



ITEM B6
HPO File #: HP2026_0125

May 21, 2026

611 Omar Street
Woodland Heights

Applicant: Alberto Vaca, McIntyre + Robinowitz ARCHITECTS, agent for John Wilburn, owner

Property: 611 Omar Street, Lots 3, TR 4A, Block 31 Woodland Heights Subdivision. The property includes a historic 1,508 square foot two-story wood-frame single-family residence situated on an 8,484 square-foot (83' x 100') interior lot.

Significance: Contributing American Foursquare residence, constructed circa 1912, located in the Woodland Heights Historic District.

Proposal: Alteration – Addition. **The applicant proposes:**

- A 556 SF one-story rear addition to the existing two-story wood-frame residence at 611 Omar Street.
- An increase in ground floor area from approximately 1,508 square feet to a total of 2,064 square feet.
- No changes to existing accessory structures; no new detached structures are proposed.

Design & Construction:

- A roof design consistent with the existing structure, including a 7:12 pitch and hip roof form.
- A pier-and-beam foundation matching the existing construction.
- Composition shingle roofing to match the existing home.

Materials & Exterior Finishes:

- Fiber-cement (Hardi) lap siding with a 4" reveal on the addition.
- Existing wood siding with a 4½" reveal to remain.
- Fiber-cement fascia boards and wood soffits.
- Wood columns and wood decking.
- Concrete block pier bases for the addition.

Public Comment: No comment received

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.



CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

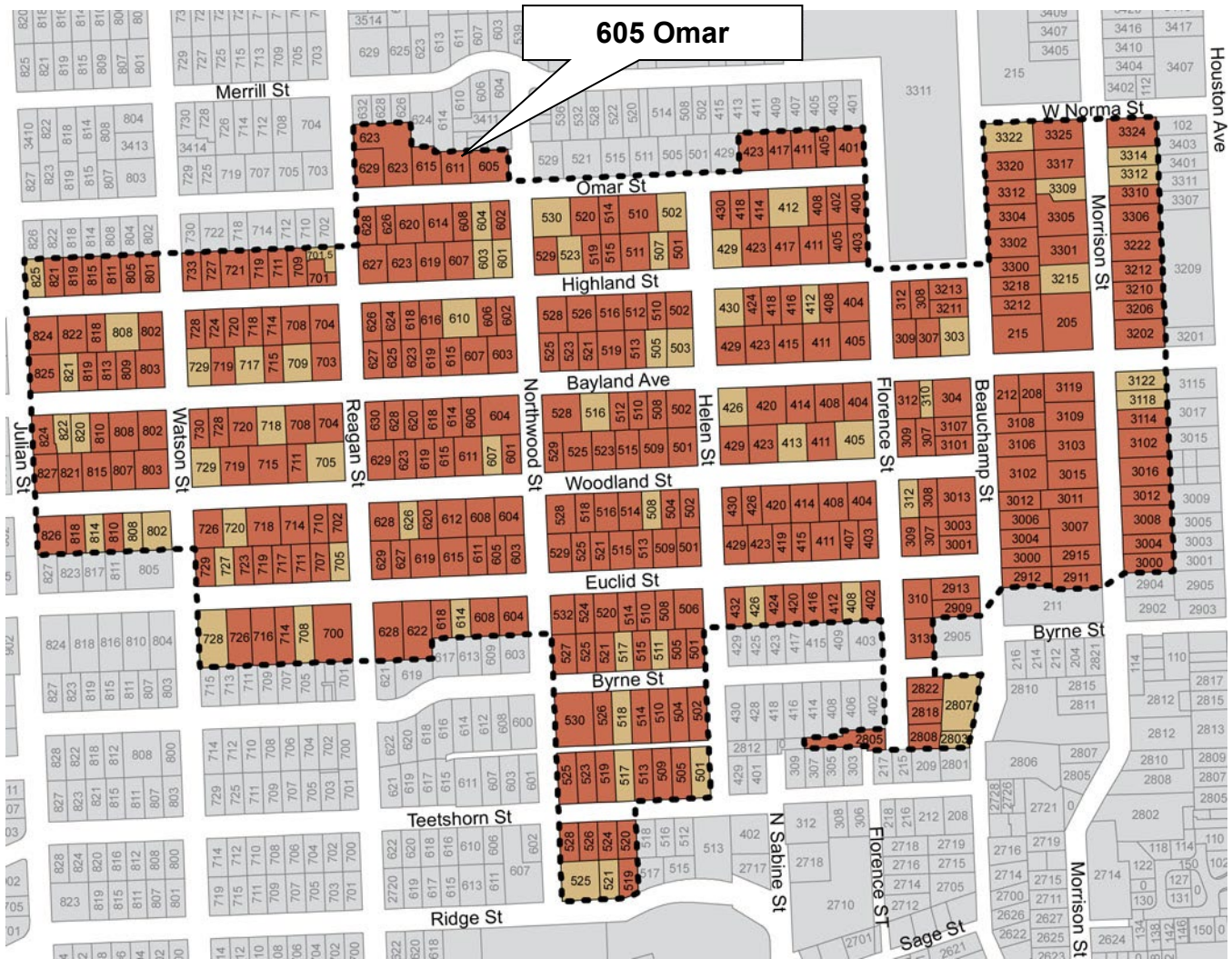
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PROPERTY LOCATION WOODLAND HEIGHTS HISTORIC DISTRICT



