



CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

ITEM A02
HPO File #: HP2026_0286

October 8, 2026

509 Euclid St.
Woodland Heights

Applicant: Jeremy Curtis, agent for Edis Hobson, owner

Property: 509 Euclid St., TRS 14 and 15A, Block 22. The property is a 1,561 square foot one-story wood, single-family residence situated on a 6,200 square foot (62.5' x 100') interior lot.

Significance: Contributing Bungalow property constructed circa 1920, located in the Woodland Heights Historic District.

Proposal: Alteration – Addition

The applicant proposes to:

- Construct a 1,738 sq ft addition with an attached garage, bringing the total from 1,561 sq ft to 3,299 sq ft. with 4,260 sq ft covered.
- Demolish a non-original addition by opening the original front porch 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'-5 ½ maximum ridge height.
- The attached garage will have a lower ridge height to the home.
- It will have a 21'-0" maximum top plate on the second floor and a 11'-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 to reduce or eliminate the stress on the historic oak tree.
- All new windows need to be inset and recessed. See Attachment A for details.

Public Comment: No public comment received.

Civic Association: No civic association 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; <i>The proposed design intent is to preserve the site along with the historic oak tree and the contributing home.</i>		
☒	☐	☐	(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 <i>The massing and size are compatible with properties in the context area, the site has presented the applicant with challenges causing the proposed design to appear wider at the front façade.</i>		
☐	☒	☐	(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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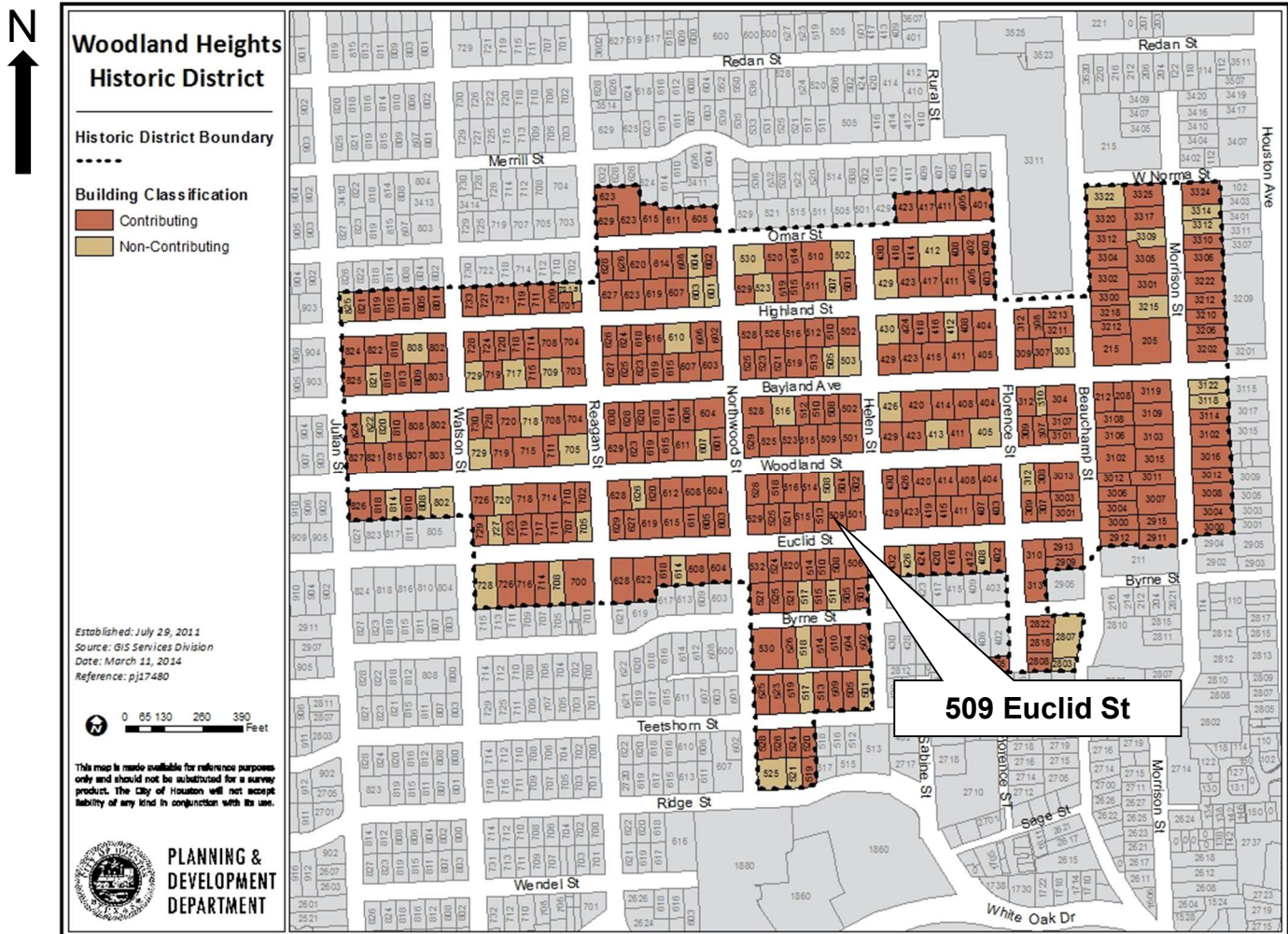
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DISTRICT MAP





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BLA PHOTO



INVENTORY PHOTO





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509 Euclid St.
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CURRENT PHOTO





