



## CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

**Application Date:** 8/5/2025

**HPO File#:** HP2025\_0235

**ITEM#:** C18

**Applicant:** Bailey Skinner, agent, Richard Rhoads, owner

**Property:** 441 Columbia Street, , Houston Heights South

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

**Proposal:** Alteration: Remove and replace 3 windows - like for like (no structural changes), windows have water damage and leaking

- Replacement 1-over-1 windows to be Renewal by Anderson – Acclaim model, Fibrex windows, which is a composite of wood & polymer.
- Proposed window 1-over-1, inset and recessed, to meet Historic Window Standards.

**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.**

**Recommendation:** Approval

**HAHC Action:**

**Basis for Issuance:**

**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 torqueing, 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;



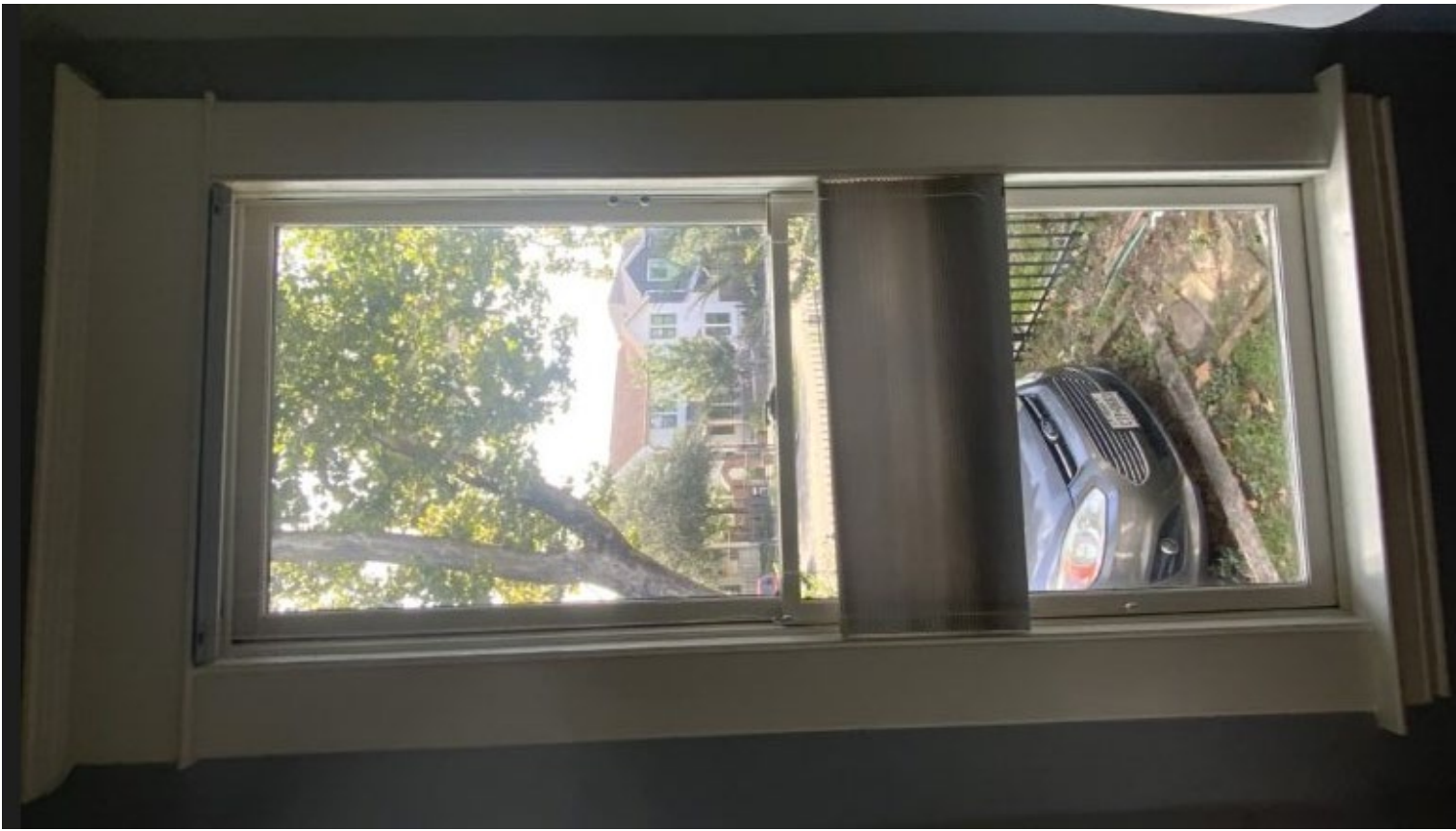
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<b>Satisfies</b>	(8) Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site;
<b>Satisfies</b>	(10) The proposed alteration 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.

