

CERTIFICATE OF APPROPRIATENESS**Application Date:** October 6, 2025**Applicant:** Anthony Monaco, owner

Property: 728 Euclid Street, Lot 1, Block 1, Woodland Heights Neighborhood Subdivision. The property includes a historic 1,615 square foot, one-story brick single family residence situated on a 5,670 square foot corner lot. The lot was approved for replat by the City of Houston Planning Commission to subdivide the 11,325 square foot corner lot into two 75' x 75.6' parcels (728 Euclid and 2924 Watson Street). The plat was recorded on 11/14/2025 (Film Code No. 713687 of the Map Records of Harris County).

Significance: Non-Contributing altered brick bungalow, constructed circa 1910, located in the Woodland Heights Historic District.

Proposal: New Construction – Single Family Residence with an Attached Garage

The applicant proposes constructing a new two-story, wood-frame single family residence with an attached garage in place of the existing non-contributing structure. Additional project details explained can be found on pg. 22 of the staff report, in addition to the architectural drawings on pg.15-20, and window info on pg. 23.

- Square Footage:

- First Floor Conditioned- 1,623 sqft
- Second Floor Conditioned- 2,153 sqft
 - Total Conditioned- 3,776 sqft
- Garage Unconditioned- 648 sqft
- Covered Entry- 108 sqft
- Covered Patio- 208 sqft
 - Total Covered- 4,740 sqft

- Materials/Features:

- Porch:
 - L-shaped wrapped front porch on northwest corner facing Euclid and Watson. Tapered wood columns with a 3'-6" brick base will support the 4.5:12 metal roof covering. Wood steps will lead up to the porch.
- Siding:
 - Smooth cementitious siding with a 6" reveal and board and batten.
- Windows and Doors:
 - Windows are to be equally divided 1/1 inset and recessed 1 ¾" from the exterior casing to the face of the window unit. Windows that are fixed are to be inset and recessed 1 ¾". All must comply with HOP Window Policy No. 1-1.
 - A set of French Doors will be located on the north elevation facing Euclid with sconces on either side for a prominent front entrance.
 - A single door will be located on the west elevation facing Watson to provide access to the side porch from the primary living quarters.
- Roof:
 - Gable and Hipped roof covered in composition shingles.
 - Porch roof to be metal.

- Notes:

- Details on the proposed neighboring new construction (2924 Watson) located on the second portion of the replatted lot can be found on the separate application HP2025_0333.

Public Comment: See pg. 25.**Recommendation:** Approval with conditions:
Window Policy No. 1-1.**Proposed windows must be of acceptable materials per the HOP****HAHC Action:** -**Draft subject to change**

APPROVAL CRITERIA

NEW CONSTRUCTION IN A HISTORIC DISTRICT

Sec. 33-242(a): HAHC shall issue a certificate of appropriateness for new construction in a historic district upon finding that the application satisfies the following criteria:

S D NA

S - satisfies D - does not satisfy NA - not applicable

☒ ☐ ☐

- (1) The distance from the property line of the front and side walls, porches, and exterior features of any proposed new construction must be compatible with the distance from the property line of similar elements of existing contributing structures in the context area;

Extensive property/building line research of the 700 block of Euclid was conducted by HOP staff to determine the recommended front setback for the proposed new construction should be a minimum of 20'-0" from the front property line. This evaluation was based on the front setbacks of contributing structures in the context area measured on Houston Map Viewer. See pg. 12-13 for more information.

☒ ☐ ☐

- (2) The exterior features of the new construction must be compatible with the exterior features of existing contributing structures in the context area;

The proposed exterior features of the new construction are meant to be a contemporary interpretation of typical architectural details seen on contributing structures in the context area. The details are compatible with the contributing structures in the context area, while still differentiating itself as new in a manner that aims to not diminish or deflect away from the historic residences.

☒ ☐ ☐

- (3) The scale and proportions of the new construction, including the relationship of the width and roofline, overall height, eave height, foundation height, porch height, roof shape, and roof pitch, and other dimensions to each other, must be compatible with the typical scale and proportions of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical scale and proportions;

The proposed scale and proportions are in keeping with those typical of contributing structures in the context area. The proportions of the new construction's overall roofline, heights, foundation, porch, roof shape, pitch, and all other dimensions aim to be compatible with other dwellings on the 700 block of Euclid as well as the overall historic district.

☒ ☐ ☐

- (4) The height of the new construction must not be taller than the typical height of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical height, except that;

The new construction has an overall maximum ridge height (32'-4") which does not exceed the typical height of existing contributing two-story structures in the context area (which is approximately 34'-0").

