

CERTIFICATE OF APPROPRIATENESS

Application Date: January 8th, 2024

Applicant: Manuel F. Zabala, owner

Property: Lot 8, Block 416. Baker W R NSBB Subdivision. The property includes a two-story wood frame, 1,703 sq. ft. single-family residence situated on a 4,800 sq. ft. interior lot.

Significance: Contributing Bungalow style residence, circa 1925.

Proposal: Alteration – Windows - Work Already Done - Certificate of Remediation (COR)

- Replace two (2) West elevations windows, due to storm damage.
• Add 2" x 4" or similar sill to double window, to be compatible with North elevation (Front) see attached photos.
• Preserve frame and dimensions of the windows

Public Comment: No public comment received.

Civic Association: No civic association comment received.

ALL NEW WINDOWS MUST BE INSET 1 3/4 Inches – See Attachment
Windows Must Be Equally Horizontally Divided 1-over-1

Recommendation: Denial - does not satisfy criteria, of Certificate of Appropriateness (COA) and Issuance of Certificate of Remediation (COR) for windows installed with Conditions:

- Inset existing windows so that upper sash is inset at least 1 3/4 inches from Exterior Casing of Window Unit, see Attached Window Diagram.
• Add 2" x 4" or similar, windowsill to double window, to be compatible with North elevation windowsill (Front).

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.

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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

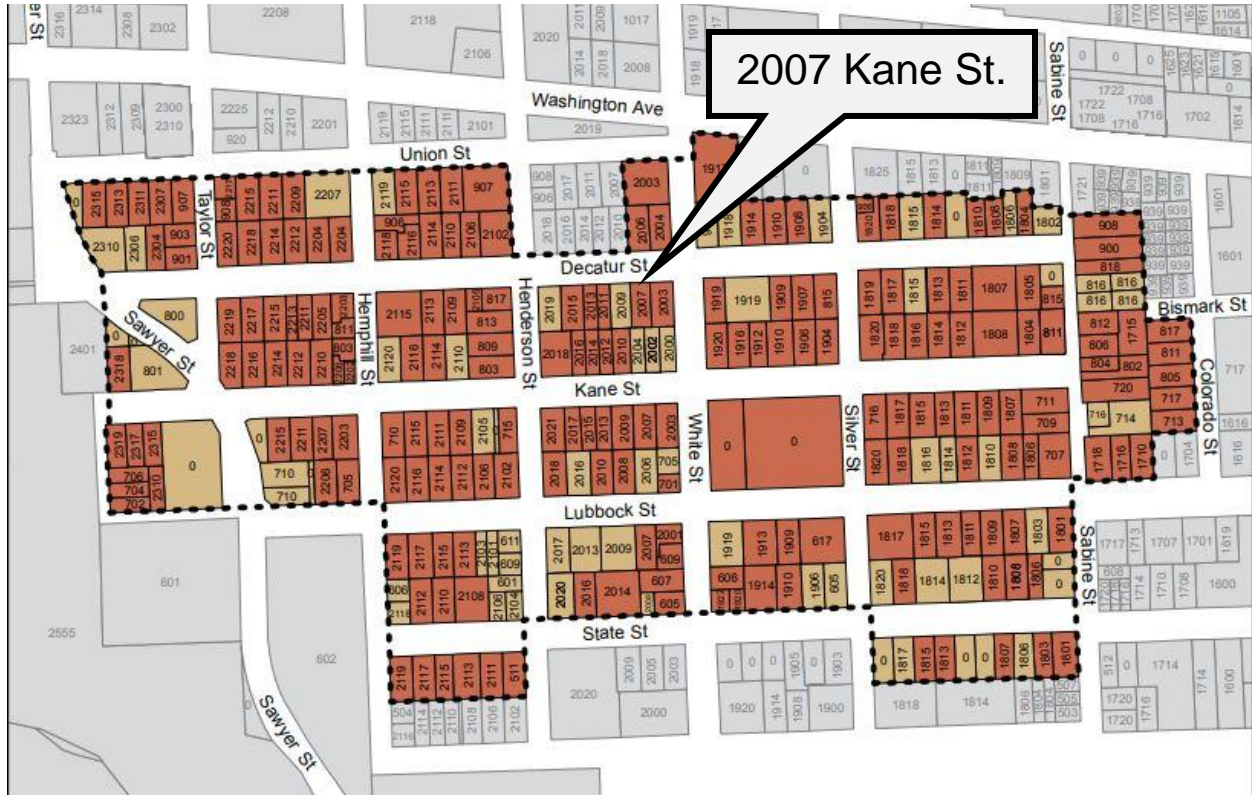
- (1) The proposed activity must retain and preserve the historical character of the property;
(2) The proposed activity must contribute to the continued availability of the property for a contemporary use;
(3) The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance;
(4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
(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;
(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;
(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;
(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
(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.