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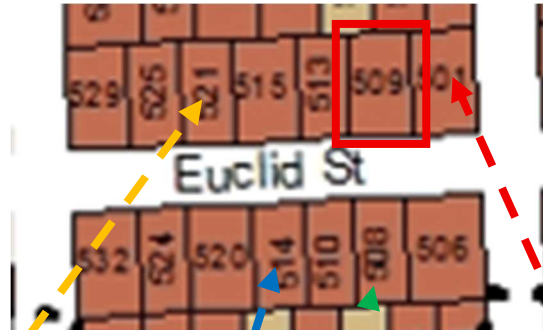
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CONTEXT AREA



521 Euclid St – Contributing – 2 Story



501 Euclid St – Contributing – 2 Story



514 Euclid St – Contributing – 2 Story



508 Euclid St – Contributing – 2 Story





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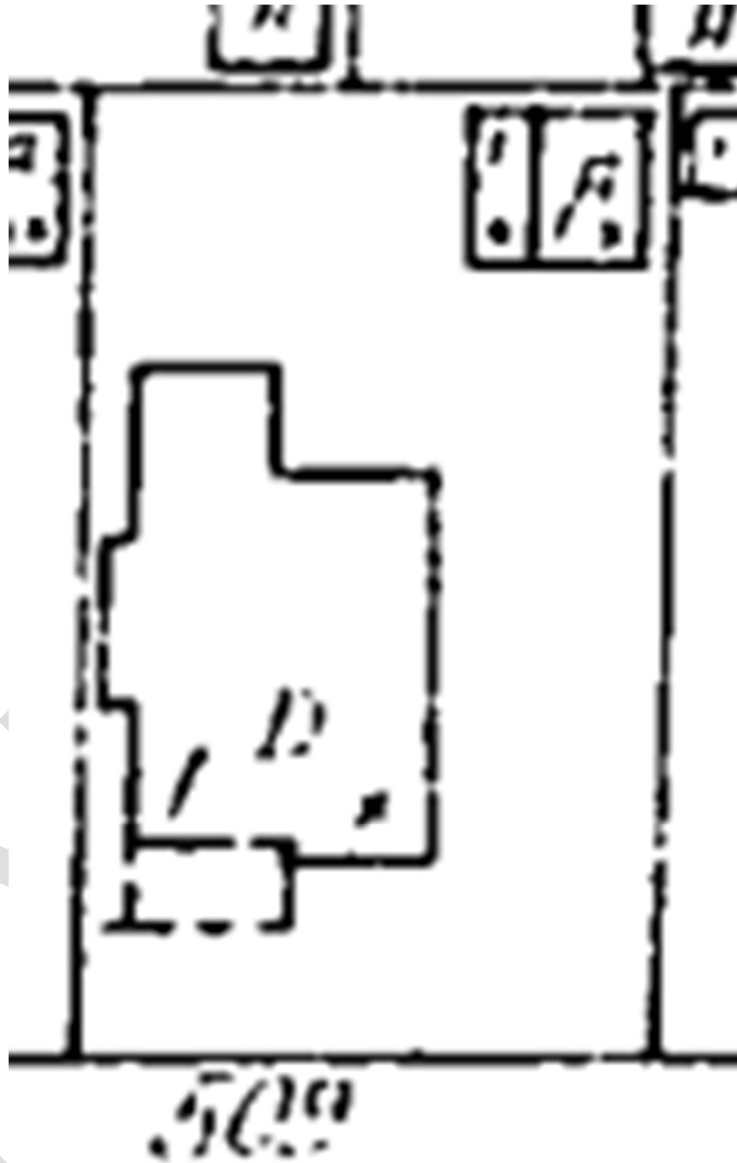
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SANBORN 1924





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509 Euclid St.
Woodland Heights



September 2, 2026

Edis J. Hobson
T Hobson Investments
16607 Little Woodstar Ct.
Humble, Texas 77346

Re: 509 Euclid St.
Live oak and tree protection

Dear Edis,

After our site visit and a review of the plans, I believe there is a very good chance the large live oak (Tree A) on the north property line, shared with the neighbor, will be ok. It is my understanding that the new construction will be pier and beam with crawl space. As we discussed on site, the key to the trees continued good health is to minimize impact to the roots. I am concerned primarily about soil compaction and then physical damage.

My recommendations concerning tree preservation measures that should be taken are as follows; (The site plan that is enclosed should be referred to).

- 1- Carefully remove the existing garage slab, and driveway, by peeling it back from the back to the front. Minimal impact should be made to the ground under the slab.
- 2- To minimize impact on the roots during construction, I suggest a 4-to-6-inch layer of mulch be put down under the structure.
- 3- Mulch and or 1 in. plywood should also be put over the areas where foot traffic is needed for construction. It is assumed that the back porch will be constructed late in the process.
- 4- install tree protection fencing where feasible to eliminate foot traffic and compaction.
- 5- To protect the tree on the neighbor's property (Tree B), the existing drive should not be removed until late in the process. If left in place it will help protect the roots. When it is replaced, it should be carefully removed. There should be no excavation to add subgrade or stabilized material.. The new driveway should be poured as high as possible. Tree maintenance suggestions.
- 6- If a drain line is required, it should be on the west side. Any digging in the backyard area should be done by hand and damage to roots should be avoided.

Tree limbs can be removed to allow for house construction. Any limbs removed should be cut back to laterals. Major deadwood should also be removed.
I suggest the tree be treated with a soil drench of Cambistat. The treatment should be around the root flare.

Please call if questions.