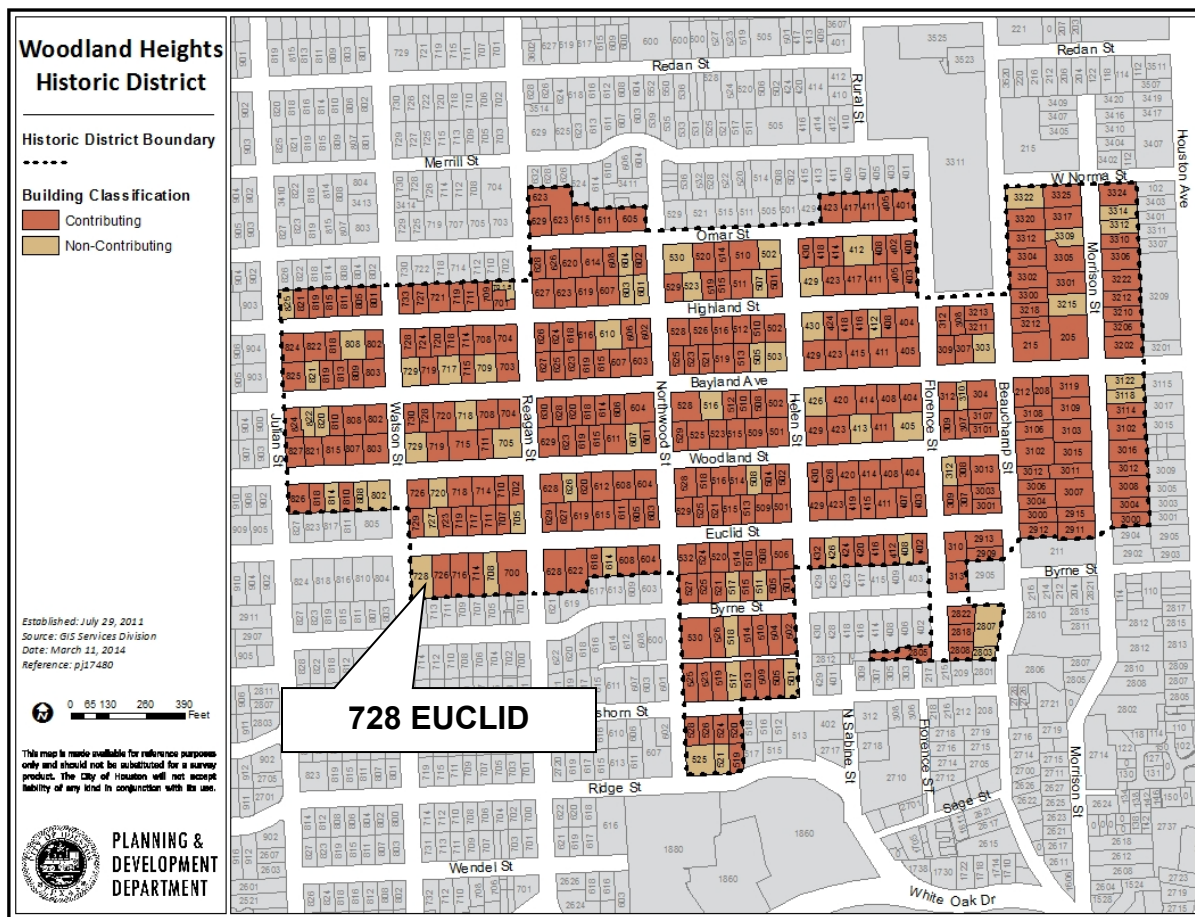
(a) Design guidelines for an individual historic district may provide that a new construction with two stories maybe be constructed in a context area with only one-story contributing structures as long as the first story of the new construction has proportions compatible with the contributing structures in the context area, and the second story has similar proportions to the first story; and

N/A

(b) A new construction shall not be constructed with more than one story in a historic district that is comprised entirely of one-story contributing structures, except as provided for in design guidelines for an individual historic district.

N/A

DISTRICT MAP



INVENTORY PHOTO



CURRENT PHOTOS





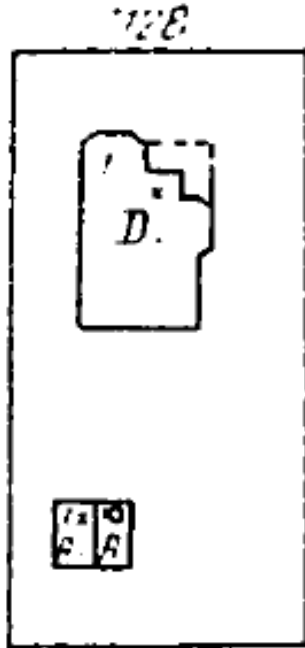


AERIAL VIEW OF PROPERTY



HISTORIC DOCUMENTATION

1924 SANBORN



BLA c.1950s

Map No. _____ Addition <u>Woodland Hts</u>		No. Sq. Ft. <u>1673</u>	Price Per Sq. Ft. <u>2.50</u>	TOTAL <u>\$ 4180</u>	
Block <u>37</u> Lot <u>8 W 1/2-7</u>				Percent Good <u>80</u>	<u>3340</u>
OWNER <u>Bond Inc. W.</u>				Other Bldgs.	<u>Garage 70</u>
ADDRESS <u>728 Euclid Ave</u>				Total All Bldgs.	<u>3410</u>
TYPE OF PROPERTY <u>Res</u> OCCUPIED <u>VACANT</u>					
BASEMENT, Whole Part		FLOORING, Pine, Hardwood, Cement, Tile, Marble, Dirt			
FOUNDATION, Concrete, Stone, Brick, Piers, Posts.		INTERIOR TRIM, Plaster, Hardwood, Marble, Metal, Built-in Features _____			
WALLS, Brick _____ Stone _____ Hollow Tile, Stucco, Metal, Concrete Blocks, Box _____ Weatherboard _____		HEATING, Furnace, Stoves, Fireplace, Chimneys, Gas _____			
ROOF CONS., Concrete, Steel, Wood Truss _____		LIGHTING, Electricity _____			
ROOF, Hip, Gable, Mansard, Flat _____		PLUMBING, Sewer, Water, Baths _____			
ROOFING, Composition, Metal, Slate, Wood, Shingles, Tile, Asbestos _____		ELEVATORS _____			
EXTERIOR TRIM, Stone, Terra Cotta, Metal, Wood, Marble, Granite _____		CONDITION, Good, Fair, Bad, Obsolete _____			
PERMIT DATE _____ NO. _____ AMT. _____		<div style="text-align: right;">TOTAL</div> <u>530-650</u>			

1963 BLA

CITY ACCOUNT NO.				COUNTY ACCOUNT NO.				
VOL.	PAGE	SUB	ITEM	SEQUENCE NO.	VOL.	PAGE	SUB	ITEM
23	180	0	4	2541500	37	302		7

DATE 9-12-62

OWNER: _____

NO. 728 Euclid STREET _____

SURVEY OR ADDITION Woodland Hts

ABST. _____ LOT OR TCT 8-4127 BLK. 37

TYPE _____ RESIDENTIAL _____ COMMERCIAL _____ INDUSTRIAL _____ PRE-FAB _____

EXTERIOR: PERMASTONE — ROCK — BRICK MASONRY — BRICK VENEER — FRAME — STUCCO — CONCRETE — TILE — CLAY TILE — CEDAR SHAKES — COMPOSITION — SHINGLE — REDWOOD — INTERIOR: PAPER — SHIP LAP — SHEETROCK — PLASTERED — PANELED — CELLOTEX — PLYWOOD — NONE

FLOORS: OAK — PLYWOOD — FLAGSTONE — CEMENT — TILE — PINE — AZROCK — HIGGINS — TERRAZO — NONE

ROOFING: SHINGLE — ASBESTOS — TERRA COTTA — TILE — COMPOSITION — SLATE — COPPER — C IRON — TAR AND GRAVEL — STONE — SLAG — ALUMINUM

FOUNDATION: CONCRETE SLAB — BLOCKS — BEAMS — PIER — BRICK — NONE

PLUMBING: 1 TILE — 2 TILE — 3 TILE — 4 TILE — 5 TILE — SPRINKLERS — OTHER — NONE

CLIMATIZERS: DUAL TEMP AC — AC — ATTIC VENTILATION — CENTRAL HEATING — GAS STOVES — NONE

ELECTRICAL EQUIPMENT: PART — ALL PERMIT NO. CITY

CONDITION: NEW — GOOD — FAIR — POOR — OBSOLETE PERMIT VALUE _____ YEAR BUILT _____

Class # _____ INSPECTOR Reval

Base _____ INSPECTOR _____

X-Bath _____

C Heat _____

Air Cond. _____

REMARKS: 1300

MOVED HERE _____ FROM _____

9-12-62

1963 ASSESSED VALUE 950

Bond Jan W.

