



CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

ITEM B27
HPO File #: HP2026_0086

April 23rd, 2026

3709 Montrose Blvd.
Audubon Place

Applicant: William Cole, agent for Nathaniel Peneguy

Property: 709 Marshall St. Houston, T.X. 77006, Lot 5 Block 17 Montrose. This residential structure is on an interior lot located in the Audubon Place Historic District.

Significance: This is a Craftsman style, contributing residential structure in the Audubon Place Historic District. Constructed circa in 1913, added additional square footage in 1997. Currently stands at 3,267 SF two-story residential building situated on a 6,000 SF lot.

Proposal: Alteration – Addition and replacement of windows

The proposal is as follows:

- W1 Frame Width: 41 ½" Frame Height: 63 ½" Double hung, rectangle, natural exterior pine wood material, room location: pantry
- W2 Frame Width: 42 1/2" Frame Height: 55 1/2", Dual Insulated, natural exterior pine wood material, room location: kitchen
- W3 Double Windows, Frame Width: 65" Frame Height: 55.5", double hung, simulated divided light, natural exterior pine wood material
- Only one third of the proposed windows will be replaced on the original structure

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

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.



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DISTRICT MAP

709 MARSHALL ST.





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CURRENT PHOTO





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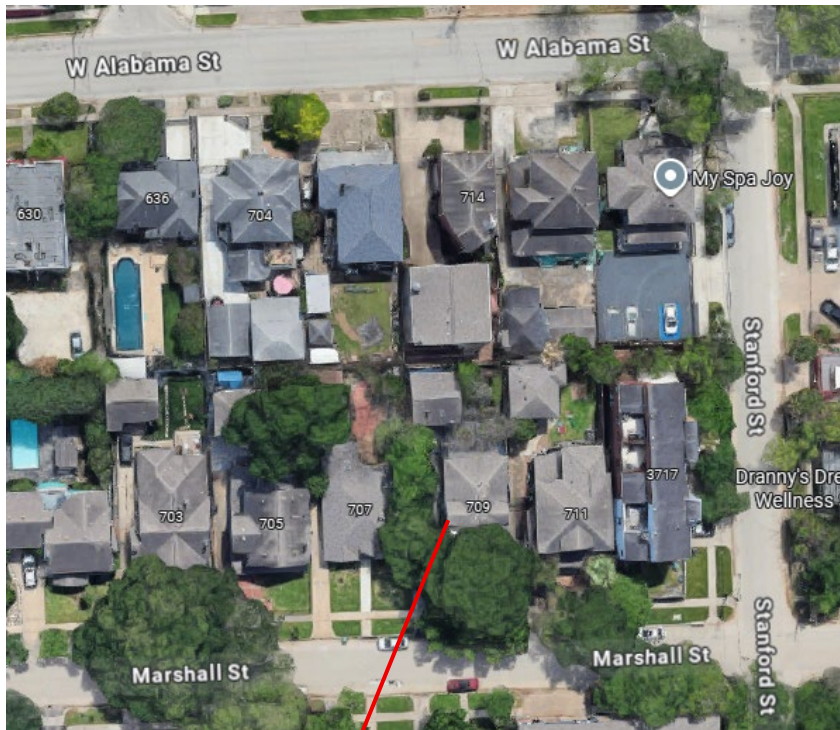
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CURRENT PHOTOS CONTINUED



