

Reviewed by the Houston Archaeological and Historical Commission

Application Date: 6/24/2025 **HPO File#**: HP2025_0190 **ITEM#**: 6

Applicant: Staci Biggar, owner

Property: 701 Key Street, 16, Norhill

Significance: Contributing (includes potentially contributing), Norhill

Proposal: Alteration:

Proposal:

- Remove wood windows, 1-over-1 double-hung, replace with the same. The windows do not open as the weights and pulleys appear to have been damaged over time. The wood frame has rotted in many places. My front door and back door have windowpanes and are not safe for security purposes and I wish to replace them.
- Remove non-original wood doors and replace with period appropriate wood doors.
- Existing siding (may be asbestos) is crumbling, proposed removal of all nonoriginal siding to reveal original wood siding to be repaired as needed with same wood siding, possibly 117
- South side of house, non-original multi-lite wood door to be preplaced with period appropriate Craftsman style wood door.
- East side of house, non-original wood door to be preplaced with period appropriate Craftsman style wood door.

	Public Comments	
Name	Comments	
	Civic Association	
Name	Comments	

Recomendation: Approval

HAHC Action:



CERTIFICATE OF APPROPRIATENESS | HPO File#: HP2025_0190 | Item#:6

Basis for Issuance: HAHC review	
Planning Offical	Date Effective:
insulate, run wire or plumbing, and should be replaced w repairs of exterior materials may be undertaken without I	explicitly approved by HAHC. Shiplap is an integral loon framed structures and its removal can cause may be carefully shored and removed in small portions to hen the work is complete. Maintenance and minor in-kind



APPROVAL CRITERIA

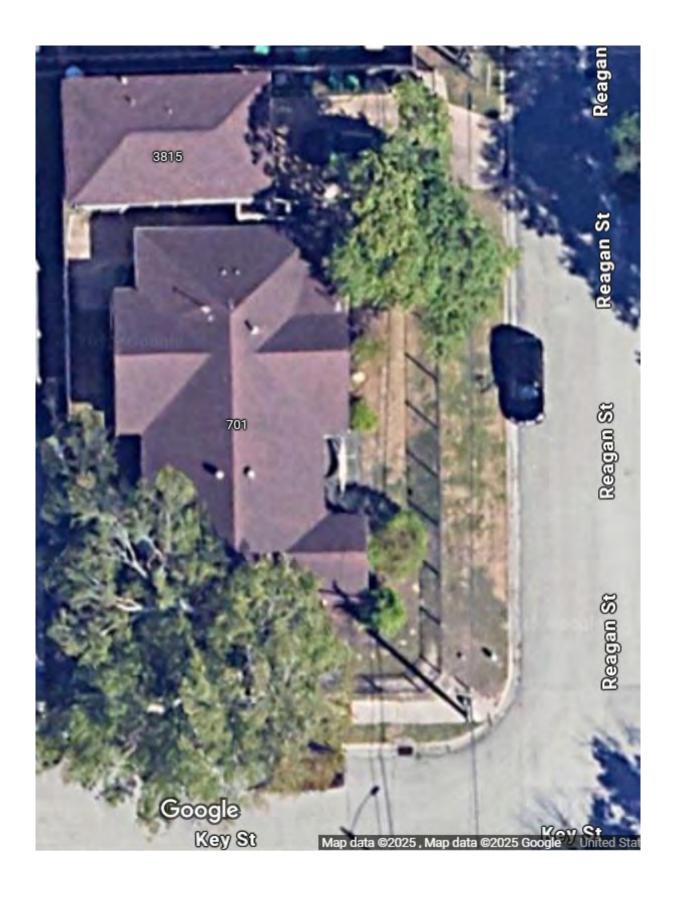
ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

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:

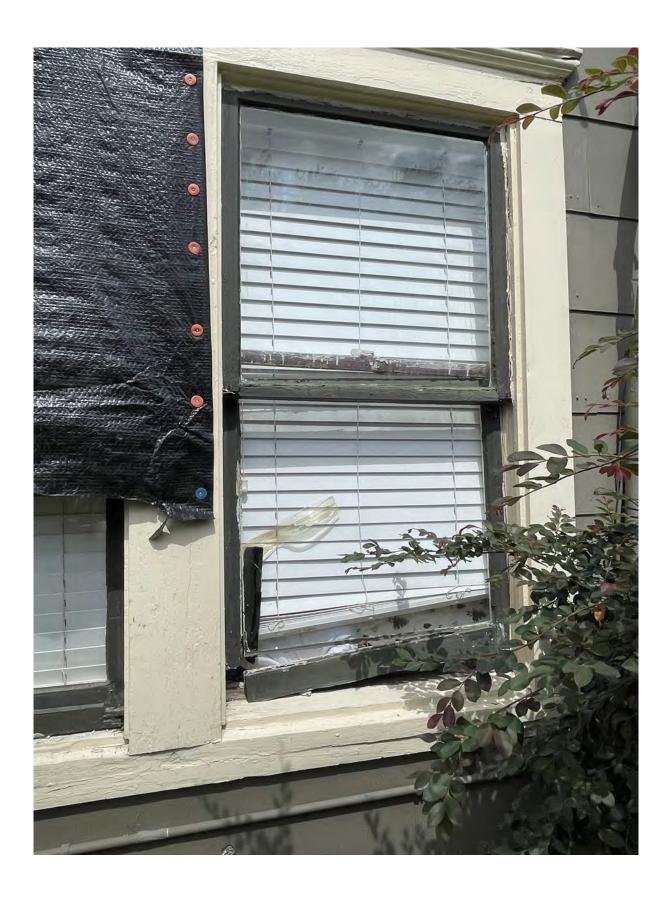
Approval Criteria Status	Approval Criteria Description
Satisfies	(1) The proposed activity must retain and preserve the historical character of the property; Staff Comments: Proposed Windows retain historic character of home, same material (wood) and are inset.
Satisfies	(2) The proposed activity must contribute to the continued availability of the property for a contemporary use; Staff Comments: Proposed Windows will provide increased energy efficiency, increased moisture/weather protection while retaining the historic character of home.
Satisfies	(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; Staff Comments: Proposed Windows retain historic character of home, same material (wood) and are inset.
Satisfies	(4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment; Staff Comments: The existing windows are not particularly unique, so replacing with same material and details will be maintaining overall character of the building.
Satisfies	(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; Staff Comments: Proposed Windows retain historic character of home, similar trim and details, same material (wood) and are inset.

CERTIFICATE OF APPROPRIATENESS | HPO File#: HP2025_0190 | Item#:6

Satisfies	(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; Staff Comments: Proposed Windows are wood just like existing, no change in material.
	(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;
	(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;
	(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.









