

CERTIFICATE OF APPROPRIATENESS**Application Date:** April 23, 2025**Applicant:** Pawel T. Czekaj, agent for owners, Mrs. Heinrich- Savitz & Mr. Savitz**Property:** Lot 1, Block 8, River Oaks Country Club Estate Subdivision. The property includes an historic 6,751 sq. ft., three-story, with finished attic, brick veneer single-family residence and attached garage situated on a 22,626 sq. ft. (180 ft. x 127 ft.) corner lot.**Significance:** The D.W. Hovey House is a City of Houston Landmark designated by HAHC in May 2012. The D.W. Hovey House was designed and built by Alfred and Ivan Greer as a speculative house in 1937. The Greers designed and built numerous houses in River Oaks. The D.W. Hovey House was designed in the Colonial Revival style.
Addition done in 1999 and renovations in 2015**Proposal:** Remove all windows and several rear doors. Front door to remain.

- New Windows (aluminum clad wood windows) and several rear Doors, all to be compatible with existing, in scale, detail, same light patterns, same upper/lower sashes. New Window to be inset from outer trim to window casing, a minimum of 1 ¾ inches, see attached window diagram.
- From 2012 Landmark Application and additional research, it has been determined that many of windows on home are not original, including West and some of North Elevation, plus windows on subsequent additions.
- Staff inspected windows, some of which do not close completely and have a gap at meeting rail, others exhibit interior and exterior water damage. Some of the larger fixed windows wood grids lack flex when touched.

Public Comment: No public comment received.**Civic Association:** No comment received.**ALL NEW WINDOWS MUST BE INSET 1¾ Inches – See Attachment****Recommendation:** Approval**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**

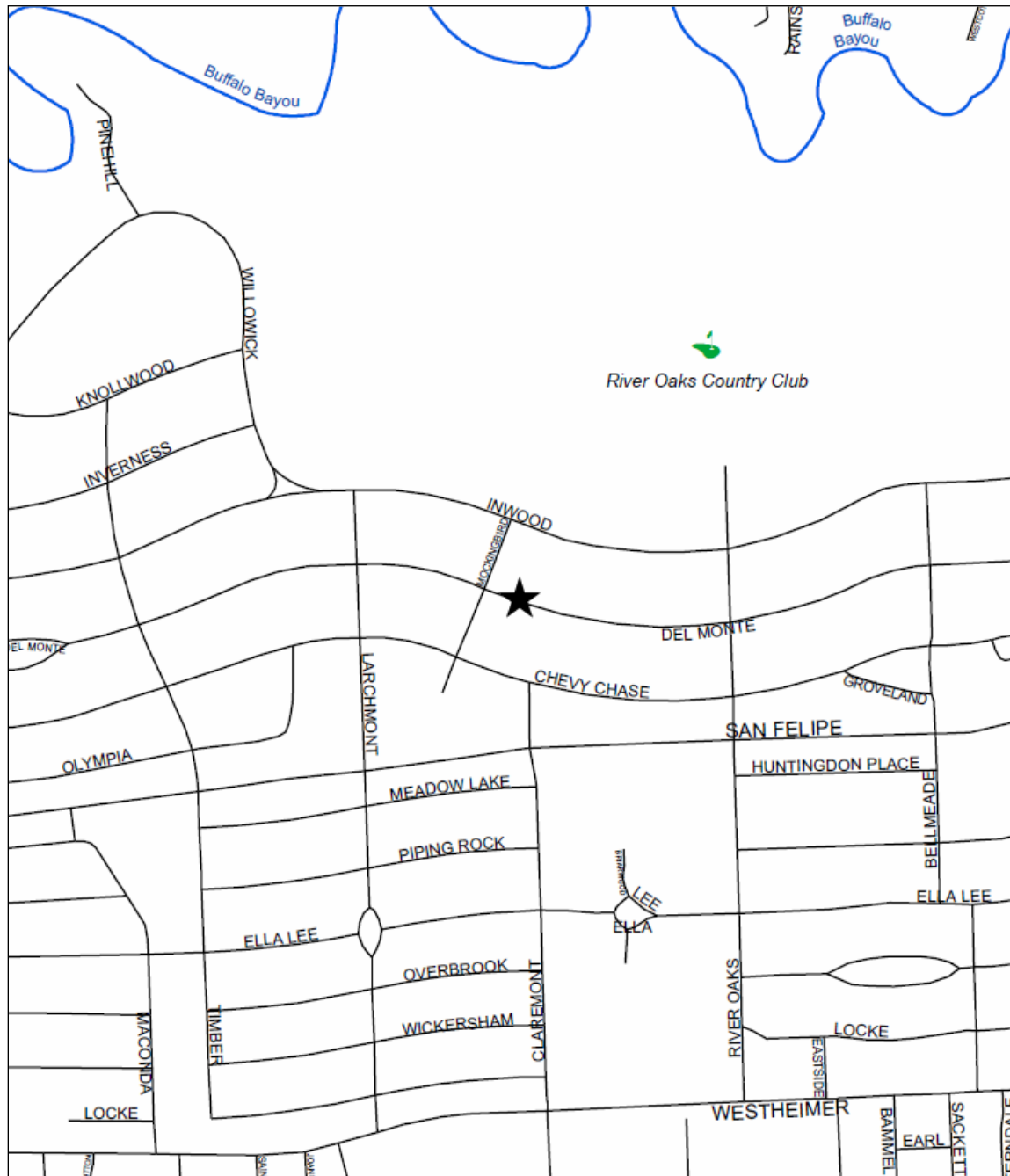
COA valid for two years from effective date. COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved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

