



CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

ITEM E02
HPO File #: HP2026_0159

August 13, 2026

509 Euclid St
Woodland Heights

Applicant: Edis Hobson, owner / Jeremy Curtis, agent

Property: 509 Euclid Street, TRS 14 and 15A, Block 22, Woodland Heights I Subdivision. The property includes a historic 1,651 square foot, one-story, wood, single-family residence and detached garage situated on a 6,200 square foot interior lot.

Significance: Bungalow style residence, constructed circa 1920, located in the Woodland Heights Historic District.

Proposal: Alteration – Addition

The application is proposing to:

- Construct a 2,169 sq ft addition, bringing the total from 1,561 sq ft to 3,730 sq ft. with 4,575 sq ft covered.
- An addition at the front of the home (behind a non-original addition) and a first and second floor addition at the rear of the home.
- Demolish a non-original addition to open the original front porch, the windows in the wall are to be removed and install new wood columns with brick bases.
- Remove the existing asbestos siding and repair and replace the 4" reveal wood siding beneath, as needed.
- Install new smooth cementitious siding with a 6" reveal on the addition.
- Maintain the original wood windows of the existing home.
- Install new wood 1 over 1 windows, at the addition
- The home will be constructed with a 27'-6 1/2" maximum ridge height.
- The attached garage will have a 26'-6 1/2" maximum ridge height.
- It will have a 21'-0" maximum top plate on the second-floor and a 12'-0" top plate height on the first floor.
- The new roof will have a 6 over 12 roof pitch.
- The existing garage will be demolished and re-constructed forward 8'-0" to minimize the amount of tree trimming that would need to take place.
- The addition will have an attached garage and garage apartment above.

Public Comment: 0 Public Comments Received - See Attachment(s)

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.	
				<i>The distance of the property line of the garage is vastly different than the context area due to the circumstances pertaining to the large oak tree.</i>	



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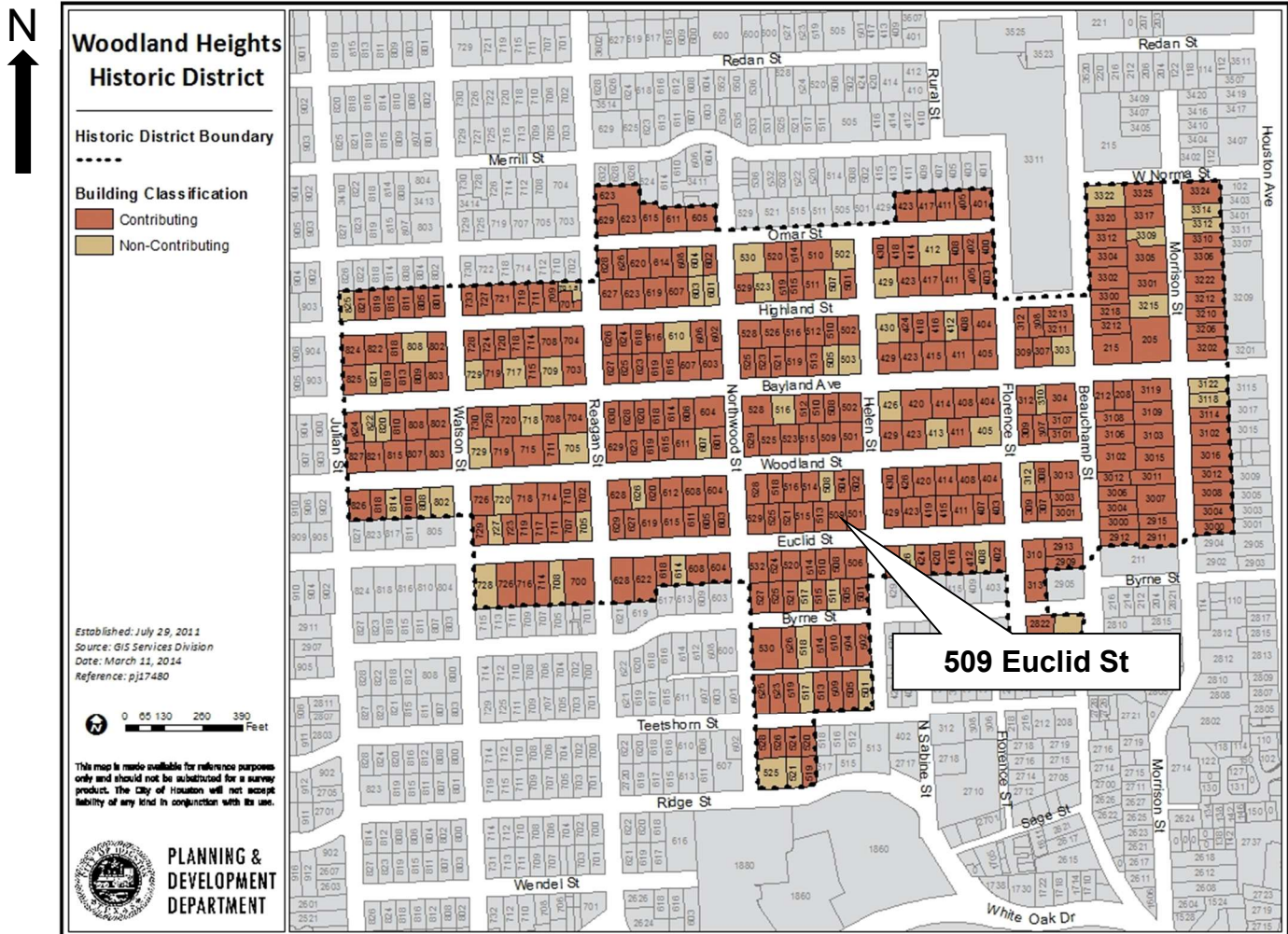
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DISTRICT MAP





