



**ITEM B**  
HPO File #: HP2026\_0120

May 21, 2026

1806 State Street

**Applicant:** Sam Gianukos, Creole Design, for Santiago Parra Gutierrez, owner

**Property:** 1806 State Street, Tract 12 and 8A, Block 441, Baker W R NSBB Subdivision. The property includes a historic 1,096 square foot residence situated on a 4,300 square foot (42.79' x 100') interior lot.

**Significance:** Contributing residence, constructed circa 1890, located in the Old Sixth Ward Historic District.

**Proposal:** Alteration – Addition. The applicant proposes the following alterations to the existing two-story single-family residence:

- Construct rear additions on both the first and second floors to increase overall living space.
- Remove non-original structures, including the existing garage, garage apartment, storage building, and a rear room addition attached to the main house.
- Modify the home's total living area by adding first-floor square footage and adjusting second-floor space to better accommodate the new design.
- Replace the existing 10:12 gable roof with a 6:12 hip roof, resulting in updated eave and ridge heights and improved structural integration with the new addition.
- Improve ceiling heights on both floors within the addition to enhance comfort and usability.
- Remove existing vinyl siding to expose and repair original wood siding using material salvaged from the rear, and install smooth fiber-cement lap siding on the new construction.

**Public Comment:** Seven letters of support received

**Civic Association:** OSWNA Historic Conservation Committee letter of support 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..

OLD SIXTH WARD DESIGN GUIDELINES

- In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines.



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## PROPERTY LOCATION OLD SIXTH WARD HISTORIC DISTRICT



### Building Classification

- Contributing
- Non-Contributing
- Park



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## CURRENT PHOTO





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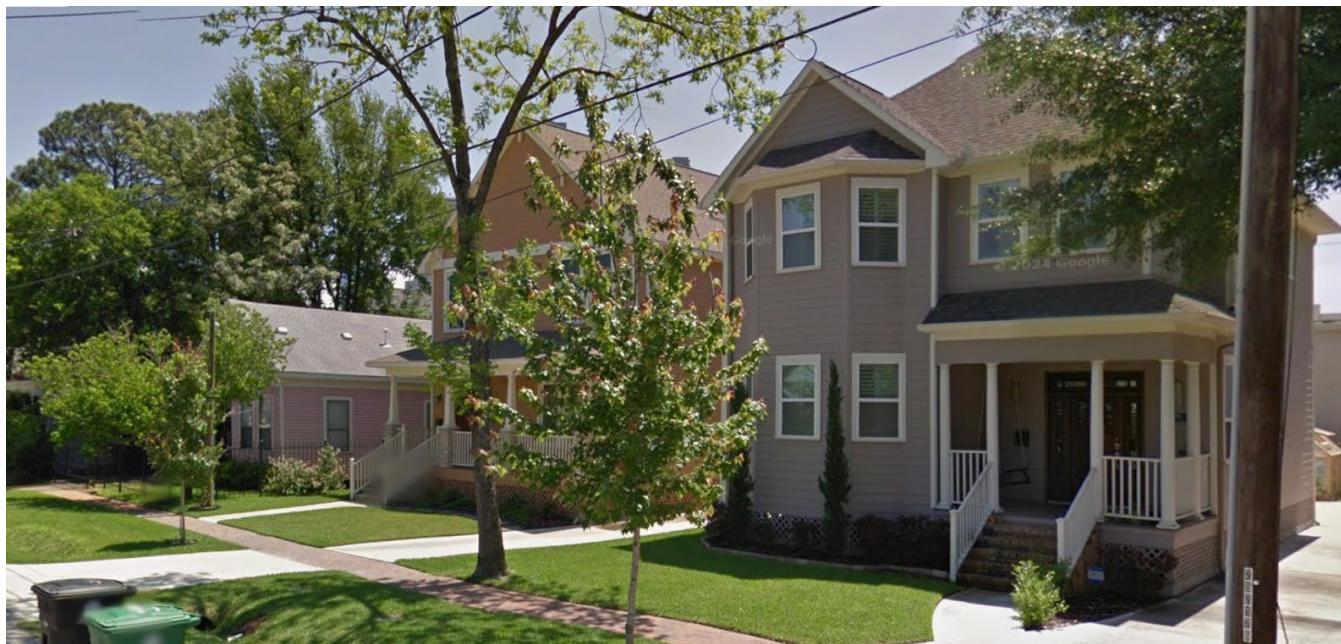
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## **CONTEXT AREA GOOGLE STREET**