APPROVAL CRITERIA**ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS**

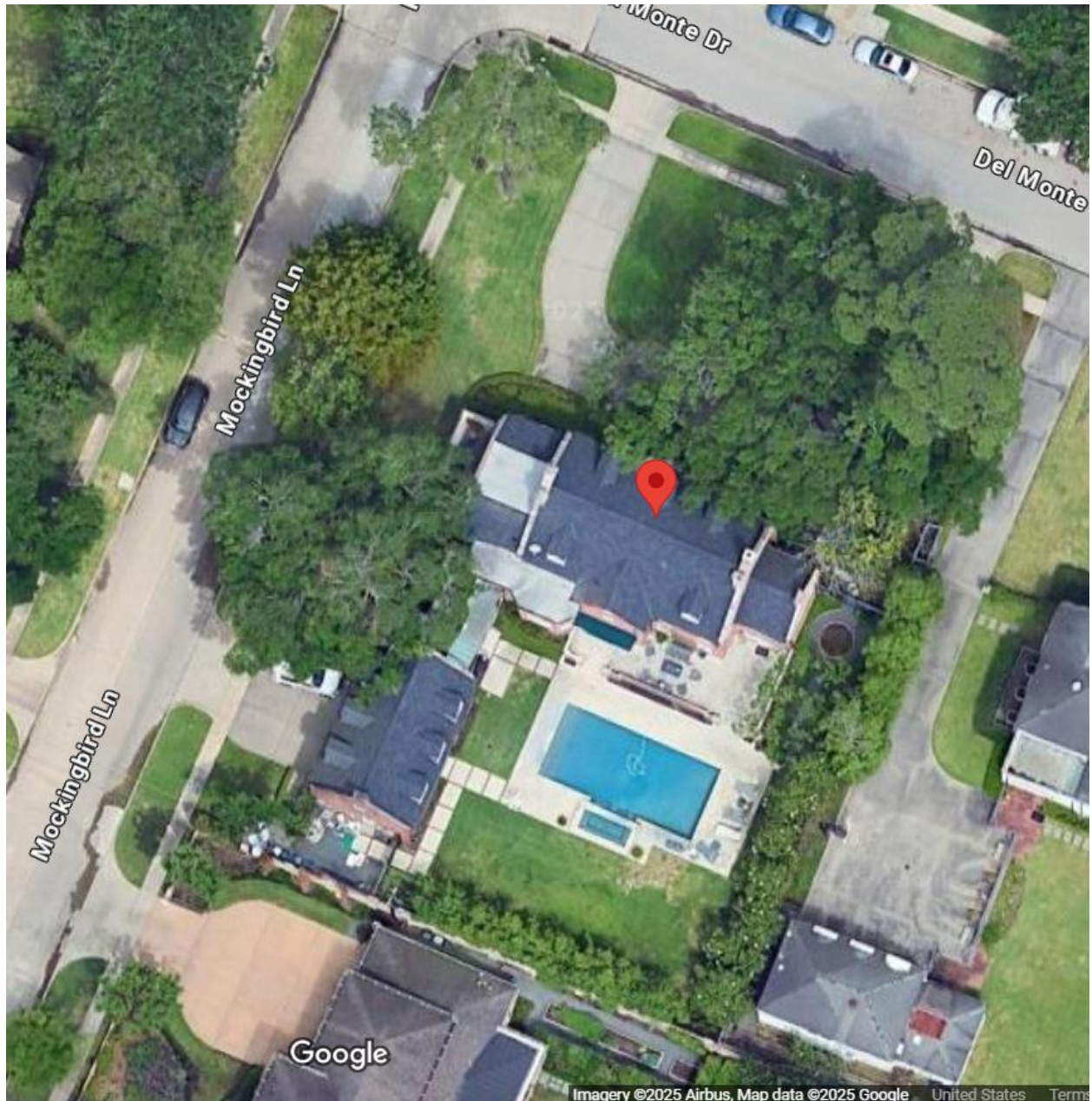
Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building 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
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(1)	The proposed activity must retain and preserve the historical character of the property; <i>Proposed windows will very nearly match details, configuration and layout of original windows.</i>	
<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; <i>Proposed windows will provide increased weather protection as well as improved insulation.</i>	
<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 checked="" 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; <i>Proposed windows will match original windows character and details.</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; <i>Proposed windows, aluminum clad, will very closely resemble original wood windows.</i>	
<input checked="" 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; <i>Proposed windows will match existing.</i>	
<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 checked="" 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; <i>Per Landmark report, HPO File # 12K263 Date Accepted 1/31/2012 HAHC Hearing 5/17/2021, West Elevation Windows have all been replaced. Plus, some North Elevation windows are not original, sets of 2 windows have been replaced by sets of 3. Proposed windows will very closely match existing, preserving historic and architectural character of this landmark.</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 <i>Proposed windows will match existing.</i>	
<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.	

AREA MAP
(Not to Scale)