709 Marshall St.



FRONT/SOUTH



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PHOTOS CONTINUED





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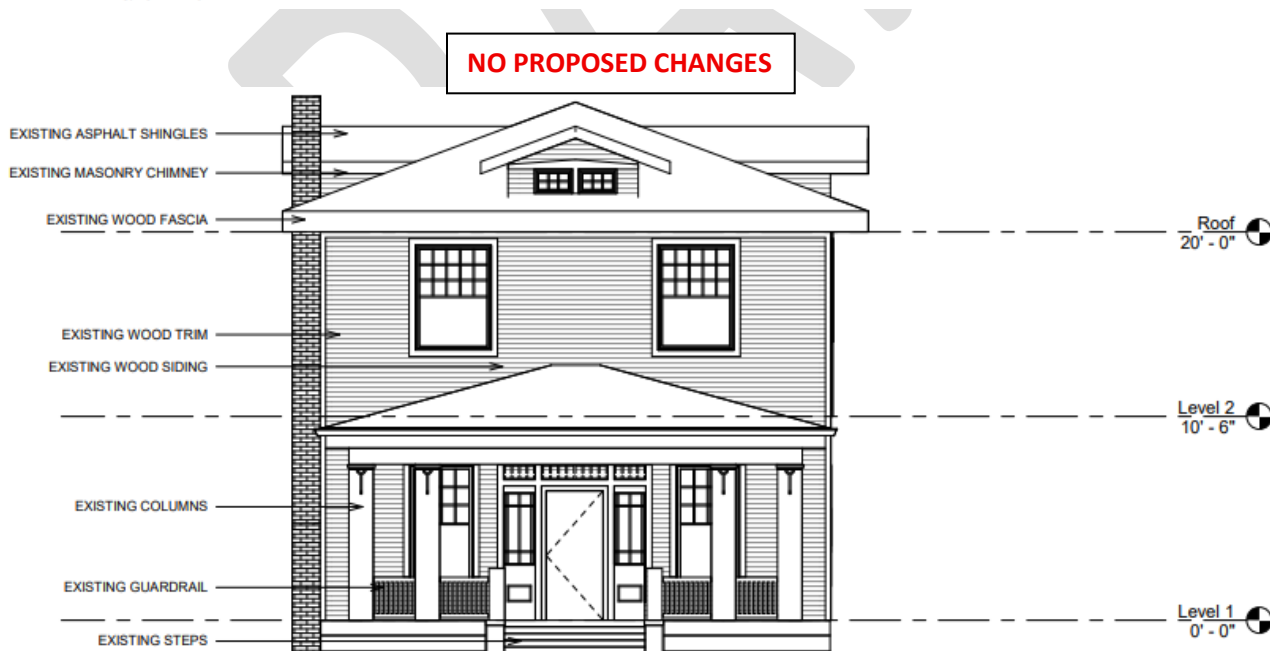
April 23rd, 2026

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FRONT ELEVATIONS



② FRONT ELEVATION (EXISTING)
3/16" = 1'-0"



④ FRONT ELEVATION (PROPOSED)
3/16" = 1'-0"



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REAR ELVATIONS



③ REAR ELEVATION (EXISTING)
3/16" = 1'-0"

NO PROPOSED CHANGES



③ REAR ELEVATION (PROPOSED)
3/16" = 1'-0"



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LEFT/EAST ELEVATIONS



① LEFT ELEVATION (EXISTING)
3/16" = 1'-0"



① LEFT ELEVATION (PROPOSED)
3/16" = 1'-0"



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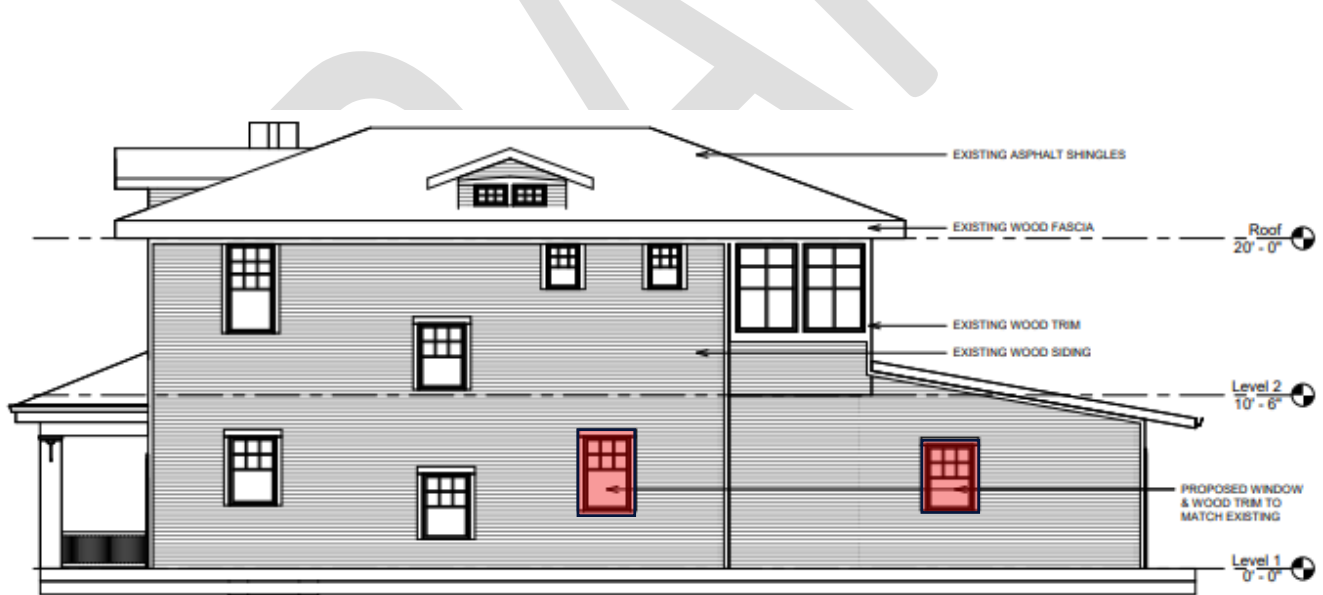
April 23rd, 2026

