CERTIFICATE OF APPROPRIATENESS

Application Date: July 11, 2025

Applicant: Edward Vaunder, owner

Property: 918 Columbia Street, Lot 17, Block 227, Houston Heights Subdivision. The property includes a historic 2,455 SF two-story wood framed single-family residence situated on a 6,600 SF (50' x 132') interior lot.

Significance: Contributing Queen Anne residence, constructed circa 1910, located in the Houston Heights South Historic District.

Proposal: Alteration – Windows

The applicant is proposing to replace all windows, twelve of which are original, on first and second floor with vinyl windows.

- Proposed window replacements are vinyl 1-over-1 DH inset windows
- All windows to be inset and recessed. See Attachment A for details.
- See Attachment B for applicant provided documents of windows.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: **Denial - does not satisfy criteria 1, 3, 4, 5, 6, 7, 9, and 10 and issuance of COR to remove the vinyl windows on the 2nd floor.**

HAHC Action: **-**

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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:

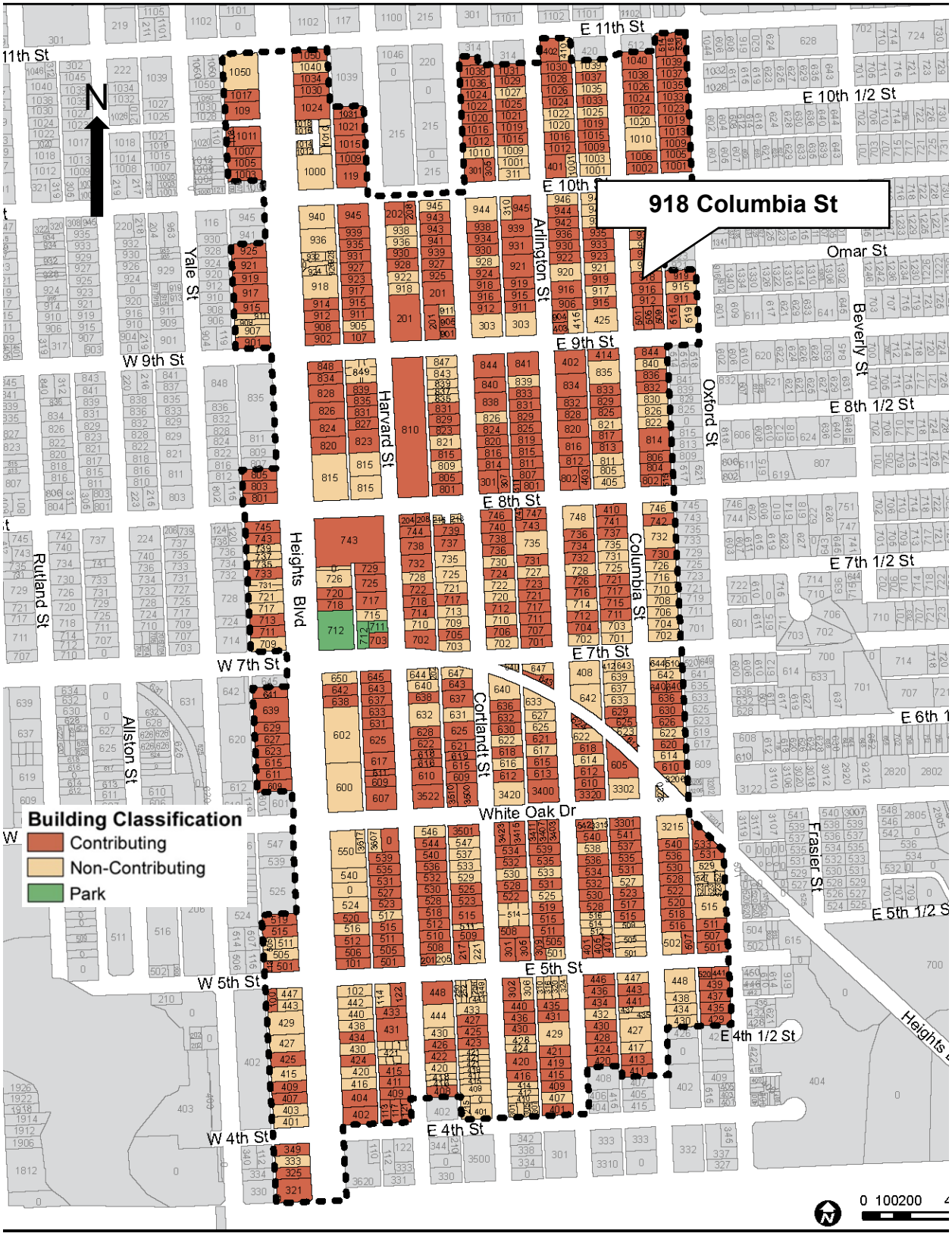
S	D	NA		S - satisfies D - does not satisfy NA - not applicable
☐	☒	☐	(1)	The proposed activity must retain and preserve the historical character of the property;
☒	☐	☐	(2)	The proposed activity must contribute to the continued availability of the property for a contemporary use;
☐	☒	☐	(3)	The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance;
☐	☒	☐	(4)	The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
☐	☒	☐	(5)	The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site;
☐	☒	☐	(6)	New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale;
☐	☒	☐	(7)	The proposed replacement of exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures;
☒	☐	☐	(8)	Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site;
☐	☒	☐	(9)	The proposed design for any exterior alterations or addition must not destroy significant historical, architectural, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements;
☐	☒	☐	(10)	The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; and
☐	☐	☒	(11)	The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance to the property line of similar elements of existing contributing structures in the context area.