1965 BLA



1965 BLA

GROUND PLAN SKETCH

For
23 x 10

Class # 3
Base 2-600
X-Bath _____
C Heat _____
Air Cond. _____

21
30
8
23
9
10

Sum
Porch
Porch

NO. SQ. FT.	1398	2-600	3630	\$
NO. SQ. FT.	840	1-5	30	\$
NO. SQ. FT.	162	1-30	210	\$
NO. SQ. FT.			3870	\$
NO. SQ. FT.			2320	\$
NO. SQ. FT.			50	\$
NO. SQ. FT.			2370	\$

1965-66 BLA

HARRIS COUNTY BUILDING ASSESSMENT

CITY ACCOUNT No.				COUNTY ACCOUNT No.				
VOL.	PG.	SUB.	ITEM	SEQUENCE NO.	VOL.	PG.	SUB.	ITEM
23	180	4		2544500	37	302		7

DATE 6/1/65 1965

OWNER _____

STREET ADDRESS 728 Euclid

MAILING ADDRESS _____

SURVEY OR ADDITION Woodland Hts ABST. _____

LOT OR TRACT 8, city 1/2 7 BLOCK 37

NO. OF ACRES _____

LAND IMPROVEMENTS

STREETS:
CONCRETE _____ ASPHALT _____ IRON ORE _____ SHELL _____
DIRT _____ CURBS AND GUTTERS _____ OPEN DITCHES _____

UTILITIES:
WATER _____ LIGHTS _____ GAS _____ TELEPHONE 1965
STORM AND SANITARY SEWER _____ SEPTIC TANK _____

PERMIT NO. City

PERMIT VALUE _____

YEAR BUILT _____

INSPECTOR _____

POSTED 266

BLOCK BOOK 2

INVENTORY 211/11

-250

Area Level

DATE 1/6/66 VALUE 700

NEW OWNER Bond Jno W

1965-66 BLA

7.0-15-10-47 BUILDING ASSESSMENT, RESIDENTIAL
City of Houston, Texas

Map No. 2A Acd. No. 23-180-0-4
Permit No. F.C. Date 6-15-65
Owner Tr. H.
Street No. 728 Euclid
Addition Woodland Hts Section 37
Lot No. 8 + 11 1/2 of 4 Block No. 37

Class # 3
Date 2-22-66
X-Bath
C-Heat
Air Cond.

100% 1328 220-3630
OP 40 65-30
SP 162 130-210
5870 Jan 10 23 20
F.A.T. 50
100% 2370
77% 1820
SEP 12 1962
SEP 13 1962
1328 Addition 580
100% 630
1328 3500
20% 700

DESCRIPTIVE ITEMS
USE AND TYPE: Residence, Det. Single-Fam.
Ht. Stories: 1
Cov. Area: 1144
Floor: 1
Flooring: Carpet
Foundation: Block
Roof: Shingles
Exterior Walls: Brick
Interior Walls: Plaster
Ceiling: Plaster
Flooring: Carpet
Stairs: None
Basement: None
Garage: None
Pool: None
A/C: None
Fireplace: None
Other: None

ADDITIONS
BATHROOM: None
KITCHEN: None
LIVING AREA: None
BEDROOM: None
HALL: None
CLOSET: None
Porch: None
Deck: None
Fence: None
Driveway: None
Garage: None
Pool: None
A/C: None
Fireplace: None
Other: None

VALUE
\$ 500

Permit Value \$
Rendered in name of Bandy J. W.

1976-78 BLA

7.0-15-10-47 BUILDING ASSESSMENT, RESIDENTIAL
City of Houston, Texas

Map No. 2A Acd. No. 23-180-0-4
Permit No. F.C. Date 6-15-65
Owner Tr. H.
Street No. 728 Euclid
Addition Woodland Hts Section 37
Lot No. 8 + 11 1/2 of 4 Block No. 37

Class # 3
Date 2-22-66
X-Bath
C-Heat
Air Cond.

100% 1328 220-3630
OP 40 65-30
SP 162 130-210
5870 Jan 10 23 20
F.A.T. 50
100% 2370
77% 1820
SEP 12 1962
SEP 13 1962
1328 Addition 580
100% 630
1328 3500
20% 700

DESCRIPTIVE ITEMS
USE AND TYPE: Residence, Det. Single-Fam.
Ht. Stories: 1
Cov. Area: 1144
Floor: 1
Flooring: Carpet
Foundation: Block
Roof: Shingles
Exterior Walls: Brick
Interior Walls: Plaster
Ceiling: Plaster
Flooring: Carpet
Stairs: None
Basement: None
Garage: None
Pool: None
A/C: None
Fireplace: None
Other: None

ADDITIONS
BATHROOM: None
KITCHEN: None
LIVING AREA: None
BEDROOM: None
HALL: None
CLOSET: None
Porch: None
Deck: None
Fence: None
Driveway: None
Garage: None
Pool: None
A/C: None
Fireplace: None
Other: None

VALUE
\$ 500

Permit Value \$
Rendered in name of Bandy J. W.

