

CERTIFICATE OF APPROPRIATENESS

Applicant: Thea Richardson, owner

Property: Lot 9, Block 230, Houston Heights South Subdivision. The property includes a one and a half-story wood frame 2,476 square foot single-family residence and detached garage situated on a 6,600 square foot interior lot.

Significance: Contributing craftsman residence, constructed circa 1920 with non-contributing garage located in the Houston Heights South Historic District

Proposal: Replace (3) non-original windows West Elevation, facing street, on 2nd story dormer.

- Proposed replacement set of 3 windows, 2nd story, dormer, double-hung all wood windows, equally divided 1-over-1, same opening, with wavy tempered glass.
- Attempt to salvage existing exterior window trim.
- If existing exterior window trim cannot be salvaged, replica trim will be fabricated.
- Exterior Cedar lap siding will be replaced as needed with the same siding profile.

Public Comment: No public comment received.

Civic Association: No comment received.

ALL NEW WINDOWS MUST BE INSET 1¾ Inches – See Attachment

1-over-1 Windows Must Be Equally Horizontally Divided

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

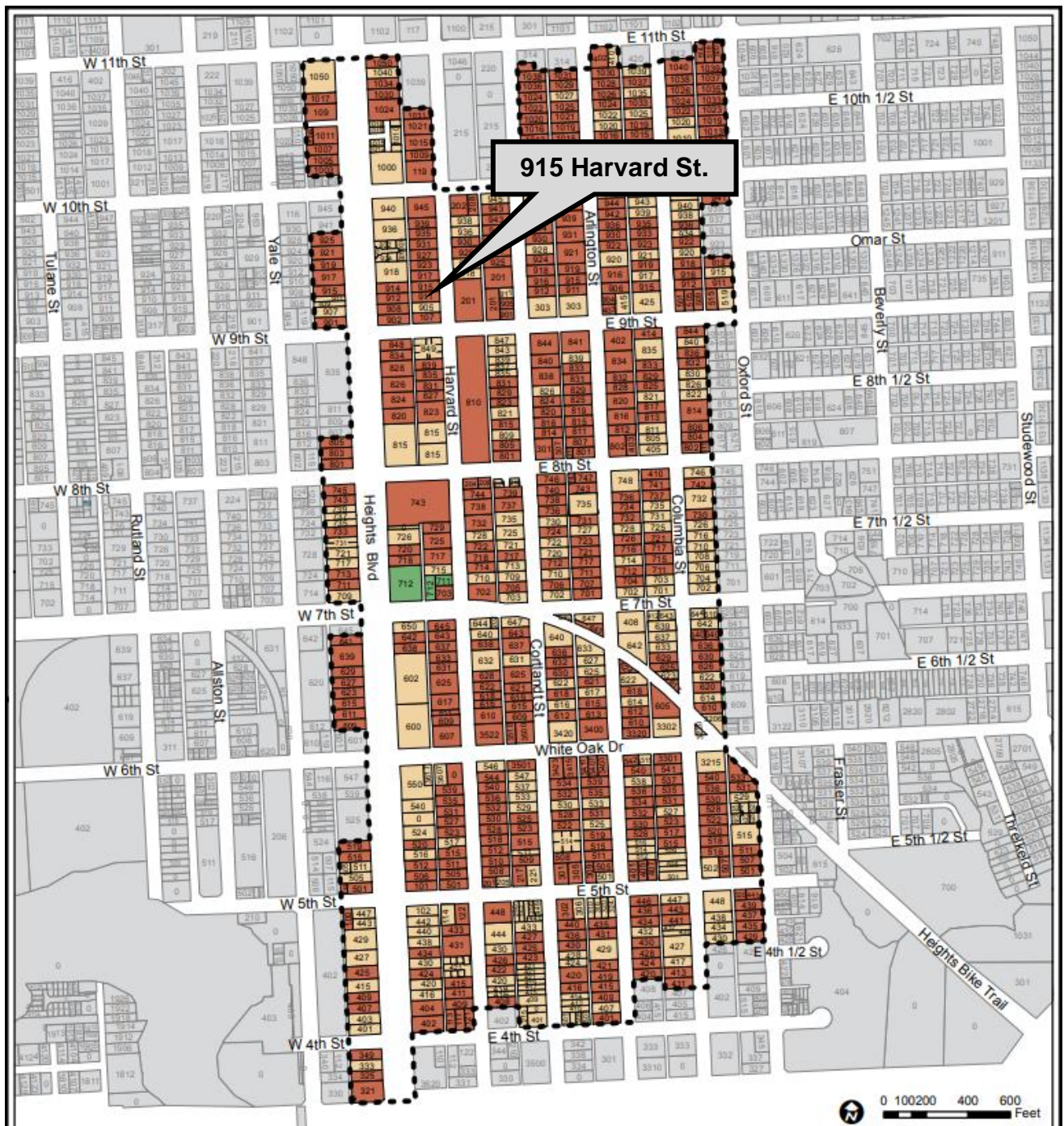
Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building 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 be a nearly exact replica of existing, matching details, thus preserving historic character of the property.</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 protect home from water incursion and heating and cooling from extreme weather.</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</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; <i>Proposed windows are a nearly exact replica of existing, matching details, thus preserving historic character of the property.</i>		
<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 will be constructed of wood, replicating existing 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 replicate features of existing windows.</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>Existing windows are part of non-original dormer addition done sometime after 1951 per BLA archive documents. The existing windows have experienced repeated storm damage, they have decaying wood and are missing hardware.</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>No change to size, scale or materials.</i>		
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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.		