Building Classification

- Contributing
- Non-Contributing
- Park



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INVENTORY PHOTO



RECENT PHOTO





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CONTEXT AREA



Figure 1_ Google Street View



Figure 2- 605 Omar, next door neighbor



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Figure 3- 623 Omar, contributing structure



Figure 4-628 Omar _across the street neighbor



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EXISTING PHOTOS





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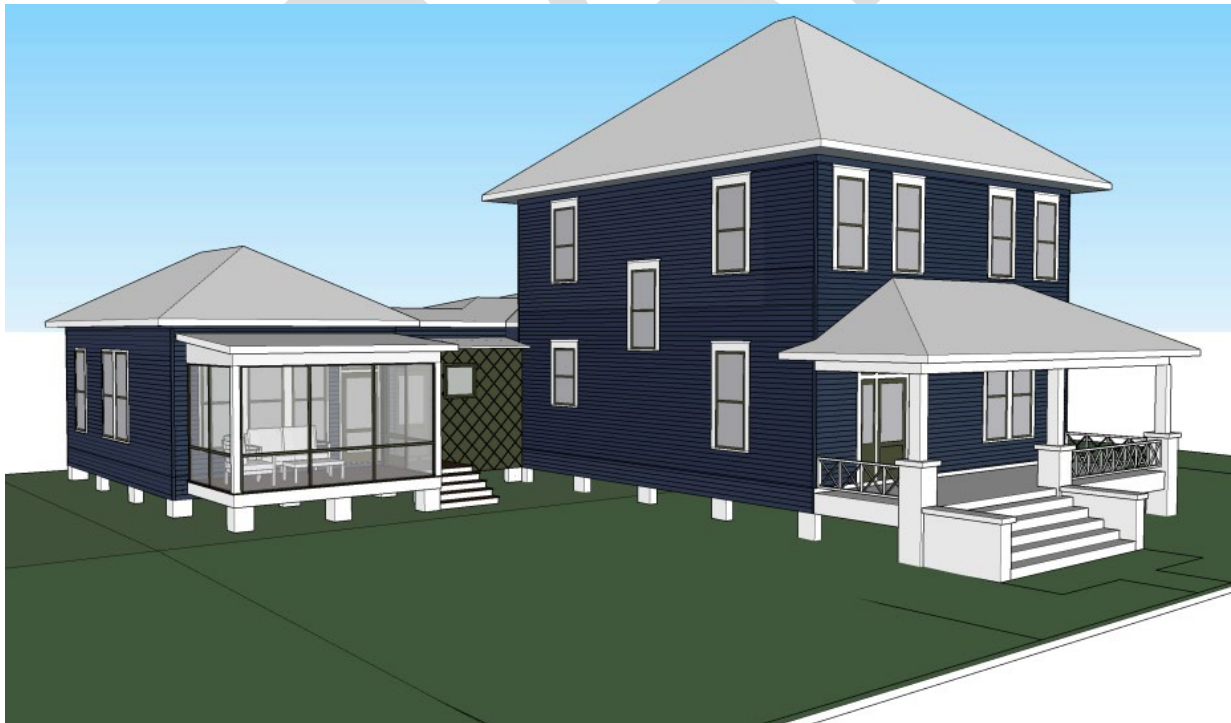
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PROPOSED 3D VIEW





