

CERTIFICATE OF APPROPRIATENESS

Application Date: July 18, 2025

Applicant: Danny Riggs, Riggs Studio, architect for Nicholas Bugos, owner

Property: 3419 Audubon Pl, Lot 7, Tract 6, Montrose Subdivision. The property includes a historic 2,6147 square foot, two-story wood frame single-family residence and a detached garage situated on an 8,7500 square foot (70'x 125') interior lot.

Significance: Contributing Neo Classical residence, constructed circa 1917, located in the Audubon Place Historic District.

Proposal: Alteration – The applicant proposes to do exterior repairs as follows.

- Exterior repairs to contributing historic home, constructed circa 1914. Remove exposed conduits/wires. Repair existing trim, siding, and roofing.
- Proposed new front porch steps and removal of window awnings on front elevation.
- Proposed demolition of attached 1-story addition (non-contributing, built circa 1980, located in rear half of property) and demolition of existing detached 2-story quarters (non-contributing, built circa 1960, located at back of property).
- Proposed new addition consists of a one-story addition that is attached to the original house whereas the two-story addition will be detached and located on the rear portion of the property. The existing max ridge height of the house is 34'-10" while the addition's max ridge height will be 25'-7".
- All new windows need to be wood, inset and recessed.
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.

Public Comment: No public comment was received at this time.

Civic Association: No public comment was received at this time.

Recommendation: Approval

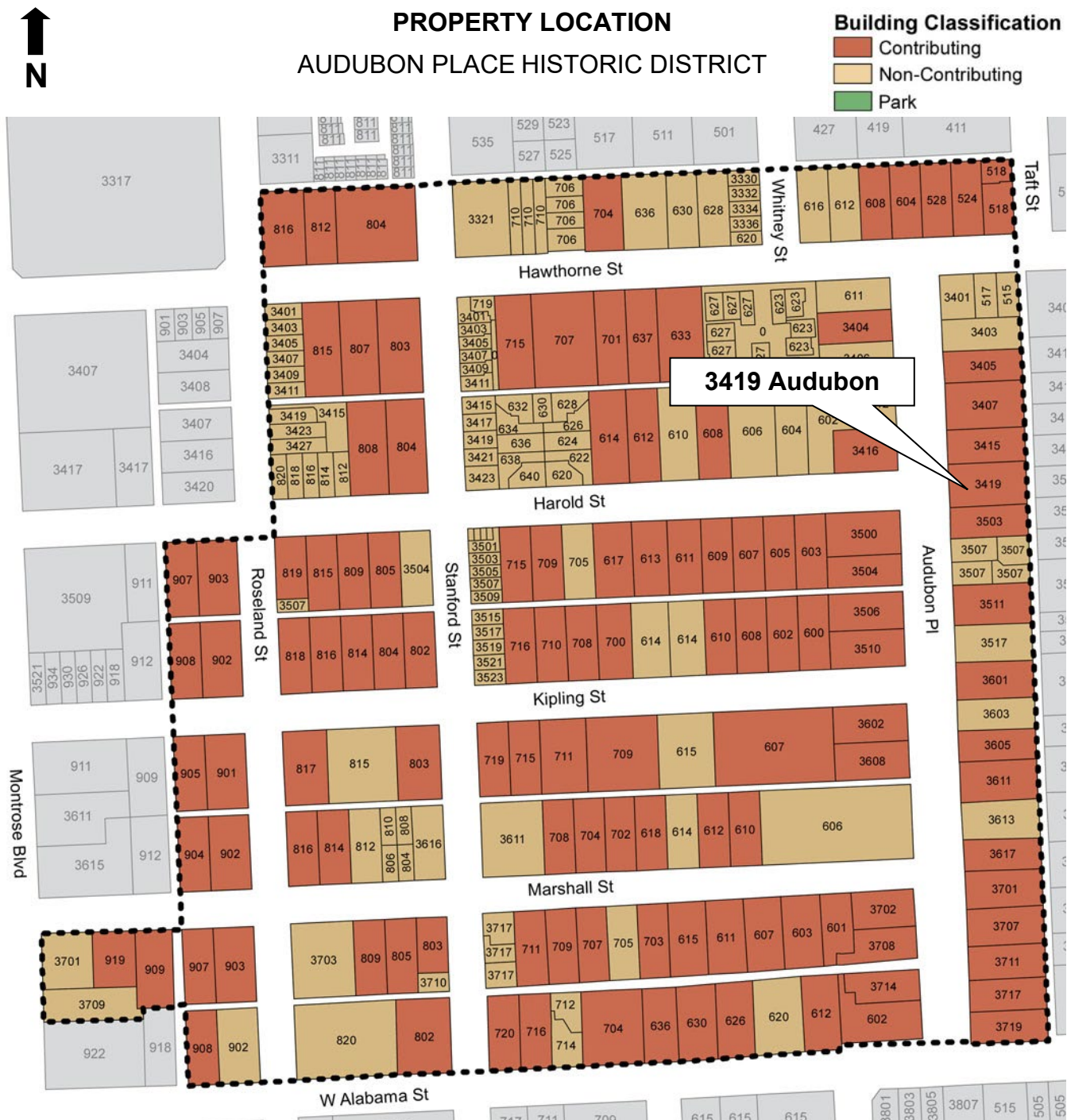
HAHC Action: -

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

Sec. 33-241(a): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark or protected landmark, (ii) any building, structure or object that is contributing to an historic district, or (iii) any building, structure or object that is part of an archaeological site, upon finding that the application satisfies the following criteria, as applicable:

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

- | S | D | NA | |
|-------------------------------------|--------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (1) The proposed activity must retain and preserve the historical character of the property; |
| <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; |
| <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; |
| <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 or cultural material and must be compatible with the size, scale, material and character of the property and the area in which it is located; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (10) The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s); |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (11) The proposed activity will comply with any applicable deed restrictions. |



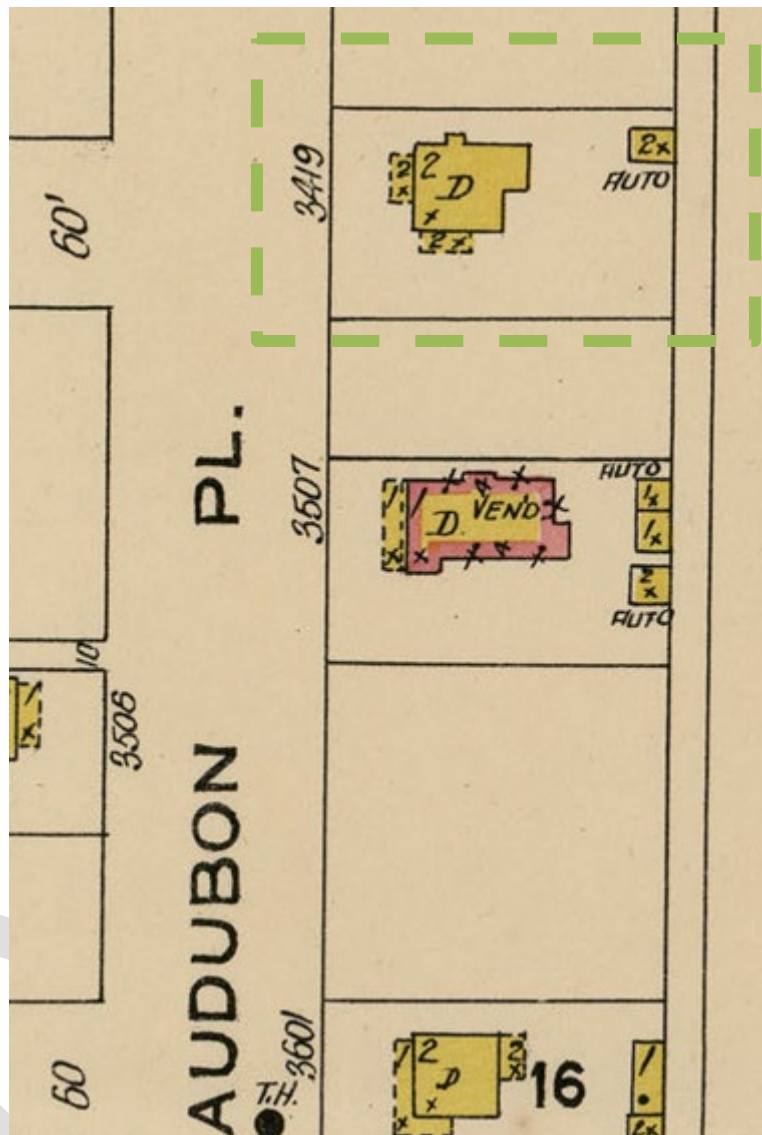
INVENTORY PHOTO



CURRENT PHOTO



SANBORN & BLAs



CONTEXT AREA



Figure 3- 3416 Audubon Place, next door neighbor



Figure 2- 3503 Audubon Place, next door neighbor



Figure3- 3416 Audubon Place, next door neighbor

EXISTING PHOTOS

PROVIDED BY APPLICANT





EXISTING FRONT PORCH W/ CONCRETE STEPS ON SIDES



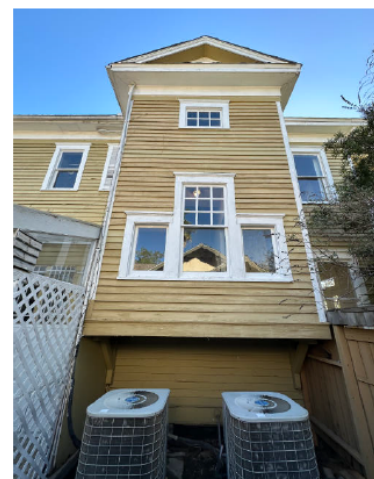
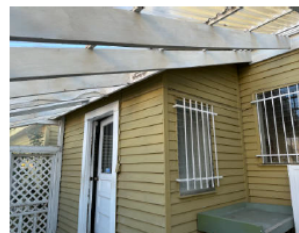
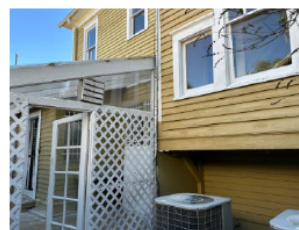
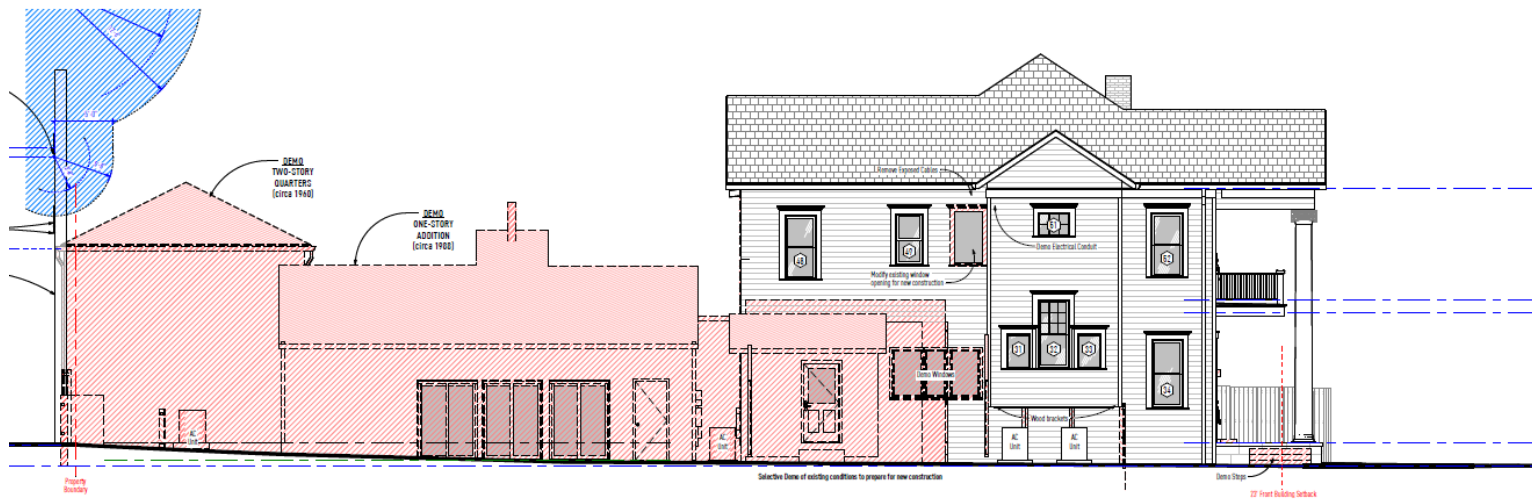
EXISTING CONCRETE STEPS