OLD SIXTH WARD DESIGN GUIDELINES

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

PROPERTY LOCATION

OLD SIXTH WARD HISTORIC DISTRICT



Building Classification

- Contributing
- Non-Contributing
- Park

PAST PHOTO - April 2010



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CURRENT PHOTO




**EXISTING CONDITION - WEST ELEVATION**



*West Elevation – Vinyl Windows*

RED TAG VIOLATION

 **CITY OF HOUSTON**  
**CODE ENFORCEMENT**  
 Planning and Development Services Division  
 Public Works and Engineering Department

**DO NOT REMOVE THIS NOTICE**  
**STOP ALL UNPERMITTED WORK**

Address: 2007 Kane St

AS PER SECTION 114.1 OF THE CITY OF HOUSTON BUILDING CODE: IT SHALL BE UNLAWFUL FOR ANY PERSON, FIRM OR CORPORATION TO ERECT, CONSTRUCT, ALTER, EXTEND, REPAIR, MOVE, REMOVE, DEMOLISH OR OCCUPY ANY BUILDING, STRUCTURE OR EQUIPMENT REGULATED BY THIS CODE, OR CAUSE SAME TO BE DONE, IN CONFLICT WITH OR IN VIOLATION OF ANY OF THE PROVISIONS OF THIS CODE.

NOTICE OF UNPERMITTED WORK:  
*24082616  
 Obtain required structural permit for window replacement on right side of property. Contact Historical District*

NOTICE TO OBTAIN BUILDING PERMITS AND INSPECTIONS. FAILURE TO COMPLY MAY RESULT IN CITATIONS BEING ISSUED WITH A MINIMUM FINE OF \$500.00 TO \$2,000.00 PER INCIDENT.

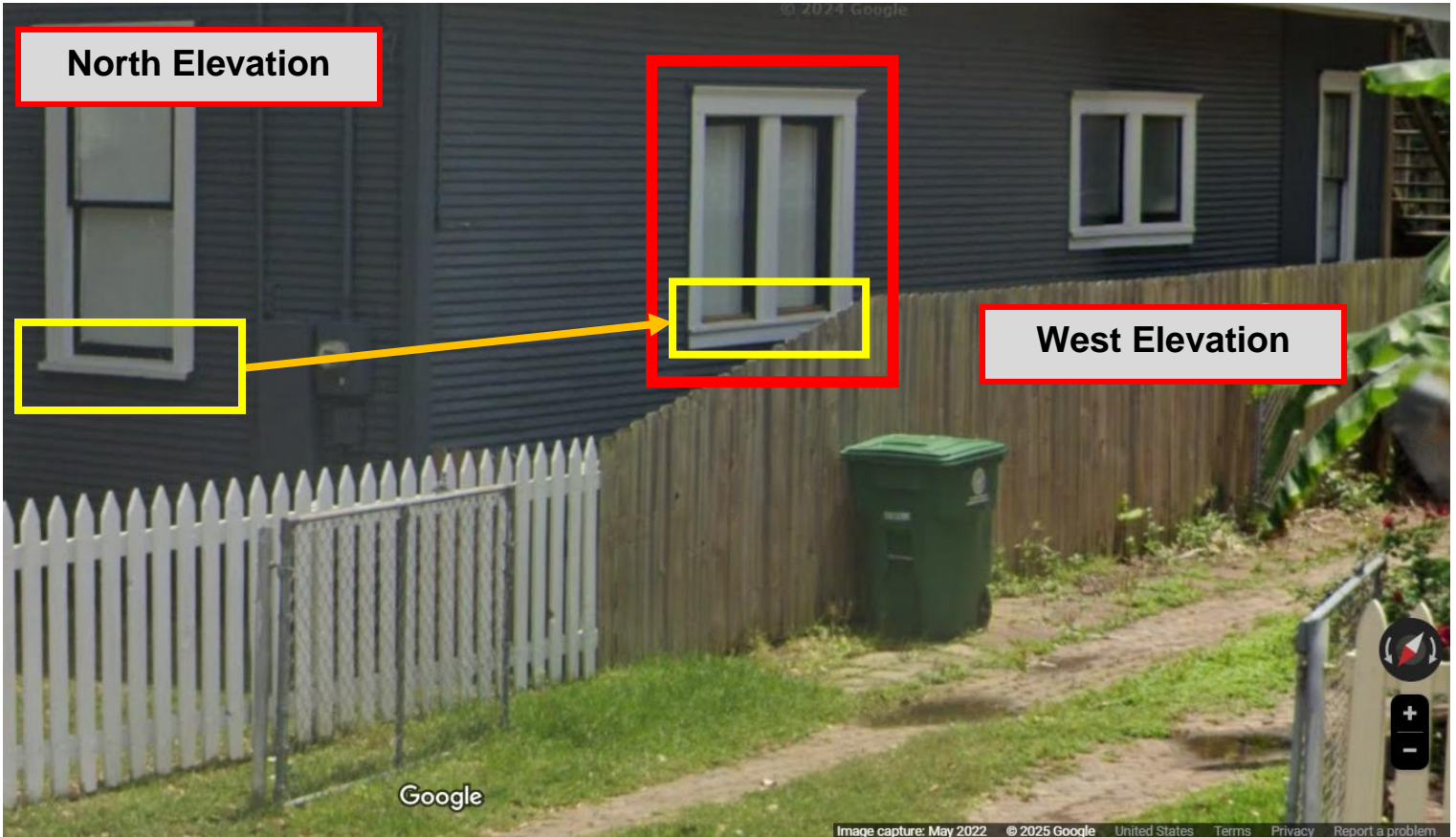
De acuerdo con la sección 114.1 del código de edificación de la Ciudad de Houston: Será ilegal para cualquier persona, firma o corporación erigir, construir, alterar, ampliar, reparar, mover, quitar, demoler, o ocupar cualquier estructura o equipo de un edificio regulado(a) por este código, o causar que lo mismo sea hecho, en conflicto con o en violación de cualquiera de las provisiones de este código.

