

CERTIFICATE OF APPROPRIATENESS

Application Date: February 27, 2025

Applicant: Sam Gianukos, agent for Sarah Overstreet, owner

Property: 609 Harvard Street, Lot 10, Block 277, Houston Heights Neighborhood Subdivision. The property includes a historic 1500 square foot, one-and-a-half-story single-family residence and detached garage situated on a 6,600 square foot (50' x 132') interior lot.

Significance: Contributing Queen Anne style residence, constructed circa 1910, located in the Houston Heights South Historic District.

Proposal: Alteration – Addition, Windows

The applicant proposes a 1,394 square foot, two-story rear addition to the existing 1,500 square-foot one-story residence. The proposal also includes the replacement of various non-historic windows on the historic portion of the house. Project details are as follows:

Addition:

- Square Footage:
 - o First Floor: 1,500 (existing) + 693 (proposed) = 2,193
 - o Second Floor: 701 (proposed) = 701
 - o Total: 2,894
- Addition will be inset from the existing structure to maintain the original corners of the historic portion of the house. The addition is to be clad in smooth cementitious lap siding with a 5 1/2" reveal.
- A covered porch will be added to the rear of the addition.

Windows:

- Three new windows will be added to the historic portion of the building. One will replace an existing non-historic window (right elevation), and the other two are towards the rear half of the existing historic portion of the structure (left elevation). See window worksheet on pg. 22.
- All windows are to be wood, inset and recessed, 1/1 or fixed. Please see the diagram on pg. 23 for specifications. Existing vinyl windows may be replaced with wood windows.

Recommendation: Approval

HAHC Action: -

Draft is subject to change

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.

HEIGHTS DESIGN GUIDELINES MEASURABLE STANDARDS

S D NA

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

Maximum Lot Coverage (Addition and New Construction)

LOT SIZE	MAXIMUM LOT COVERAGE
<4000	.44 (44%)
4000-4999	.44 (44%)
5000-5999	.42 (42%)
6000-6999	.40 (40%)
7000-7999	.38 (38%)
8000+	.38 (38%)

Existing Lot Size: 6,600
Max. Allowed: 2,640
Proposed Lot Coverage: 2,193
Remaining Amount: 447

Maximum Floor Area Ratio (Addition and New Construction)

LOT SIZE	MAXIMUM FAR
<4000	.48
4000-4999	.48
5000-5999	.46
6000-6999	.44
7000-7999	.42
8000+	.40

Existing Lot Size: 6,600
Max. FAR Allowed: 2,904
Proposed FAR: 2,894
Remaining Amount: 10

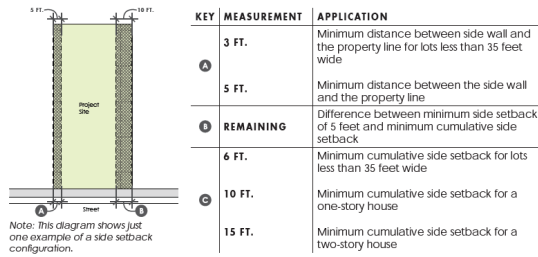
Side Wall Length and Insets (Addition and New Construction)

MEASUREMENT	APPLICATION
50 FT.	Maximum side wall length without inset (1-story)
40 FT.	Maximum side wall length without inset (2-story)
1 FT.	Minimum depth of inset section of side wall (1-story)
2 FT.	Minimum depth of inset section of side wall (2-story)
6 FT.	Minimum length of inset section of side wall

Side Wall Length: 50'
Inset Length: 26'-4"
Inset on North side: 2'
Inset on South side: 2'

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-
-

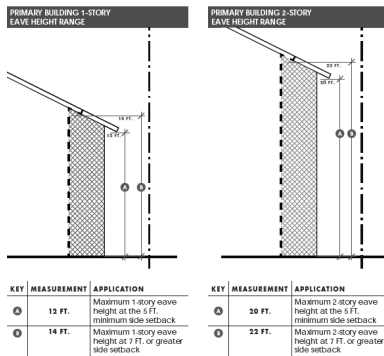
Side Setbacks (Addition and New Construction)



Proposed side setback (1): 6'- 1"
 Proposed side setback (2): 11'- 0"
 Cumulative side setback: 17'- 1"

-
-
-

Eave Height (Addition and New Construction)



Proposed eave height: 24'- 0"
 - The proposed eave height is higher than the max specified in the guidelines measurable standards but is needed to meet the roofline of the existing house at the rear to accommodate the second-floor addition. The existing ridge height is 24'-2", and the proposed ridge height is 29'-6".

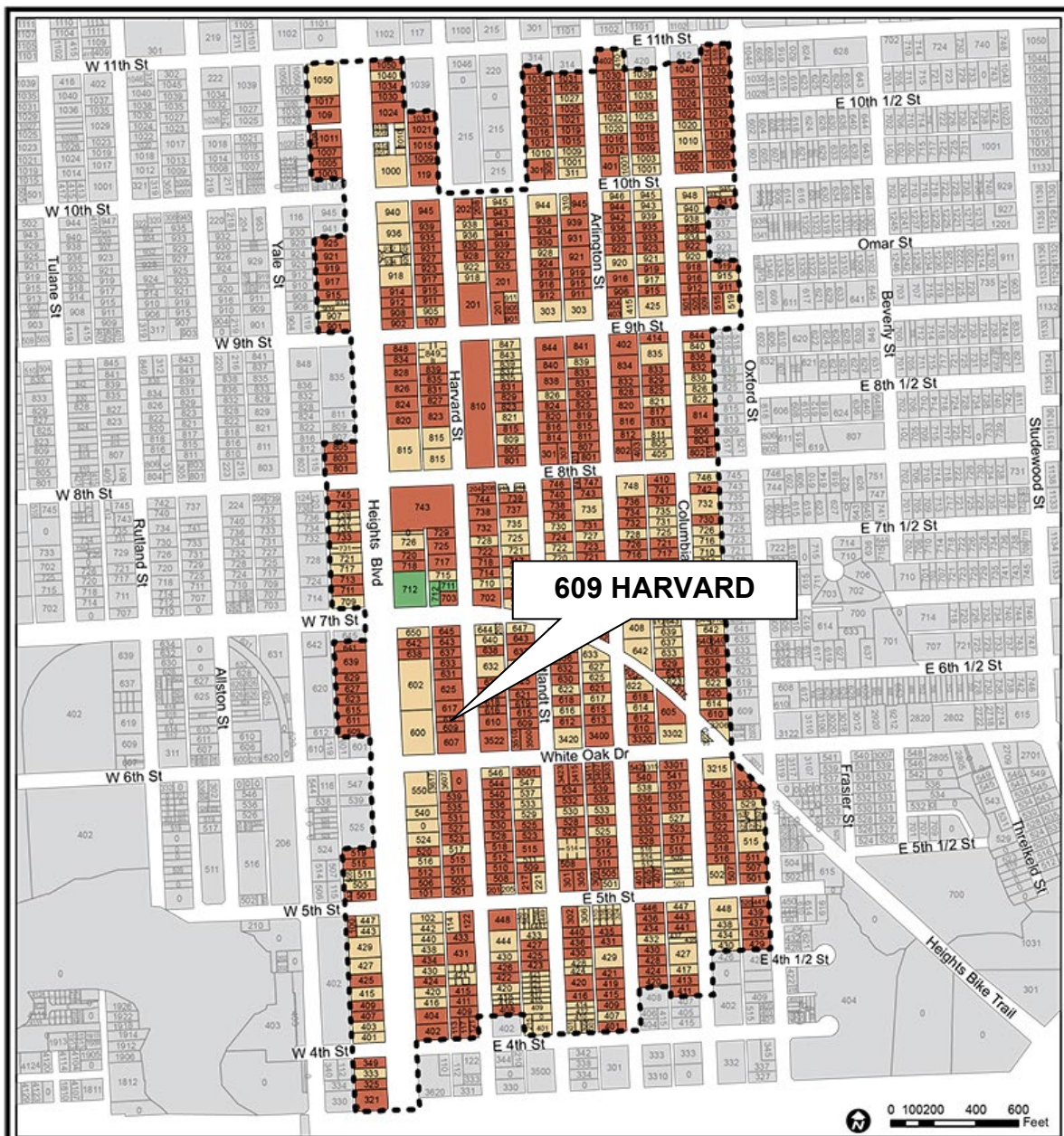
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Building Wall (Plate) Height (Addition and New Construction)