HEIGHTS DESIGN GUIDELINES

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

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PROPERTY LOCATION



INVENTORY PHOTO



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CURRENT PHOTO



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AERIAL VIEW OF PROPERTY



CONTEXT AREA



920 Columbia St – Non-Contributing – 2009
Left of property



916 Columbia St – Contributing – 1900
Right of property



919 Columbia St – Contributing – 1906
Front of property



921 Columbia St – Non-Contributing – 1950
Front and to the right of property

RED – HAVE ALREADY BEEN CHANGED

BLUE – PROPOSED CHANGE

FRONT ELEVATION



EXISTING



PROPOSED

LEFT ELEVATION



PROPOSED

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RIGHT ELEVATION

RED – HAVE ALREADY BEEN CHANGED

BLUE – PROPOSED CHANGE



Windows W6 and W7 are not visible in the photo as they are behind the fence.

PROPOSED

DRAFT

WINDOW AND DOOR SCHEDULE

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*
1	Wood	1/1	DH	34 x 78 1/2	Inset	Original	No
2	Wood	1/1	DH	28 x 78 1/2	Inset	Original	No
3	Wood	1/1	DH	34 x 77 1/4	Inset	Original	No
4	Wood	1/1	DH	34 x 77 1/2	Inset	Original	No
5	Wood	1/1	DH	34 x 77 1/2	Inset	Original	No
6	Wood	1/1	DH	31 5/8 x 42	Inset	Not known	No
7	Wood	1/1	DH	31 5/8 x 42	Inset	Not known	No
8	Aluminum	10/10/10	Tilt and Turn	70 3/4 x 36 5/8	Inset	Replacement	No
9	Aluminum	1/1	Slider	34 x33	Inset	Replacement	No

DAMAGE TO EXISTING WINDOWS	
Window	**Describe Damage**
Ex. A1	*Glass is broke, window is inoperable, rail is rotten, and frame is broken*
2	Window is leaking
3	Window is leaking

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*	
1	Vinyl	1/1	DH	34 x 78 1/2	Inset	Window World	
2	Vinyl	1/1	DH	28 x 78 1/2	Inset	Window World	
3	Vinyl	1/1	DH	34 x 77 1/4	Inset	Window World	
4	Vinyl	1/1	DH	34 x 77 1/2	Inset	Window World	
5	Vinyl	1/1	DH	34 x 77 1/2	Inset	Window World	
6	Vinyl	1/1	DH	31 5/8 x 42	Inset	Window World	
7	Vinyl	1/1	DH	31 5/8 x 42	Inset	Window World	
8	Vinyl	1	Fixed	70 3/4 x 36 5/8	Inset	Window World	
9	Vinyl	1/1	Slider	34 x33	Inset	Window World	