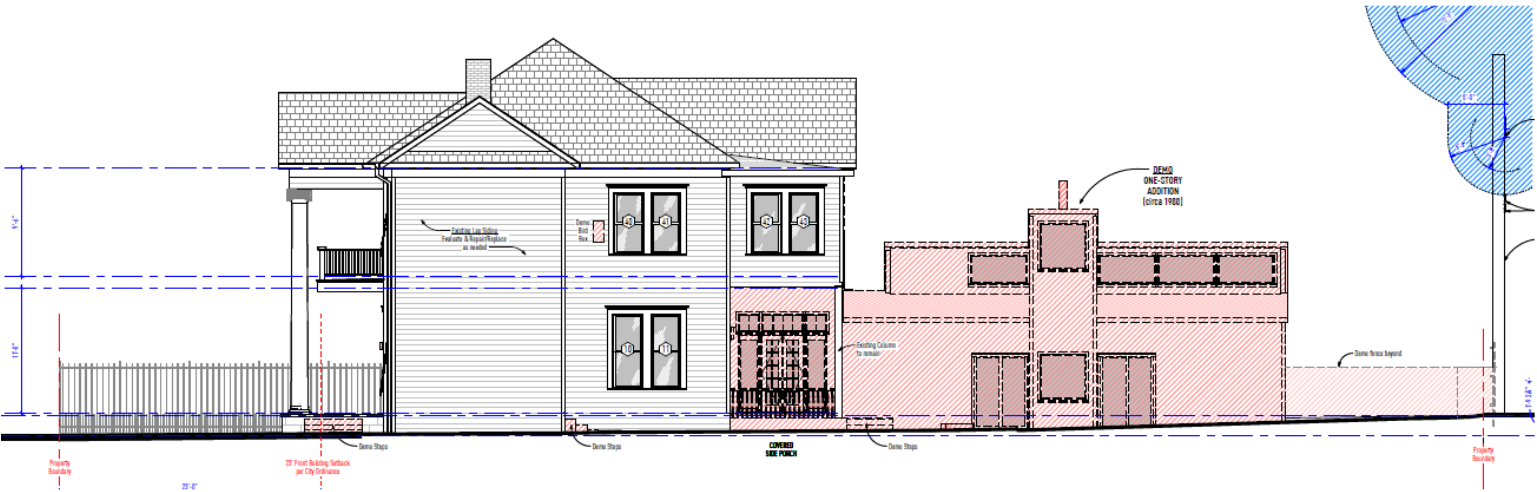


PROPOSED REMOVAL OF EXTERIOR WINDOW AWNINGS



VIEW FROM LEVEL 2 INTERIOR OF EXISTING WINDOWS/AWNING



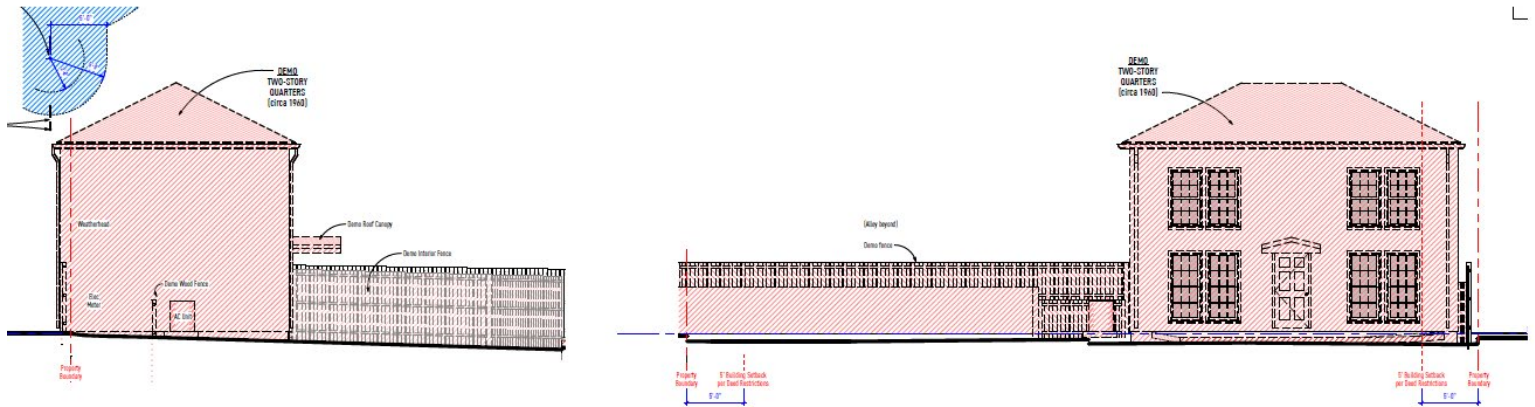


RIGG
STUDIO

3419 AUDUBON PLACE - BUGOS RENOVATION
HAHC Architectural Review | July 18, 2025

PHOTOS OF EXISTING CONDITIONS:
RIGHT SIDE ELEVATION (FACING SOUTH)

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3D RENDERINGS

EXISTING



PROPOSED



EXISTING



PROPOSED



EXISTING



PROPOSED



EXISTING

3D RENDERINGS



PROPOSED



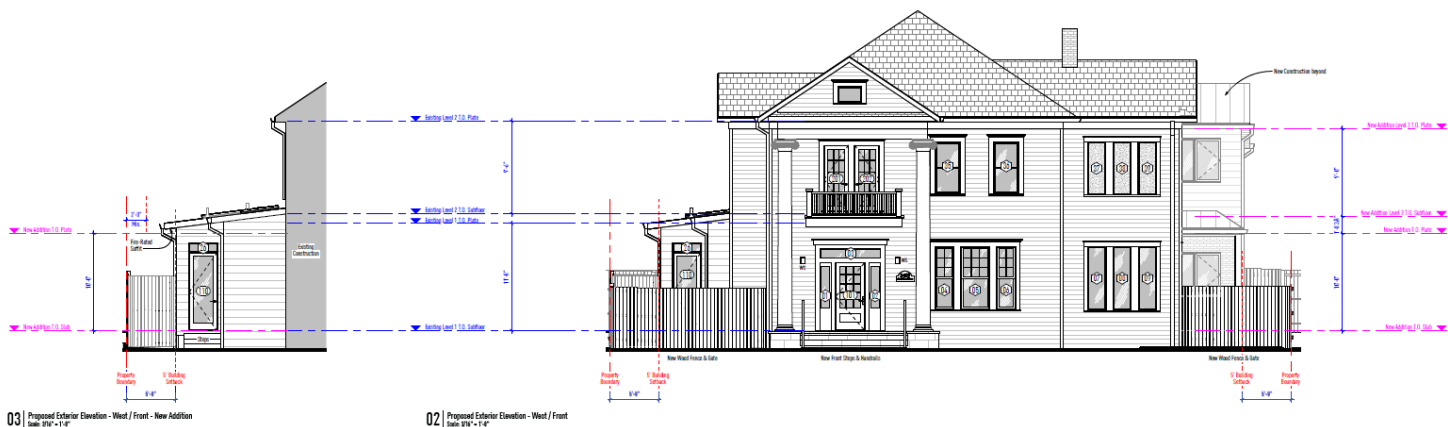
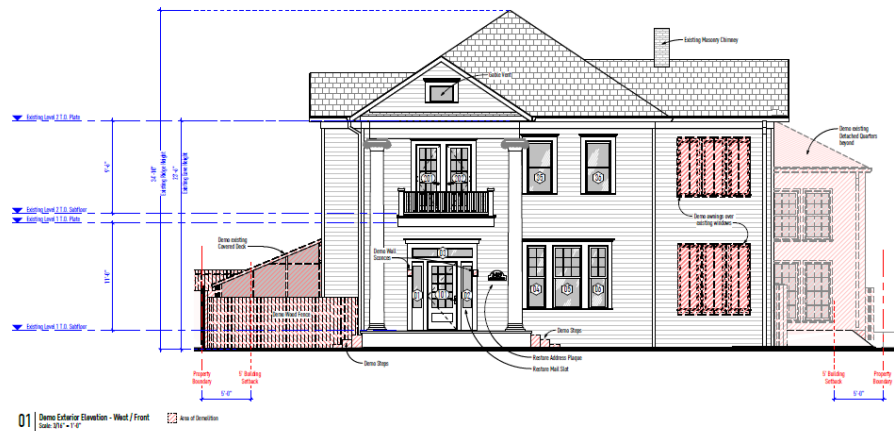
EXISTING



