



CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

Application Date: 8/26/2025

HPO File#: HP2025_0087

ITEM#: C21

Applicant: Lauren Thompson, agent, Jack Schaffer, owner

Property: 3506 Audubon Pl, Lot/Tract 13 Block 13, Audubon Place Historic District

Significance: Contributing (includes potentially contributing), Audubon Place Historic District

Proposal: Alteration:

Remove all (57) existing non-original Aluminum mill-finished windows, which are 2-over-2 horizontally divided.

Proposed **replacement of all (57) windows** with **VistaMark Endura Series 110 vinyl windows**, in white frames with colonial grids. **See Attached Appropriate Lite Pattern** Colonial grids to be 3/4" flat internal grids and the windows will be single hung.

All Windows Must Be Inset a Minimum of 1 3/4 inch: Depth from Exterior Casing to the Face of the Window Unit (Upper Sash) and be equally horizontally divided, **See Attached Historic Requirements Window Diagram.**

Public Comments

No Comments

Civic Association

No Comments

Recommendation: Approval With Conditions

- **Replacement with Wood Windows**
- **6-over-1 or 9-over-1** Windows (See Attached Illustration)
- **Window Minimum Inset 1 3/4 inch** (See Attached Diagram)
 - Minimum Inset 1 3/4 inch Depth from Exterior Casing to the Face of the Window Unit, Upper Sash, (equally horizontally divided)
- **1 3/4 inch** minimum inset for **Fixed Window**

HAHC Action:

Basis for Issuance: HAHC review

Date Effective:



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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
Satisfies	(1) The proposed activity must retain and preserve the historical character of the property; Staff Comments: Removing non-original windows, restoring window lite pattern to a more appropriate multi-lite top sash over a single-lite bottom sash. This pattern is seen in the context area on Contributing structures.
Satisfies	(2) The proposed activity must contribute to the continued availability of the property for a contemporary use; Staff Comments: Window updates increased protection from outdoor elements, indoors.
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: Removing non-original windows, restoring window lite pattern to a more appropriate multi-lite top sash over a single-lite bottom sash. This pattern is seen in the context area on Contributing structures.
Satisfies	(4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment; Staff Comments: Removing non-original windows, restoring window lite pattern to a more appropriate multi-lite top sash over a single-lite bottom sash. This pattern is seen in the context area on Contributing structures.
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: Removing non-original windows, restoring window lite pattern to a more appropriate multi-lite top sash over a single-lite bottom sash.
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 vinyl windows are visually similar to painted wood windows. Proposed windows are more compatible to context area than existing Aluminum mill-finished windows.