DRAFT



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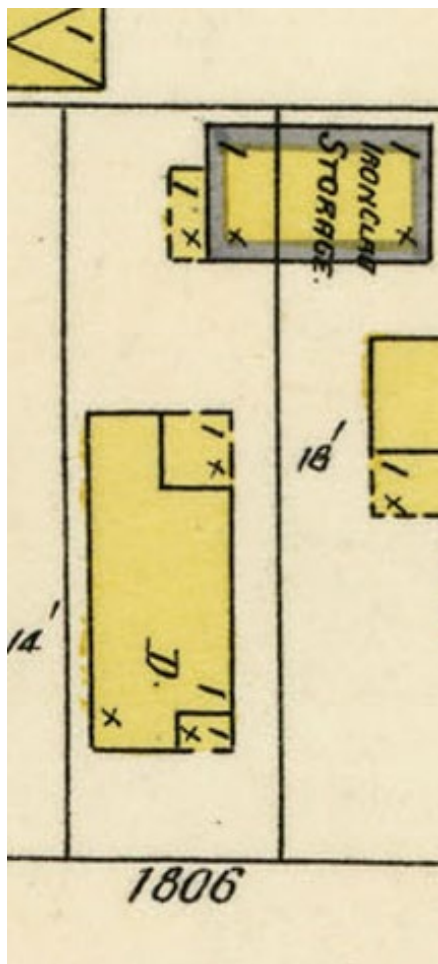
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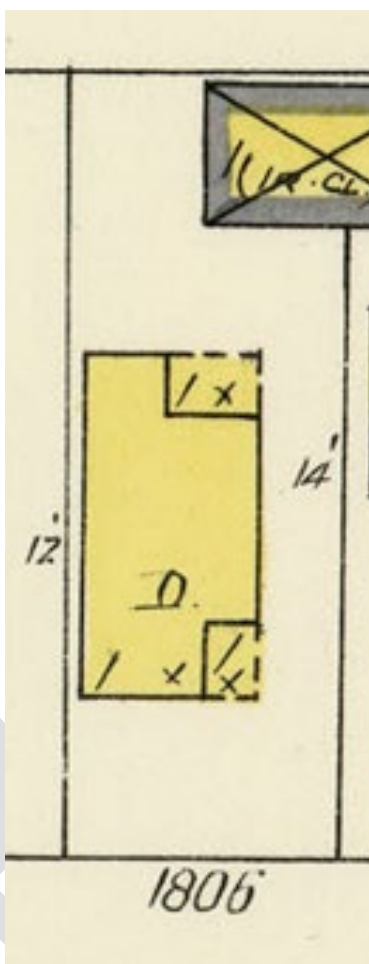
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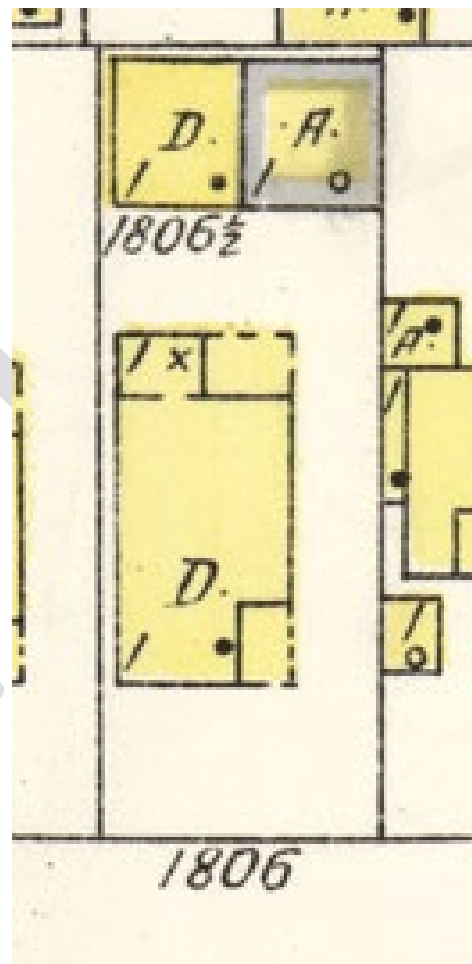
SANBORN MAP 1896