CONTEXT AREA - BUILDING LINES

700 BLOCK OF EUCLID REFERENCE MATERIAL



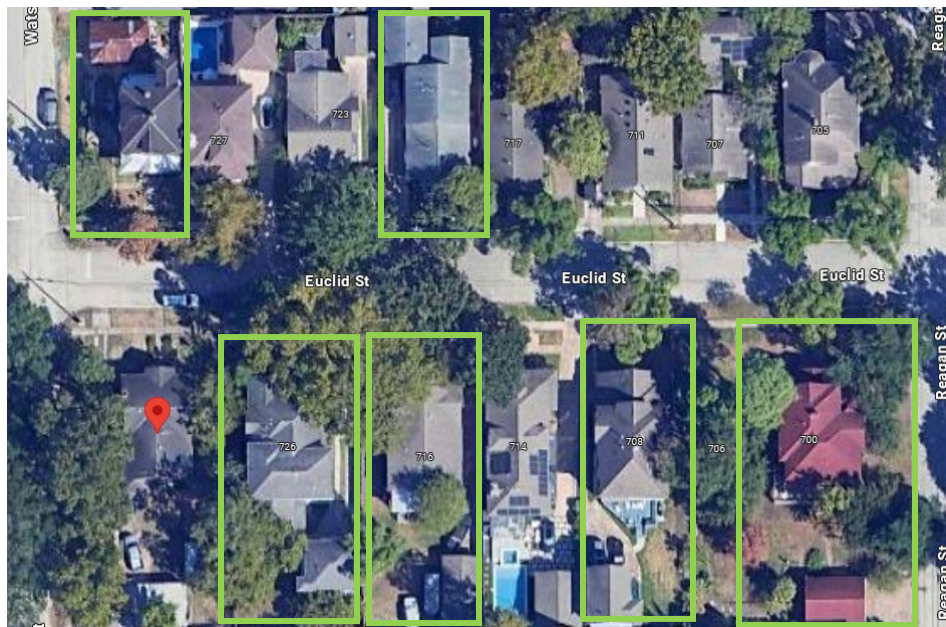
North/South	Address	C/NC	Yr. Built	SQFT(HCAD)	Lot Info	Setback
South	700 Euclid	C	1915	2,668	Corner 15,100	28.485'
North	705 Euclid	NC	2004	3,233	Corner 5,000	11.8'
North	707 Euclid	C	1920	1,768	Interior 5,000	12.485'
South	708 Euclid	NC	1910	2,996	Interior 7,550	24.485'
North	711 Euclid	C	1915	2,681	Interior 5,000	5.125'
South	714 Euclid	C	1910	2,494	Interior 7,550	23.91'
South	716 Euclid	C	1915	1,586	Interior 9,362	28.385'
North	717 Euclid	C	1920	1,220	Interior 5,000	10.405'
North	719 Euclid	C	1920	2,417	Interior 5,000	10.89'
North	723 Euclid	C	1930	1,412	Interior 5,000	11.43'
South	726 Euclid	C	1910	3,769	Interior 9,362	25.86'
North	727 Euclid	NC	1995	1,964	Interior 5,000	16.305'
South	728 Euclid (info is pre-replat)	NC	1910	1,615	Corner 11,325	23.625'
North	729 Euclid	C	1910	2,028	Corner 5,000	16.72'

700 BLOCK OF EUCLID BUILDING LINE TOTALS



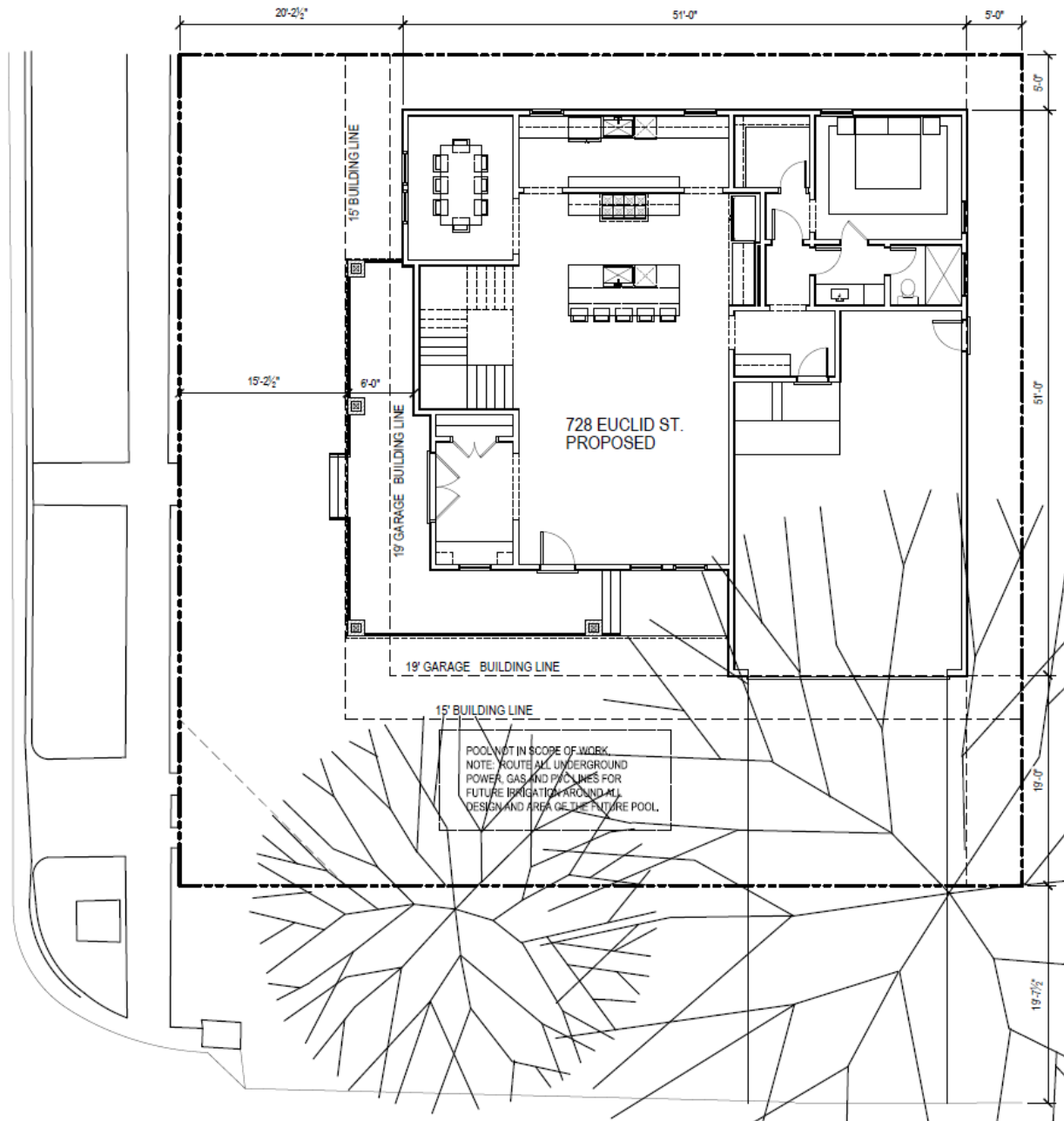
North/South	C/NC/Combined	Setbacks	Setback / bldg	Avg Total
South	C – 4 bldg	28.485 + 23.91 + 28.385 + 25.86	106.64 / 4	26.66'
South	NC – 2 bldg	24.535 + 23.625	48.16 / 2	24.08'
South	Combined – 6	Combined	154.8 / 6	25.8'
North	C – 6 bldg	12.485 + 5.125 + 10.405 + 10.89 + 11.43 + 16.72	67.055 / 6	11.175'
North	NC – 2 bldg	11.8 + 16.305	28.105 / 2	14.0525'
North	Combined - 8	Combined	95.16 / 8	11.895'
North/South	Contributing - 10	26.66 + 11.175	37.835 / 2	18.9175'
North/South	Non-Contributing - 4	24.08 + 14.0525	38.1325 / 2	19.066'
North/South	Combined - 14	25.8 + 11.895	37.695 / 2	18.8475'