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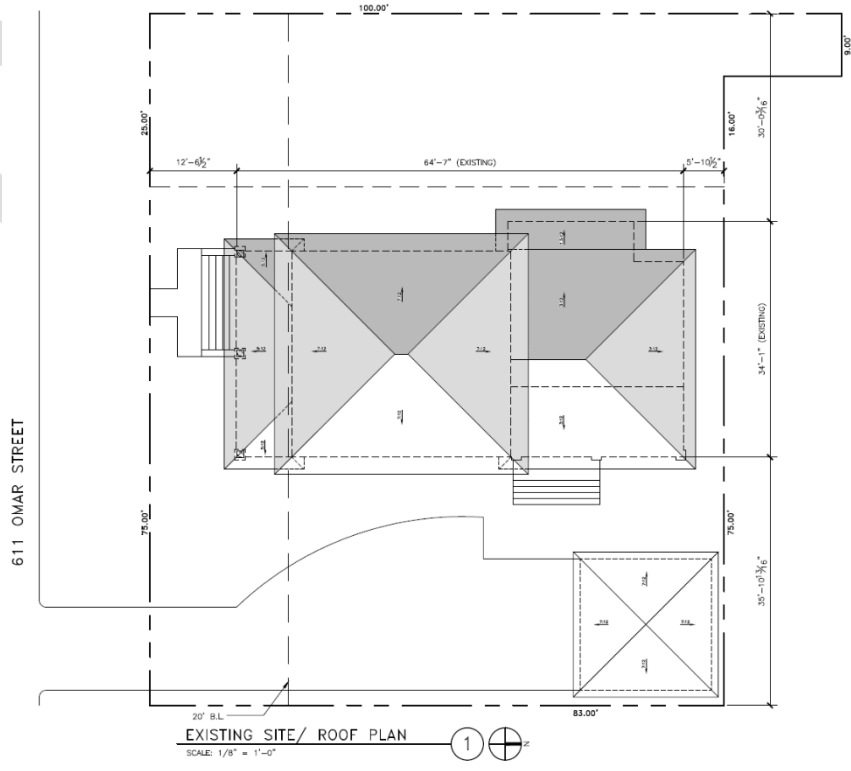
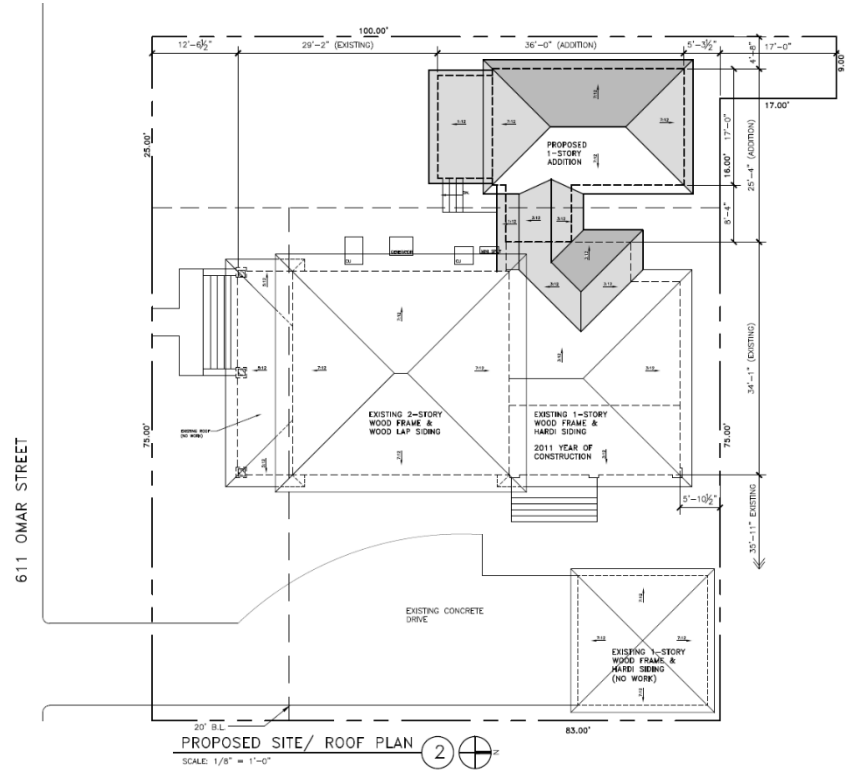
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SITE PLAN





