



CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

ITEM: E19

Application Date: August 13, 2026

HPO File #: HP2026_0192

1136 Al Gregg Dr.
Norhill

Applicant: Sarah Simpson, owner

Property: 1136 Al Gregg Dr., Lot 9, Block 117, Houston Heights Subdivision. The property includes a historic 1,200 sq. ft. one-story wood single-family residence and historic detached garage situated on a 5,000 sq. ft. (50' x 100') interior lot.

Significance: Contributing Craftsman-style Bungalow, single-family residence, constructed circa 1925, with contributing detached single-story garage, located in the Norhill Historic District.

Proposal: Alteration – Windows, Door and Front Entrance Canopy

Whole House: The applicant is proposing replacement of non-original damaged, inoperable, and mismatched windows throughout home with wood clad (aluminum) windows within same window openings, like for like, no structural changes.

North Elevation:

- Proposed removal of large picture window on left of front elevation, replacing with two (2) single-hung windows, one-over-one to be compatible with existing windows on right.
- Proposed addition of shed roof style canopy over front door entrance, with composition shingle roofing. Brackets shall be square timber, not chamfered.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

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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Basis for Issuance: HAHC Approval

Effective:

COA valid for two years from effective date.

COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved project scope may require a new COA.



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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; <i>Yes, keeping with spirit of Craftsman style.</i> |
| ☒ | ☐ | ☐ | (2) The proposed activity must contribute to the continued availability of the property for a contemporary use; <i>Yes, this front entry canopy is purely practical, to provide a modicum of protection from the elements.</i> |
| ☒ | ☐ | ☐ | (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; <i>Yes, maintains appearance of Craftsman style.</i> |
| ☒ | ☐ | ☐ | (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; <i>Yes, keeping with norm of Craftsman style.</i> |
| ☒ | ☐ | ☐ | (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; <i>Proposed construction is with simplified materials, straight timber, no chamfered edges.</i> |
| ☒ | ☐ | ☐ | (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; <i>About half of front elevation is not original (See Sanborn & BLA), this addition of modest canopy shed roof is in keeping with the norm of the Craftsman style.</i> |
| ☒ | ☐ | ☐ | (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; <i>Yes, easily removed.</i> |
| ☒ | ☐ | ☐ | (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; <i>No loss of Historic Material.</i> |
| ☒ | ☐ | ☐ | (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 <i>Yes, keeping with norm of Craftsman style.</i> |
| ☒ | ☐ | ☐ | (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. |