CONTEXT AREA



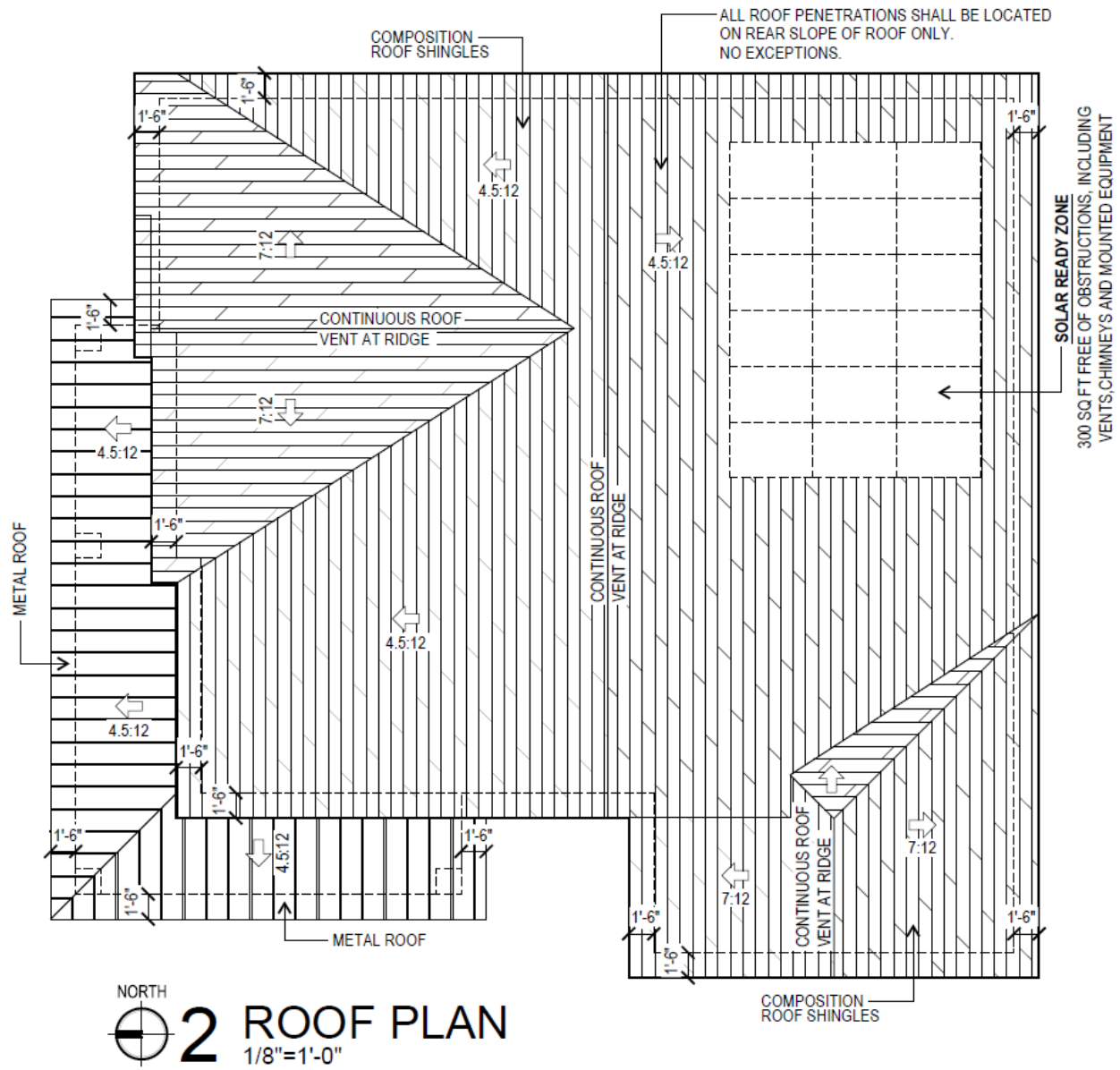
SITE PLAN

PROPOSED



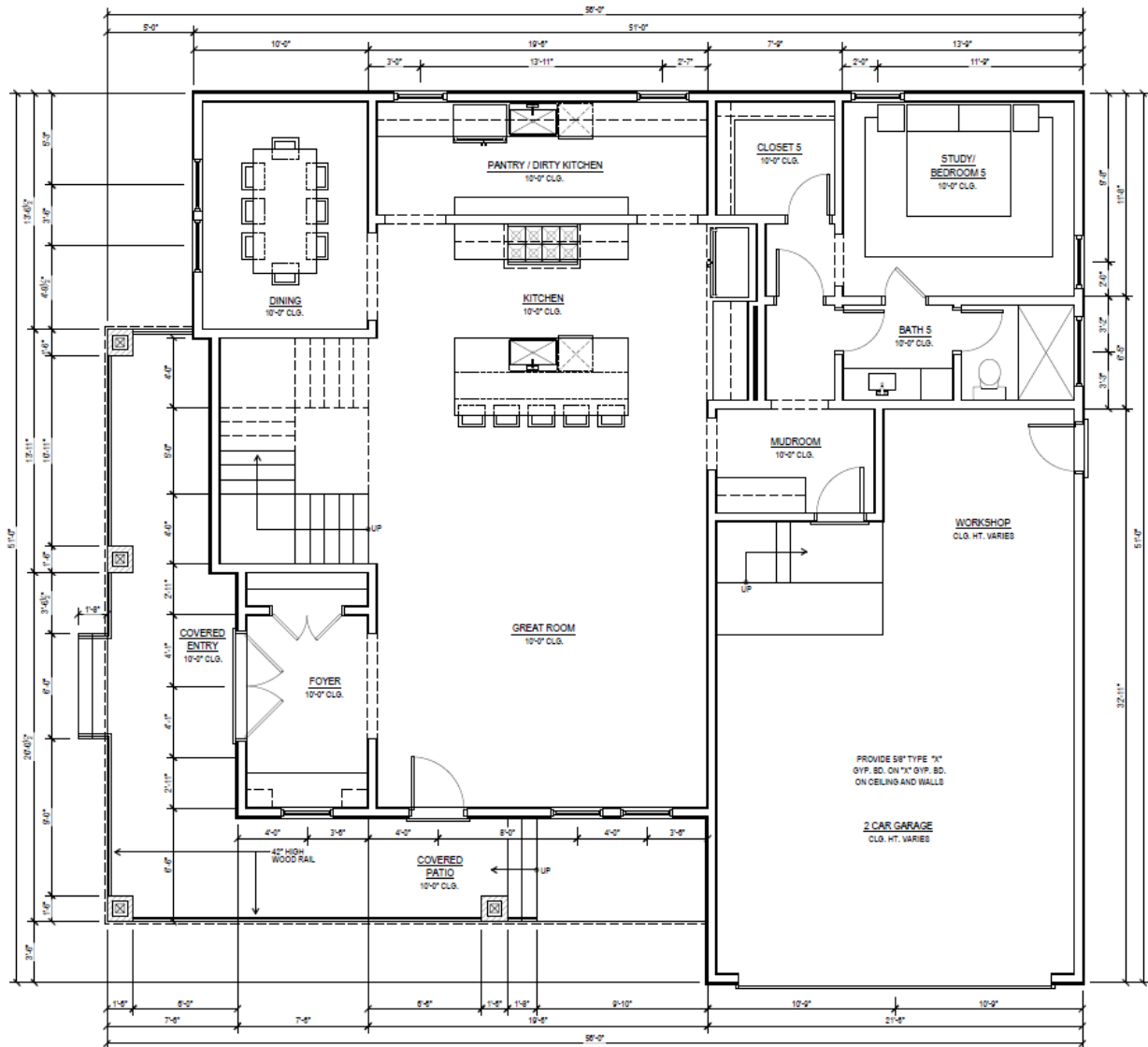
ROOF PLAN

PROPOSED



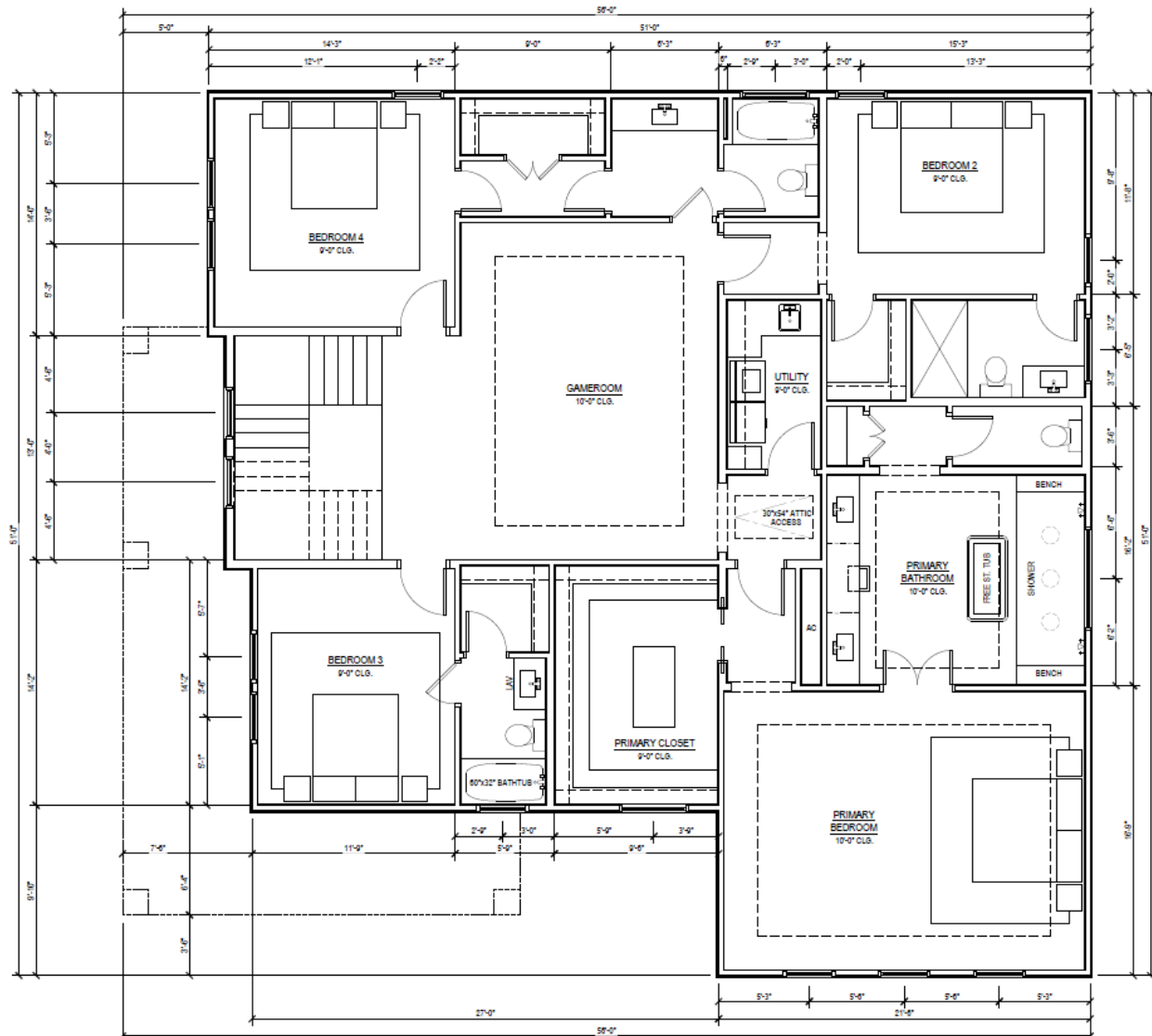