Jeff Hahawalt
ISA Certified TX-0211 A

www.yellowstonelandscape.com 9570 S. Sam Houston Parkway W, Houston, TX 77071 713.774.6621 Ph. 713-774.3360 Fax



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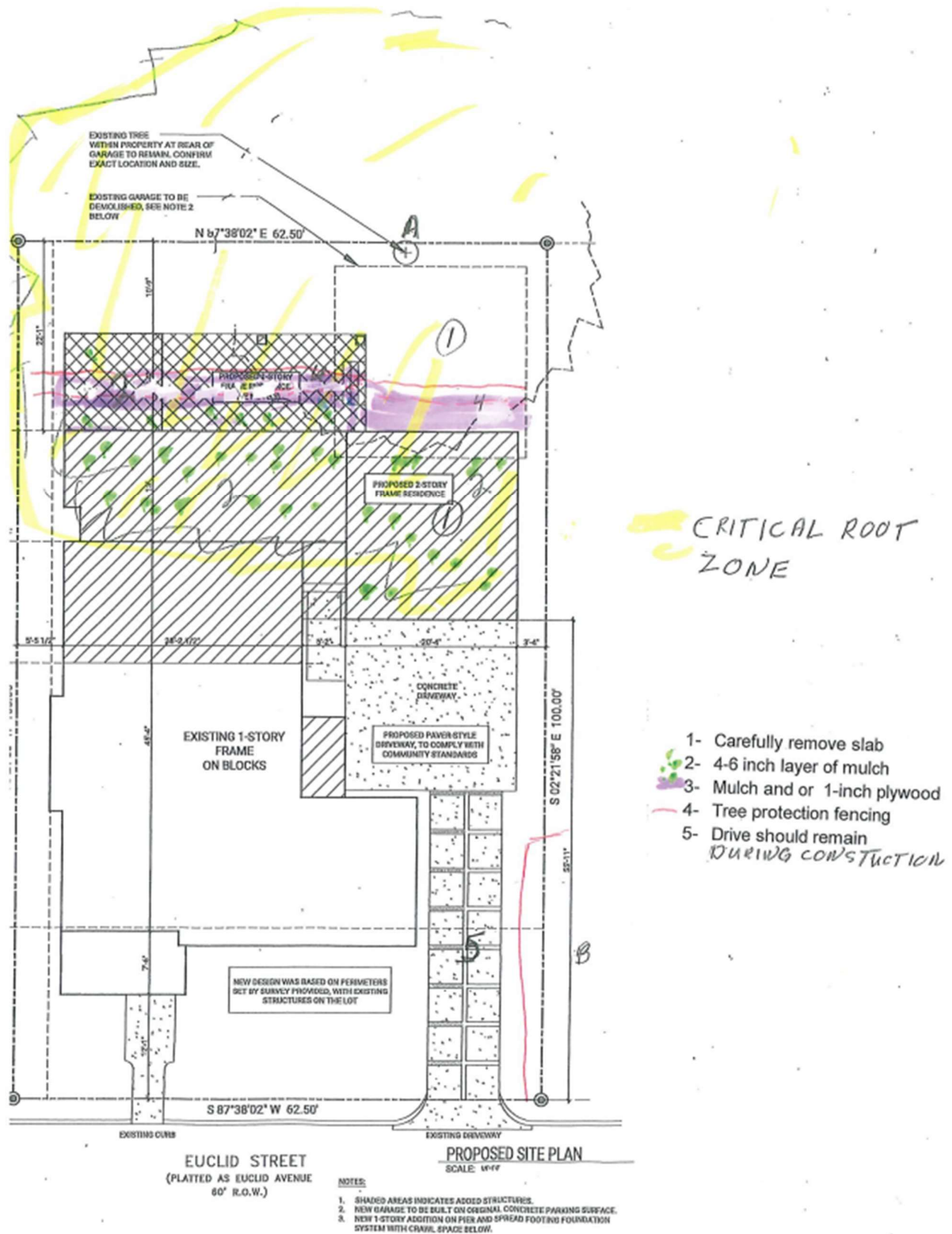
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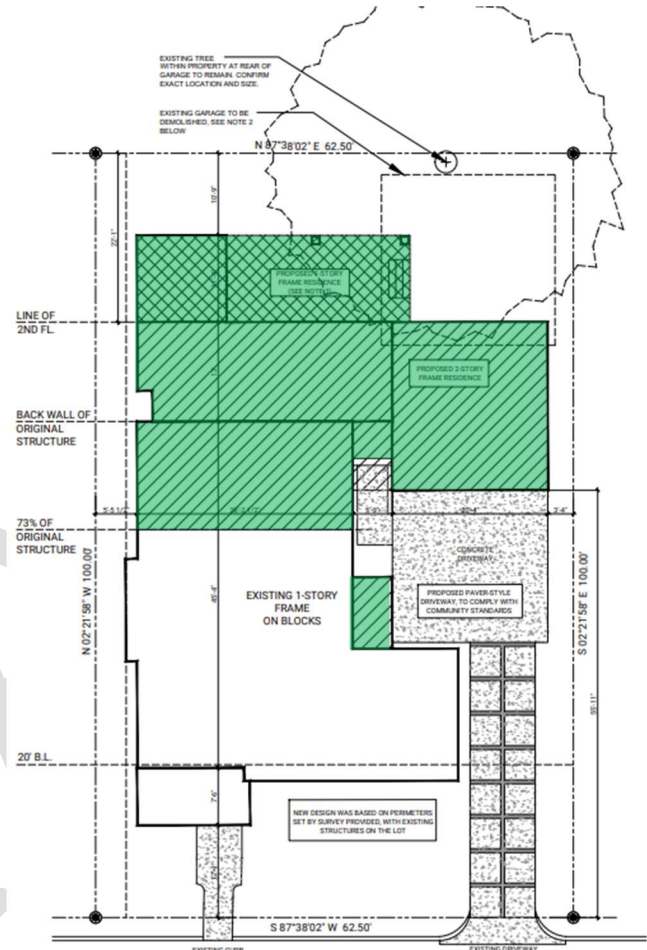
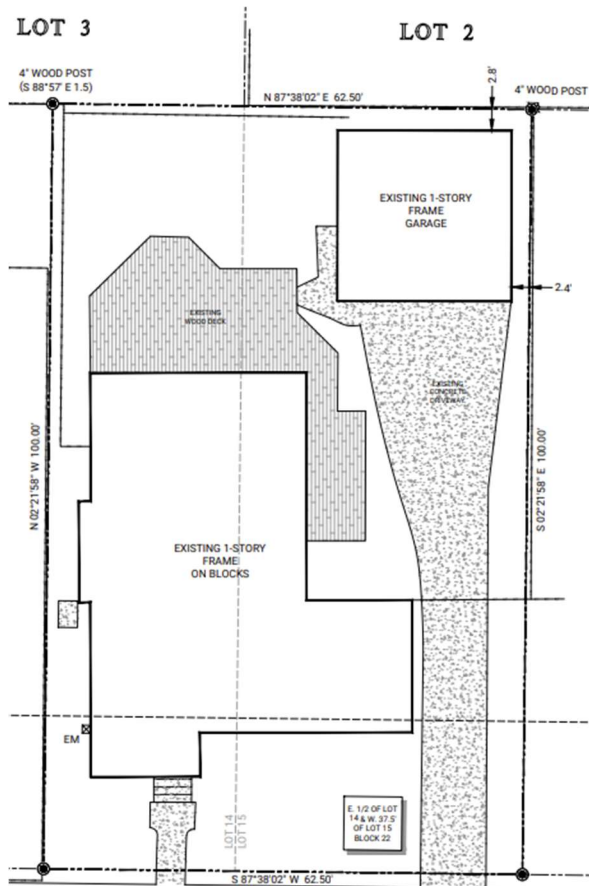
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SITE PLAN