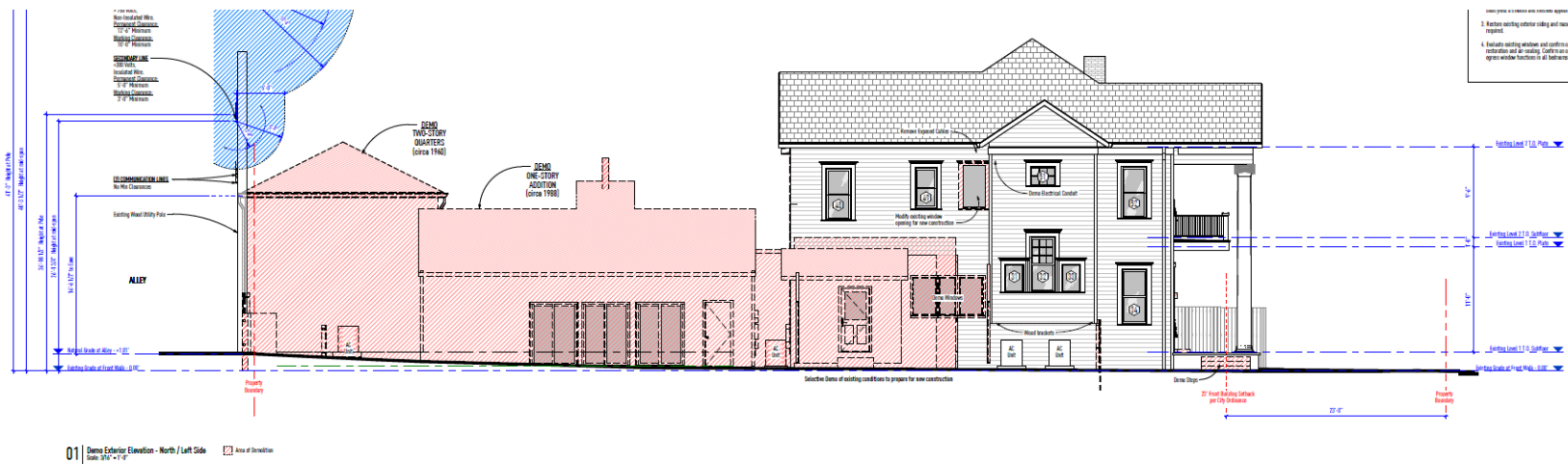
PROPOSED



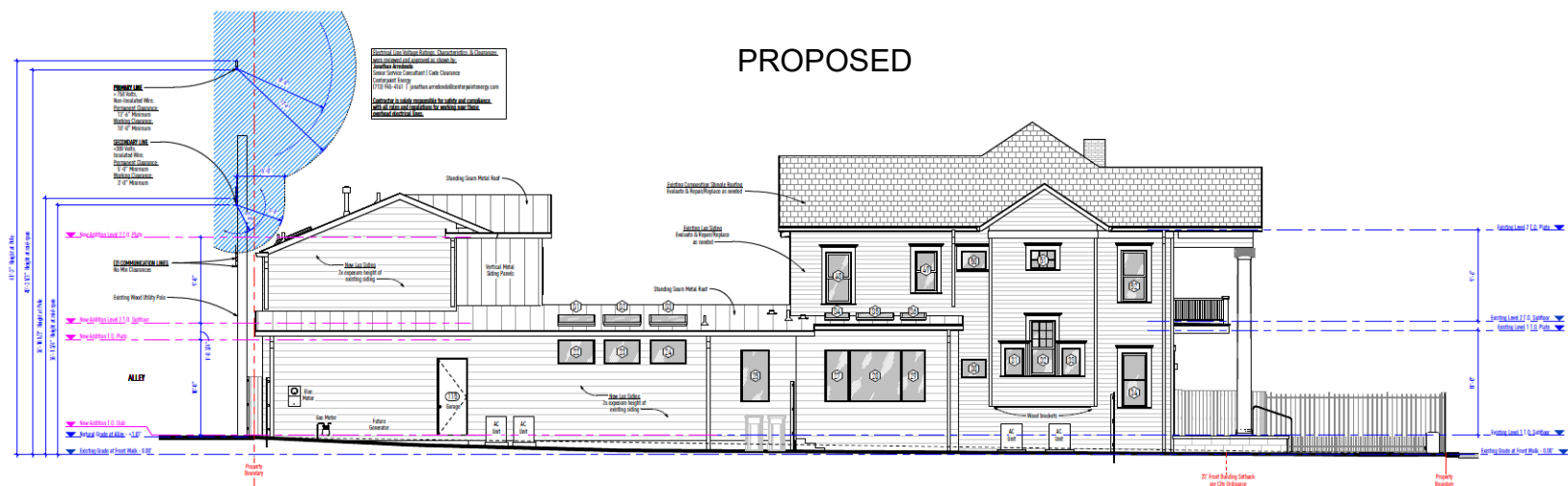
WEST ELEVATION – FRONT FACING AUDUBON PLACE



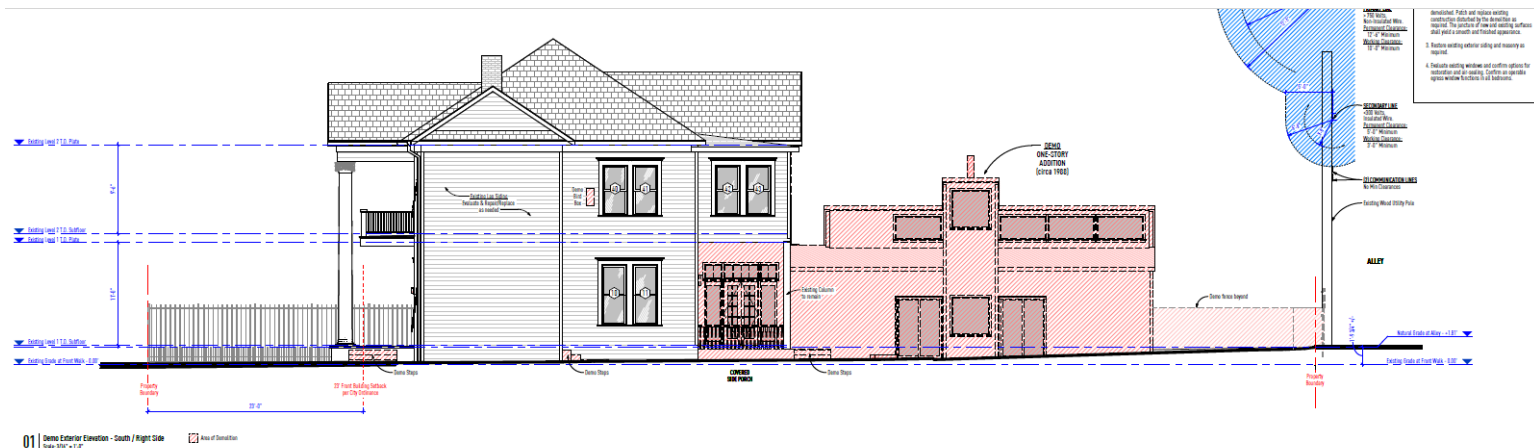
NORTH SIDE ELEVATION
EXISTING



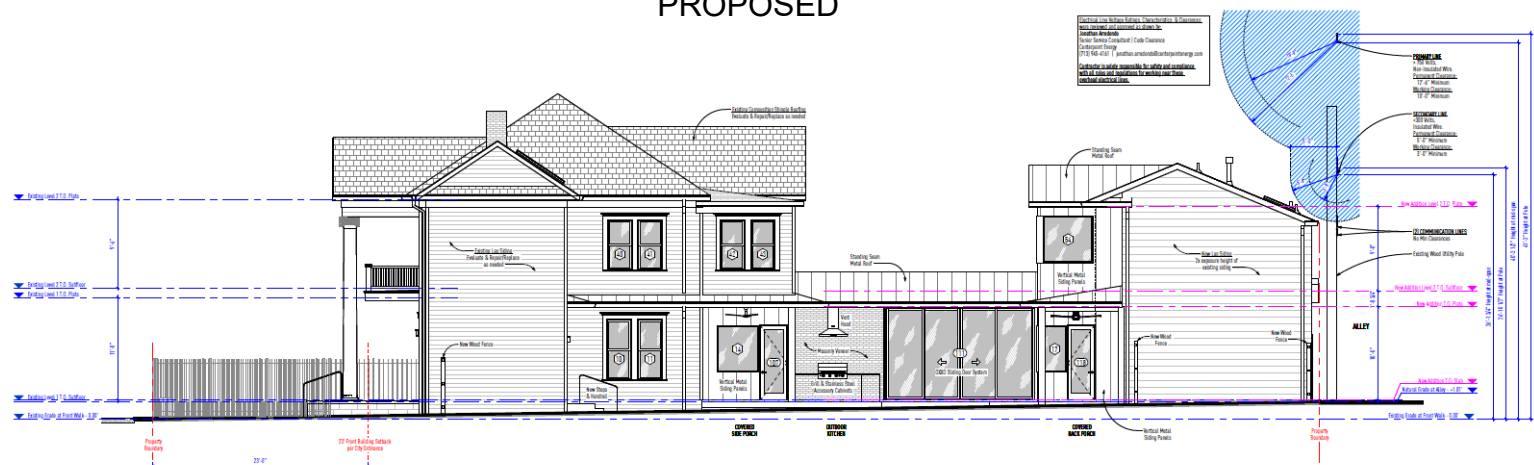
PROPOSED



SOUTH SIDE ELEVATION
EXISTING



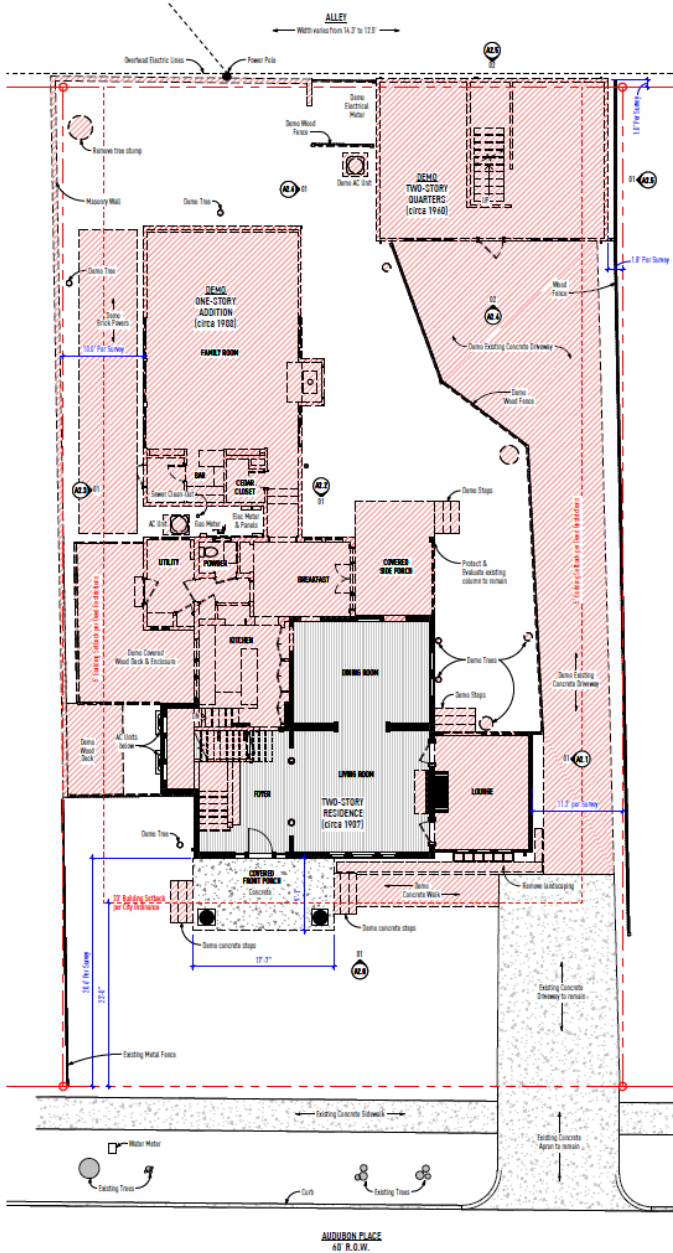
PROPOSED



SITE PLAN



EXISTING/DEMO

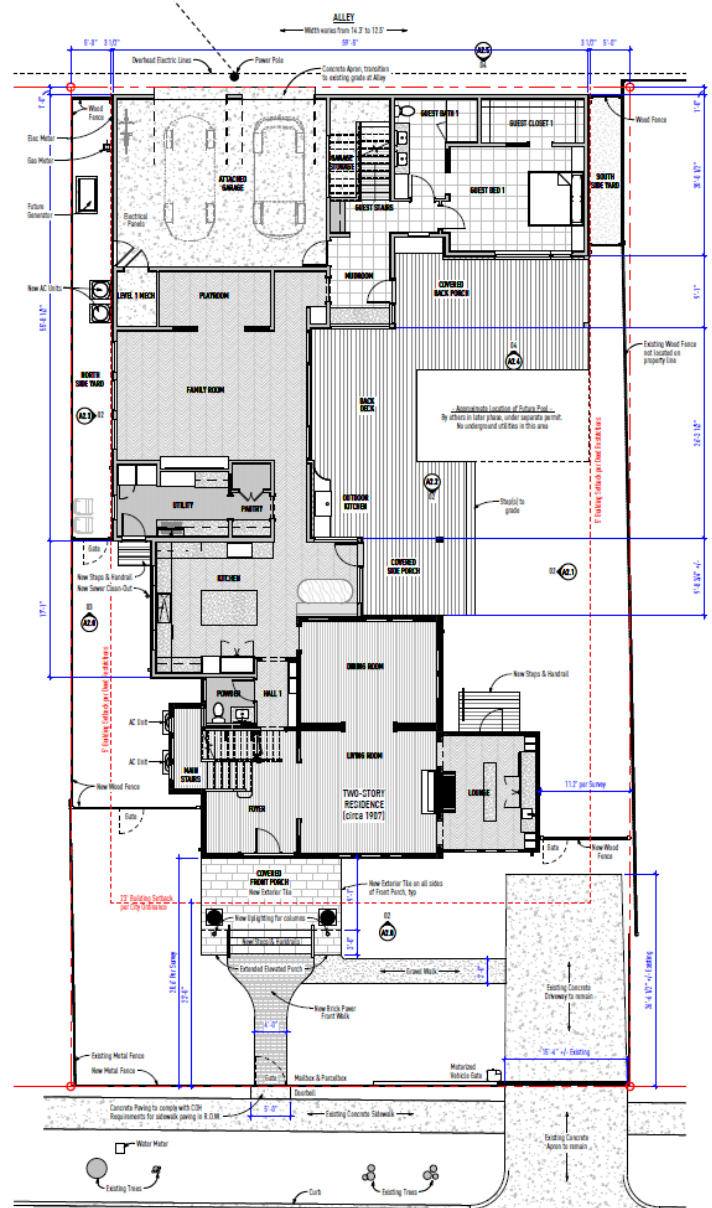


AUDUBON PLACE
60' R.O.W.

