



ITEM D07
HPO File #: HP2026_0084

April 23, 2026

607 Harvard Street
Houston Heights South

CERTIFICATE OF APPROPRIATENESS

Applicant: Sam Gianukos, agent for, Rebekah Abdollahian , owner

Property: 607 Harvard Street, Lot 11&12, Block 277, Houston Heights Neighborhood Subdivision. The property includes a historic 2,100 square foot, Two-story brick single-family residence situated on a 13,200 SF square foot (100' x 132') corner lot.

Significance: Contributing Queen Anne style residence, constructed circa 1915, located in the Houston Heights South Historic District.

Proposal: Alteration: two-story addition

- Existing Conditions**
- Two-story single-family residence
 - Existing living area: 3,234 sq ft
 - Existing basement and loft: no change proposed
 - Existing roof pitch: 9:12
 - Existing eave height: 35'-2"
 - Existing ridge height: 23'-2"
 - Existing first-floor ceiling height: 10'-2"
 - Existing second-floor ceiling height: 8'-0"
 - Exterior finish: brick

- Proposed Work**
- Add 571 sq ft of living space to the first floor (rear addition)
 - Add 644 sq ft of living space to the second floor (rear addition)
 - Retain existing basement and loft square footage
 - Renovation work within existing footprint on both floors

- Roof & Massing**
- Proposed roof pitch for addition: 6:12
 - Proposed maximum eave height: 35'-2" (no change)
 - Proposed maximum ridge height: 23'-2" (no change)

- Ceiling Heights**
- First-floor proposed ceiling height: 10'-2" (matching existing)
 - Second-floor proposed ceiling height: 8'-0" (matching existing)

Exterior Materials • New exterior finish: brick to match existing

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval with conditions: Inset for two feet at the original corner on the south elevation facing White Oak Street.

HAHC Action: -



ITEM D07
HPO File #: HP2026_0084

April 23, 2026

607 Harvard Street
Houston Heights South

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 | |
|-------------------------------------|--------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | S - satisfies D - does not satisfy NA - not applicable |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (1) The proposed activity must retain and preserve the historical character of the property; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (2) The proposed activity must contribute to the continued availability of the property for a contemporary use; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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. |

HEIGHTS DESIGN GUIDELINES

- | | | | |
|-------------------------------------|--------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines. |
|-------------------------------------|--------------------------|--------------------------|---|

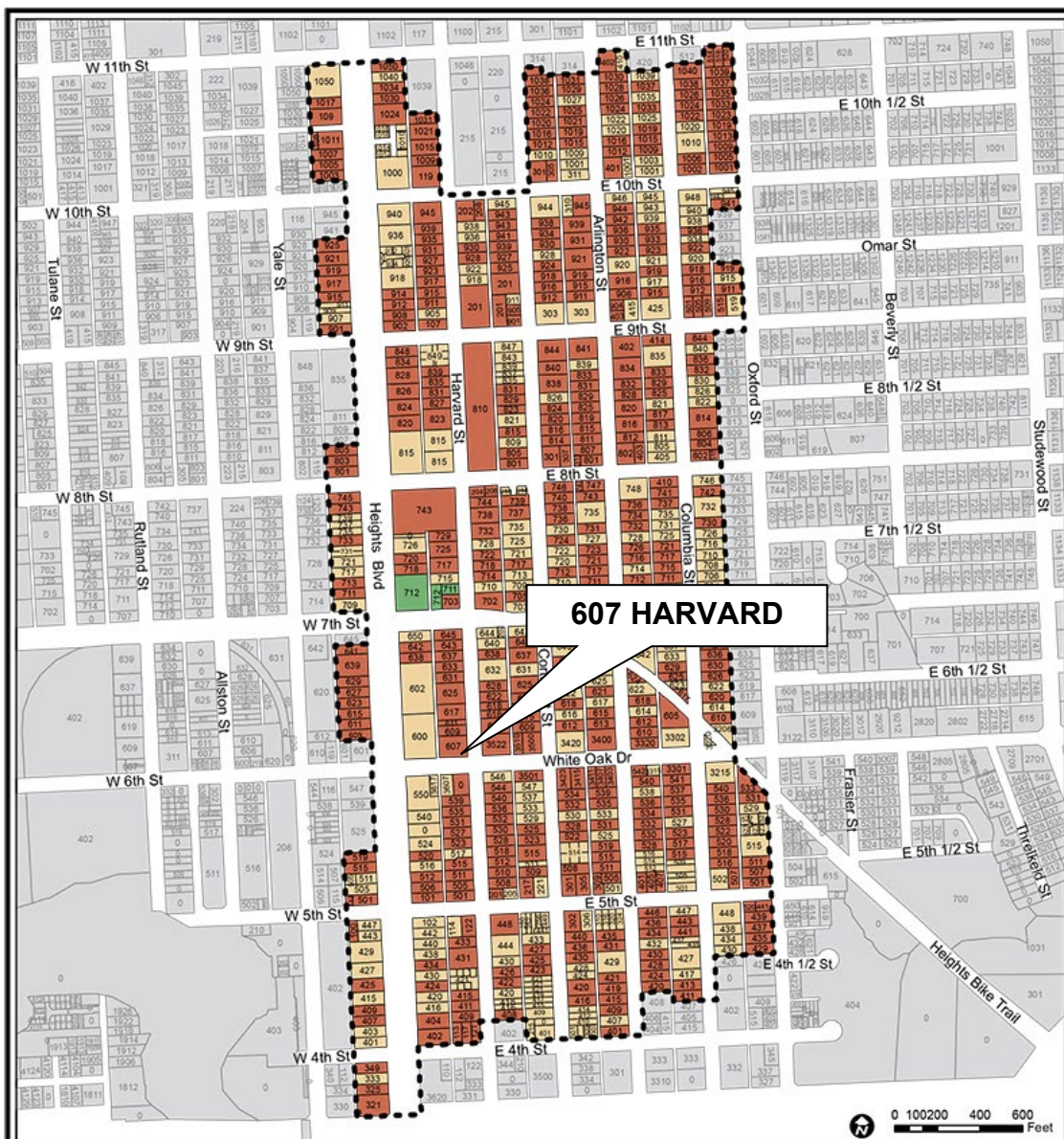


ITEM D07
HPO File #: HP2026_0084

April 23, 2026

607 Harvard Street
Houston Heights South

District Map



Houston Heights South Historic District

Historic District Boundary

Building Classification

- Contributing
- Non-Contributing
- Park

Established: June 29, 2011
Source: GIS Services Division
Date: 4/24/2013
Reference: pj17025_Heights_South

This map is made available for reference purposes only and should not be substituted for a survey product. The City of Houston will not accept liability of any kind in conjunction with its use.