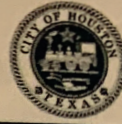








# CERTIFICATE OF APPROPRIATENESS WINDOW WORKSHEET



PLANNING &  
DEVELOPMENT  
DEPARTMENT

## EXISTING WINDOW SCHEDULE

Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Original/Replacement	Existing to Remain
Ex. A1	Wood	1/1	DH	32 x 66	Recessed	Original	No
101	wood	1/1	SH	31 x 78	Recessed	Original	No
102	wood	1/1	SH	31 x 78	Recessed	Original	No
103	wood	1/1	SH	31 x 78	Recessed	Original	No

## DAMAGE TO EXISTING WINDOWS

Window	Describe Damage
Ex. A1	Glass is broke, window is inoperable, rail is rotten, and frame is broken
101	Air & Water Leak
102	Air & Water Leak
103	Air & Water Leak

## PROPOSED WINDOW SCHEDULE

Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Brand/Vendor	Other
Ex. A1	Wood	1/1	DH	32 x 66	Recessed	Plygem	
101	Fibrex	1/1	DH	31 x 78	Inset	RBA	
102	Fibrex	1/1	DH	31 x 78	Inset	RBA	
103	Fibrex	1/1	DH	31 x 78	Inset	RBA	

- 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

31" 78"  
 30-3/4" 77-1/8"

**Window:** Acclaim™ Double-Hung (DG), 1:1, Flat Sill, Base Frame, Traditional Checkrail, Exterior Forest Green, Interior White **Performance Calculator:** PG Rating: 30 | DP Rating: + 30 / - 30 **Glass:** All Sash: High Performance SmartSun Glass, No Pattern **Hardware:** White **Screen:** TruScene, Full Screen **Grille Style:** No Grille **Misc:** R&R Window or Door Treatment (Not Responsible for Fit of Existing Treatment), R&R Window or Door Treatment (Not Responsible for Fit of Existing Treatment) **Construction:** ADD ON R&R Window or Door Treatment (1) **Material:** 1/16" Shims (Box) 2,000 RBA Part # 7500653-PKG (1), 3" Screws (Bag) 1000 RBA pART # 9036702-PKG (1), Caulk - Paintable - Antique White 10.1 OZ. RBA Part # 9105774 (1), Caulk - Paintable - Forest Green 10.1 OZ. RBA Part # 9160296 (1), Window / Door Flashing Tape 4" Wide (1), Tytan Foam ALLPRO DISTRIBUTORS Part # 793 (1), Masking Tape 1.55" x 165' for Caulk lines (1), DG Only & Specialty to DG L-Trim - Forest Green 12' RBA Part #9167853 (2), Flat Trim - White 12' RBA Part # 7501671-001 (2)



43" 78"  
42-3/4" 77-1/8"

**Window:** Acclaim™ Double-Hung (DG), 1:1, Limited Travel Reduced 2.1875, Flat Sill, Base Frame, Traditional Checkrail, Exterior Forest Green, Interior White **Performance Calculator:** PG Rating: 30 | DP Rating: + 30 / - 30 **Glass:** All Sash: High Performance SmartSun Glass, No Pattern **Hardware:** White, Standard Color Extra Lock **Screen:** TruScene, Full Screen **Grille Style:** No Grille **Misc:** R&R Window or Door Treatment (Not Responsible for Fit of Existing Treatment), R&R Window or Door Treatment (Not Responsible for Fit of Existing Treatment) **Construction:** ADD ON R&R Window or Door Treatment (1) **Material:** Caulk - Paintable - Antique White 10.1 OZ. RBA Part # 9105774 (1), Caulk - Paintable - Forest Green 10.1