SANBORN MAP 1907



SANBORN MAP 1924





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## PROPOSED 3D VIEW





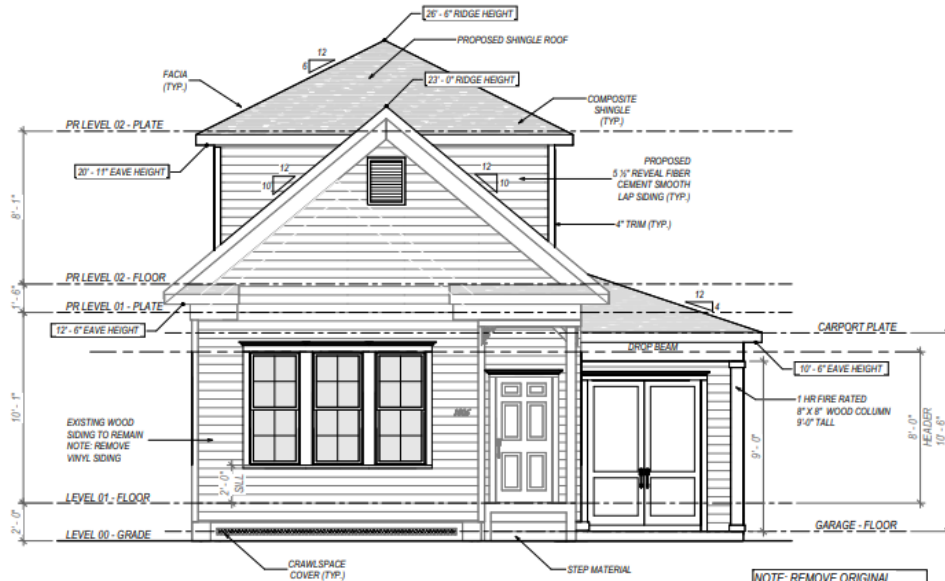
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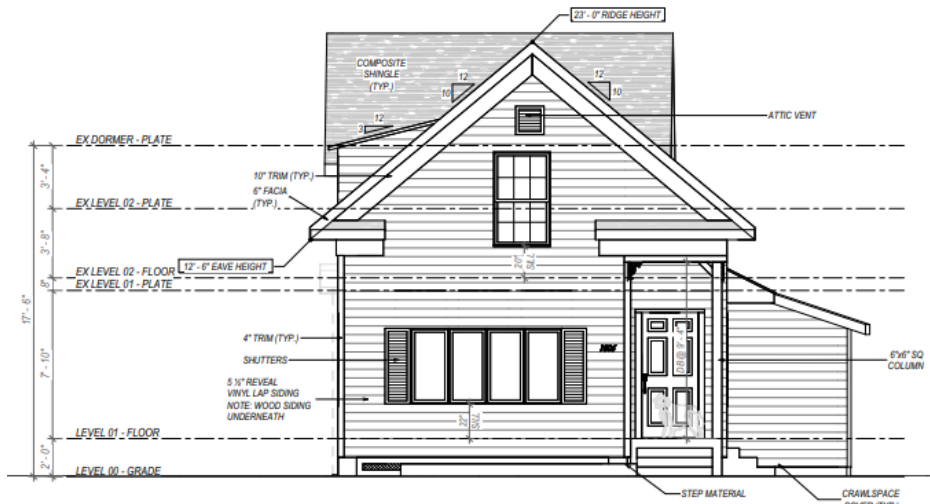
## SOUTH ELEVATION – FRONT FACING STATE STREET