- 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

WINDOW AND DOOR SCHEDULE, CONTINUED

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*
10	Wood	6/6	DH	34 1/4 x 78 5/8	Inset	Original	No
11	Wood	6/6	DH	34 1/4 x 78 5/8	Inset	Original	No
12	Wood	6/6	DH	34 1/4 x 78 5/8	Inset	Original	No
13	Aluminum	1/1	DH	34 1/4 x 46 3/4	Inset	Replacement	No
14	Wood	2	Fixed	32 3/4 x 36	Inset	Original	No
15	Wood	1/1	Casement	13 1/2 x 39	Inset	Original	No
16	Wood	2	Awning	32 3/4 x 36	Inset	Original	No
17	Wood	2/2	DH	29 x 60 5/8	Inset	Original	No
18	Aluminum	1/1	DH	34 7/8 x 70 1/4	Inset	Replacement	No

DAMAGE TO EXISTING WINDOWS

Window	Describe Damage
Ex. A1	*Glass is broke, window is inoperable, rail is rotten, and frame is broken*
11	Window is leaking and glass pane is cracked.
12	Window is leaking and glass pane is cracked.
15	Window was heavily leaking. Wood framing will also need to be repaired as it has rotted.
16	Window was leaking and surrounding wood had rotted.

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*	
10	Vinyl	1/1	DH	34 1/4 x 78 5/8	Inset	Window World	
11	Vinyl	1/1	DH	34 1/4 x 78 5/8	Inset	Window World	
12	Vinyl	1/1	DH	34 1/4 x 78 5/8	Inset	Window World	
13	Vinyl	1/1	DH	34 1/4 x 46 3/4	Inset	Window World	Window has been replaced
14	Vinyl	1/1	DH	32 3/4 x 36	Inset	Window World	Window has been replaced, but improper
15	Vinyl	1	Fixed	13 1/2 x 39	Inset	Window World	Window has been replaced, but improper
16	Vinyl	1/1	DH	32 3/4 x 36	Inset	Window World	Window has been replaced
17	Vinyl	1/1	DH	29 x 60 5/8	Inset	Window World	Window has been replaced
18	Vinyl	1/1	DH	34 7/8 x 70 1/4	Inset	Window World	Window has been replaced

- 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

WINDOW AND DOOR SCHEDULE, CONTINUED

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*
19	Aluminum	1/1	DH	34 3/4 x 70 1/2	Inset	Replacement	No

DAMAGE TO EXISTING WINDOWS	
Window	Describe Damage
Ex. A1	*Glass is broke, window is inoperable, rail is rotten, and frame is broken*

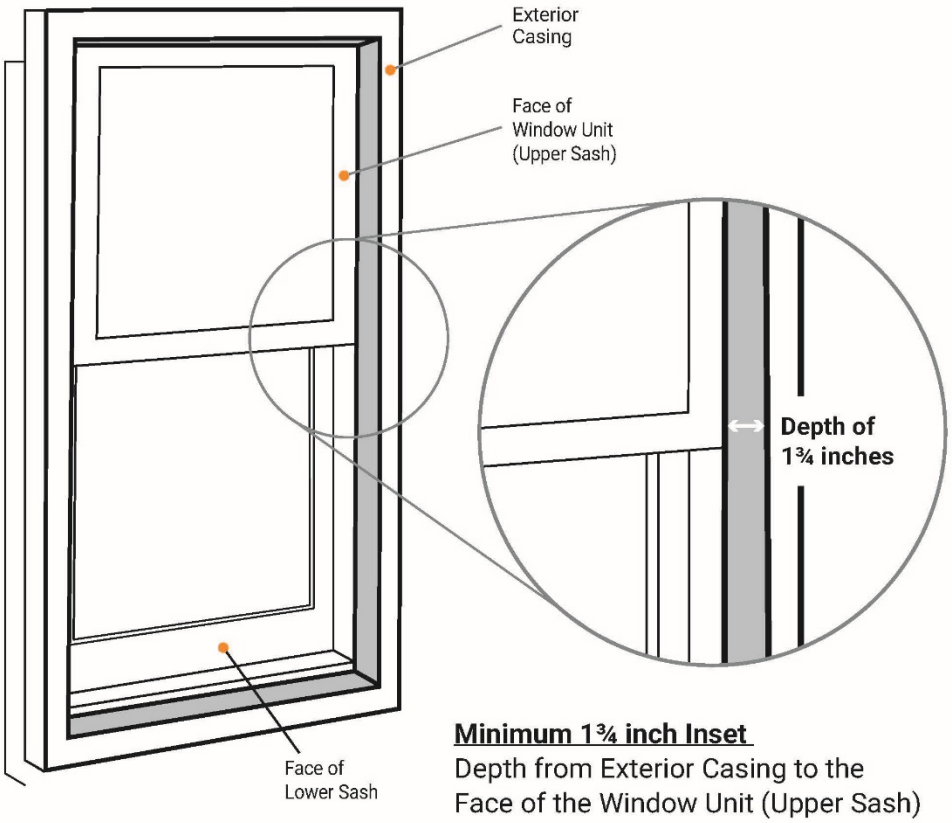
PROPOSED WINDOW SCHEDULE							
Window	Material	Lite Pattern	Style	Dimensions	Recessed/ Inset	Brand/ Vendor	Other
Ex. A1	*Wood*	*1/1*	*DH*	*32 x 66*	*Recessed*	*Plygem*	
19	Vinyl	1/1	DH	34 3/4 x 70 1/2	Inset	Window World	Window has been replaced