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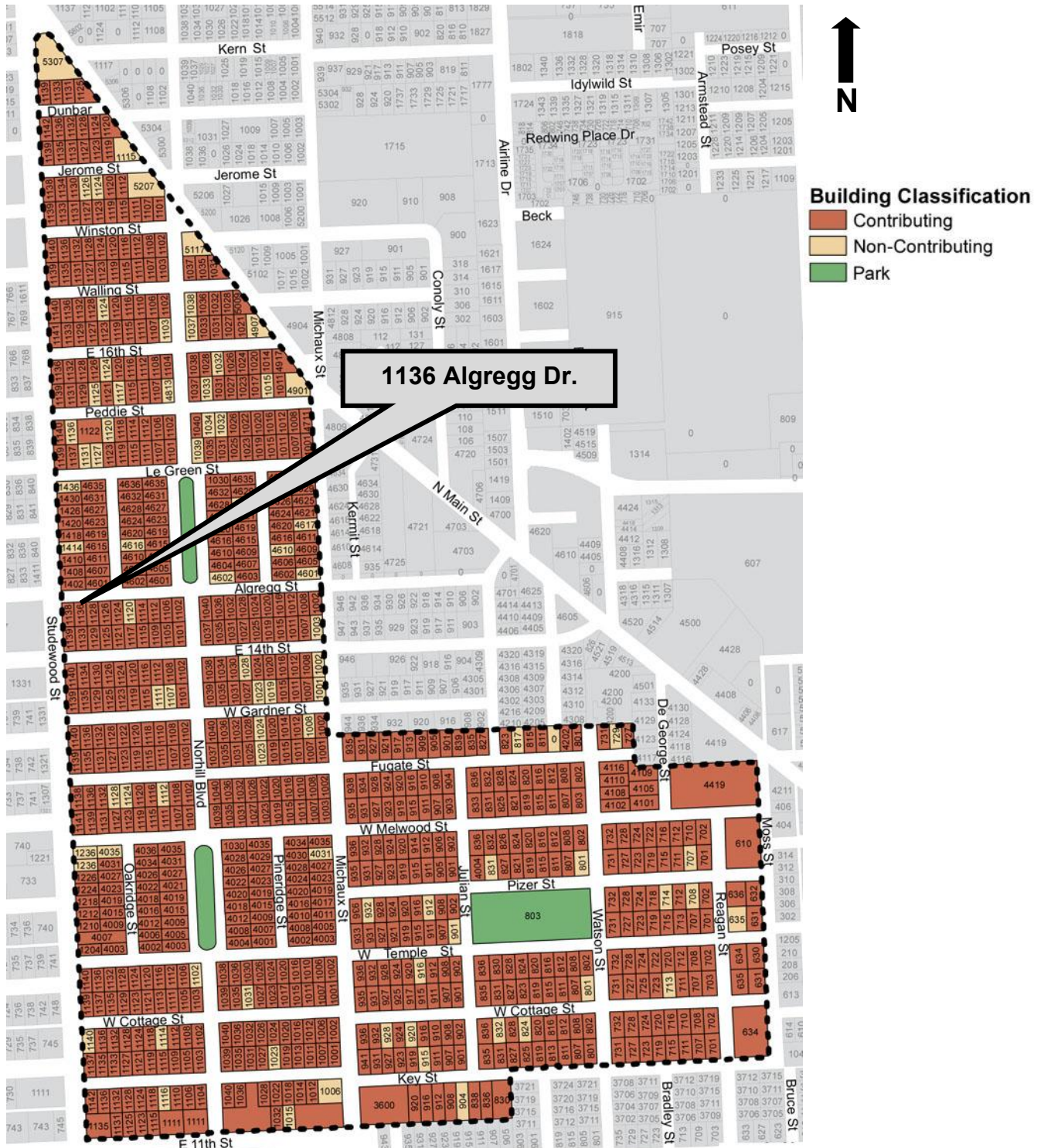
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PROPERTY LOCATION NORHILL HISTORIC DISTRICT





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INVENTORY PHOTO (Circa 2012 NORTH ELEVATION)



CURRENT PHOTO (NORTH ELEVATION)





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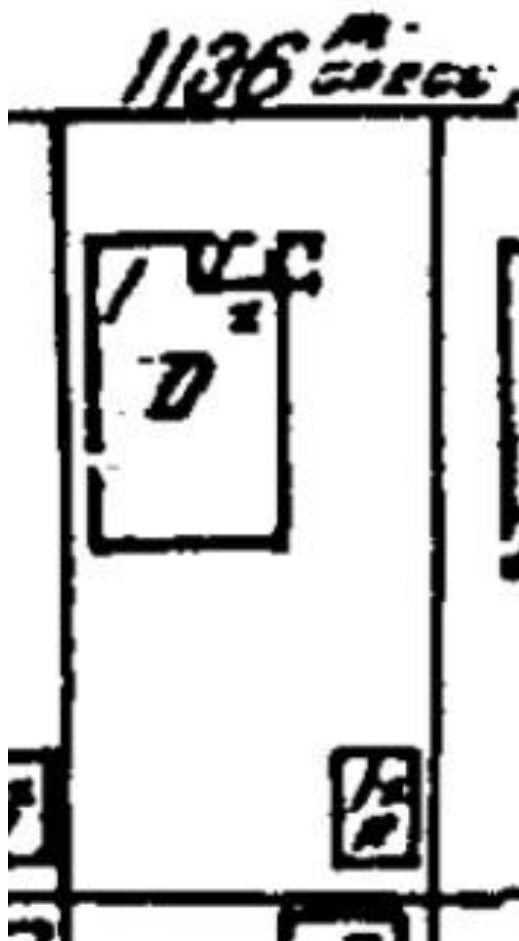
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HISTORIC MATERIALS

SANBORN MAP (1924-1950)





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ITEM XX

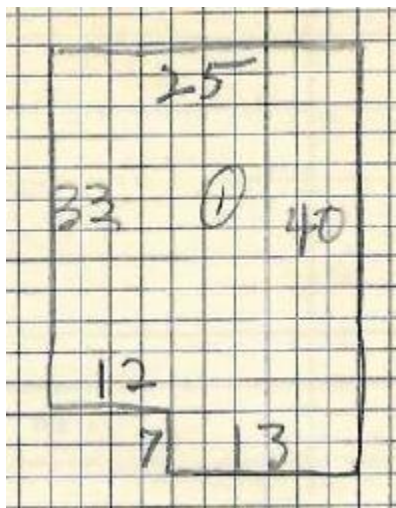
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August 13, 2026