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RIGHT/WEST ELEVATIONS



④ RIGHT ELEVATION (EXISTING)
3/16" = 1'-0"



② RIGHT ELEVATION (PROPOSED)
3/16" = 1'-0"



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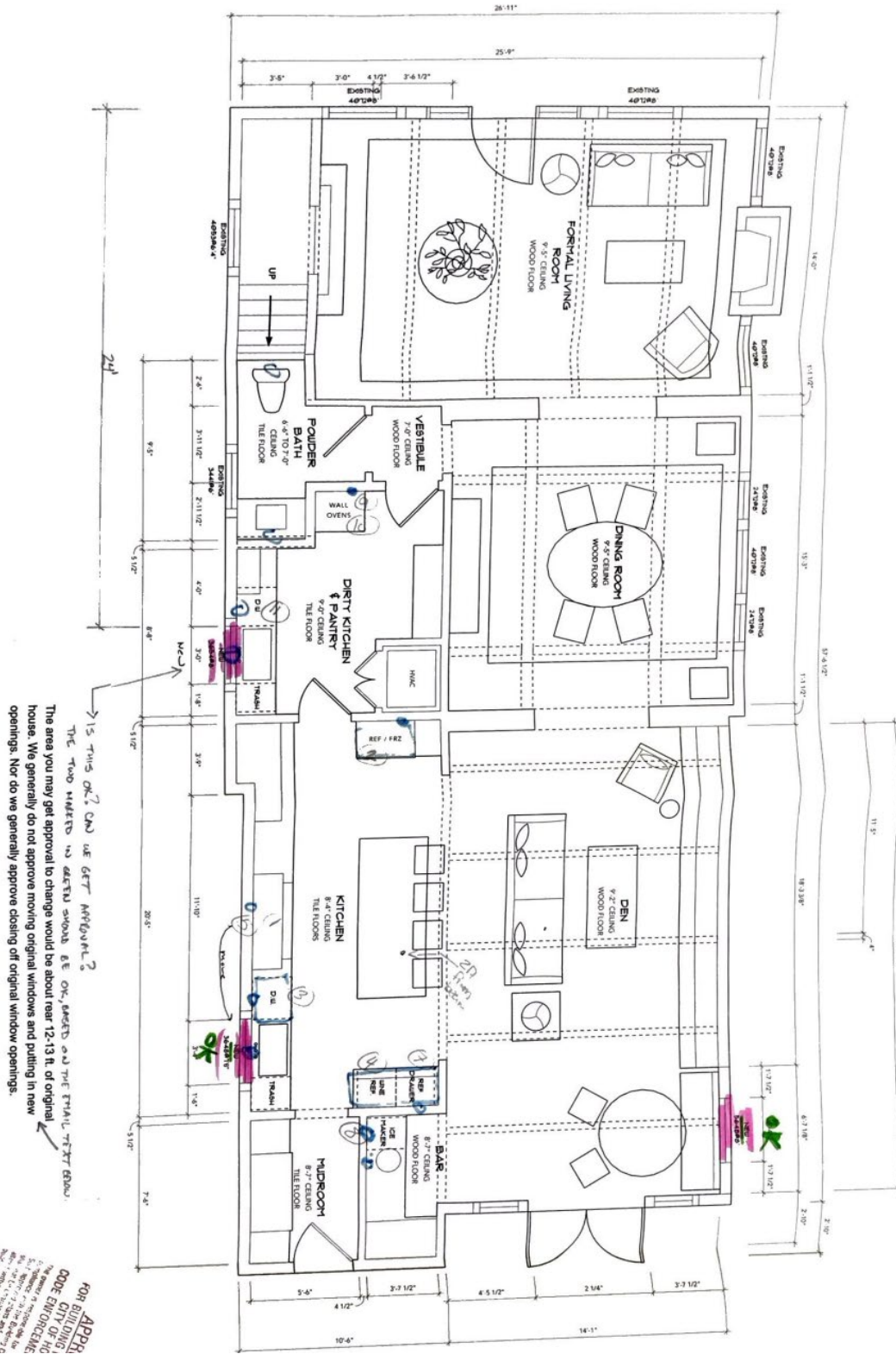
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FIRST FLOOR FLOOR PLAN