Este es un aviso para obtener permisos de edificación (construcción) e inspecciones. El incumplimiento puede resultar en multas mínimas de \$500 a \$2000 por incidente.

HABITABILITY INVESTIGATIONS: 832-394-8841

INSPECTOR ID 143 INITIAL DLS DATE 8-28-24

GOOGLE STREETVIEW (MAY 2022)



*Fixed Windows highlighted in red were replaced*



**Condition of COR:** Add Windowsill to West Elevation Double Windows to resemble North Elevation Window, marked in **Yellow**.



*Existing North Elevation*

**INTERIOR OF WINDOWS**



**Before**

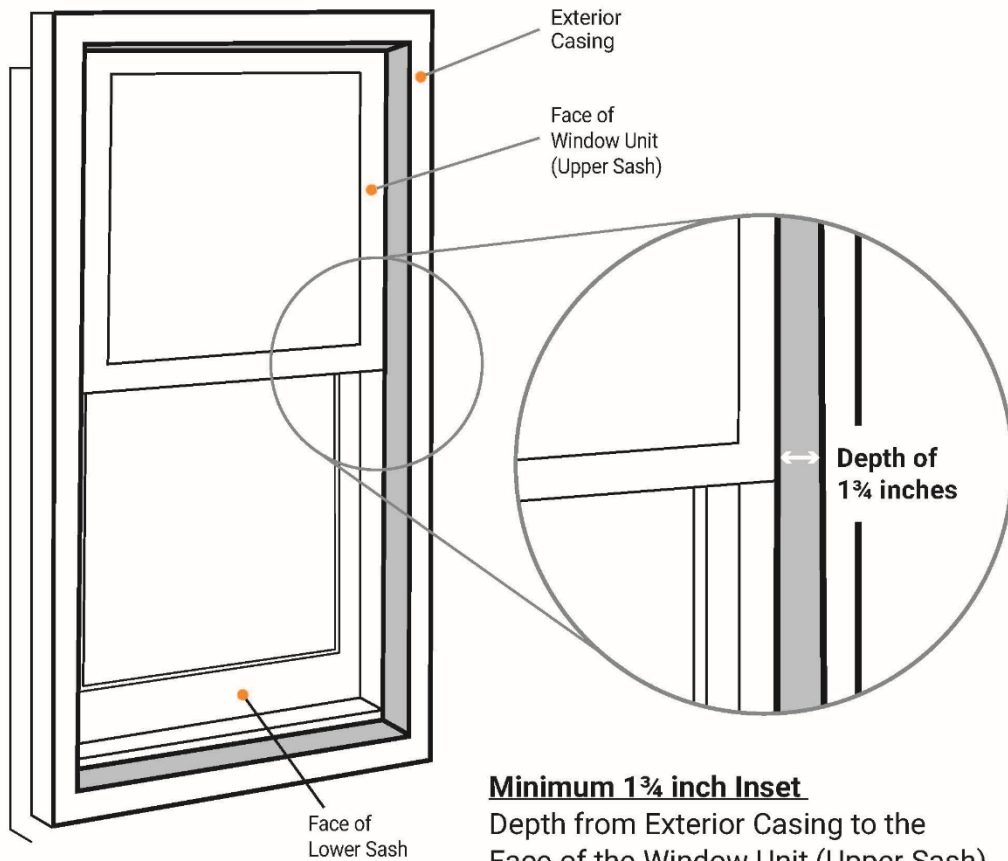


**After**

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# Historic Window Standard: New Construction & Replacement



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