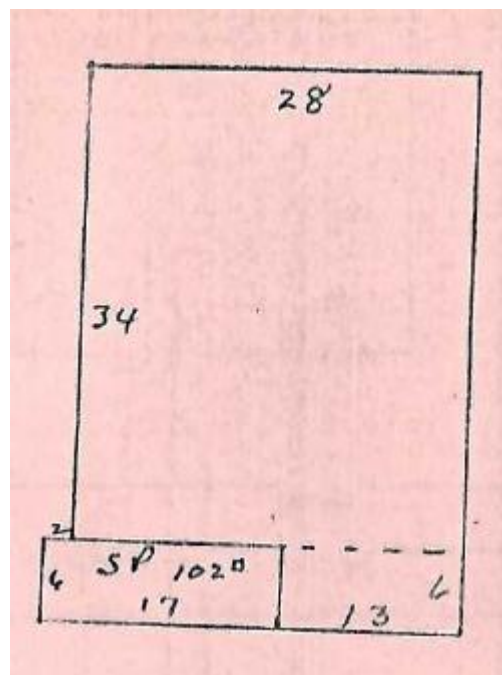
1136 Algregg Dr.
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HISTORIC MATERIALS BUREAU OF LAND ASSESSMENT

(BLA No Date)



(BLA 1968)



1136 Algregg, Houston TX 77009

Previous work completed prior to purchase of property:

Patio was enclosed at front of house

Windows were painted and caulked closed

I believe 1 window was removed at the right side of the house

Windows had been previously replaced at some point - noted via pics below

Awning was removed at front of house

Proposed work to be completed:

Replace windows with current types of windows including picture window at front left side of house, two operable windows at front right side of house. New window at right side front of house to be single hung.

Paint exterior of house including previously painted brick at exterior of house

Removal of screen door at front of house

Installation of new landscape

Installation of new awning above front door

Photos of house:

DATE UNKNOWN
(NORTH ELEVATION)
Supplied by Owner



(NORTH ELEVATION)



(WEST ELEVATION)



(SOUTH ELEVATION - REAR)



(EAST ELEVATION)





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PROPOSED ALTERATIONS (NORTH ELEVATION)



Addition of two (2) 1-over-1 double hung windows on left, in place of existing picture window.

Addition of modest, simplified canopy at front entrance, with square timber, no chamfering.

EXISTING CONDITIONS (NORTH ELEVATION)





Lowe's Custom Order Quote

Quote # 243817296

Quote Name: Jeld-Wen windows wood

Date Printed: 7/8/2026

Customer: Sarah Simpson

Email:

Address:

Phone: (832) 483-5865

Store: (98) LOWE'S OF KATY, TX

Associate: TOM MCNEESE (69554)

Address: 19935 KATY FREEWAY
Houston, TX 77094

Phone: (281) 492-7980

Item Total:

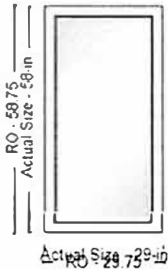
8

PreSavings Total:

Freight Total:

Labor Total:

Pre-Tax Total:



JELD-WEN 29-in x 58-in Wood W-5500 Fixed
Rectangle
Room Location: Not Specified

Product Warranty

Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
100-1	JELD-WEN 29-in x 58-in Wood W-5500 Fixed Rectangle	56 days		\$1,203.41	\$1,203.41	2		\$2,406.82

Begin Line 100 Description

---- Line 100-1 ----

JELD-WEN Wood W-5500 Fixed Rectangle
Glass Install Type=Direct Set
Sash Type to Match=Casement/Awning
Type of Unit = Full Unit
Energy Efficiency = Standard
Exterior Trim Type = No Exterior Trim
Exterior Trim Options = No
Regional Compliance = US National-
WDMA/ASTM
Order By = Frame Size
Frame Width = 29-in
Frame Height = 58-in

