



# CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

**Application Date:** 8/8/2025

**HPO File#:** HP2025\_0243

**ITEM#:** C17

**Applicant:** Ivan Gutierrez, agent, Kathryn Link, owner

**Property:** 1507 Ashland Street, 146, Houston Heights West

**Significance:** Contributing (includes potentially contributing), Houston Heights West

**Proposal:** Alteration:

- Proposed gable-style new Dormer on existing North Elevation roof.
- Proposed dormer will match existing materials and maintain architectural consistency with the contributing structure, per Houston Heights guidelines.
- **Proposed wood window 1-over-1, single-hung** (Marvin brand, Ultimate Signature), 36 in. wide x 60 in. tall, inset and recessed, to meet **Historic Window Standards** (see below and attached diagram).

**PROPOSED WINDOW MUST BE INSET Minimum Depth of 1 ¾ inches from**

Exterior Casing to the Face of the Window Unit (Upper Sash).

Window must be equally **Horizontally Divided** if single or double-hung.

## Public Comments

No Comments

## Civic Association

No Comments

**Recommendation:** Approval

**HAHC Action:**

**Basis for Issuance:** HAHC review

**Date Effective:**

**Note:** All materials in exterior walls, including windows, siding, framing lumber, and interior shiplap must be retained except where removal or replacement has been explicitly approved by HAHC. Shiplap is an integral structural component of the exterior wall assembly in balloon framed structures and its 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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### 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:

Approval Criteria Status	Approval Criteria Description
<b>Satisfies</b>	(1) The proposed activity must retain and preserve the historical character of the property;
<b>Satisfies</b>	(2) The proposed activity must contribute to the continued availability of the property for a contemporary use;
<b>Satisfies</b>	(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;
<b>Satisfies</b>	(4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
<b>Satisfies</b>	(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;
<b>Satisfies</b>	(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;
<b>Satisfies</b>	(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;



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<b>Satisfies</b>	(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;
<b>Satisfies</b>	(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
<b>NA</b>	(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.



## CERTIFICATE OF APPROPRIATENESS

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### - Maximum Lot Coverage

Existing

New/Proposed

#### Maximum Lot Coverage Percentage

0%

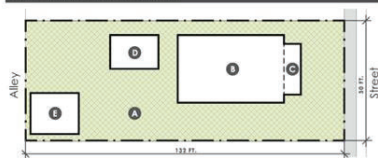
0%

#### Maximum Square Footage Allowable

0 sq ft

0 sq ft

CALCULATING LOT COVERAGE



KEY

- A Lot area
- B House ground floor area
- C Porch ground floor area
- D Detached accessory building ground floor area
- E Detached garage ground floor area
- F Detached garage ground floor area

LOT SIZE	MAXIMUM LOT COVERAGE
<4000	.44 (44%)
4000-4999	.44 (44%)
5000-5999	.42 (42%)
6000-6999	.40 (40%)
7000-7999	.38 (38%)
8000+	.38 (38%)



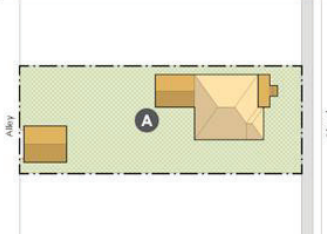
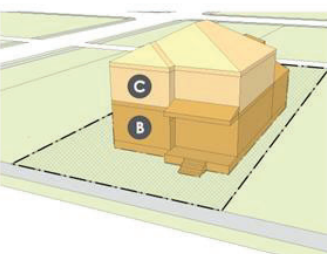


# CERTIFICATE OF APPROPRIATENESS

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<b>- Floor to Area Ratio</b>	
<b>Existing</b>	<b>New/Proposed</b>
<b>Maximum Floor to Area Ratio Percentage</b>	
0%	0%
<b>Maximum Square Footage Allowable</b>	
0 sq ft	0 sq ft
	<b>Remaining Floor to Area Allowable</b>
	0 sq ft

**CALCULATING FLOOR AREA RATIO**

A	Lot Area
B	1st Floor Area
C	2nd Floor Area

LOT SIZE	MAXIMUM FAR
<4000	.48
4000-4999	.48
5000-5999	.46
6000-6999	.44
7000-7999	.42
8000+	.40



# CERTIFICATE OF APPROPRIATENESS

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<b>- Side Setbacks &amp; - Eave Heights</b>	
<b>Existing</b>	<b>New/Proposed</b>
<b>Side Setback 1</b>	
0' 0' 0"	0' 0"
<b>Eave Height</b>	
0' 0' 0"	0' 0"
<b>Side Setback 2</b>	
0' 0' 0"	0' 0"
<b>Eave Height</b>	
0' 0' 0"	0' 0"
<b>Cumulative Side Setback</b>	
0' 0"	0' 0"

SIDE SETBACKS			PRIMARY BUILDING 1-STORY EAVE HEIGHT RANGE			PRIMARY BUILDING 2-STORY EAVE HEIGHT RANGE		
KEY	MEASUREMENT	APPLICATION	KEY	MEASUREMENT	APPLICATION	KEY	MEASUREMENT	APPLICATION
	3 FT.	Minimum distance between side wall and the property line for lots less than 35 feet wide		12 FT.	Maximum 1-story eave height at the 5 FT. minimum side setback		20 FT.	Maximum 2-story eave height at the 5 FT. minimum side setback
A	5 FT.	Minimum distance between the side wall and the property line		14 FT.	Maximum 1-story eave height at 7 FT. or greater side setback		22 FT.	Maximum 2-story eave height at 7 FT. or greater side setback
B	REMAINING	Difference between minimum side setback of 5 feet and minimum cumulative side setback						
	6 FT.	Minimum cumulative side setback for lots less than 35 feet wide						
C	10 FT.	Minimum cumulative side setback for a one-story house						
	15 FT.	Minimum cumulative side setback for a two-story house						

*Note: This diagram shows just one example of a side setback configuration.*



## CERTIFICATE OF APPROPRIATENESS

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- Rear Setbacks	
Existing	New/Proposed
Rear Setback	
0' 0"	0' 0"
Addition Rear Setback	
0' 0"	0' 0"
Garage Rear Setback	
0' 0"	0' 0"

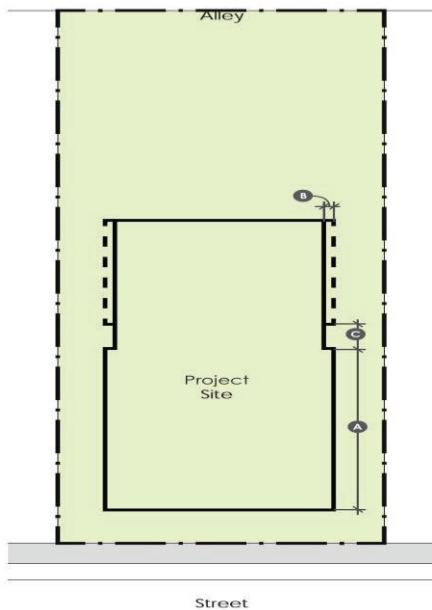


## CERTIFICATE OF APPROPRIATENESS

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### - Side Wall Length and Insets

Existing	New/Proposed
Side Wall 1 Length	
0' 0"	0' 0"
	Inset Length
	0' 0"
	Inset Depth
	0' 0"
Side Wall 2 Length	
0' 0"	0' 0"
	Inset Length
	0' 0"
	Inset Depth
	0' 0"



SIDE WALL LENGTH		
KEY	MEASUREMENT	APPLICATION
A	50 FT.	Maximum side wall length without inset (1-story)
	40 FT.	Maximum side wall length without inset (2-story)
B	1 FT.	Minimum depth of inset section of side wall (1-story)
	2 FT.	Minimum depth of inset section of side wall (2-story)
C	6 FT.	Minimum length of inset section of side wall



## CERTIFICATE OF APPROPRIATENESS

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### - Building Wall (Plate) Height

Existing

New/Proposed

Finished Floor

0"

0"

First Floor Plate Height

0' 0"

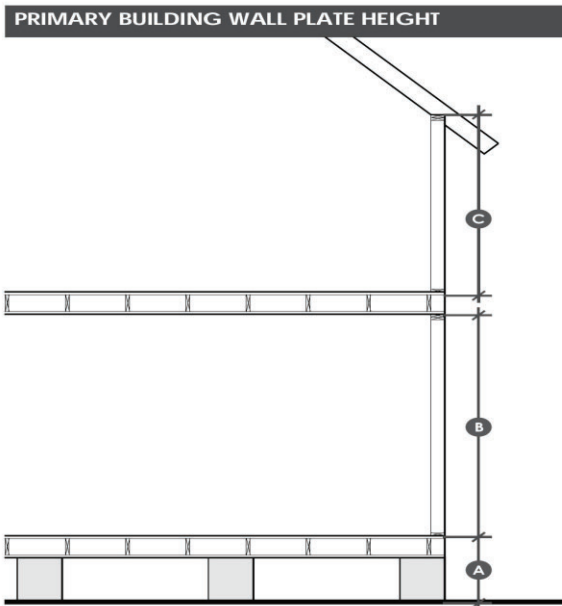
0' 0"

Second Floor Plate Height

0' 0"

0' 0"

KEY	MEASUREMENT	APPLICATION
A	36 IN.	Maximum finished floor height (as measured at the front of the structure)
B	10 FT.	Maximum first floor plate height
C	9 FT.	Maximum second floor plate height





## CERTIFICATE OF APPROPRIATENESS

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Building Areas		
Existing	Demolished	New/Proposed
First Floor		
0 sq ft	0 sq ft	0 sq ft
Second Floor		
0 sq ft	0 sq ft	0 sq ft
Enclosed Porch or Sunroom		
0 sq ft	0 sq ft	0 sq ft
Porch or Sunroom is on		
Detached Garage		
0 sq ft	0 sq ft	0 sq ft
Detached Garage Apartment		
0 sq ft	0 sq ft	0 sq ft
Garage Apartment on		
Attached Garage		
0 sq ft	0 sq ft	0 sq ft
Accessory Structure		
0 sq ft	0 sq ft	0 sq ft
Accessory Structure Type		



## PROPERTY LOCATION

## Building Classification

- Contributing
- Non-Contributing
- Park

## HOUSTON HEIGHTS HISTORIC DISTRICT WEST





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## INVENTORY PHOTO





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## CONTEXT AREA



*1505 Ashland – Contributing – 1920 (neighbor)*



*1509 Ashland – Contributing – 1920 (neighbor)*



*1501 Ashland – Contributing – 1920 (blockface)*



*1504 Ashland – Noncontributing – New (across street)*



*1506 Ashland– Contributing – 1920 (across street)*



*1510 Ashland– Contributing – 1920 (across street)*

## INVESTIGATE

Map \_\_\_\_\_

Vol. 20Page 151

APR 20 1932

, 19

Belote.H

Owner

Lot 19Block 155

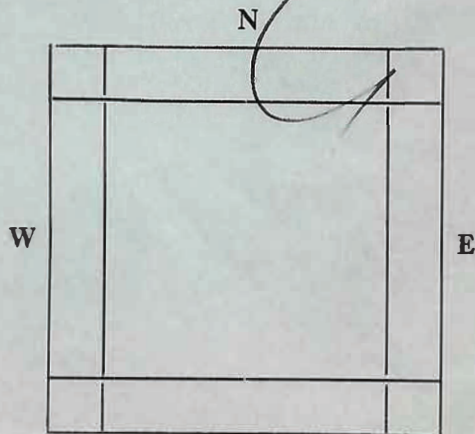
Ho. Heights.

