



**ITEM E4**  
HPO File #: HP2026-0161

June 18, 2026

1215 Ashland Street  
Houston Heights West

**Applicant:** Toufic Halabi, agent; Michele Stanley, owner

**Property:** 1215 Ashland Street, Lot 13, Tract 14A, Block 181, Houston Heights (per HCAD). 964 SF house and detached garage situated on a 6,600 square foot (50' x 132') interior lot.

**Significance:** Contributing Bungalow style residence, constructed circa 1940, located in the Houston Heights West Historic District.

**Proposal:** The applicant holds an approved Certificate of Appropriateness (COA HP2025\_0174), issued on July 17, 2025, and construction under that approval is nearly complete. The COA authorized wood windows for the second-floor addition; however, vinyl windows were installed instead. This COA predates the City's internal window policy, which was adopted after the approval was issued, and therefore the restriction on vinyl windows did not apply at the time.

Staff and the Historic Preservation Inspector conducted a site visit to evaluate the installed windows. Although the units are vinyl, they have a low-profile frame and can be inset and recessed in a manner consistent with the intended appearance. Both staff and the inspector were satisfied with how the windows present in the field.

**Public Comment:** No public comment received.

**Civic Association:** No comment received.

**Recommendation:** Denial of COA, issuance of COR for the installation of vinyl windows on the addition.

**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.

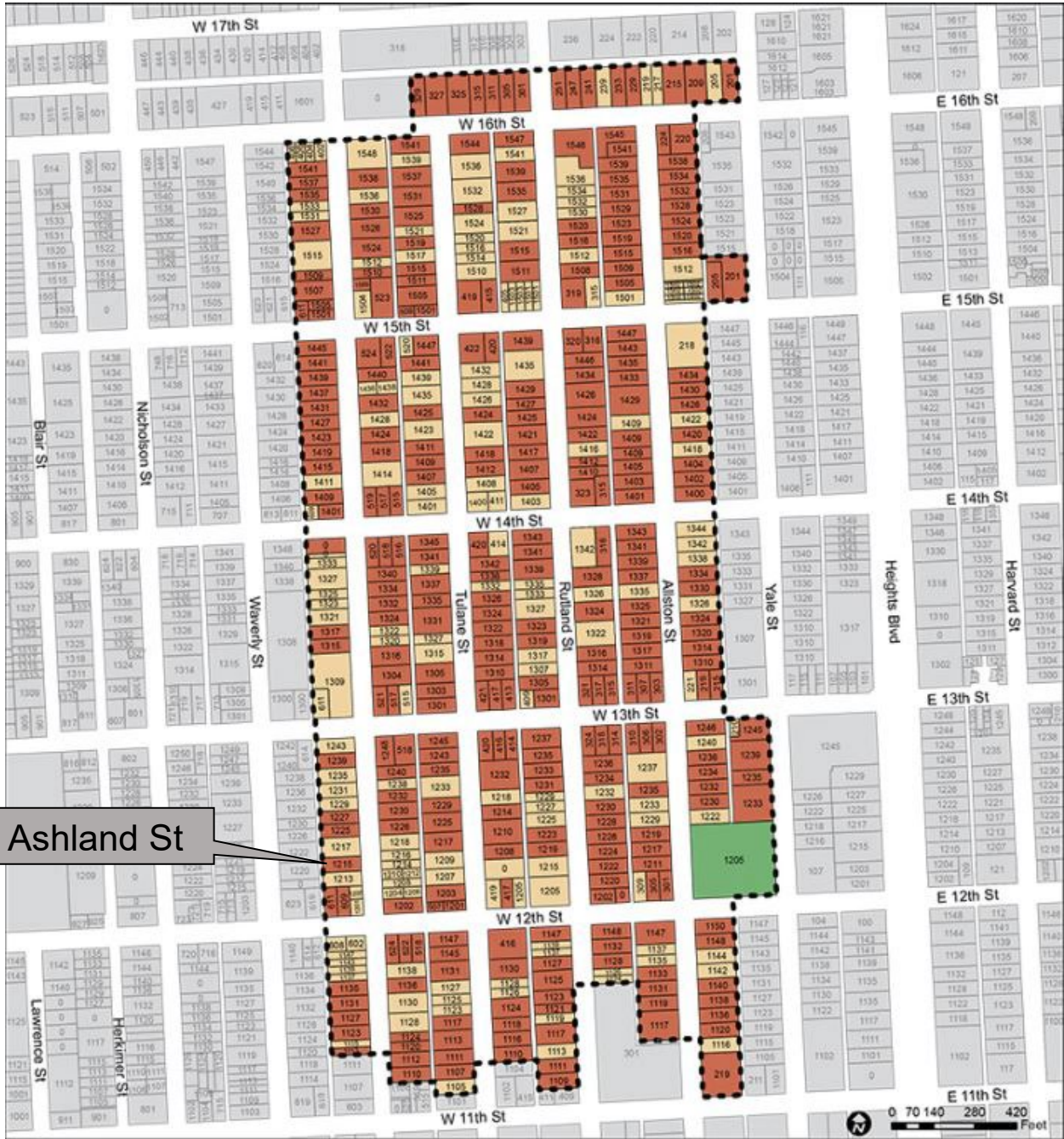


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District Map



1215 Ashland St



# CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

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## Inventory Photo



DRAFT



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## WINDOW SPECIFICATIONS

DRAFT





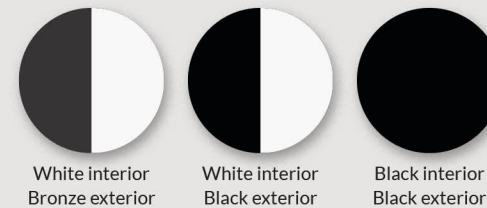
# Colors

Among its many options, the Studio Collection offers four of the most popular colors available in vinyl windows: white, taupe (solid color extrusion on both the interior and exterior), bronze, and black (capstock exterior with white interior). For an even sleeker appearance, the Studio Collection also offers a contemporary black-over-black option.

## Solid Color Extrusion



## Capstock



## Painted Color Options

Additional painted color options to accentuate your property's unique style include:



# Why Choose the Studio Collection by AMSCO?

The Studio Collection by AMSCO Windows combines energy efficiency, sturdy design, great looks, and thoughtful features, creating a solid, industry-proven performer.

With clean lines, a 3-inch frame, and energy-saving CōzE glass standard, this window is ideal for homeowners who are looking for the perfect mix of performance, appearance, and value.

As a further benefit, you are able to choose from a number of options, styles, and colors to create the perfect fit. With more than 3 million units installed, this window is a time-tested industry leader.

### DID YOU KNOW?

Over its 75-year history, AMSCO has crafted more than 29 million units—and counting! With our advanced 535,000-square-foot facility and a dedicated team of experts, AMSCO Windows is the ideal partner for projects of any size.



# Modern Elegance & Efficiency



## Pairing Vinyl Windows and Aluminum Doors

The choice of windows and doors plays a crucial role in defining both the aesthetic appeal and functional performance of a space. Integrating vinyl windows with aluminum doors seamlessly combines style, efficiency, cost-effectiveness, durability, and overall value.

## Aesthetic Appeal

The sleek, thin profile of aluminum doors offers clean lines and a minimalist look that suits modern architectural styles. Paired with vinyl windows designed to match this appearance, the result is a harmonious blend that enhances the home's visual coherence. The timeless black-on-black option allows for a seamless visual transition between windows and doors, mimicking the sleek look of aluminum while retaining the material benefits of vinyl.

## Elevate Your Home Design

The Studio Collection's black exterior and black interior vinyl windows create a seamless and bold aesthetic. The rich black frames serve as stunning focal points, enhancing both the interior and exterior of your home. These windows not only add elegance but also promise durability and energy efficiency, ensuring your home remains stylish and comfortable for years to come.

### DID YOU KNOW?

Equal sightline windows ensure that all frames and sashes align uniformly, achieving a sleek, modern architectural design.



# Styles to Fit Your Design

The Studio Collection offers a range of styles designed to create stunning looks for nearly any home design. Clients can choose from the following options: Single Hung, Horizontal Slider, Picture Window, Specialty Shapes, and Patio Door.