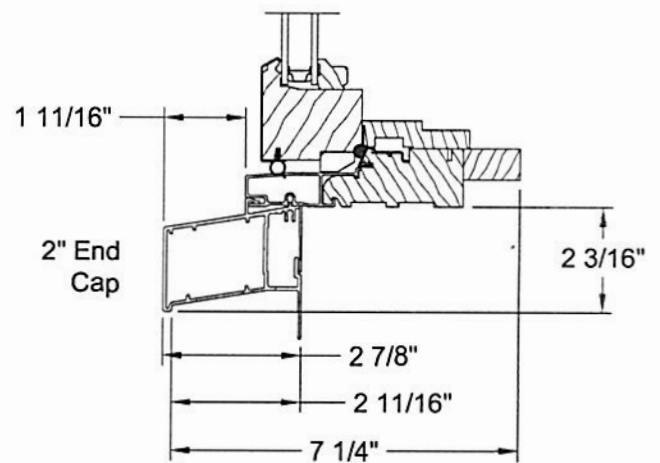
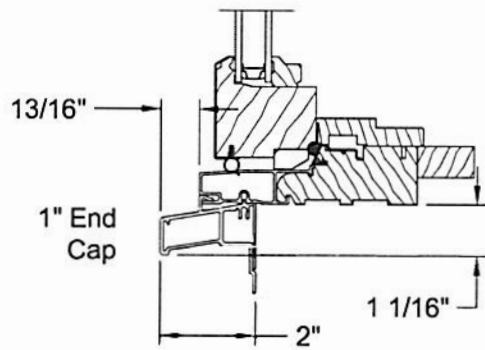
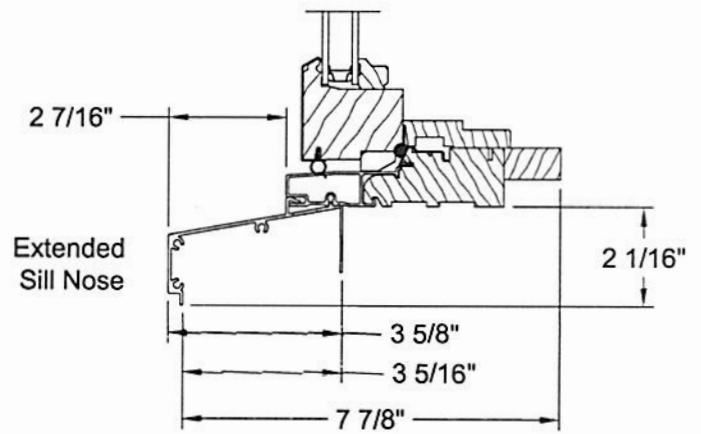
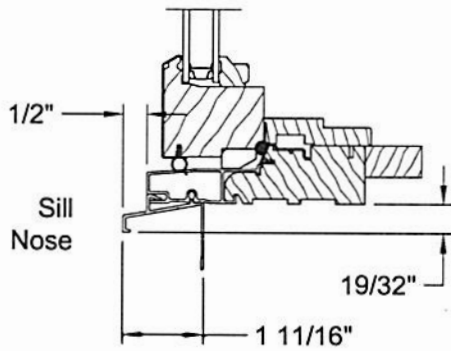
Species = Auralast Pine
Interior Finish Type = Primed
Finish - Interior = Primed
Finish - Exterior = Primed
STC / OITC Rating = Standard
Glazing = Insulated
Glass Energy Options = None
Glass Color = Clear
Glass Type = Annealed
Neat Glass = No
Glass Thickness = Standard Default Thickness
CA Urban Fire Code Label = No Label
Protective Film = Protective Film
Spacer Color = Silver Spacer
Glass Options = None
Type of Grille = None
Grid Type = No Grids
Rating = PG 35
Sill Nosing = Std Sill Nosing
Sill Horns = Extended Nosing(Beyond Frame)
Sill Horn Length = 1 3/4-in
Prep for Stool = No
Standard Jamb Width = 4 9/16-in
Jamb Thickness = 4/4 JE
Drywall Return Kerf = No Kerf
Jamb Finish = Standard

