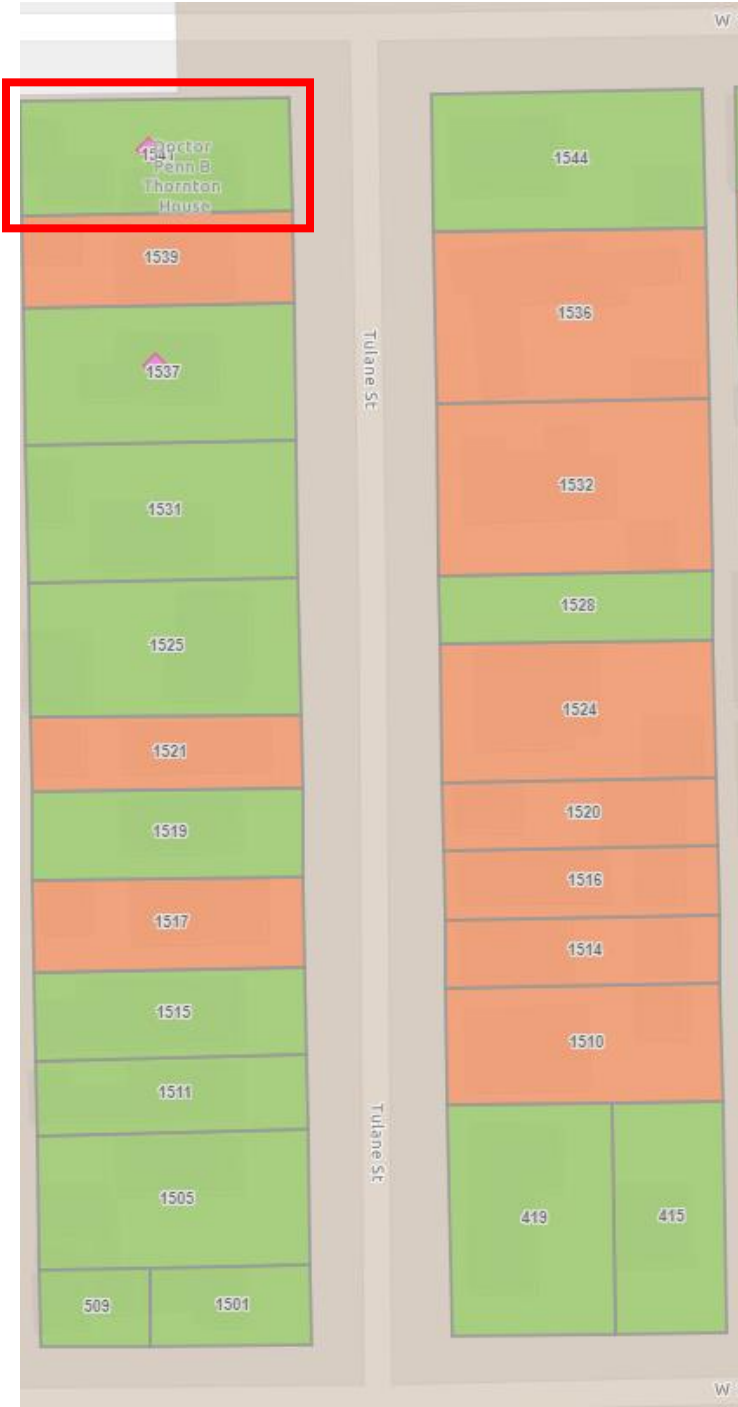
BUREAU OF LAND MANAGEMENT (Dates Unknown)



SATELLITE IMAGE (2024 Google)