## Single Hung

- Standard side-load single-hung
- Integral finger pulls on the top and bottom of the sash
- Block-and-tackle balance system
- Available in an Equal Lite option
- Optional retrofit flush fin
- Stucco Key option



## Horizontal Slider

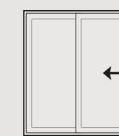
- Heavy-duty nylon rollers with stainless steel axles
- Integral finger pulls on both sides of the vent
- Available integral stucco key (nail fin products only)
- Available in an Equal Lite option
- Optional retrofit flush fin
- Stucco Key option



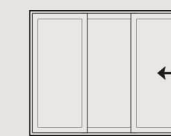
## Patio Door

Our highly sought-after patio door products are available in the following options:

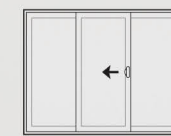
- 2-panel (OX or XO) doors
- 3-panel (OXO, XXO or OXX) doors
- 4-panel (OXXO) doors
- Up to 16-foot-wide x 8 foot-tall configurations
- Available in 10-foot-wide 2-panel configuration (OX or XO)
- Standard nail fin or optional retrofit flush fin
- Stucco Key option



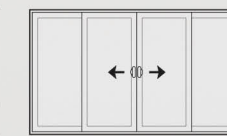
2-PANEL (OX or XO)



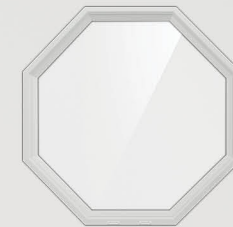
3-PANEL (OOX or XOO)



3-PANEL (OXO)



4-PANEL (OXXO)



## SPECIALTY SHAPES

- Round tops
- Arch tops
- Octagons
- Full circles
- Half circles
- Quarter circles
- Quarter angles
- Trapezoids
- Quarter rectangles
- Eyebrows



## Picture/Fixed Windows

- Available as a direct sets, allowing for maximum glass-viewing areas
- Units available in a retrofit flush-fin application
- Available in an Equal Lite option
- Optional retrofit flush fin
- Stucco Key option

## DID YOU KNOW?

We continuously evolve our product designs to keep up with modern architectural trends and consumer preferences.

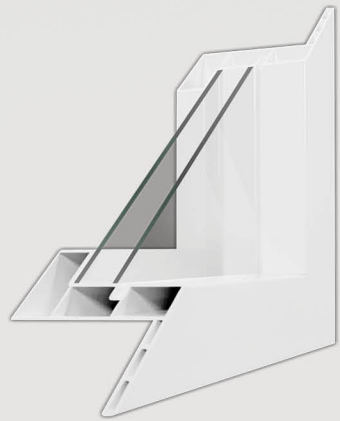
# Frame Styles

The Studio Collection is available in a variety of frame styles designed to meet any need, from new construction to retrofit and remodeling applications. Each frame option allows homeowners to enjoy their window enhancements and feel secure in the safety of their home.



## 1 3/8-Inch Nail Fin Setback

Our integral 1 3/8-inch nail fin setback is the most common frame style for new construction applications. This option combines the energy efficiency and low maintenance of vinyl with the clean lines and low profile appearance of an aluminum window.



## Retrofit Flush Fin

Also called a jump frame, the retro flush fin's integral 1 1/2-inch dual wall retrofit flush fin is located on the exterior of the frame. The installation process allows the window to be placed in a retrofit application without removing the old window frame—a method that does not damage or interrupt the existing water barrier. It can be used in stucco, brick, and siding applications.



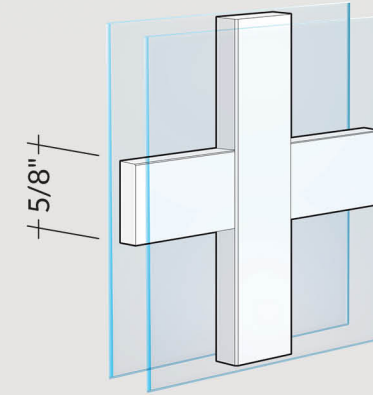
Stucco Key

## 1-Inch or 1 3/8-Inch Nail Fin/Stucco Key

Primarily used in one-coat stucco applications, this frame has a 1-inch or 1 3/8-inch nail fin setback with a stucco key on the outside of the frame. This option provides a clean finish line for stucco, while also allowing for easy installation and an overall sleek appearance.