Addition

REMARKS:

County Value \$ 750Owners Value \$ 550

No. \_\_\_\_\_ Street

Harris County  
BUILDING ASSESSMENT  
Houston, TexasMap No. \_\_\_\_\_ Permit No. T-25Vol. 20 Page 151 1-10-39<sub>19</sub>Owner Mrs. BeloteNo. 1426 Allerton Street or AvenueAddition No. NtsBlock 155 Lot 19Size of Building  
\_\_\_\_\_ wide \_\_\_\_\_ deep \_\_\_\_\_ storiesSize of Garage  
\_\_\_\_\_ wide \_\_\_\_\_ deep \_\_\_\_\_ stories

Material: Frame, Brick, Veneer, Stucco.

Inside Finish: Rough, Plain, Ornamental, Hardwood, Pine, Plaster.

Roofing: Slate, Tile, Tin, Shingle, Copper, Composition, Iron, Tar and Gravel, Paper, Asbestos.

Permit Value, \$ 500

No. Sq. Ft. \_\_\_\_\_ Per Sq. Ft. \_\_\_\_\_

No. Sq. Ft. \_\_\_\_\_ Per Sq. Ft. \_\_\_\_\_

No. Sq. Ft. 1285 Per Sq. Ft. 1.25

1610  
Lease 800  
810  
162  
648  
1200  
New Total  
1940  
Assessed Value of Building \$ 650

B Rendered in name of \_\_\_\_\_

Belote, Mrs. H



Map No. \_\_\_\_\_ Addition Honolulu Kls.  
 Block 184 Lot 19  
 OWNER Belote, N.  
 ADDRESS 1426 Belmont St.  
 TYPE OF PROPERTY Res OCCUPIED VACANT  
 BASEMENT. Whole Part \_\_\_\_\_  
 FOUNDATION, Concrete, Stone, Brick, Piers, Posts. \_\_\_\_\_  
 WALLS, Brick \_\_\_\_\_ Stone \_\_\_\_\_  
 Hollow Tile, Stucco, Metal, Concrete Blocks, Box \_\_\_\_\_  
 Weatherboard \_\_\_\_\_  
 ROOF CONS., Concrete, Steel, Wood Truss. \_\_\_\_\_  
 ROOF, Hip, Gable, Mansard, Flat \_\_\_\_\_  
 ROOFING, Composition, Metal, Slate, Wood, Shingles, Tile, Asbestos \_\_\_\_\_  
 EXTERIOR TRIM, Stone, Terra Cotta, Metal, Wood, Marble, Granite \_\_\_\_\_

FLOORING, Pine, Hardwood, Cement, Tile, Marble, Dirt \_\_\_\_\_  
 INTERIOR TRIM, Plaster, Hardwood, Marble, Metal, Built-in Features \_\_\_\_\_  
 HEATING, Furnace, Stoves, Fireplace, Chimneys, Gas \_\_\_\_\_  
 LIGHTING, Electricity \_\_\_\_\_  
 PLUMBING, Sewer, Water, Baths \_\_\_\_\_  
 ELEVATORS \_\_\_\_\_  
 CONDITION, Good, Fair, Bad, Obsolete \_\_\_\_\_

IMPROVEMENTS

No. Sq. Ft.	1120	Price Per Sq. Ft.	\$ 2180
	Percent Good	55	1200
	Other Bldgs.		
	Total All Bldgs.	1225	

LAND VALUE

Front x Depth	Unit Value	Factor	Front Ft. Value - - \$
50 x 132 @ 12			680

PERMIT DATE \_\_\_\_\_ NO. \_\_\_\_\_ AMT. \_\_\_\_\_  
**HISTORIC RECORDS**  
 Bureau of Land Assessment (BLA)



<b>Map No.</b> _____ <b>Addition</b> <u>Houston Hts</u>		<b>IMPROVEMENTS</b>									
<b>Block</b> <u>146</u>	<b>Lot</b> <u>N-16</u>	<b>No. Sq. Ft.</b> <u>1056</u>	<b>Price Per Sq. Ft.</b> <u>175</u>								
<b>OWNER</b> <u>Knight, May</u>		<b>\$</b> <u>1850</u>									
<b>ADDRESS</b> <u>1567 Ashland</u>		<b>Percent Good</b> <u>60</u>									
<b>TYPE OF PROPERTY</b> <u>Occ</u>	<b>OCCUPIED VACANT</b>	<b>Other Bldgs.</b> <u>1110</u>									
<b>BASEMENT</b> , Whole Part _____	<b>FLOORING</b> , <u>Pine</u> , Hardwood, Cement, Tile, Marble, Dirt _____	<b>Total All Bldgs.</b> <u>1145</u>									
<b>FOUNDATION</b> , Concrete, Stone, Brick, Piers, Posts. _____	<b>INTERIOR TRIM</b> , Plaster, Hardwood, Marble, Metal, Built-in Feature _____	<b>LAND VALUE</b>									
<b>WALLS</b> , Brick _____ Stone _____ Hollow Tile, Stucco, Metal, Concrete Blocks, Box Weatherboard _____	<b>HEATING</b> , Furnace, Stoves, Fireplace, Chimneys, Gas _____	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>Front x Depth</th> <th>Unit Value</th> <th>Factor</th> <th>Front Ft. Value - - \$</th> </tr> <tr> <td><u>66.7 x</u></td> <td><u>132</u></td> <td><u>10</u></td> <td><u>113</u></td> </tr> </table>		Front x Depth	Unit Value	Factor	Front Ft. Value - - \$	<u>66.7 x</u>	<u>132</u>	<u>10</u>	<u>113</u>
Front x Depth	Unit Value	Factor	Front Ft. Value - - \$								
<u>66.7 x</u>	<u>132</u>	<u>10</u>	<u>113</u>								
<b>ROOF CONS.</b> , Concrete, Steel, Wood Truss _____	<b>LIGHTING</b> , Electricity _____	<b>750</b>									
<b>ROOF</b> , Hip, Gable, Mansard, Flat _____	<b>PLUMBING</b> , Sewer, Water, Baths _____	<b>TOTAL</b>									
<b>ROOFING</b> , Composition, Metal, Slate, Wood, Shingles, Tile, Asbestos _____	<b>ELEVATORS</b> _____	<b>320-550</b>									
<b>EXTERIOR TRIM</b> , Stone, Terra Cotta, Metal, Wood, Marble, Granite _____	<b>CONDITION</b> , Good, Fair, Bad, Obsolete _____										
<b>PERMIT DATE</b> _____ <b>NO.</b> _____ <b>AMT.</b> _____											

## HISTORIC RECORDS

### Bureau of Land Assessment (BLA)



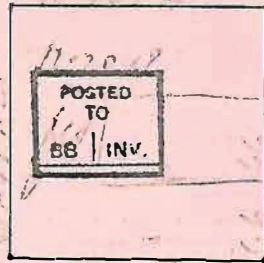
# HARRIS COUNTY BUILDING ASSESSMENT

Map No. 9A Acct.No. 49-13-0-7  
 Permit No. REV Date 11/13/67  
 Owner OBERWETTER OLIVER V  
 Street No. 1507 ASHLAND  
 Addition 400 HTS Section \_\_\_\_\_  
 Lot No. 15-16 Block No. 126

COUNTY ACCOUNT NO.				
SEQUENCE NO.	VOL.	PG.	SUB.	ITEM
	<u>20</u>	<u>142</u>		<u>15</u>
<p><i>File to val</i></p> <p><i>1968 Nov 13</i> DATE <i>740</i> VALUE</p> <p>NEW OWNER</p>				

No. Stories	ROOF TYPE	INTERIOR	EXTRA FEATURES
<input checked="" type="checkbox"/> Single Family	<u>Gable</u>	<u>S/L &amp; Paper</u>	<u>Finished Attic</u>
<input type="checkbox"/> Duplex	<u>Hip</u>	<input checked="" type="checkbox"/> Sheetrock	<u>Basement</u>
<input type="checkbox"/> Garage Apt.		<u>Wood Panels</u>	<u>CARPORT</u>
FOUNDATION	ROOFING	<u>Plaster</u>	Roof _____
<u>Concrete Slab</u>	<u>Wood Shingles</u>		<u>Floor</u>
<u>Beam &amp; Piers</u>	<input checked="" type="checkbox"/> Comp.Shingles	<u>2 No. Bedrooms</u>	
<input checked="" type="checkbox"/> Concr. Blks.	<u>Tar &amp; Gravel</u>	<u>1 No. Baths</u>	<u>GARAGE</u>
		<u>Tile</u>	<u>Walls</u>
EXTERIOR WALLS	FLOORING		<u>Roof</u>
<u>Brick Veneer</u>	<input checked="" type="checkbox"/> Pine	HEATING & COOLING	<u>COMP</u>
<u>Stone Veneer</u>	<u>Hardwood</u>	<u>A/C, C/H or Dual</u>	<u>Floor</u>
<input checked="" type="checkbox"/> Lumber	<u>Asphalt Tile</u>		<u>SLAB</u>
<u>Shakes</u>	<u>WtoW Carpets</u>	<u>No.Fireplaces</u>	<u>Ceiled</u>
			<input checked="" type="checkbox"/> Doors

(Base Unit \$ 4.10)  
 CLASS 2 (A/C C/H \$ \_\_\_\_\_)  
 (Total Unit \$ \_\_\_\_\_)  
 EXISTING ASSESSMENTS ON BLOCK BOOK  
 Land - Assmt.\$ 770  
 Impro.-Assmt.\$ 1630  
 PERMIT VALUE \$ \_\_\_\_\_  
 Rendered in name of SAME



22  
 (440)  
 GAR 20

30  
 (1350) 45  
 (144) OP

EXISTING APPRAISALS, if any -  
 100% Value - without depreciation-\$ \_\_\_\_\_ \$  
 Dep.-Ph. \_\_\_\_\_ % Fu. \_\_\_\_\_ % Ec. \_\_\_\_\_ % \$ \_\_\_\_\_ \$  
 NEW APPRAISALS

1350	SF	\$ 2110	\$ 5540
OP	144	120	170
GAR	440	240	1060
			6770
DEPR	4570		3050
			3720

Appraiser's name & date

GODFREY

TOTAL VALUE \$ 3720

FOR 19 68 40% \$ 1490

2 city  
 50% 1770  
 Schief

Co. 20% - 740



1507 ASHLAND  
ST

HOUSTON, TX

1507 Ashland Street



## SCOPE OF WORK

**EXTERIOR:**

**EXTERIOR:**  
DEMOLITION OF EXISTING WOODEN DECK.  
6' X 10' SEMI-GROUND POOL  
NEW TREATED WOOD DECK ON THE BACK OF  
THE HOUSE  
RAISED 21" FROM THE GROUND.  
METAL CANTILEVER STRUCTURE TO COVER  
OUTDOOR KITCHEN.  
OUTDOOR KITCHEN WITH UP AND SINK.

### INTERIOR STAGE 1:

**INTERIOR STAGE 1:**  
REMODELING OF FINISHES IN GUEST  
BATHROOM,  
REMOVAL EXISTING KITCHEN CABINETS,  
REARRANGEMENT OF KITCHEN APPLIANCES,  
INSTALLATION OF NEW CABINETS AND  
APPLIANCES.

REARRANGEMENT OF SOME ELECTRICAL INSTALLATIONS, SUCH AS OUTLETS, SWITCHES, LAMPS, AND OTHERS. NEW ELECTRICAL BREAKERS FOR NEW KITCHEN APPLIANCES. DEMOLITION OF WALLS BETWEEN THE DINING AND KITCHEN AREAS TO CREATE OPEN SPACE BETWEEN THE THREE AREAS.

## INTERIOR STAGE 2:

[illegible]

THIS DESIGN WILL BE SUBMITTED TO THE  
Certificate of Appropriateness (COA)  
AND Houston Preservation Tracker (HPT)  
FOR REVIEW BEFORE SUBMISSION TO THE CITY  
OF HOUSTON;

F STUDIES, PLANS, ENGINEERING ARE REQUIRED, THEY WILL BE DONE ACCORDING TO THE HOUSTON PERMITTING CENTER REQUEST FOR APPROVAL.

