



ITEM E03  
HPO File #: HP2026\_0159

June 18, 2026

509 Euclid St  
Woodland Heights

**Applicant:** Edis Hobson, owner

**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 2,115 sq ft addition, bringing the total from 1,651 sq ft to 3,756 sq ft. with 4,795 sq ft covered.
- The addition will include an addition at the front of the home and at the rear of the home.
- The second-floor addition will extend over the original structure as well.
- Partially demolish a portion of the contributing building on the left and right sides.
- Demolish the existing contributing roof to have a new roof design.
- Demolish a non-original addition to open the original porch, removing the windows in the wall to be removed and install new wood columns with brick bases.
- Remove the existing siding and install new cementitious siding with an 8" reveal on the existing contributing structure, as well as on the addition.
- Maintain the original wood windows at the front and left side of the home.
- Install new wood 2 over 2 windows.
- The home will be constructed with a 28'-5 1/2" maximum ridge height, with a 18'-5 1/2" ridge height on the newly constructed roof over the contributing structure.
- 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 moved forward 1'-0" and west 1'-0" to remove it from being on the property line.
- The addition will then extend over to the garage making it an attached garage.

**Public Comment:** See attachments.

**Civic Association:** No comment received.

**Recommendation:** Denial - does not satisfy criteria

**HAHC Action:** -



ITEM E03
HPO File #: HP2026\_0159

June 18, 2026

509 Euclid St
Woodland Heights

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; The footprint of the contributing structure and roof are being modified where historical character is no longer being preserved.
(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; The footprint of the contributing structure and roof are being modified where distinguishing qualities are lost.
(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; Removing the existing siding without attempting to determine what is beneath to institute a wholesale replacement of siding with cementitious siding does not maintain the exterior features.
(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; By altering the footprint and existing roof, the essential form of the building and structure will be lost.
(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; Historic material is being destroyed by the existing roof and with the existing footprint being altered.
(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.



# CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

ITEM E03  
HPO File #: HP2026\_0159

June 18, 2026

509 Euclid St  
Woodland Heights

## DISTRICT MAP



1011 Fugate St



# CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

ITEM E03  
HPO File #: HP2026\_0159

June 18, 2026

509 Euclid St  
Woodland Heights

## BLA PHOTO



## INVENTORY PHOTO





# CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

**ITEM E03**  
HPO File #: HP2026\_0159

June 18, 2026

509 Euclid St  
Woodland Heights

## CURRENT PHOTOS





# CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

ITEM E03  
HPO File #: HP2026\_0159

June 18, 2026

509 Euclid St  
Woodland Heights





# CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

ITEM E03  
HPO File #: HP2026\_0159

June 18, 2026

509 Euclid St  
Woodland Heights





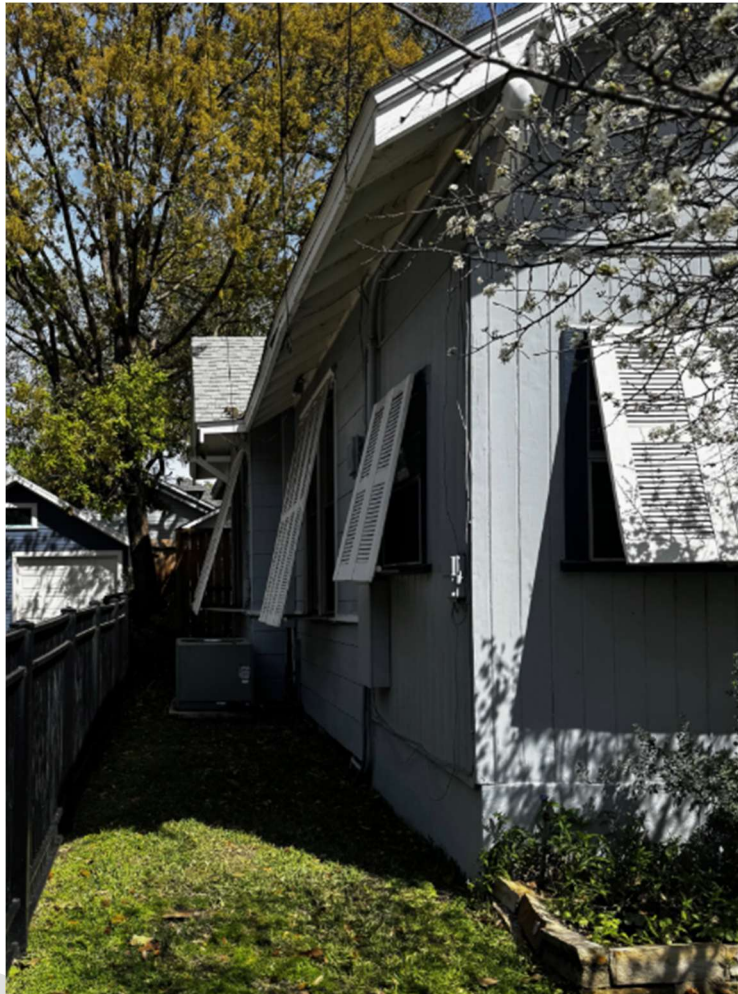
# CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