EXISTING

PROPOSED





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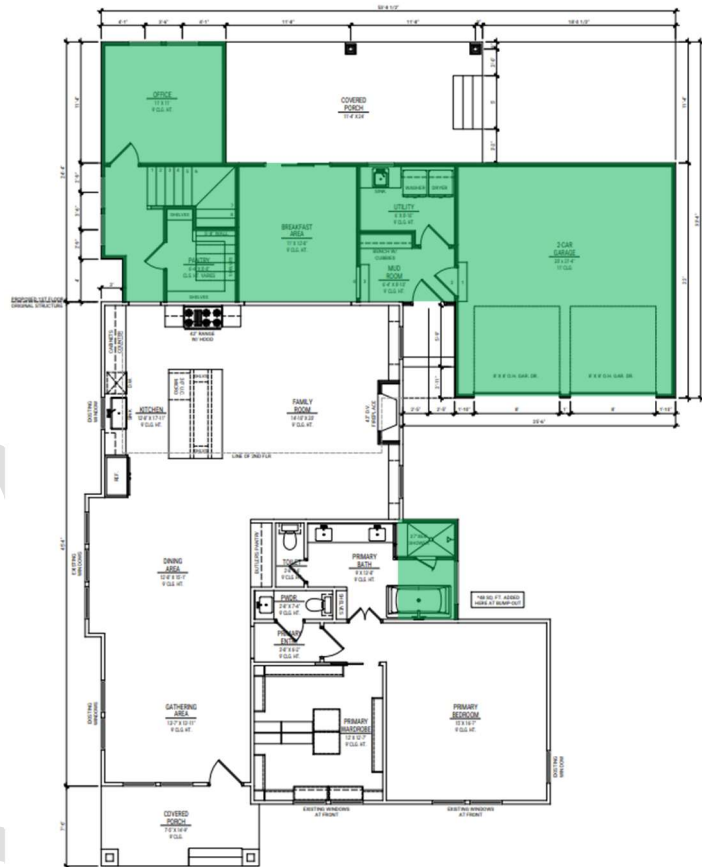
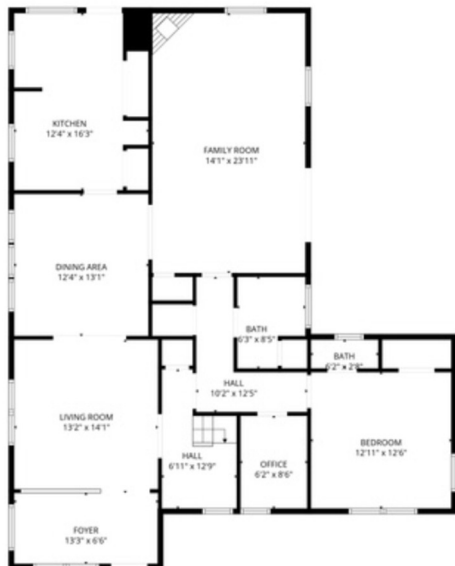
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FIRST FLOOR PLAN