MEASUREMENT	APPLICATION
36 IN.	Maximum finished floor height (as measured at the front of the structure)
10 FT.	Maximum first floor plate height
9 FT.	Maximum second floor plate height

Proposed finished floor: 3'-2" to match existing
 Proposed first floor plate height: 9'-0" to match existing
 Proposed second floor plate height: 10'-0" to align with the current roofline. While the proposed 2nd floor plate height is higher than the max specified in measurable standards, it is due to modifications previously done on the interior of the house that require a higher plate height to level the new addition. This is an unusual circumstance, but is necessary for maintaining the existing.

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

INVENTORY PHOTO



CURRENT PHOTOS – SITE VISIT 3/26/2025





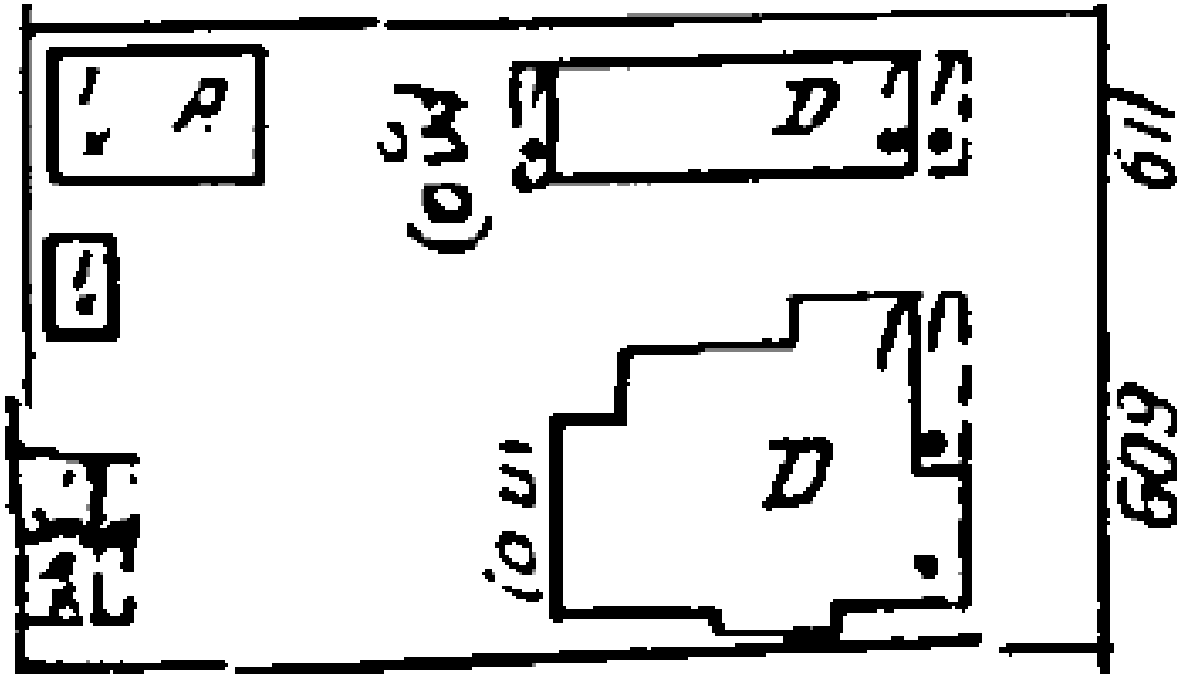






HISTORIC DOCUMENTATION

1950 SANBORN – VOL 7 SHEET 722



BLA DATE UNKNOWN

Map No. _____ Addition <u>40-4th</u> Block <u>377</u> Lot <u>10</u>		IMPROVEMENTS No. Sq. Ft. <u>1414</u> Price Per Sq. Ft. <u>2.00</u> \$ <u>2890</u>	
OWNER <u>Schmidt Estate</u> ADDRESS <u>609 Harvard</u>			Percent Good <u>60</u> 1730
TYPE OF PROPERTY <u>Res</u> OCCUPIED VACANT			Other Bldgs. _____ Total All Bldgs. <u>1730</u>
BASEMENT, Whole Part _____ FOUNDATION, Concrete, Stone, Brick, Piers, Posts. _____ WALLS, Brick _____ Stone Hollow Tile, Stucco, Metal, Concrete Blocks, Box Weatherboard _____ ROOF CONS., Concrete, Steel, Wood Truss _____ ROOF, Hip, Gable, Mansard, Flat _____ ROOFING, Composition, Metal, Slate, Wood, Shingles, Tile, Asbestos _____ EXTERIOR TRIM, Stone, Terra Cotta, Metal, Wood, Marble, Granite _____		LAND VALUE Front x Depth Unit Value Factor Front Ft. Value - - \$	
FLOORING, Pine, Hardwood, Cement, Tile, Marble, Dirt _____ INTERIOR TRIM, Plaster, Hardwood, Marble, Metal, Built-in Features _____ HEATING, Furnace, Stoves, Fireplace, Chimneys, Gas _____ LIGHTING, Electricity _____ PLUMBING, Sewer, Water, Baths _____ ELEVATORS _____ CONDITION, Good, Fair, Bad, Obsolete _____		TOTAL	
PERMIT DATE _____ NO. _____ AMT. _____		<u>360.500</u>	

BLA 1969

HARRIS COUNTY BUILDING ASSESSMENT

App No. 8A Acct. No. 50-24-0-7

Permit No. RK Date 2-7-69

Owner CARPENTER LOUIS

Street No. 609 HARVARD

Addition HOU HTS Section _____

Lot No. 10 Block No. 277

COUNTY ACCOUNT NO.			
SEQUENCE NO.	VOL.	PG.	SUB-ITEM
<u>0432377000</u>	<u>219</u>		<u>10</u>
<u>1969 New Value 450</u>			
NEW OWNER			

No. Stories	ROOF TYPE	INTERIOR	EXTERIOR FEATURES
<input checked="" type="checkbox"/> Single Family	<input checked="" type="checkbox"/> Gable	<input checked="" type="checkbox"/> S/L & Paper	Finished Attic
<input checked="" type="checkbox"/> Duplex	<input checked="" type="checkbox"/> Hip	<input checked="" type="checkbox"/> Sheetrock	Basement
<input type="checkbox"/> Garage Apt.		Wood Panels	CARPENT
FOUNDATION		ROOFING	
<input checked="" type="checkbox"/> Concrete Blk	Wood Shingles	Plaster	Floor
<input checked="" type="checkbox"/> Beam & Piers	Comp. Shingles	No. Bedrooms	
<input checked="" type="checkbox"/> Concr. Blks.	Tar & Gravel	No. Baths	GARAGE
		Tile	Walls
EXTERIOR WALLS		FLOORING	
<input checked="" type="checkbox"/> Brick Veneer	<input checked="" type="checkbox"/> Fine	HEATING & COOLING	<u>COND</u>
<input checked="" type="checkbox"/> Stone Veneer	Hardwood	A/C, C/H or Dual	Floor
<input checked="" type="checkbox"/> Lumber	Asphalt Tile	No. Fireplaces	Ceiled
<input checked="" type="checkbox"/> Shakes	Wool Carpets		Doors