Is This a Remake = No
Room Location = Not Specified
Weight (lb) = 53.11
U-Factor = 0.46
Solar Heat Gain Coefficient = 0.68
Visible Light Transmittance = 0.71
Condensation Resistance = 41
CPD# = JEL-N-889-05769-00001
Energy Star Qualified = None
SOS = 937072
SOS Description = WTS JW W5500 WDW
Delivery Method = In-Store Pick-Up
Production Time (Does not include transit
time) = 56 Days
Customer Service Number = 888-594-3578
Of Measure = EA
Vendor ID = 24221
Manufacturer = JELD-WEN
Rantoul(IL)
Catalog Version Date = 04/30/2026
Catalog Version = 26.2.11.0

End Line 100 Description

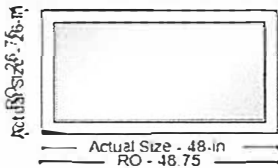


SILL OPTIONS



JELD-WEN 48-in x 26-in Wood W-5500 Fixed

Product Warranty



Rectangle

Room Location: Not Specified



Line #	Item Summary	Production	Est. Cmp. Days
200-1	JELD-WEN 48-in x 26-in Wood W-5500 Fixed Rectangle	56 days	

Begin Line 200 Description

---- Line 200-1 ----

JELD-WEN Wood W-5500 Fixed Rectangle
 Glass Install Type=Direct Set
 Sash Type to Match=Casement/Awning
 Type of Unit = Full Unit
 Energy Efficiency = Standard
 Exterior Trim Type = No Exterior Trim
 Exterior Trim Options = No
 Regional Compliance = US National-
 WDMA/ASTM
 Order By = Frame Size
 Frame Width = 48-in
 Frame Height = 26-in

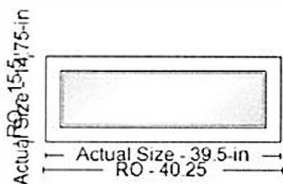
Species = Auralast Pine
 Interior Finish Type = Primed
 Finish - Interior = Primed
 Finish - Exterior = Primed
 STC / OITC Rating = Standard
 Glazing = Insulated
 Glass Energy Options = None
 Glass Color = Clear
 Glass Type = Annealed
 Neat Glass = No
 Glass Thickness = Standard Default Thickness
 CA Urban Fire Code Label = No Label
 Protective Film = Protective Film
 Spacer Color = Silver Spacer
 Glass Options = None
 Type of Grille = None
 Grid Type = No Grids
 Rating = PG 35
 Sill Nosing = Std Sill Nosing
 Sill Horns = Extended Nosing(Beyond Frame)
 Sill Horn Length = 1 3/4-in
 Prep for Stool = No
 Standard Jamb Width = 4 9/16-in
 Jamb Thickness = 4/4 IE
 Drywall Return Kerf = No Kerf
 Jamb Finish = Standard

Is This a Remake = No
 Room Location = Not Specified
 Weight (lb) = 41.48
 U-Factor = 0.46
 Solar Heat Gain Coefficient = 0.68
 Visible Light Transmittance = 0.71
 Condensation Resistance = 41
 CPD# = JEL-N-889-05769-00001
 Energy Star Qualified = None
 SOS = 937072
 SOS Description = WTS JW W5500 WDW
 Delivery Method = In-Store Pick-Up
 Production Time (Does not include transit
 time) = 56 Days
 Customer Service Number = 888-594-3578
 Of Measure = EA
 Vendor ID = 24221
 Manufacturer = JELD-WEN
 Rantoul(IL)
 Catalog Version Date = 04/30/2026
 Catalog Version = 26.2.11.0

End Line 200 Description

JELD-WEN 39.5-in x 14.75-in Wood W-5500

Product Warranty



Fixed Rectangle

Room Location: Not Specified

Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
300-1	JELD-WEN 39.5-in x 14.75-in Wood W-5500 Fixed Rectangle	56 days						

Begin Line 300 Description

---- Line 300-1 ----

JELD-WEN Wood W-5500 Fixed Rectangle
 Glass Install Type=Direct Set
 Sash Type to Match=Casement/Awning
 Type of Unit = Full Unit
 Energy Efficiency = Standard
 Exterior Trim Type = No Exterior Trim
 Exterior Trim Options = No
 Regional Compliance = US National-
 WDMA/ASTM
 Order By = Frame Size
 Frame Width = 39 1/2-in
 Frame Height = 14 3/4-in