PLANNING & DEVELOPMENT DEPARTMENT



ITEM D07
HPO File #: HP2026_0084

April 23, 2026

607 Harvard Street
Houston Heights South

Existing Photos Provided By Applicant





ITEM D07
HPO File #: HP2026_0084

April 23, 2026

607 Harvard Street
Houston Heights South



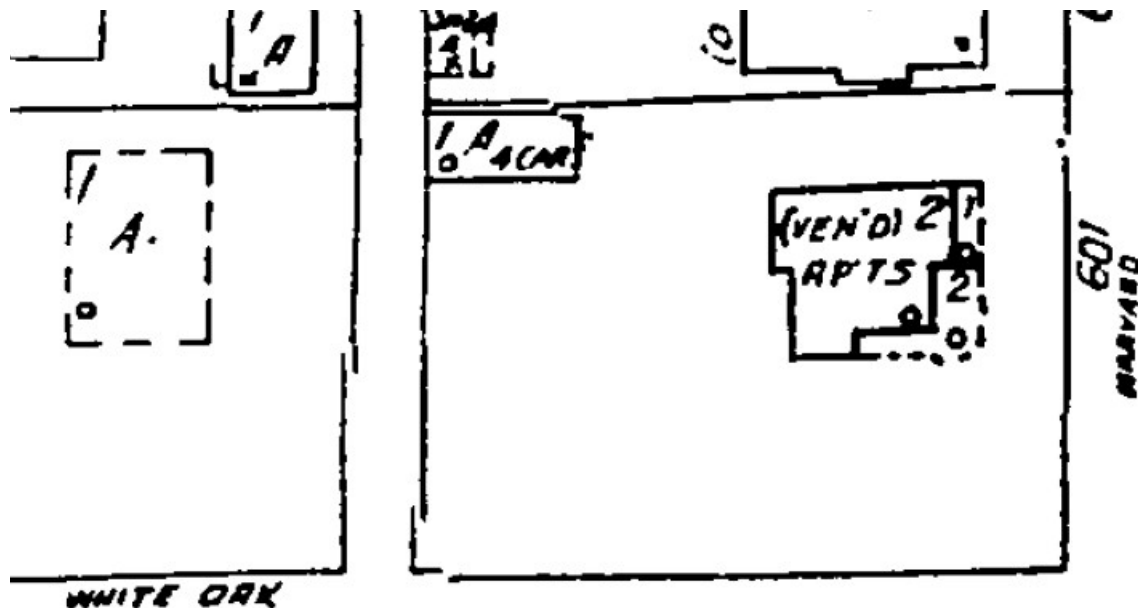


ITEM D07
HPO File #: HP2026_0084

April 23, 2026

607 Harvard Street
Houston Heights South

1925 Sanborn



DRAFT





ITEM D07
HPO File #: HP2026_0084

April 23, 2026

607 Harvard Street
Houston Heights South

3D RENDERINGS



DRAFT



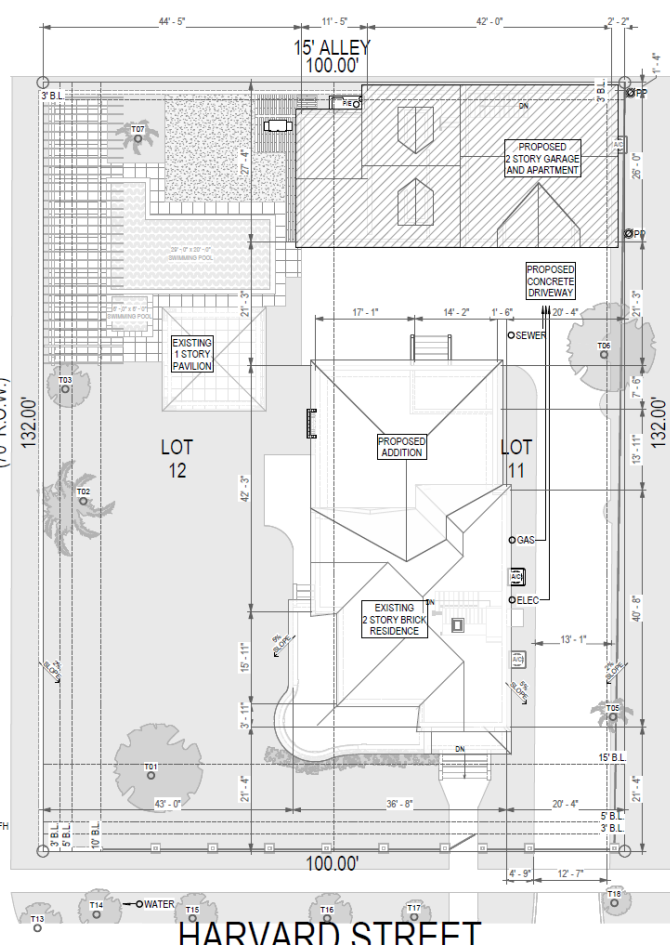
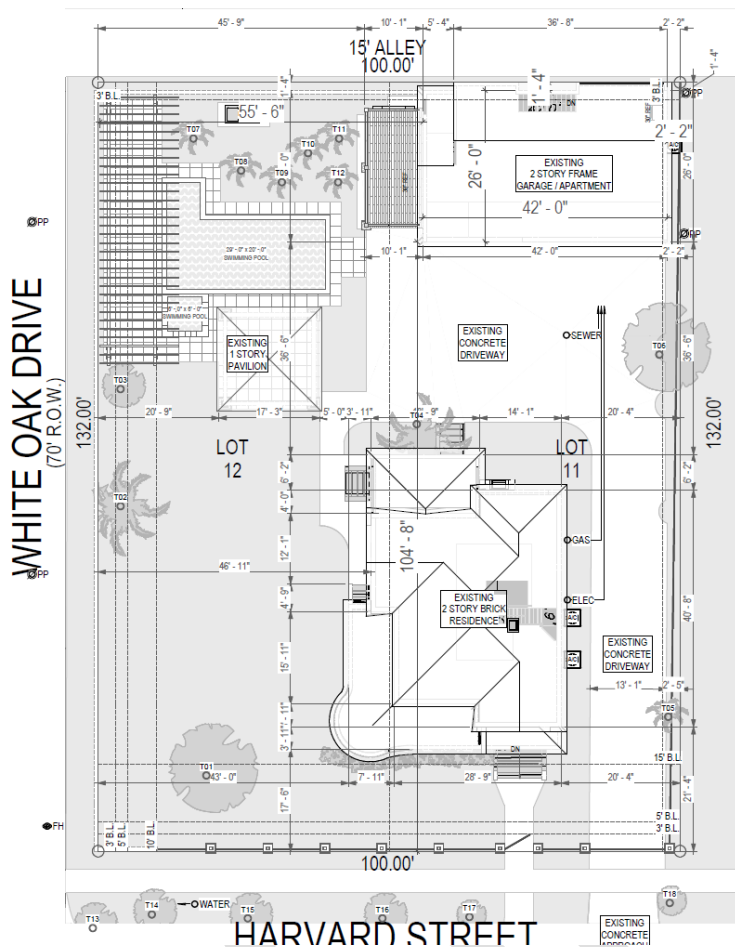
ITEM D07