AERIAL 2025



CURRENT PHOTO



North Elevation – Oblique West Elevation

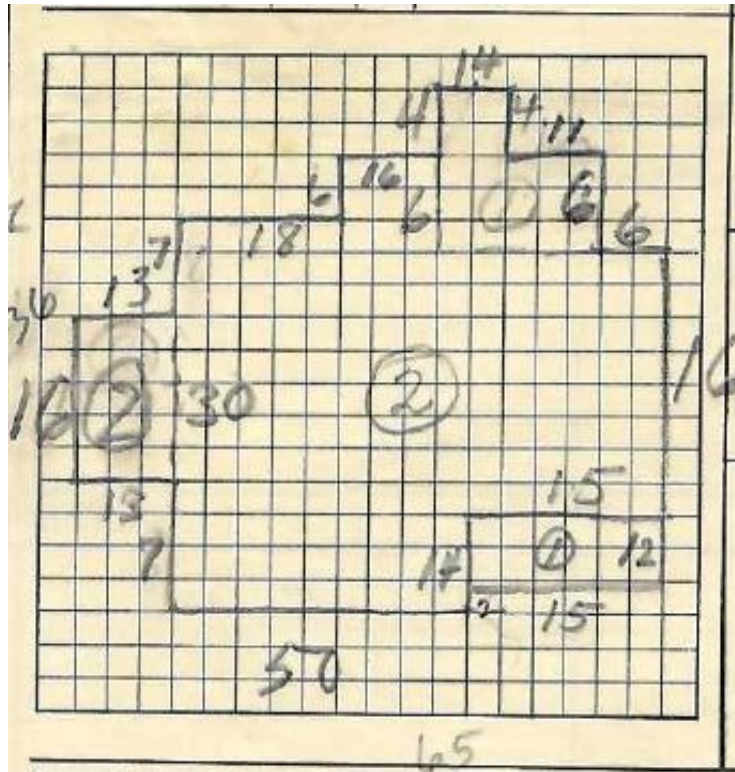


Front Door



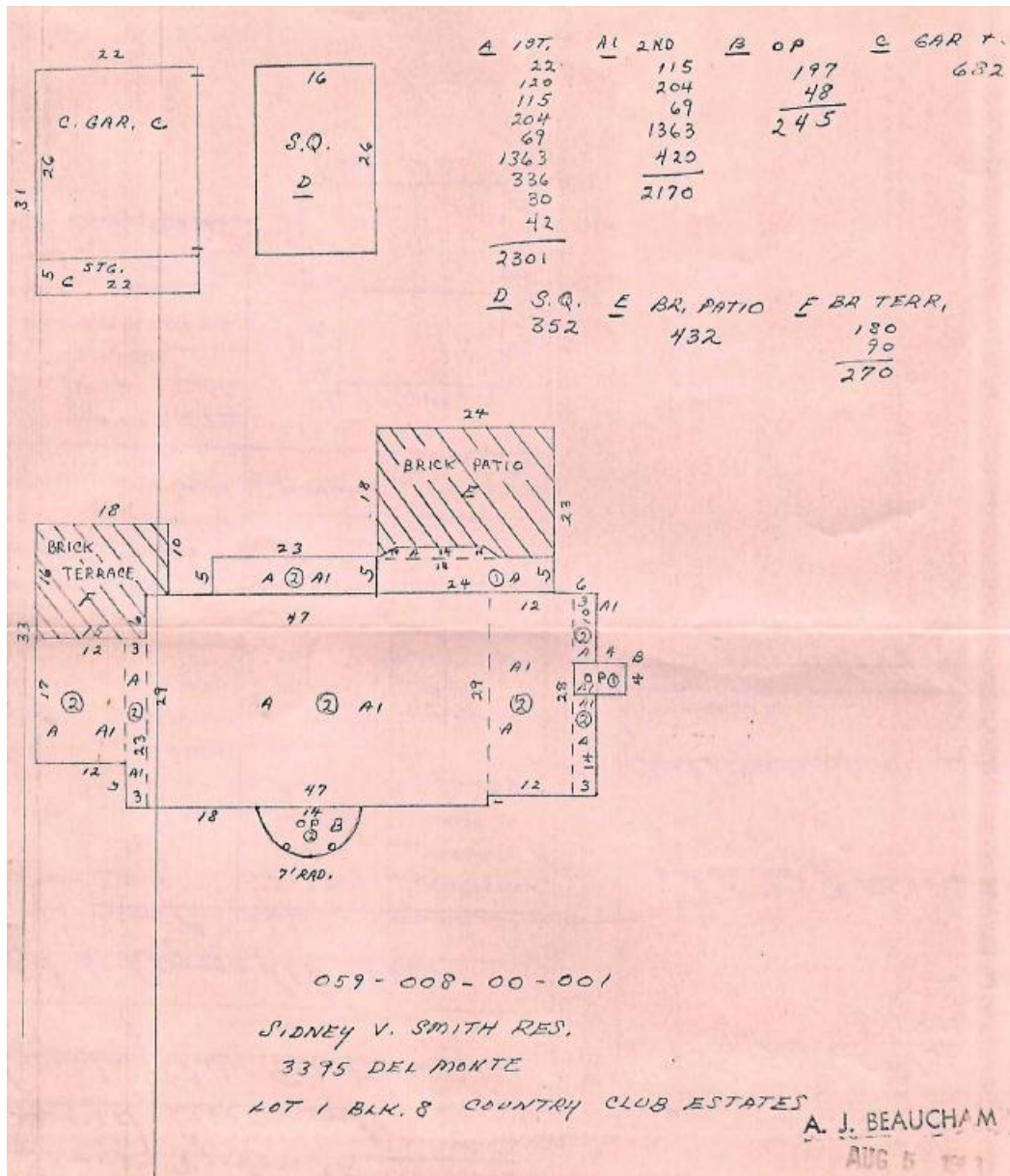
Wing to attached Garage – West Elevation

(Date Unknown)