CLASS 21 (Base Unit \$ 460)
 (A/C C/S \$ _____)
 (Total Units \$ _____)

EXISTING ASSESSMENTS ON BLACK BOOK
 Land - Assmt. \$ 940
 Impro. - Assmt. \$ 1180
 PERCENT VALUE \$ _____
 Preferred in name of SAME

E 7TH
10
100
100
HARVARD
E 6TH
1969

EXISTING APPRAISALS, if any -
 100% Value - without Depreciation - \$ _____
 Dep. - Pn. \$ Pn. \$ Do. \$ \$ _____
 NEW APPRAISALS

<u>1412</u>	<u>204</u>	<u>660</u>	
<u>OP</u>	<u>140</u>	<u>120</u>	<u>170</u>
<u>GAR</u>	<u>660</u>	<u>120</u>	<u>790</u>
			<u>7460</u>
<u>DEPR 70%</u>			<u>5220</u>
			<u>2240</u>

Appraiser's name & date
GODFREY
2-7-69

TOTAL VALUE \$ 2240

FOR 19 69 40% \$ 200 = city
 53% 1170 = school

Co. 20% = 450

BLA 1978

CITY OF HOUSTON, HARRIS COUNTY BUILDING ASSESSMENT
ACN 050-024-00-007-1

OWNER: SAM BELINOSKI
ADDRESS: LOT 10 BLK 277 HOUSTON HTS

LAND VALUE: 2360
IMPROVEMENTS: 2250

GAR is gone
FAIR

SEQUENCE NO.	TOLL	SUB-ITEM
21	19	010

Revalued
CITY BOARD 1330
1978 New T VALUE 3740
DATE

NEW OWNER

Stories	FOUNDATION	ROOF TYPE	GARAGE
Log Family	Concr. Slob	Gable	Walls
Complex	Beam & Piers	Hipped	Roof
Dr. Apt.	Concr. Blks	Flat	Floor
Wind Attic			Ceiled
Basement	FLOORING	ROOFING	Doors
Cladding	Pine	Wd. Shngls	
Deck V	Hardwood	Comp. Shgs	
Stone V	Terrazzo	Tar & Gravel	CARPOR
Asbestos	Vinyl		Roof
Shakes	Widow Cpts	INTERIOR FINSH	Floor
Shimber		S/L & Paper	
	HEATING & COOLING	Sheetrock	
Boilers	A/C/C/H. Dual	Wd. Panels	
Baths		Plaster	
Fireplaces			

APR 050-024-00-007-1 1977 01/24/77 I
4670 250.00 11680 532

Rendered in name of

TRANSMITTED

MARKET VALUE 100%
DATE 4/7/78

APPRaiser CODE DATE

GAR Gone
10 TR 26
CHGD TO
TH 13 ACC.

31
32
10
6
12
16
7
20

22 DWG 682
380
222
128
1412

OP140

NO APPRAISALS, if any -
Value - without depreciation - \$

CLASS _____ Yr. Built _____ Depr. _____ %
Base Unit @ \$ _____ A/C&C/H @ \$ _____ Total Unit @ \$ _____

Old 100% 2460 \$
Loss Gar - 720
6620 x .7 =

1412	120	6500
140	120	170
660	120	170
		(1460)
PR 7070		5220
		2240

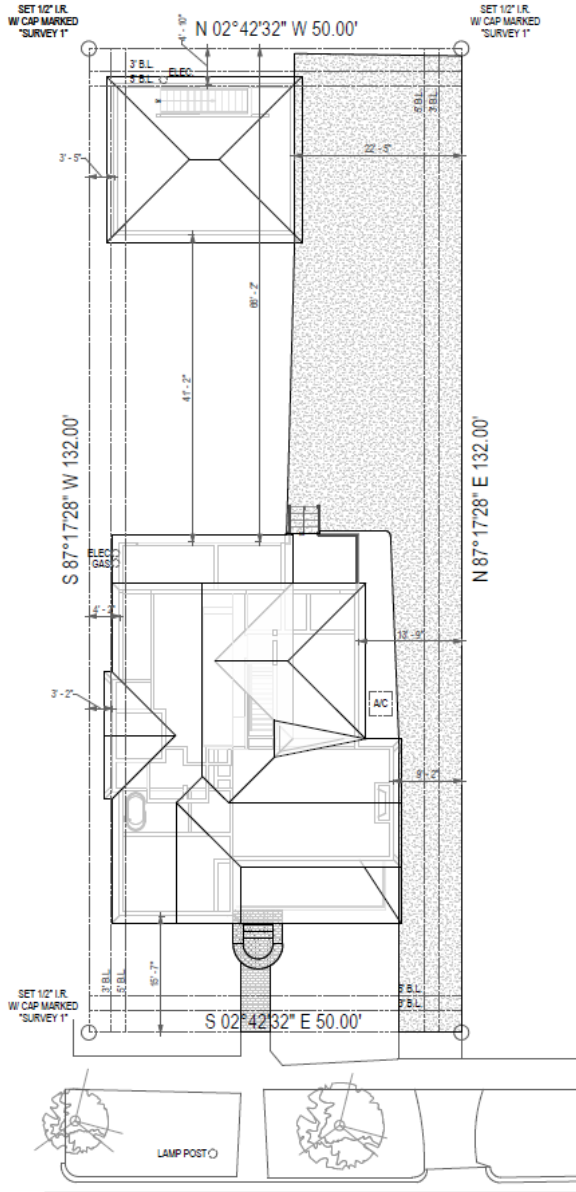
Appraiser's name & date: *12-10-76*
Total 100% Value \$ *4670*
For 10 *22* x *2.5* = *550*
D. X. 100% = 11680 = City