**PROPOSED SOUTH ELEVATION**

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

NOTE: REMOVE ORIGINAL SIDING FROM REAR OF THE HOUSE AND REUSE ON EXTERIOR WALLS TO PATCH OR REPAIR AS APPLICABLE



**EXISTING SOUTH ELEVATION**

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

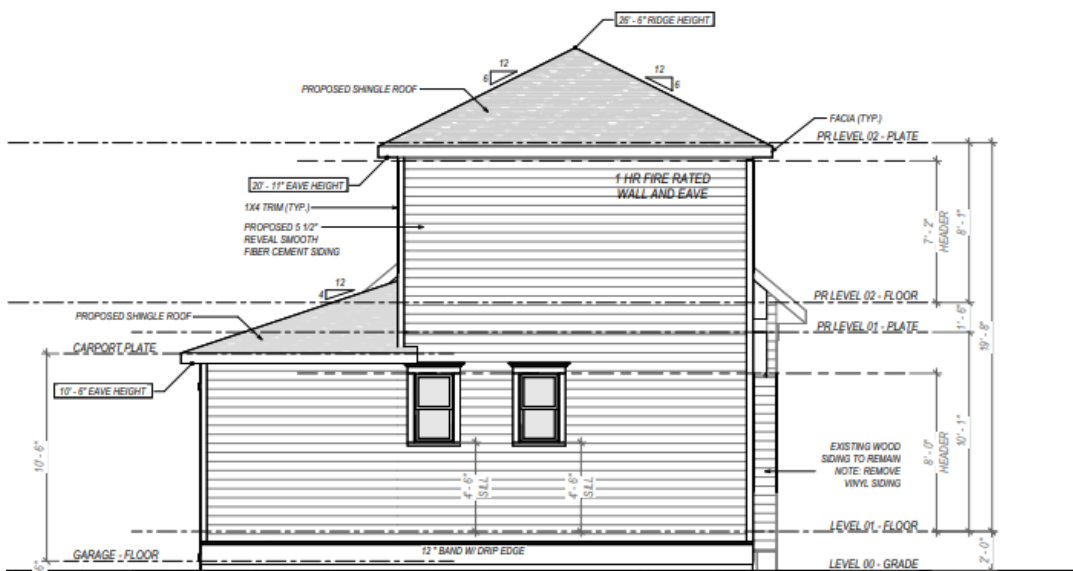


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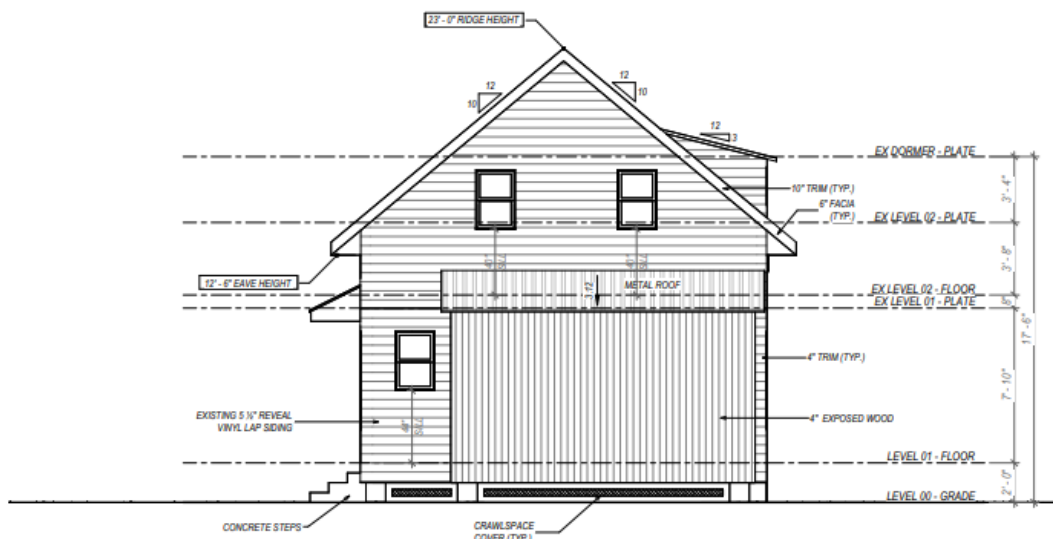