EXISTING

PROPOSED





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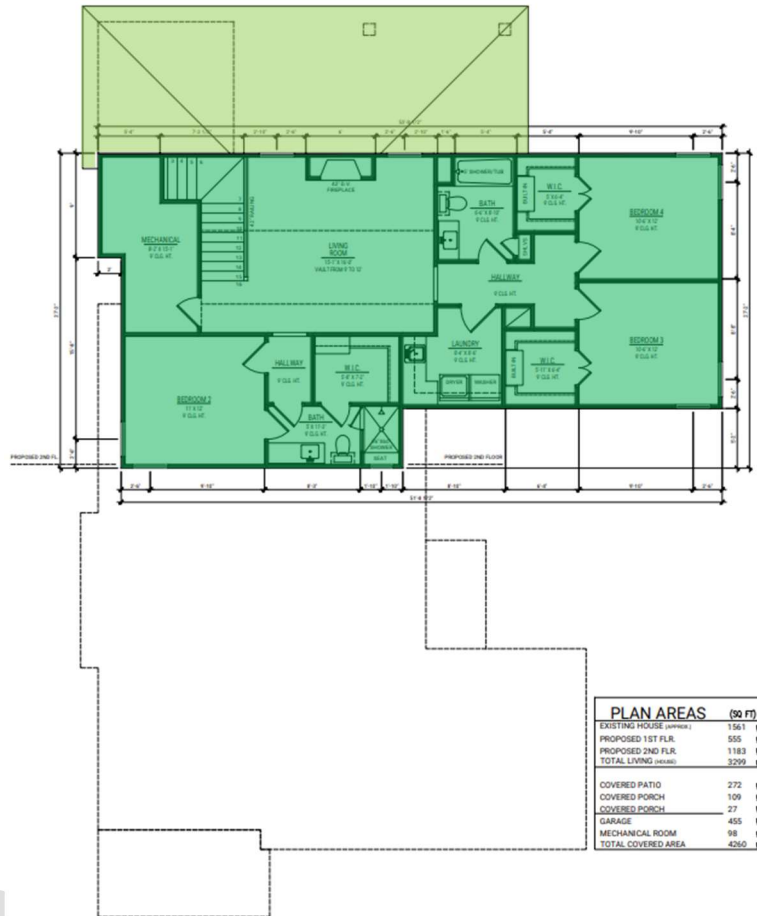
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SECOND FLOOR PLAN

EXISTING

PROPOSED





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FRONT (SOUTH) ELEVATIONS EXISTING



PROPOSED





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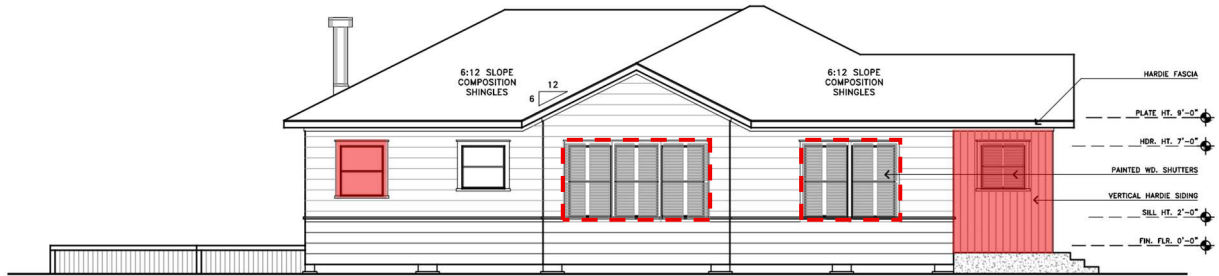
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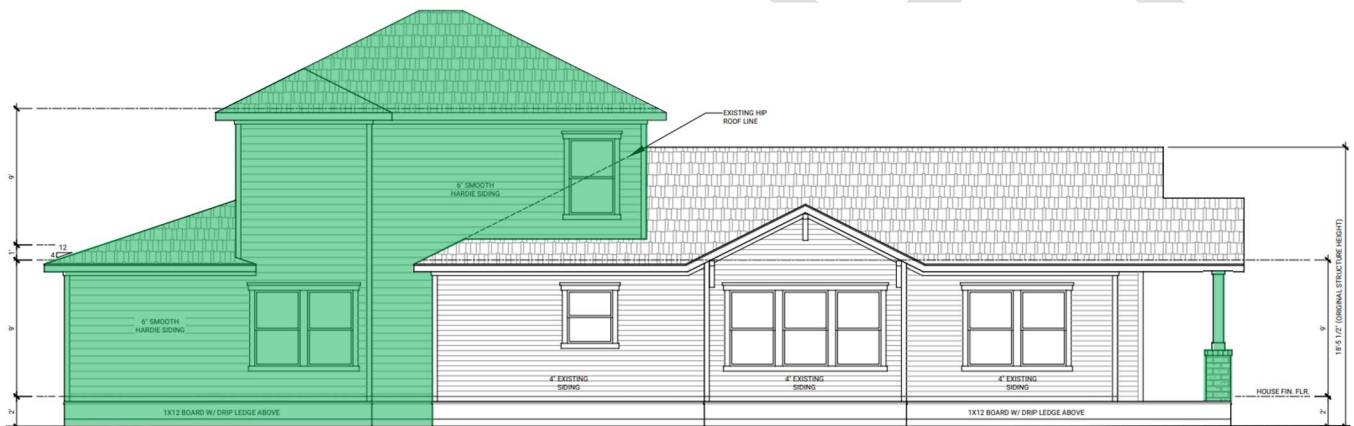
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LEFT (WEST) ELEVATION EXISTING