HPO File #: HP2026_0084

April 23, 2026

607 Harvard Street
Houston Heights South

SITE PLAN





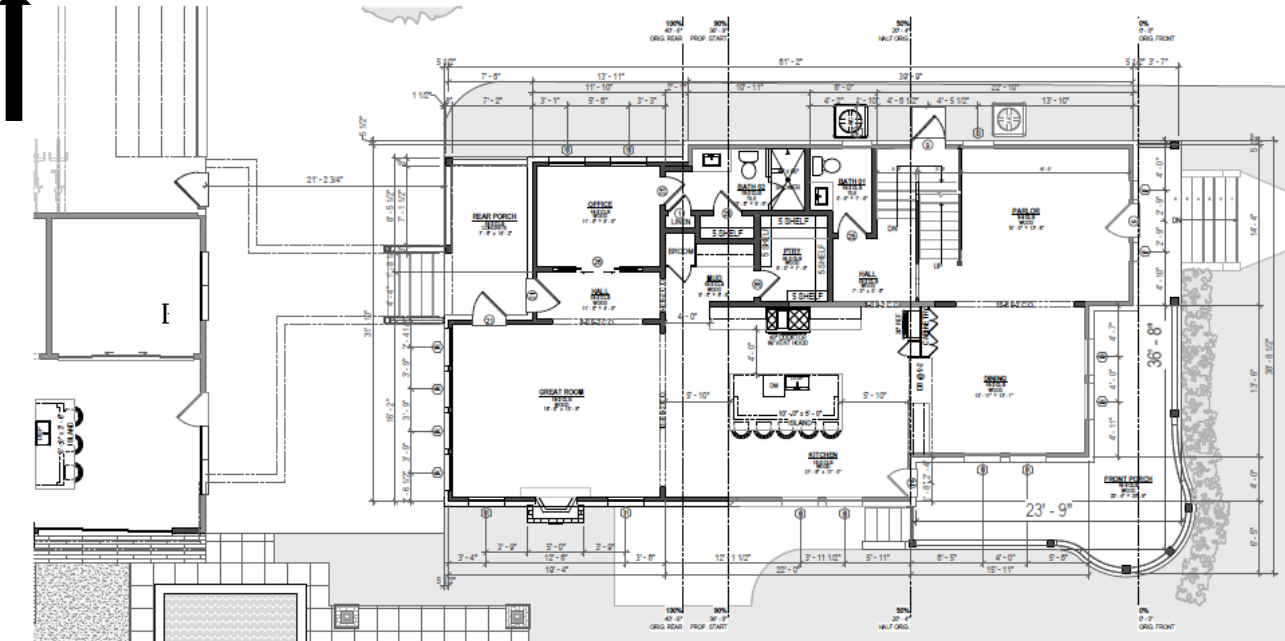
ITEM D07
HPO File #: HP2026_0084

April 23, 2026

607 Harvard Street
Houston Heights South

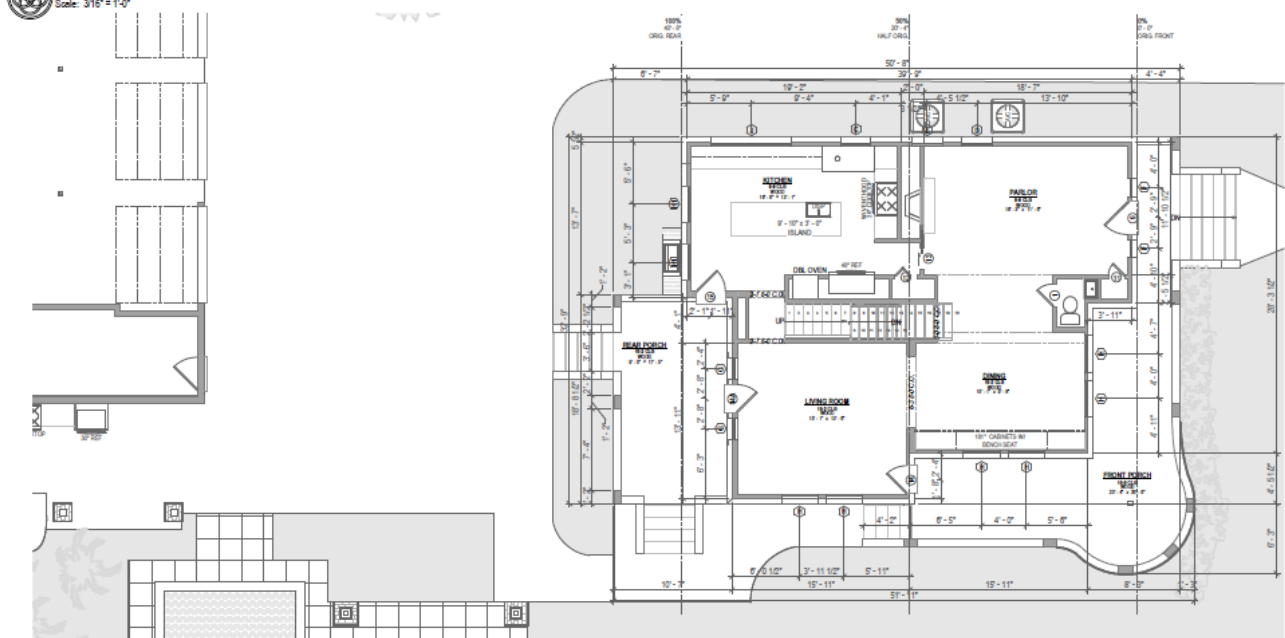


FIRST FLOOR PLAN



LEVEL 01 - PROPOSED FLOOR PLAN

Scale: 3/16" = 1'-0"



LEVEL 01 - EXISTING FLOOR PLAN

Scale: 3/16" = 1'-0"

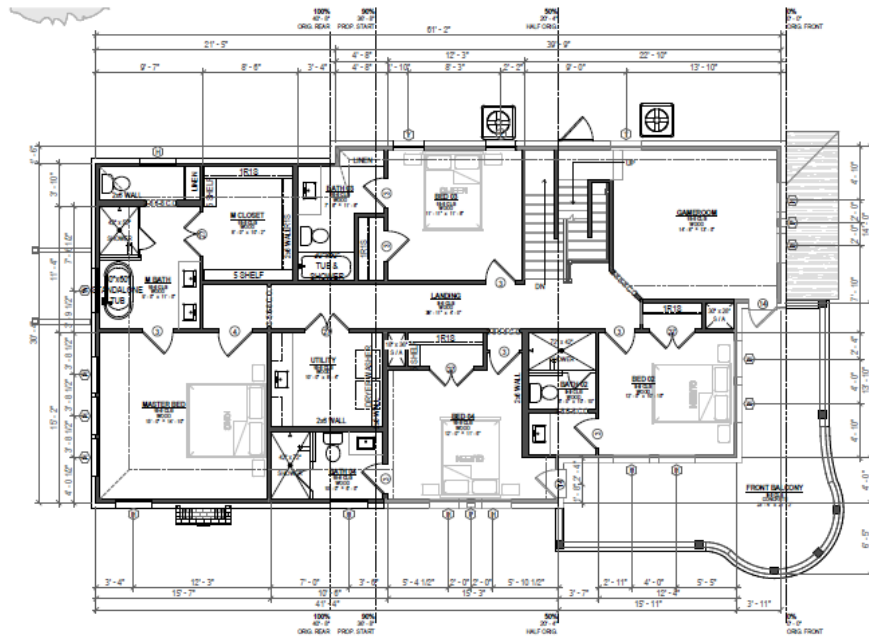
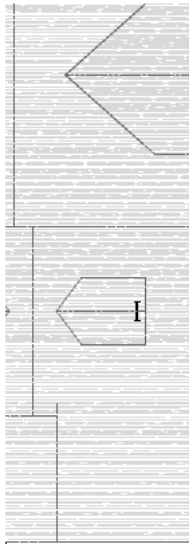