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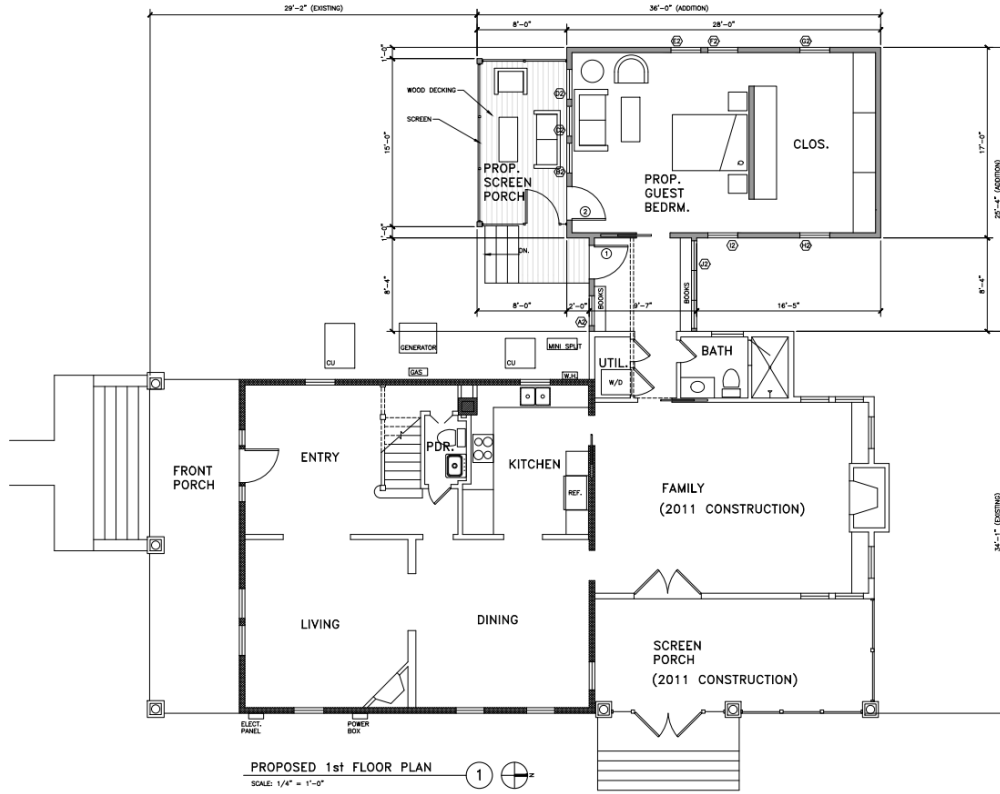
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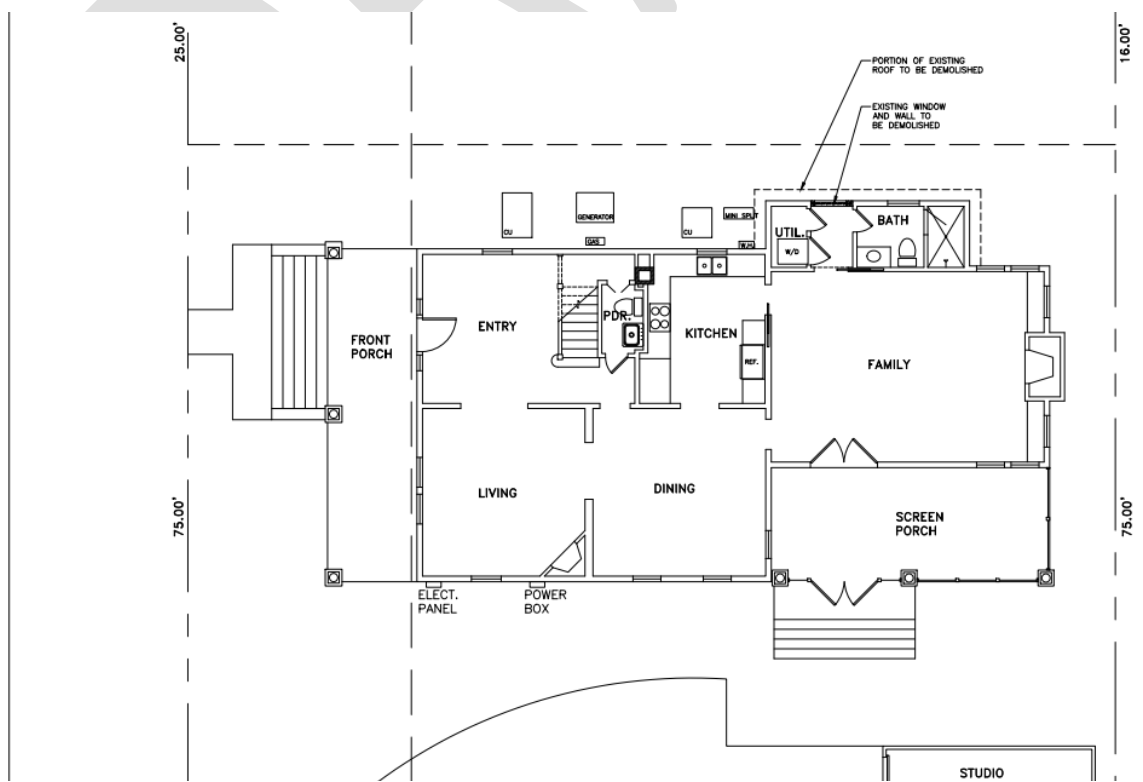
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FIRST FLOOR PLAN PROPOSED