**ITEM E03**  
HPO File #: HP2026\_0159

June 18, 2026

509 Euclid St  
Woodland Heights





# CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

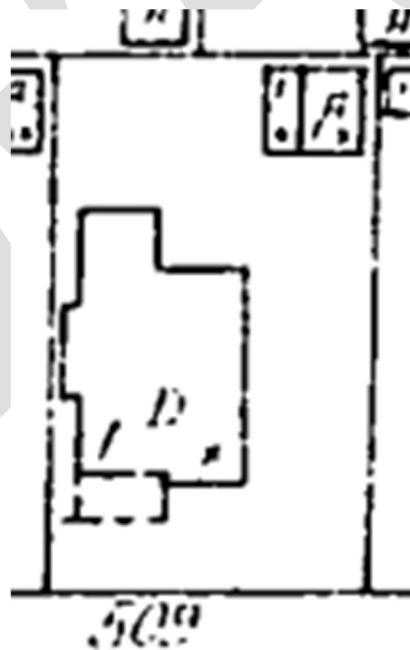
ITEM E03  
HPO File #: HP2026\_0159

June 18, 2026

509 Euclid St  
Woodland Heights



SANBORN 1924





# CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

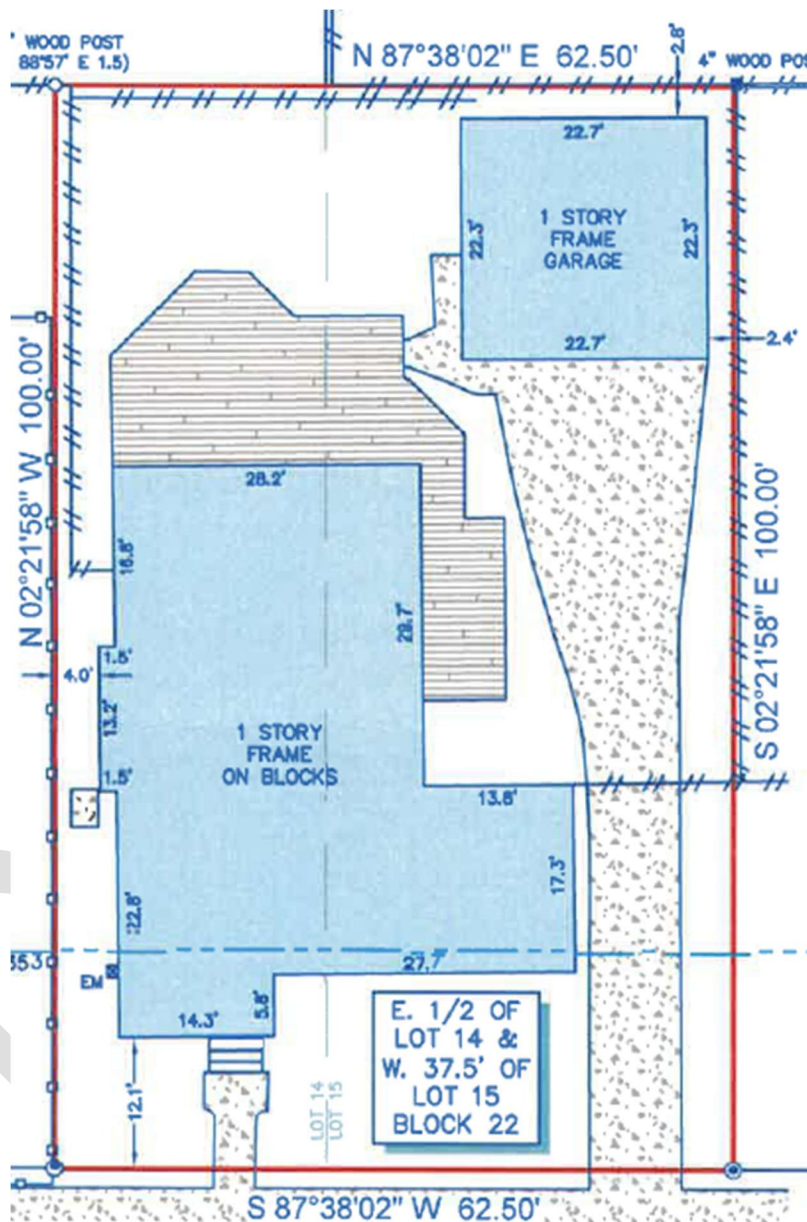
ITEM E03  
HPO File #: HP2026\_0159

June 18, 2026

509 Euclid St  
Woodland Heights

## SURVEY / SITE PLAN

EXISTING







# CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

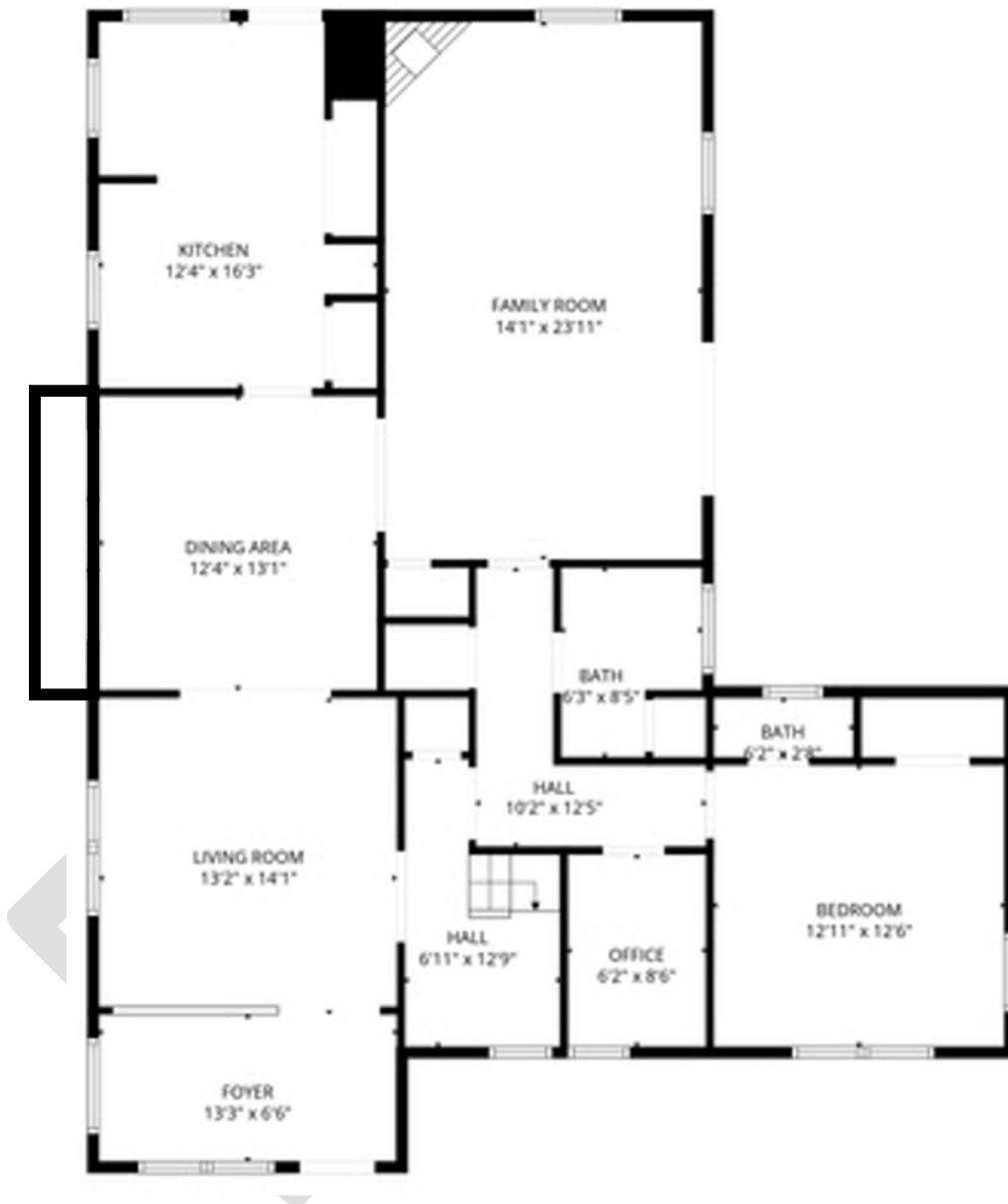
ITEM E03  
HPO File #: HP2026\_0159

June 18, 2026