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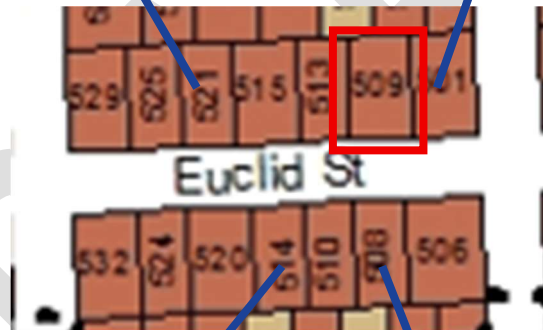
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CONTEXT AREA PHOTOS





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BLA PHOTO



INVENTORY PHOTO





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CURRENT PHOTOS





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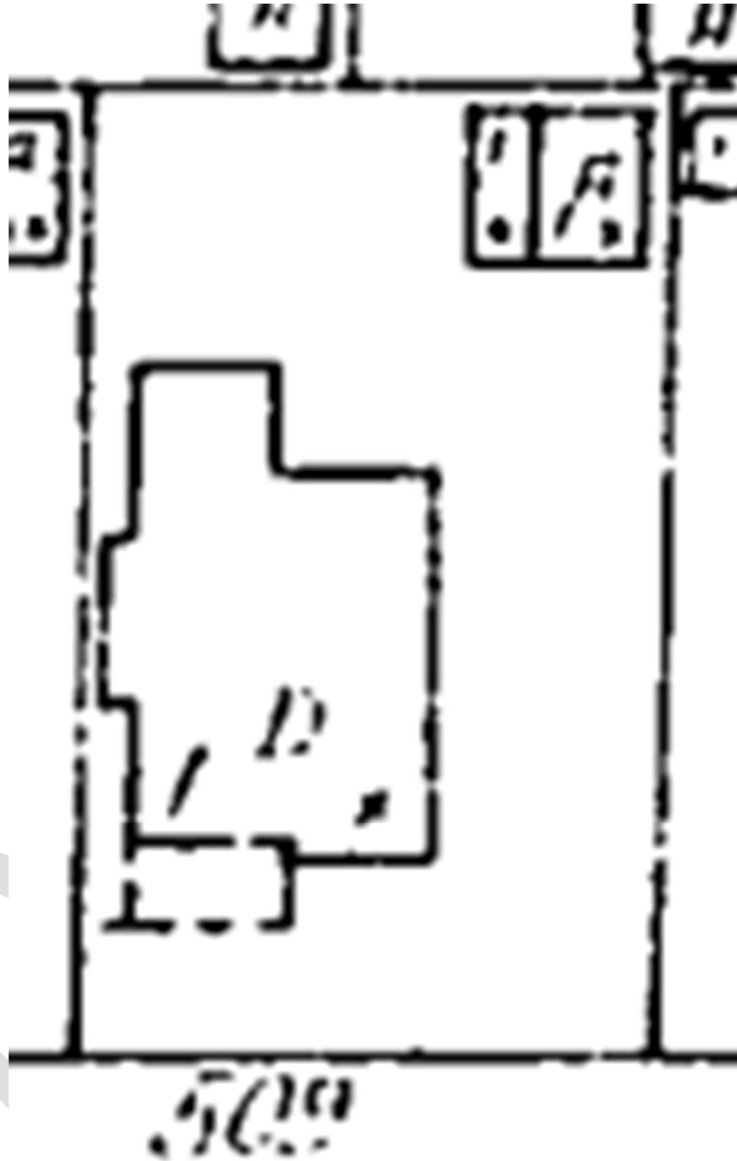
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SANBORN 1924