01 | Demo Site Plan
Scale: 1/8" = 1'-0"

Existing to remain
Area of Demolition

PROPOSED



AUDUBON PLACE
60' R.O.W.

02 | Proposed Site Plan
Scale: 1/8" = 1'-0"

Existing to remain
New Construction

Project Areas	
<u>Existing Areas per HCAD:</u>	
Total Existing Living Area:	
Main House	3,582 sq.ft.
Detached Quarters	1,160 sq.ft.
Total Land Area	8,820 sq.ft.
<u>**Note Survey shows 8,750 sq.ft.**</u>	

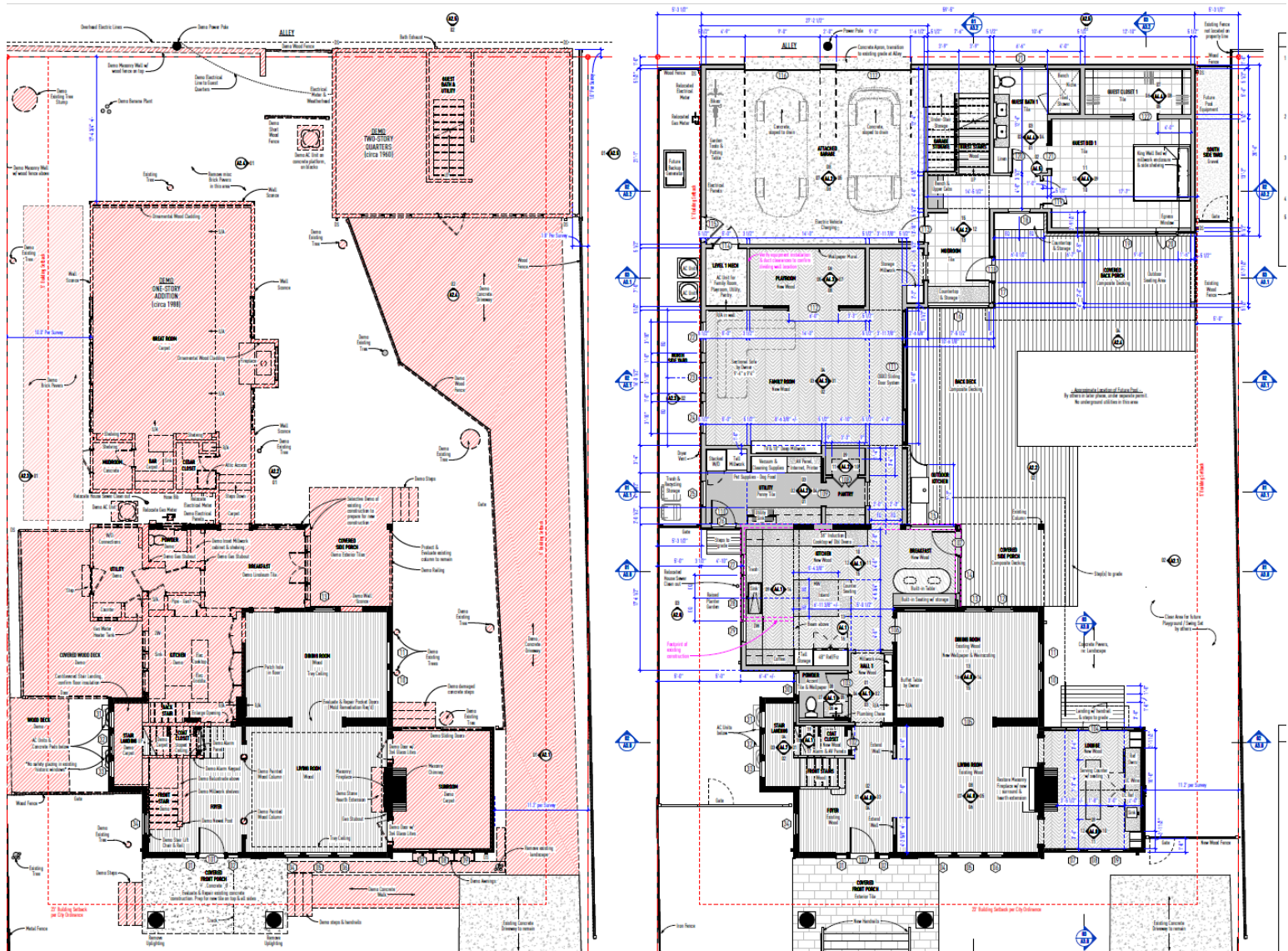
<u>Approximate</u> Areas per Architect's Field Measurements:	
Existing Level 1	
Main House Conditioned	2,147 sq.ft. +/-
Area of Demolition	1,170 sq.ft. +/-
Covered Front Porch	161 sq.ft. +/-
Covered Side Porch	143 sq.ft. +/-
Detached Guest Quarters	589 sq.ft. +/-
Existing Level 2	
Main House Conditioned	1,442 sq.ft. +/-
Covered Front Balcony	61 sq.ft. +/-
Detached Guest Quarters	589 sq.ft. +/-

Proposed Level 1	
Existing Conditioned Area	977 sq.ft. +/-
Level 1 Addition	2,051 sq.ft. +/-
New Garage	583 sq.ft. +/-
Covered Side Porch	155 sq.ft. +/-
Covered Back Porch	227 sq.ft. +/-
Proposed Level 2	
Existing Conditioned Area	1,442 sq.ft. +/-
Level 2 Addition	1,032 sq.ft. +/-
Total Conditioned Area	5,502 sq.ft. +/-
Total Area under roof	6,467 sq.ft. +/-
** All Areas to be confirmed by Owner's Surveyor **	

← N

EXISTING/DEMO

PROPOSED

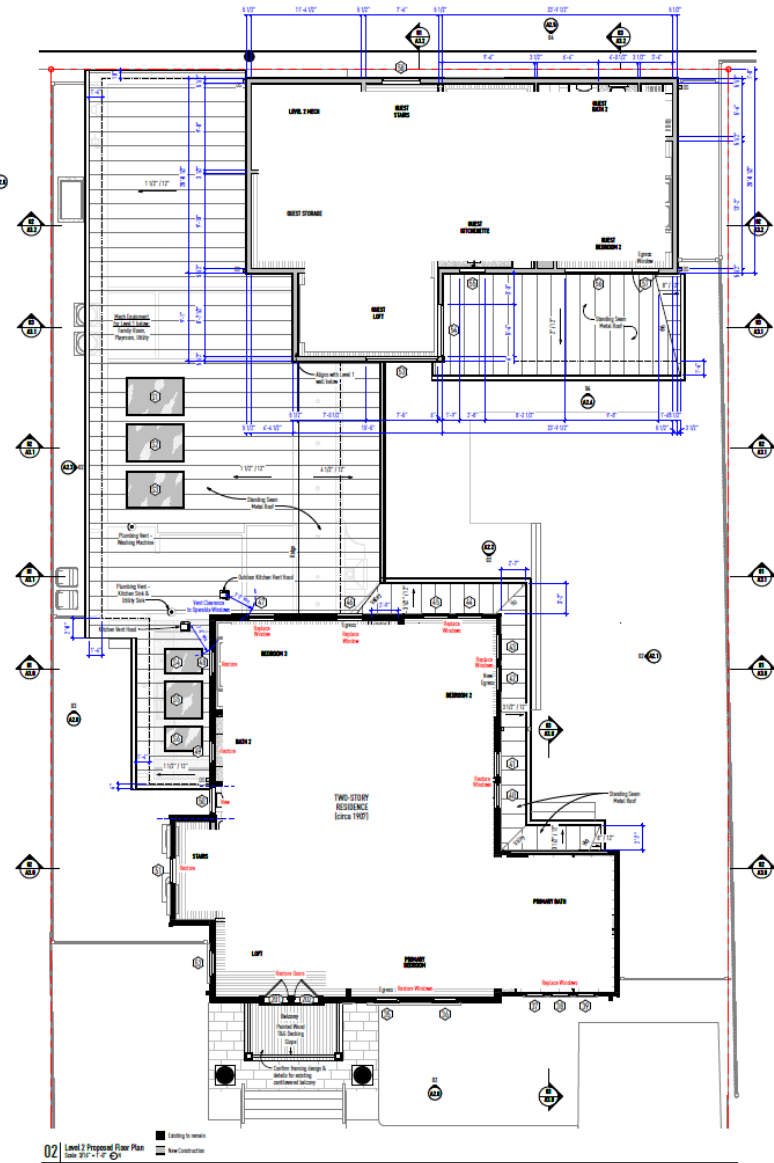
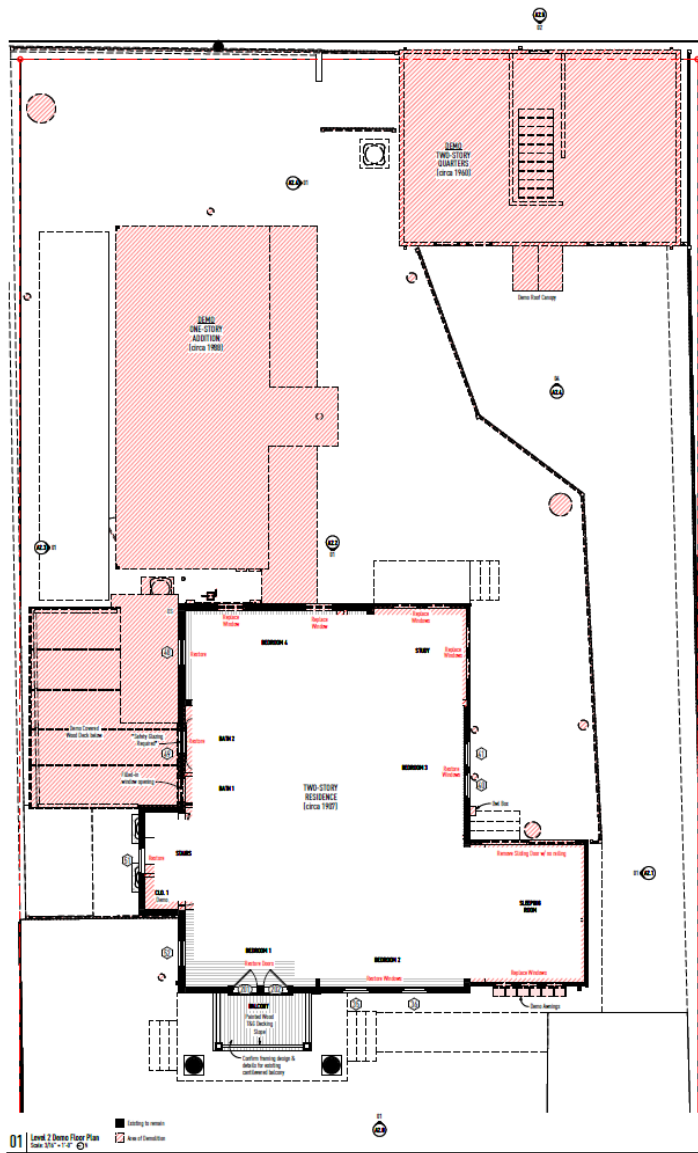