FIRST FLOORPLAN

PROPOSED



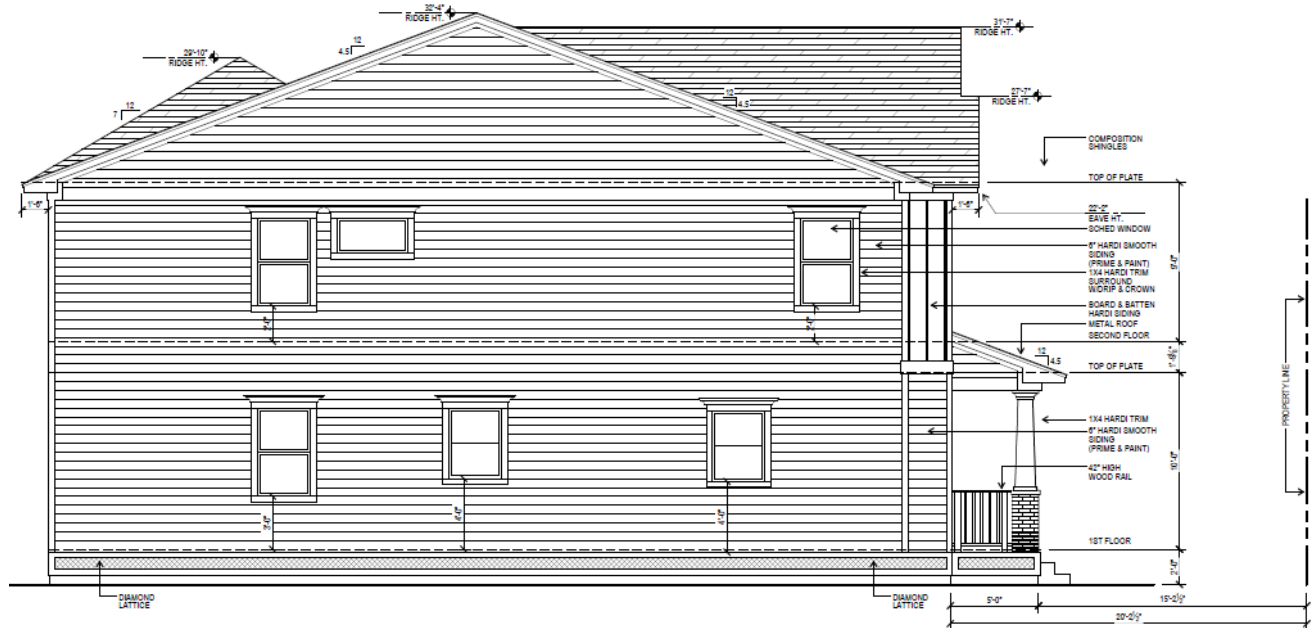
SECOND FLOORPLAN

PROPOSED



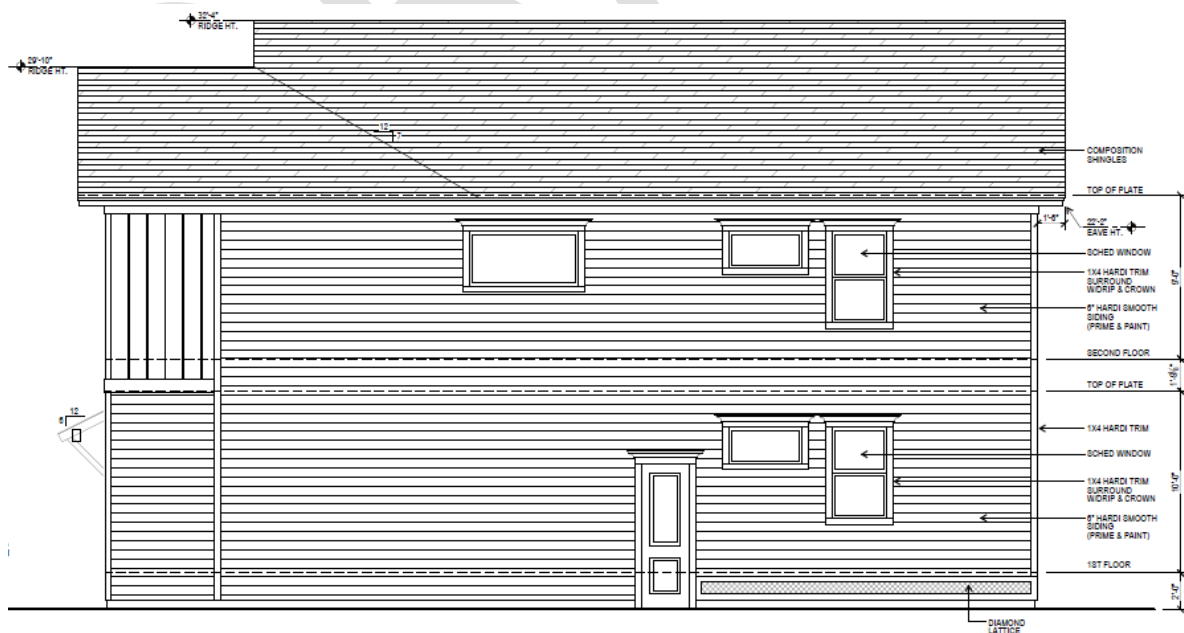
EAST ELEVATION - LEFT

PROPOSED