ITEM D07
HPO File #: HP2026_0084

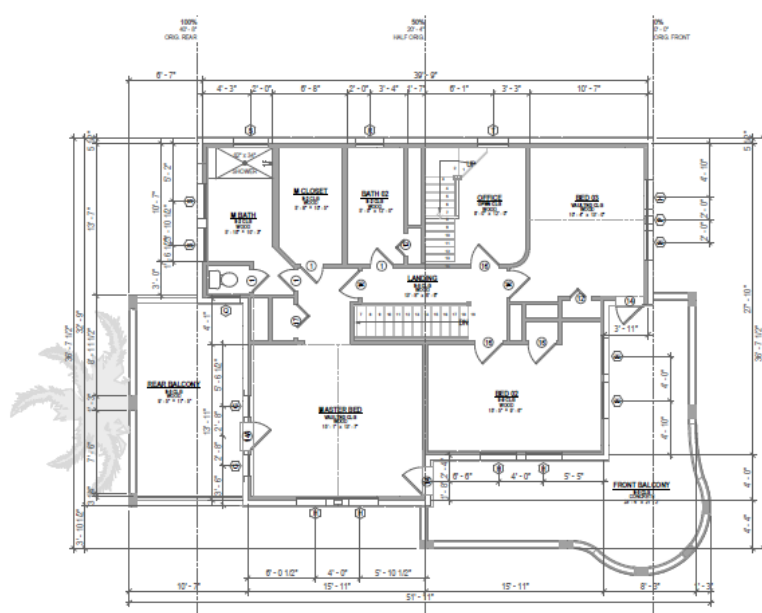
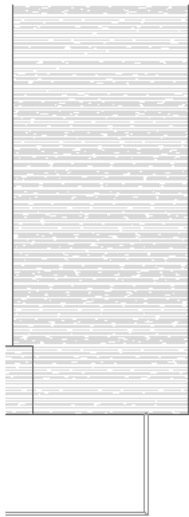
April 23, 2026

607 Harvard Street
Houston Heights South

SECOND FLOOR PLAN



LEVEL 02 - PROPOSED FLOOR PLAN
Scale: 3/16"=1'-0"



LEVEL 02 - EXISTING FLOOR PLAN
Scale: 3/16"=1'-0"