**AIR CONDITIONING:**

RECONFIGURATION OF ALL AIR  
CONDITIONING AND HVAC SYSTEMS TO  
ALIGN WITH THE NEW HOUSE DESIGN

## SHEET INDEX

AR00 ASH COVER PLAN  
AR01 ASH SITE PLAN  
AR02 ASH POOL AND DECK FLOOR PLAN  
AR03 ASH FIRST FLOOR PLAN  
AR04 ASH SECOND FLOOR PLAN  
AR05 ASH ELEVATIONS 1  
AR06 ASH ELEVATIONS 2  
AR07 ASH ELEVATIONS 3  
AR08 ASH SECTION PLAN  
ASH DET 09 DORMER DETAILS

[illegible]

## SURVEY

**DRAWING NO:**

AR00 ASH

**DRAWING TITLE:**

COVER PLAN

**SCALE:**

DRAWN

CHECKED

5416

NOTE: THIS DRAWING IS NOT INTENDED FOR CONSTRUCTION. REFER TO THE FINAL CONSTRUCTION DRAWINGS.

REVISION:



1507 ASHLAND  
ST

HOUSTON, TX

SCALE:	
DRAWN BY:	IVAN GUTIERREZ
CHECKED BY:	
DATE:	08/21/2025

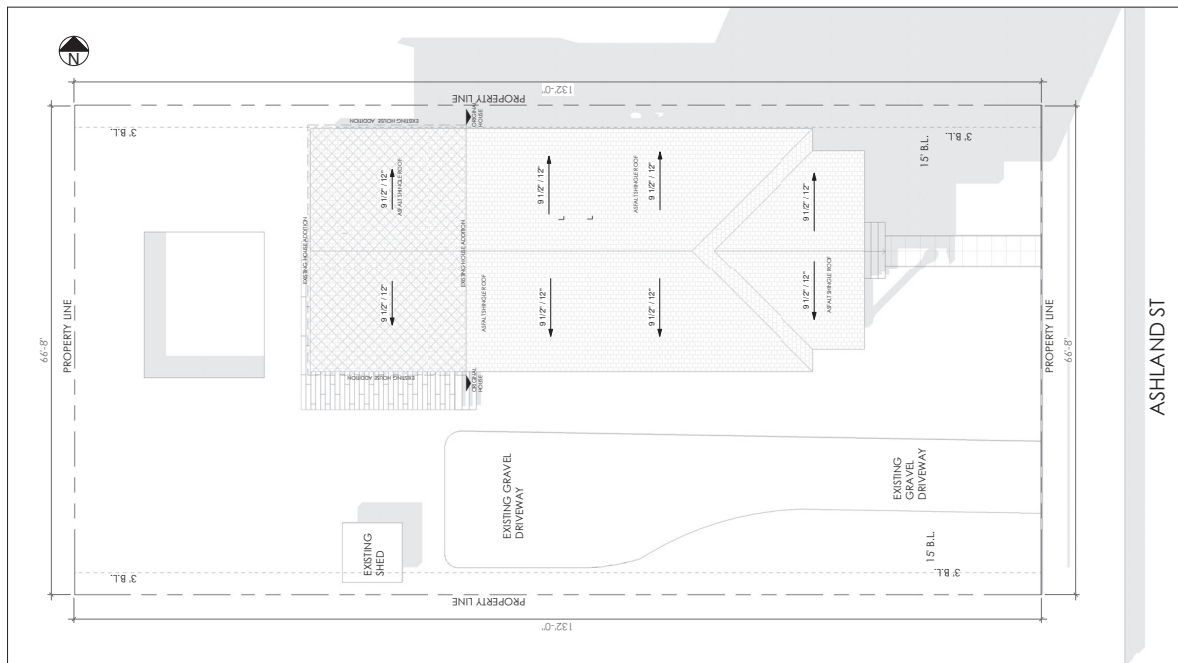
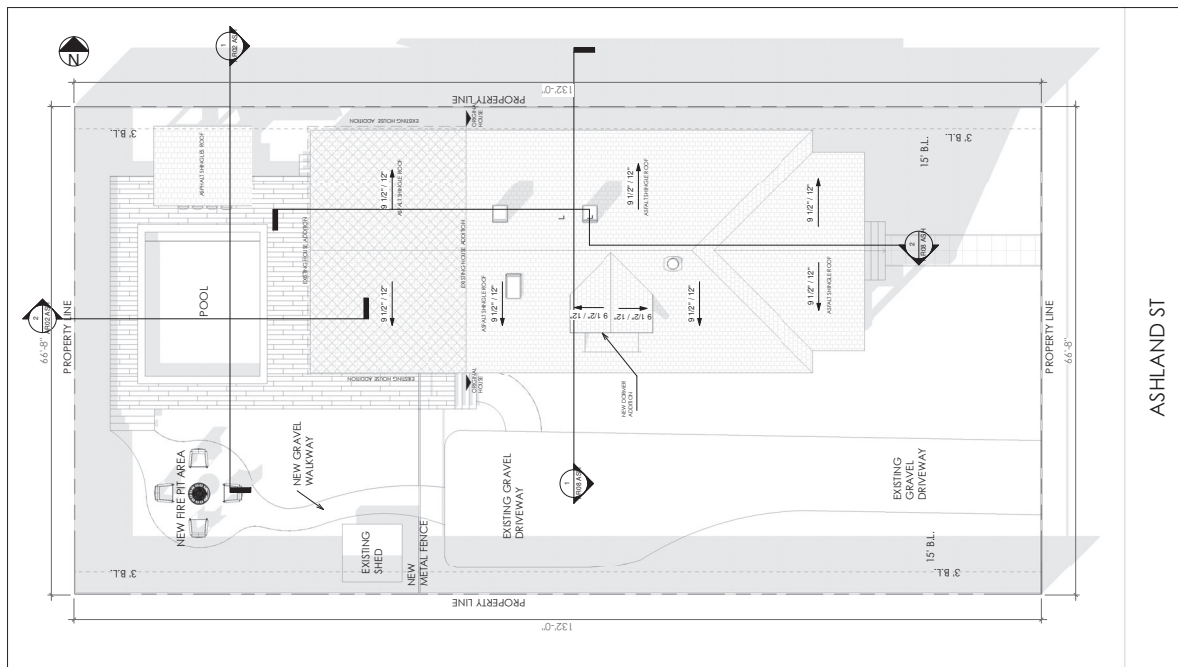
NOTE: THIS DRAWING IS NOT INTENDED FOR CONSTRUCTION. REFER TO THE FINAL CONSTRUCTION DRAWINGS.

REVISION:

DRAINAGE TITLE: SITE PLAN

**DRAWING NO:**

AR01 ASH







DESIGN + BUILD

1507 ASHLAND  
ST

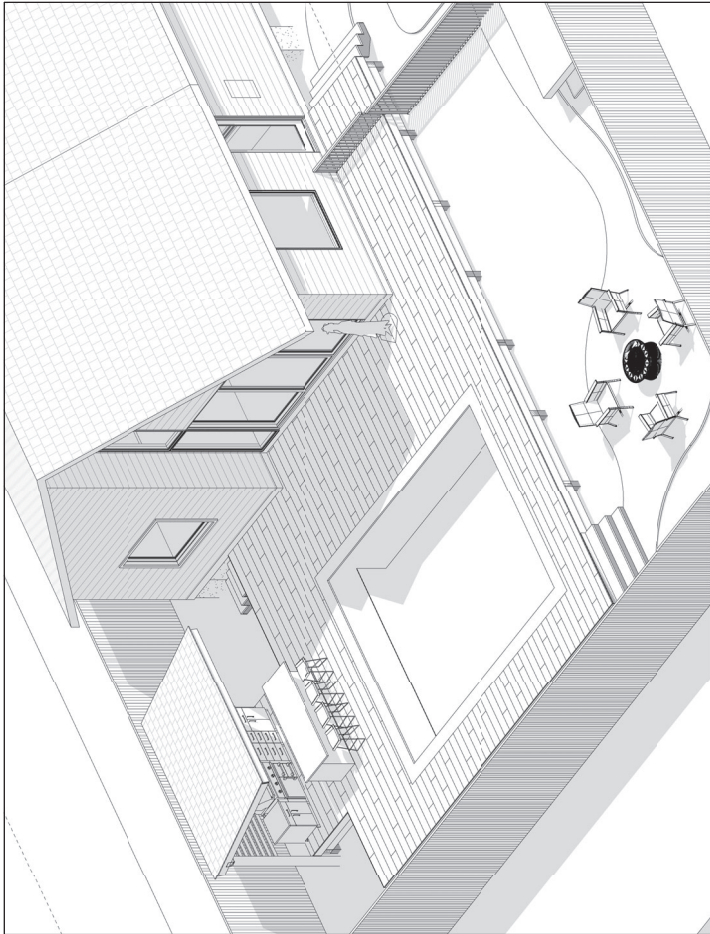
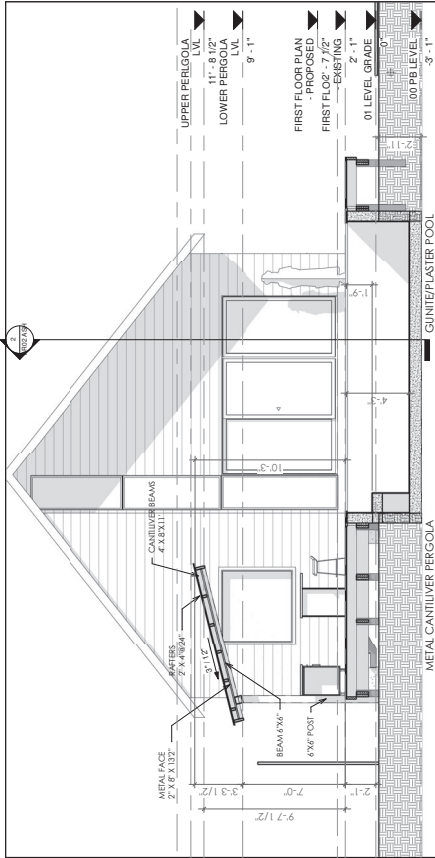
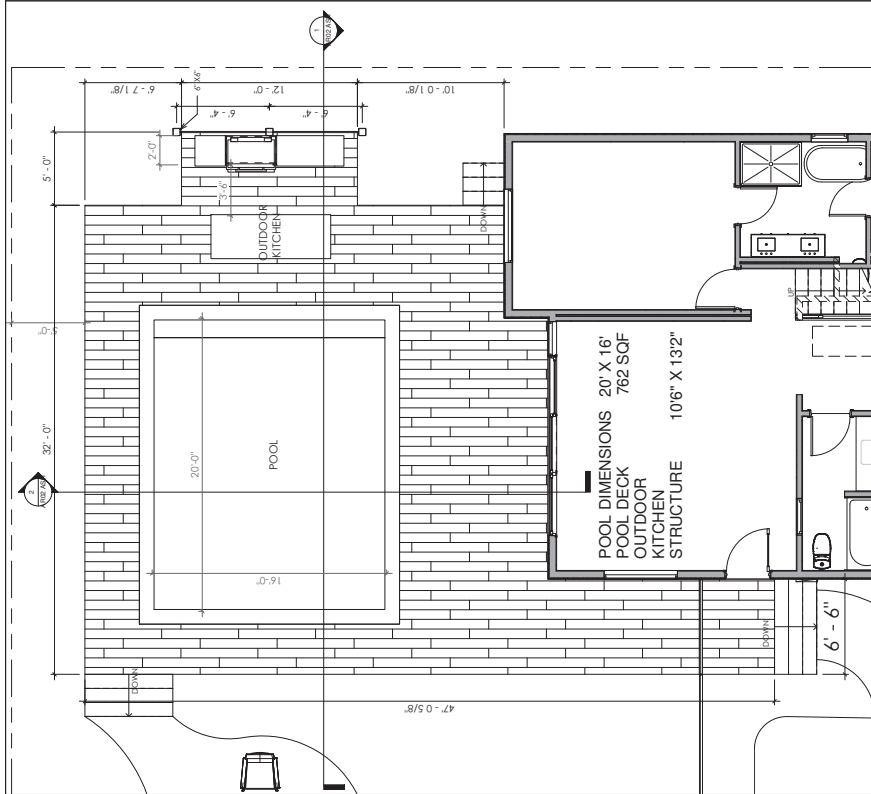
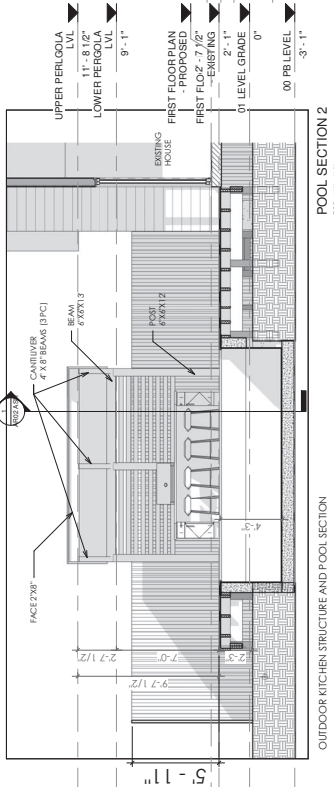
HOUSTON, TX

SCALE:  
DRAWN BY: IVAN GUTIERREZ  
CHECKED BY:  
DATE: 05/21/23  
NOTE: THIS DRAWING IS NOT INTENDED FOR CONSTRUCTION. REFER TO THE FINAL CONSTRUCTION DRAWINGS.