PROPOSED





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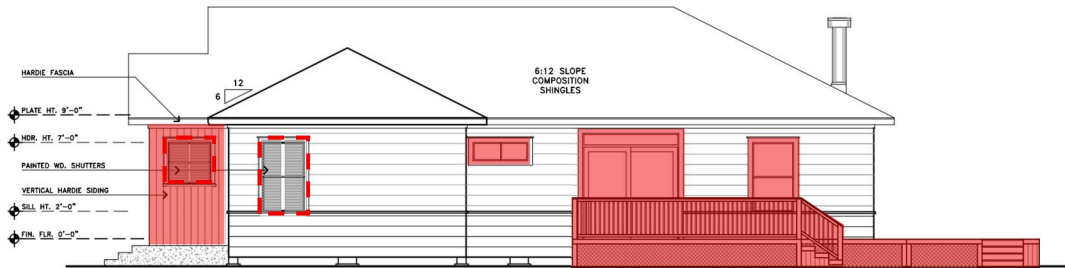
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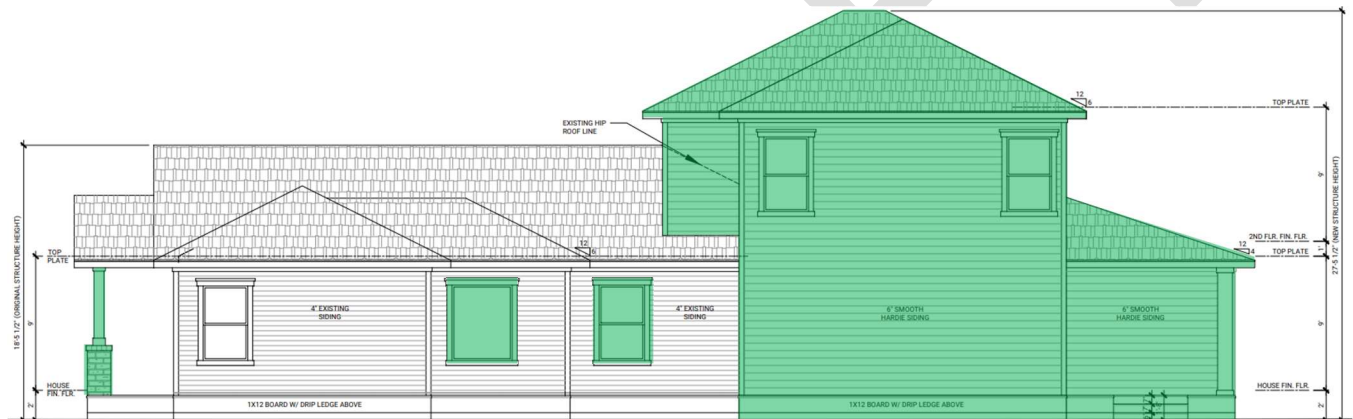
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RIGHT (EAST) ELEVATIONS EXISTING



PROPOSED





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Diagram illustrating the elevation of a house with a gabled roof and a chimney. The drawing includes the following labels and dimensions:

- HARDIE FASCIA**: Label pointing to the fascia board.
- PLATE HT. 9'-0"**: Label pointing to the plate height.
- HDR. HT. 7'-0"**: Label pointing to the header height.
- HARDIE TRIM**: Label pointing to the trim board.
- HARDIE SIDING**: Label pointing to the siding board.
- SILL HT. 2'-0"**: Label pointing to the sill height.
- FIN. FLR. 0'-0"**: Label pointing to the finished floor level.
- 6:12 SLOPE COMPOSITION SHINGLES**: Label pointing to the roof slope and shingles.
- 12/6**: Roof pitch indicator (12/6) shown on both sides of the gable.

PROPOSED





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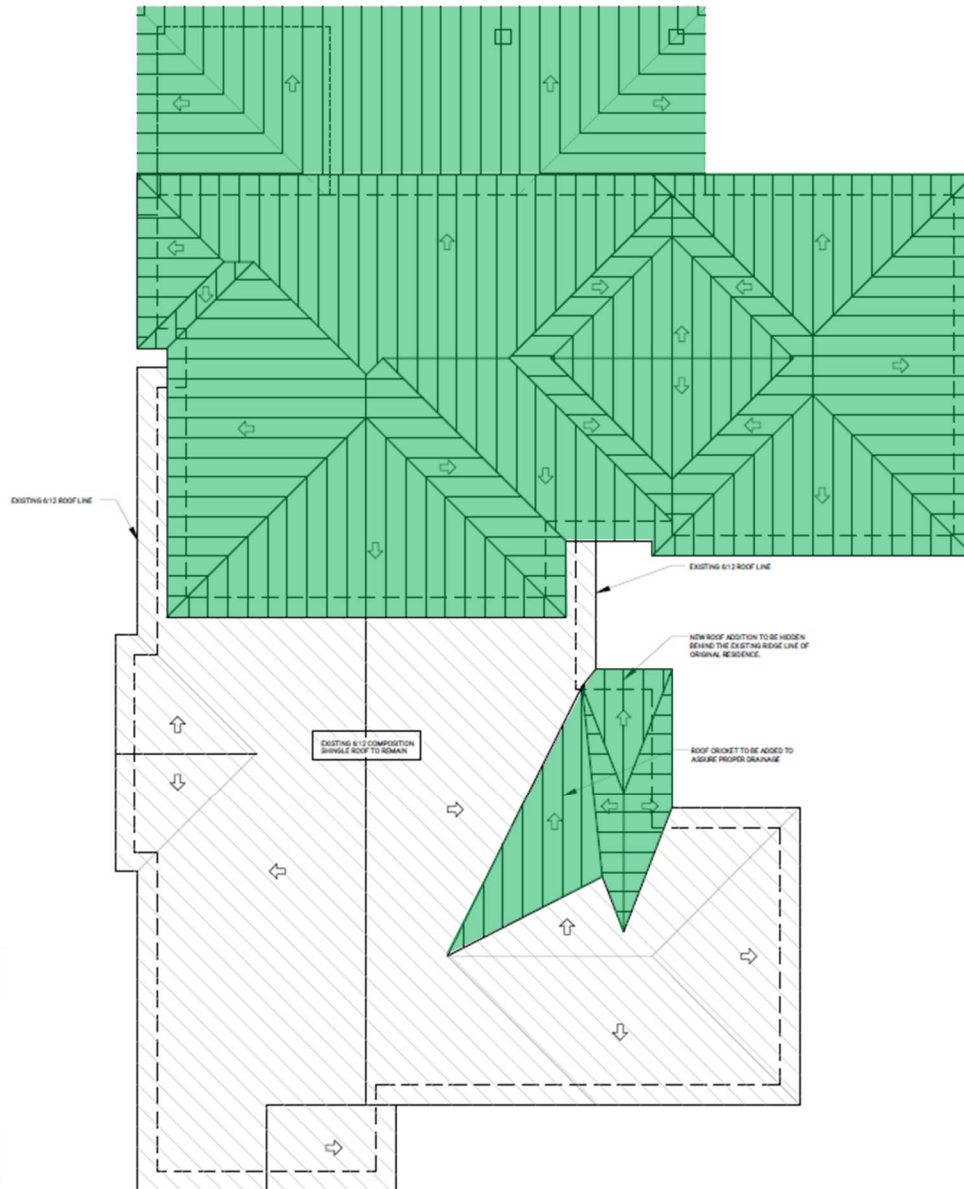
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ROOF PLAN PROPOSED