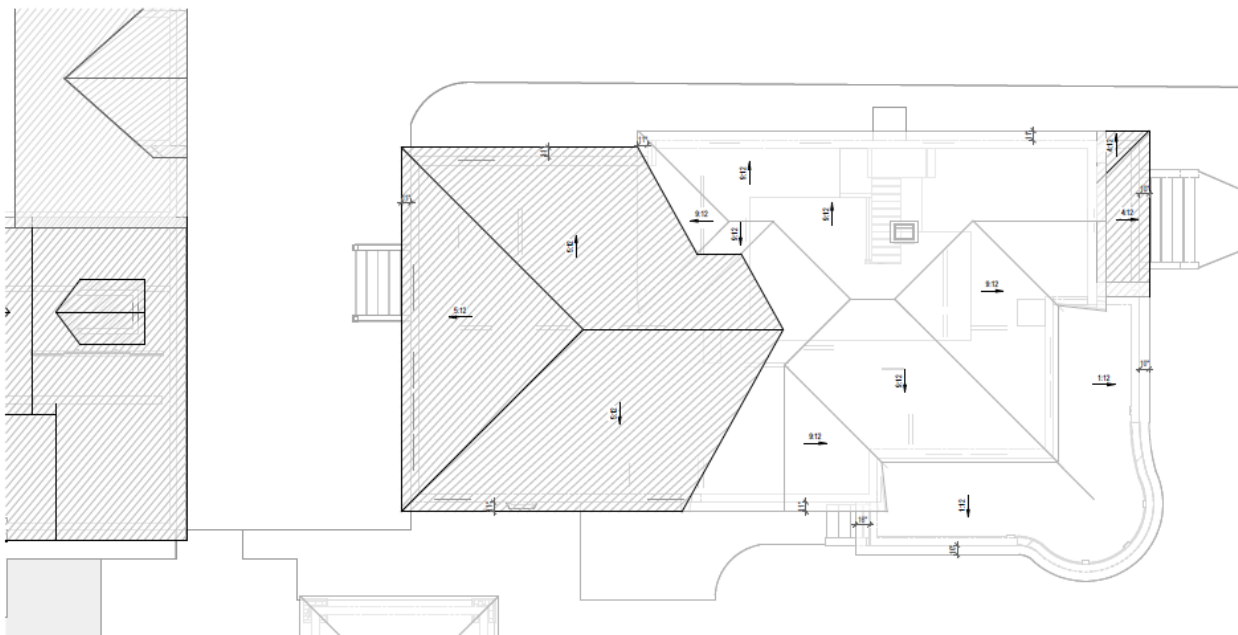



ITEM D07
HPO File #: HP2026_0084

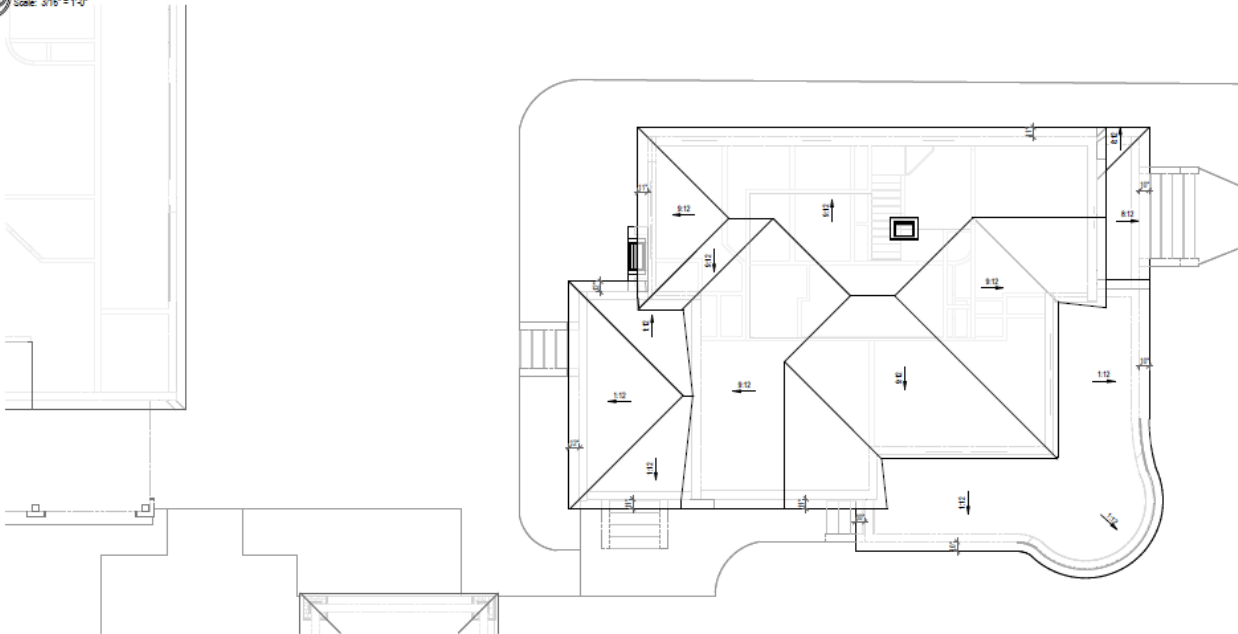
April 23, 2026


607 Harvard Street
Houston Heights South

ROOF PLAN



 **PROPOSED ROOF PLAN**
Scale: 3/16" = 1'-0"



 **EXISTING ROOF PLAN**
Scale: 3/16" = 1'-0"

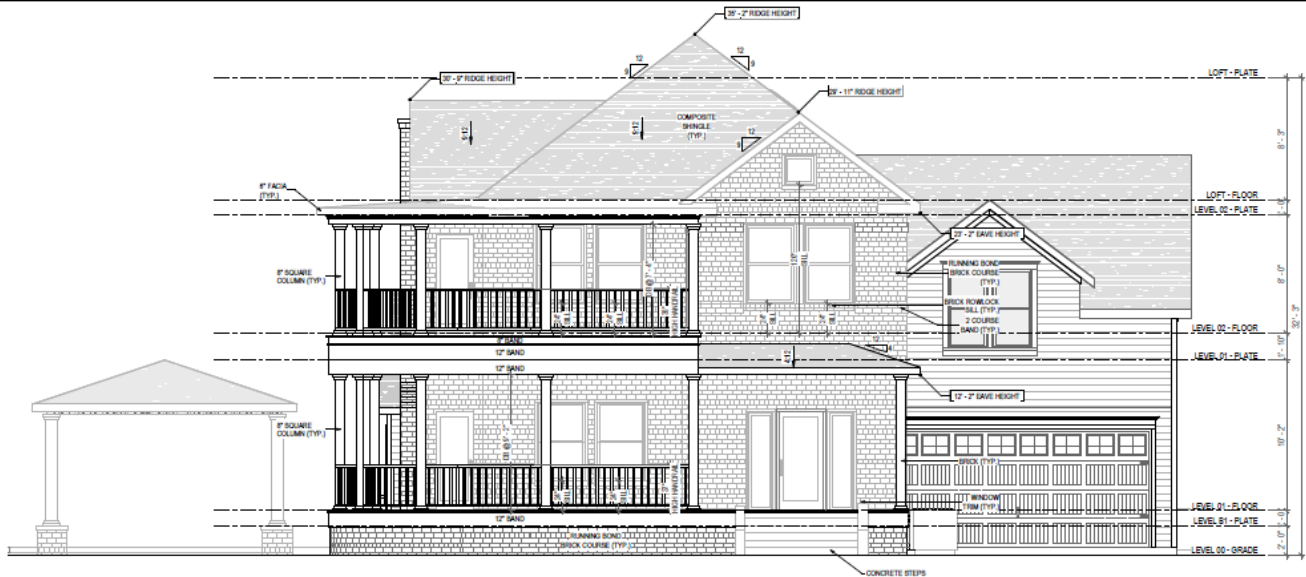


ITEM D07
HPO File #: HP2026_0084

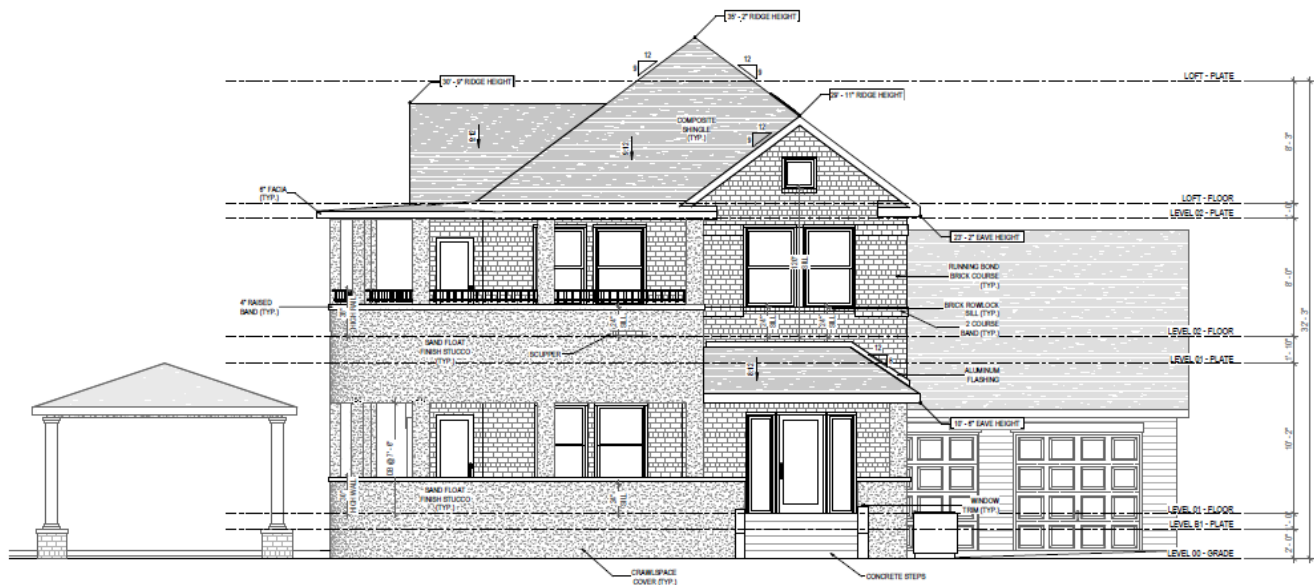
April 23, 2026

607 Harvard Street
Houston Heights South

FRONT (EAST) ELEVATION



PROPOSED EAST ELEVATION
Scale: 1/4" = 1'-0"



EXISTING EAST ELEVATION
Scale: 1/4" = 1'-0"