REVISION:

DRAWING TITLE:  
POOL AND DECK

DRAWING NO.:  
AR02 ASH





DESIGN + BUILD

1507 ASHLAND  
ST

HOUSTON, TX

SCALE: 1/4" = 1'-0"

DRAWN BY: IVAN GUTIERREZ

CHECKED BY:

DATE: 05/21/23

NOTE: THIS DRAWING IS NOT INTENDED FOR CONSTRUCTION. REFER TO THE FINAL CONTRACT FOR DRAWINGS.

REVISION:

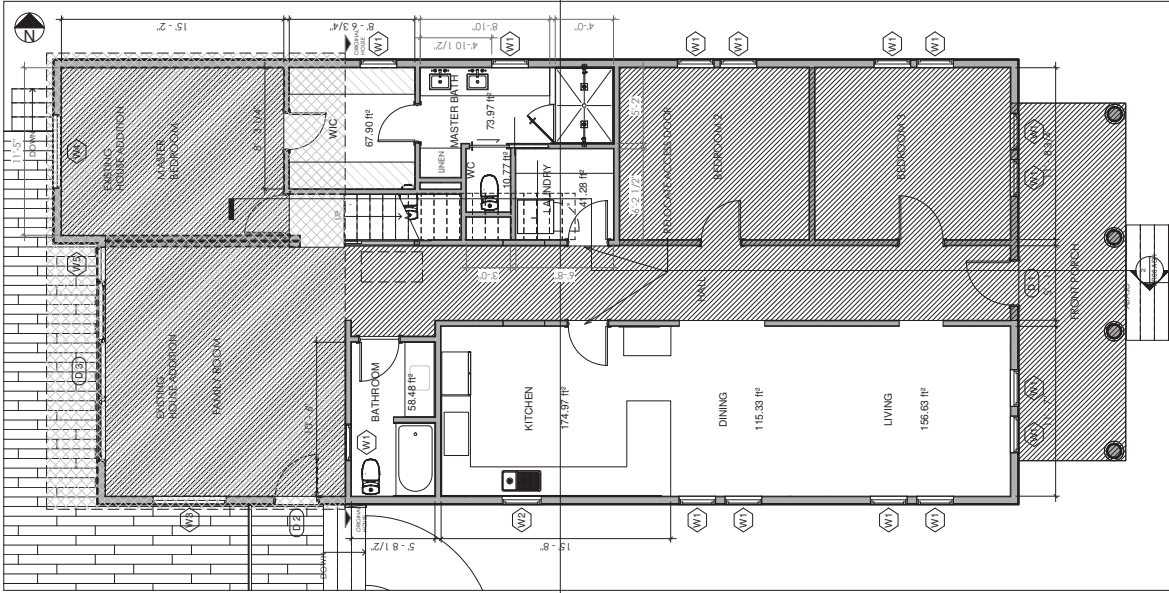
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FIRST FLOOR PLANS

DRAWING NO.:  
AR03 ASH

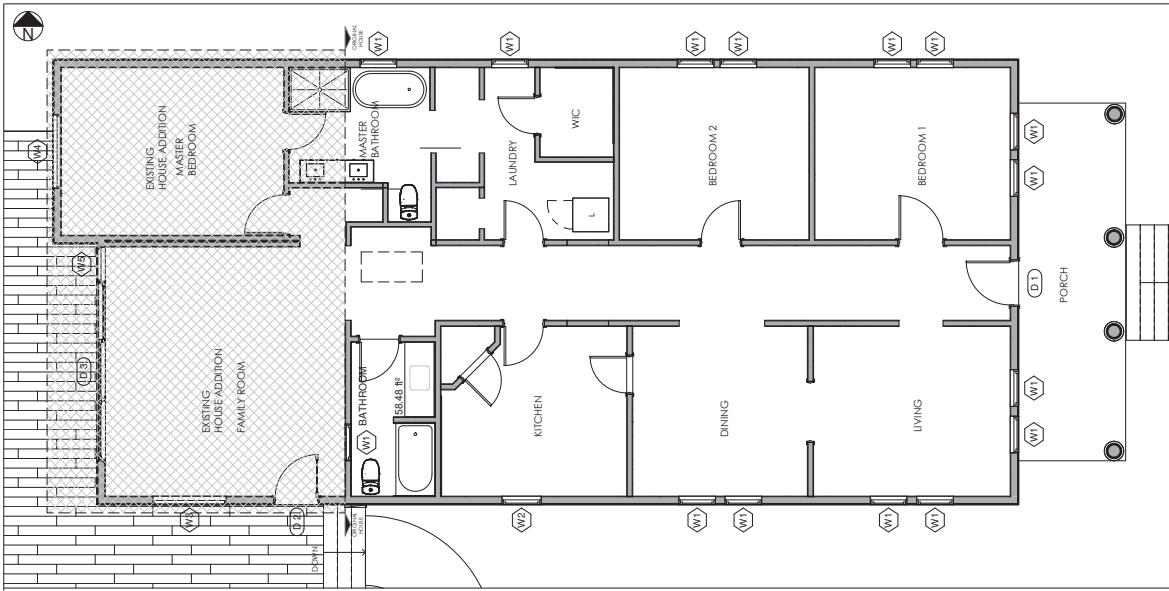
LEGEND	
	ADDITION BY PREVIOUS OWNER
	UNDISTURBED AREA

WINDOW SCHEDULE			
CODE	MATERIAL	DIMENSIONS	OBSERVATIONS
W1	WOOD	30" X 60"	TO REMAIN
W2	WOOD	32" X 48"	TO REMAIN
W3	ALUMINUM	60" X 72"	TO REMAIN
W4	ALUMINUM	60" X 60"	TO REMAIN
W5	ALUMINUM	30" X 252"	TO REMAIN
W6	WOOD	36" X 48"	TO REMAIN
W7	WOOD	36" X 60"	NEW WINDOW MERVIN

DOOR SCHEDULE		
CODE	MATERIAL	DIMENSIONS
P1	WOOD	32" X 88"
P2	ALUMINUM	36" X 96"
P3	ALUMINUM	144" X 96"



FIRST FLOOR PLAN - PROPOSED  
ESC: 1/4" = 1'-0"



FIRST FLOOR PLAN - EXISTING  
ESC: 1/4" = 1'-0"



DESIGN + BUILD

1507 ASHLAND  
ST

HOUSTON, TX

SCALE: 1/4" = 1'-0"  
DRAWN BY: IVAN GUTIERREZ  
CHECKED BY:  
DATE: 08/2/23  
NOTE: THIS DRAWING IS NOT INTENDED FOR CONSTRUCTION. REFER TO THE FINAL CONTRACT DOCUMENTS.

REVISION:

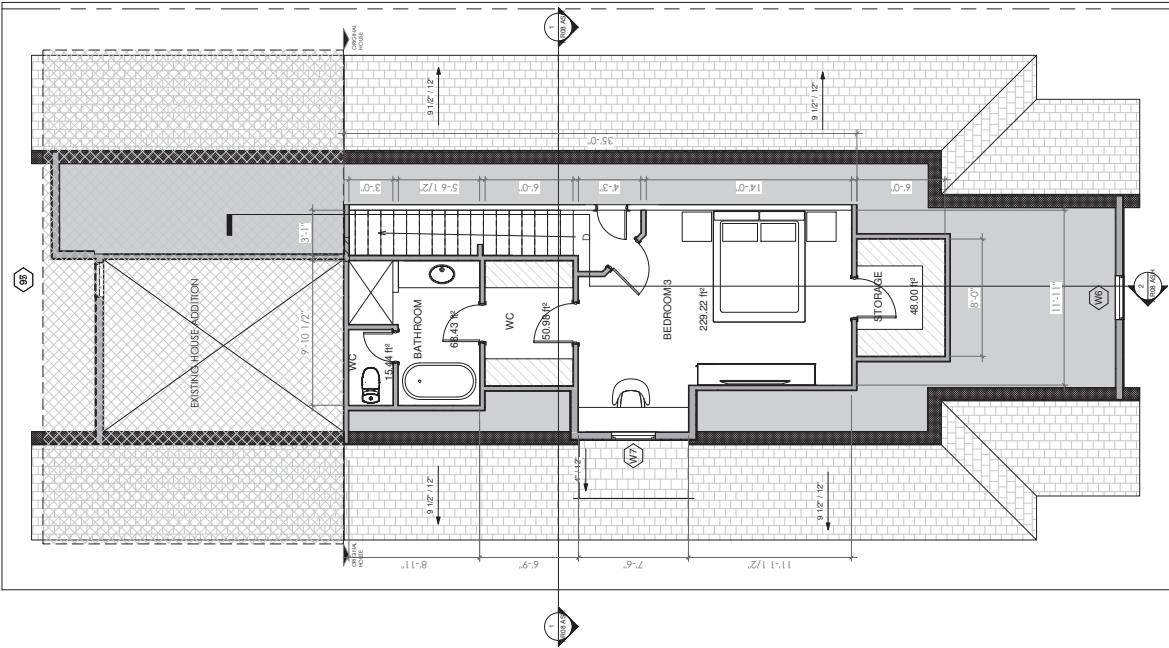
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SECOND FLOOR PLAN