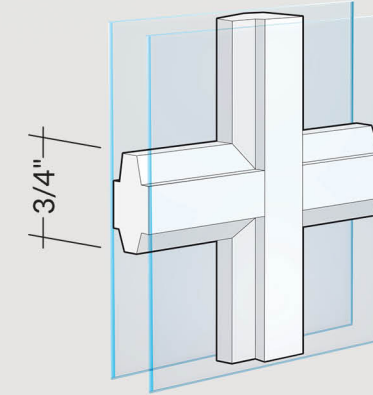
# Grid Options

The Studio Collection allows several grid options to add architectural interest and design elements, both inside and out. Grids are available inside of the insulated unit in 5/8-inch flat, 3/4-inch sculptured, and 13/16-inch flat grids as well as in simulated divided lites (SDLs) located on the outside of the glass to give the Old World look of divided lite windows.



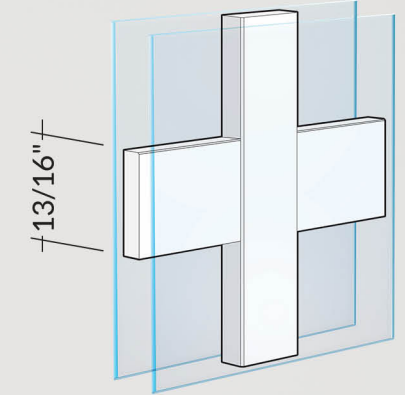
+5/8"

## 5/8 Inch Flat Grid



+3/4"

## 3/4 Inch Sculptured Grid



+13/16"

## 13/16 Inch Flat Grid

### DID YOU KNOW?

Our vinyl windows are designed for superior insulation. The multi-chambered design reduces heat transfer, keeping interiors cooler in the summer and warmer in the winter, leading to significant savings on heating and cooling costs.

## Secure Locking

The Studio Collection features the most popular window hardware: the classic, time-tested cam-action lock, which comes standard. This lock offers secure locking, ensuring homeowners can have the peace of mind they desire.



## Continuous Frame Option

The continuous frame, or T-Bar, option allows you to join more than one window in a single frame, thereby increasing structural integrity.



Fair Built Homes



## Standard Cam Lock

The standard cam lock is a classic, dependable, long-lasting, and easy-to-use option that comes standard with the Studio Collection.

# Quality Vinyl

Not all vinyl is created equal. Lesser-quality vinyl can discolor and warp with exposure to sun and harsh UV light. AMSCO's unique, Western climate-specific PVC formula is scientifically formulated to withstand even the harshest conditions season after season—all while maintaining its stability and function—without cracking, chipping, flaking or chalking.



- Will not absorb moisture
- Color-stabilized vinyl to prevent discoloration
- Formulated specifically for mountain and Southwest climates to maintain stability
- Protects against damaging effects of UV rays



Arizona testing facility



Light penetration of competitor's vinyl material



Light penetration of AMSCO's vinyl material

## Patented Vinyl Formula

When exposed to identical conditions of light intensity, lesser-quality vinyl allows more light to pass through—enabling ultraviolet rays more ability to degrade the polymer, leading to deformation and a “dingy” appearance. We add calcium carbonate and titanium dioxide to boost our patented vinyl formula and deliver superior color retention and stability—so that AMSCO windows stay looking like new for the test of time.

## Independent Desert Condition Tests

AMSCO's vinyl is subjected to independent desert condition tests beyond what the industry requires, so you can be assured of enjoying your AMSCO windows worry-free for years to come:

- Heat resistance
- Weatherability
- Air infiltration
- Water resistance
- Dimensional stability
- Impact resistance
- Weight tolerance
- Tensile strength
- Corner-weld strength

### DID YOU KNOW?

We use state-of-the-art manufacturing processes, combining the latest technologies with skilled craftsmanship to produce high-quality windows and doors.

# Glass Options

High-performance, energy-efficient glass options protect your home from temperature extremes. All of our glass options feature warm-edge spacer technology, reducing thermal transfer and condensation.

## CōZE

AMSCO CōzE (Standard Low-E Glass, Cardinal 270)

Standard on every Studio Collection window.

## CōZE MAX

AMSCO CōzE Max (Cardinal 340)

High-energy performance rating, glare control, and tinted for a beautiful aesthetic appearance.