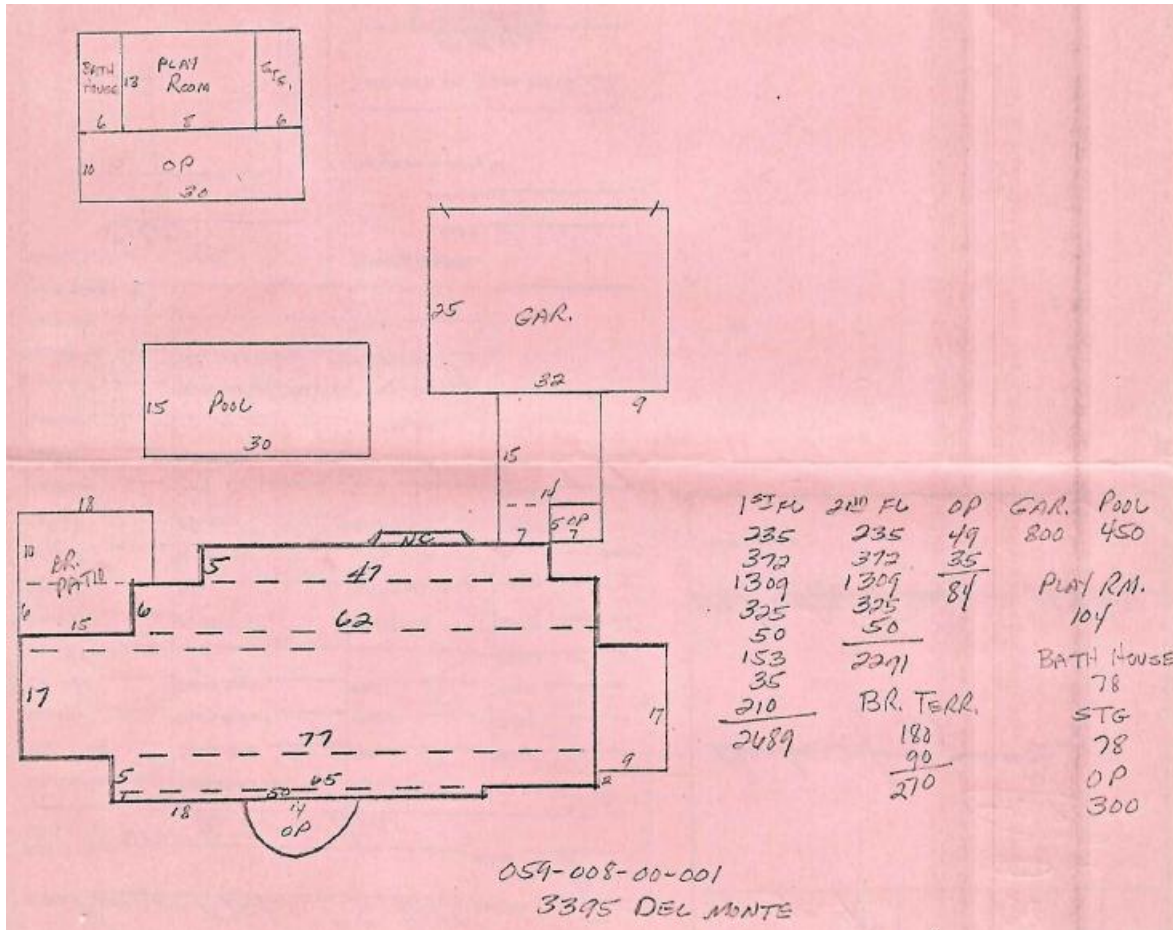
BUREAU OF LAND ASSESSMENT

(1959)



BUREAU OF LAND ASSESSMENT

(1972) Pool Install & Attached Garage Construted



Existing Condition of Windows



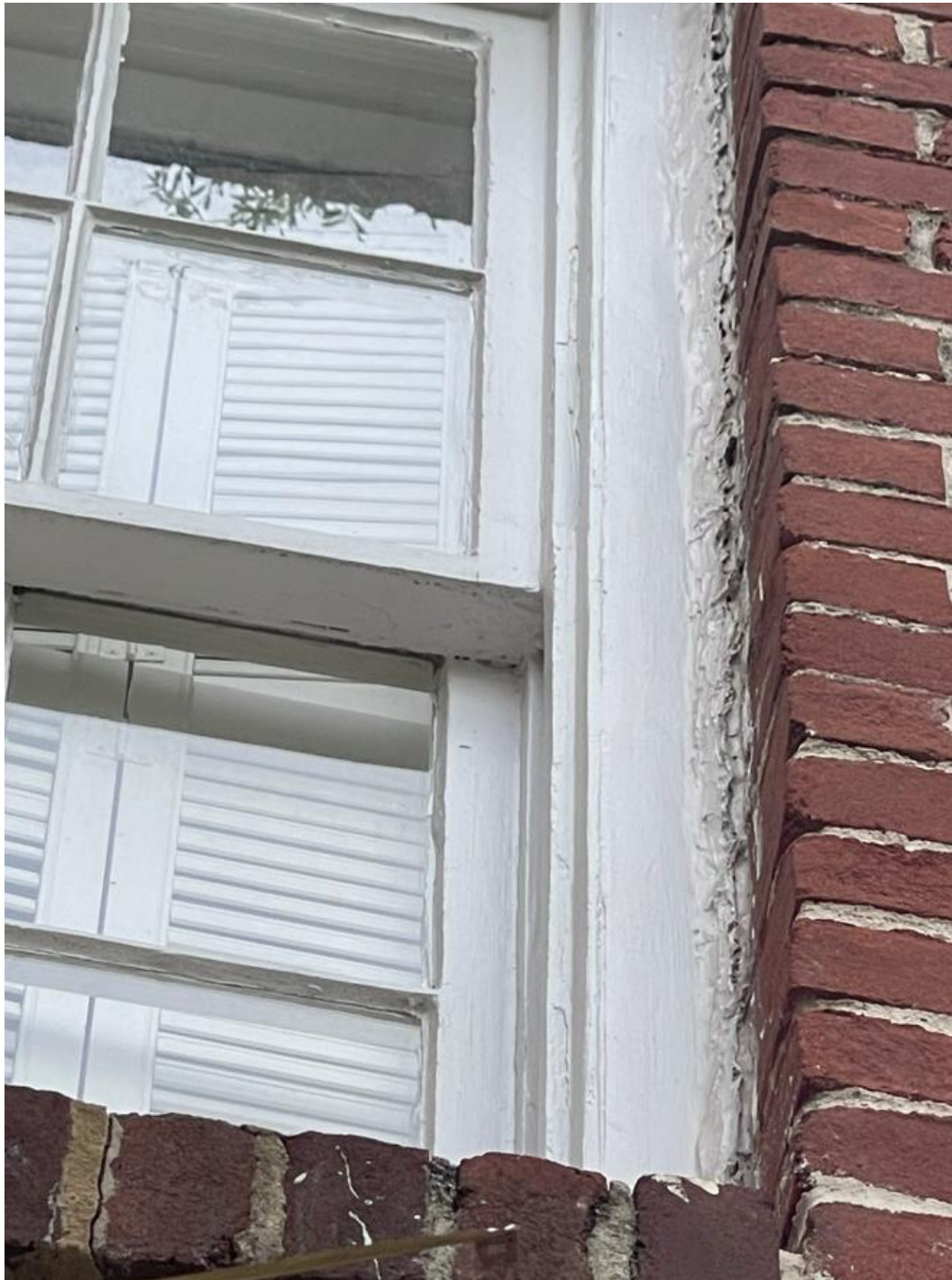
Windows do not fully close, leaving a gap. Meeting Rail and Stile Joints have separated.

Existing Condition of Windows



Windows wood grid lack structural integrity, they move when touched.