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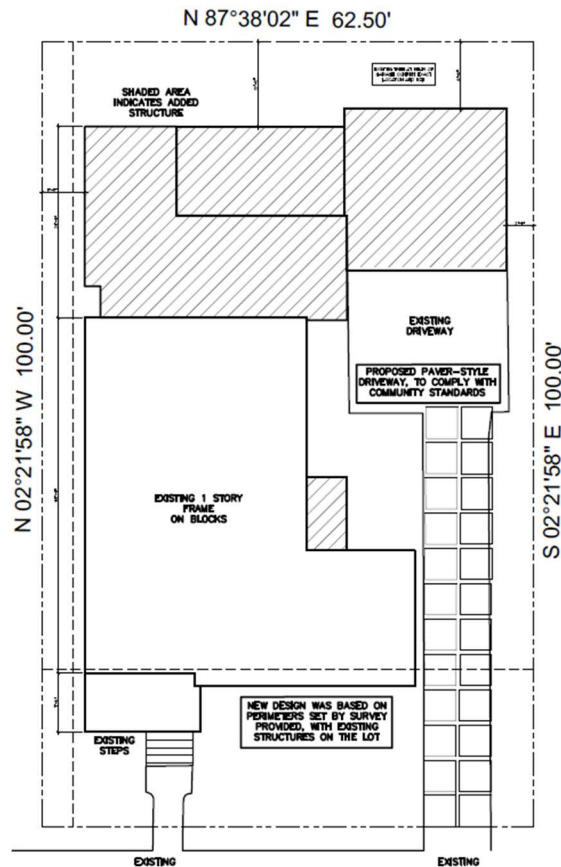
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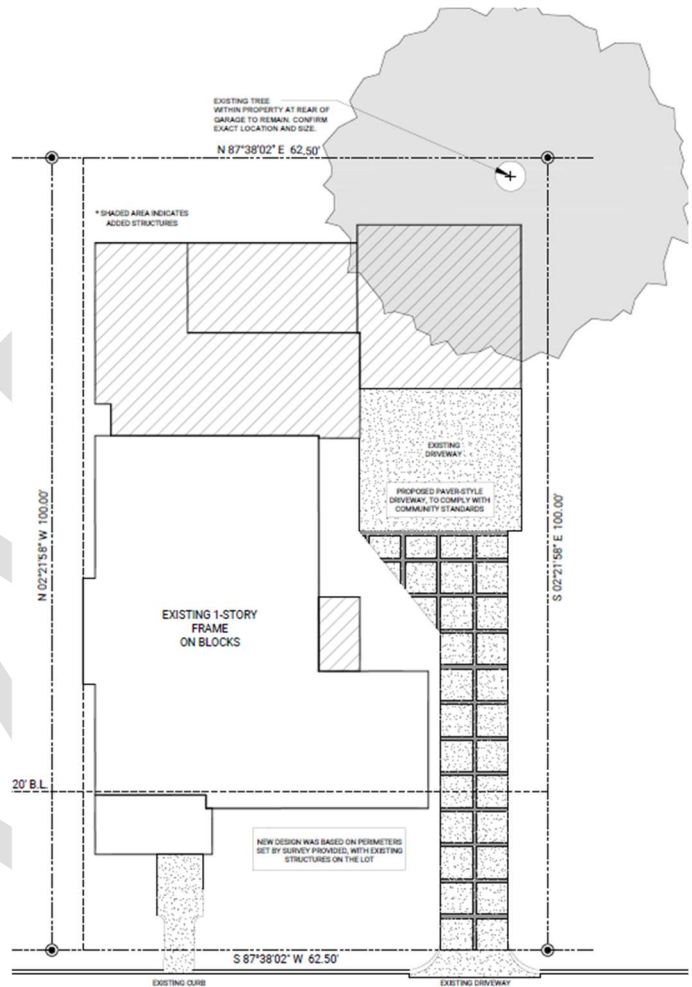
JULY PROPOSAL VS AUGUST PROPOSAL

SITE PLAN

JUNE



AUGUST





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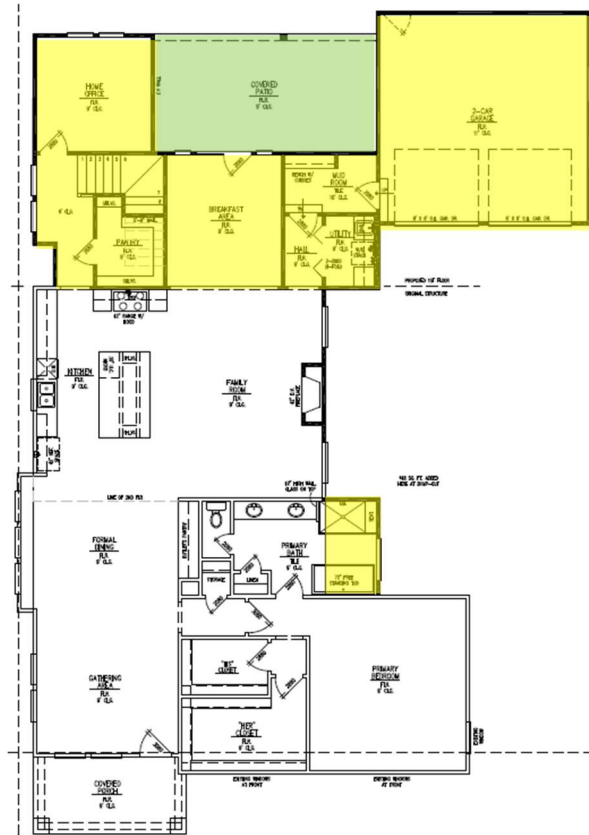
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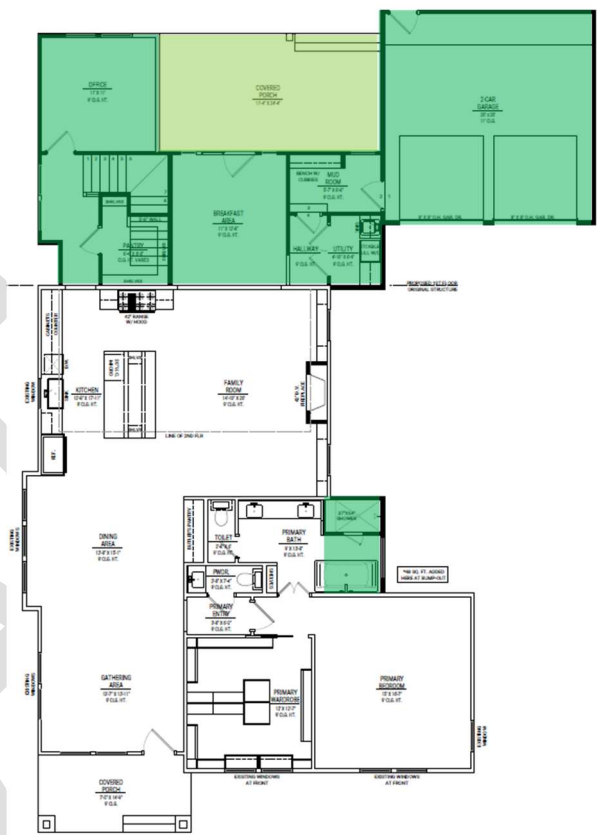
JULY PROPOSAL VS AUGUST PROPOSAL