## SOUTH (REAR) ELEVATION



## PROPOSED NORTH ELEVATION

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

NOTE: REMOVE ORIGINAL SIDING FROM REAR OF THE HOUSE AND REUSE ON EXTERIOR WALLS TO PATCH OR REPAIR AS APPLICABLE



## EXISTING NORTH ELEVATION

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



# CERTIFICATE OF APPROPRIATENESS

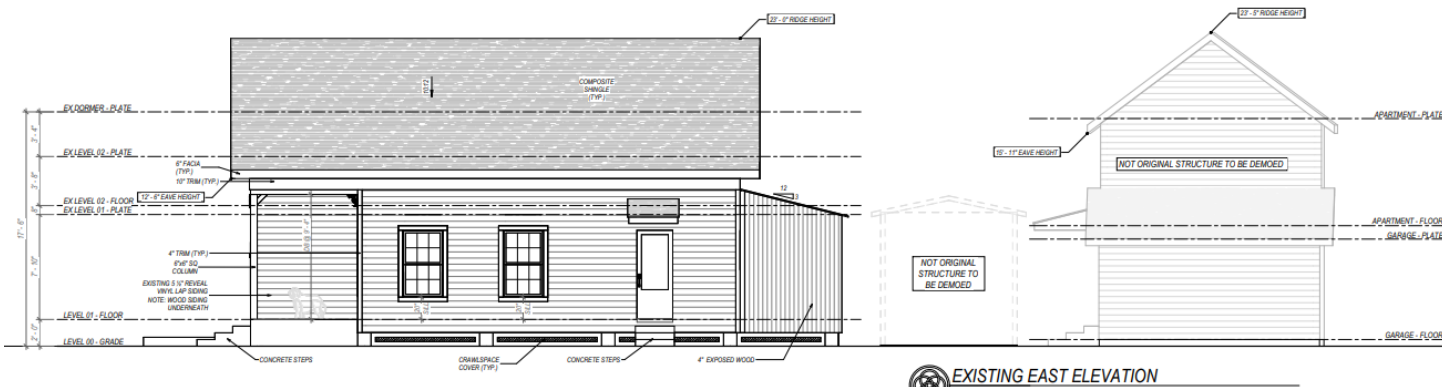
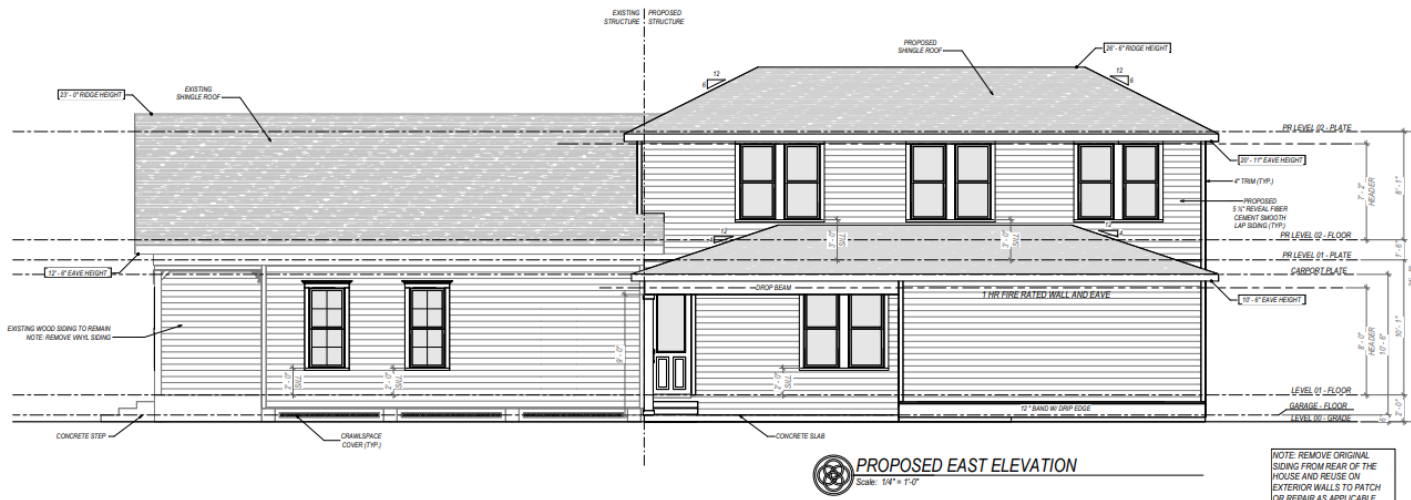
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## EAST SIDE ELEVATION