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East Elevation



New window to be installed at exterior part of the home. This window falls on a old back addition that was made prior, does not interfere with original home.



Proposal



Existing



Proposal

West Elevation



Window is damaged and does not meet energy code.



New window out be installed slightly to the left of current window B



Existing



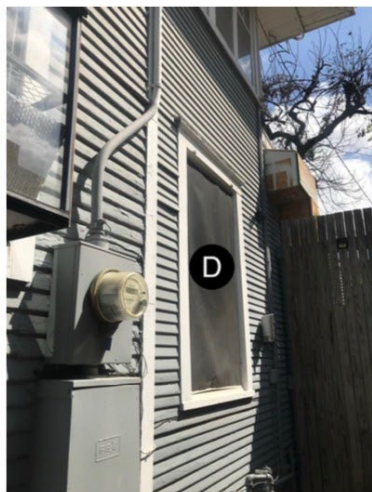
Proposal



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Existing

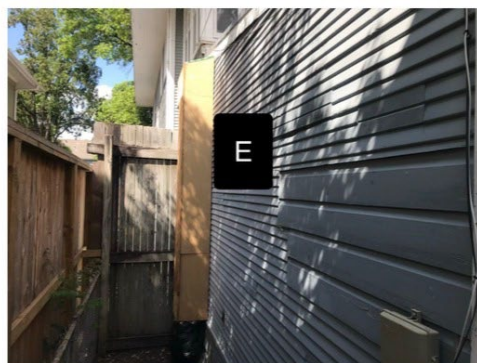
West Elevation



Window has wear and tear damage that cannot be repaired and does not meet energy code. Window is located in old back addition.



New window will be installed to replace window D. This window will be located behind fence also in old back addition of home.



Proposal

DRY

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
A	—	—	NON EXISTING		—	—	—
B	Aluminum		SH	36x48	Recessed	Original	NO
D	WOOD	1/1	DH	24x48	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
B	Window is inoperable, planter box does not meet code
D	Window is damaged, does not meet energy code

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	
A	wood	1/1	DH	66x56	Recessed	Sierra Pacific	
C	wood	1/1	DH	42x64	Recessed	Sierra Pacific	
E	wood	1/1	DH	42x56	Recessed	Sierra Pacific	

- 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

BILL TO:

Phone
Email

SHIP TO:

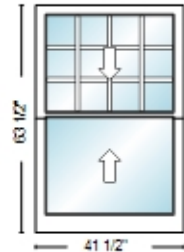
Divine Renovations
707 Marshall St

Houston Tx
Phone
Fax

QUOTE #	PO #	QUOTE NAME	PROJECT	JOB NAME	CUSTOMER PO #
2035258		709 Marshall	Unassigned		