DRAWING NO.:  
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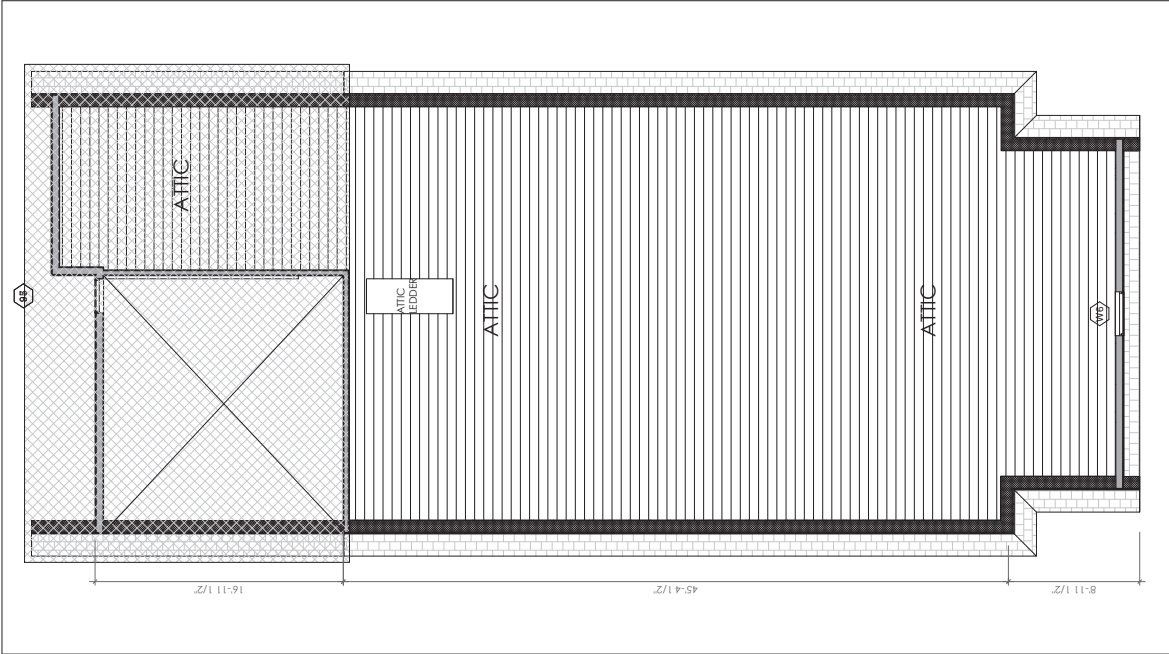
LEGEND	
	ADDITION BY PREVIOUS OWNER
	UNDISTURBED AREA

WINDOW SCHEDULE		
CODE	MATERIAL	DIMENSIONS
W1	WOOD	30" X 60"
W2	WOOD	30" X 48"
W3	ALUMINUM	60" X 72"
W4	ALUMINUM	60" X 60"
W5	ALUMINUM	30" X 252"
W6	WOOD	36" X 48"
W7	WOOD	36" X 60"

DOOR SCHEDULE		
CODE	MATERIAL	DIMENSIONS
P1	WOOD	32" X 88"
P2	ALUMINUM	35" X 96"
P3	ALUMINUM	144" X 96"



SECOND FLOOR - PROPOSED  
BSC 1/4" = 1'-0"



SECOND FLOOR - EXISTING  
BSC 1/4" = 1'-0"



DESIGN + BUILD

1507 ASHLAND  
ST

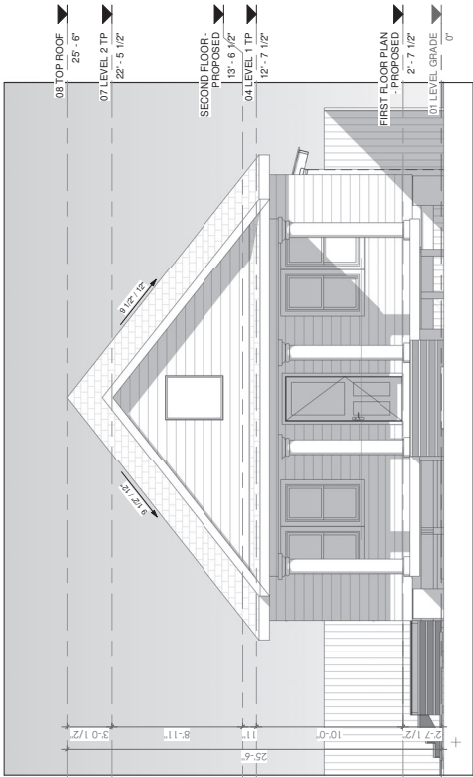
HOUSTON, TX

SCALE: 1/4" = 1'-0"  
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DATE: 08/21/23  
NOTE: THIS DRAWING IS NOT INTENDED FOR CONSTRUCTION. REFER TO THE FINAL CONSTRUCTION DRAWINGS.

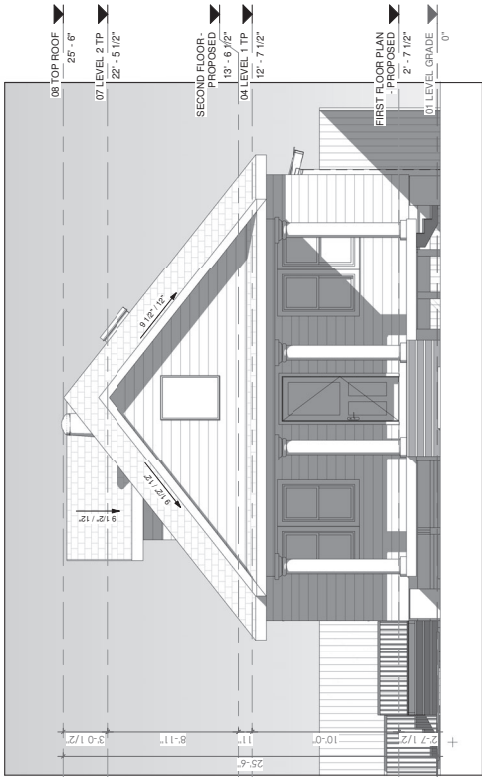
REVISION:

DRAWING TITLE:  
ELEVATIONS 1

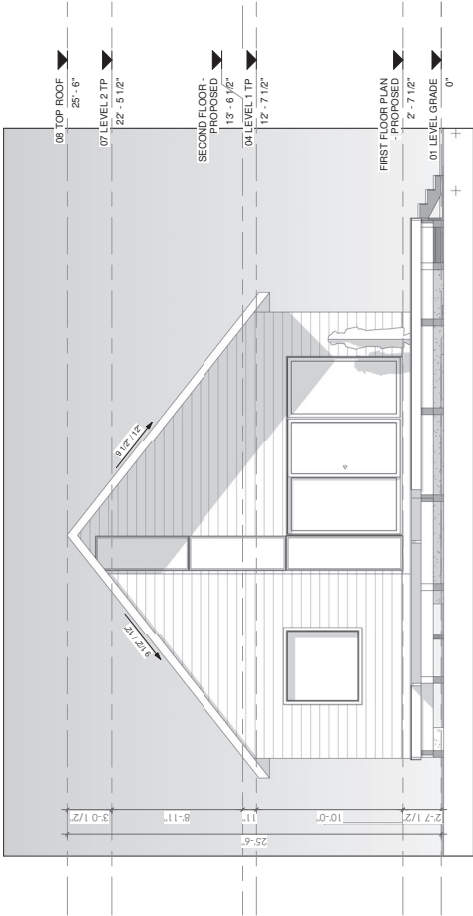
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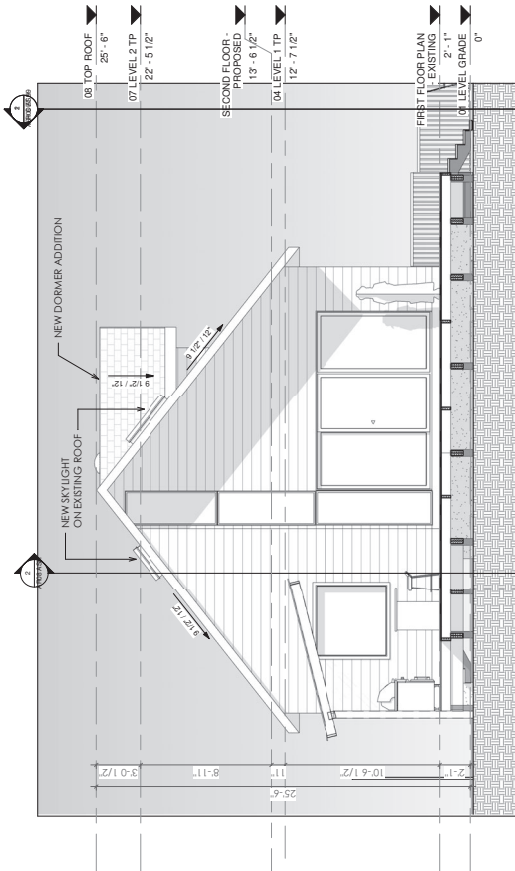
EAST ELEVATION-EXISTING  
SSC 1/4" = 1'-0"



EAST ELEVATION-PROPOSED  
SSC 1/4" = 1'-0"



WEST ELEVATION-EXISTING  
SSC 1/4" = 1'-0"



WEST ELEVATION-PROPOSED  
SSC 1/4" = 1'-0"





DESIGN + BUILD

1507 ASHLAND  
ST

HOUSTON, TX

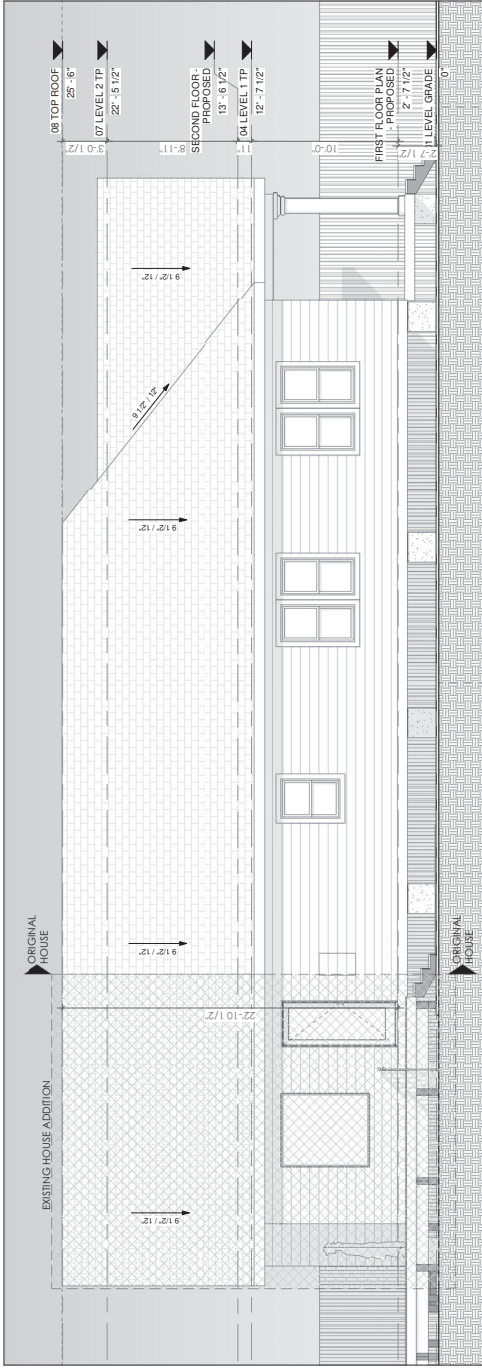
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DATE: 08/21/23