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OCTOBER PROPOSAL:

PLAN AREAS		(SQ FT)
EXISTING HOUSE (APPROX.)	1561	φ
PROPOSED 1ST FLR.	555	φ
PROPOSED 2ND FLR.	1183	φ
TOTAL LIVING (HOUSE)	3299	φ
COVERED PATIO	272	φ
COVERED PORCH	109	φ
COVERED PORCH	27	φ
GARAGE	455	φ
MECHANICAL ROOM	98	φ
TOTAL COVERED AREA	4260	φ

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 CALCULATIONS:

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 SCHEDULE

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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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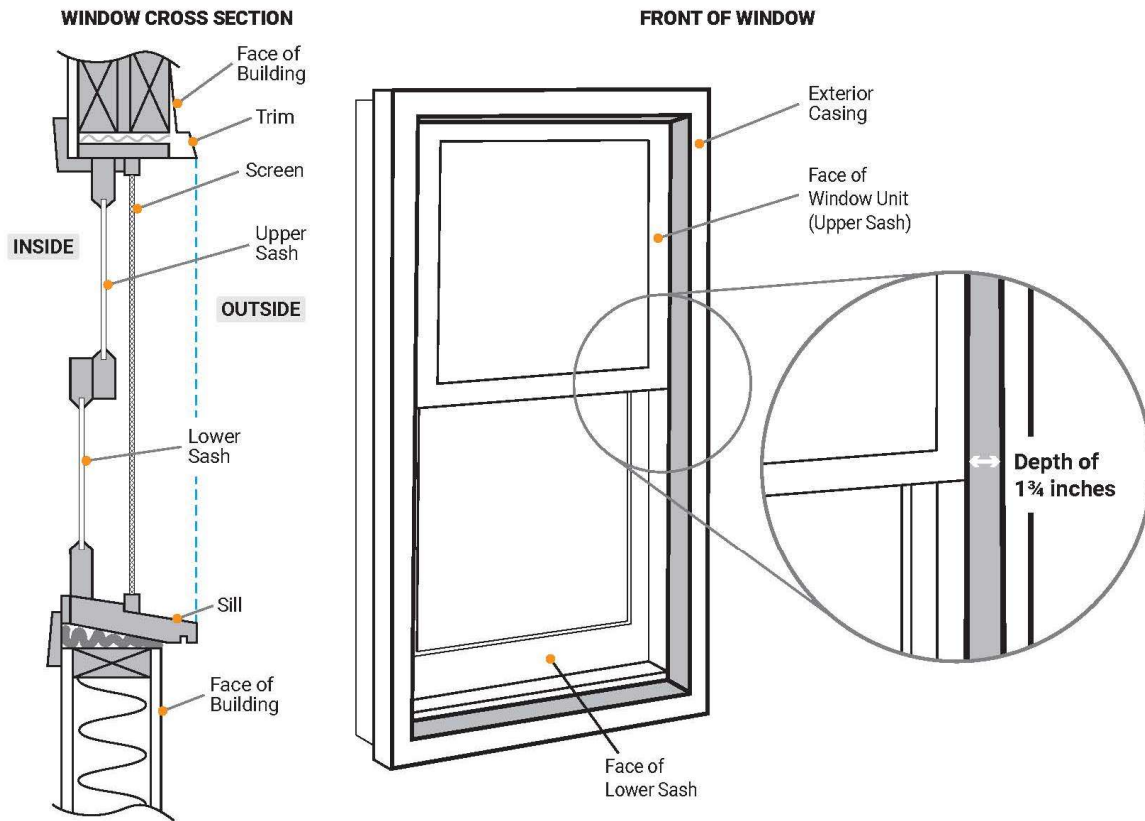
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ATTACHMENT A