Appraiser's name & date: *ODFLEY*
FOR 10 *69* x *200* = *13800*
5380 1190

Co. 32% = 3740

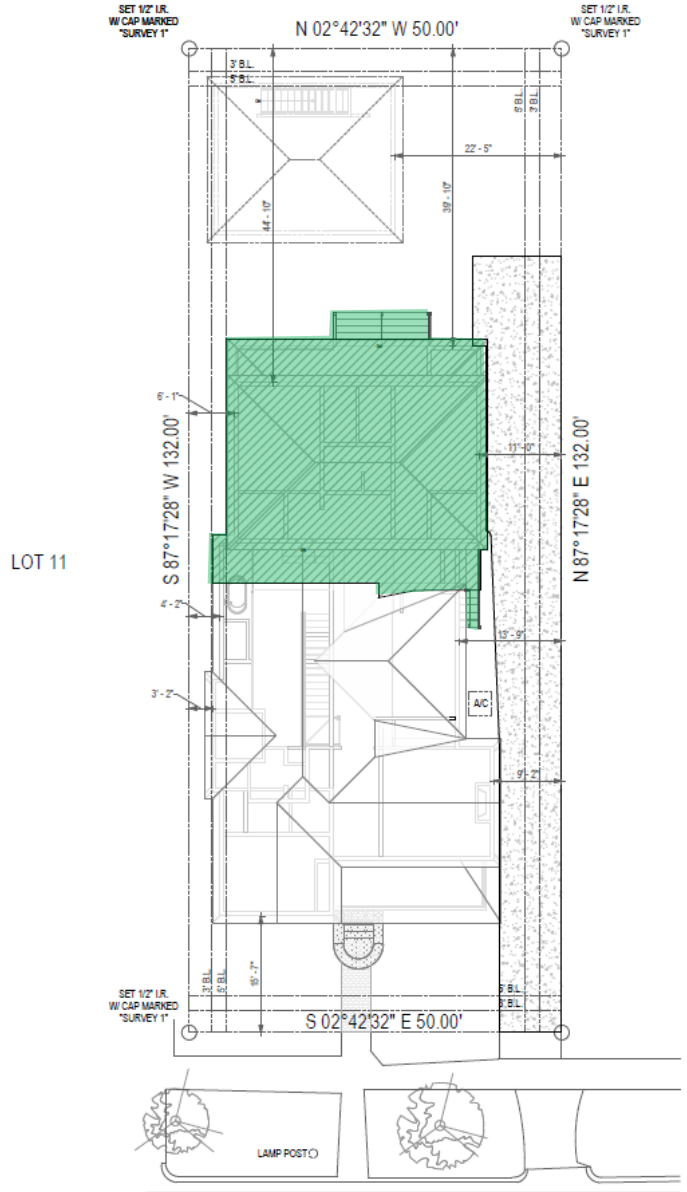
SITE PLAN

EXISTING



HARVARD STREET

PROPOSED



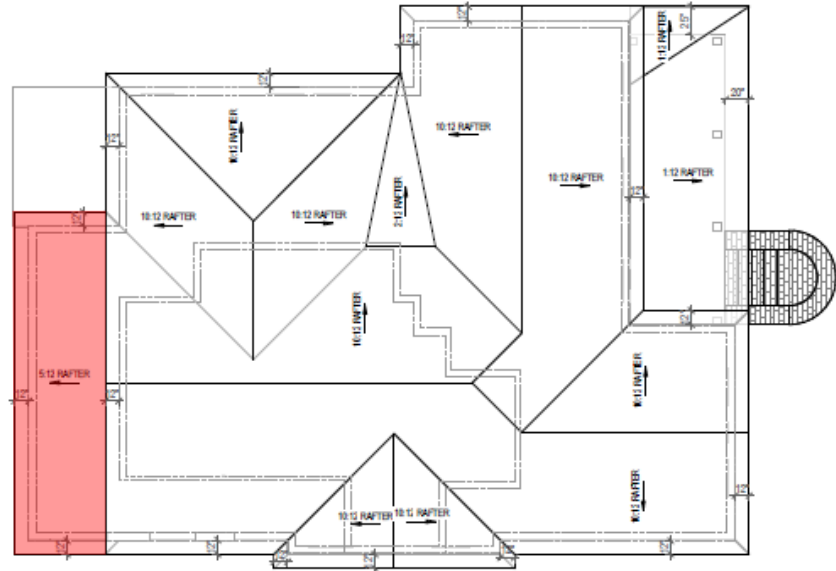
HARVARD STREET

LOT 11

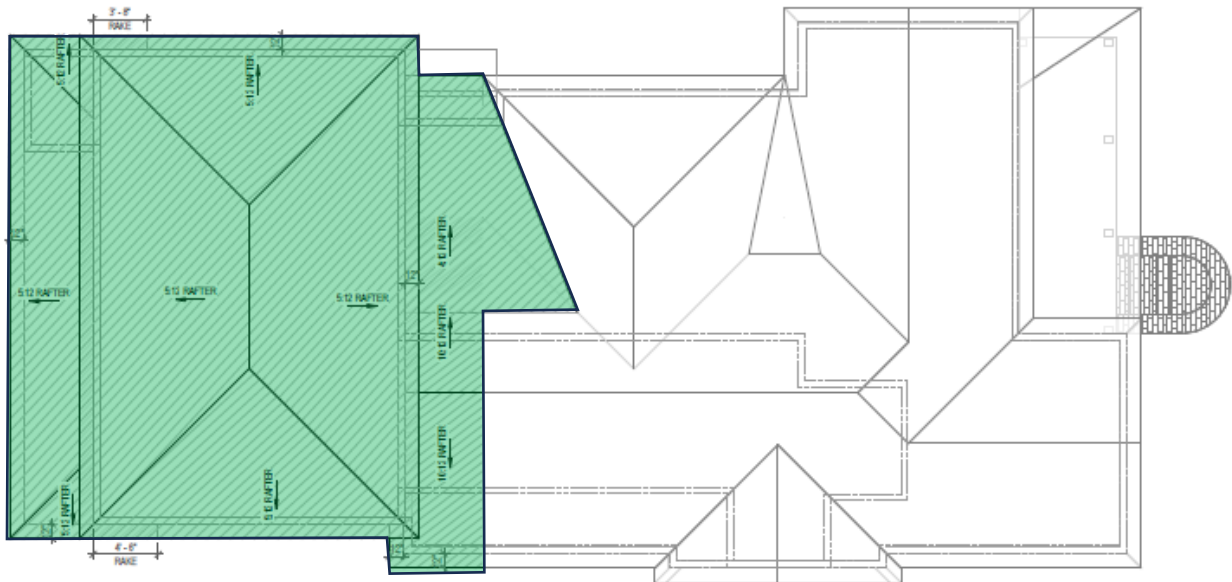
RITA A ROGERS
C.F. ON 20070668676
O.P.R.H.C.