FIRST FLOOR PLAN

JULY



AUGUST





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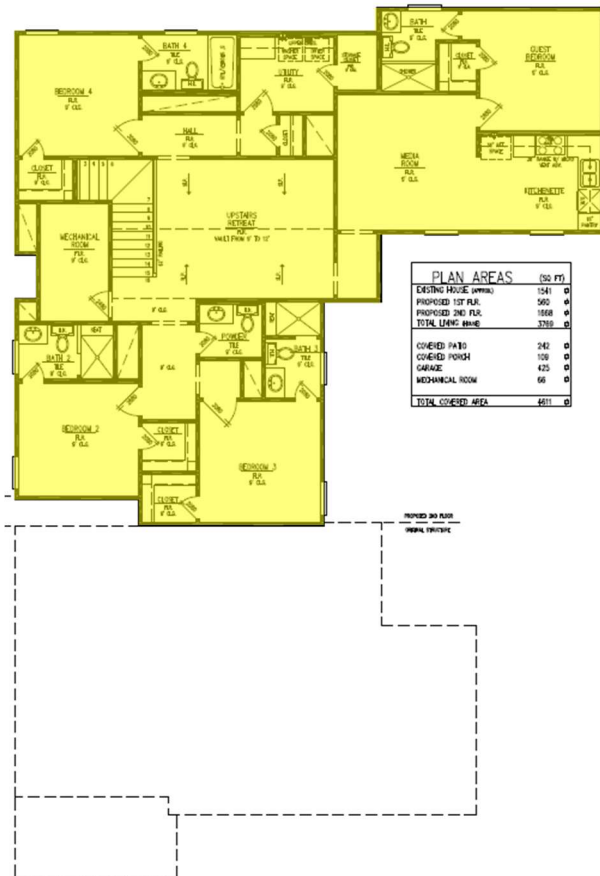
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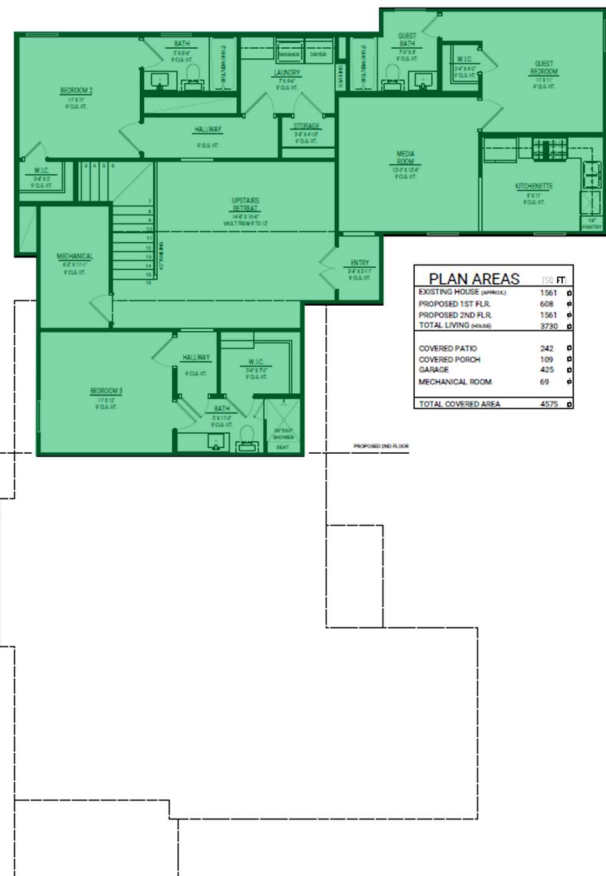
JULY PROPOSAL VS AUGUST PROPOSAL

SECOND FLOOR PLAN

JULY



AUGUST





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JULY PROPOSAL VS AUGUST PROPOSAL

FRONT ELEVATIONS

EXISTING



PROPOSED (JULY)



PROPOSED (AUGUST)