SECOND FLOOR PLAN



EXISTING/DEMO

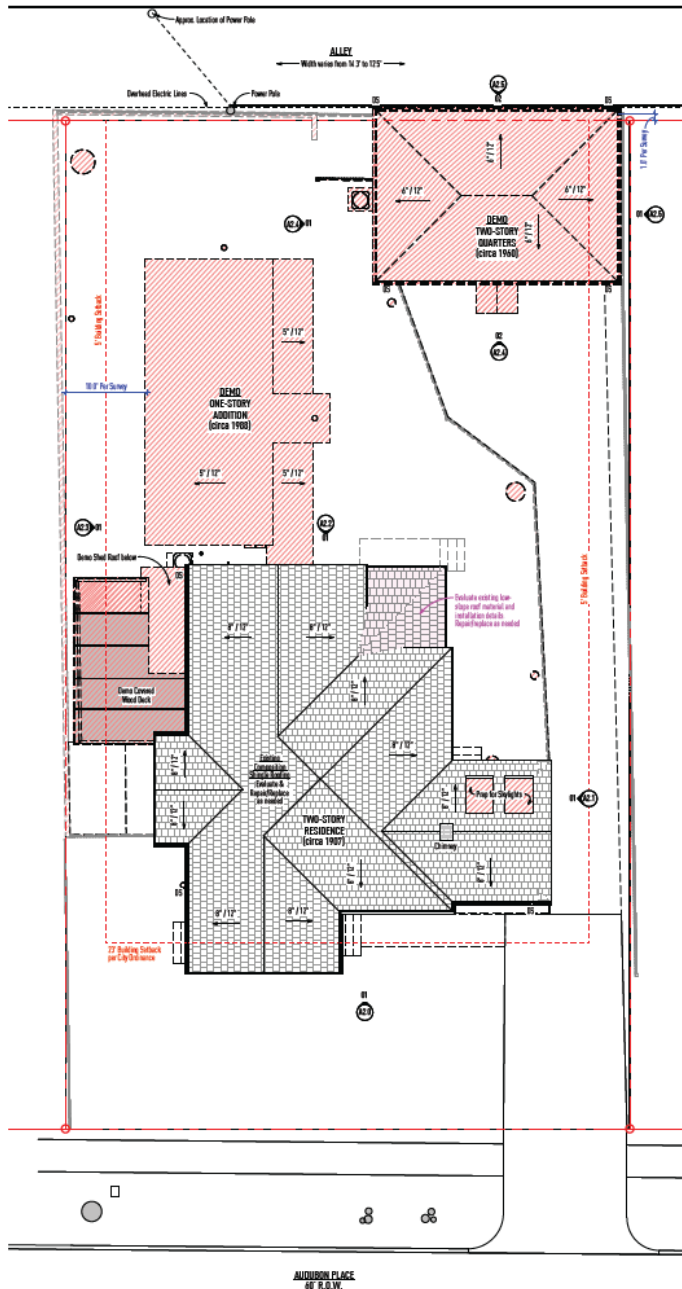
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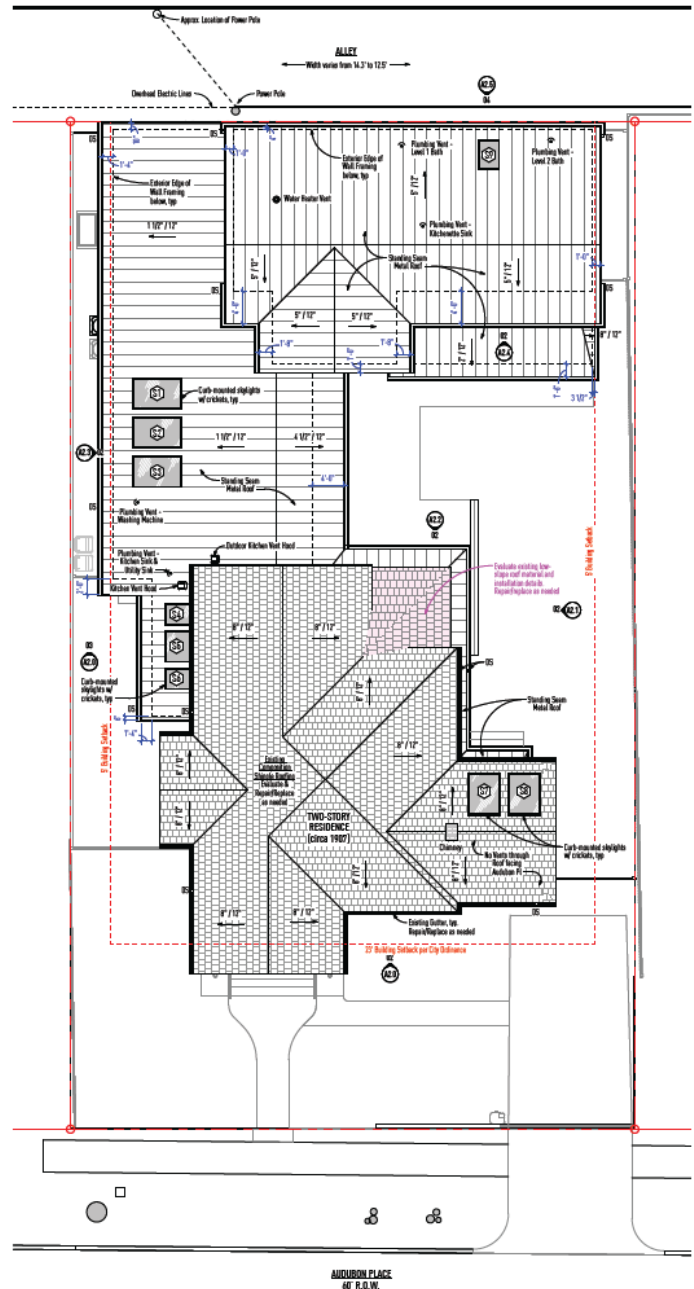