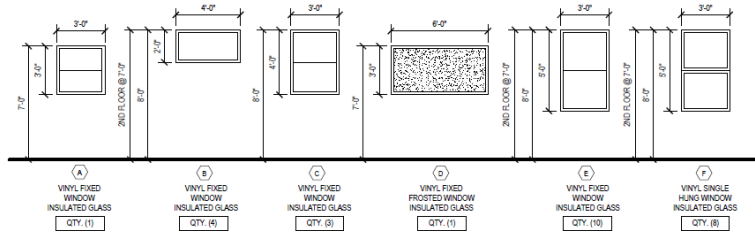
SOUTH ELEVATION – REAR FACING 2924 WATSON

PROPOSED



WINDOW AND DOOR SCHEDULE

PROPOSED

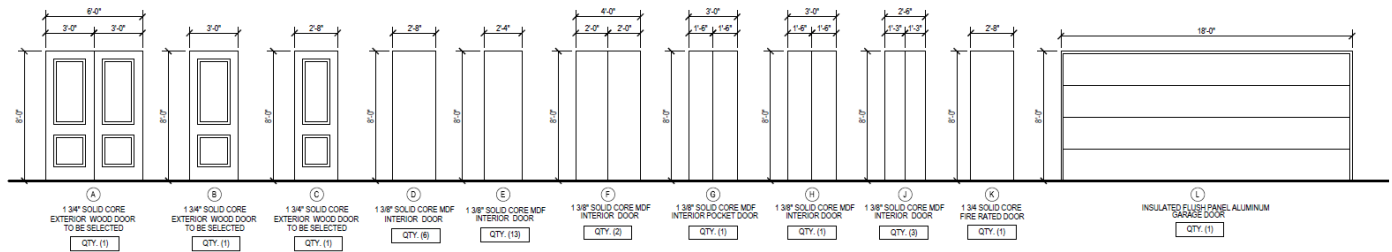


1 WINDOW TYPES

1/4"-1'-0"

