

CERTIFICATE OF APPROPRIATENESS

Application Date: September 18, 2025

Applicant: Tim Riley, agent for Reynard Weller, owner

Property: 2611 Hopkins Street, Lot 9, Block 2, Montrose. The property includes a two-story single-family residence and a detached one-story garage on a 6,500 square foot (65' x 100') interior lot.

Significance: Contributing American Foursquare with Craftsman Influence two-story residence, constructed circa 1922 and a one-story detached non-contributing garage structure located in the Avondale West Historic District.

Proposal: Alteration – Addition

The applicant proposes to replace two windows – one original wood and one non-original vinyl window – on the right side elevation, which is visible from the street.

- Proposed windows: Simotron 6500 Series Vinyl Window
- No change to window opening.
- **All windows to be inset and recessed. See Attachment A for details.**
- **Minimum 1¾ inch inset** depth from exterior casing to the face of the window unit (Upper Sash) Windows must be 1-over-1 if single or double-hung and equally horizontally divided. 1 ¾ inch minimum inset for Fixed Window.

****Draft subject to change before final version****

Public Comment: 1 public comment received. See Attachment B.

Civic Association: No comment received.

Recommendation: Approval with conditions: that the proposed windows being installed on the right elevation be wood, wood clad, or wood composite.

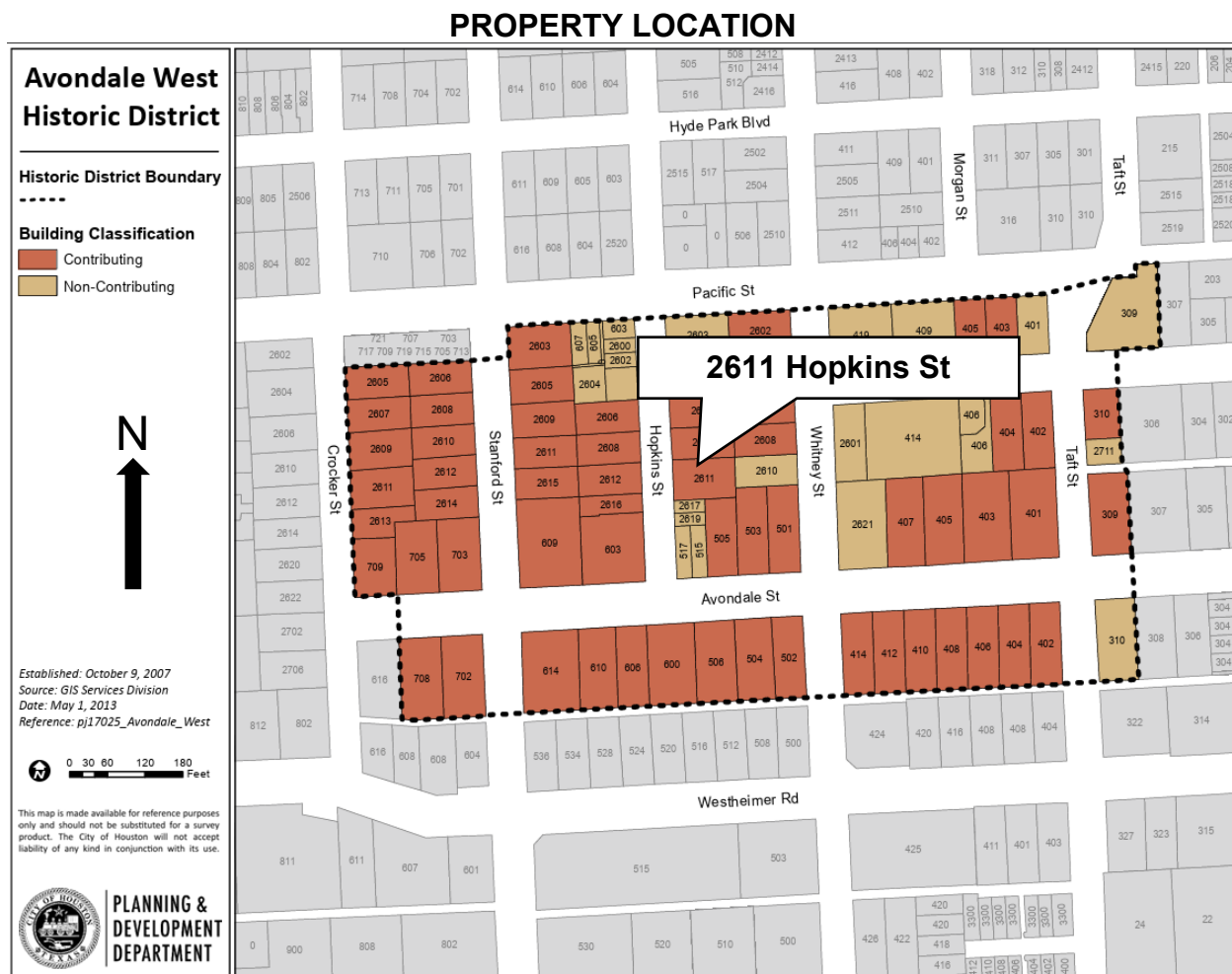
HAHC Action: -

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:

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>Criteria will be met with the conditions of the approval.</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;		
<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; <i>Criteria will be met with the conditions of the approval.</i>		
<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;		
<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(7)	The proposed replacement of missing 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>Criteria will be met with the conditions of the approval.</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 and must be compatible with the size, scale, material and character of the property and the area in which it is located; <i>Criteria will be met with the conditions of the approval.</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.		