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

EXISTING



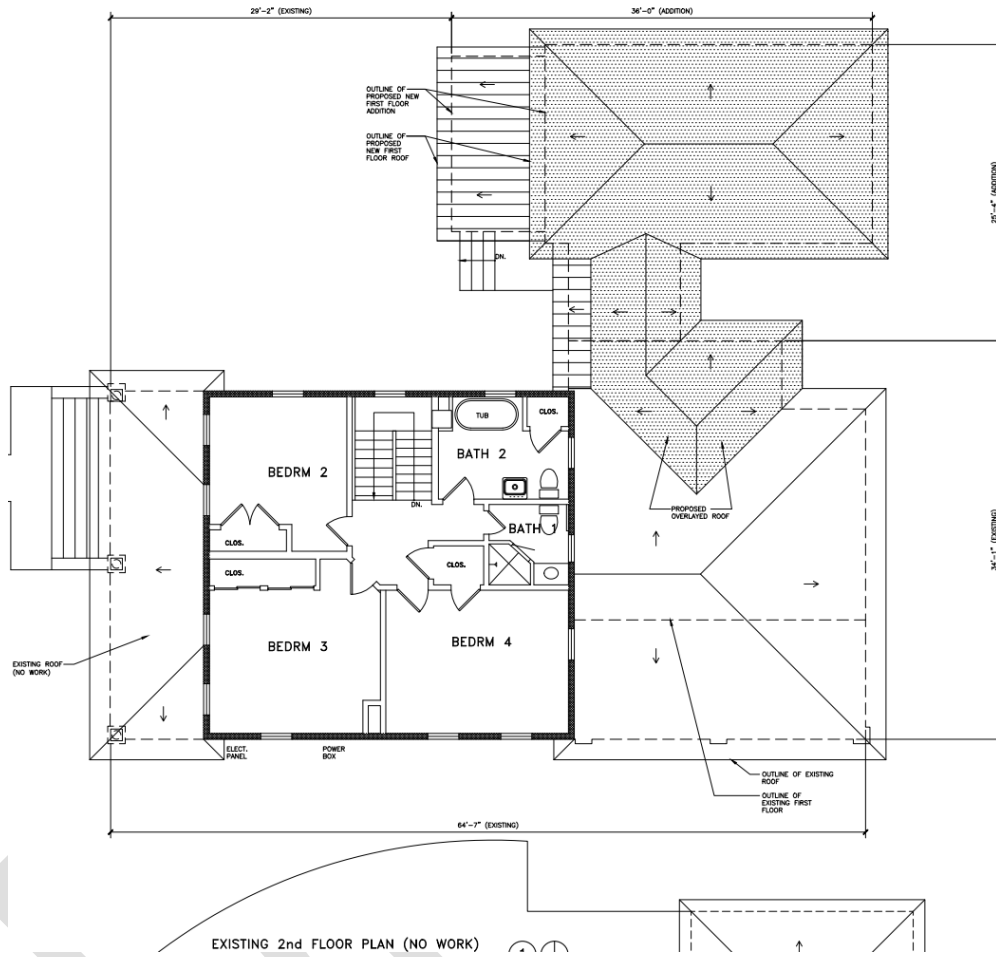


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SECOND FLOOR PLAN PROPOSED



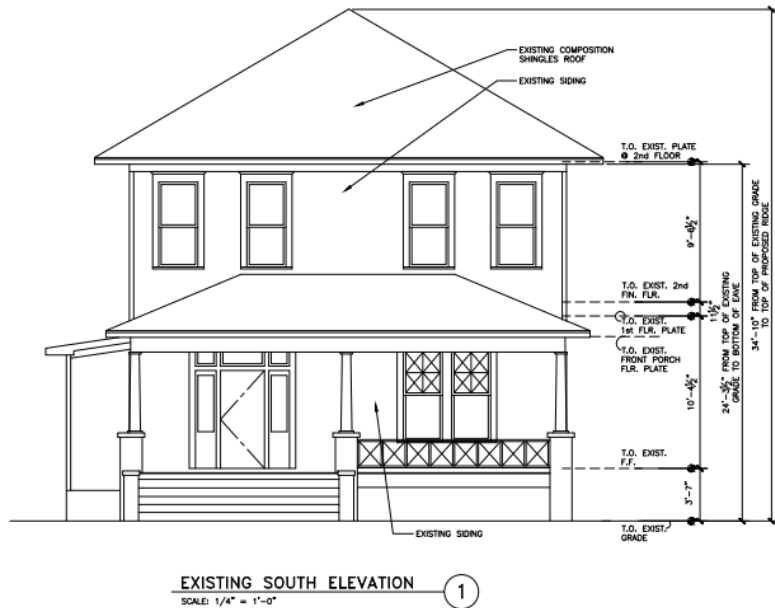
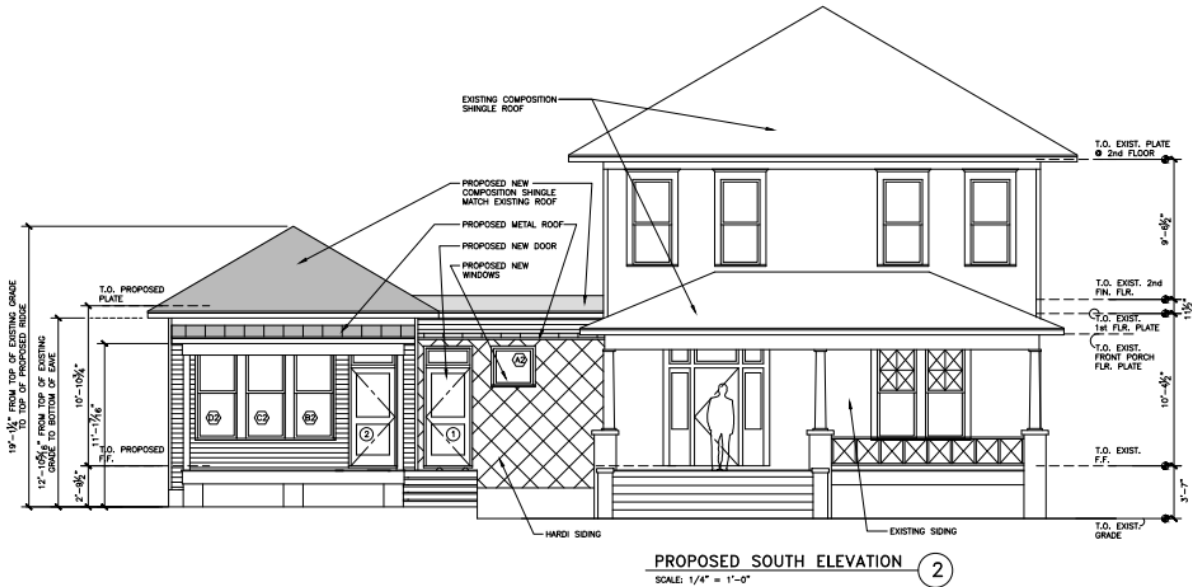