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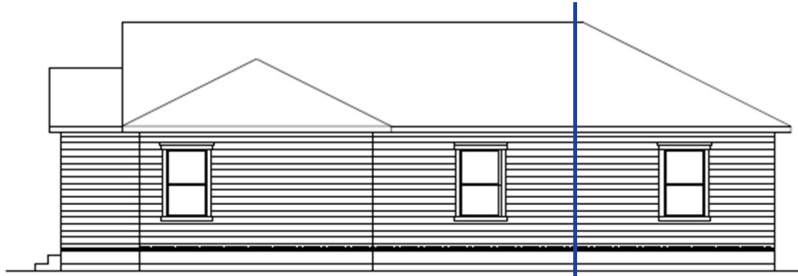
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JULY PROPOSAL VS AUGUST PROPOSAL

RIGHT ELEVATIONS

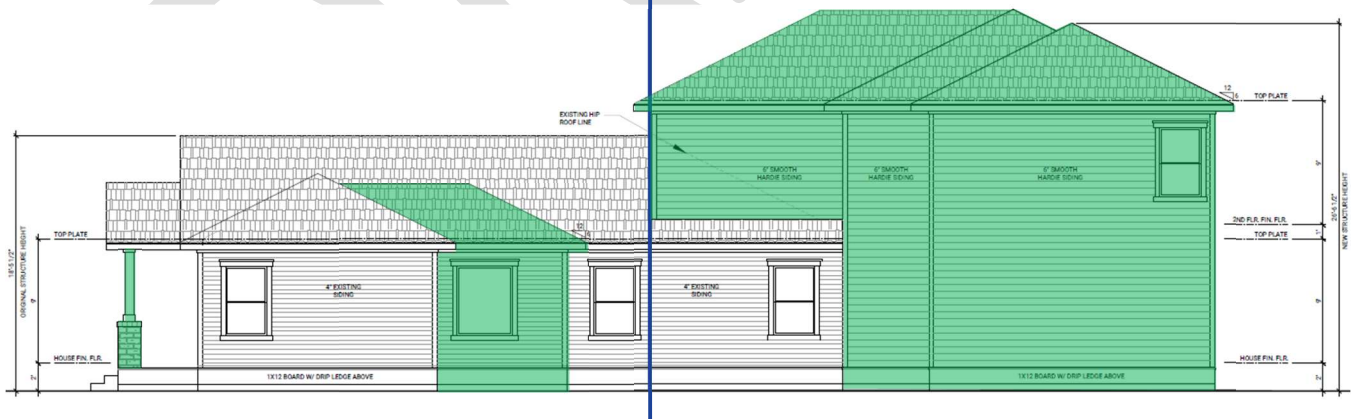
EXISTING



PROPOSED (JULY)



PROPOSED (AUGUST)





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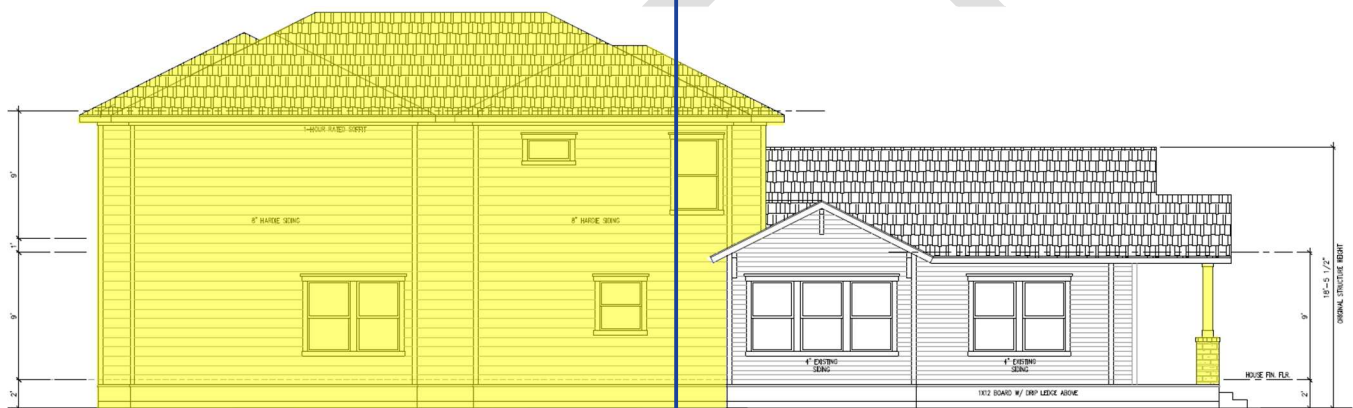
JUNE PROPOSAL VS AUGUST PROPOSAL