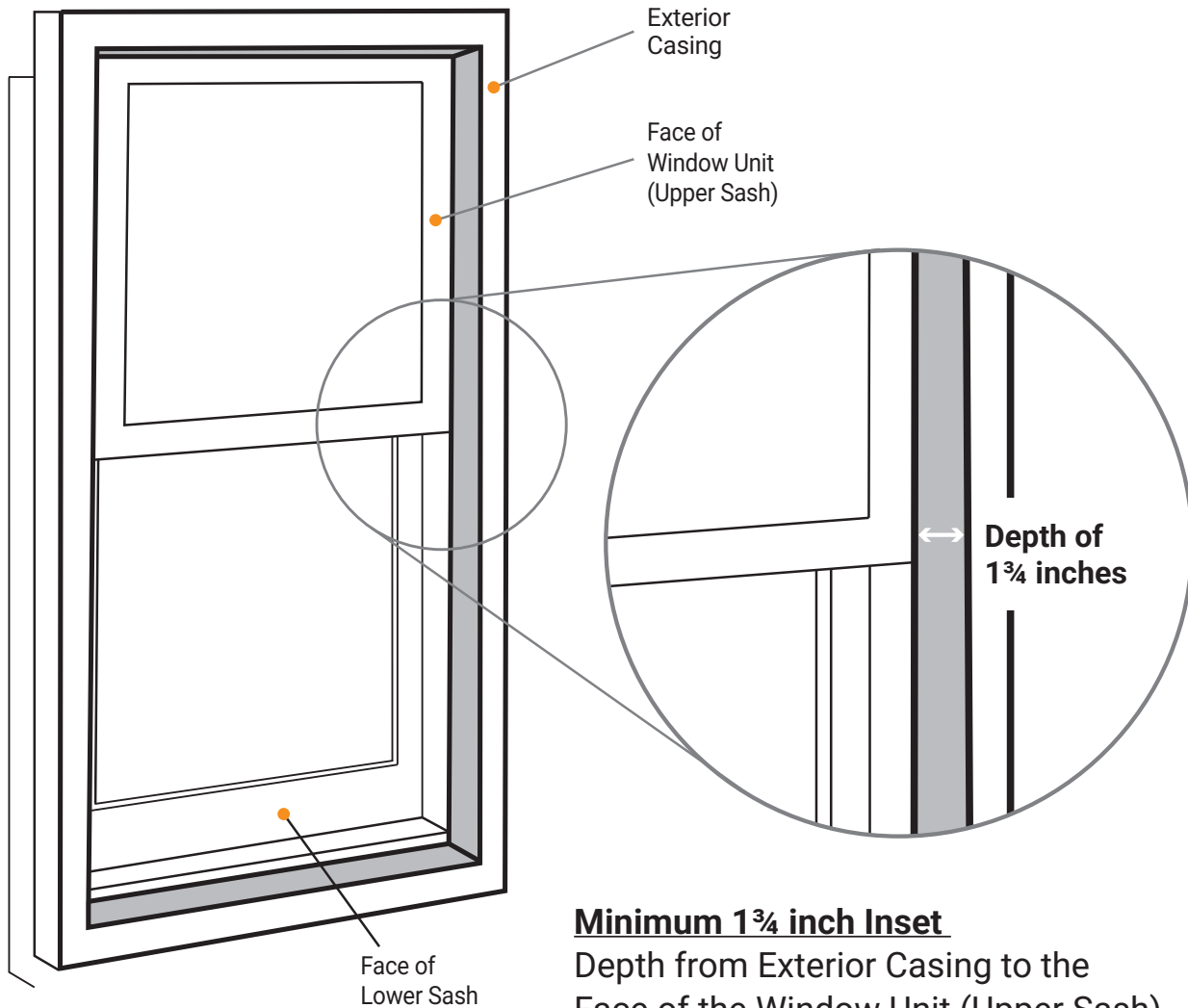
31" 78"  
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# Historic Window Standard: New Construction & Replacement



## **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)