ROOF PLAN

EXISTING/DEMO



PROPOSED



WINDOW & DOOR SCHEDULES

WINDOW SCHEDULE

Mark	Type	Rough Opening		Function	Manufacturer	Model	Material	Mounting Profile	Lite Pattern	Original / Replacement	Existing to Remain	Comments
01	A	1'-2"	7'-8"	Side-Lite - Fixed	Existing	Existing	Wood, painted	Recessed	1	Original	✓	Front Door Side-Lite
02	A	1'-2"	7'-8"	Side-Lite - Fixed	Existing	Existing	Wood, painted	Recessed	1	Original	✓	Front Door Side-Lite
03	B	6'-4 1/2"	1'-1"	Window - Fixed	Existing	Existing	Wood, painted	Recessed	1	Original	✓	Front Door Transom
04	C	2'-3"	6'-6"	Window - Double-Hung	Existing	Existing	Wood, painted	Recessed	2x1/1	Original	✓	Living Room
05	D	3'-3"	6'-6"	Window - Double-Hung	Existing	Existing	Wood, painted	Recessed	3x1/1	Original	✓	Living Room
06	C	2'-3"	6'-6"	Window - Double-Hung	Existing	Existing	Wood, painted	Recessed	2x1/1	Original	✓	Living Room
07	E	1'-11"	6'-7"	Window - Fixed	Lincoln Windows	Fixed - Studio	Wood, painted	Recessed	1	Replacement		Lounge
08	E	1'-11"	6'-7"	Window - Fixed	Lincoln Windows	Fixed - Studio	Wood, painted	Recessed	1	Replacement		Lounge
09	E	1'-11"	6'-7"	Window - Fixed	Lincoln Windows	Fixed - Studio	Wood, painted	Recessed	1	Replacement		Lounge
10	F	2'-3"	6'-6"	Window - Double-Hung	Existing	Existing	Wood, painted	Recessed	1/1/1	Original	✓	Dining - Existing
11	F	2'-3"	6'-6"	Window - Double-Hung	Existing	Existing	Wood, painted	Recessed	1/1/1	Original	✓	Dining - Existing
12	G	2'-3"	6'-6"	Window - Double-Hung	Custom Wood Window	Custom	Wood, painted	Recessed	1/1/1			Dining - New painted wood window to match existing
13	F	2'-3"	6'-6"	Window - Double-Hung	Existing	Existing	Wood, painted	Recessed	1/1/1	Original	✓	Dining - Existing
14	H	4'-4"	6'-6"	Window - Fixed	Lincoln Windows	Fixed - Studio	Aluminum, unfinished	Recessed	1			Breakfast
15	J	5'-4"	6'-6"	Window - Fixed	Lincoln Windows	Fixed - Studio	Aluminum, unfinished	Recessed	1			Breakfast
16	K	7'-5"	6'-6"	Window - Fixed	Lincoln Windows	Fixed - Specialty Corner	Aluminum, unfinished	Recessed	1			Bedroom
17	L	2'-4"	6'-6"	Window - Fixed	Lincoln Windows	Fixed - Specialty Corner	Aluminum, unfinished	Recessed	1			Bedroom
18	M	2'-3"	3'-4"	Window - Fixed	Lincoln Windows	Fixed - Studio	Aluminum, unfinished	Recessed	1			Bedroom
19	N	7'-3"	4'-5"	Window - Fixed	Lincoln Windows	Fixed - Studio, milled together	Aluminum, unfinished	Recessed	1			Guest Bed 1
20	P	2'-3"	4'-5"	Window - Casement	Lincoln Windows	Standard Casement, milled together	Aluminum, unfinished	Recessed	1			Guest Bed 1 - EGRESS
21	Q	6'-3"	1'-3"	Window - Fixed	Lincoln Windows	Fixed - Studio	Aluminum, unfinished	Recessed	1			Guest Bath 1 - Safety Glazing
22	R	3'-10"	2'-4"	Window - Fixed	Lincoln Windows	Fixed - Studio	Aluminum, unfinished	Recessed	1			Family Room
23	R	3'-10"	2'-4"	Window - Fixed	Lincoln Windows	Fixed - Studio	Aluminum, unfinished	Recessed	1			Family Room
24	R	3'-10"	2'-4"	Window - Fixed	Lincoln Windows	Fixed - Studio	Aluminum, unfinished	Recessed	1			Family Room
25	S	3'-4"	6'-6"	Window - Fixed	Lincoln Windows	Fixed - Studio	Aluminum, unfinished	Recessed	1			Utility
26	T	3'-4"	1'-6"	Window - Fixed	Lincoln Windows	Fixed - Studio Transom	Aluminum, unfinished	Recessed	1			Utility Door Transom
27	U	2'-4"	6'-6"	Window - Fixed	Lincoln Windows	Fixed - Studio milled together	Aluminum, unfinished	Recessed	1			Kitchen
28	V	6'-4"	6'-6"	Window - Fixed	Lincoln Windows	Fixed - Studio milled together	Aluminum, unfinished	Recessed	1			Kitchen
29	U	2'-4"	6'-6"	Window - Fixed	Lincoln Windows	Fixed - Studio milled together	Aluminum, unfinished	Recessed	1			Kitchen
30	W	2'-4"	2'-0"	Window - Fixed	Lincoln Windows	Fixed - Studio	Wood, painted	Recessed	1			Powder - New painted wood window, match existing detailing
31	X	2'-4"	2'-11"	Window - Fixed	Existing	Existing	Wood, painted	Recessed	1	Original	✓	Stairs - Note: no safety glazing in existing protected historic window
32	Y	2'-4"	6'-10"	Window - Double-Hung	Existing	Existing	Wood, painted	Recessed	3x1/1	Original	✓	Stairs - Note: no safety glazing in existing protected historic window
33	X	2'-4"	2'-11"	Window - Fixed	Existing	Existing	Wood, painted	Recessed	1	Original	✓	Stairs - Note: no safety glazing in existing protected historic window
34	Z	2'-4"	6'-9"	Window - Double-Hung	Existing	Existing	Wood, painted	Recessed	1/1/1	Original	✓	Foyer
35	AZ	2'-4"	6'-6"	Window - Double-Hung	Lincoln Windows	Wide Rail Double Hung	Wood, painted	Recessed	1/1/1	Original	✓	Primary Bedroom - Confirm Egress: Provide Window Opening Control Device that is fully compliant with ASTM F2090-21
36	AZ	2'-3"	6'-5"	Window - Double-Hung	Lincoln Windows	Wide Rail Double Hung	Wood, painted	Recessed	1/1/1	Original	✓	Primary Bedroom - Confirm Egress: Provide Window Opening Control Device that is fully compliant with ASTM F2090-21
37	BZ	1'-11"	6'-6"	Window - Fixed	Lincoln Windows	Fixed - Studio	Wood, painted	Recessed	1	Replacement		Primary Bath - Apply privacy film
38	BZ	1'-11"	6'-6"	Window - Fixed	Lincoln Windows	Fixed - Studio	Wood, painted	Recessed	1	Replacement		Primary Bath - Apply privacy film
39	BZ	1'-11"	6'-6"	Window - Fixed	Lincoln Windows	Fixed - Studio	Wood, painted	Recessed	1	Replacement		Primary Bath - Apply privacy film
40	AZ	2'-3"	6'-5"	Window - Double-Hung	Lincoln Windows	Wide Rail Double Hung	Wood, painted	Recessed	1/1/1	Original	✓	Primary Closet: Provide Window Opening Control Device that is fully compliant with ASTM F2090-21
41	AZ	2'-3"	6'-5"	Window - Double-Hung	Lincoln Windows	Wide Rail Double Hung	Wood, painted	Recessed	1/1/1	Original	✓	Bedroom 2: Provide Window Opening Control Device that is fully compliant with ASTM F2090-21
42	AZ	2'-3"	6'-5"	Window - Double-Hung	Lincoln Windows	Wide Rail Double Hung	Wood, painted	Recessed	1/1/1	Replacement		Bedroom 2 - EGRESS: Provide Window Opening Control Device that is fully compliant with ASTM F2090-21
43	AZ	2'-3"	6'-5"	Window - Double-Hung	Lincoln Windows	Wide Rail Double Hung	Wood, painted	Recessed	1/1/1	Replacement		Bedroom 2: Provide Window Opening Control Device that is fully compliant with ASTM F2090-21
44	AZ	2'-3"	6'-5"	Window - Double-Hung	Lincoln Windows	Wide Rail Double Hung	Wood, painted	Recessed	1/1/1	Replacement		Bedroom 2: Provide Window Opening Control Device that is fully compliant with ASTM F2090-21
45	AZ	2'-3"	6'-5"	Window - Double-Hung	Lincoln Windows	Wide Rail Double Hung	Wood, painted	Recessed	1/1/1	Replacement		Bedroom 2: Provide Window Opening Control Device that is fully compliant with ASTM F2090-21
46	AZ	2'-3"	6'-5"	Window - Double-Hung	Lincoln Windows	Wide Rail Double Hung	Wood, painted	Recessed	1/1/1	Replacement		Bedroom 3 - EGRESS: Provide Window Opening Control Device that is fully compliant with ASTM F2090-21
47	AZ	2'-3"	6'-5"	Window - Double-Hung	Lincoln Windows	Wide Rail Double Hung	Wood, painted	Recessed	1/1/1	Replacement		Bedroom 3: Provide Window Opening Control Device that is fully compliant with ASTM F2090-21
48	JZ	2'-3"	6'-5"	Window - Double-Hung	Existing	Existing	Wood, painted	Recessed	1/1/1	Original	✓	Bedroom 3: Provide Window Opening Control Device that is fully compliant with ASTM F2090-21
49	CZ	2'-4"	4'-4"	Window - Double-Hung	Existing	Existing	Wood, painted	Recessed	1/1/1	Original	✓	Bath 2: Provide Window Opening Control Device that is fully compliant with ASTM F2090-21
50	W	2'-4"	2'-0"	Window - Fixed	Lincoln Windows	Fixed - Studio	Wood, painted	Recessed	1			Bath 2 WC: New painted wood window to match existing detailing - Safety Glazing
51	DZ	2'-4"	2'-0"	Window - Fixed	Existing	Existing	Wood, painted	Recessed	3x2	Original	✓	Stairs - no safety glazing in existing protected historic window
52	JZ	2'-4"	6'-5"	Window - Double-Hung	Existing	Existing	Wood, painted	Recessed	1/1/1	Original	✓	Loft: Provide Window Opening Control Device that is fully compliant with ASTM F2090-21
53	K	7'-5"	6'-6"	Window - Fixed	Lincoln Windows	Fixed - Specialty Corner	Aluminum, unfinished	Recessed	1			Guest Loft
54	EZ	6'-4"	6'-6"	Window - Fixed	Lincoln Windows	Fixed - Specialty Corner	Aluminum, unfinished	Recessed	1			Guest Loft
55	M	2'-4"	3'-5"	Window - Fixed	Lincoln Windows	Fixed - Studio	Aluminum, unfinished	Recessed	1			Guest Kitchenette
56	N	7'-5"	4'-6"	Window - Fixed	Lincoln Windows	Fixed - Studio, milled together	Aluminum, unfinished	Recessed	1			Guest Bedroom 2
57	P	2'-5"	4'-5"	Window - Casement	Lincoln Windows	Standard Casement, milled together	Aluminum, unfinished	Recessed	1			Guest Bedroom 2 - EGRESS
58	FZ	4'-6"	6'-6"	Window - Fixed	Lincoln Windows	Fixed - Studio	Aluminum, unfinished	Recessed	1			Guest Chair Landing - Safety Glazing
59	GZ	6'-3"	3'-10"	Skylight - Fixed	Velux, or approved equal	Confirm, curb-mounted	Aluminum, unfinished	Curb	1			Family Room - Safety Glazing, w/ integrated retractable shade
60	GZ	6'-3"	3'-10"	Skylight - Fixed	Velux, or approved equal	Confirm, curb-mounted	Aluminum, unfinished	Curb	1			Family Room - Safety Glazing, w/ integrated retractable shade
61	GZ	6'-3"	3'-10"	Skylight - Fixed	Velux, or approved equal	Confirm, curb-mounted	Aluminum, unfinished	Curb	1			Family Room - Safety Glazing, w/ integrated retractable shade
62	HZ	2'-4 1/2"	3'-10"	Skylight - Fixed	Velux, or approved equal	Confirm, curb-mounted	Aluminum, unfinished	Curb	1			Kitchen - Safety Glazing, w/ integrated retractable shade
63	JZ	3'-10"	3'-10"	Skylight - Fixed	Velux, or approved equal	Confirm, curb-mounted	Aluminum, unfinished	Curb	1			Kitchen - Safety Glazing, w/ integrated retractable shade
64	HZ	2'-4 1/2"	3'-10"	Skylight - Fixed	Velux, or approved equal	Confirm, curb-mounted	Aluminum, unfinished	Curb	1			Kitchen - Safety Glazing, w/ integrated retractable shade
65	GZ	6'-3"	3'-10"	Skylight - Fixed	Velux, or approved equal	Confirm, curb-mounted	Aluminum, unfinished	Curb	1			Primary Bath - Safety Glazing, w/ integrated retractable shade
66	GZ	6'-3"	3'-10"	Skylight - Fixed	Velux, or approved equal	Confirm, curb-mounted	Aluminum, unfinished	Curb	1			Primary Bath - Safety Glazing, w/ integrated retractable shade
67	HZ	2'-4 1/2"	3'-10"	Skylight - Fixed	Velux, or approved equal	Confirm, curb-mounted	Aluminum, unfinished	Curb	1			Guest Bath 2 - Safety Glazing, w/ integrated retractable shade