## CōZE HV

AMSCO CōzE HV (Cardinal 366)

High-energy performance rating, high visibility, and significant UV protection.

### Argon Gas

Can be added to any of our glass configurations to improve energy efficiency.

## CōZE VANTAGE

AMSCO Vantage Glass

Unique insulated glass unit designed to give maximum performance in U-value and solar heat gain coefficient by utilizing hard-coat, Low-E technology (Low-E is on two surfaces in this option)

### Super Spacer IG units

Closed dense cell material for higher performance.



## Additional Features

### AAMA Gold Labeled

All Studio Collection windows and patio doors

are tested and certified to structural, water, and air infiltration as well as forced entry. (This is the highest standard in the industry and requires independent auditing for quality assurance.)

### Clean Appearance

The Studio Collection features clean lines—both inside and out—with no mull-groove slots to deter the appearance.

### Hassle-Free Installation

Engineered for hassle-free installation, giving your installers the flexibility they need.



# Choosing the Perfect AMSCO Window



## Studio Collection

Elevating Modern Home Design

Experience the perfect blend of style and performance. Featuring clean lines, a sleek 3-inch frame, and energy-saving CōzE glass, these windows offer a contemporary look that enhances any home. Choose from popular colors, including a chic black-over-black option, for versatile design choices that suit modern aesthetics. Optional Equal Lite window is available for a balanced, elegant design.



## Hampton Collection

Classic Elegance for Your Home

Transform your home into a masterpiece. Boasting deep beveled edges and sturdy frames, these windows exude classic charm and sophistication. Available in standard and custom colors, with multiple grid options for a traditional look, the Hampton Collection offers unparalleled customization.



Window frames significantly impact both the aesthetics and functionality of your home. Thin profile vinyl frames are ideal for contemporary styles, offering a clean, modern look with maximum glass area and natural light. Thicker beveled frames add architectural detail, providing a traditional or classic appearance while enhancing structural strength and energy efficiency. Bulkier soundproof frames are perfect for noisy environments, offering superior noise reduction, durability, and enhanced thermal insulation.

### DID YOU KNOW?

AMSCO has been featured in numerous high-profile residential and commercial projects across the United States.



## Serenity Collection

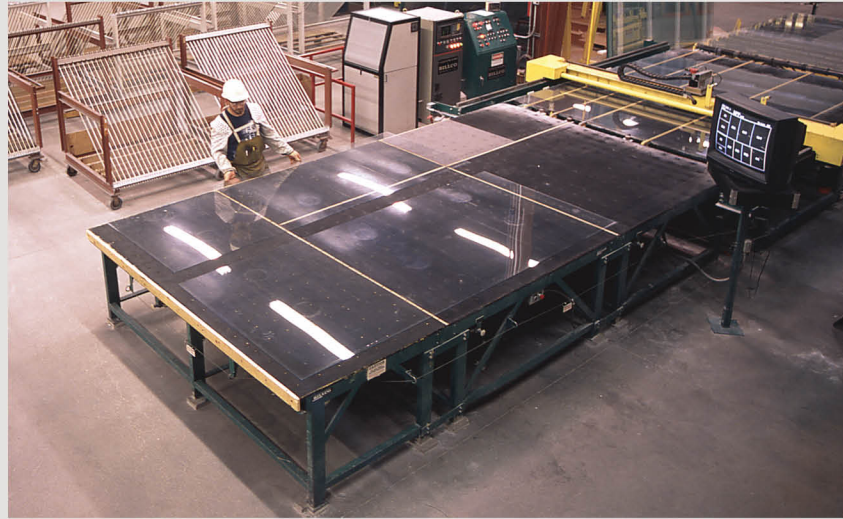
Enhancing Comfort and Efficiency

Create a peaceful oasis in your home. Designed for optimal sound control and energy efficiency, these windows offer superior performance in any environment. With a wide frame and triple-glazing design, the Serenity Collection reduces noise and enhances thermal efficiency, ensuring comfort and tranquility.



# Certified Quality

Every AMSCO product meets or exceeds the criteria for critical quality standards, providing our customers with the comfort and assurance that they are investing in the best windows and doors possible for their homes. With more than 75 years of experience to support our promise, we can assure our customers that we are here to help and will correct any issues that arise. To show our customers that we are committed to our mission, all AMSCO Windows products are backed with a limited warranty.