INVENTORY PHOTO



AERIAL VIEW OF PROPERTY



CONTEXT AREA



2609 Harvard Street – Contributing -
Right of property



2612 Hopkins Street – Contributing -
Front of property



2608 Hopkins Street – Contributing
Front and to the right of property

PROPOSED RIGHT ELEVATION – CLOSE UP



PROPOSED RIGHT ELEVATION – GOOGLE MAPS 2022



PURPLE – Original wood window

BLUE – Non-original vinyl window

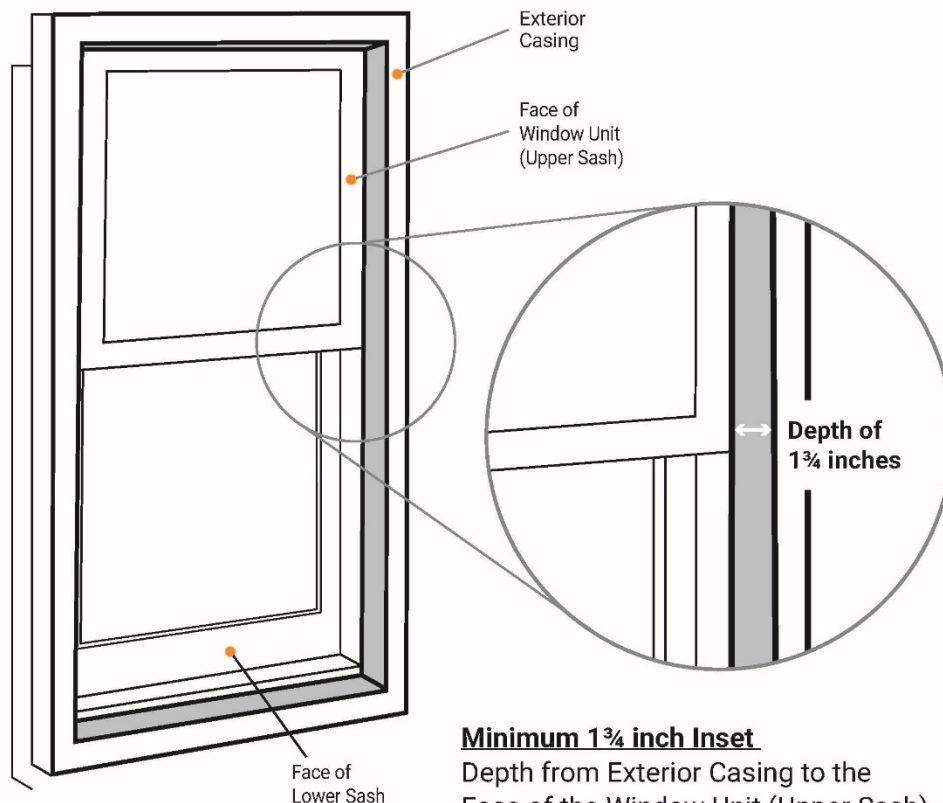
Both windows are proposed to be removed with vinyl.

Please note Sec. 33-237 (2): An alteration is obscured from view from the street by the original structure and **not merely obscured by** fencing, **landscaping**, non-historic additions, or other impermanent obstructions.

ATTACHMENT A



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

City of Houston | Planning and Development | Houston Office of Preservation

ATTACHMENT B – PUBLIC COMMENT

de Leon, Samantha - PD

From: Charles Stava
Sent: Thursday, October 9, 2025 9:54 AM
To: de Leon, Samantha - PD
Subject: Re: 2611 Hopkins

[This message came from outside the City of Houston email system. Please be careful while clicking links, opening attachments, or replying to this email.]

Hi Samantha!

I just wanted to say that this applicant's house directly sits behind mine and I have full view of the rear of his house. From what I can see from my backyard, most of the windows, especially the upstairs ones are original and appear to be in good shape. There are a few "replaced" windows on the first floor, especially on the kitchen wing that do not match the originals. Those are the only ones that I feel can be replaced. However, is it at all possible to encourage the applicant to consider wood windows for those that need to be replaced, so that he can paint them the same color as the originals? I know the window vendor, he has been aggressive with our neighbors, giving false information in which I've had to do damage control.

I'll be happy to answer any questions that you may have.

Warm regards,
Chuck