LEFT ELEVATIONS

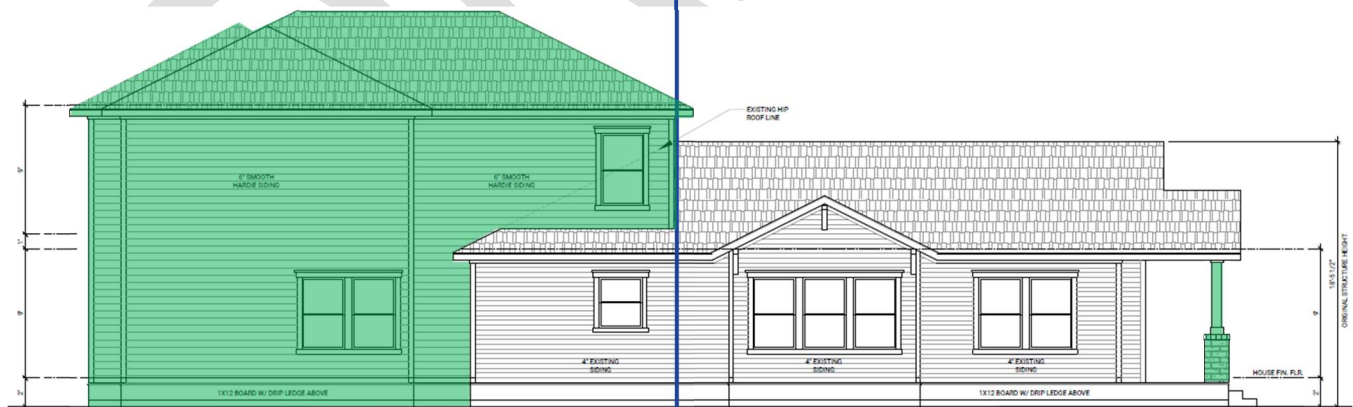
EXISTING



PROPOSED (JULY)



PROPOSED (AUGUST)





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JUNE PROPOSAL VS AUGUST PROPOSAL

REAR ELEVATIONS

EXISTING



PROPOSED (JULY)



PROPOSED (AUGUST)





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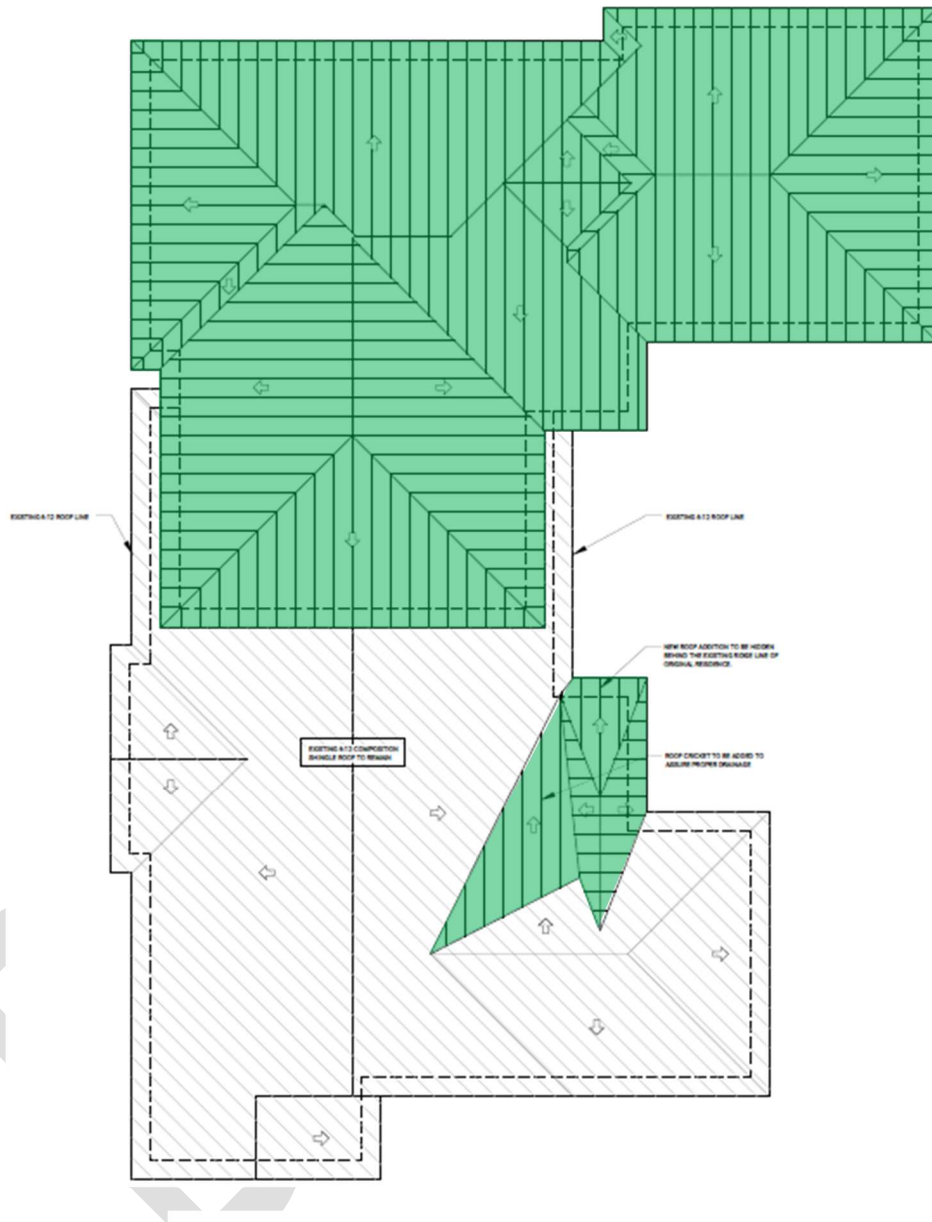
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PROPOSED ROOF PLAN



PROPOSED ROOF PLAN

SCALE: N.T.S.