Species = Auralast Pine
 Interior Finish Type = Primed
 Finish - Interior = Primed
 Finish - Exterior = Primed
 STC / OITC Rating = Standard
 Glazing = Insulated
 Glass Energy Options = None
 Glass Color = Clear
 Glass Type = Annealed
 Neat Glass = No
 Glass Thickness = Standard Default Thickness
 CA Urban Fire Code Label = No Label
 Protective Film = Protective Film
 Spacer Color = Silver Spacer
 Glass Options = None
 Type of Grille = None
 Grid Type = No Grids
 Rating = PG 35
 Sill Nosing = Std Sill Nosing
 Sill Horns = Extended Nosing(Beyond Frame)
 Sill Horn Length = 1 3/4-in
 Prep for Stool = No
 Standard Jamb Width = 4 9/16-in
 Jamb Thickness = 4/4 JE
 Drywall Return Kerf = No Kerf
 Jamb Finish = Standard

Is This a Remake = No
 Room Location = Not Specified
 Weight (lb) = 23.64
 U-Factor = 0.46
 Solar Heat Gain Coefficient = 0.68
 Visible Light Transmittance = 0.71
 Condensation Resistance = 41
 CPD# = JEL-N-889-05769-00001
 Energy Star Qualified = None
 SOS = 937072
 SOS Description = WTS JW W5500 WDW
 Delivery Method = In-Store Pick-Up
 Production Time (Does not include transit
 time) = 56 Days
 Customer Service Number = 888-594-3578
 Of Measure = EA
 Vendor ID = 24221
 Manufacturer = JELD-WEN
 Rantoul(IL)
 Catalog Version Date = 04/30/2026
 Catalog Version = 26.2.11.0

End Line 300 Description

Accepted by: _____

Date: 7/8/2026

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This quote is an estimate only and valid for 30 days on all regularly priced items. For promotional items please refer to the dates listed above.
 This estimate does not include tax or delivery charges. Estimated arrival will be determined at the time of purchase. All of the above
 quantities, dimensions, specifications and accessories have been verified and accepted by the customer.

****** Special order configured products returned or canceled after 72 hours from purchase are subject to a 20% restocking fee. ******

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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

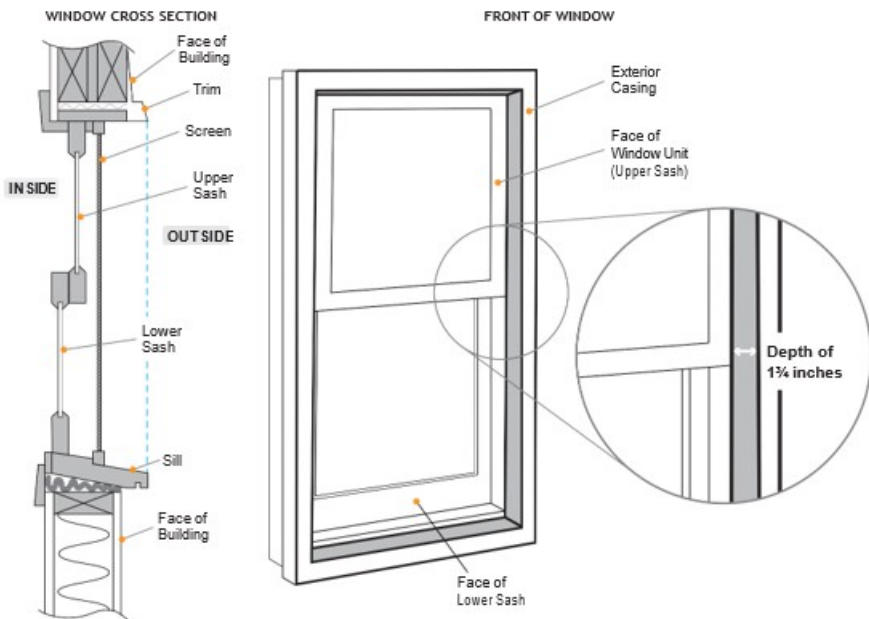
DAMAGE TO EXISTING WINDOWS	
Window	Describe Damage
Ex. A1	Glass is broke, window is inoperable, rail is rotten, and frame is broken

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	

- 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



Historic Window Standard: New Construction & Replacement



Minimum 1 3/4 inch Inset

- Depth from Exterior Casing to the Face of the Window Unit (Upper Sash)
- Windows must be 1-over-1 (equally horizontally divided)
- 1 3/4 inch minimum inset for Fixed Window

For more information contact: Houston Office of Preservation

☎ 832-393-6556

✉ historicpreservation@houstontx.gov