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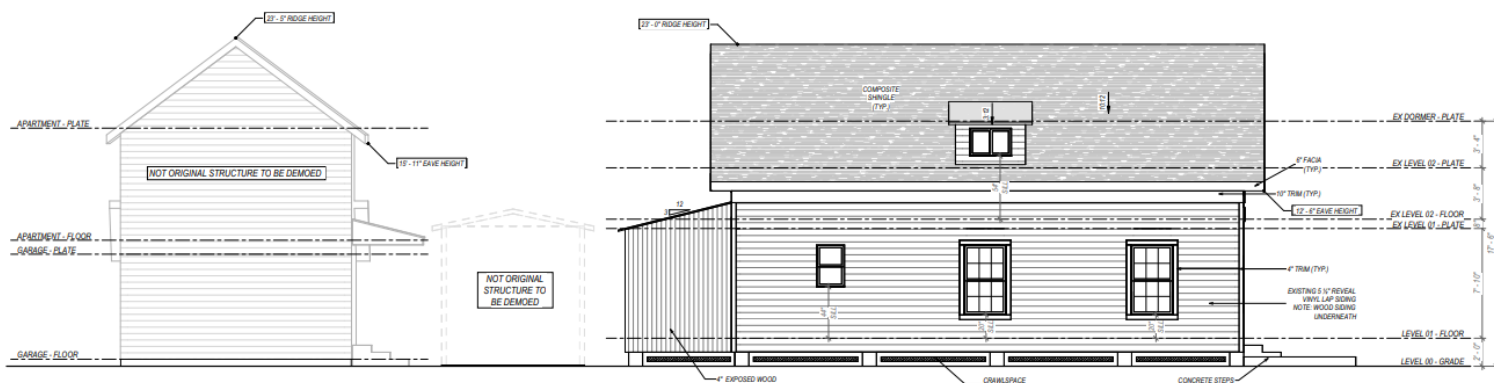
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## WEST SIDE ELEVATION