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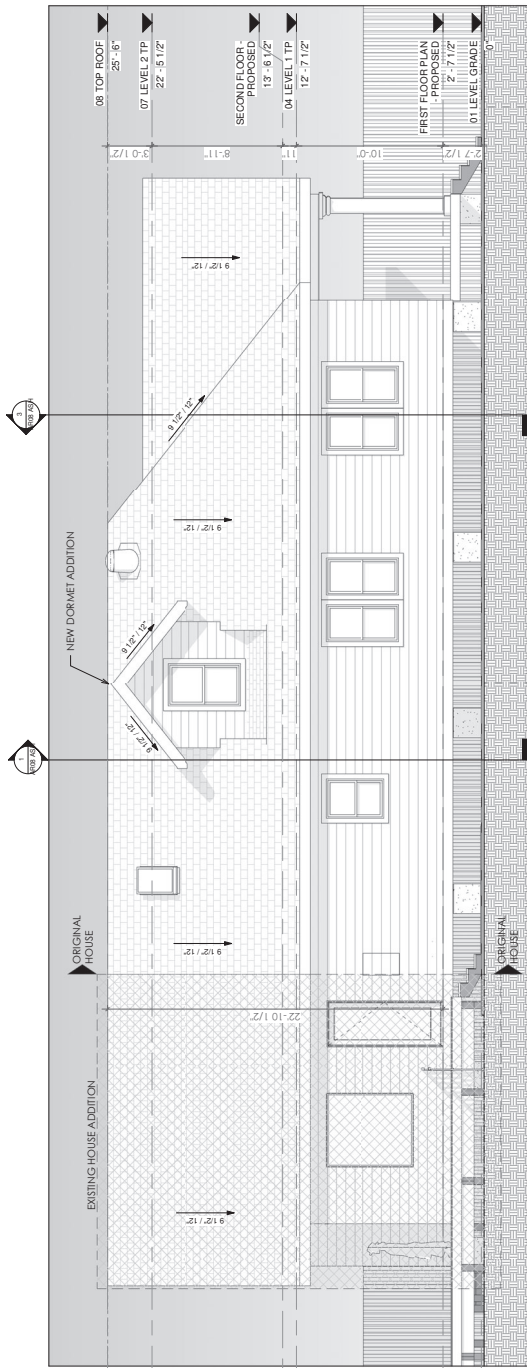
REVISION:

DRAWING TITLE:  
ELEVATIONS 2

DRAWING NO.:  
AR06 ASH



SOUTH ELEVATION-EXISTING  
ESC: 1/4" = 1'-0"



SOUTH ELEVATION-PROPOSED  
ESC: 1/4" = 1'-0"



DESIGN + BUILD

1507 ASHLAND  
ST

HOUSTON, TX

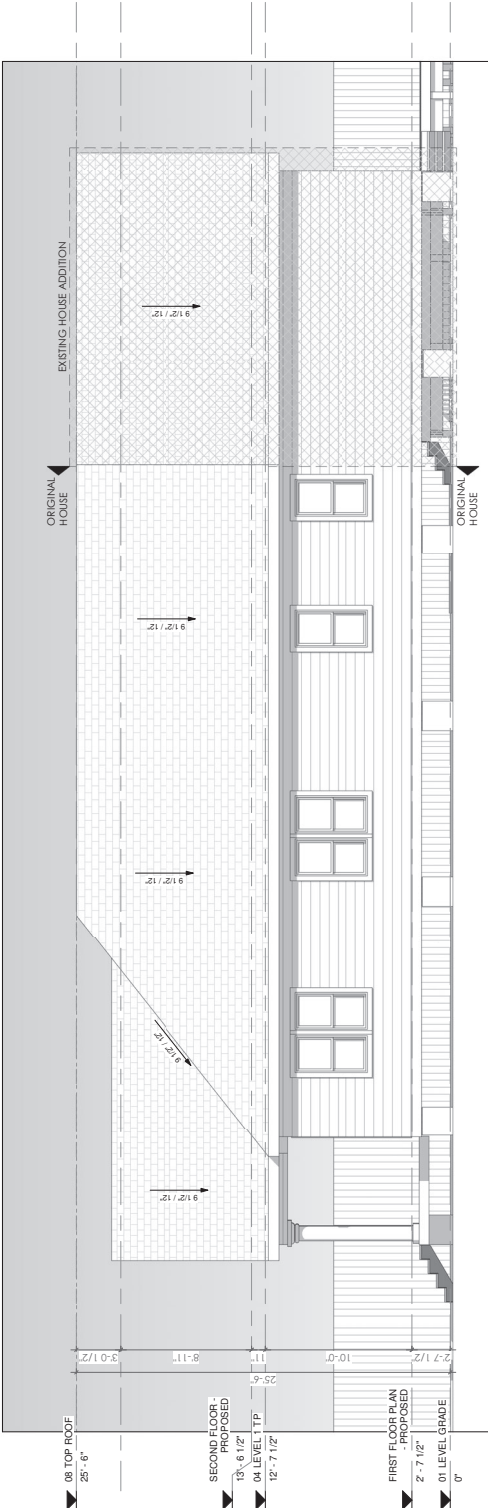
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NOTE: THIS DRAWING IS NOT INTENDED  
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CONSTRUCTION DRAWINGS.

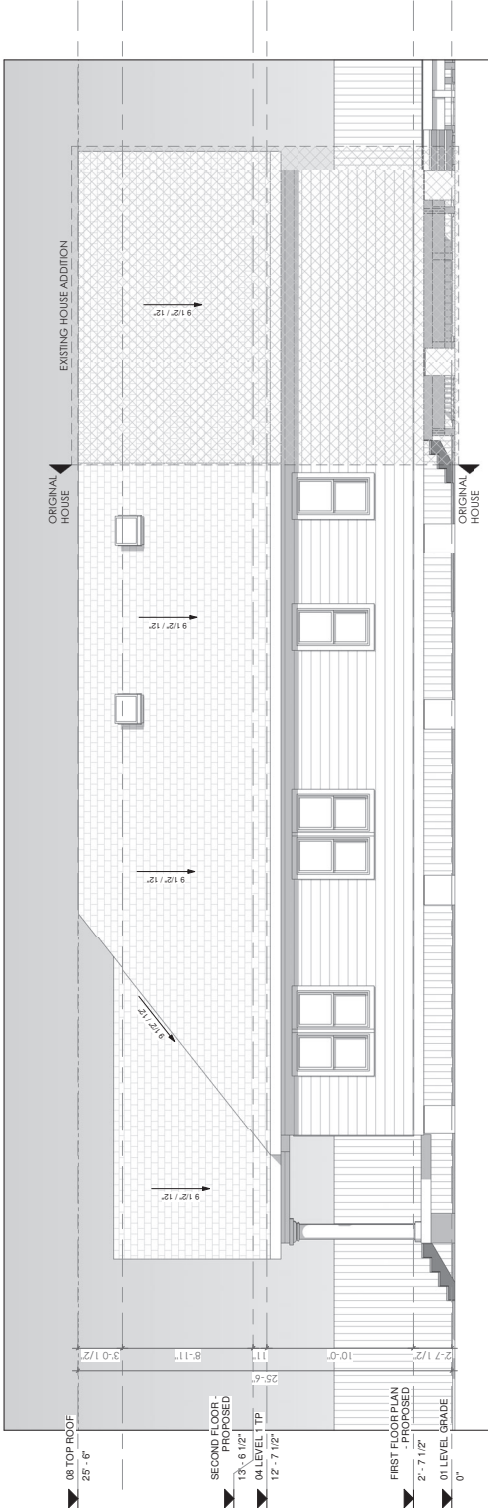
REVISION:

DRAWING TITLE:  
ELEVATIONS 3

DRAWING NO.:  
AR07 ASH



NORTH ELEVATION-EXISTING  
ESC 1/4" = 1'-0"



NORTH ELEVATION-PROPOSED  
ESC 1/4" = 1'-0"



1507 ASHLAND  
ST

HOUSTON, TX

SCALE:	1/4" = 1' - 0"
DRAWN BY:	IVAN GUTIERREZ
CHECKED BY:	
DATE:	08/21/25

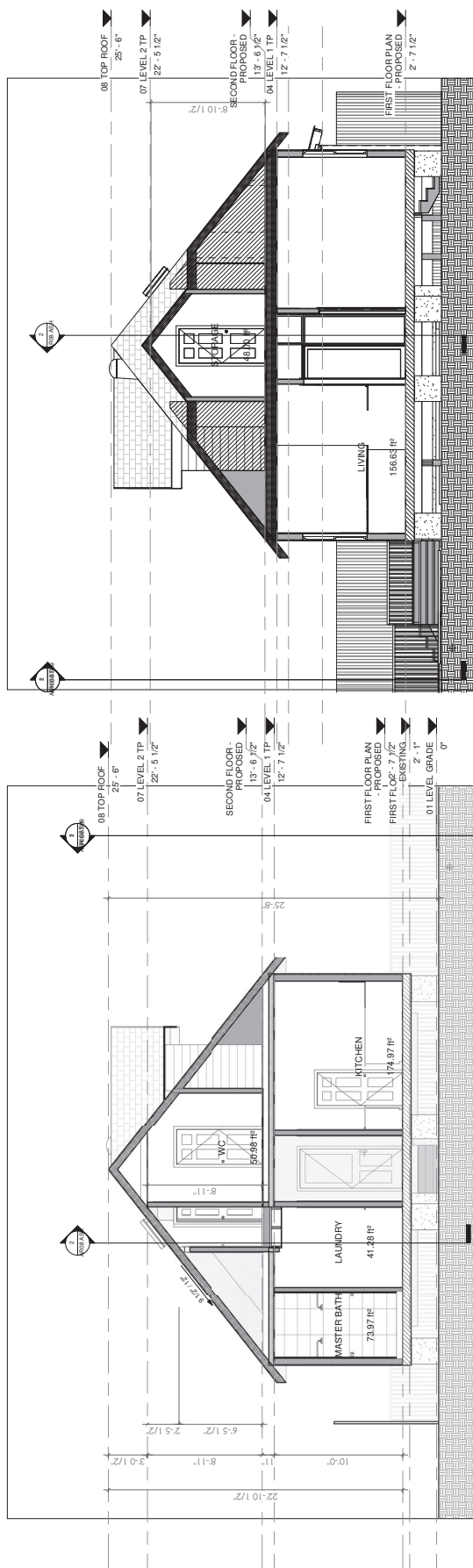
NOTE: THIS DRAWING IS NOT INTENDED FOR CONSTRUCTION. REFER TO THE FINAL CONSTRUCTION DRAWINGS.

REVISION:

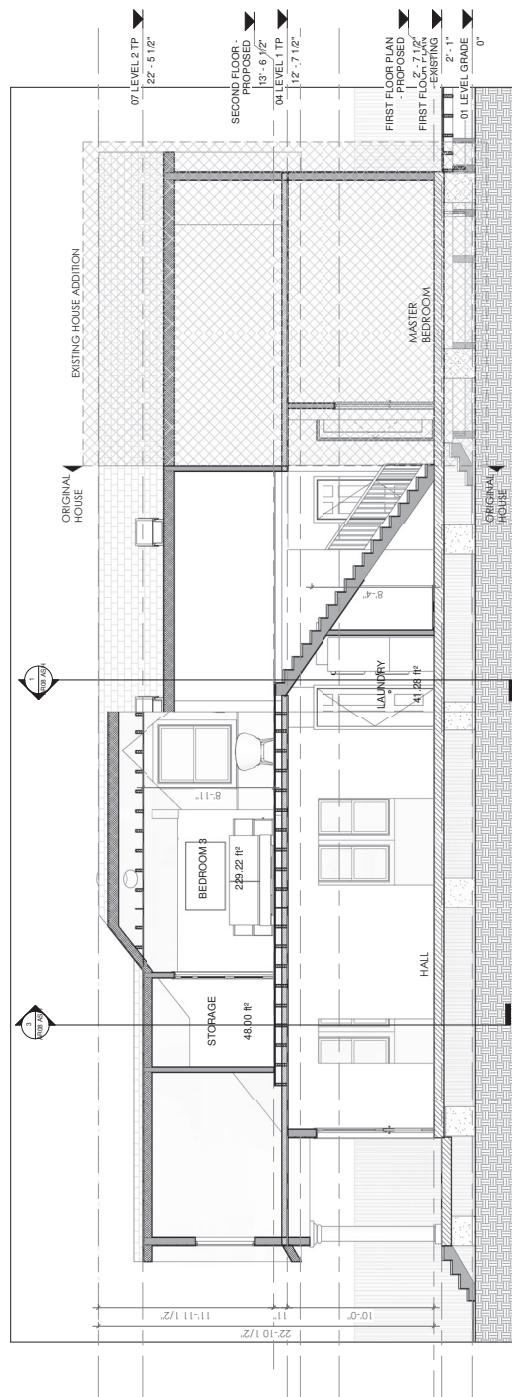
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**SECTIONS**