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SOUTH ELEVATION – FRONT FACING OMAR



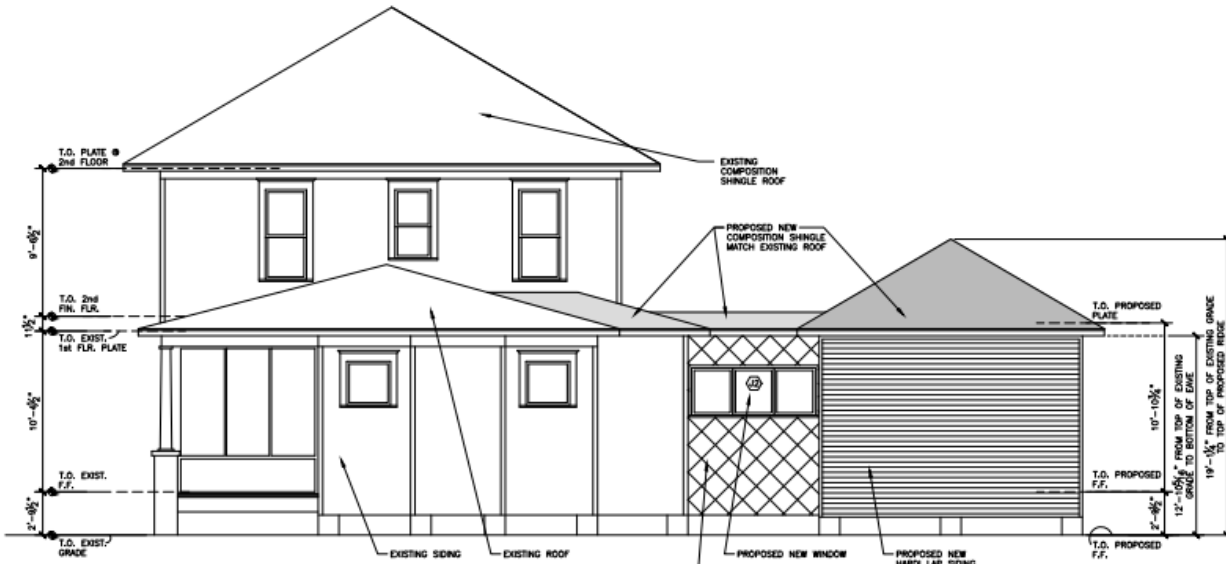


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NORTH REAR ELEVATION



PROPOSED NORTH ELEVATION ②
SCALE: 1/4" = 1'-0"



EXISTING NORTH ELEVATION ①
SCALE: 1/4" = 1'-0"