LINE #	LINE TYPE	DESCRIPTION	QTY	U/M	NET PRICE	EXTENDED
100-1	WindowAndDoor	PK- 380	2	EA	\$1,423.57	\$2,847.13

Wood Windows, DoubleHung, Rectangle, 41.5 x 63.5, Operating
 [DIMENSIONS], Frame Width = 41.5, Frame Height = 63.5
 [UNIT TYPE], Complete Unit, Call Width = Custom X, Call Height = Custom, Sash Split = 50/50, CoreGuard Plus
 [FRAME], Primed Exterior, Pine, Natural, Exterior Wood = Pine, Exterior Primed Finish = White
 [SASH PANEL], Primed Exterior, Natural, Ship Sash Separate = No
 [GLASS], Dual Insulated, Low-E, Argon Gas, Black Warm Edge Spacer, Traditional Bead, Glass Width = 36.03125, Glass Height = 27.4375
 [GRILLES], Grille App = Simulated Divided Lite, Grille Pattern = Equal, Grille Profile = Traditional, Bar Width = 7/8", Exterior Grille Color = Primed Exterior, Wood Grille Species = Pine, Interior Grille Finish = Natural, Shadow Bar = Yes, Shadow Bar Color = Dark Bronze Anodized, Unit 1 Glass 1: Division = None
 Unit 1 Glass 2: Division = Custom, 4W, 3H
 [HARDWARE], Applied, Hdwr Color = White, 2-Locks, Jamb Liner Type = Concealed,
 [SCREENS], None
 [WRAPPING], 4 9/16"Jamb, Exterior Casing Set = Entire Set, Flat Casing, Primed Exterior, 3-1/2", Casing W/Sill Nose-Subsill, Exterior Sill Nose-Subsill Size = Historic 2", Casing Width = 47.125, Casing Height = 67.5
 [PERFORMANCE], U-Factor = 0.3, SHGC = 0.27, CR = 60, VT = 0.45, AI = <0.30/<1.5, CPD = SIE-N-112-01915-00011, Can ER = -1, W m 2k = -1, IPG = PG35, Ind. FL = FL24481.3, Ind. TDI = ,



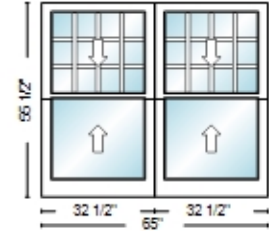
PK 380

Rough Opening: 42.25" X 64"
Overall Unit Size: 41.5" X 63.5"
Room Location: Kitchen & pantry

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2035258		709 Marshall	Unassigned		

LINE #	LINE TYPE	DESCRIPTION	QTY	U/M	NET PRICE	EXTENDED
200-1	WindowAndDoor	PK- 380	1	EA	\$2,519.70	\$2,519.70

Wood Windows, DoubleHung, Rectangle, 65 x 55.5, Operating / Operating
 [DIMENSIONS], Frame Width = 32.5, Frame Height = 55.5
 [UNIT TYPE], Complete Unit, Call Width = Custom X, Call Height = Custom, Sash Split = 50/50, CoreGuard Plus
 [FRAME], Primed Exterior, Pine, Natural, Exterior Wood = Pine, Exterior Primed Finish = White
 [SASH PANEL], Primed Exterior, Natural, Ship Sash Separate = No
 [GLASS], Dual Insulated, Low-E, Argon Gas, Black Warm Edge Spacer, Traditional Bead, Glass Width = 27.03125, Glass Height = 23.4375
 [GRILLES], Grille App = Simulated Divided Lite, Grille Pattern = Equal, Grille Profile = Traditional, Bar Width = 7/8", Exterior Grille Color = Primed Exterior, Wood Grille Species = Pine, Interior Grille Finish = Natural, Shadow Bar = Yes, Shadow Bar Color = Dark Bronze Anodized, Unit 1 Glass 1, 2 Glass 1: Division = None
 Unit 1 Glass 2, 2 Glass 2: Division = Custom, 4W, 3H
 [HARDWARE], Applied, Hdwr Color = White, 1-Lock, Jamb Liner Type = Concealed,
 [SCREENS], None
 [WRAPPING], 4 9/16"Jamb, Exterior Casing Set = Entire Set, Flat Casing, Primed Exterior, 3-1/2", Casing W/Sill Nose-Subsill, Interior Mull Casing = Applied, Exterior Sill Nose-Subsill Size = Historic 2", Casing Width = 70.625, Casing Height = 59.5
 [PERFORMANCE], U-Factor = 0.3, SHGC = 0.27, CR = 60, VT = 0.45, AI = <0.30/<1.5, CPD = SIE-N-112-01915-00011, Can ER = -1, W m 2k = -1, IPG = PG35, Ind. FL = FL24481.3, Ind. TDI = ,
 Vertical
 Mull Type = FactoryMull
 Mull Name = Tight Mull
 PK 380



Rough Opening: 65.75" X 56"
Overall Unit Size: 65" X 55.5"
Room Location: Den

QUOTE #	PO #	QUOTE NAME	PROJECT	JOB NAME	CUSTOMER PO #
2035258		709 Marshall	Unassigned		

PRINTED BY	BID BY	SALESPERSON	ACCEPTANCE
shawns			

Notes: Order Notes

Delivery Notes PRICING SUBJECT TO CHANGE

PLANS DATED -1-23-26

NOTES:

- PRICING INCLUDES PRICE INCREASE DUE 3-12-26
- THIS QUOTE ONLY INCLUDES THE OPENINGS LABELED ON THE ELEVATIONS AS "NEW"
- I WILL NEED A MORE COMPLETE SET OF PLANS MOVING FORWARD
- A SITE VISIT WILL BE NEEDED TO VERIFY THE SELECTIONS

Window quoted - Sierra Pacific All wood

Glass - Clear LOE 366

Grid patterns - Per drawings with 7/8" External Contour SDL bar

Colors: unit will need to be paint on exterior & interior sides

- * Exterior - Primed
- * Interior - Natural white pine

Hardware - Recessed cam lock, white color is quoted

Exterior trim - 1 x 4 & Historic sill nosing factory applied

Lead time - 5-6 weeks

**

SUB-TOTAL:	\$5,366.83
LABOR:	\$0.00
FREIGHT:	\$0.00
SALES TAX:	\$442.76
TOTAL:	\$5,809.59

Dealer Disclaimer:

PRICING

All pricing is good for 30 days, unless specifically noted to the contrary. The quoted pricing is not final and is subject to revised price book releases and changes until the order has been submitted. Other exceptions may apply. Shop drawing charges are not included, unless specifically noted. SPW assumes no responsibility for errors in take-offs or pricing.

ELEVATION DRAWINGS

All drawings depict windows and doors as they are viewed from the exterior side of the building.

RATINGS

Oversized units and certain mulled/stacked configurations have not been tested and, therefore, have no performance grade (PG) rating. P.E. approved, job-specific comparative analysis may be available for these non-rated units. Please contact your Sierra Pacific Windows ("SPW") Inside Sales group to determine available options for non-rated product. A complete list of rated products is available at WWW.SIERRAPACIFICWINDOWS.COM.

If units are being installed in an area requiring specific PG ratings, the unit must be installed in the exact manner tested, as shown in the SPW certified installation details. These details can be found on the Florida Building Code website at www.floridabuilding.org or can be obtained by contacting SPW's Architectural Services Department at WNASG@spi-ind.com.

ALUMINUM CLAD UNITS ONLY: **SPW recommends through frame installation for units with factory applied brickmould.**

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2035258		709 Marshall	Unassigned		

CODES

Building codes in many jurisdictions require the addition of limiting devices on any operating unit installed where the finished clear opening of the unit is within 24" of the floor and is more than 72" above the finished grade or other surface below the window. Please check with your local building department to determine if this code is a requirement in your jurisdiction and order products accordingly.

Windows denoted with an 'E' on the line item image meet egress based off criteria from the International Residential Code. Each has at least 20" clear opening width, 24" clear opening height and a total clear opening of at least 5.7 square feet. The window sill height and clear opening requirements must be reviewed for code compliance in your local jurisdiction.

COLOR VARIATION

SPW offers a variety of wood species produced in combinations of solid and veneer-wrapped wood parts that have varying grain patterns. Wood characteristics vary according to the species of the wood. The combination of these items may result in color variations of products with stained or clear finishes.

THERMAL PERFORMANCE

This quote may include an "i89" glazing option. An "i89" glazing option may increase the chance of room side glass condensation in areas where the winter outdoor temperatures are below freezing (32°F/0°C).

WARRANTY

Unless otherwise noted on a line item, the product sold per this Agreement is covered under a SPW limited warranty. Please see your distributor, the SPW Website at WWW.SIERRAPACIFICWINDOWS.COM or our marketing literature for a copy of the applicable limited warranty for specific language, limitations and exclusions. You are expected to provide a copy of the applicable limited warranty to the owner of the real property who benefits from the SPW limited warranty coverage.

Products manufactured by others and purchased from SPW will be covered by the product manufacturer's warranty.

MODIFIED LIMITED WARRANTY

SPW provides a Modified Limited Warranty for certain windows and doors, including, but not limited to:

1. Products exceeding their certified test/design size as defined by the Window and Door Manufacturer's Association (WDMA) Hallmark Program.
2. Products subjected to conditions exceeding their WDMA Hallmark certified design pressure limitations.

Products described in Items 1 and 2 are not certified for air infiltration, water penetration, structural loading, forced entry or hardware load testing. These products carry a warranty on the exterior aluminum clad finish and insulated glass only.

Customer is advised to carefully review the Limited Warranty for the specific provisions applicable to the products purchased.