DRAWING NO:  
AR08 A



2ND FLOOR STORAGE SECTION  
ESC 1/4" = 1'-0"

HOUSE SECTION L  
1"=1'-0"



DESIGN + BUILD

1507 ASHLAND  
ST

HOUSTON, TX

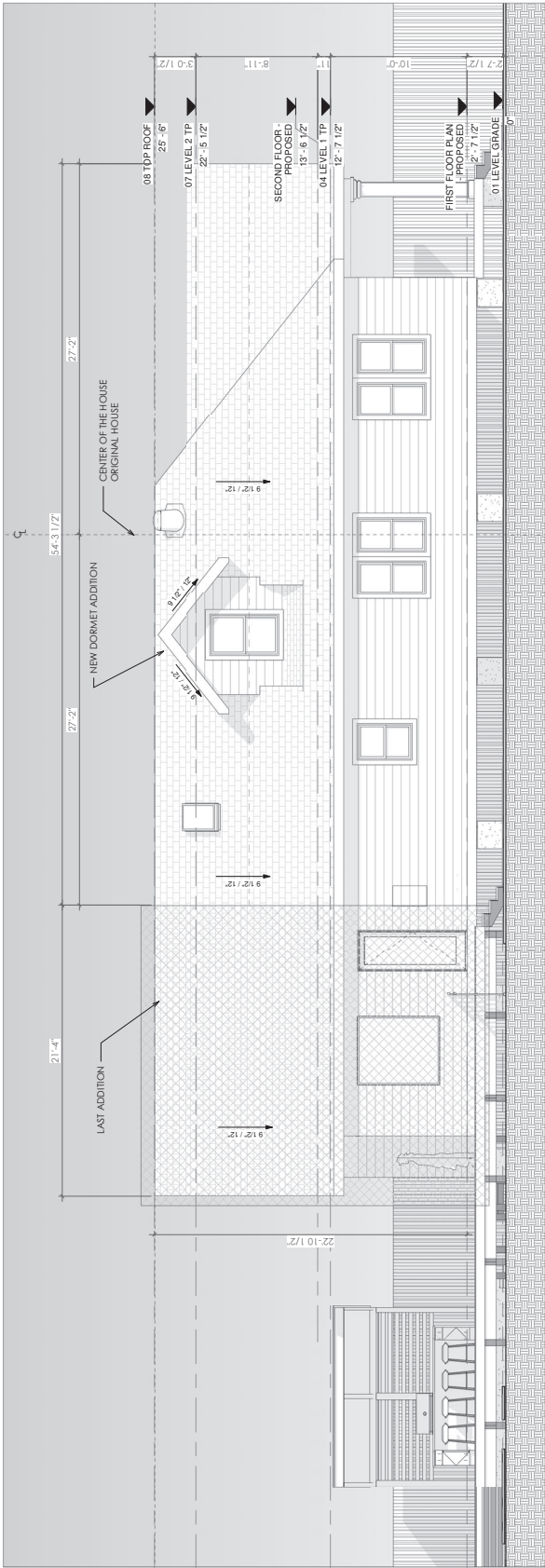
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DATE: 08/21/23

NOTE: THIS DRAWING IS NOT INTENDED  
FOR CONSTRUCTION. REFER TO THE FINAL  
CONSTRUCTION DRAWINGS.

REVISION:

DRAWING TITLE:  
DORMER DETAIL

DRAWING NO:  
ASH DET 09



SOUTH ELEVATION NOTES  
ENC. 14 - 1/2"



# CERTIFICATE OF APPROPRIATENESS

## WINDOW WORKSHEET



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

EXISTING WINDOW SCHEDULE							
Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Original/Replacement	Existing to Remain
<i>Ex. A1</i>	<i>Wood</i>	<i>1/1</i>	<i>DH</i>	<i>32 x 66</i>	<i>Recessed</i>	<i>Original</i>	<i>No</i>
W1	WOOD	1/1	SH	30 X 60	INSET	ORIGINAL	YES
W2	WOOD	1/1	SH	32 X 48	INSET	ORIGINAL	YES
W3	ALUMINUM	1	PICTURE	60 X 72	RECESSED	REPLACEMENT	YES
W4	ALUMINUM	1	PICTURE	60 X 60	RECESSED	REPLACEMENT	YES
W5	ALUMINUM	3/1	PICTURE	30 X 252	RECESSED	REPLACEMENT	YES
W6	WOOD	1	PICTURE	36 X 48	INSET	ORIGINAL	YES

DAMAGE TO EXISTING WINDOWS	
Window	Describe Damage
<i>Ex. A1</i>	<i>Glass is broke, window is inoperable, rail is rotten, and frame is broken</i>
	NO DAMAGE WINDOW TO REMAIN AS-IS

PROPOSED WINDOW SCHEDULE							
Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Brand/Vendor	Other
<i>Ex. A1</i>	<i>Wood</i>	<i>1/1</i>	<i>DH</i>	<i>32 x 66</i>	<i>Recessed</i>	<i>Plygem</i>	
W7	WOOD	1/1	DH	36 X 60	INSET	MARVIN	HSTORIC-STYLE MATCH

- Must include photos of all windows with labels indicated on this sheet
  - Must include manufacture's specifications and details for all proposed windows
- \*\*\* Use additional sheets as necessary



# ULTIMATE

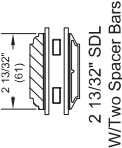
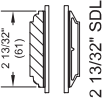
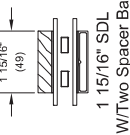
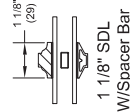
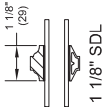
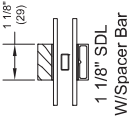
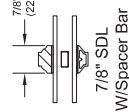
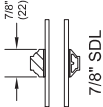
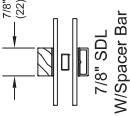
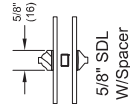
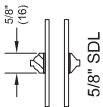
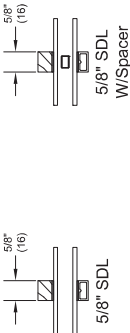
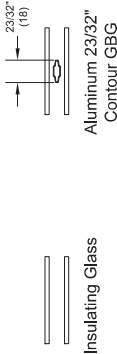
MARVIN SIGNATURE® COLLECTION



PRODUCT OPTIONS  
GLAZING PROFILES

PRODUCT OPTIONS  
GLAZING PROFILES

SQUARE STICKING



\* For additional ADL profiles consult with your local Marvin representative.



ORDERING




The following pages include specifications for many of the standard windows and doors Marvin manufactures. For complete specification information, visit [Marvin.com](http://Marvin.com) or contact your local Marvin representative. There's a lot of information here, but once you understand the different elements, these pages will become the first step in seeing your window and door dreams become a reality. So when you meet with your local Marvin representative, you'll be speaking the same language. And should you have something special in mind, remember that in addition to the thousands of standard offerings listed here, our favorite challenge is creating a custom window or door that has never been built before.

SPECIFICATION INFORMATION

Each product section is divided into wood and clad, with metric measurements in parenthesis. Cross section drawings are also included. Product codes for ordering are listed under each unit but do not necessarily indicate product size.

You'll notice width and height measurements are given for each size. The masonry opening (MO) is the size of the hole needed if the window is to be installed within a brick, block or stone opening; rough openings (RO) are the required hole size in houses covered with wood, vinyl or metal siding. Frame size (FS) measures

from edge to edge of your window (excluding exterior casings); daylight opening (DLO) indicates the dimensions of the visible glass in a single sash (operating or stationary). See chart below.

			
MO (mm)	1-2 686 (409)	1-4 1 686 (660)	2-6 586 (602)
RO (mm)	1-4 1 432	1-4 1 633	2-4 1 101
FS (mm)	1-4 1 486	1-4 1 688	2-4 1 635
DLO (mm)	1-10 3 716 (259)	1-2 3 716 (360)	1-4 3 716 (462)



UCA1624



UCA3024



UCA324



XO R DOOR



XX L DOOR

ORDERING CONSIDERATIONS

All products are ordered through window and door professionals. They'll take care of you every step of the way, working with you to specify each detail. Since Marvin products are not warehoused and are made to order to your exact needs, product returns are at the discretion of your individual dealer.

Listed below are some of the details you may want to consider:

- Wood species
- Bare Wood, primed interior and interior stains
- Bare Wood, primed or clad exterior
- Glazing options such as insulating glass and Low E3 to optimize energy efficiency
- Divided Lite options: Authentic Divided Lite, Simulated Divided Lite, Simulated Divided Lite with spacers, Grilles-Between-the-Glass
- Hardware styles and finishes
- Exterior casings and subills
- Operating vs. stationary sash and panels
- Screen or combination storm/screen needs
- Jamb depth needs

Details and Elevations not to scale.

- Numbers listed in parentheses ( ) are metric equivalents in millimeters rounded to the nearest whole number
- Allow 1/16" (2) tolerance on all measurements
- On clad units, all masonry openings are based on units without casing for standard products
- All performance information is based on Marvin installation recommendations
- For standard products, combinations of casing and subill options available
- For specialty products, combinations of casing and subill options available. Special dimensional considerations for different installation methods will be required. Please contact your local Marvin retailer when specifying these casing and subbill combinations
- Please consult your local Marvin representative for more information.

For further details and drawings visit the "Technical Specifications" section at [Marvin.com](http://Marvin.com).

**IMPORTANT:** The information provided in this catalog has been gathered and assembled with every effort made to validate accuracy and consistency of the content. However, Marvin does not make any warranty or guarantee as to this information. Please verify critical product data in Marvin Order Management System (OMS) quotes and at the time of ordering.

PERFORMANCE RATING INFORMATION AND STANDARDS

As you flip through this catalog, you'll see different ratings on the performance of Marvin windows and doors. Here's some brief background information:

WDMA STANDARDS

The Window and Door Manufacturers Association (WDMA) in conjunction with other organizations in the industry developed standards that make it easy to compare windows and doors from different manufacturers, testing product performance regarding air and water infiltration, as well as physical loads on the exterior and interior (very important when you consider the pressure differentials that can occur in coastal areas, as well as forced entry resistance). Marvin products are rated in accordance with the AAMA/WDMA/CSA 1011.S.2/A440. Standards are certified in compliance with the WDMA Hallmark program.

PERFORMANCE GRADE (PG)

A Performance Grade (PG) Rating is given to products that comply with and attain a specific level of performance in accordance with current testing standards/specifications created by AAMA/WDMA/CSA standards. Once all applicable testing has been successfully completed for air infiltration, water penetration resistance, and structural loading which also includes load deflection, ease of operation, and forced entry resistance testing, a PG rating is given. The higher a PG number the product is rated, the better the performance.

NFRC

Marvin is a founding member of the National Fenestration Rating Council, an independent, non-profit organization that has established an energy performance rating system for accurately comparing different window and door products. Some factors considered in creating an individual window or door's rating include: the U-factor (measuring heat loss), the solar heat gain coefficient, and visible light transmission, evaluating the frame, sash and glass in its entirety. See [Marvin.com/support/energy-data](http://Marvin.com/support/energy-data) for complete and up to date NFRC values by product.

ENERGY STAR®

The U.S. Department of Energy and the U.S. Environmental Protection Agency created this standard to help consumers identify products that reduce energy use. Windows and doors that qualify for ENERGY STAR are much more efficient as an average window produced ten years ago and must be rated, certified, and labeled according to the NFRC. To get current energy data, go to [energystar.gov](http://energystar.gov).

EGRESS CODE

International Building Code – 2012 and 2015 Section 1009 Emergency Escape and Rescue.

**1026.2 Minimum size:** Emergency escape and rescue openings shall have a minimum net clear opening of 5.7 sq ft (0.53 m2).