HEIGHTS DESIGN GUIDELINES

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines. <i>To change to measurable standards.</i>
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PROPERTY LOCATION
HOUSTON HEIGHTS SOUTH HISTORIC DISTRICT

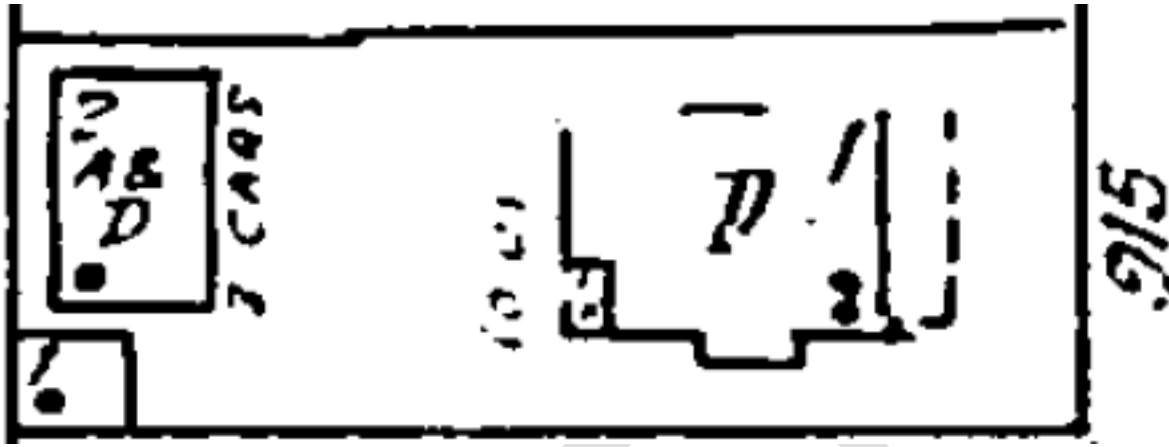


Building Classification

- Contributing
- Non-Contributing
- Park

HISTORIC MATERIALS

Sanborn Map

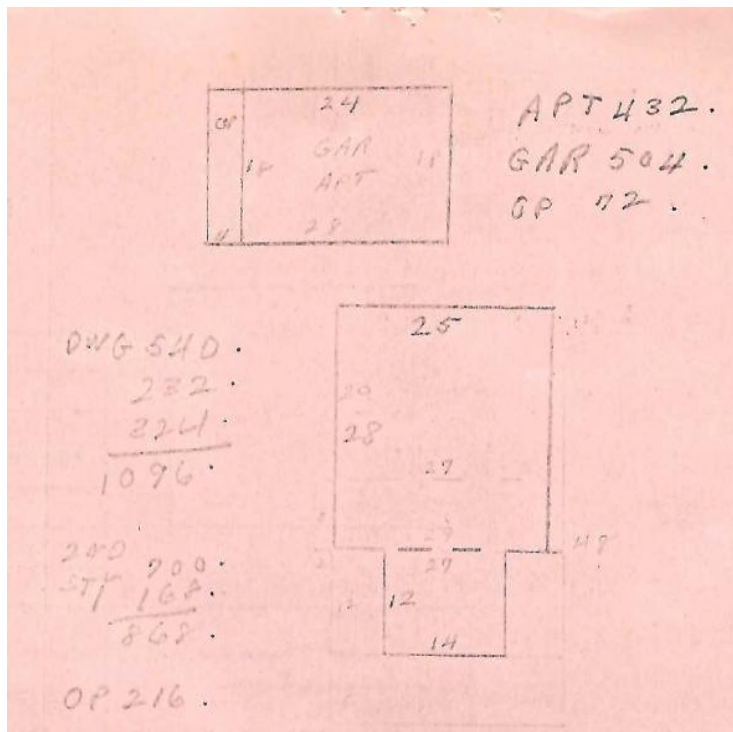


1924-1951 – Shows 1 story home, no second story dormer.



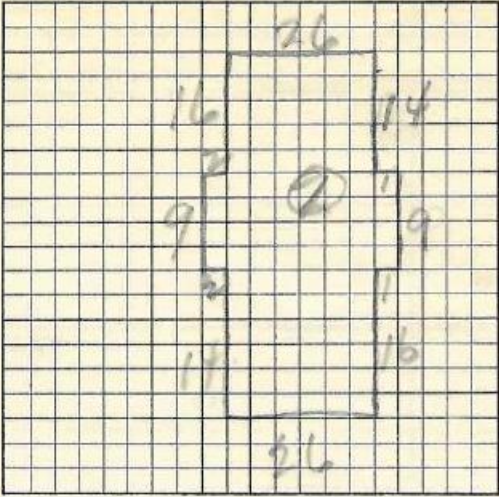
Google Satellite 2025

Bureau of Land Assessment



1969 – Duplex shows up in County Records, showing 2nd story
Second story was apparently added sometime after 1951 per BLA document.

Bureau of Land Assessment

IMPROVEMENTS		
No. Sq. Ft.	Price Per Sq. Ft.	
2082	190	\$ 3950
	Percent Good	60
		2370
	Other Bldgs.	①
		520
	Total All Bldgs.	2890



Inventory Photo (East Elevation)



Current Photograph (East Elevation)



Existing Window Set of 3 (East Elevation)



Some of the existing windows have wavy glass.

Existing Window Set of 3 (East Elevation)



Interior water damage to window units

Existing Windows – Damage (East Elevation)



Exterior water damage to siding and window units

Location of Proposed Replacement Windows (East Elevation)