Door Schedule										
ID	Type	Size		Description	Manufacturer	Model	Material	Frame	Hardware	Comments
		Width	Height							
101	A	3'-0"	7'-0"	Existing Exterior Single Hinged Door	Existing	Existing	Wood, painted	Wood, painted	Entry Lockset	Existing Front Door
102	B	2'-6"	6'-8"	Existing Single Hinged Door	Existing	Existing	Wood, painted	Wood, painted	Passage Set	Existing Coat Closet
103	C	2'-8"	8'-0"	Single Hinged Door	Jeld Wen, or approved equal	Solid Core, confirm	Wood, painted	Wood, painted	Privacy Lockset	New Powder
104	D	2'-10 1/2"	8'-5"	Exterior Single Hinged Door w/ mullied sidelites	Lincoln Windows	Swing Patio Door	Aluminum, prefinished	Aluminum, prefinished	Entry Lockset	New Lounge Exterior
105	E	6'-8"	7'-0"	Existing Double Pocket Door	Existing	Existing	Wood, painted	Wood, painted	Pocket Passage Set	Existing Dining - Confirm mold remediation. Replace all if necessary.
106	F	3'-8"	8'-0"	Single Pocket Door	Jeld Wen, or approved equal	Solid Core, confirm	Wood, painted	Wood, painted	Pocket Passage Set	New Dining
107	G	2'-10"	8'-0"	Exterior Single Hinged Door	Lincoln Windows	Swing Patio Door	Aluminum, prefinished	Aluminum, prefinished	Entry Lockset	New Breakfast
108	H	3'-8"	8'-0"	Double Hinged Door	Jeld Wen, or approved equal	Solid Core, confirm	Wood, painted	Wood, painted	Fixed Dummy set w/ magnetic catches	New Pantry
109	J	2'-10"	8'-0"	Single Pocket Door	Jeld Wen, or approved equal	Solid Core, confirm	Wood, painted	Wood, painted	Pocket Passage Set	New Utility
110	G	2'-10"	8'-0"	Exterior Single Hinged Door	Lincoln Windows	Swing Patio Door	Aluminum, prefinished	Aluminum, prefinished	Entry Lockset	New Utility to Exterior
111	K	16'-8"	10'-0"	Exterior Sliding Door System	Lincoln Windows	Multi-slide Door	Aluminum, prefinished	Aluminum, prefinished	Entry Lockset by Manufacturer	New Family Room Exterior
112	L	6'-8"	8'-0"	Interior Double Pocket Door	Jeld Wen, or approved equal	Solid Core, confirm	Wood, painted	Wood, painted	Pocket Passage Set	Playroom
113	M	3'-0"	8'-0"	Exterior Single Hinged Door - Garage Rated	Jeld Wen, or approved equal	Solid Core, confirm	Wood, painted	Wood, painted	Entry Lockset	New Garage - 1 3/8" min. thickness, min. 20min Fire-Rating, self-closing hardware
114	N	3'-0"	8'-0"	Exterior Single Hinged Door	Jeld Wen, or approved equal	Solid Core, confirm	Wood, painted	Wood, painted	Passage Set	New Garage - 1 3/8" min. thickness, min. 20min Fire-Rating, self-closing hardware
115	N	3'-8"	8'-0"	Exterior Single Hinged Door	Jeld Wen, or approved equal	Solid Core, confirm	Steel, painted	Fiber Cement, painted	Entry Lockset	New Garage Exterior - Confirm security hardware
116	P	9'-8"	7'-0"	Garage Overhead Door	Confirm	Confirm	Wood, painted	Fiber Cement, painted	Wi-Fi connected opener	New Garage Overhead
117	P	9'-8"	7'-0"	Garage Overhead Door	Confirm	Confirm	Wood, painted	Fiber Cement, painted	Wi-Fi connected opener	New Garage Overhead
118	G	2'-10"	8'-0"	Exterior Single Hinged Door	Lincoln Windows	Swing Patio Door	Aluminum, prefinished	Aluminum, prefinished	Entry Lockset	Mudroom to Backyard
119	Q	2'-10"	8'-0"	Single Hinged Door	Jeld Wen, or approved equal	Solid Core, confirm	Wood, painted	Wood, painted	Privacy Lockset	Guest Bedroom 1
120	Q	2'-10"	8'-0"	Single Hinged Door	Jeld Wen, or approved equal	Solid Core, confirm	Wood, painted	Wood, painted	Privacy Lockset	Guest Bath 1 from Mudroom
121	J	2'-10"	8'-0"	Single Pocket Door	Jeld Wen, or approved equal	Solid Core, confirm	Wood, painted	Wood, painted	Pocket Privacy Lockset	Guest Bath 1 from Guest Bed 1
122	J	2'-10"	8'-0"	Single Pocket Door	Jeld Wen, or approved equal	Solid Core, confirm	Wood, painted	Wood, painted	Pocket Passage Set	New Guest Closet 1
201	R	2'-6"	7'-0"	Existing Exterior Single Hinged Door	Existing	Existing	Wood, painted	Wood, painted	Entry Lockset	Existing Loft Exterior - provide secondary child-proof locks
202	R	2'-6"	7'-0"	Existing Exterior Single Hinged Door	Existing	Existing	Wood, painted	Wood, painted	Entry Lockset	Existing Loft Exterior - provide secondary child-proof locks
203	S	2'-8"	6'-8"	Single Hinged Door	Jeld Wen, or approved equal	Solid Core, confirm	Wood, painted	Wood, painted	Privacy Lockset	New Primary Bedroom - confirm option to reuse existing door
204	S	2'-8"	6'-8"	Single Hinged Door	Jeld Wen, or approved equal	Solid Core, confirm	Wood, painted	Wood, painted	Privacy Lockset	New Primary Bath
205	T	2'-6"	6'-8"	Single Hinged Door	Jeld Wen, or approved equal	Solid Core, confirm	Wood, painted	Wood, painted	Passage Set	New Hall 2 Closet
206	S	2'-8"	6'-8"	Single Hinged Door	Jeld Wen, or approved equal	Solid Core, confirm	Wood, painted	Wood, painted	Passage Set	New Bedroom 2 - confirm option to reuse existing door
207	T	2'-6"	6'-8"	Single Hinged Door	Jeld Wen, or approved equal	Solid Core, confirm	Wood, painted	Wood, painted	Fixed Dummy set w/ magnetic catches	New Closet 2
208	S	2'-8"	6'-8"	Single Hinged Door	Jeld Wen, or approved equal	Solid Core, confirm	Wood, painted	Wood, painted	Passage Set	New Bedroom 3 - confirm option to reuse existing door
209	U	3'-8"	6'-8"	Double Hinged Door	Jeld Wen, or approved equal	Solid Core, confirm	Wood, painted	Wood, painted	Fixed Dummy set w/ magnetic catches	New Closet 3
210	T	2'-6"	6'-8"	Single Hinged Door	Jeld Wen, or approved equal	Solid Core, confirm	Wood, painted	Wood, painted	Privacy Lockset	New Bath 2 - confirm option to reuse existing door
211	V	2'-6"	6'-8"	Single Pocket Door	Jeld Wen, or approved equal	Solid Core, confirm	Wood, painted	Wood, painted	Pocket Privacy Lockset	New Bath 2 WC
212	Q	2'-10"	8'-0"	Single Hinged Door	Jeld Wen, or approved equal	Solid Core, confirm	Wood, painted	Wood, painted	Passage Set	Guest Storage
213	Q	2'-10"	8'-0"	Single Hinged Door	Jeld Wen, or approved equal	Solid Core, confirm	Wood, painted	Wood, painted	Passage Set	Level 2 Mech
214	J	2'-10"	8'-0"	Single Pocket Door	Jeld Wen, or approved equal	Solid Core, confirm	Wood, painted	Wood, painted	Pocket Privacy Lockset	Guest Bedroom 2
215	J	2'-10"	8'-0"	Single Pocket Door	Jeld Wen, or approved equal	Solid Core, confirm	Wood, painted	Wood, painted	Pocket Privacy Lockset	Guest Bath 2
216	W	2'-8"	8'-0"	Single Pocket Door	Jeld Wen, or approved equal	Solid Core, confirm	Wood, painted	Wood, painted	Pocket Passage Set	Guest Closet 2

WINDOW SPECIFICATIONS

DRAFT



Revitalize Series

REPLACEMENT WINDOWS AND PATIO DOORS





Replacement Options

Sash Kits: Frames and jambs are sound and utilizing an existing screen or combination storm window is important.

- For the do-it-yourselfer.
- Existing window is square.
- Existing window frame and jamb is in good condition.
- Upgrading the window sash and balance system without disrupting your trim or frame.
- Daylight opening changes minimally.
- Available in primed wood, aluminum clad and vinyl clad exteriors.
- Equal sash widths.

Pocket Insert Windows: Frames are sound. New screens are required. Minimal disruption to the interior and quick installation are the paramount concerns.

- For the experienced do-it-yourselfer and pro builder.
- Existing window is not square.
- Existing frame is in good condition.
- Upgrading the window sash, balance system and frame without disrupting your interior or exterior casing. Can reuse your trim.
- Daylight opening is less than existing window.
- Available in aluminum clad exterior.
- Available as Double Hung, Casement, Awning and Studio units.

Full-Frame Windows and Patio Doors: Frames are unable to be utilized, would like windows of a different style or size or additional windows/patio doors are needed.

- For more extensive remodeling projects and additions.
- Projects requiring replacement of patio doors, double hungs, casements, awnings, gliders or specialty shapes.
- Existing window frame shows deterioration.
- Upgrading the full system.
- Projects requiring a different style or a larger size than the existing window.
- Available in primed wood, aluminum clad, vinyl clad, hybrid and all wood exteriors.
- Full compliment of the Lincoln exterior trim options.

Available Enhancements

Primed and Pre-Finished White Interiors

High Performance Glass Options

AAMA 2605 Aluminum Clad, Vinyl Clad and Primed Wood Exteriors

Multiple Grille Options

Endless Lite Configurations

Six Wood Species Available



Double Hung Replacement Kit

Even huge jobs become small projects with Lincoln's Double Hung Replacement Kit. There's no reason to replace or even disturb the interior or exterior trim. The Replacement Kit utilizes an existing window frame in combination with snap-in jambliners and energy efficient sash that can be installed from the interior of the home. In a matter of minutes, you'll turn an old double hung window into a major home improvement. With custom sizing available to 1/16", finding the right size replacement for your project is easy.



Features	Benefits
Tilt-in Sash	Sash tilt to the interior for easier cleaning and removal.
Seven Sash Lock Finishes	Match your interior décor for a consistent look throughout the home.
Heavy Duty Hardware	Hardware performs year after year.
Block & Tackle Balance	Sash weight is compensated for and makes windows easy to operate.
Interlock with Weatherstrip	Double protection against air infiltration with multiple weatherstrips and interlocking sash.
Installation Hardware	Sash kits include fasteners, clips, sash, balances and weatherstrip.
Quantum Kit	For 4-1/4" sash pockets and large window sizes.

Lincoln Fit Double Hung Insert Window

Over the years, the sash, balance systems and hardware of a window take the brunt of wear from the elements, while the trim and frame can remain in good condition. Updating these windows just became easier with the Lincoln Fit pocket insert. Window replacement doesn't have to mean ripping out the old window, damaging drywall and turning a room into shambles. The Lincoln Fit is designed to be installed from the interior or exterior of the home with minimal disruption to the existing frame and trim. Every Lincoln Fit is custom sized to your exact specifications, ensuring a perfect fit for your opening. The units are manufactured 3/8" smaller in width and 1/4" in height from your ordered measurements (sash openings). This allows space for squaring, shimming, leveling and installing.

Features	Benefits
Concealed Jambliner	Wood covered jambliner for cleaner interior lines. Sash are equal size.
Heavy Duty Hardware	Hardware performs year after year.
Seven Sash Lock Finishes	Match your interior décor for a consistent look throughout the home.
Tilt-in Sash	Sash tilt to the interior for easier cleaning.
Block & Tackle Balance	Sash weight is compensated for and makes windows easy to operate.
Interlock with Weatherstrip	Double protection against air infiltration with multiple weatherstrips and interlocking sash.
3-1/4" Frame	Fits snugly into your opening after worn-out sash and balances are removed.
Continuity of Design	Lincoln Fit windows look just like our full-frame replacements.
Mulling Options	Units can be mulled in two and three-wide configurations.
Extruded Aluminum Clad Exterior	Eight standard colors, thirty-eight feature colors and custom color matching with AAMA 2605 paint specifications.
Fully Assembled	Units are packaged with installation hardware, sill expander and include color-matched screens.
Picture Windows	Large stationary openings can be made energy efficient.



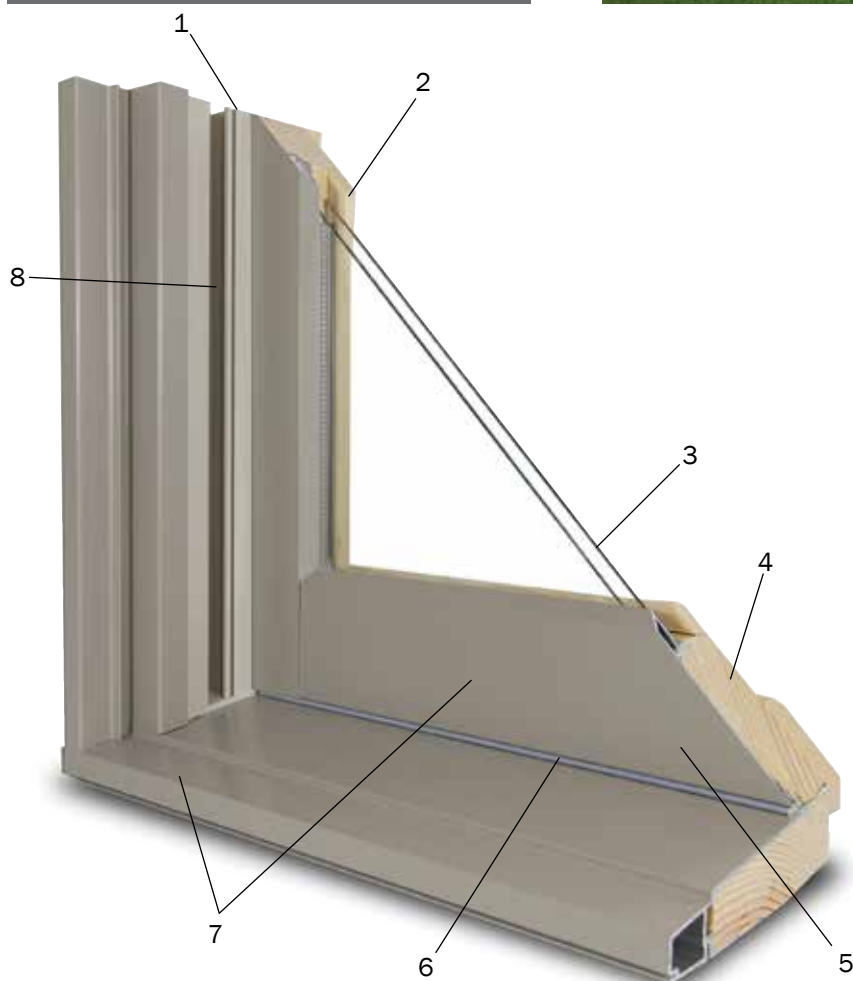
Available Enhancements

- Primed and Pre-Finished White Interiors
- Flat Sill Option
- Sill Expander
- Frame Expander
- High Performance Glass Options
- Multiple Grille Choices
- Endless Lite Configurations
- Sash Lift Handles
- Six Wood Species Available

31 DOUBLE HUNG WINDOWS

Double hung windows are popular due to their traditional design that compliments so many different styles of homes. They're also easy to operate, maintain and clean.