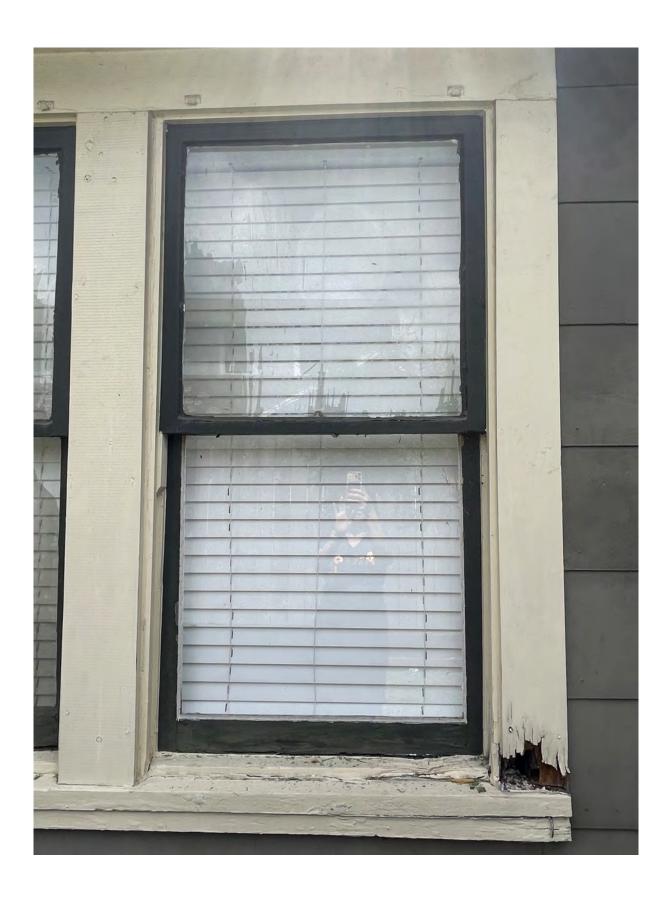






















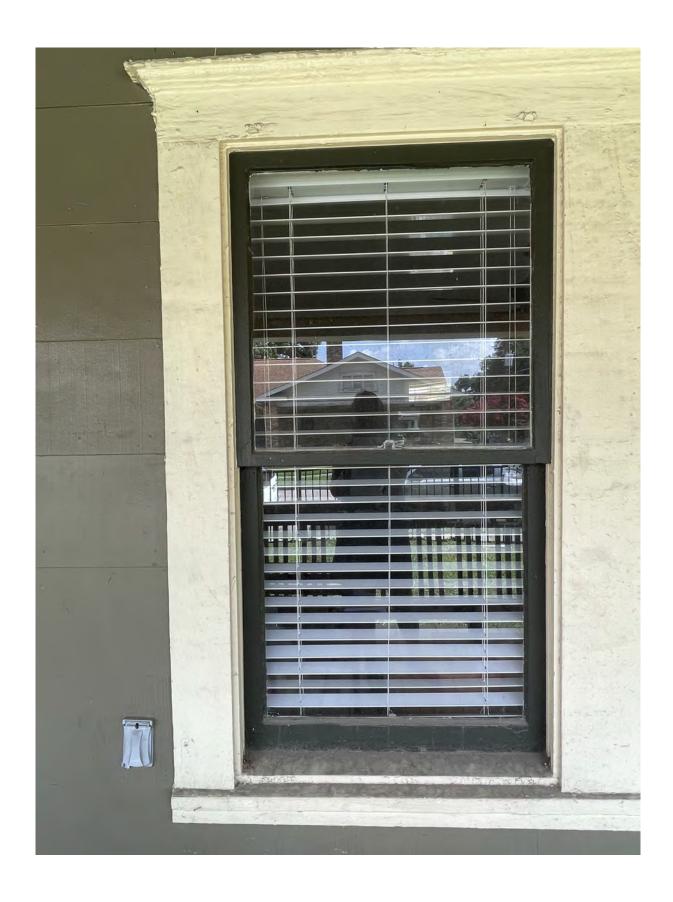


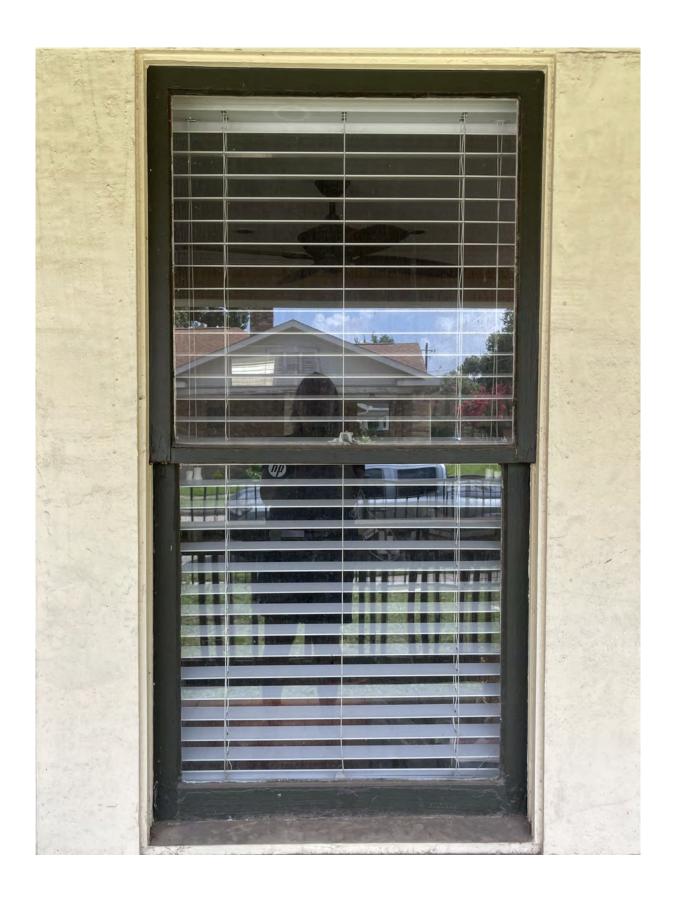


















WINDOW WORKSHEET

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	34x60	Recessed	original,	NO
2	wood	4	DH	34 × 60	Recessed	original	ND
3	wood	4,	Dit	34 × 60	facessed	briginal	NO
4	wood	1/1	DH	34 x 60	Recessed.	originef.	NO
5	wood	1/1	DH	34 × 60	Recessed	priginal	NO
6	wood	1/1	DH	34 x 60	Recessed,	orginal	NO
7	word	1/1	D4	34 X 60	Recessed	prainal	NO
8	wood	1/1	DH	34 X 60	Roissed	original	NO
9	weed	1/1	DH	34 K 60	Recessed	original	NO

	DAMAGE TO EXISTING WINDOWS						
Window	Describe Damage						
Ex. Al	Glass is broke, window is inoperable, rail is rotten, and frame is broken						
1	window not operable						
2	window not operable						
3	window not operable						
4	window not operable						
5	window not uperable						
6	window not operable						
7	window not operable, part of now frame cividing aless rotled						
8	wildow Not operable						
9	window not operable, lonerright side had tune 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	
1	wood	1/1	DH	34×60	Lecesica		45
2	wood	1/1	DH	34 × 60	No wessed,	Escocar "	
3	wood	1/1	DH	34 X 60	Recessed,	Gran "	
4	word	1/1	DH	34 860	Recesser	Grosdil 4	