Existing Condition of Windows



Windows exhibiting extensive water damage, repeated caulking fails to seal window casing from water incursion.

Existing Condition of Windows



Repeated water damage, to window and brick, main house East Elevation, 2nd story front.

Existing Condition of Windows



Hardware in Sash Channel is either missing or painted over.

Existing Condition of Windows



Moisture damage to interior of windows. Windows appear to lack airtight seal.

Existing Condition of Windows



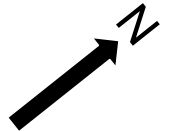
Exterior water damage of window. Windows have been repeatedly repaired, despite this they still do not seal properly to keep out rain and moisture.

Existing Condition of Windows

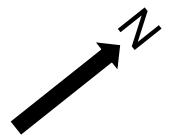


Meeting Rail and Stile Joints have separated, Windows do not fully close, leaving a gap.

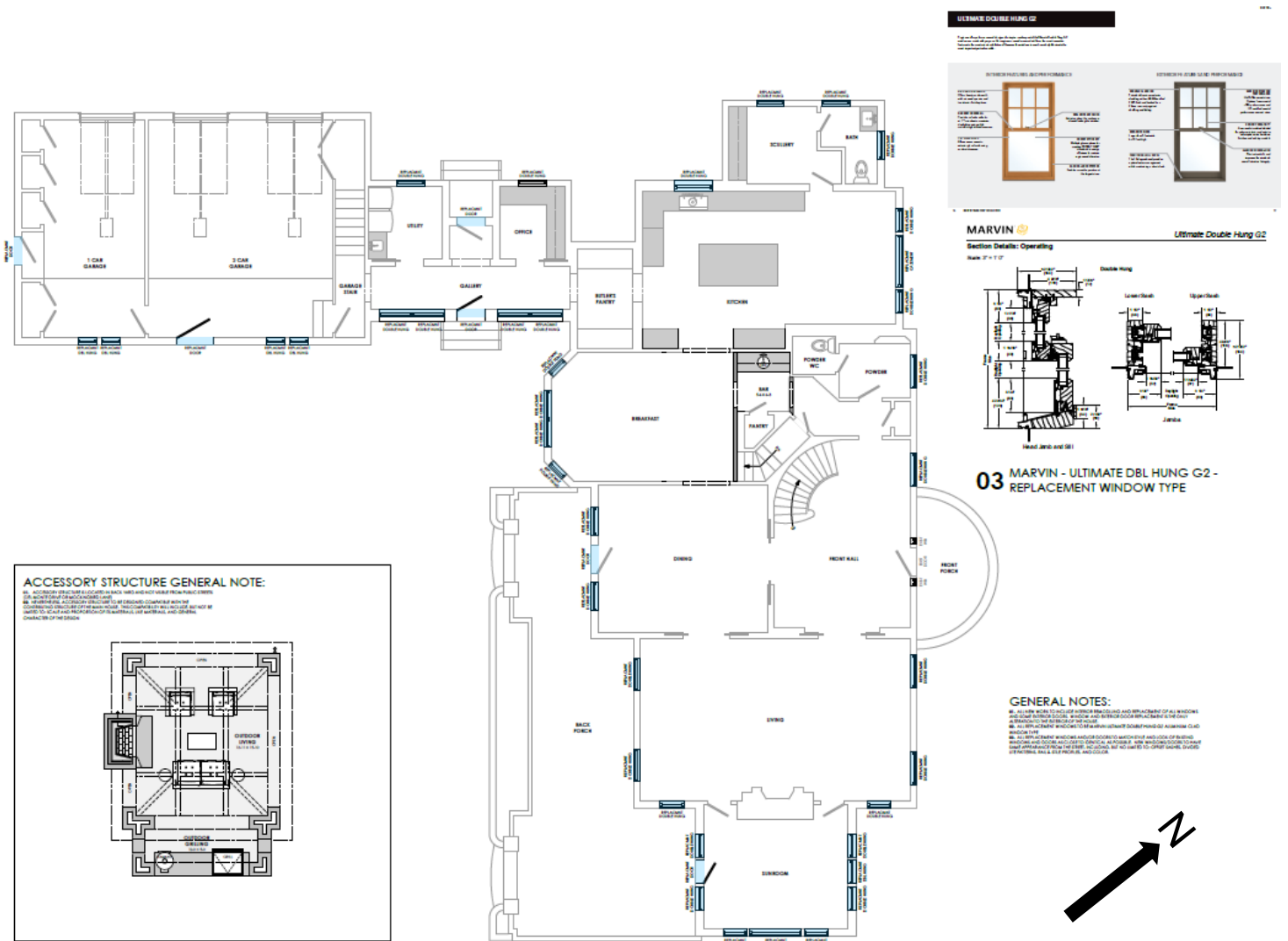
MOCKINGBIRD LANE
(60' R.O.W.)