Proposed Kolbe Wood Window Specifications

*** Unit ***
WDH (Assy 1)

Heritage Rectangle Double Hung

*** Unit ***
Unit 1.1: Wood Sash, Traditional, Sash Operation: Top & Bottom Active, Beveled Basic Jamb Profile

*** Glass ***
Unit 1.1: Solar Control Low-E Glass

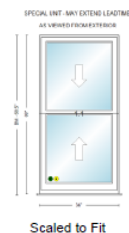
Unit 1.1 Lower, 1.1 Upper: Custom Glass = Circa 1800 Tempered glass

*** Hardware-Accessories ***
Unit 1.1: White Window Opening Control Device, Bright Brass Hardware, BetterVue Fiberglass Full Screen, Screen(s) Loose

*** Species-Finish-Color ***
Unit 1.1: Primed Latex Exterior Sash, Primed Latex Exterior Frame, Primed Latex Interior Sash, Primed Latex Interior Frame, White Screen

*** Casing-Jambs-Trim ***
Unit 1.1: No Casing, Standard Sill Nosing, 4-9/16" Jambs

Hallmark Labels required for all approved product.
Calculated Design Pressure values of individual units will be verified upon order to Kolbe. Overall Performance Grade of mulls/assemblies may/will be less than computed values of individual units and will also be determined upon order to Kolbe.
Opening(s) designated by a circled 'E' meet most national building codes for emergency escape and rescue requirements. Check local codes for product compliance for desired application.