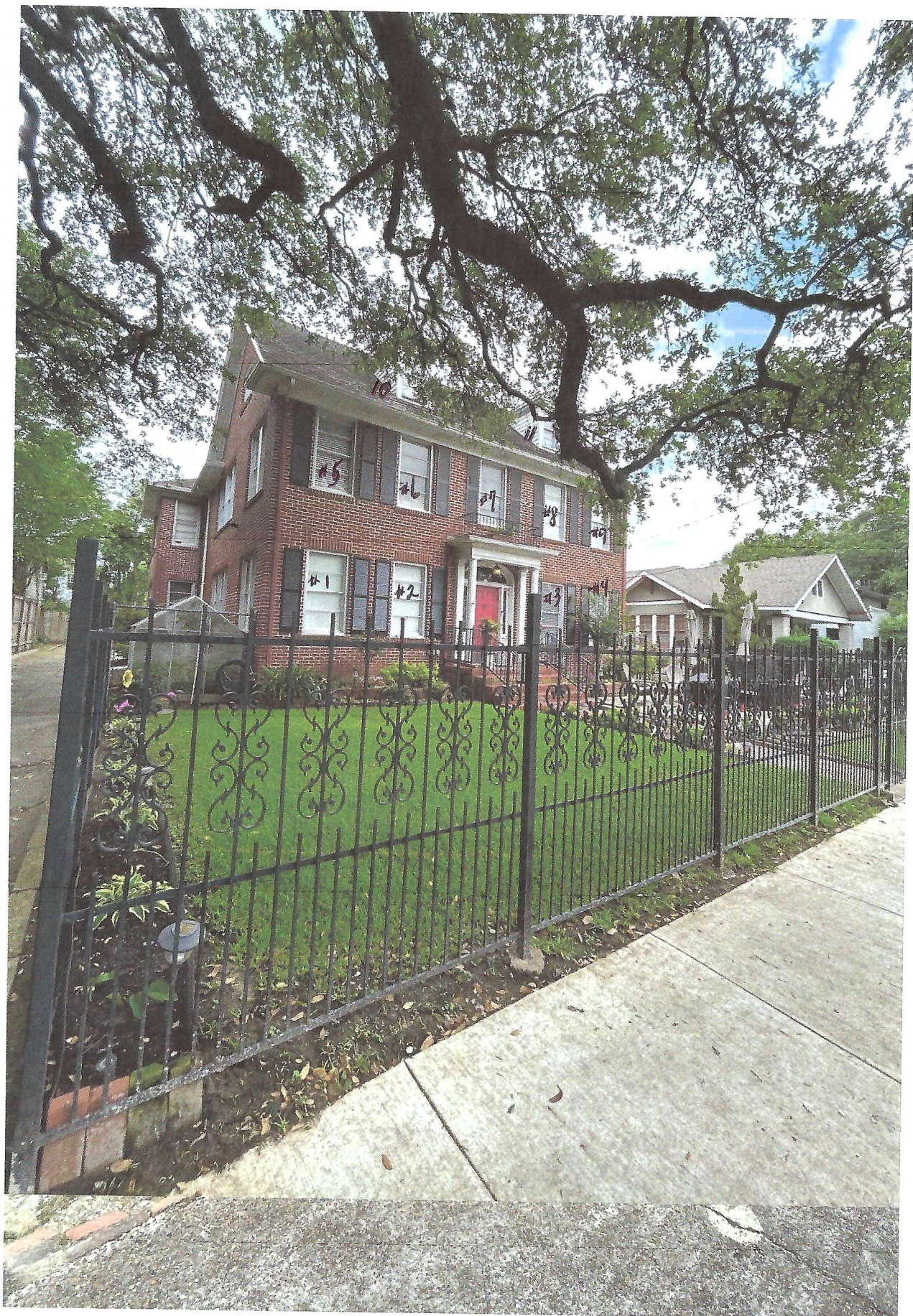
CERTIFICATE OF APPROPRIATENESS

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Satisfies	(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; Staff Comments: Contributing homes in context area have comparable window life patterns to proposed windows.
Satisfies	(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;
Satisfies	(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 Staff Comments: While vinyl windows are not typical in the context area on contributing structures, the appearance of proposed windows are similar to wood windows in appearance.
Not Applicable	(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.

3506 Audubon St

Front of House



Front of House (East)



3506 Audubon St.

North Side + Front

3506 ADUBSON³⁴ South Side



South Side

3506 Audubon St

Front of House



Front of House (East)



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PROPOSED WINDOW EXAMPLE

VistaMark Endura Series 110, Vinyl Windows

Lite Pattern to Differ from Example





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WINDOW EXAMPLE

VistaMark Endura Series 110, Vinyl Windows





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WINDOW MODEL EXAMPLE

VistaMark Endura Series 110, Vinyl Windows

the ENDURA series

SINGLE HUNG / SLIDER / PICTURE WINDOW SYSTEM



Models

110 SINGLE HUNG / 120 SLIDER / 100 PICTURE WINDOW



CERTIFICATE OF APPROPRIATENESS

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WINDOW MODEL EXAMPLE

VistaMark Endura Series 110, Vinyl Windows

the *ENDURA* series

SINGLE HUNG / SLIDER / PICTURE WINDOW SYSTEM



STANDARD FEATURES

Quiet and easy-to-operate constant force coil balance system.

- Meets ENERGY STAR® standards
- Double lift rails make raising and lowering the sashes even easier
- Pair of vent latches (child safety latch available)
- Cool-pane package features warm edge system with double strength glass in dual-pane insulating low E/argon glass unit
- Triple weather stripped sashes seal out leaks and drafts
- Low-profile forced entry resistant sash locks provide better sight lines and tighter seal
- Operating eyebrows, arches, true radius and trapezoid shapes available
- Accessory groove offers variety of installation options
- Aluminum half screen featuring fiberglass mesh
- DP50 options
- Energy efficient multi-chamber sash and frame
- Limited Lifetime Warranty*

*See actual warranty for details.