ROOF PLAN

EXISTING

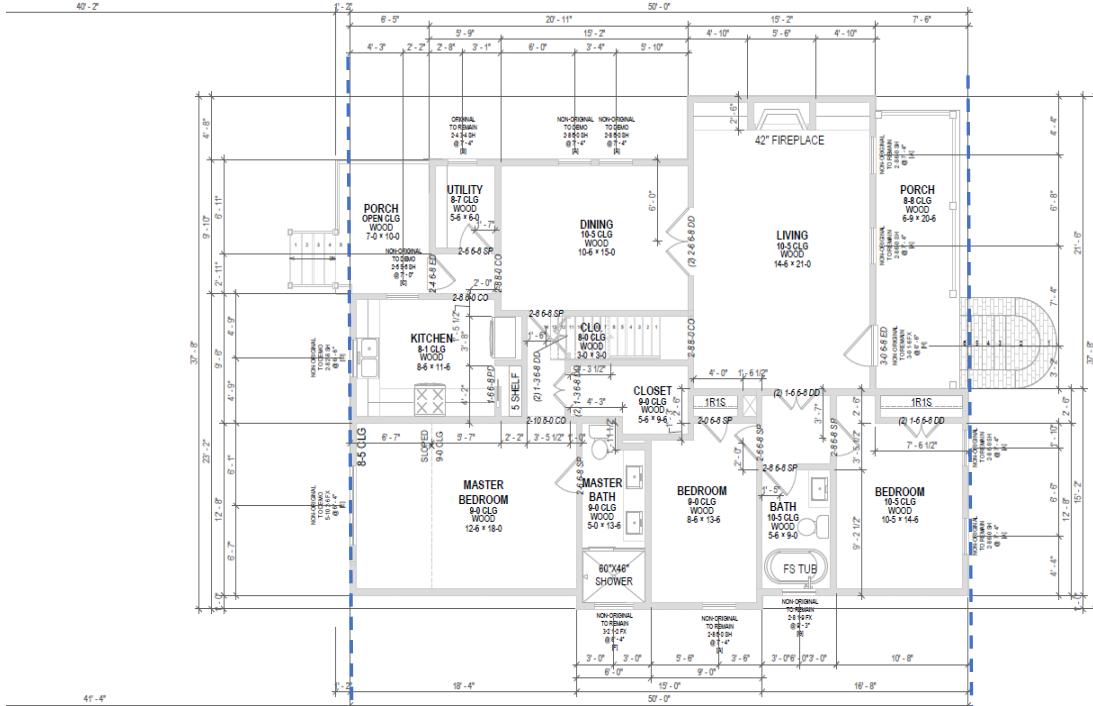


PROPOSED

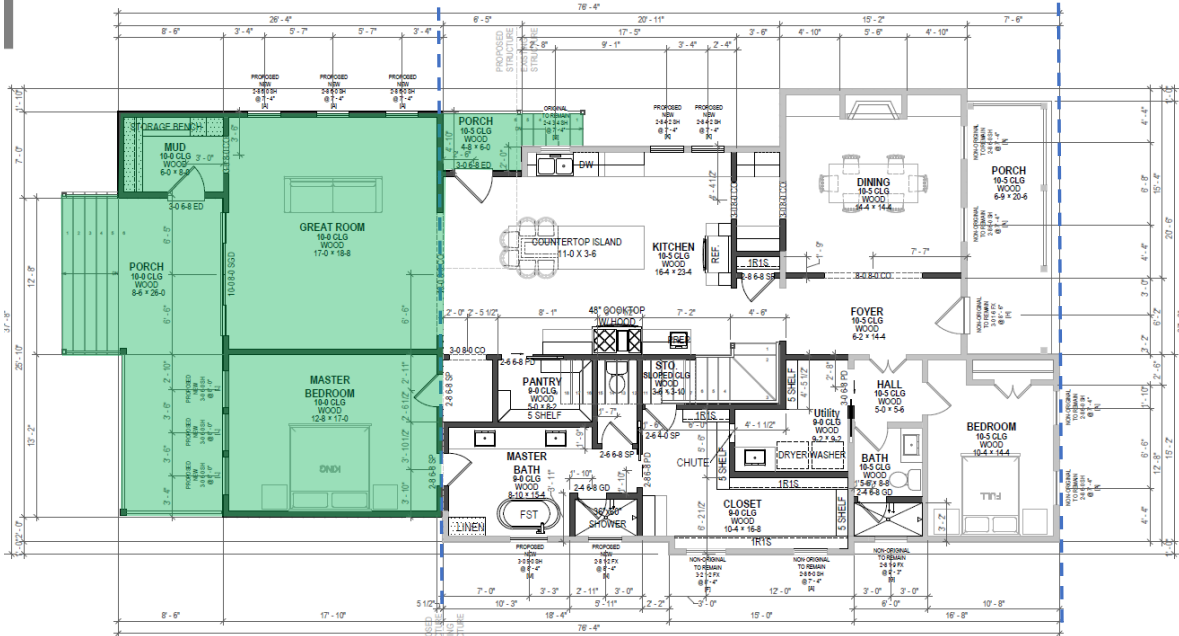


FIRST FLOORPLAN

EXISTING

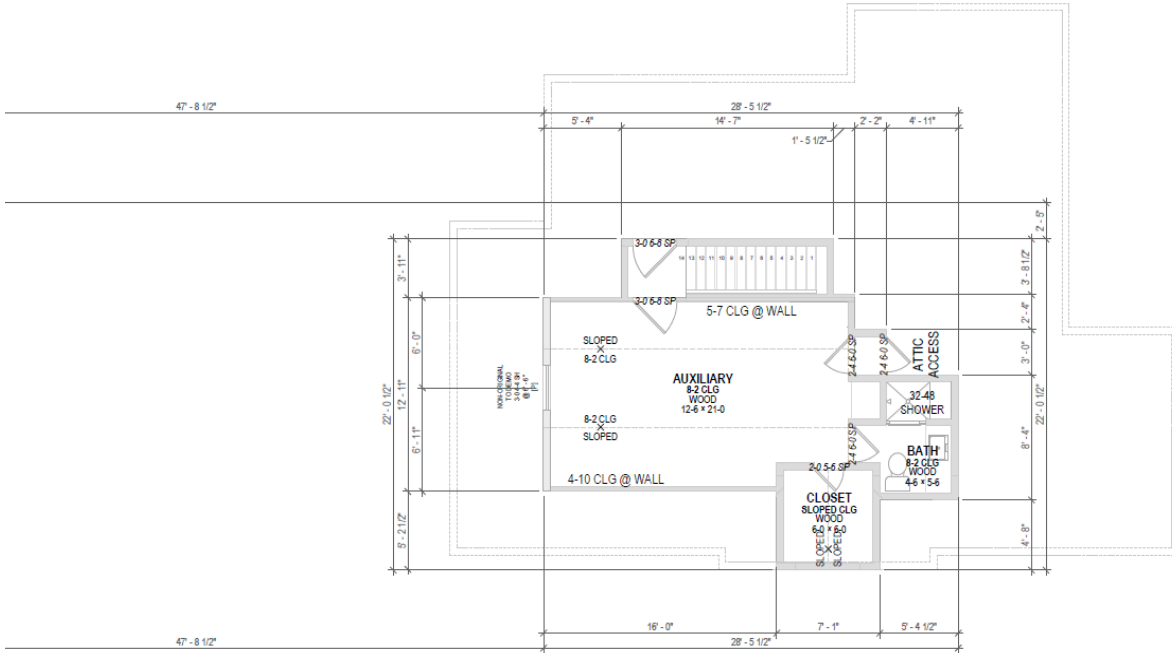


PROPOSED