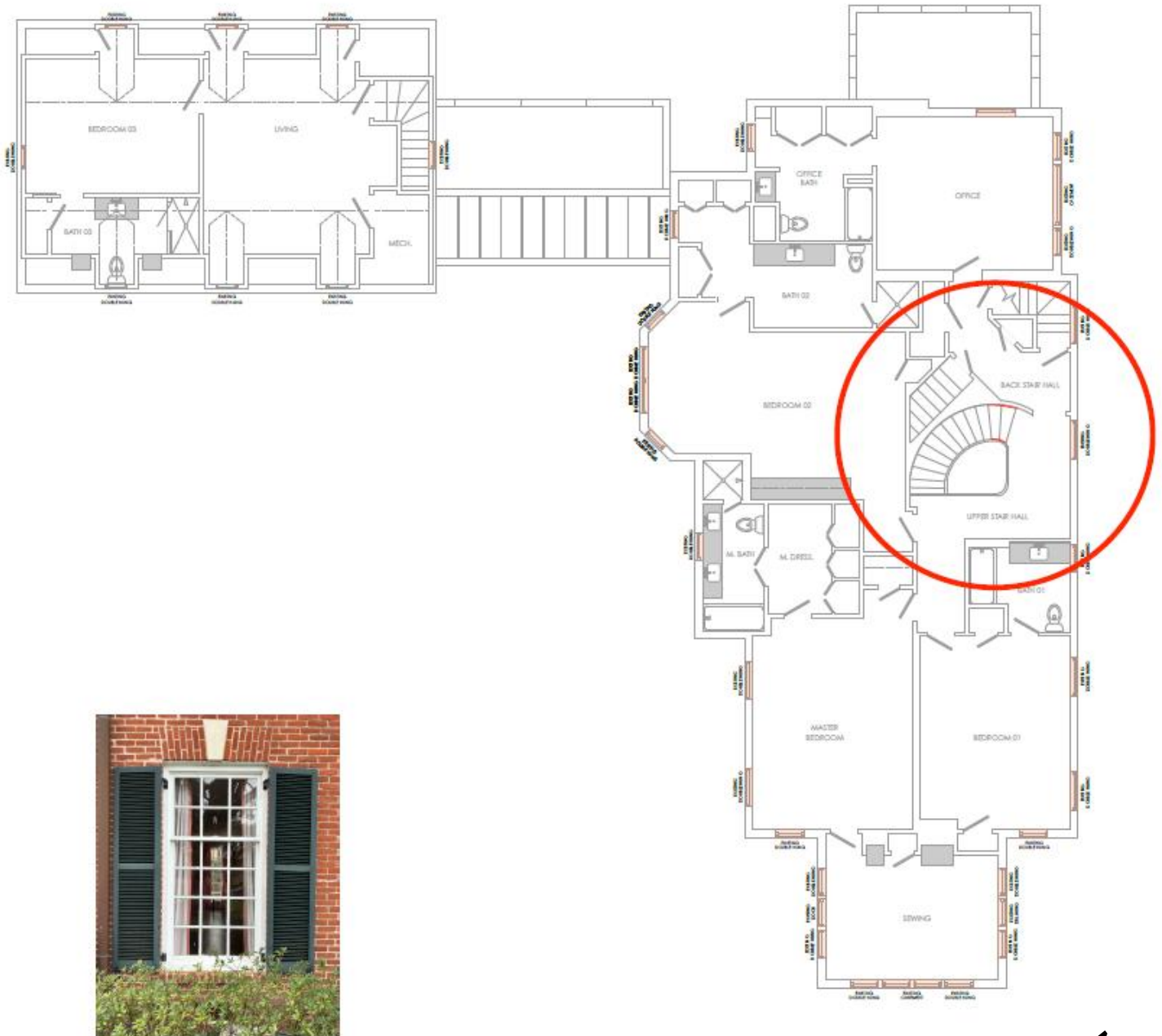
Existing First Floor



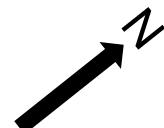
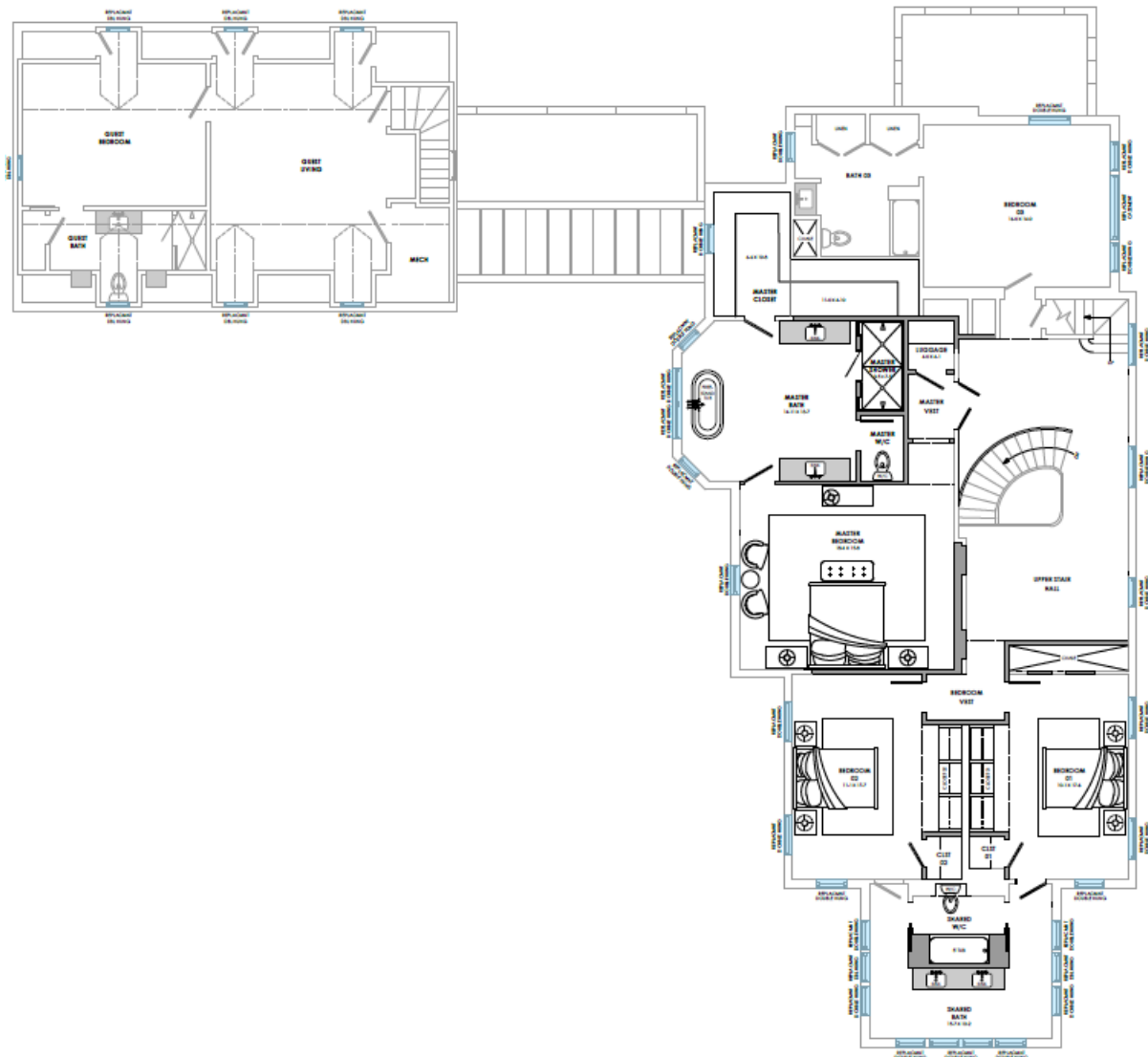
Proposed First Floor