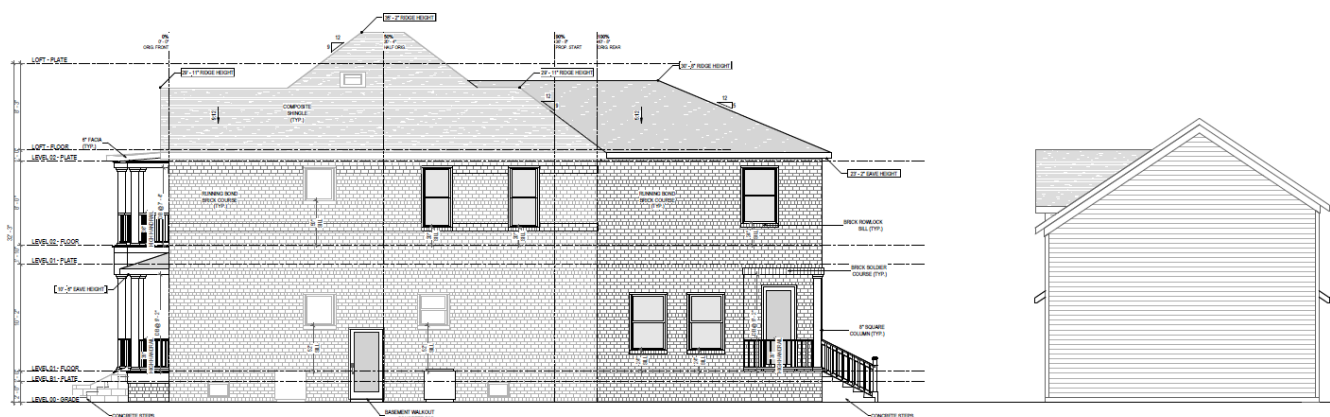


ITEM D07
HPO File #: HP2026_0084

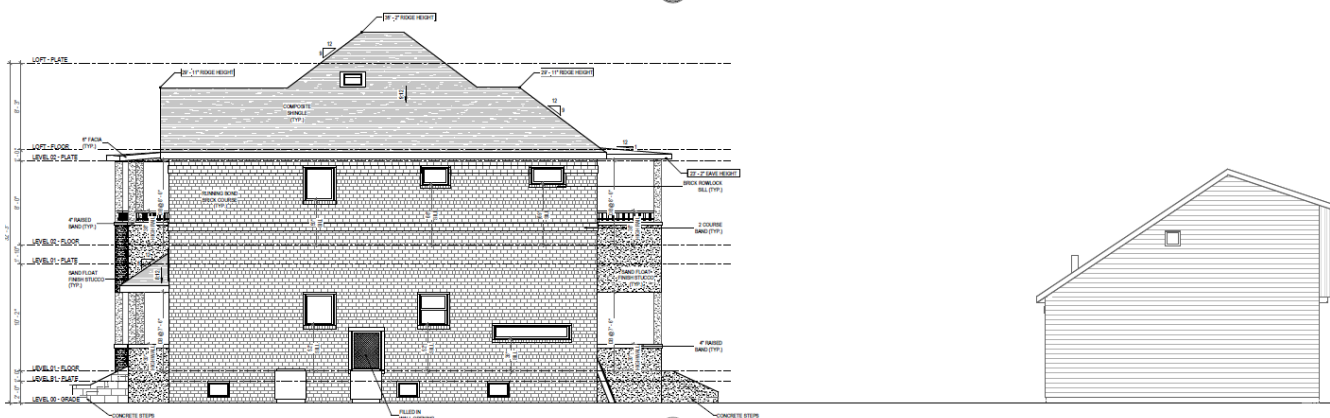
April 23, 2026

607 Harvard Street
Houston Heights South

NORTH (SIDE) ELEVATION



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



EXISTING NORTH ELEVATION



ITEM D07

HPO File #: HP2026_0084

April 23, 2026

607 Harvard Street
Houston Heights South

SOUTH (SIDE) ELEVATION



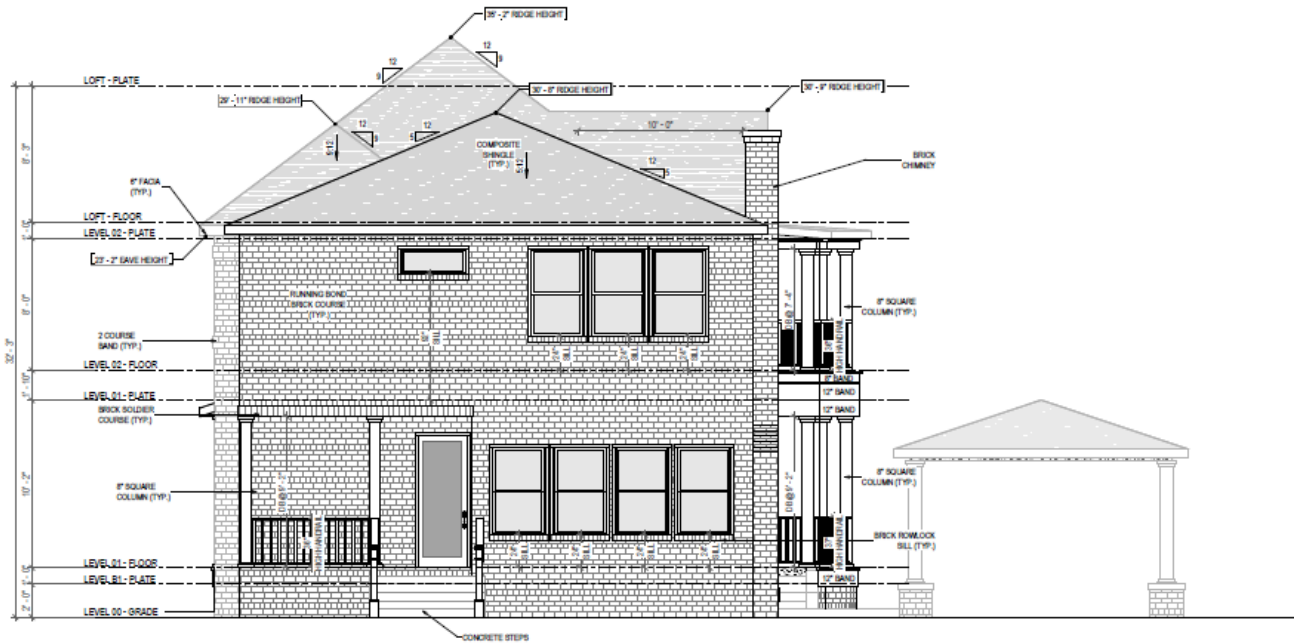


ITEM D07
HPO File #: HP2026_0084

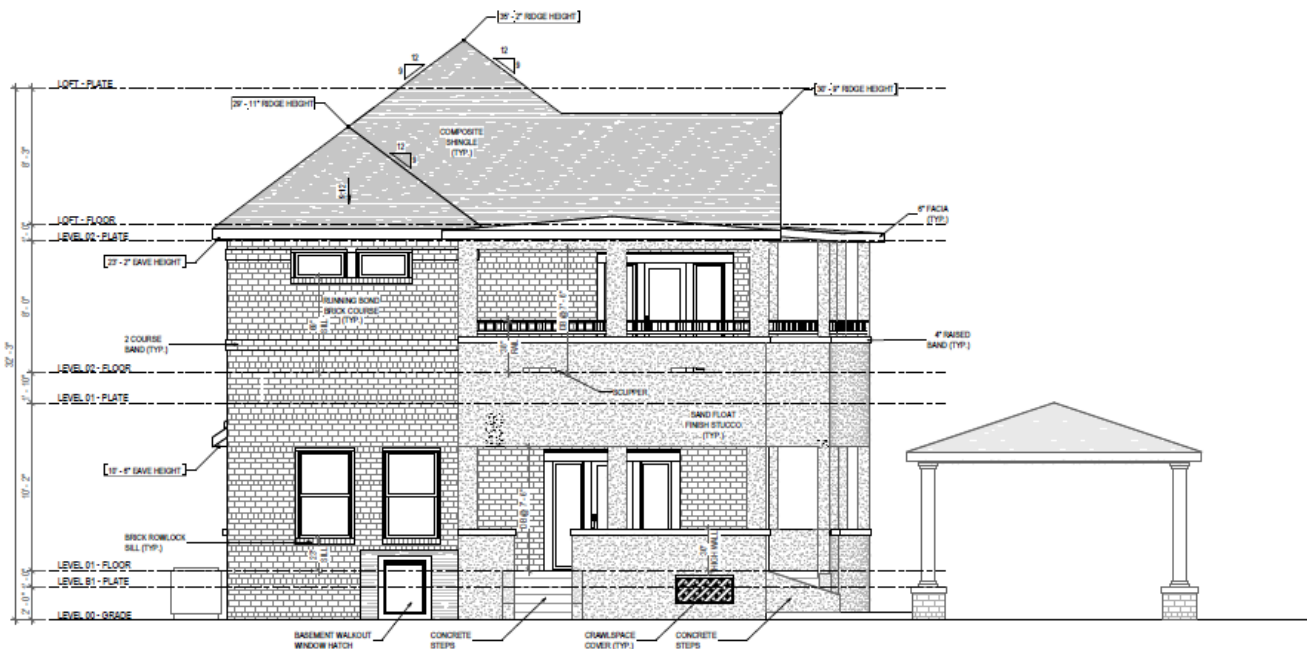
April 23, 2026

607 Harvard Street
Houston Heights South

REAR (WEST) ELEVATION



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



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



ITEM D07
HPO File #: HP2026_0084

April 23, 2026

607 Harvard Street
Houston Heights South

AREA CALCULATIONS

AREA STATEMENT			
<i>(REMODEL)</i>	EXISTING	Δ	PROPOSED
FINISHED BASEMENT:	910 S.F.	0 S.F.	910 S.F.
FIRST FLOOR:	1,053 S.F.	571 S.F.	1,624 S.F.
SECOND FLOOR:	1,047 S.F.	644 S.F.	1,691 S.F.
ATTIC LOFT:	224 S.F.	0 S.F.	224 S.F.
GARAGE HEATED:	262 S.F.	332 S.F.	594 S.F.
TOTAL HOUSE:	3,496 S.F.	1,547 S.F.	5,043 S.F.
GARAGE APARTMENT:	771 S.F.	-169 S.F.	602 S.F.
TOTAL HEATED:	4,267 S.F.	1,378 S.F.	5,645 S.F.
FRONT PORCH:	326 S.F.	0 S.F.	326 S.F.
REAR PORCH:	165 S.F.	-56 S.F.	109 S.F.
FRONT BALCONY:	285 S.F.	0 S.F.	285 S.F.
REAR BALCONY:	162 S.F.	-162 S.F.	0 S.F.
GARAGE:	829 S.F.	-187 S.F.	642 S.F.
OUTDOOR KITCHEN:	208 S.F.	-80 S.F.	128 S.F.
APARTMENT BALCONY:	208 S.F.	-208 S.F.	0 S.F.
	0 S.F.	0 S.F.	0 S.F.
TOTAL UNHEATED:	2,183 S.F.	-693 S.F.	1,490 S.F.
TOTAL COVERED:	6,450 S.F.	685 S.F.	7,135 S.F.



ITEM D07
HPO File #: HP2026_0084

April 23, 2026