## Industry Alliance

In addition to our own stringent quality control standards, AMSCO is a proud member of the Fenestration and Glazing Industry Alliance (FGIA) and the National Fenestration Rating Council (NFRC) and has earned the right to carry the Energy STAR label, a program sponsored by the Department of Energy. These organizations set the standards for the entire window and door industry.

## Performance

Below is listed performance data for the Studio Collection Window.

	U-Value*	SHGC†	VT‡	STC§	Structural Rating	Maximum Size
<b>The Studio Collection</b>						
Single Hung	0.34 - 0.29	0.31 - 0.23	0.58 - 0.54	25 - 33	LC-PG25 / LC-PG35 / C-PG50†	48x96 / 48x84 / 44x75
Horizontal Slider	0.34 - 0.29	0.31 - 0.23	0.58 - 0.53	25 - 33	R-PG15 / LC-PG25 / LC-PG35	120x72 / 72x72 / 72x60
Picture Window (Direct Set)	0.32 - 0.26	0.33 - 0.25	0.63 - 0.58	24 - 33	R-PG20 / LC-PG35 / C-PG50†	120x72 / 96x60 / 84x72
Equal Lite Single Hung	0.35 - 0.30	0.29 - 0.22	0.55 - 0.51	25 - 33	LC-PG35	48x84
Equal Lite Horizontal Slider	0.35 - 0.30	0.29 - 0.22	0.55 - 0.51	25 - 33	LC-PG25	72x72
Equal Lite Picture Window (Slider Frame)	0.32 - 0.28	0.31 - 0.23	0.58 - 0.53	24 - 33	LC-PG25	72x60

\*U-Value represents the amount of heat transfer, as measured in accordance with NFRC 100. †Solar Heat Gain Coefficient (SHGC) measures the amount of solar radiation entering the building, as measured per NFRC 200. ‡Visible Transmittance (VT) measures the amount of visible light through the overall unit. Sound Transmission Class (STC) is an integer rating of how well a building partition attenuates airborne sound.  
**NOTE:** Data shown is for comparison purposes only and is accurate as of May 1, 2016. Performance data is for overall window units and not glass only. Please contact your authorized AMSCO dealer for actual values of units. All values are certified through FGIA and NFRC programs.

## About Us

A privately held company founded in 1949, AMSCO Windows knows how important contractor's and architect's roles and the services they provide their customers on a daily basis are. That's why AMSCO offers value, comfort, and peace of mind in all that we do, especially when it comes to the professionals utilizing our products.

Many of AMSCO's dedicated employees have helped to grow the company over decades of service. This stable work environment provides for quality, long-term stability and a company you can count on now and into the future.

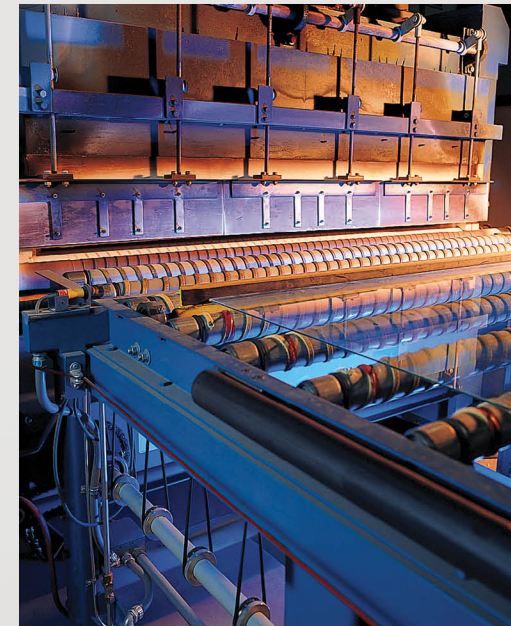
Our 535,000-square-foot manufacturing plant is located in Salt Lake City, Utah, and contains an on-site tempering furnace, multiple insulated glass lines, and state-of-the-art equipment to assure a consistent and efficient manufacturing process.

## The AMSCO Guarantee

Simply put, we back our windows with a warranty that gives you peace of mind. Our limited warranty covers any defects in materials or workmanship in our vinyl windows and doors for original homeowners.\* Our warranty process is administered by our local dealer to ensure your satisfaction. For complete warranty details, contact your authorized AMSCO dealer, or visit us online at [www.amscowindows.com](http://www.amscowindows.com).