Existing Second Floor



Proposed Second Floor



Proposed Window Example

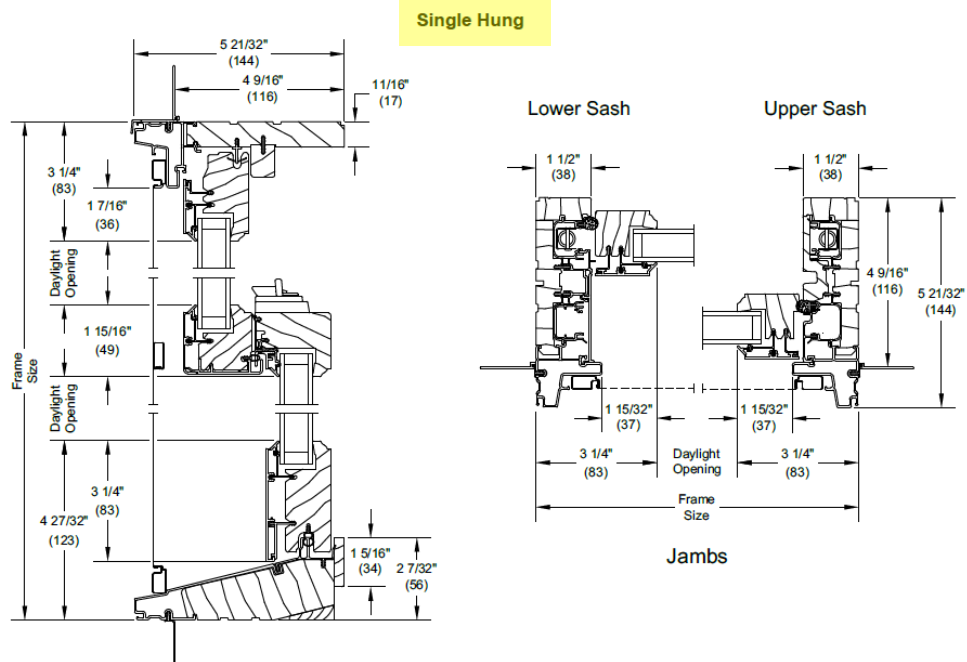
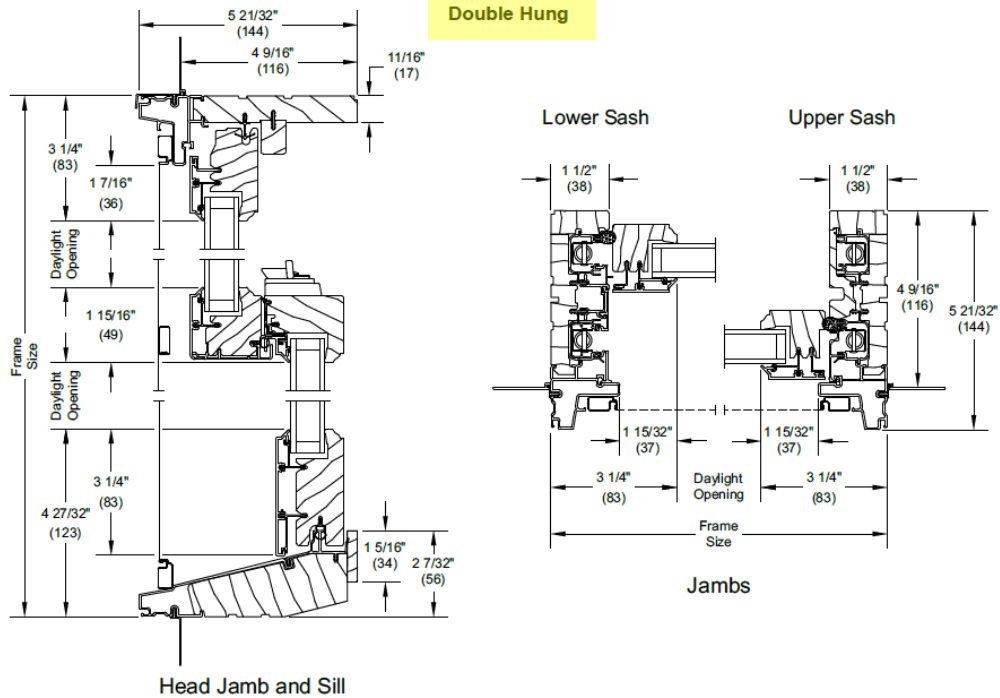
Light Pattern of Existing Windows to be matched with Proposed Windows



Proposed Window Example

MARVIN *Ultimate Double Hung G2***Section Details: Operating**

Scale: 3" = 1' 0"