509 Euclid St  
Woodland Heights

## FIRST FLOOR PLAN

EXISTING





# CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

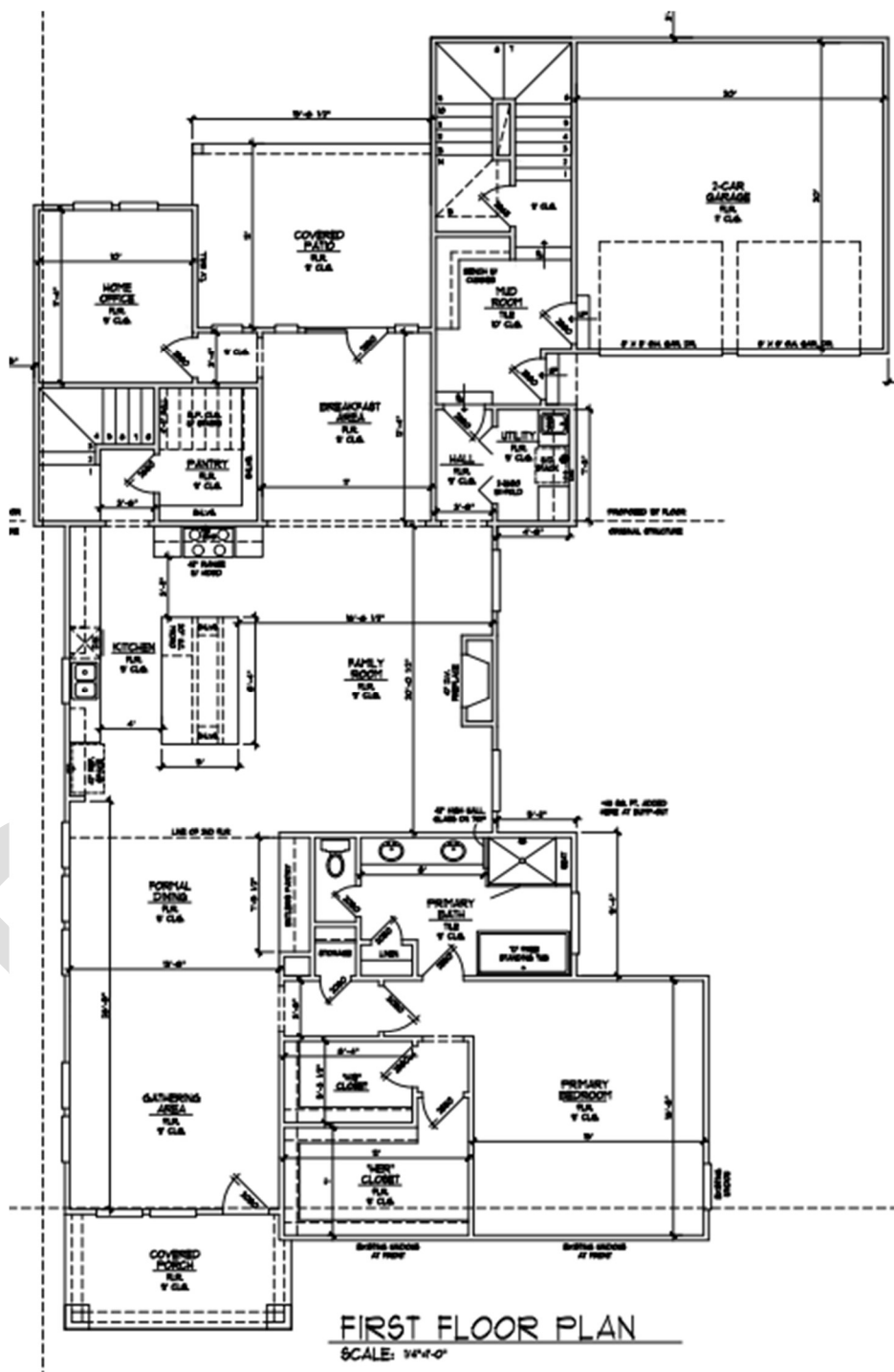
ITEM E03  
HPO File #: HP2026\_0159

June 18, 2026

509 Euclid St  
Woodland Heights

## FIRST FLOOR PLAN

PROPOSED



FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"



# CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

**ITEM E03**  
HPO File #: HP2026\_0159

June 18, 2026

509 Euclid St  
Woodland Heights

## SECOND FLOOR PLAN

EXISTING



DRAFT



# CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

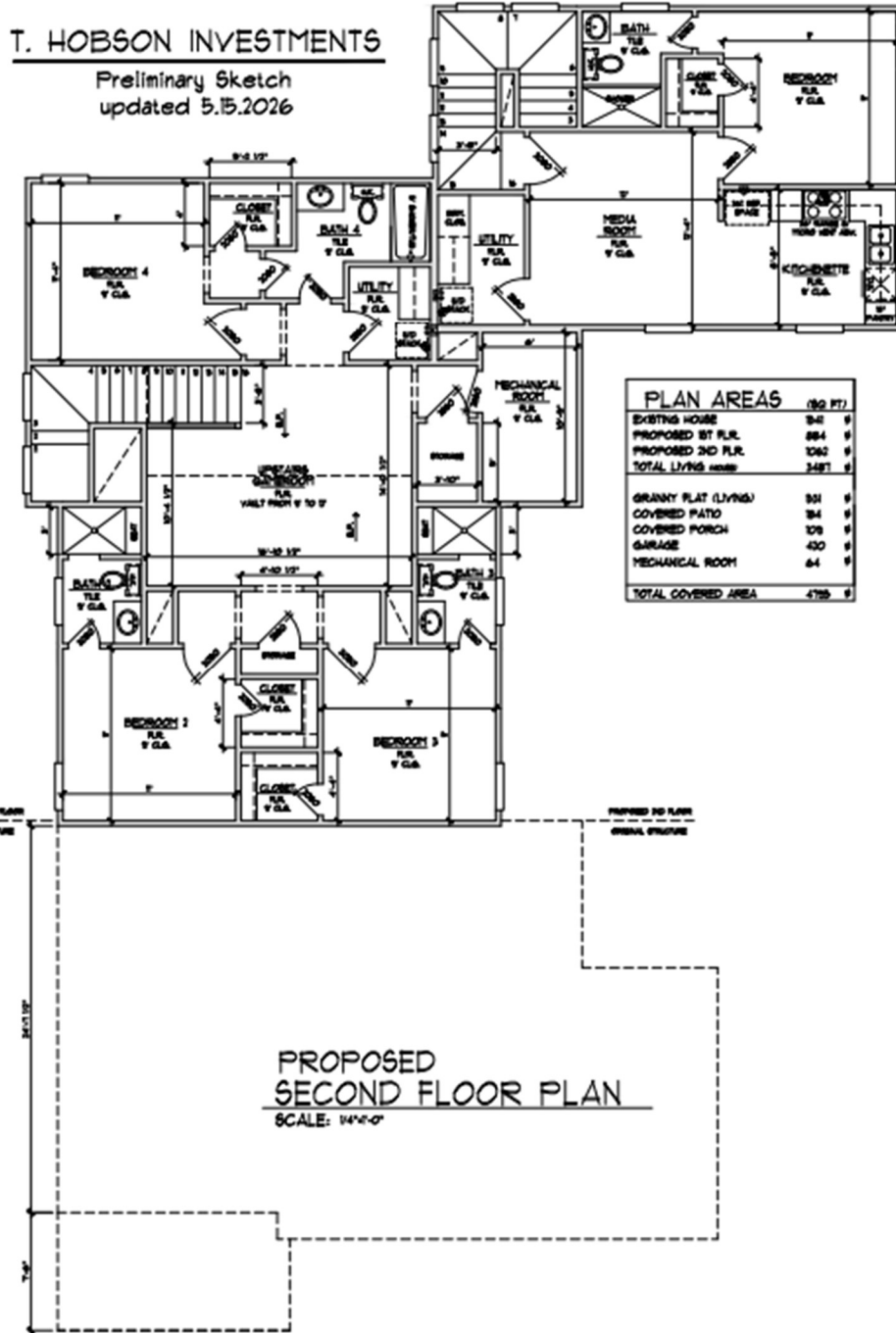
ITEM E03  
HPO File #: HP2026\_0159

June 18, 2026

509 Euclid St  
Woodland Heights

## SECOND FLOOR PLAN

PROPOSED





# CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

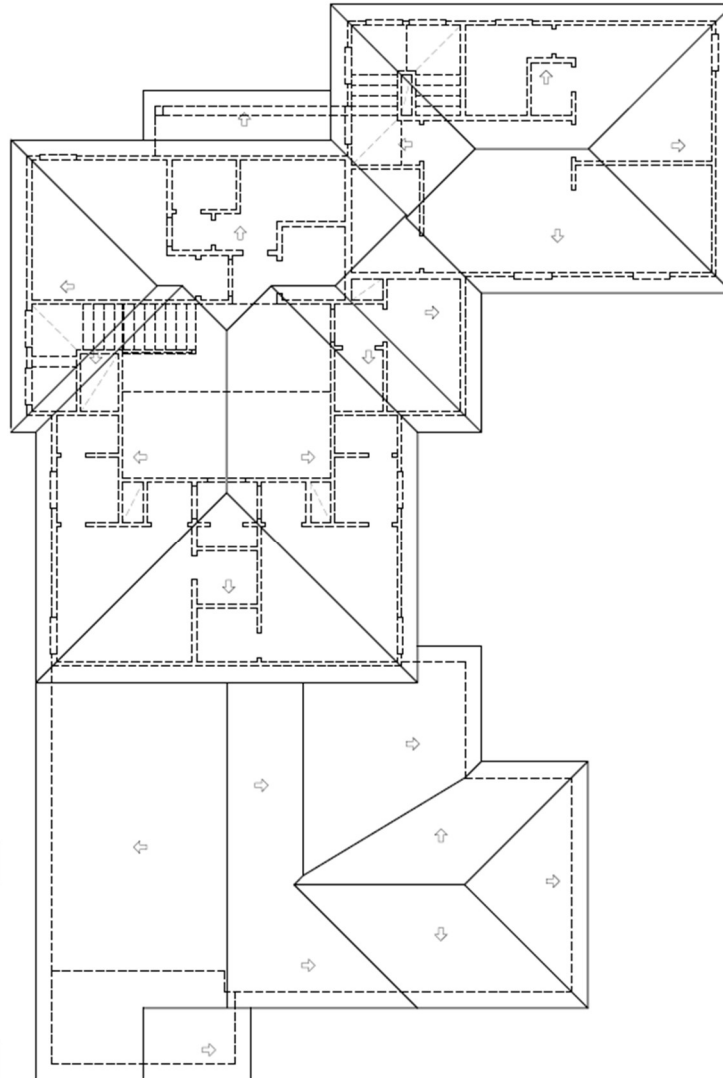
**ITEM E03**  
HPO File #: HP2026\_0159

June 18, 2026

509 Euclid St  
Woodland Heights

## ROOF PLAN

### PROPOSED





# CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

ITEM E03  
HPO File #: HP2026\_0159

June 18, 2026

509 Euclid St  
Woodland Heights

## FRONT ELEVATIONS

### EXISTING



## FRONT ELEVATIONS

### PROPOSED





# CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

ITEM E03  
HPO File #: HP2026\_0159

June 18, 2026

509 Euclid St  
Woodland Heights

## RIGHT ELEVATIONS

### EXISTING



## RIGHT ELEVATIONS

### PROPOSED





# CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

ITEM E03  