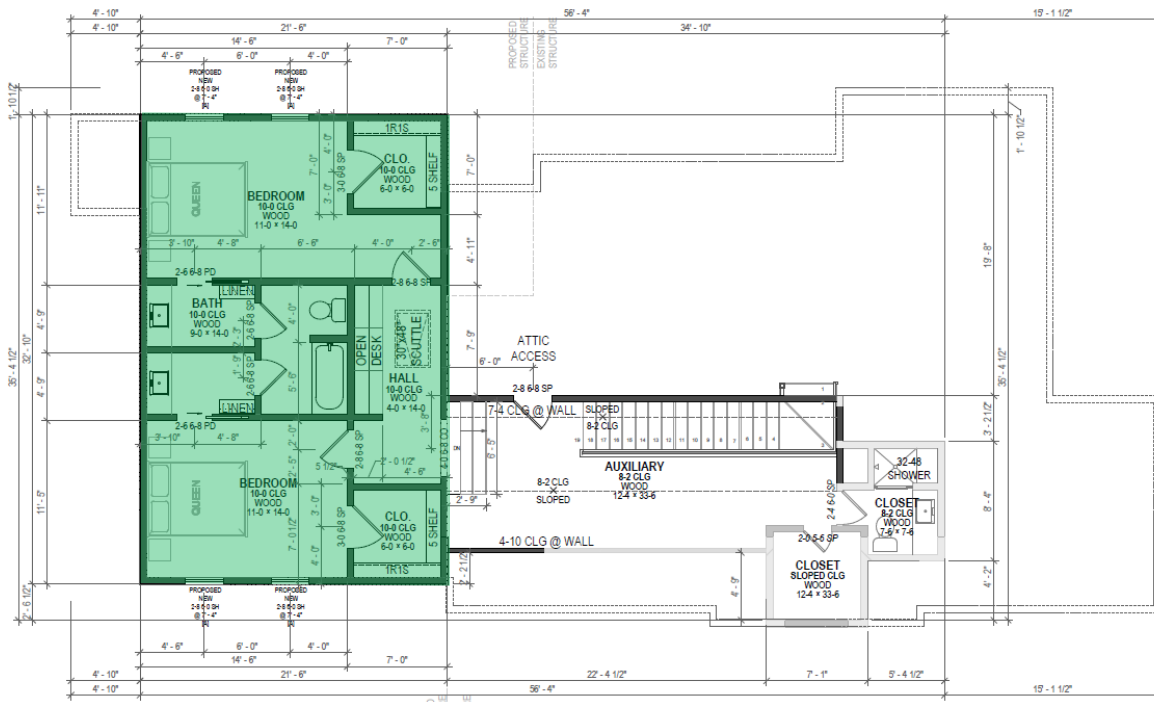


SECOND FLOORPLAN

EXISTING

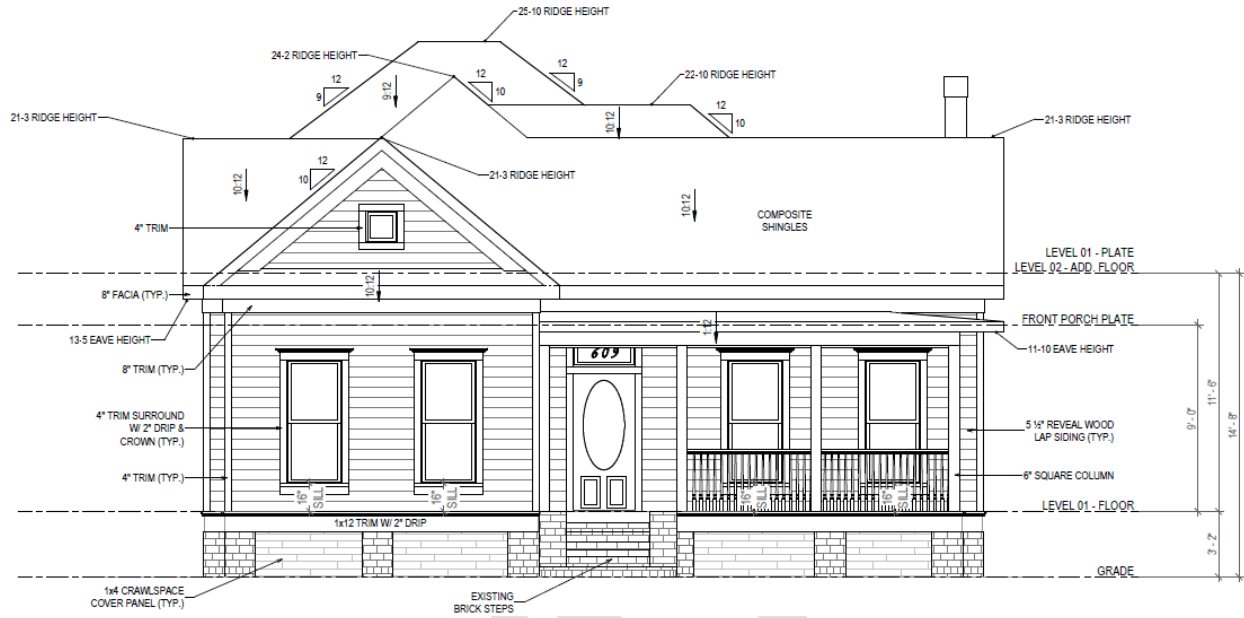


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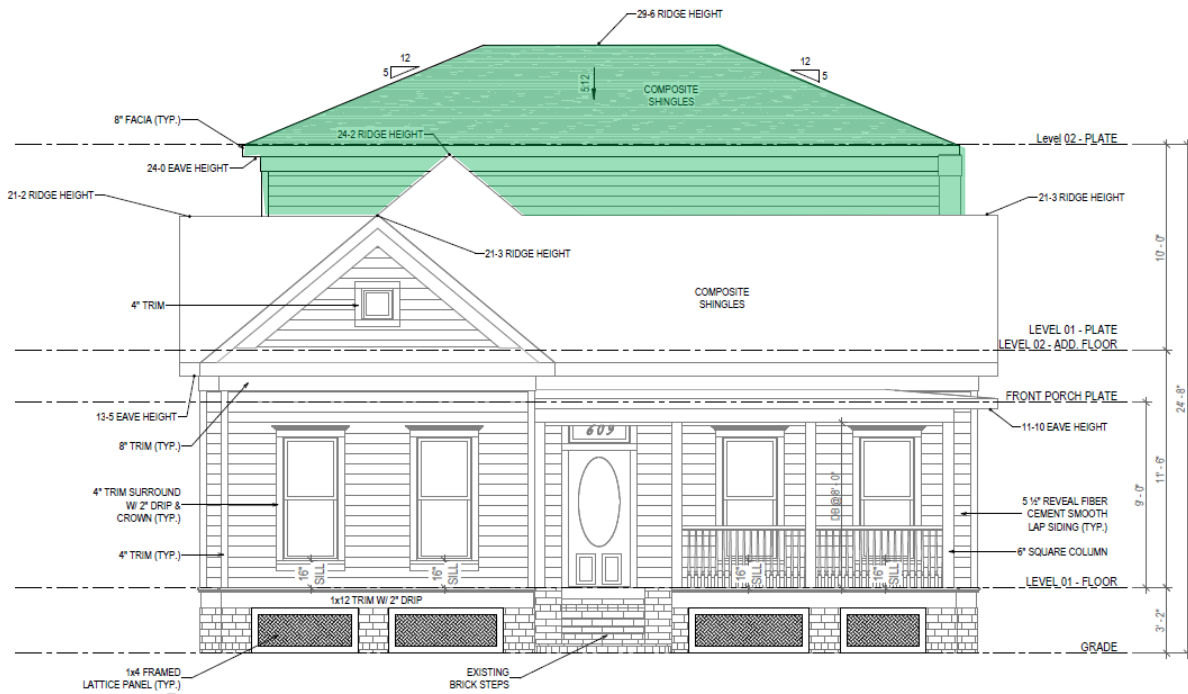