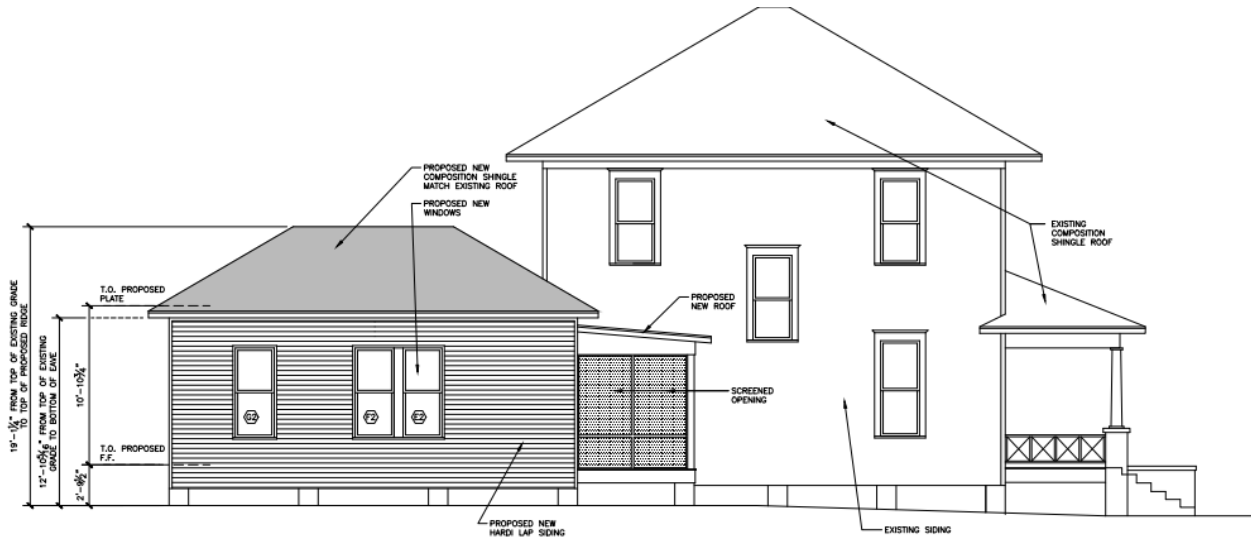


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WEST ELEVATION



PROPOSED WEST ELEVATION ②
SCALE: 1/4" = 1'-0"



EXISTING WEST ELEVATION ①
SCALE: 1/4" = 1'-0"



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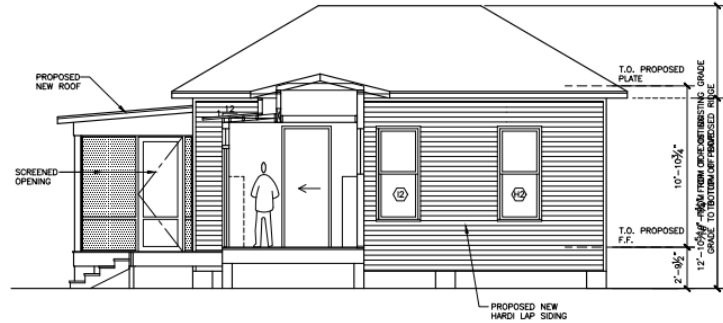
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EAST ELEVATION



PROPOSED EAST ELEVATION 2

SCALE: 1/4" = 1'-0"



EXISTING EAST ELEVATION 1

SCALE: 1/4" = 1'-0"



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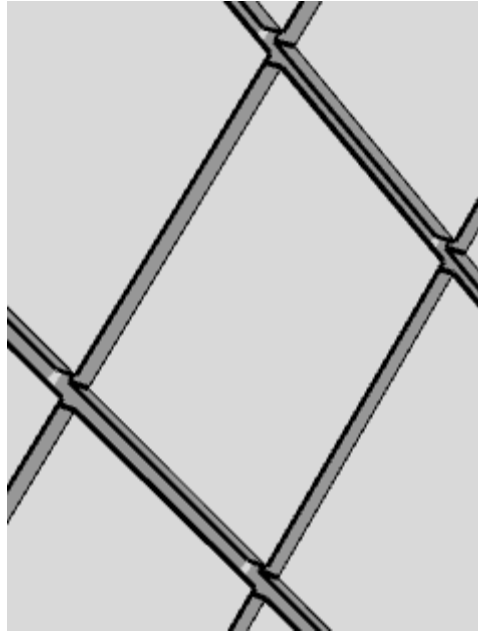
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CLADDING MATERIAL FOR HYPHEN



DRAFT



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WINDOW & DOOR SCHEDULES

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
A1	Wood	1/1	DH	26x66	Recessed	Original	No
B1	Wood	1/1	DH	28x46	Recessed	Original	No
ALL OTHER EXISTING WINDOWS TO REMAIN							

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	
C1	Wood	1 Panel	CMNT	32x44	Recessed	Sierra Pacific	
D1	Wood	1 PANEL	CMNT	28x44	Recessed	Sierra Pacific	
E1	Wood	2 PANEL	FIXED	72x24	Recessed	Sierra Pacific	
F1	Wood	1 PANEL	FIXED	60x107	Recessed	Sierra Pacific	
G1	Wood	1 PANEL	FIXED	44x28	Recessed	Sierra Pacific	
H1	Wood	1 PANEL	FIXED	44x28	Recessed	Sierra Pacific	
I1	Wood	2 PANEL	FIXED	64x28	Recessed	Sierra Pacific	
J1	Wood	1 PANEL	FIXED	44x28	Recessed	Sierra Pacific	
K1	Wood	1 PANEL	FIXED	72x28	Recessed	Sierra Pacific	

- Must include photos of all windows with labels indicated on this sheet
 - Must include manufacturer's specifications and details for all proposed windows
- *** Use additional sheets as necessary

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.