Rough Opening:
34 1/2" X 68 9/16"

Frame Size:
34" X 68"

Unit Dimension:
34" X 68 1/2"

Proposed Kolbe Wood Window Specifications

Line Number	001-1	Individual Frame Width	34"
Product Name	Heritage Rectangle Double Hung (WDH)	Individual Frame Height	68"
Configured in PK Version	809	Clear Opening Width	30 3/4"
		Clear Opening Height	29 7/32"
		Brickmould Width	34"
		Brickmould Height	68 1/2"
		Glass Width	28 1/2"
		Glass Height	29 25/32"
		*** Casing-Jamb-Trim ***	
		R&D Test Unit	No
		Exterior Casing/Accessories	No Casing
		Sill Nosing	Standard Sill Nosing
		Extended Horns	No
		Apply Exterior Casing/Accessories	Yes
		Back Priming of Frame	No
		Jamb Depth	4 9/16"
		Installation Clips	None
		Kolbe Installation Consulting	No
		*** Performance ***	
		Performance	Standard Performance
		Job Specification PG Rating Entry	Do Not Specify
		Display Current PG Rating Info.	Yes
		Current Calculated PG Rating	25
		Current Calculated Positive DP Rating	25.1
		Current Calculated Negative DP Rating	25.1
		Current Calculated Overall PG Rating	+25/-25
		R&D Test No.	23040
		AAMA/WDMA/CSA 101/I.S.2/A440-22 LC-PG25 1156x2043 (~46x80)-H	
		AAMA/WDMA/CSA 101/I.S.2/A440-17 LC-PG25 1156x2043 (~46x80)-H	
		CSA A440 S1-19 LC-PG25 1156x2043-H	
		CSA A440 S1-17 LC-PG25 1156x2043-H	
		Test Report No.	QCT24-7203.03
		Hallmark No.	413-H-1278
		Florida Approval No.	10398
		Miami-Dade Approval No.	No
		Water Penetration Resistance Pressure	180 Pa (3.76 psf)
		Display Current NFRC Rating Info.	Yes
		U-Value	-
		Solar Heat Gain Coefficient (SHGC)	-
		Visible Transmittance (VT)	-
		Condensation Resistance (CR)	-
		NFRC CPD #	-
		Energy Star Southern Zone	-
		Energy Star South/Central Zone	-
		Energy Star North/Central Zone	-
		Energy Star Northern Zone	-
		Energy Star Door Northern & North/Central Zones	-
		Energy Star Door South/Central & Southern Zones	-
		Energy Star Door All 50 States	-
		Canada Energy Rating (ER)	-
		2025 Pricing	
		Window and Door Details Page	4 of 7

Line Number 001-1

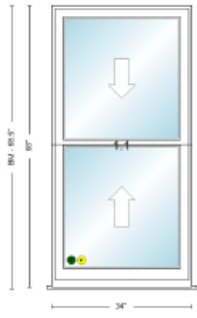
Product Name Heritage Rectangle Double Hung (WDH)

Configured in PK Version 809

SPECIAL UNIT - MAY EXTEND LEADTIME

AS VIEWED FROM EXTERIOR

Scaled To Fit



Quantity (3)

Cubic Feet 11.36

Unit Price \$4,817.96

Extended Price \$14,453.88

*** Pricing Details ***

Base Price	\$702.24
Screen	\$67.15
Non-Standard Size	\$179.61
Hardware Color	\$122.89
Lower Glass Glass	\$26.05
Upper Glass Glass	\$26.05
Interior Finish	\$33.64
Lower Glass Custom Glass Type	\$1,767.22
Upper Glass Custom Glass Type	\$1,767.22
Window Opening Control Device	\$159.35
No Casing	\$19.50

*** Notes ***

Manufacturer Note: Hallmark Labels required for all approved product.

Manufacturer Note: Calculated Design Pressure values of individual units will be verified upon order to Kolbe. Overall Performance Grade of mulls/assemblies may/will be less than computed values of individual units and will also be determined upon order to Kolbe.

Manufacturer Note: Opening(s) designated by a circled 'E' meet most national building codes for emergency escape and rescue requirements. Check local codes for product compliance for desired application.

*** Overall Dimensions ***

Overall Frame Width	34"
Overall Frame Height	68"
Overall Rough Opening Width	34 1/2"
Overall Rough Opening Height	68 9/16"
Overall Unit Dimension Width	34"
Overall Unit Dimension Height	68 1/2"