GLASS PACKAGES & OPTIONS

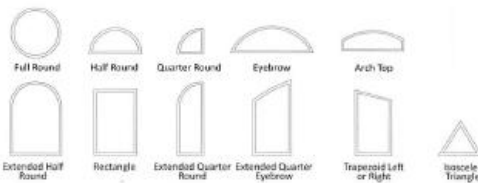
- Cool Pane™, Super Cool Pane™ or Cool Pane3™
- Obscure or rain glass
- No-fin or nail-fin frame
- Child safety latch option
- ¾-inch flat grilles between the glass, 1-inch sculptured grilles between the glass or 1¼-inch simulated divided light

SunShield is a proprietary high-performance vinyl compound developed by the material scientists at Deceuninck. SunShield is uniquely formulated and laboratory-proven to perform better than alternative building materials.

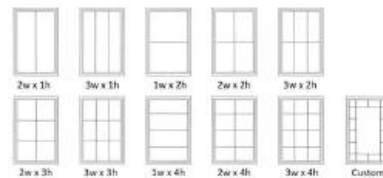
- Superior weatherability
- Excellent color retention
- Energy efficient
- Impact resistant
- Low maintenance
- Resistant to rot and insects



ARCHITECTURAL SHAPES / PICTURE WINDOWS



GRILL OPTIONS



COLOR OPTIONS



PERFORMANCE NUMBERS ENDURA SERIES

Model	U Factor	SHGC
PW 100		
Cool Pane3™	.28	.21
Super Cool Pane™	.29	.14
SH 110		
Cool Pane3™	.29	.19
Super Cool Pane™	.29	.13
SS 120		
Cool Pane3™	.29	.19
Super Cool Pane™	.30	.13



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Window Specifications Pg 1 of 12 VistaMark Endura Series 110, Vinyl Windows

5750 Bintliff Suite 200
Houston, TX 77036
PH: 877 452 0052
FX: 713 785 4187

ORDER: 18020
ORDER DATE: 3/5/2025
ORDER CONTACT: Jimmy

QUOTE

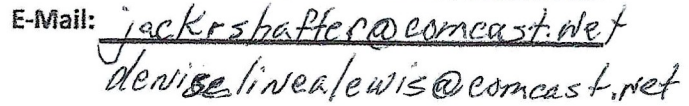
INVOICE INFORMATION
Shaeffer/ Jack

SHIPPING INFORMATION
Shaeffer/ Jack

SHIP VIA:

ORDER	ORDER DATE	PO NUMBER	CUSTOMER REF		TERMS	
18020	3/5/2025	test	Shaeffer/ Jack			
ITEM	DESCRIPTION		QTY	SIZE	PRICE	TOTAL
1	Endura Series 110 Single Hung WHITE EQUAL SASH COOL PANE 3 STAINLESS STEEL SPACER 3/4" FLAT INTERNAL GRIDS MATCH WINDOW GRIDS BY SASH COLONIAL=[2V1H] COLONIAL=[2V1H] SECOND LOCK AND KEEPER HALF SCREEN FIBERGLASS REINFORCED SASHES		9	33 W X 67 H		
<u>NFRC Ratings</u> Solar Heat Gain: 0.20 U-Factor: 0.30 Visible Light Transmittance: 0.45 Air Leakage: 0.30						
<u>DP</u> DP Rating: LC50 DP +/-: +75/-75						

Production Sheet



Front

[illegible]

Front of House
3506 Audubon St.

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
Ex. 1	Aluminum	2/2	SH	34 x 66	Recessed	Replacement	No/NE
2	" "	" "	SH	34 x 66	" "	" "	" "
3	" "	" "	SH	" "	" "	" "	" "
4	" "	" "	SH	" "	" "	" "	" "
5	" "	" "	SH	" "	" "	" "	" "
6	" "	" "	SH	" "	" "	" "	" "
7	" "	" "	SH	" "	" "	" "	" "
8	" "	" "	SH	" "	" "	" "	" "
9	" "	" "	SH	" "	" "	" "	" "

DAMAGE TO EXISTING WINDOWS	
Window	Describe Damage
Ex. A1	Glass is broke, window is inoperable, rail is rotten, and frame is broken
	Aluminum is oxidizing, single pane glass, Brick mold, & sill covered with Aluminum flashing