Exception: The minimum net clear opening for emergency escape and rescue openings on the ground level at grade is 5.0 sq ft (0.46 m2). **1026.2.1 Minimum dimensions:** The minimum net clear opening height dimension shall be 24 inches (610 mm). The net clear opening width dimension shall be 20 inches (508 mm). The net clear opening dimensions shall be the result of normal operation of the opening.
































































**1026.3 Maximum height from the floor:** Emergency escape and rescue opening shall have the bottom of the clear opening not greater than 44 inches (1118 mm) measured from the floor.

**1026.4 Operational constraints:** Emergency escape and rescue openings shall be operational from the inside of the room without the use of keys or tools. Bars, grilles, grates or similar devices are permitted to be placed over emergency escape and rescue openings provided the minimum net clear opening size complies with Section 1026.2 and such devices shall be releasable or removable from the inside without the use of a key, tool or force greater than that which is required for normal operation of the escape and rescue opening. Where such bars, grilles, grates or similar devices are installed in existing buildings, smoke alarms shall be installed in accordance with section 907.2.10 regardless of the valuation of the alteration.

Code restrictions may vary depending on your local building codes.

WOOD DOUBLE HUNG

WOOD DOUBLE HUNG











































MO (mm)	24" 12 (622)	24" 12 (724)	24" 12 (826)	24" 12 (928)	34" 12 (1029)	34" 12 (1130)	44" 12 (1232)
RO (mm)	1-0 3/8 (569)	2-2 3/8 (670)	2-4 3/8 (772)	2-4 3/8 (874)	2-4 3/8 (976)	3-4 3/8 (1078)	3-10 3/8 (1178)
FS (mm)	1-0 3/8 (569)	2-2 3/8 (670)	2-4 3/8 (772)	2-4 3/8 (874)	2-4 3/8 (976)	2-4 3/8 (1078)	3-10 3/8 (1178)
DLC (mm)	1-2 15/16 (379)	1-4 15/16 (481)	1-0 15/16 (383)	2-4 15/16 (735)	2-4 15/16 (736)	2-4 15/16 (887)	2-4 15/16 (889)
							
	UWDH1612	UWDH2012	UWDH2412	UWDH2812	UWDH3212	UWDH3612	UWDH4012
							
	UWDH1614	UWDH2014	UWDH2414	UWDH2814	UWDH3214	UWDH3614	UWDH4014
							
	UWDH1616	UWDH2016	UWDH2416	UWDH2816	UWDH3216	UWDH3616	UWDH4016
							
	UWDH1618	UWDH2018	UWDH2418	UWDH2818	UWDH3218	UWDH3618	UWDH4018
							
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	UWDH1622	UWDH2022	UWDH2422	UWDH2822	UWDH3222	UWDH3622	UWDH4022
							
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	UWDH1626	UWDH2026	UWDH2426	UWDH2826	UWDH3226	UWDH3626 E	UWDH4026 E
							
	UWDH1628	UWDH2028	UWDH2428	UWDH2828	UWDH3228 E	UWDH3628 E	UWDH4028 E

MULTIPLE ASSEMBLY CONVERSIONS








ROUGH OPENING		MASONRY OPENING WITH IMC	
Width	Height	Width	Height
Add all frame sizes		Add all frame sizes	
plus 1" (25)	plus 1/2" (13)	plus 3 1/8" (79)	plus 1 7/8" (39)

Ultimate Wood Double Hung: UWDH

- Details and Elevations not to scale.  
E The windows meet National Egress codes for fire evacuation.  
Local codes may differ.  
For more Cottage Style sizes than the sample shown, please contact your Marvin representative, Ultimate Double Hung cottage call number formula is figured in fifths. Top sash is 2/5 and bottom is 3/5.  
1. Standard call number: 2024  
2. Add the two glass heights: 24" + 24" = 48"  
3. Divide 48" by 5/8; 15-3/8"  
4. Round to the nearest standard glass height, 20"  
5. Subtract from total glass height, 48" - 20" = 28" The call number for bottom sash will be a 2028 and the bottom sash will be a 2028

MO (mm)	24" 12 (622)	24" 12 (724)	24" 12 (826)	24" 12 (928)	34" 12 (1029)	34" 12 (1130)	44" 12 (1232)
RO (mm)	1-0 3/8 (569)	2-2 3/8 (670)	2-4 3/8 (772)	2-4 3/8 (874)	2-4 3/8 (976)	3-4 3/8 (1078)	3-10 3/8 (1178)
FS (mm)	1-0 3/8 (569)	2-2 3/8 (670)	2-4 3/8 (772)	2-4 3/8 (874)	2-4 3/8 (976)	3-4 3/8 (1078)	3-10 3/8 (1178)
DLC (mm)	1-2 15/16 (379)	1-4 15/16 (481)	1-0 15/16 (383)	2-4 15/16 (735)	2-4 15/16 (736)	2-4 15/16 (887)	2-4 15/16 (889)
							
	UWDH1630	UWDH2030	UWDH2430	UWDH2830 E	UWDH3230 E	UWDH3630 E	UWDH4030 E
							
	UWDH1632	UWDH2032	UWDH2432	UWDH2832 E	UWDH3232 E	UWDH3632 E	UWDH4032 E
							
	UWDH1634	UWDH2034	UWDH2434 E	UWDH2834 E	UWDH3234 E	UWDH3634 E	UWDH4034 E
							
	UWDH1636	UWDH2036	UWDH2436 E	UWDH2836 E	UWDH3236 E	UWDH3636 E	UWDH4036 E
							
	UWDH1640	UWDH2040	UWDH2440 E	UWDH2840 E	UWDH3240 E	UWDH3640 E	UWDH4040 E
							
	UWDH1642	UWDH2042	UWDH2442 E	UWDH2842 E	UWDH3242 E	UWDH3642 E	UWDH4042 E

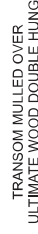
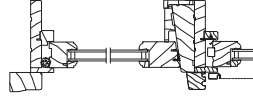
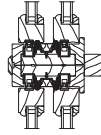
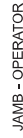
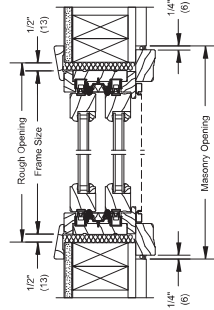
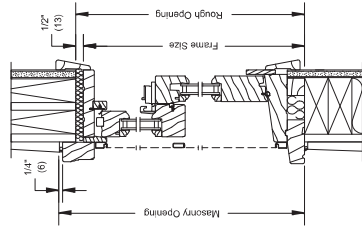
COTTAGE STYLE\*

MO (mm)	24" 12 (622)	24" 12 (724)	24" 12 (826)	24" 12 (928)	34" 12 (1029)	34" 12 (1130)	44" 12 (1232)
RO (mm)	1-0 3/8 (569)	2-2 3/8 (670)	2-4 3/8 (772)	2-4 3/8 (874)	2-4 3/8 (976)	3-4 3/8 (1078)	3-10 3/8 (1178)
FS (mm)	1-0 3/8 (569)	2-2 3/8 (670)	2-4 3/8 (772)	2-4 3/8 (874)	2-4 3/8 (976)	3-4 3/8 (1078)	3-10 3/8 (1178)
DLC (mm)	1-2 15/16 (379)	1-4 15/16 (481)	1-0 15/16 (383)	2-4 15/16 (735)	2-4 15/16 (736)	2-4 15/16 (887)	2-4 15/16 (889)
							
	UWDH1654/36	UWDH2054/36	UWDH2454/36	UWDH2854/36	UWDH3254/36	UWDH3654/36	UWDH4054/36

Please consult your local Marvin representative for more information.  
For further details and drawings visit the "Technical Specifications" section at Marvin.com.

**WOOD DOUBLE HUNG**

## CONSTRUCTION DETAILS

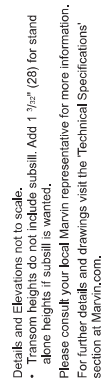


## WOOD DOUBLE HUNG TRANSOM

## CONSTRUCTION DETAILS

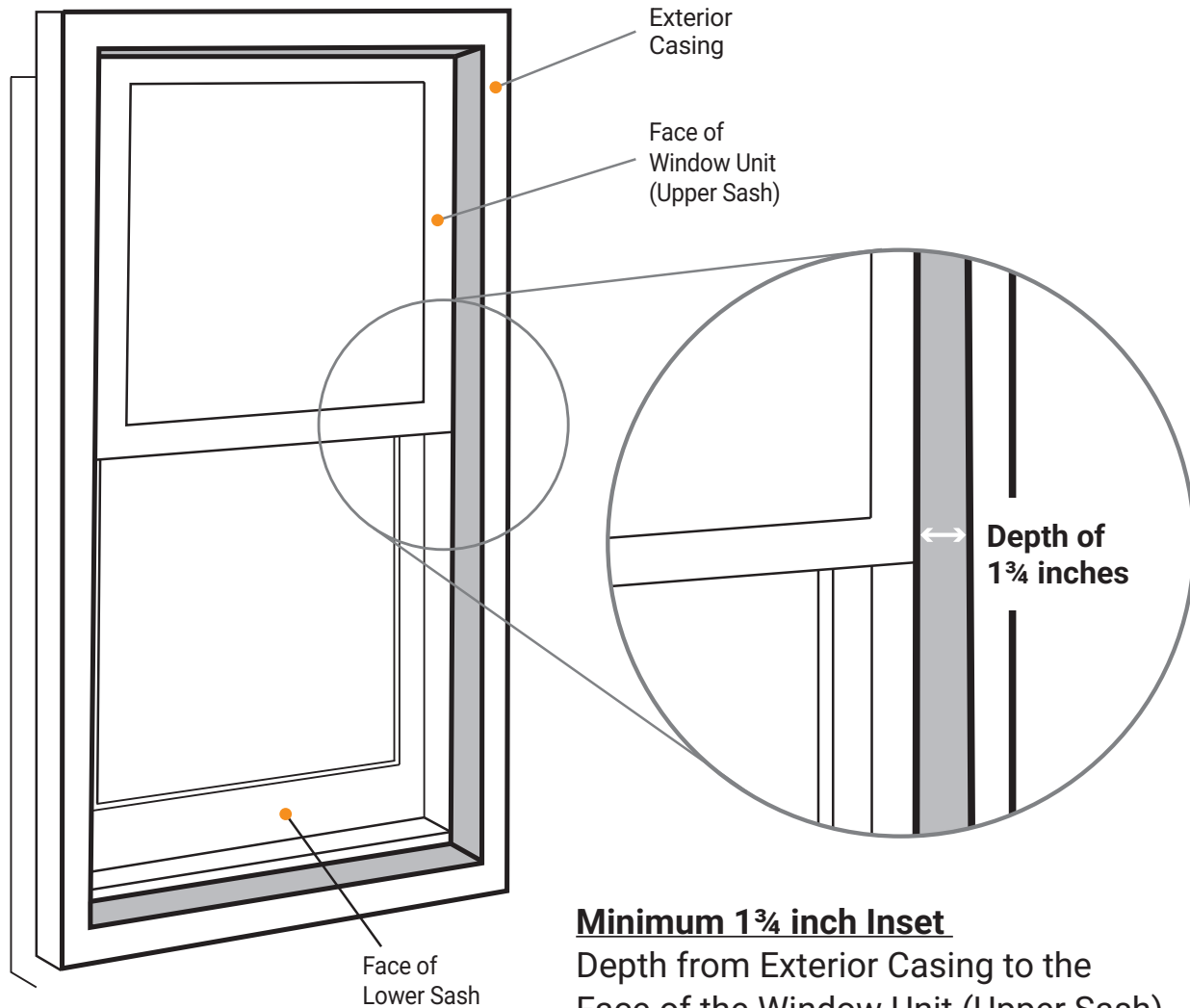
[illegible]

## CONSTRUCTION DETAILS





# 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](mailto:historicpreservation@houstontx.gov)