5	wood	1/1	DH	34 × 60	Roir sec	Grogan .	1
4	wood	1/1	DH	34 X 60	Lecussed	Gresser 11	
7	ward	1/	DH	34 × 60	Recessed	Grusan "	
8	word	1/1	DH	36 × 60	locessel	Frogan "	
9	wood	1/,	DH	34 X 60	Recessed	1 rosun "	

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 WORKSHEET

	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 o	No
10	wood	1/1	DH	34 × 60	Recessed	original	NO
11	wood	1/1	HO	34×60	Recessed,	original	NO
12	wood	1/1	DH	34160	Recessed	orginal	NO
13	wood	4,	DH	34 V60	Recessed	original	NO
14	wood.	1/1	DH	34 × 60	Recessed,	a.zine	NO
15	wood	41	DH	34 × 60	Recessed	original	NO
14	wood	1/1	DH	34 x 60	Recessed	originan	NO
17	wood	1/1	DH	34× 60	Recessed	origin	NO
18	word.	1/1	DH	34 K 66	Recessed	Occinal	NO

	DAMAGE TO EXISTING WINDOWS					
Window	Describe Damage					
Ex. A1	Glass is broke, window is inoperable, rail is rotten, and frame is broken					
10	window inoperable wood frame in center separating glass-rolled					
11	Glass missing, window ineperable frame roller is center is					
12	window insperable frame broken on bottom + side					
13	window inoperable					
14	window inoperable					
15	window inoperable, rolling on trame(wood) center					
16	window in operable, center wood frame part ruled					
17	window inoperable					
18	window inoperable					