CONTEXT AREA



CONTEXT AREA





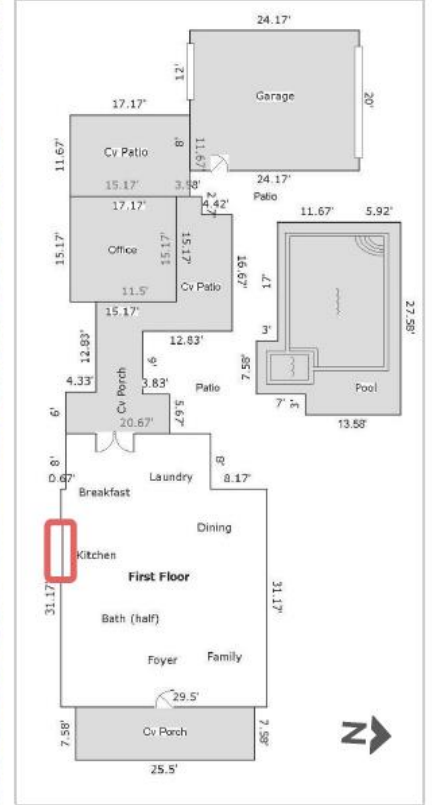
SITE PLAN



VIEW OF WINDOW FROM TULANE ST



WINDOW LOCATION ON SATELLITE MAP

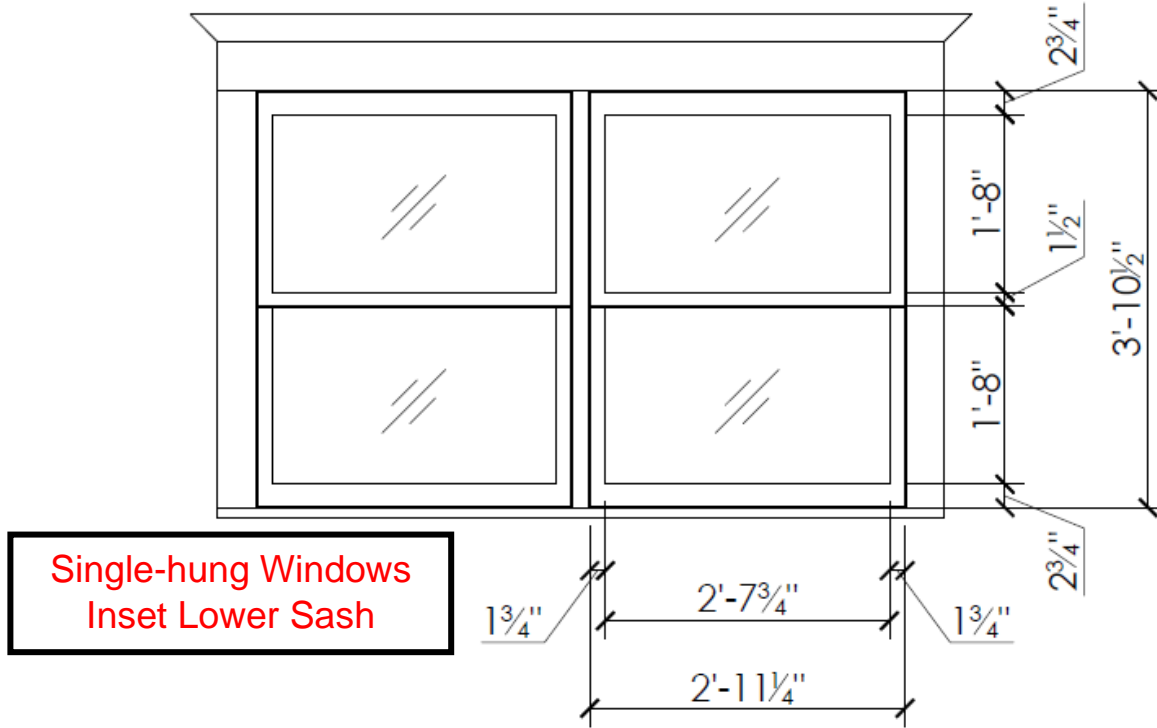


WINDOW LOCATION ON APPRAISAL SKETCH

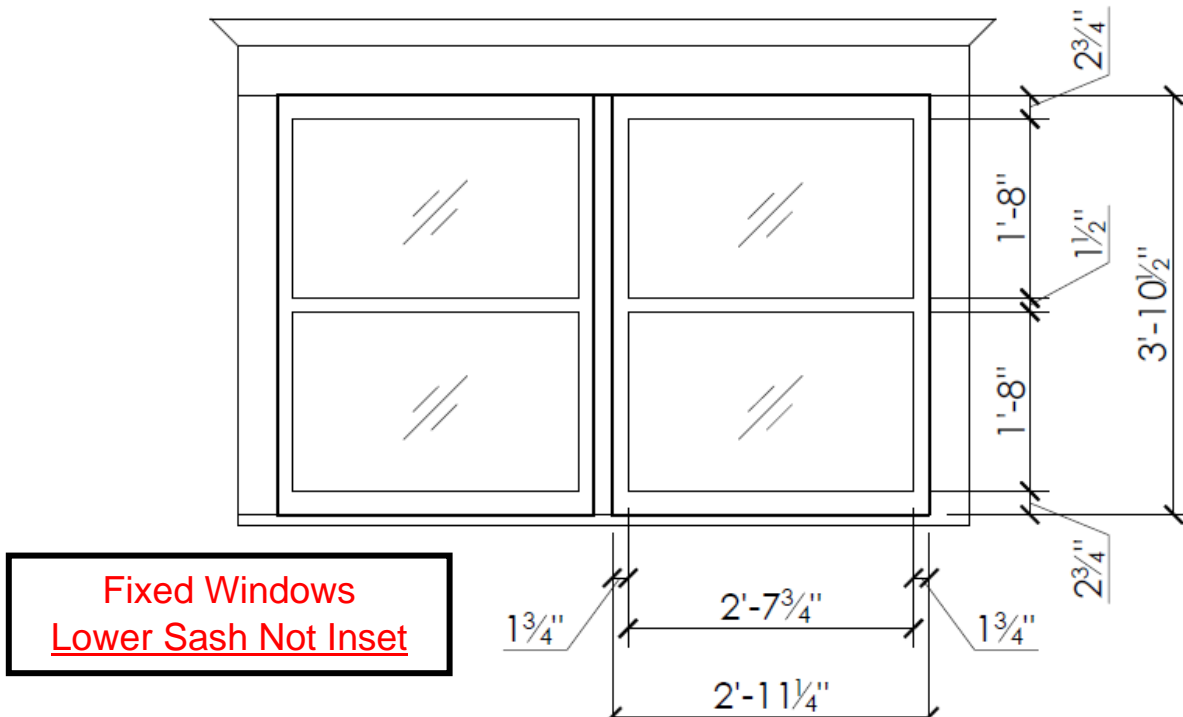
**EXISTING SOUTH ELEVATION**



**EXISTING WINDOWS**

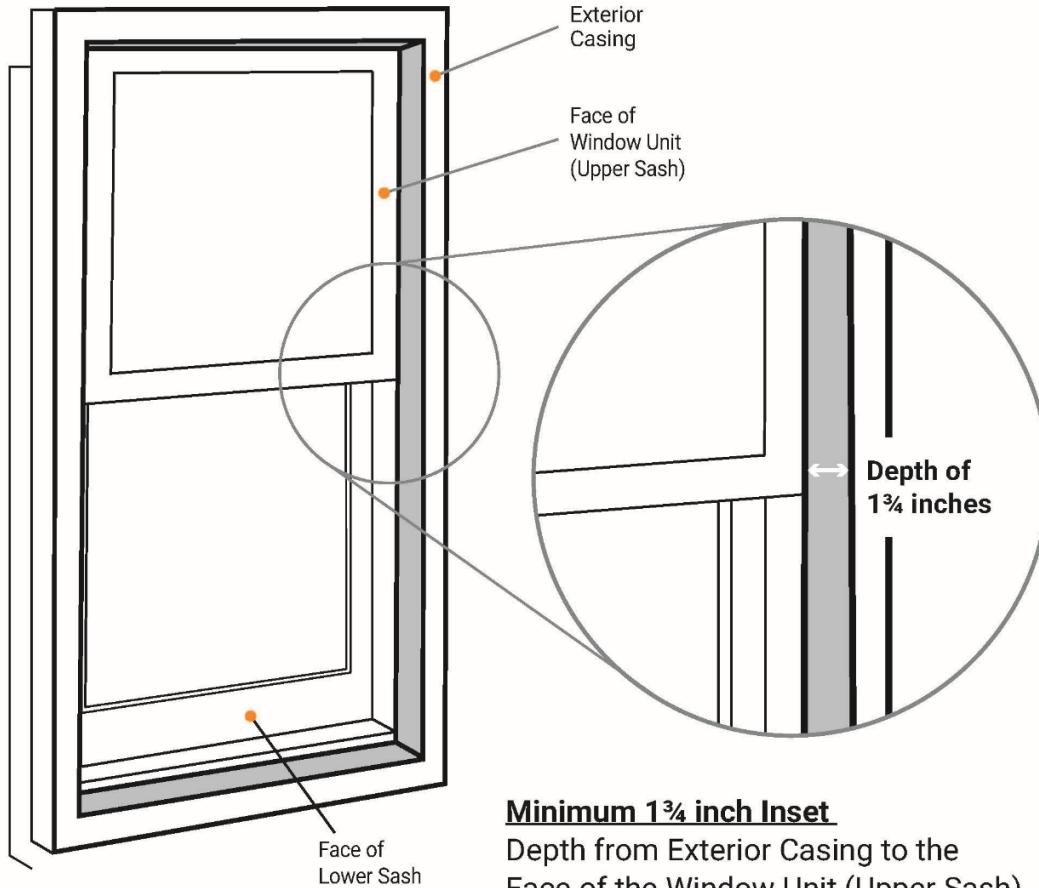


**PROPOSED WINDOWS**





# Historic Window Standard: New Construction & Replacement



**Minimum 1 3/4 inch Inset**

Depth from Exterior Casing to the Face of the Window Unit (Upper Sash)

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

1 3/4 inch minimum inset for Fixed Window

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