LOW PROFILE SILLS

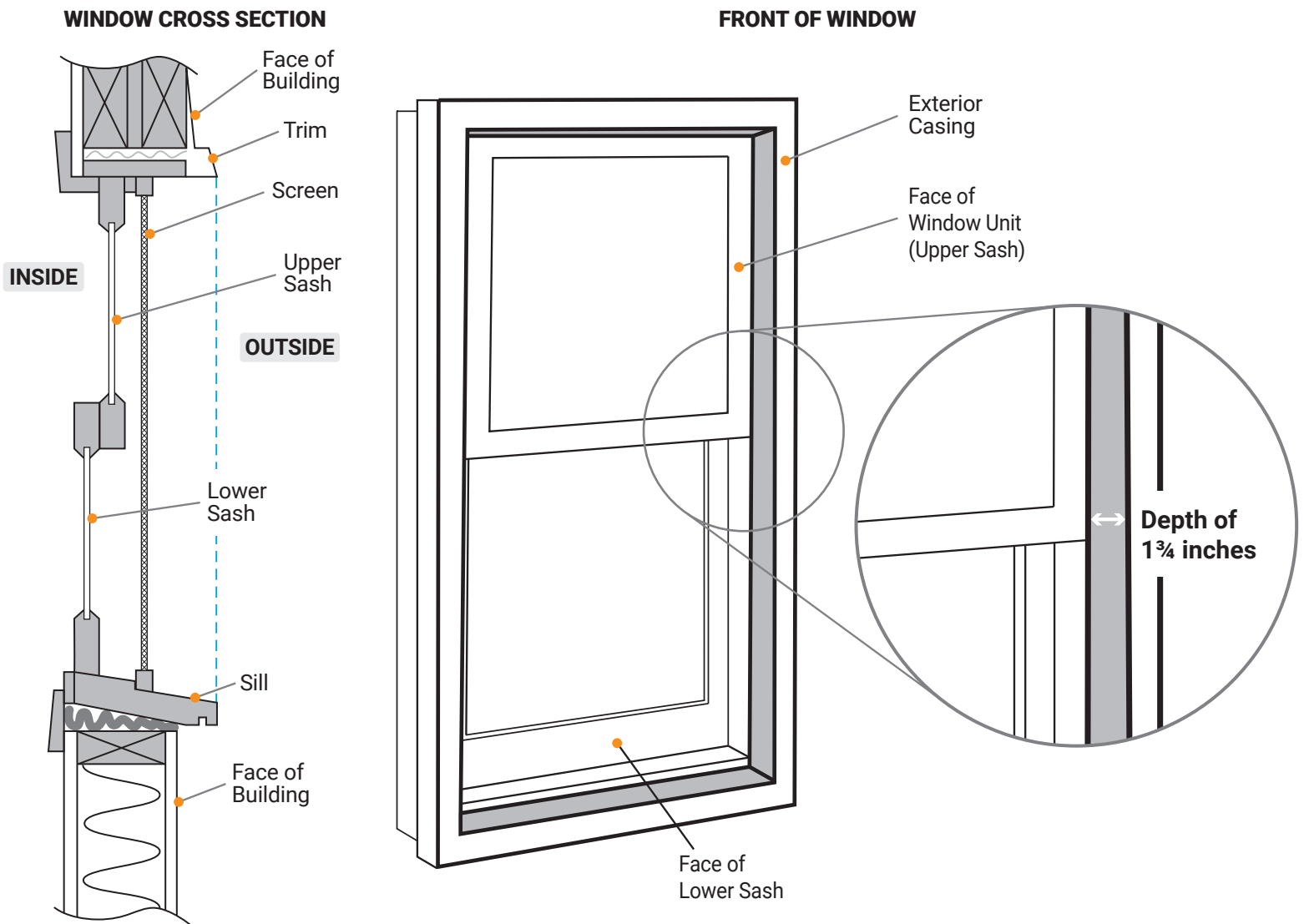
Due to the design of ADA compliant and low profile sills, products with these sills do not carry a design pressure (DP) rating for air or water infiltration and will not provide the same air or water performance as products with a standard sill height and design configuration. They are, therefore, susceptible to air and water leakage.

1. Sierra Pacific doors with ADA compliant and low profile sills carry a warranty on the metal clad coating and insulated glass only.
2. There are a variety of design options that can be incorporated into your building to help overcome potential air and water leakage inherent to products with low profile sills. These include recessing the doors and/or windows back from the outside plane of the building envelope, using large overhangs, and/or placing awnings above the products.

We Appreciate Your Business!



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