FRONT ELEVATION

EXISTING

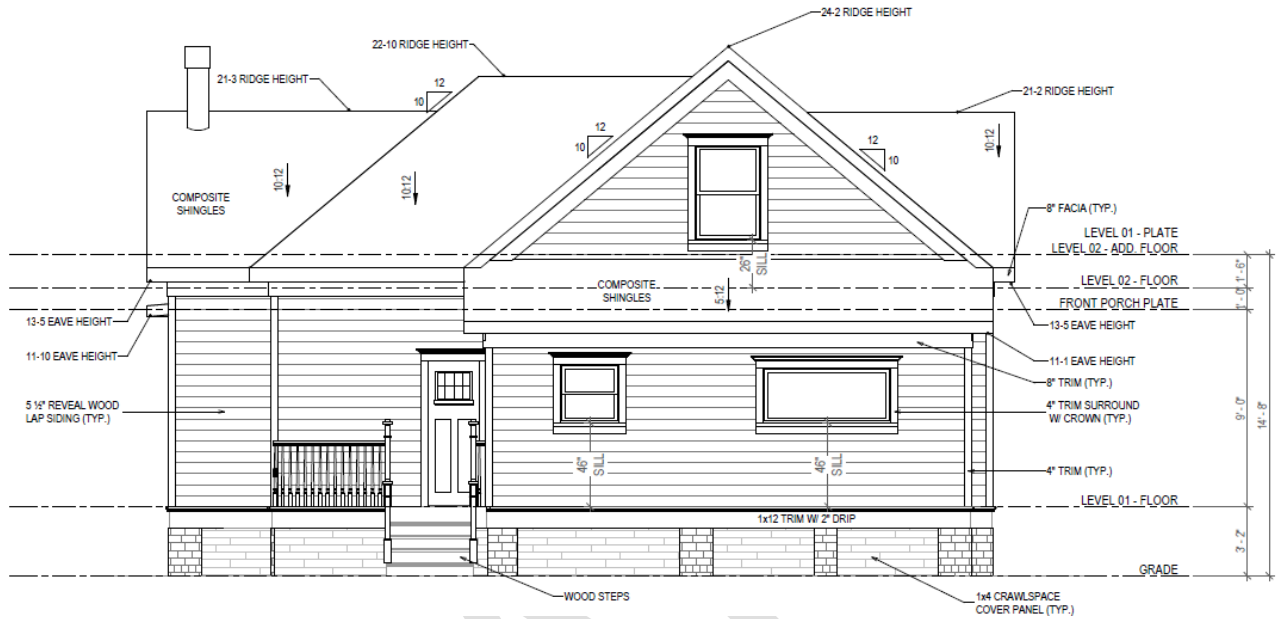


PROPOSED

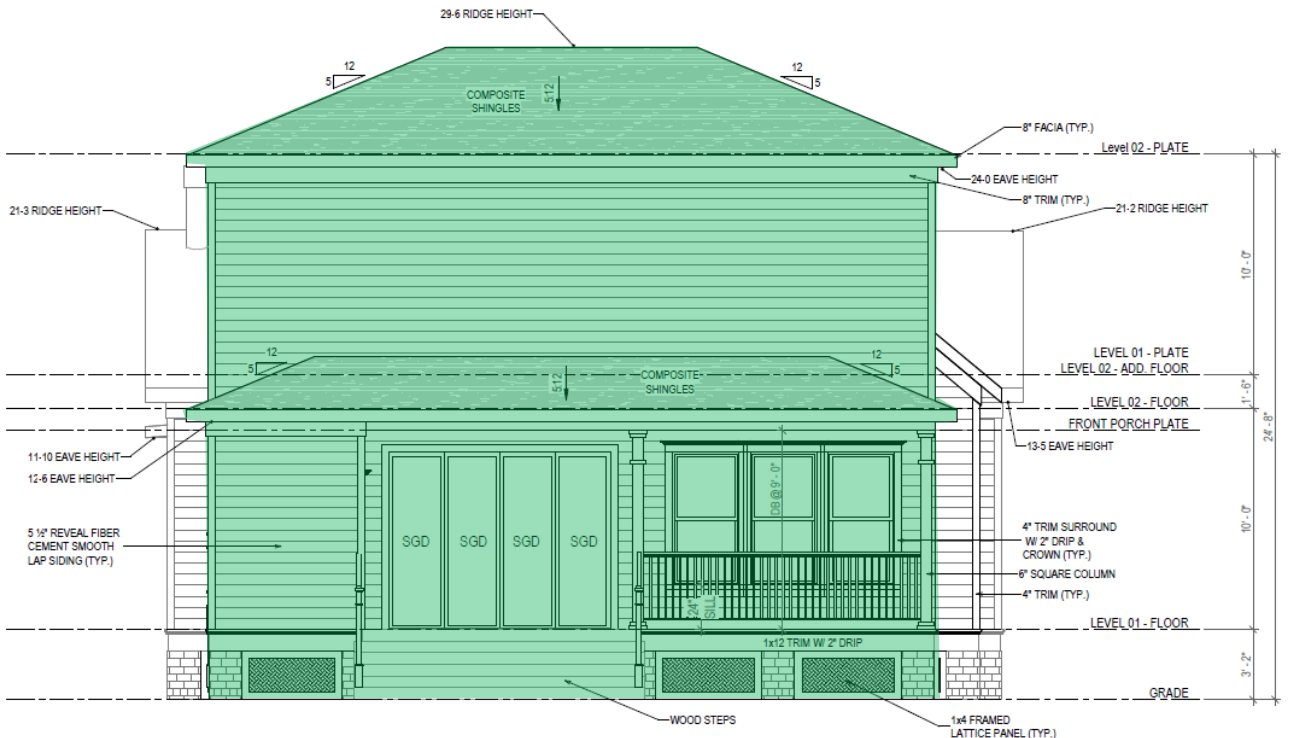


REAR ELEVATION

EXISTING

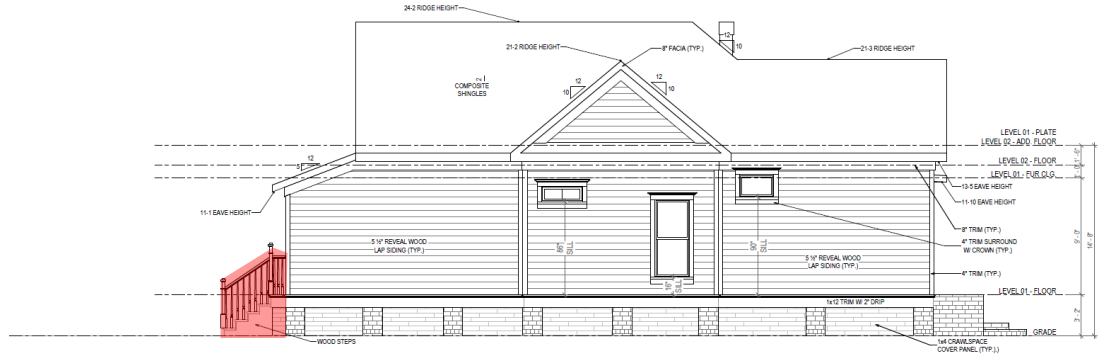


PROPOSED

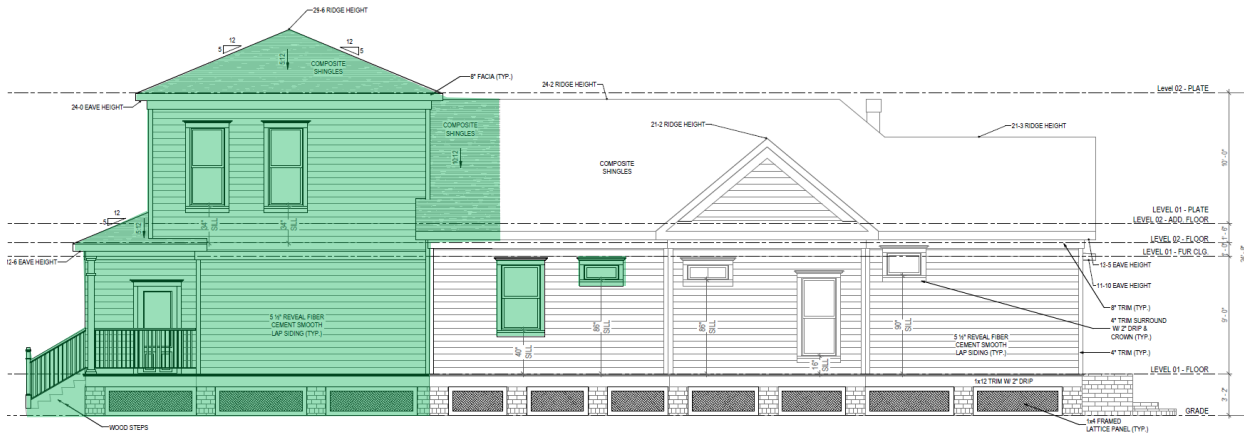


LEFT ELEVATION

EXISTING

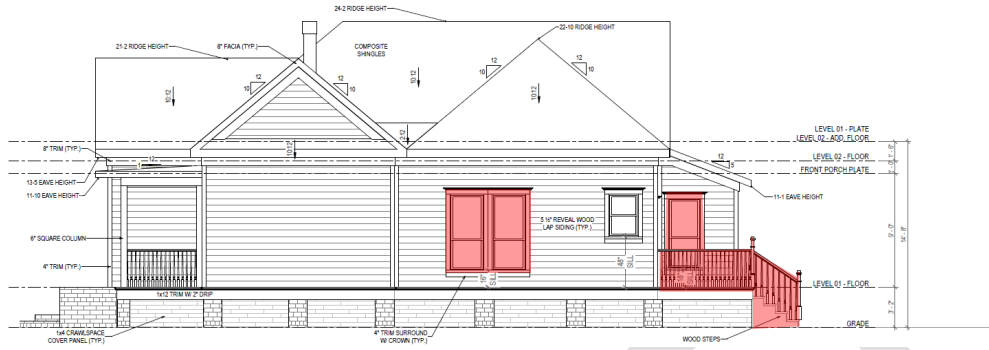


PROPOSED

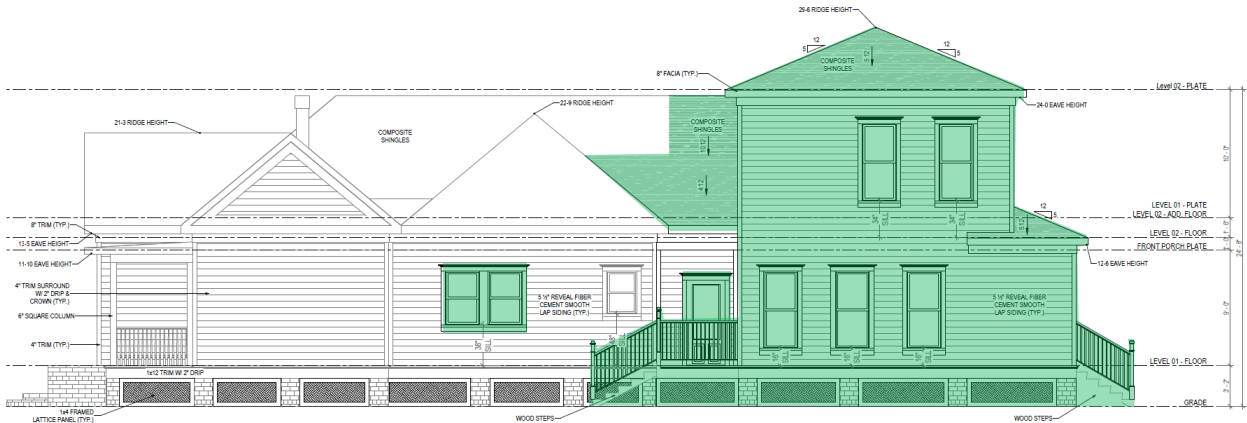


RIGHT ELEVATION

EXISTING



PROPOSED



WINDOW WORKSHEET

CERTIFICATE OF APPROPRIATENESS

WINDOW WORKSHEET



PLANNING & DEVELOPMENT DEPARTMENT

EXISTING WINDOW SCHEDULE

Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Original/Replacement	Existing to Remain
<i>Ex. A1</i>	<i>Wood</i>	<i>1/1</i>	<i>DH</i>	<i>32 x 66</i>	<i>Recessed</i>	<i>Original</i>	<i>No</i>
A	VINYL	1/1	SH	32 x 72	RECESSED	REPLACEMENT	PARTIAL
B	WOOD	1/1	SH	28 x 40	RECESSED	ORIGINAL	YES
C	VINYL	1/1	SH	30 x 66	RECESSED	REPLACEMENT	NO
D	VINYL	1/1	SH	32 x 32	RECESSED	REPLACEMENT	NO