ALL WINDOWS SHALL MAINTAIN THE FOLLOWING EFFICIENCY REQUIREMENTS:

1. MAXIMUM U-FACTOR = .40
2. MAXIMUM SHGC = .25



2 DOOR TYPES

1/4"-1'-0"

ALL EXTERIOR DOORS SHALL MAINTAIN THE FOLLOWING EFFICIENCY REQUIREMENTS:

1. MAXIMUM U-FACTOR = .35
2. AIR INFILTRATION (SLIDERS) = 3 CFM/50 SQ. FT.
3. AIR INFILTRATION (SWINGING) = 5 CFM/50 SQ. FT.

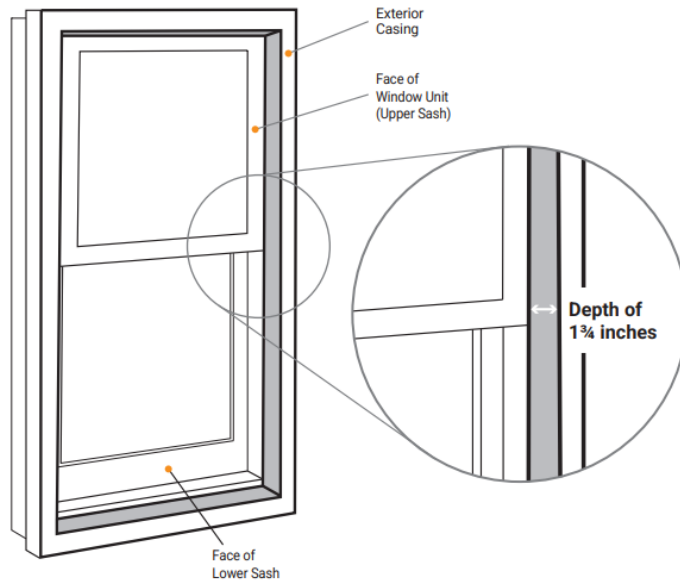
PROJECT DETAILS

- Square Footage:
 - o First Floor Conditioned- 1,623 sqft
 - o Second Floor Conditioned- 2,153 sqft
 - Total Conditioned- 3,776 sqft
 - o Garage Unconditioned- 648 sqft
 - o Covered Entry- 108 sqft
 - o Covered Patio- 208 sqft
 - Total Covered- 4,740 sqft
- Measurables:
 - o Setbacks:
 - Front (N) Setback Facing Euclid- 20'-2 ½"
 - Front (N) Porch Setback Facing Euclid- 15'-2 ½"
 - Side (W) Garage Setback Facing Watson- 19'-0"
 - Rear (S) and Side (E) Setbacks- 5'-0"
 - o Heights:
 - Foundation- 2'-0"
 - First Floor Plate Height- 10'-0"
 - Second Floor Plate Height- 9'-0"
 - Porch Eave Height- 13'-0"
 - Maximum Eave Height- 22'-2"
 - Maximum Ridge Height- 32'-4"
- Materials/Features:
 - o Porch:
 - L-shaped wrapped front porch on northwest corner facing Euclid and Watson. Tapered wood columns with a 3'-6" brick base will support the 4.5:12 metal roof covering. Wood steps will lead up to the porch landing. The porch decking will be wood tongue and groove and is to be surrounded by a 3'-6" tall wood railing.
 - o Siding:
 - Smooth cementitious siding with a 6" reveal. A board and batten siding detail will be used on the second floor over the garage and northeast corner as depicted on the attached elevation drawings.
 - o Windows and Doors:
 - Windows are to be equally divided 1/1 inset and recessed 1 ¾" from the exterior casing to the face of the window unit. Windows that are fixed are to be inset and recessed 1 ¾".
 - A set of French Doors will be located on the north elevation facing Euclid with sconces on either side for a prominent front entrance.
 - A single door will be located on the west elevation facing Watson to provide access to the side porch from the primary living quarters.
 - o Roof:
 - Gable and Hipped roof with 4.5:12 & 7:12 pitch covered in composition shingles.
 - Porch roof to be metal with 4.5:12 slope.
- Notes:
 - o Applicant has been working closely with staff on the design, has had seven+ design reviews, and has provided numerous revisions to the drawings with staff recommendations.
 - o Details on the proposed neighboring new construction (2924 Watson) located on the second portion of the replatted lot can be found on the separate application HP2025_0333.

WINDOW DIAGRAM



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

City of Houston | Planning and Development | Historic Preservation Office

WINDOW POLICY REFERENCE LINK

https://www.houstontx.gov/planning/HistoricPres/docs_pdfs/1-1-Window-Replacement-HOP-IP-Signed.pdf

PUBLIC COMMENTS

RECEIVED VIA PRESERVATION TRACKER

10/12/2025

ADAM TURNER, 711 EUCLID

**** THIS COMMENT WAS RECEIVED FOR THE PREVIOUS DESIGN WHICH HAS SINCE BEEN REVISED. THE CURRENT PROPOSAL NO LONGER REFLECTS THE INITIAL DESIGN SUBMISSION****

I am against these plans for a number of reasons. Primarily, the homes do not fit into the scope, size, and feel of the neighborhood. I'll focus on the corner house, because I feel that it is most important, but the comments are largely consistent for both homes.

Every house on the south side of Euclid on the 700 block is at least 26 feet set back from the sidewalk. The proposed plans of 17 feet back are inconsistent with the block face, and not appropriate for the historic district. I recognize that a 26 foot offset is difficult to comply with given that the builder would like to put two homes on a lot designed for one, but I am not sympathetic to the builders desire to subdivide the lot at the expense of the historic neighborhood.

Additionally, every home on the 700 block of Euclid has garages in the rear of the home, not built into the house like the builder has designed. The design proposed does not fit into the neighborhood.

Please take these comments into the review process and take a critical look at the plans. I do not believe splitting the lot into two homes is appropriate for the lot and the neighborhood.

Thank you,

Adam