\*If the product is installed in a single-family residence that you own and occupy at the time of initial installation, this warranty remains in force for twenty (20) years from the date of installation. If you sell your residence or it becomes occupied by any person other than you, the warranty will expire at that time. Contact your certified dealer for information regarding extended warranty options.

AMSCO tempering furnace



MADE IN THE USA



## AMSCO Windows & Doors

1880 South 1045 West  
PO Box 25368  
Salt Lake City, Utah 84125

TOLL FREE  
**800.748.4661**

FACSIMILE  
**801.974.0498**

[amscowindows.com](http://amscowindows.com)



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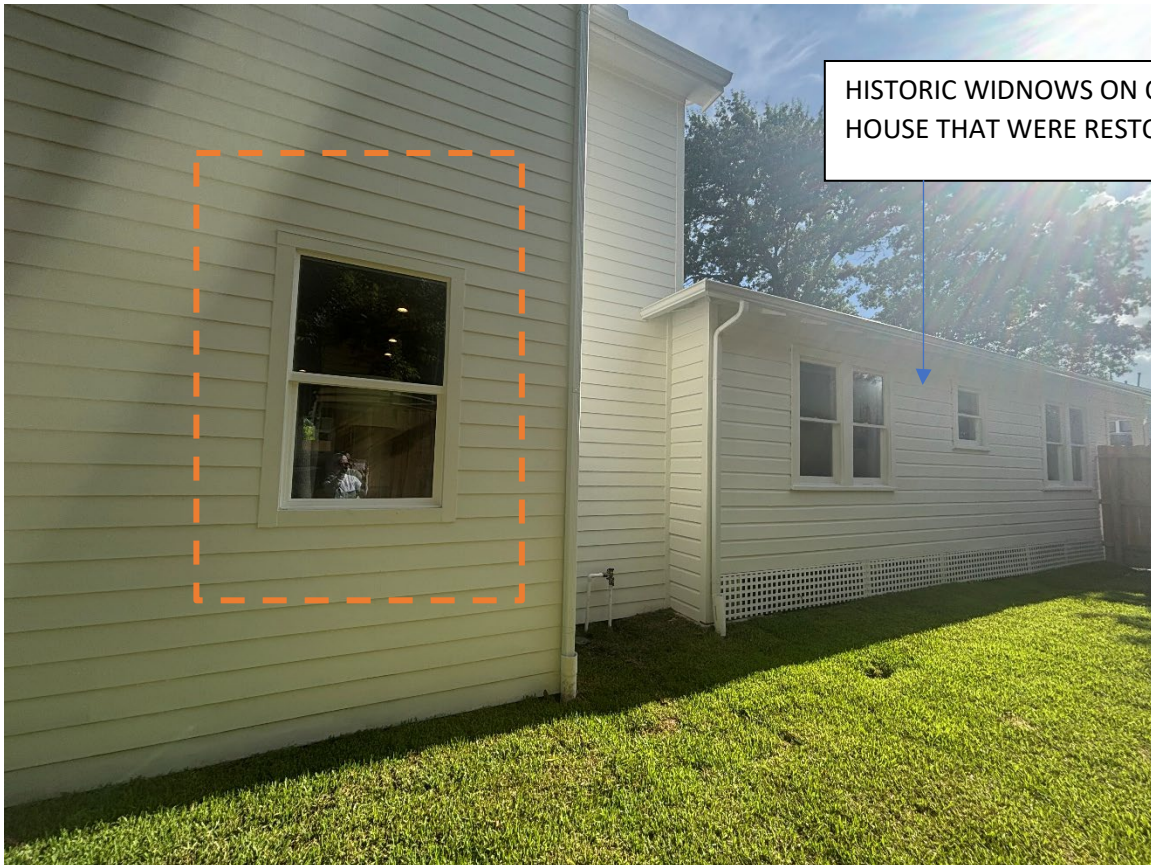


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## EXISTING PHOTOS FROM STAFF SITE VISIT



HISTORIC WIDNOWS ON ORIGINAL  
HOUSE THAT WERE RESTORED



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