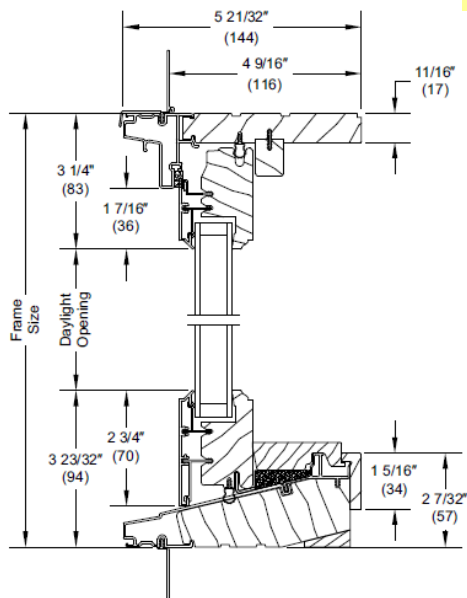
Proposed Window Example

*Ultimate Double Hung G2*

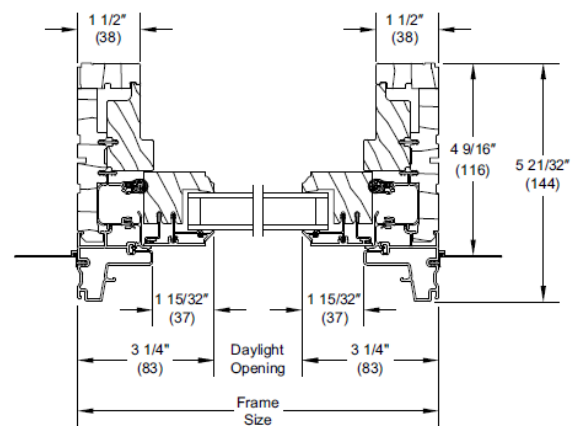
Section Details: Transom and Picture

Scale: 3" = 1' 0"

Transom

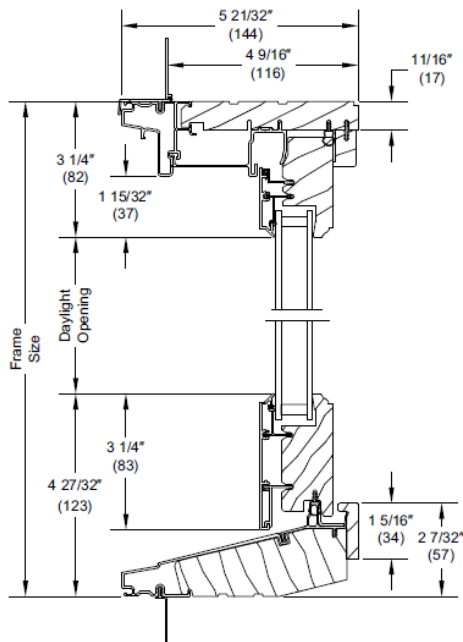


Head Jamb and Sill

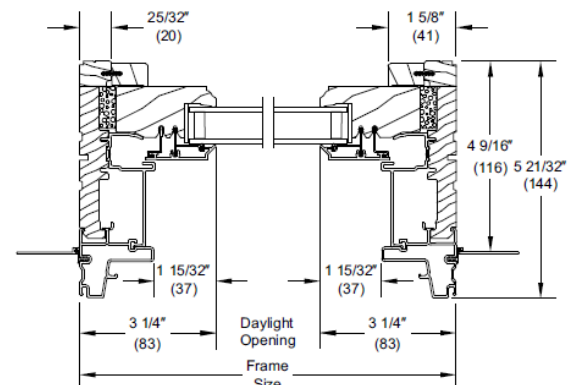


Jamb

Picture



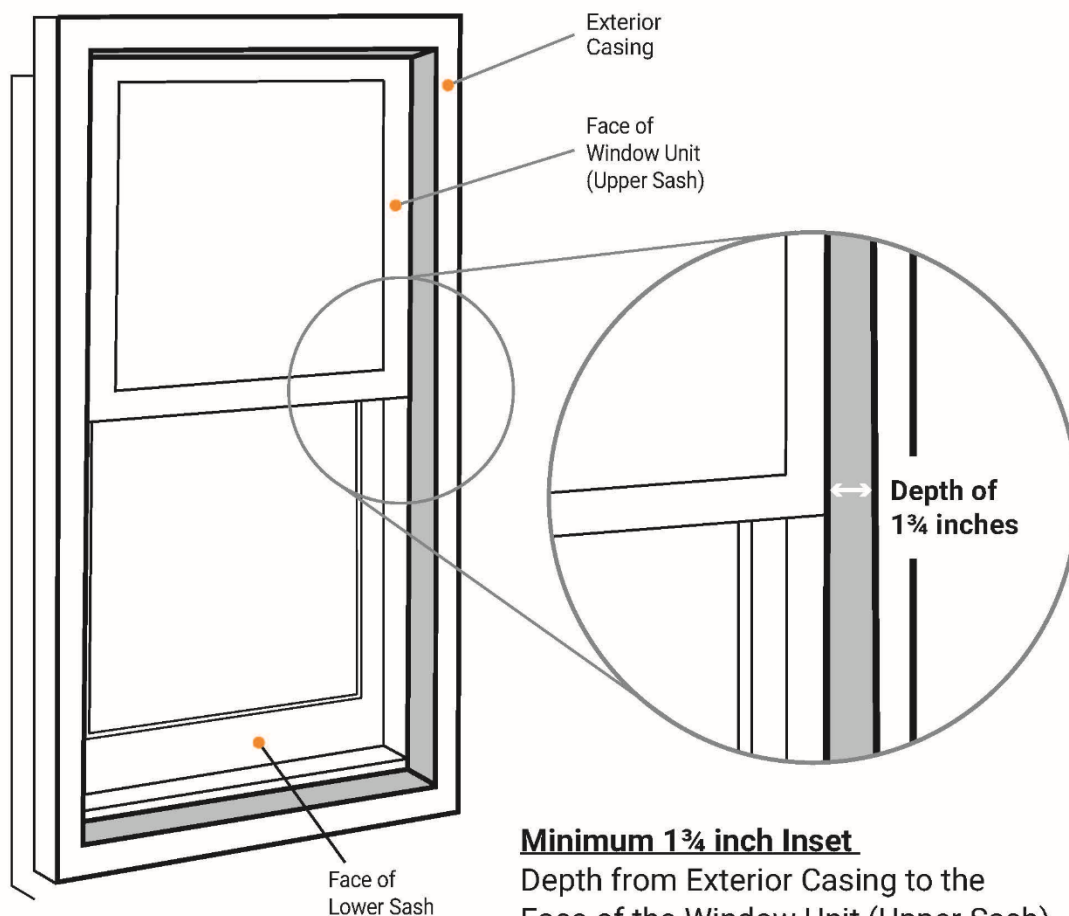
Head Jamb & Sill



Jamb



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@houston.tx.gov