*** Dimensions ***

Printed By: Joshua Miller

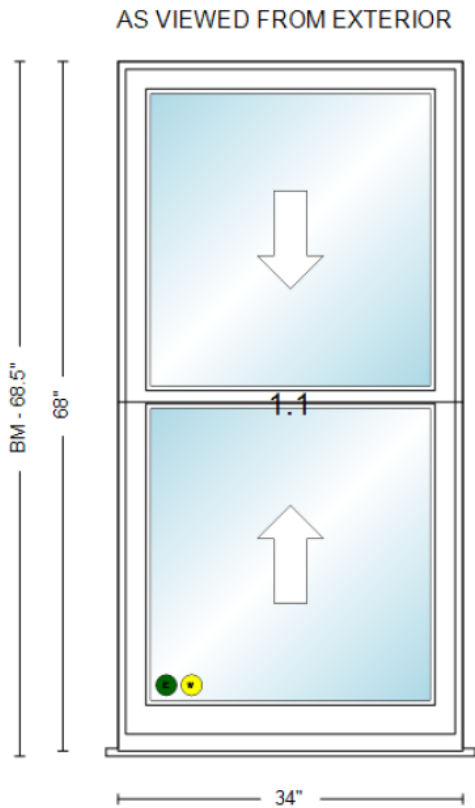
Created: 3/25/2025

This report does not include Non-Kolbe Items

For warranty information please click this link or visit <https://www.kolbewindows.com/resources/warranties>

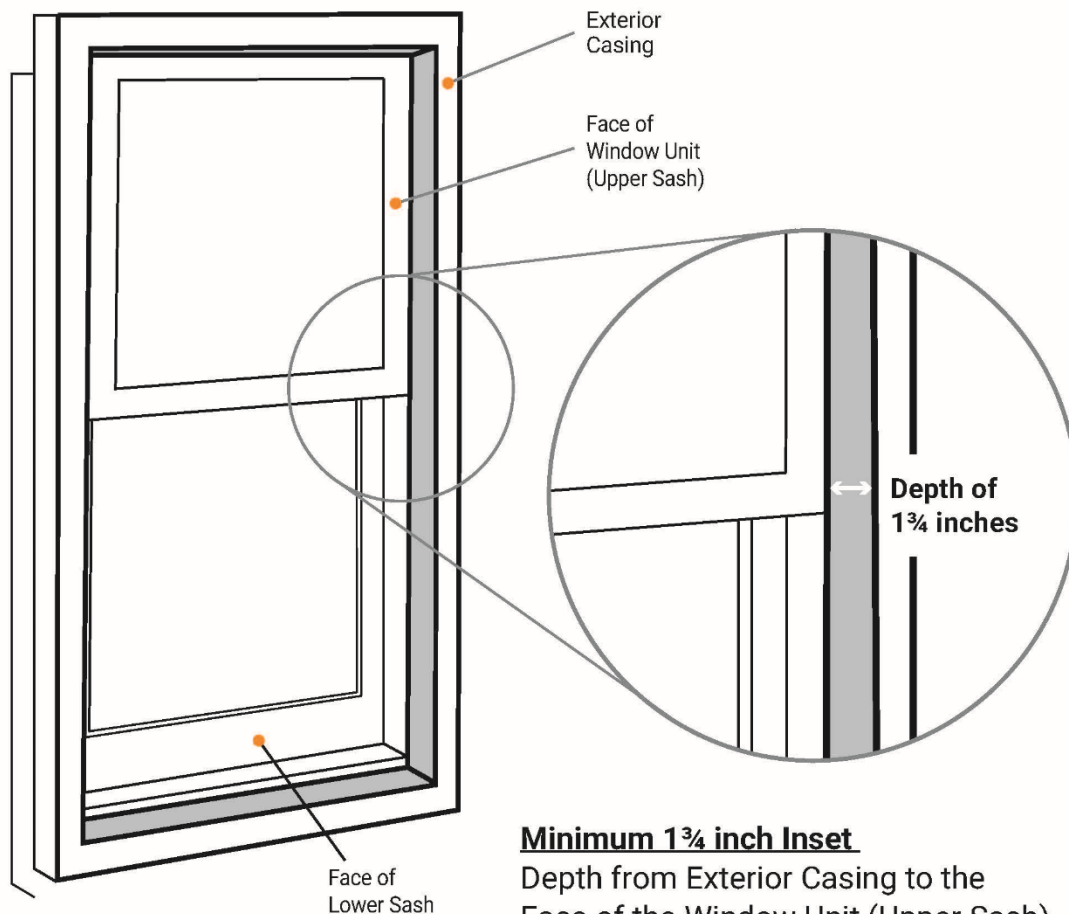
Proposed Kolbe Window Specifications

Example of Specified Kolbe Window





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