			PROI	POSED WINDO	W SCHEDULE		
Window	Material	Lite Pattern	Style	Dimensions	Recessed/ Inset	Brand/ Vendor	Other
Ex. A1	Wood	1/1	DH	32 x 66	Recessed	Plygem	
10	wood	1/1	DH	34 4 6h	Regessen	Gogan	
11	wood	1/1	DH	34 V 60	Vecessed.	Grocar	
12	wood	1/1	DH	34 X60	Raesed	Groson	
13	wood	1/1	DH	34 X60	Recessed	Lieur-	
14	wax	1/,	DH	34 × 60	Recessed,	Groson	
19	wasd	1/1	DH	34 X 60	Locossec,	Bloger	
16	wasd	1/1	Dit	34×60	Recessed.	Greger	
17	wood	1/1	DH	36 V 60	Reiesse!	61000	
18	wood	1/1	DH	34 V 40	Rocessed	Groxer	

- 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 WORKSHEET

	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	wood	1/1	DH	34×60	Recessed	crisinal	NO
20	wood	1/1	DH	34×60	Recessed	criginal	NO
		1					

	DAMAGE TO EXISTING WINDOWS					
Window	Describe Damage					
Ex. A1	Glass is broke, window is inoperable, rail is rotten, and frame is broken					
19						
20	window inoperable					

Window	Material	Lite	Style	Dimensions	Recessed/	Brand/	Other
Ex. A1	Wood	Pattern 1/1	DH	32 x 66	Inset Recessed	Vendor Plygem	
19	und	1/1	D61	34460	Resessed	Grover	
20	nost	1/1	DH	36×60	necessed	Grace	
						- ")	

- 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







Laura Pineda 300 Garden Oaks Houston, Tx 77018

: JW2505002YM - Version 0 QUOTE BY: **QUOTE** #

SOLD TO : GENERATION BUILDERS **SHIP TO**

> **SALVADOR HOUSTON TX**

Phone : (713) 480-6786

PO# PROJECT NAME: 701 Key

Ship Via : Ground REFERENCE : 701 Key 5.05.25

U-Factor We	ighted Average: 0.29	SHGC Weighted Average: 0.2				
LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE	
Line 1		SWD3360				
Rough Opening: 34 1/8 X 60 3/4		Frame Size : 33 3/8 X 60				
	8	Siteline Wood Double Hung, Auralast	Pine,			
		Primed Exterior,				
		Natural Interior,				
		No Exterior Trim, No Sill Nosing,				
		5 1/4 Jamb, 4/4 Thick,				
		Standard Double Hung, White Jambliner, Concealed Jambliner				
		White Hardware, ,Recessed Sash Lock	ζ,			
		US National-WDMA/ASTM, PG 35,				
		Insulated SunResist Annealed Glass, P	Protective Film, B	lack Sp	oacer, Argon	
		Filled, Traditional Glz Bd,				

Viewed from Exterior. Scale: 1/2" =1'

No Screen,

IGThick=0.726(1/8 / 1/8), **Screens on Wood Double Hung/Slide-By Units Without Trim Have No Method for Attachment. Clear Opening:29.6w, 26.4h, 5.4 sf,*Meets 5.0 sqft Egress (1st Floor)*, .

U-Factor: 0.29, SHGC: 0.20, VLT: 0.47, Energy Rating: 14.00, CPD: JEL-N-

885-04766-00002

PEV 2025.1.0.5102/PDV 7.803 (02/27/25)CW

\$700.57 20 \$14,011.40

Line 2 Part #: J55638 2" Sill Nosing(180") PEV 2025.1.0.5102/PDV 7.803 (02/27/25)CW

> \$192.85 5 \$964.25 **Total:** \$14,975.65 **Tariff Surcharge:** \$157.97 Tax (8.2500%): \$1,235.49

> > **Net Total:** \$16,382.14 **Total Units:** 25



WAUTALASE Protect yourself when you choose JELD-WEN AuraLast pine products backed by a limited lifetime warranty against wood rot and termite damage.

It is the responsibility of the Builder/Purchaser to ensure that all windows and doors in the quote above are in accordance with, but not limited to, the following:

- 1. All current Zoning requirements.
- 2. All current Fire Regulations.

Quote Date: 05/05/2025

3. All current Building Standard Regulations, including, but not limited to, the Local Building code.

Presented by:	Date:	
Purchaser:	Date:	

Last Modified: 05/09/2025

Photographs