607 Harvard Street
Houston Heights South

Existing and Proposed Window/Door Schedule

DOOR SCHEDULE (EXISTING HISTORICAL)							
TAG	PHASE CREATED	COUNT	DOOR SIZE		SUFFIX	PHASE DEMOLISHED	COMMENTS
			WIDTH	HEIGHT			
LEVEL B1 - FLOOR							
1	EXISTING	3	2' - 0"	6' - 8"	SP	None	
2	EXISTING	2	2' - 6"	6' - 8"			PROPOSED
3	EXISTING	1	2' - 8"	6' - 8"	SP		PROPOSED
4	EXISTING	1	3' - 0"	6' - 8"	SP		PROPOSED
5	EXISTING	2	4' - 0"	6' - 8"	DF	None	
6	EXISTING	1	5' - 0"	6' - 8"	DD	None	
7	EXISTING	1	6' - 0"	6' - 8"	DF	None	
GARAGE - FLOOR							
1	EXISTING	1	2' - 0"	6' - 8"	SP		PROPOSED
8	EXISTING	4	2' - 4"	6' - 8"	SP		PROPOSED
9	EXISTING	1	3' - 0"	6' - 8"			PROPOSED
10	EXISTING	3	8' - 8"	8' - 0"	GARAGE DOOR		PROPOSED
LEVEL 01 - FLOOR							
11	EXISTING	1	1' - 6"	6' - 8"	SP		PROPOSED
12	EXISTING	1	2' - 0"	6' - 8"			PROPOSED
13	EXISTING	1	2' - 0"	6' - 8"	PD		PROPOSED
1	EXISTING	1	2' - 0"	6' - 8"	SP		PROPOSED
14A	EXISTING	1	2' - 6"	6' - 8"			PROPOSED
14	EXISTING	1	2' - 6"	6' - 8"		None	
15	EXISTING	1	2' - 8"	6' - 8"			PROPOSED
9	EXISTING	1	3' - 0"	6' - 8"		None	
APARTMENT - FLOOR							
12	EXISTING	1	2' - 0"	6' - 8"			PROPOSED
1	EXISTING	2	2' - 0"	6' - 8"	SP		PROPOSED
16	EXISTING	3	2' - 6"	6' - 8"	SP		PROPOSED
15	EXISTING	1	2' - 8"	6' - 8"			PROPOSED
9	EXISTING	1	3' - 0"	6' - 8"			PROPOSED
LEVEL 02 - FLOOR							
12	EXISTING	2	2' - 0"	6' - 8"			PROPOSED
1	EXISTING	4	2' - 0"	6' - 8"	SP		PROPOSED
14A	EXISTING	1	2' - 6"	6' - 8"			PROPOSED
16	EXISTING	5	2' - 6"	6' - 8"	SP		PROPOSED
14	EXISTING	2	2' - 6"	6' - 8"		None	
17	EXISTING	1	3' - 0"	6' - 8"			PROPOSED
LOFT - FLOOR							
18	EXISTING	1	2' - 0"	3' - 0"	SP	None	
1	EXISTING	1	2' - 0"	6' - 8"	SP	None	
19	EXISTING	1	5' - 0"	6' - 8"	DF	None	