PROPOSED WINDOW SCHEDULE							
Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Brand/Vendor	Other
Ex. A1	Wood	1/1	DH	32 x 66	Recessed	PKigem	
Ex. 1	Vinyl	4/9	SH	34 x 66	Recessed	Vistamark-Endura-Series	
2	" "	" "	" "	" "	" "	" "	" "
3	" "	" "	" "	" "	" "	" "	" "
4	" "	" "	" "	" "	" "	" "	" "
5	" "	" "	" "	" "	" "	" "	" "
6	" "	" "	" "	" "	" "	" "	" "
7	" "	" "	" "	" "	" "	" "	" "
8	" "	" "	" "	" "	" "	" "	" "
9	" "	" "	" "	" "	" "	" "	" "

- 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

Northside + Front

CERTIFICATE OF APPROPRIATENESS

3806 AUBURN ST,

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	Aluminum	2/2	SH	24x48	Recessed	Replacement	NONE
11	" "	2/2	SH	24x48	" "	" "	" "
12	" "	2/2	SH	34x66	" "	" "	" "
13	" "	2/2	SH	34x66	" "	" "	" "
14	" "	2/2	SH	30x66	" "	" "	" "
15	" "	2/2	SH	30x66	" "	" "	" "
16	" "	2/2	SH	30x66	" "	" "	" "
17	" "	2/2	SH	30x66	" "	" "	" "
18	" "	2/2	SH	30x66	" "	" "	" "

DAMAGE TO EXISTING WINDOWS

Window	Describe Damage
Ex. A1	Glass is broke, window is inoperable, rail is rotten, and frame is broken
	Aluminum is oxidizing, single pane glass, Brick mold sills covered with Aluminum Flashing

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	6/6	SH	24x48	Recessed	Vistamark	Endura Series
11	Vinyl	6/6	SH	24x48	" "	" "	" "
12	" "	9/9	SH	34x66	" "	" "	" "
13	" "	9/9	SH	34x66	" "	" "	" "
14	" "	9/9	SH	30x66	" "	" "	" "
15	" "	9/9	SH	30x66	" "	" "	" "
16	" "	9/9	SH	30x66	" "	" "	" "
17	" "	9/9	SH	30x66	" "	" "	" "
18	" "	9/9	SH	30x66	" "	" "	" "

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North Side

CERTIFICATE OF APPROPRIATENESS

3566 Audubon St. 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	2/2	Sh	30x56	Recessed	Replacement	NONE
20	"	"	"	30x56	"	"	"
21	"	"	"	30x56	"	"	"
22	"	"	"	30x56	"	"	"
23	"	"	"	30x66	"	"	"
24	"	"	"	30x66	"	"	"
25	"	"	"	30x66	"	"	"
26	"	"	"	30x66	"	"	"
27	"	"	"	30x66	"	"	"

DAMAGE TO EXISTING WINDOWS	
Window	Describe Damage
Ex. A1	Glass is broke, window is inoperable, rail is rotten, and frame is broken /
	Aluminum is oxidizing, Brickmold & Window sills covered with Aluminum

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	9/9	Sh	30x56	Recessed	Vistamark	Endura
20	Vinyl	9/9	"	30x56	"	"	"
21	Vinyl	9/9	"	30x56	"	"	"
22	"	9/9	"	30x56	"	"	"
23	"	9/9	"	30x66	"	"	"
24	"	9/9	"	30x66	"	"	"
25	"	9/9	"	30x66	"	"	"
26	"	9/9	"	30x66	"	"	"
27	"	9/9	"	30x66	"	"	"

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North Side

CERTIFICATE OF APPROPRIATENESS

3506 ADKIN ST

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
28	Aluminum	2/2	SH	34 x 66	Recessed	Replacement	NONE
29	" "	2/2	SH	34 x 66	" "	" "	" "

DAMAGE TO EXISTING WINDOWS

Window	Describe Damage
Ex. A1	Glass is broke, window is inoperable, rail is rotten, and frame is broken
	Aluminum oxidizing, single pane glass, brick mold, window sills WRAPPED IN Aluminum.