E	VINYL	1/1	FX	70 x 30	RECESSED	REPLACEMENT	YES
F	VINYL	1/1	FX	38 x 14	RECESSED	REPLACEMENT	YES
G	VINYL	1/1	FX	32 x 21	RECESSED	REPLACEMENT	YES
H	VINYL	1/1	FX	36 x 18	RECESSED	REPLACEMENT	YES
P	VINYL	1/1	SH	36 x 52	RECESSED	REPLACEMENT	NO

DAMAGE TO EXISTING WINDOWS

Window	Describe Damage
<i>Ex. A1</i>	<i>Glass is broke, window is inoperable, rail is rotten, and frame is broken</i>

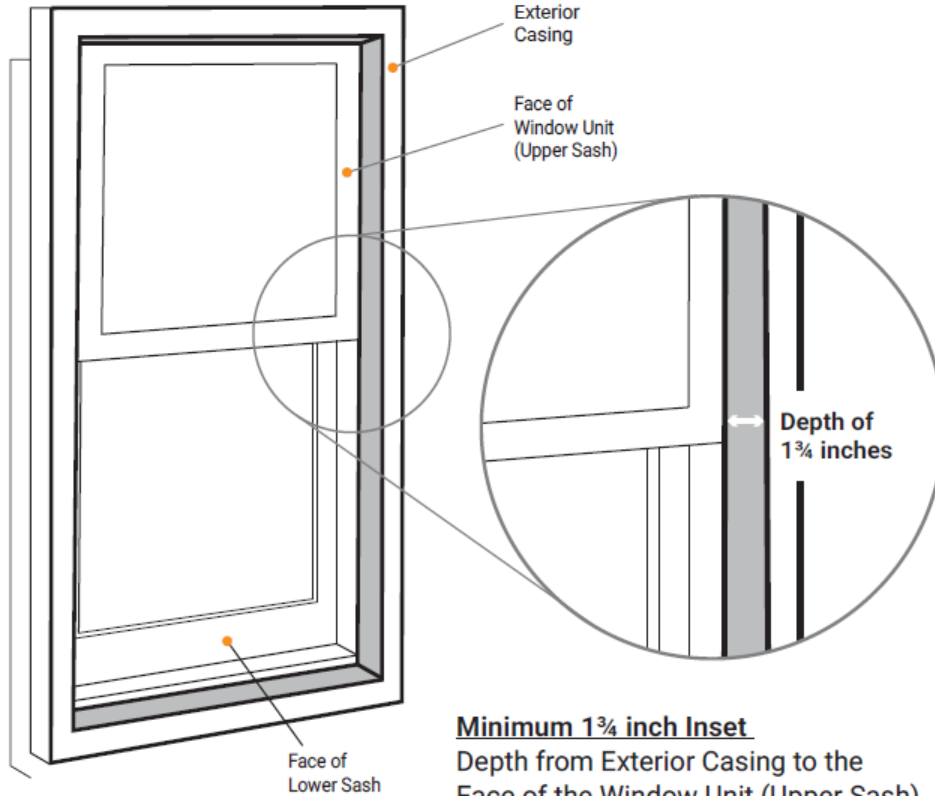
PROPOSED WINDOW SCHEDULE

Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Brand/Vendor	Other
<i>Ex. A1</i>	<i>Wood</i>	<i>1/1</i>	<i>DH</i>	<i>32 x 66</i>	<i>Recessed</i>	<i>Plygem</i>	
A	WOOD	1/1	SH	32 x 72	RECESSED	JELD-WEN	NEW
J	WOOD	1/1	FX	32 x 24	RECESSED	JELD-WEN	NEW
K	WOOD	1/1	SH	32 x 50	RECESSED	JELD-WEN	NEW
L	WOOD	1/1	SH	36 x 72	RECESSED	JELD-WEN	NEW
M	WOOD	1/1	SH	42 x 60	RECESSED	JELD-WEN	NEW
N	WOOD	1/1	FX	32 x 14	RECESSED	JELD-WEN	NEW

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