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JULY PROPOSAL VS AUGUST PROPOSAL

JUNE CALCULATIONS:

4,795 covered

JULY CALCULATIONS:

PLAN AREAS		(SQ FT)
EXISTING HOUSE (APPROX.)	1541	φ
PROPOSED 1ST FLR.	560	φ
PROPOSED 2ND FLR.	1668	φ
TOTAL LIVING (HOUSE)	3769	φ
COVERED PATIO	242	φ
COVERED PORCH	109	φ
GARAGE	425	φ
MECHANICAL ROOM	66	φ
TOTAL COVERED AREA	4611	φ

AUGUST CALCUALTIONS:

PLAN AREAS		(SQ FT)
EXISTING HOUSE (APPROX.)	1561	φ
PROPOSED 1ST FLR.	608	φ
PROPOSED 2ND FLR.	1561	φ
TOTAL LIVING (HOUSE)	3730	φ
COVERED PATIO	242	φ
COVERED PORCH	109	φ
GARAGE	425	φ
MECHANICAL ROOM	69	φ
TOTAL COVERED AREA	4575	φ



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WINDOW SCHEUDLE

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	Wood	1/1	SH	36 x 66	Recessed	replacement	yes
B	wood	1/1	SH	24 x 24	Recessed	replacement	no
C	wood	1/1	SH	36 x 48	recessed	replacement	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	
E	Wood	1/1	SH	30 X 60	recessed	Sierra Pacific	
F	Wood	1/1	SH	36 x 66	recessed	Sierra Pacific	
G	Wood	1/1	fix	36 x 66	recessed	Sierra Pacific	
H	Wood	1/1	fix	24 x 36	recessed	Sierra Pacific	
I	Wood	1/1	fix	48 x 60	recessed	Sierra Pacific	
J	Wood	1/1	fix	18 x 72	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



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PRODUCT DATA SHEET

All Wood Double Hung



For a truly distinctive home, you can't beat the timeless elegance of all-wood windows. The concealed wood jambliner of our all-wood premium double hung is a big upgrade over other vinyl versions. With a combination of historic styling and contemporary engineering, they frame any view with sleek, natural beauty.

Standard Construction:

- 5-7/8" overall frame depth, with 11/16" frame thickness. Standard 4-9/16" jamb depth.
- Full 1-7/16" thick, mortise and tenoned sash.
- Block and tackle balance mechanism housed in concealed jambliners.
- Tilt in sash for easy cleaning.
- Flush mounted lock and keeper.
- Half or full roll form aluminum screens.

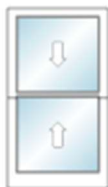
MINIMUM / MAXIMUM FRAME SIZES

Additional sizes may be available upon request and approval.

Wood Premium DH - Operating		Wood Premium DH - Picture	
Minimum Frame Width	17.5"	Minimum Frame Width	16.875"
Minimum Frame Height	32.625"	Minimum Frame Height	32.625"
Maximum Frame Width	45.5"	Maximum Frame Width	100.875"
Maximum Frame Height	92.625"	Maximum Frame Height	103.5"
		Maximum Square Feet	50"



Performance Data:



Operating DH: 37.5" x 76.625"

AIR INFILTRATION.....0.1/0.11/A2
WATER.....NO LEAKAGE @ 7.52 PSF
STRUCTURAL.....LC-PG50



Picture DH: 61.375" x 76.625"

AIR INFILTRATION.....0.01/0.01/A3
WATER.....NO LEAKAGE @ 7.52 PSF
STRUCTURAL.....CW-PG50

Thermal Performance (NFRC):

Air Filled		Argon Filled	
Low-E 272 Clear	Low-E 366	Low-E 272 Clear	Low-E 366
U-FACTOR.....0.32	U-FACTOR.....0.32	U-FACTOR.....0.28	U-FACTOR.....0.27
SHGC.....0.30	SHGC.....0.20	SHGC.....0.30	SHGC.....0.20
VT.....0.51	VT.....0.46	VT.....0.30	VT.....0.20
CR.....55	CR.....56	CR.....52	CR.....47

All values represent insulated glass units using black warm edge spacer. Additional glazing options available.

For a comprehensive list of glazing configurations, please refer to the Wood Premium Double Hung Product Performance Guide (NFRC) located in the Technical Resources Library on our website.