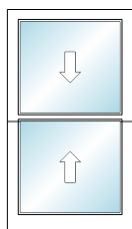
Standard Construction:

- 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 INFILTRATION0.1/0.11/A2
 WATERNO LEAKAGE @ 7.52 PSF
 STRUCTURALLC-PG50



Picture DH: 61.375" x 76.625"

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

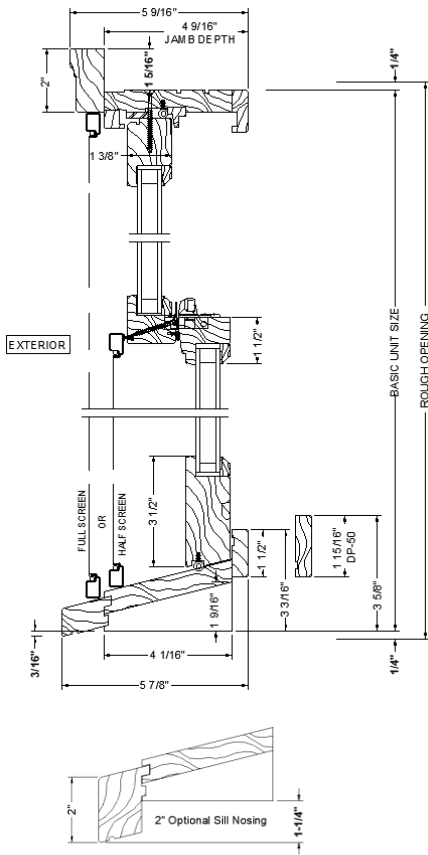
Thermal Performance (NFRC):

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

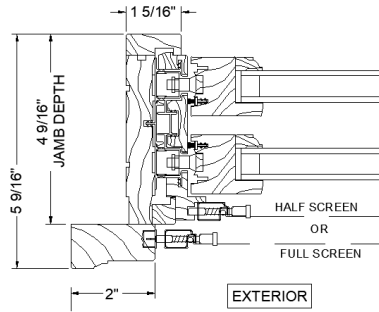
All values represent insulated glass units using black warm edge spacer. Additional glazing options available.

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.

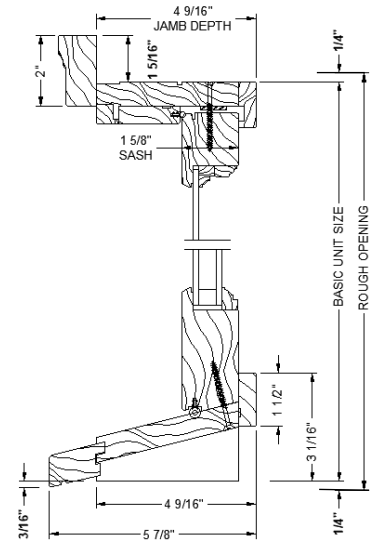
Standard 4-9/16" Jamb
VERTICAL SECTION - OPERATING



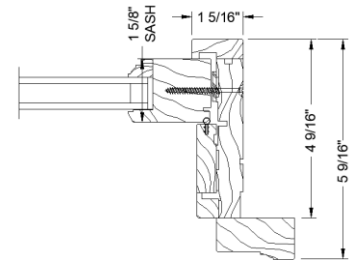
Standard 4-9/16" Jamb
HORIZONTAL SECTION - OPERATING



Standard 4-9/16" Jamb
VERTICAL SECTION - PICTURE



Standard 4-9/16" Jamb
HORIZONTAL SECTION - PICTURE



Additional product details are coming soon to our website www.sierrapacificwindows.com/ProfessionalResources/TechnicalLibrary

Wood Double Hung Additional Features

- Available in standard primed exterior (white or black) or natural exterior (no finish).
- Extensive offering of performance glass available in black warm edge or Cardinal spacer for optimum efficiency.
- Grille options including Simulated Divided Lites and Grilles-Between-Glass.
- 10 factory finished Ultra Coat Paint colors or 3 Ultra Stain Interior options.

Please visit our website www.sierrapacificwindows.com for additional details or contact your nearest Sierra Pacific Branch or Dealer location.



ADDITIONAL CASING OPTIONS



5" Flat Casing Available.