PROPOSED WINDOW SCHEDULE

Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Brand/Vendor	Other
Ex. A1	Wood	1/1	DH	32 x 66	Recessed	Pygem	
28	Winy	9/9	SH	34 x 66	Recessed	Vistamark	ENDURA
29	" "	9/9	SH	34 x 66	" "	" "	" "

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Back of House

CERTIFICATE OF APPROPRIATENESS

3506 Adukon St

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
30	Aluminum	2/2	SH	30x45	Recessed	Replacement	None
31	" "	" "	SH	30x45	" "	" "	" "
32	" "	" "	SH	30x45	" "	" "	" "
33	" "	" "	SH	30x45	" "	" "	" "
34	" "	" "	SH	32x66	" "	" "	" "
35	" "	" "	SH	32x66	" "	" "	" "
36	" "	" "	SH	32x66	" "	" "	" "
37	" "	" "	SH	32x66	" "	" "	" "

DAMAGE TO EXISTING WINDOWS	
Window	Describe Damage
Ex. A1	Glass is broke, window is inoperable, rail is rotten, and frame is broken
	Aluminum oxidizing, mull, brick mold, sills WRAPPED with aluminum

PROPOSED WINDOW SCHEDULE							
Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Brand/Vendor	Other
Ex. A1	Wood	1/1	DH	32 x 66	Recessed	Phygem	
30	Vinyl	6/6	SH	30x45	Recessed	Vistamark Endura	
31	" "	6/6	SH	30x45	" "	" "	" "
32	" "	6/6	SH	30x45	" "	" "	" "
33	" "	6/6	SH	30x45	" "	" "	" "
34	" "	9/9	SH	32x66	" "	" "	" "
35	" "	9/9	SH	" "	" "	" "	" "
36	" "	9/9	SH	" "	" "	" "	" "
37	" "	9/9	SH	" "	" "	" "	" "

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Southside
3506 Audubon St

CERTIFICATE OF APPROPRIATENESS WINDOW WORKSHEET



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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
38	Aluminum	2/2	Sh	32x66	Recessed	Replacement	None
39	" "	2/2	Sh	" "	" "	" "	" "
40	" "	" "	Sh	" "	" "	" "	" "
41	" "	" "	Sh	30x64	" "	" "	" "
42	" "	" "	Sh	24x40	" "	" "	" "
43	" "	" "	Sh	32x66	" "	" "	" "
44	" "	" "	Sh	32x66	" "	" "	" "
45	" "	" "	Sh	32x66	" "	" "	" "
46	" "	" "	Sh	30x66	" "	" "	" "
47	" "	" "	Sh	30x66	" "	" "	" "

DAMAGE TO EXISTING WINDOWS	
Window	Describe Damage
Ex. A1	Glass is broke, window is inoperable, rail is rotten, and frame is broken
	Aluminum oxidizing, single pane glass, brick mold, windowsills, mulls, WRAPPED IN ALUM.

PROPOSED WINDOW SCHEDULE							
Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Brand/Vendor	Other
Ex. A1	Wood	1/1	DH	32 x 66	Recessed	Phigam	
38	Vinyl	9/9	Sh	32x66	Recessed	Vistamar R: Endura Series	
39	" "	9/9	Sh	32x66	" "	" "	" "
40	" "	9/9	Sh	32x66	" "	" "	" "
41	" "	9/9	Sh	30x64	" "	" "	" "
42	" "	6/6	Sh	24x40	" "	" "	" "
43	" "	9/9	Sh	32x66	" "	" "	" "
44	" "	9/9	Sh	32x66	" "	" "	" "
45	" "	9/9	Sh	32x66	" "	" "	" "
46	" "	9/9	Sh	30x66	" "	" "	" "
47	" "	9/9	Sh	30x66	" "	" "	" "

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South Side
3506 Adu Bon St.

CERTIFICATE OF APPROPRIATENESS WINDOW WORKSHEET



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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
48	Aluminum	2/2	Sh	30x66	Recessed	Replacement	NONE
49	"	2/2	Sh	30x66	"	"	"
50	"	2/2	Sh	32x66	"	"	"
51	"	2/2	Sh	32x66	"	"	"
52	"	2/2	Sh	32x66	"	"	"
53	"	2/2	Sh	24x40	"	"	"
54	"	2/2	Sh	30x64	"	"	"
55	"	2/2	Sh	32x66	"	"	"
56	"	2/2	Sh	32x66	"	"	"
57	"	2/2	Sh	32x66	"	"	"