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OWNER PROVIDED PHOTOS





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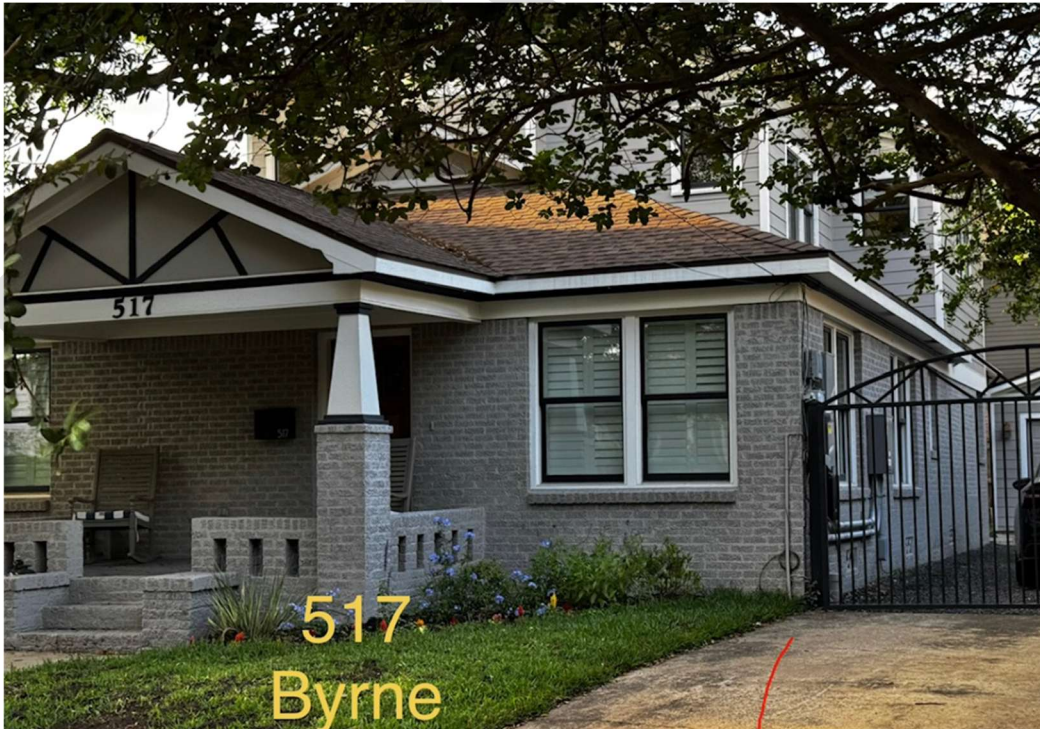
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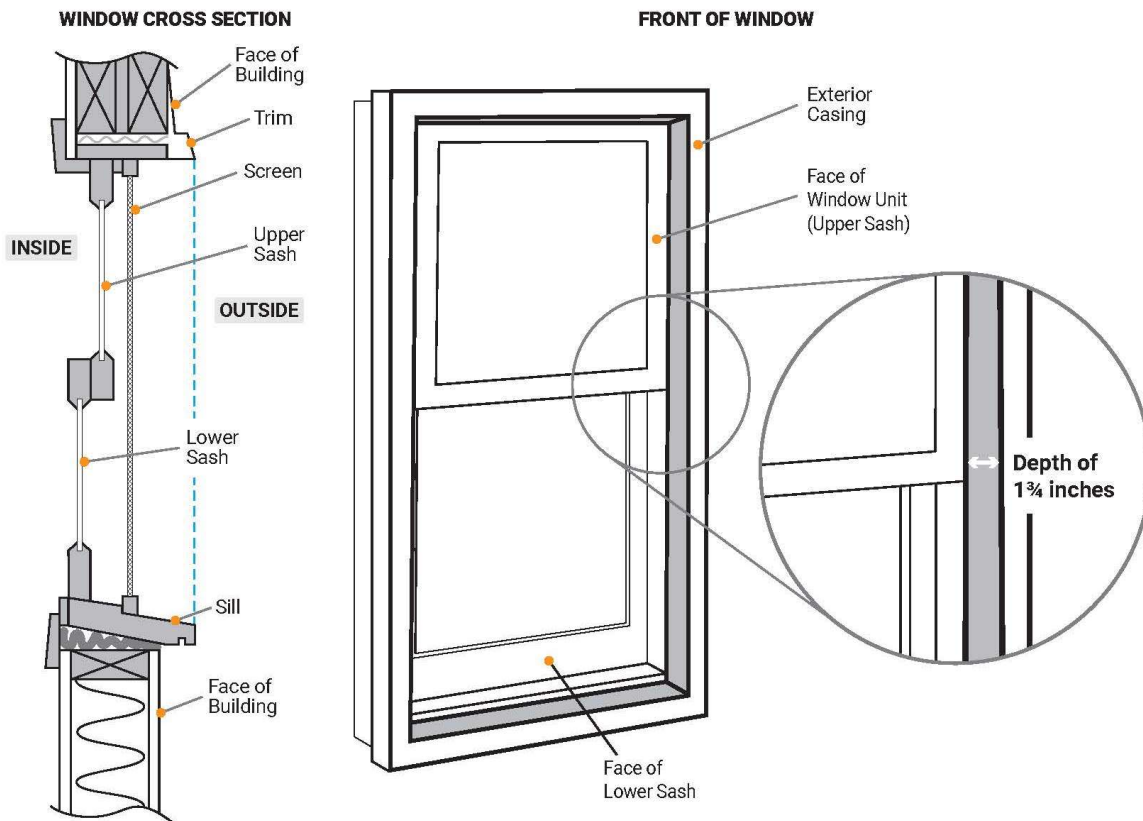
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ATTACHMENT A



Historic Window Standard: New Construction & Replacement



Minimum 1 $\frac{3}{4}$ 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 $\frac{3}{4}$ inch minimum inset for Fixed Window

For more information contact: Houston Office of Preservation



832-393-6556



historicpreservation@houstontx.gov



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PUBLIC COMMENT

DRAFT