HPO File #: HP2026\_0159

June 18, 2026

509 Euclid St  
Woodland Heights

## LEFT ELEVATION

### EXISTING



## LEFT ELEVATION

### PROPOSED





# CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

ITEM E03  
HPO File #: HP2026\_0159

June 18, 2026

509 Euclid St  
Woodland Heights

## REAR ELEVATION

### EXISTING



## REAR ELEVATION

### PROPOSED





# CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

**ITEM E03**  
HPO File #: HP2026\_0159

June 18, 2026

509 Euclid St  
Woodland Heights

## 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	2/2	SH	36 x 66	Recessed	replacement	yes
B	wood	1/1	SH	24 x 24	Recessed	replacement	no
C	wood	2/2	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	2/2	SH	37.5 X 60.6	Recessed	Sierra Pacific	
F	Wood	2/2	SH	36 x 66	recessed	Sierra Pacific	
G	Wood	2/2	Fix	36 x 66	recessed	Sierra Pacific	
H	Wood	2/2	Fix	24 x 60	recessed	Sierra Pacific	
I	Wood	1/1	fix	48 x 48	recessed	Sierra Pacific	
J	Wood	1/1	fix	24 x 16	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



**ITEM E03**  
HPO File #: HP2026\_0159

June 18, 2026

509 Euclid St  
Woodland Heights



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.

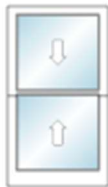
**Standard Construction:**

- 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.



# CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

**ITEM E03**  
HPO File #: HP2026\_0159

June 18, 2026

509 Euclid St  
Woodland Heights

## OWNER PROVIDED PHOTOS





# CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

ITEM E03  
HPO File #: HP2026\_0159

June 18, 2026

509 Euclid St  
Woodland Heights





# CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

**ITEM E03**  
HPO File #: HP2026\_0159

June 18, 2026

509 Euclid St  
Woodland Heights





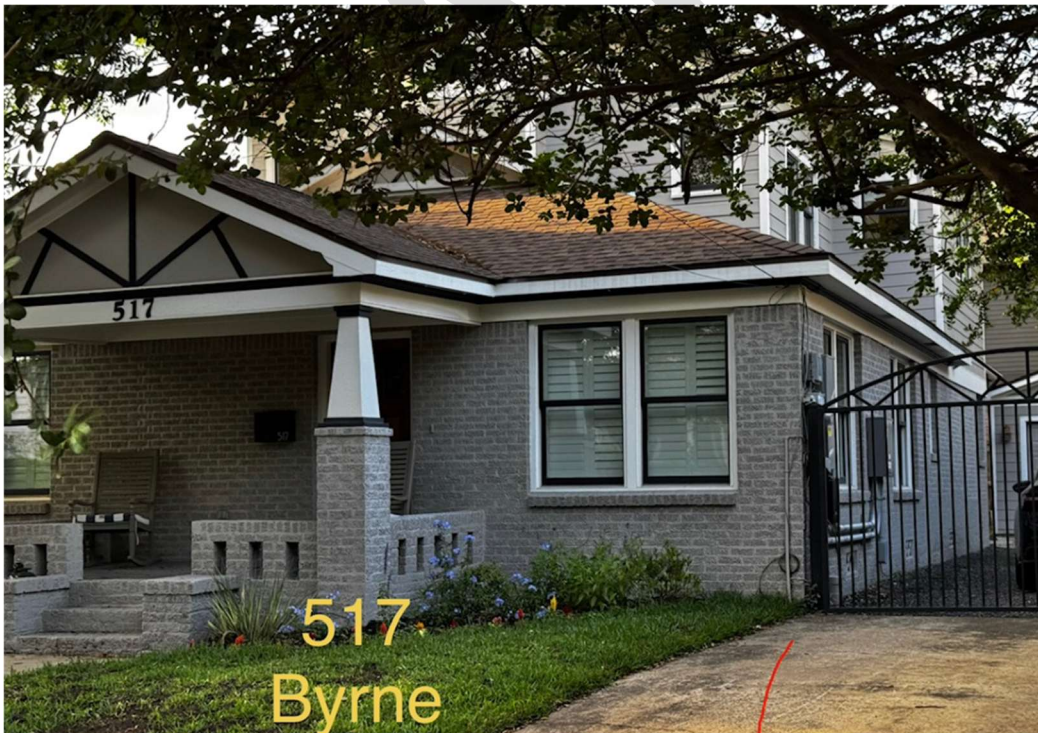
# CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

ITEM E03  
HPO File #: HP2026\_0159

June 18, 2026

509 Euclid St  
Woodland Heights





# CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

**ITEM E03**  
HPO File #: HP2026\_0159

June 18, 2026

509 Euclid St  
Woodland Heights

## **PUBLIC COMMENT(S)**

DRAFT