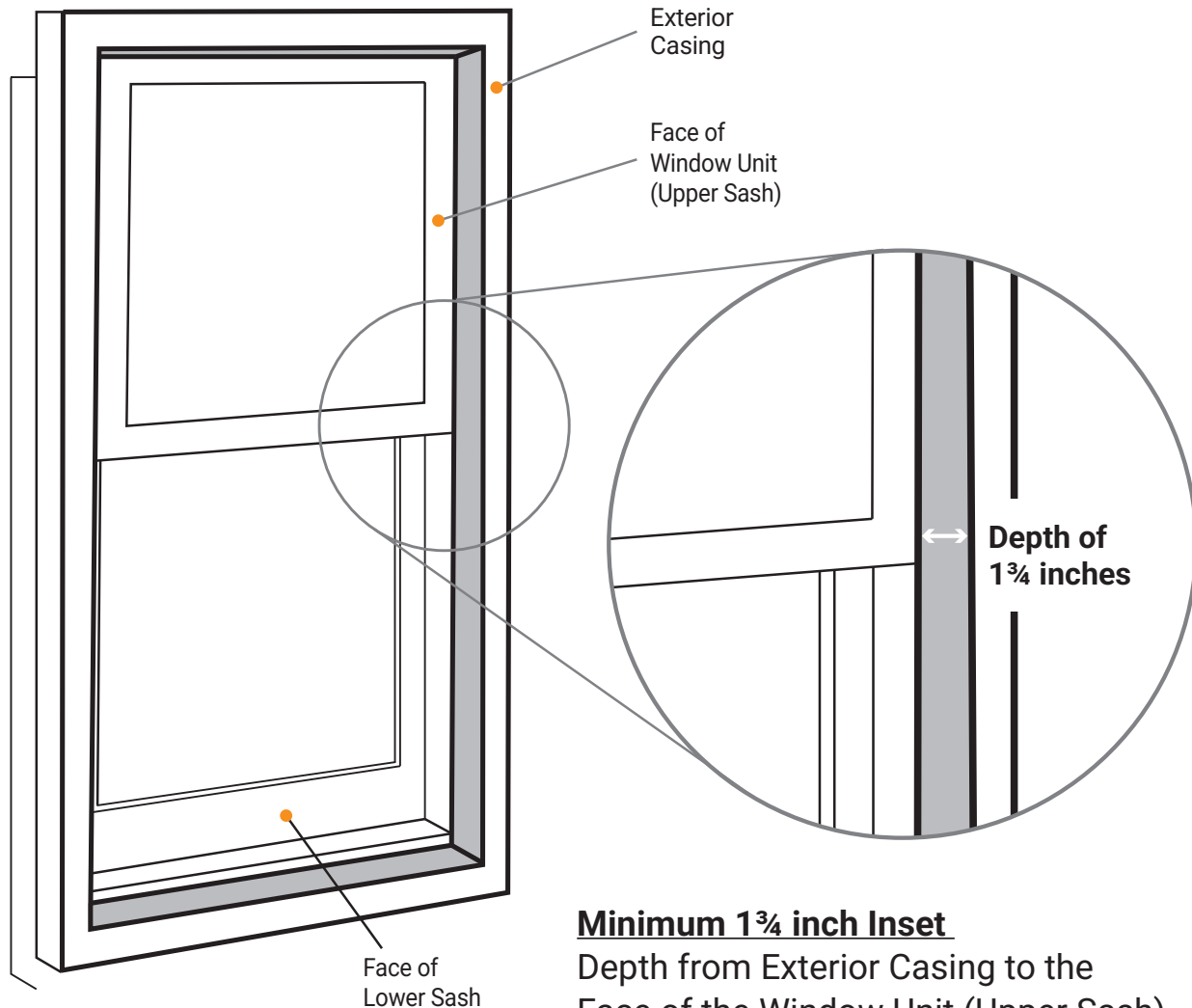
DAMAGE TO EXISTING WINDOWS	
Window	Describe Damage
Ex. A1	Glass is broke, window is inoperable, rail is rotten, and frame is broken
	Aluminum oxidizing, single pane glass, brick mold, window sill, wrapped with Aluminum

PROPOSED WINDOW SCHEDULE							
Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Brand/Vendor	Other
Ex. A1	Wood	1/1	DH	32 x 66	Recessed	Phigam	
48	Vinyl	9/9	Sh	30x66	Recessed	Vistamark Endura	
49	"	9/9	Sh	30x66	"	"	"
50	"	9/9	Sh	32x66	"	"	"
51	"	9/9	Sh	32x66	"	"	"
52	"	9/9	Sh	32x66	"	"	"
53	"	6/6	Sh	24x40	"	"	"
54	"	9/9	Sh	30x64	"	"	"
55	"	9/9	Sh	32x64	"	"	"
56	"	9/9	Sh	32x64	"	"	"
57	"	9/9	Sh	32x64	"	"	"

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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