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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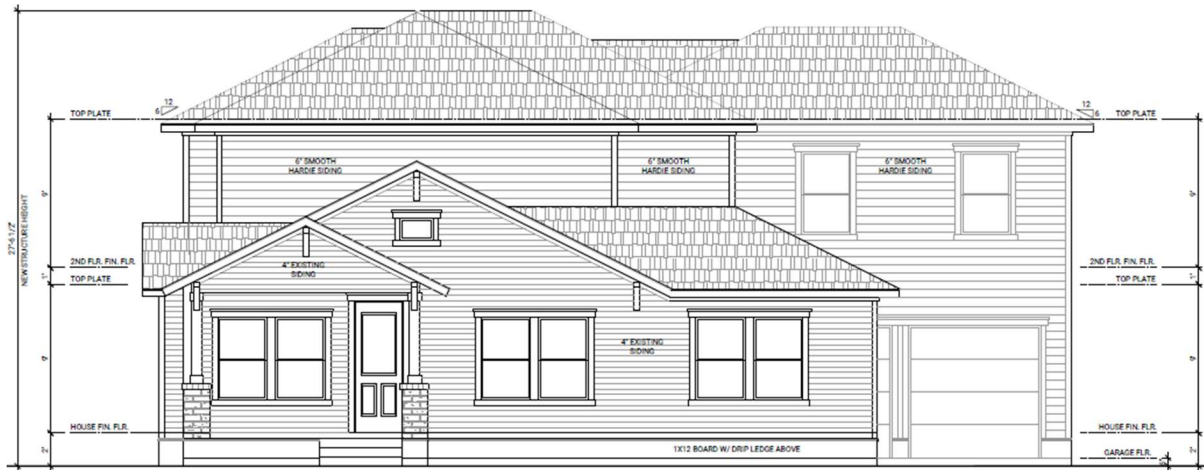
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PROPOSED

(AUGUST)



PROPOSED

(JULY)





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OWNER SUBMITTED CONTEXT OF APPROVED PROJECTS

EXISTING 505 TEETSHORN ST



PROPOSED 505 TEETSHORN ST



AREA STATEMENT			
(REMODEL)	EXISTING	Δ	PROPOSED
FIRST FLOOR:	1,269 S.F.	601 S.F.	1,870 S.F.
SECOND FLOOR:	0 S.F.	2,230 S.F.	2,230 S.F.
	0 S.F.	0 S.F.	0 S.F.
TOTAL HOUSE:	1,269 S.F.	2,831 S.F.	4,100 S.F.
GARAGE APARTMENT:	0 S.F.	0 S.F.	0 S.F.
TOTAL HEATED:	1,269 S.F.	2,831 S.F.	4,100 S.F.
FRONT PORCH:	140 S.F.	0 S.F.	140 S.F.
BREEZEWAY:	0 S.F.	203 S.F.	203 S.F.
REAR PORCH:	350 S.F.	-197 S.F.	153 S.F.
GARAGE:	0 S.F.	466 S.F.	466 S.F.
ATTIC STORAGE:	0 S.F.	0 S.F.	0 S.F.
TOTAL UNHEATED:	490 S.F.	472 S.F.	962 S.F.
TOTAL COVERED:	1,759 S.F.	3,303 S.F.	5,062 S.F.



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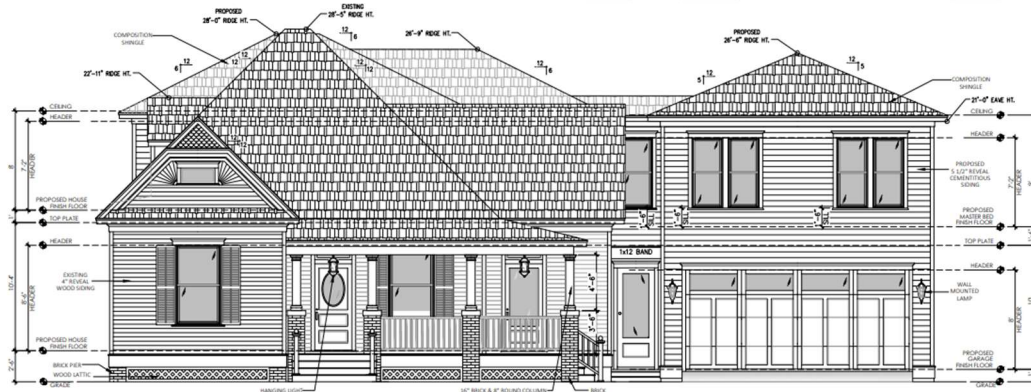
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509 Euclid St.
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EXISTING 519 BAYLAND AVE



PROPOSED 519 BAYLAND AVE



AREA STATEMENT

SPACE	EXISTING	+/-	PROPOSED
LEVEL 1 FLOOR	1,627	281	1,908
LEVEL 2 FLOOR	252	1,839	2,091
TOTAL HEATED	1,879	2,120	3,999
REAR+SIDE DECK	240	-191	49
FRONT PORCH	250	0	250
STORAGE	128	-128	0
ATTIC STORAGE	448	-448	0
CARPORT	320	-320	0
GARAGE	0	+755	+755
OUTDOOR KITCHEN	0	+289	+289
TOTAL UNHEATED	1,386	-43	1,343
TOTAL COVERED	3,265	2,077	5,342



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EXISTING 528 WOODLAND ST



AREA STATEMENT			
(REMODEL)	EXISTING	Δ	PROPOSED
FIRST FLOOR:	1,685 S.F.	571 S.F.	2,256 S.F.
GARAGE APARTMENT:	622 S.F.	-622 S.F.	0 S.F.
SECOND FLOOR:	0 S.F.	1,709 S.F.	1,709 S.F.
TOTAL HEATED:	2,307 S.F.	1,658 S.F.	3,965 S.F.
FRONT PORCH:	244 S.F.	0 S.F.	244 S.F.
SIDE / COVERED PORCHES:	342 S.F.	35 S.F.	377 S.F.
REAR PORCH:	46 S.F.	-46 S.F.	0 S.F.
GARAGE:	622 S.F.	15 S.F.	637 S.F.
ATTIC STORAGE:	448 S.F.	-95 S.F.	353 S.F.
TOTAL UNHEATED:	1,702 S.F.	-91 S.F.	1,611 S.F.
TOTAL COVERED:	4,009 S.F.	1,567 S.F.	5,576 S.F.

PROPOSED 528 WOODLAND ST



EXISTING 528 WOODLAND ST



PROPOSED 528 WOODLAND ST