WINDOW SCHEDULE (EXISTING HISTORICAL)								
TAG	ORIGINAL	COUNT	SIZE		SUFFIX	HEAD HEIGHT	MAT	PHASE DEMOLISHED
			WIDTH	HEIGHT				
LEVEL B1 - FLOOR								
A1	Y	1	25"	18"	FX	8' - 0"	WOOD	PROPOSED
A	Y	4	25"	18"	FX	8' - 0"	WOOD	None
GARAGE - FLOOR								
B	Y	1	39"	82"	FX	6' - 11"	WOOD	PROPOSED
LEVEL 01 - FLOOR								
C	Y	1	32"	36"	SH	7' - 4"	WOOD	None
D	Y	1	33"	36"	FX	7' - 4"	WOOD	None
E	N	1	34"	45"	FILL	3' - 10"	WOOD	PROPOSED
F	Y	2	20"	80"	FX	6' - 8"	WOOD	None
G	Y	2	23"	80"	FX	6' - 8"	WOOD	PROPOSED
HI	Y	2	39"	64"	SH	7' - 3"	WOOD	PROPOSED
H	Y	6	39"	64"	SH	7' - 4"	WOOD	None
J	Y	1	86"	16"	FX	4' - 4"	WOOD	PROPOSED
APARTMENT - FLOOR								
K	Y	1	6"	36"	FX	6' - 0"	WOOD	PROPOSED
L	Y	1	18"	18"	FX	5' - 4"	WOOD	PROPOSED
M	Y	1	17"	24"	FX	7' - 0"	WOOD	PROPOSED
II	Y	1	28"	30"	FX	6' - 2"	WOOD	PROPOSED
O	Y	3	58"	12"	FX	6' - 10"	WOOD	PROPOSED
LEVEL 02 - FLOOR								
P	Y	2	24"	24"	FX	12' - 0"	WOOD	None
Q	Y	1	31"	18"	FX	7' - 4"	WOOD	PROPOSED
R	Y	1	30"	20"	FX	7' - 4"	WOOD	PROPOSED
S	Y	3	37"	19"	FX	7' - 4"	WOOD	PROPOSED
T	Y	1	33"	38"	FX	7' - 4"	WOOD	None
G	Y	2	23"	80"	FX	6' - 8"	WOOD	PROPOSED
H	Y	8	39"	64"	SH	7' - 4"	WOOD	None

AREA STATEMENT			
(REMODEL)	EXISTING	Δ	PROPOSED
FINISHED BASEMENT:	910 S.F.	0 S.F.	910 S.F.



ITEM D07

HPO File #: HP2026_0084

April 23, 2026

607 Harvard Street
Houston Heights South

DOOR SCHEDULE (PROPOSED HISTORICAL)						
	PHASE CREATED	COUNT	DOOR SIZE		SUFFIX	COMMENTS
			WIDTH	HEIGHT		
LEVEL B1 - FLOOR						
1	EXISTING	3	2' - 0"	6' - 8"	SP	
5	EXISTING	2	4' - 0"	6' - 8"	DF	
6	EXISTING	1	5' - 0"	6' - 8"	DD	
7	EXISTING	1	6' - 0"	6' - 8"	DF	
16	PROPOSED	1	2' - 6"	6' - 8"	SP	
3	PROPOSED	1	2' - 8"	6' - 8"	SP	
LEVEL 00 - GRADE						
9	PROPOSED	1	3' - 0"	6' - 8"	EGRESS	
GARAGE - FLOOR						
20	PROPOSED	1	2' - 8"	8' - 0"	SP	
21	PROPOSED	2	3' - 0"	8' - 0"		
38	PROPOSED	4	3' - 0"	8' - 0"	FX	
<varies >	PROPOSED	2	12' - 0"	8' - 0"	SGD	
24	PROPOSED	1	18' - 0"	8' - 0"	GARAGE DOOR	
LEVEL 01 - FLOOR						
14	EXISTING	1	2' - 6"	6' - 8"		
9	EXISTING	1	3' - 0"	6' - 8"		
1	PROPOSED	1	2' - 0"	6' - 8"	SP	
25	PROPOSED	4	2' - 6"	8' - 0"	SP	
21	PROPOSED	2	3' - 0"	8' - 0"		
26	PROPOSED	1	4' - 0"	8' - 0"	PD	
APARTMENT - FLOOR						
21	PROPOSED	1	3' - 0"	8' - 0"		
LEVEL 02 - FLOOR						
14	EXISTING	2	2' - 6"	6' - 8"		
3	PROPOSED	8	2' - 8"	6' - 8"	SP	
4	PROPOSED	1	3' - 0"	6' - 8"	SP	
27	PROPOSED	4	4' - 0"	6' - 8"	DD	
LOFT - FLOOR						
18	EXISTING	1	2' - 0"	3' - 0"	SP	
1	EXISTING	1	2' - 0"	6' - 8"	SP	
19	EXISTING	1	5' - 0"	6' - 8"	DF	

WINDOW SCHEDULE (PROPOSED HISTORICAL)								
TAG	PHASE CREATED	COUNT	SIZE		SUFFIX	HEAD HEIGHT	MAT	COMMENTS
			WIDTH	HEIGHT				
LEVEL B1 - FLOOR								
A	EXISTING	4	25"	18"	FX	8' - 0"	WOOD	
GARAGE - FLOOR								
GG	PROPOSED	1	48"	54"	PT	8' - 0"	WOOD	
LEVEL 01 - FLOOR								
C	EXISTING	1	32"	36"	SH	7' - 4"	WOOD	
D	EXISTING	1	33"	36"	FX	7' - 4"	WOOD	
F	EXISTING	2	20"	80"	FX	6' - 8"	WOOD	
H	EXISTING	6	39"	64"	SH	7' - 4"	WOOD	
H	PROPOSED	8	39"	64"	SH	7' - 4"	WOOD	
APARTMENT - FLOOR								
U	PROPOSED	2	20"	30"	FX	4' - 10"	WOOD	
V	PROPOSED	2	32"	64"	SH	8' - 4"	WOOD	
LEVEL 02 - FLOOR								
P	EXISTING	2	24"	24"	FX	12' - 0"	WOOD	
T	EXISTING	1	33"	38"	FX	7' - 4"	WOOD	
H	EXISTING	8	39"	64"	SH	7' - 4"	WOOD	
W	PROPOSED	1	48"	18"	FX	7' - 4"	WOOD	
Y	PROPOSED	2	32"	68"	SH	7' - 4"	WOOD	
H	PROPOSED	6	39"	64"	SH	7' - 4"	WOOD	