- 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

ATTACHMENT A

Historic Window Standard: New Construction & Replacement



Minimum 1¾ inch Inset
Depth from Exterior Casing to the Face of the Window Unit (Upper Sash)

Windows must be 1-over-1 (equally horizontally divided)

1¾ inch minimum inset for Fixed Window

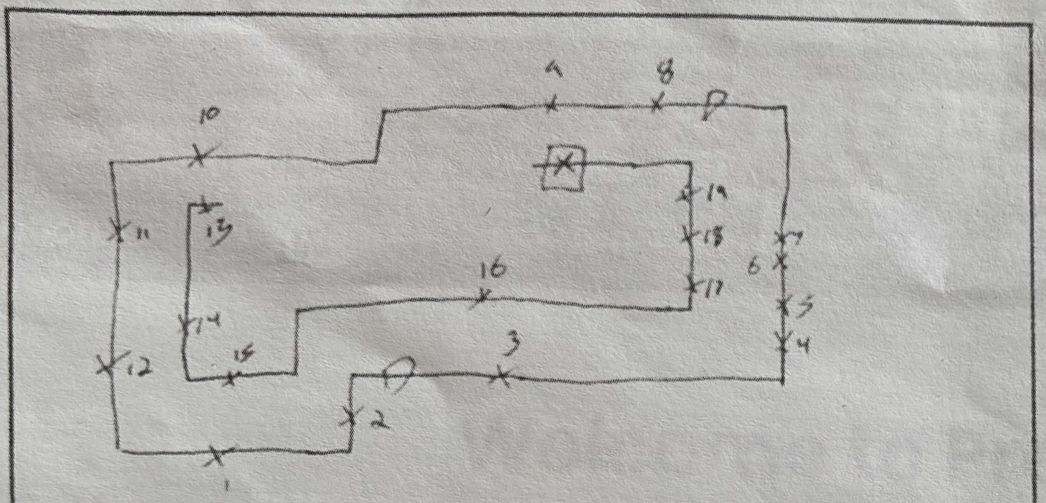
For more information contact:
Houston Office of Preservation
832-393-6556
historicpreservation@houstontx.gov

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

ATTACHMENT B

DRAFT

Docusign Envelope ID: 211C483F-A054-4450-A12C-5B6A2F72DC80



WINDOW AND PATIO DOOR ORDER FORM

PO# 125-635472 ACCT # 85012 ORDER DATE: 5094807

Edward Vaunder — Customer — Phone: 301-642-0295

Phone:

918 Columbia st. — Address — Houston — City — 77008 — Zip

Estimator: Travis Turner #63 Phone: (830) 660-2399

	QTY	MODEL	VINYL COLOR	INT COLOR	EXT COLOR	MFG SIZE WIDTH	x	MFG SIZE HEIGHT	LEG HEIGHT	CUSTOM RADIUS	WINDOW NUMBER	HINGE	GLASS OPTION	FOAM ENHANCED	GRID OPTIONS STYLE	GRID OPTIONS PATTERN	GRID	TEMP	GAS FILL	GAS FILL WIDTH	FULL SCREEN	GRIDS ON	HOW FLASH	TYPE Ext	FLOOR NUMBER	TYPE Trim	TYPE Remove	TYPE Install	SILL Repair
1	1	3001	WH			34-	x	78 1/2			1		Lee												Wood		VIN	Wood	Out	
2	1	3001	WH			28-	x	78 1/2			2		Lee												W		V	W	O	
3	1	3001	WH			34-	x	77 1/4			3		Lee												W		V	W	O	
4	2	3001	WH			34-	x	77 1/2			4B		Lee												W		V	W	O	
5	2	3001	WH			31 5/8	x	42-			6A7		Lee												W		V	W	O	
6	1	3004	WH			70 3/4	x	36 5/8			8		Lee												W		V	AL	IN	
7	1	3002	WH			34-	x	33-			9		Lee				Rain								W		V	A	I	
8	3	3001	WH			34 1/4	x	78 5/8			6A2		Lee												W		V	W	O	
9	1	3001	WH			34 1/4	x	46 3/4			13		Lee												W		V	AL	I	
10	1	3004	WH			32 3/4	x	36-			14		Lee												W		V	W	O	
11	1	3001	WH			13 1/2	x	39-			15		Lee												W		V	W	O	
12	1	3001	WH			32 3/4	x	36-			16		Lee												W		V	W	O	
13	1	3001	WH			29-	x	60 5/8			17		Lee												W		V	W	O	
14	1	3001	WH			34 7/8	x	70 1/4			18		Lee												W		V	W	IN	
15	1	3001	WH			34 3/4	x	70 1/2			19		Lee												W		V	A	I	
16							x																							
17							x																							
18							x																							
19							x																							
20							x																							

I certify the salesperson has explained and identified each and every abbreviation, term, and drawing on this page to my full and complete understanding including how each and every window is removed, installed, trimmed, accessorized, and warranted.

Signed by: Edward Vaunder — 6/9/2025

DATE

D180ADE69408481...

NOTES: White / No Grids

#9 Jump Frame
19W

White Copy - Original Yellow Copy - Estimator Pink Copy - Customer

W1

FRONT ELEVATION FIRST FLOOR

W22

FFRONTT ELEVATION

FIRST FLOOR


W2
WATER
DAMAGE
FRONT ELEVATION
FIRST FLOOR

W3

FRONT ELEVATION FIRST FLOOR

W3
FRONT ELEVATION
FIRST FLOOR
WATER DAMAGE

W4
RIGHT ELEVATION
FIRST FLOOR

W5
RIGHT ELEVATION
SECOND FLOOR

W6
RIGHT ELEVATION
FIRST FLOOR

W7
RIGHT ELEVATION
FIRST FLOOR

W8
REAR ELEVATION
FFIRST FLOOR

W9
REAR
ELEVATION
FFIRSTFFLOOR

W1010
REAR ELEVATION
FIRSTFFFLOOR

W111
LEFT ELEVATION
FIRST FLOOR

W11
GLASS CRACK
FIRST FLOOR
LEFT ELEVATION

W1111
WATER DAMAGE
FIRST FLOOR
LEFT ELEVATION

W12
LEFT ELEVATION
FIRST FLOOR

W12
GLASS CRACK
LEFT ELEVATION
FIRST FLOOR

W13
LEFT ELEVATION
SECOND FLOOR
ALREADY
REPLACED

W144
FRONT ELEVATION
SECOND FLOOR
ALREADY
REPLACED WINDOW

W15
SSECOND FLOOR
FFRONT ELEVATION
FRAME DAMAGE
ALREADY REPLACED WINDOW

W15
SECOND FLOOR
FRONT ELEVATION
FRAME DAMAGE
ALREADY REPLACED WINDOW

W15

SECOND FLOOR
FRONT ELEVATION
ALREADY REPLACED WINDOW


W15
SECOND FLOOR
FRONT ELEVATION
ORIGINAL WINDOW

W15
SECOND FLOOR
FRONT ELEVATION
WATER DAMAGE
ALREADY REPLACED WINDOW

W16
SECOND FLOOR
FRONT ELEVATION
ALREADY REPLACED
WINDOW

W17
SECOND FLOOR
RIGHT ELEVATION
ALREADY REPLACED WINDOW

W17
SECOND FLOOR
RIGHT ELEVATION
ORIGINAL WINDOW


W18
SECOND FLOOR
RIGHT ELEVATION
ALREADY REPLACED
WINDOW


W19
SECOND FLOOR
RIGHT ELEVATION
ALRADY REPLACED
WINDOW