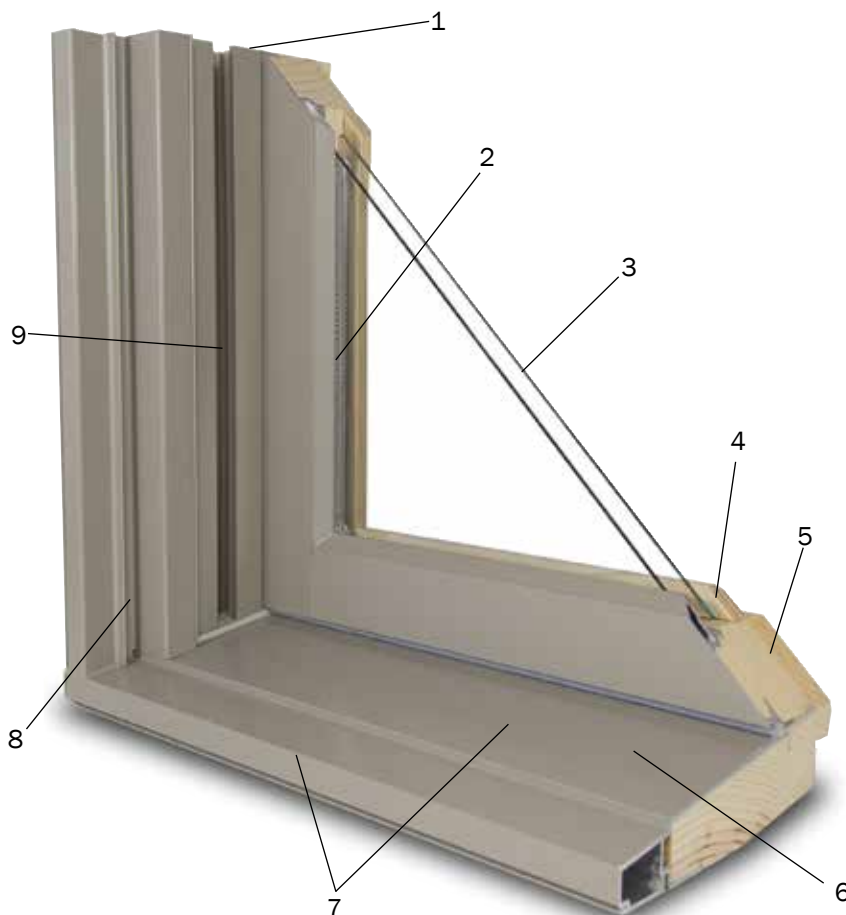
Lincoln double hungs allow architects, designers and builders to customize and tailor each individual project. Your specialist will create a contemporary edge with the clean lines of our narrow rail sash. Or stick with a strong historical influence by utilizing our traditional wide rail sash. Double hungs offer the flexibility to accommodate many design elements and are a great choice for both residential or light commercial projects.



Specifications	
Maximum RO Width	45-3/8"
Maximum RO Height	93"
Sash Thickness	1-7/16" thick
Bottom Rail Height	2-11/16"

Double Hung with Wide Rail Sash

1. Full 4-9/16" jamb depth.
2. Interior wood glazing bead - available in profiled or square.
3. 11/16" warm edge insulating glass.
4. 1-7/16" thick sash.
5. Traditional wide rail sash profile option.
6. Weatherstripped at head, sill and checkrail.
7. .050 extruded aluminum on sash and frame. Wood units have primed sash on the exterior with cPVC sill, sill nosing, blindstops and brickmould.
8. Recessed jamb liner option with inverted balance system.



Specifications	
Maximum RO Width	45-3/8"
Maximum RO Height	93"
Sash Thickness	1-7/16" thick
Bottom Rail Height	1-11/16"

Double Hung with Narrow Rail Sash

1. Full 4-9/16" jamb depth.
2. Sloped putty-glazed styling.
3. 11/16" warm edge insulating glass.
4. Interior wood glazing bead - available in profiled or square.
5. Contemporary narrow rail sash profile option.
6. Low-profile 8° sloped sill.
7. .050 extruded aluminum on sash and frame. Primed units have primed sash on the exterior with optional cPVC sill, brickmould and blindstop.
8. Integral screen channel.
9. Concealed jambliner option with inverted balance system.

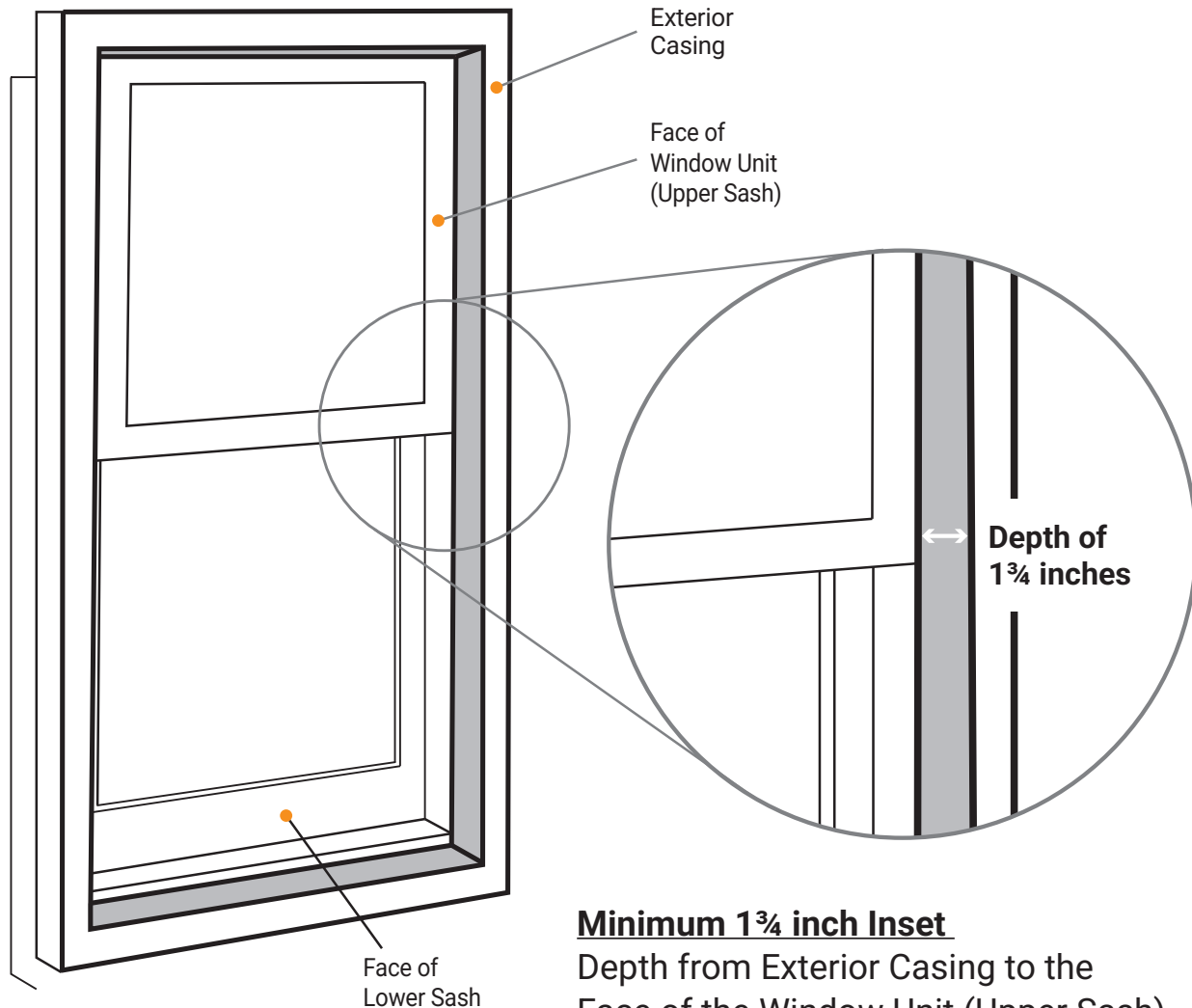


Primed

Built using traditional trim/casing dimensions and with widely accepted historical design features, Lincoln's primed windows are the conventional choice in markets requiring painted wood exteriors.



Historic Window Standard: New Construction & Replacement



Minimum 1 $\frac{3}{4}$ 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 $\frac{3}{4}$ inch minimum inset for Fixed Window

For more information contact:

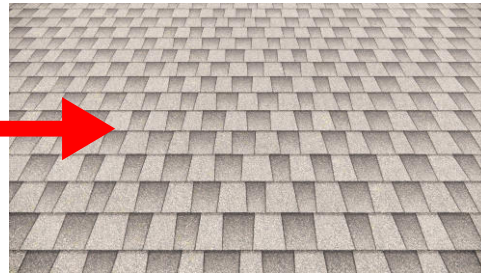
Houston Office of Preservation

832-393-6556

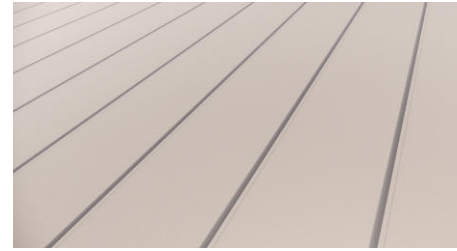
historicpreservation@houstontx.gov



Existing Composition Roof Material



New Composition Shingle Roofing on existing historic home



New Standing Seam Metal Roofing on new construction

New Metal Window Frames & Accents
(Limited visibility from public way)

New Vertical Metal Siding
(Limited visibility from public way)



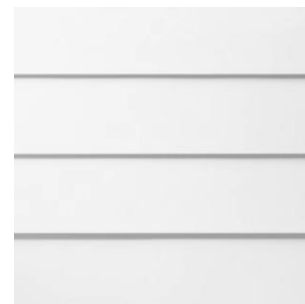
New Brick Veneer
(Faces property interior with Limited visibility from public way)



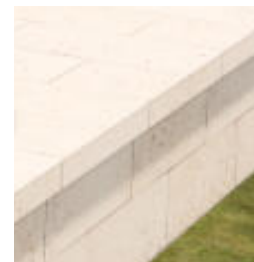
Existing Wood Lap Siding & Trim
Lap Siding: 4 1/2" Exposure Height



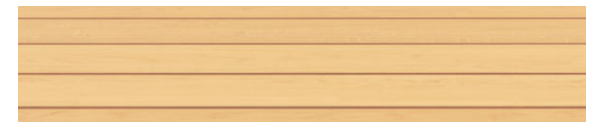
Proposed Scope of Work:
Restore existing siding & trim materials with new paint color palette



New Lap Siding
2x the exposure height of the existing wood siding



New Exterior Tile on Front Porch



New Composite Decking, Accent Wall, and New Soffits
(Limited visibility from public way)