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

NOTE: REMOVE ORIGINAL SIDING FROM REAR OF THE HOUSE AND REUSE ON EXTERIOR WALLS TO PATCH OR REPAIR AS APPLICABLE



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



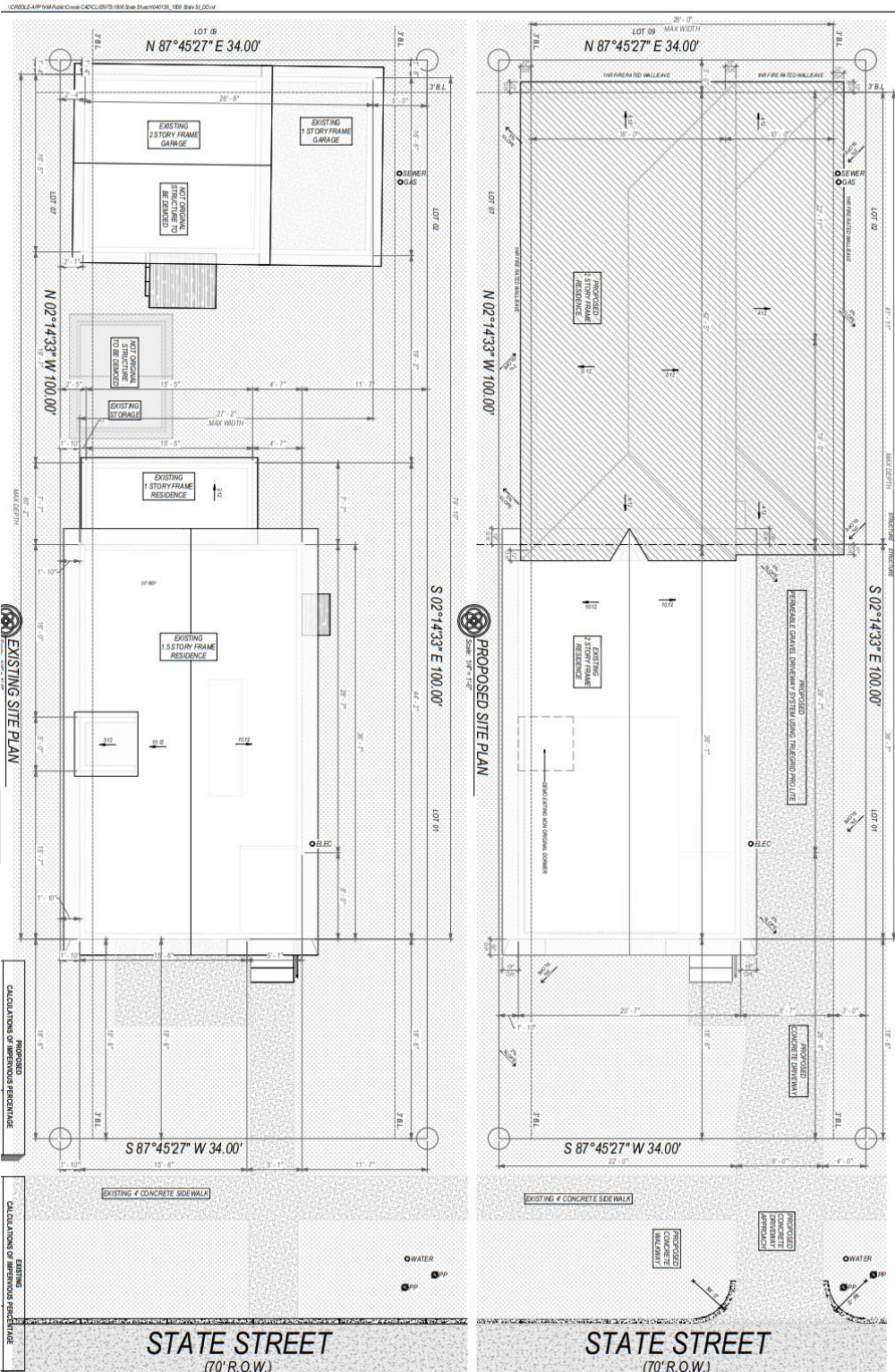


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SITE PLAN





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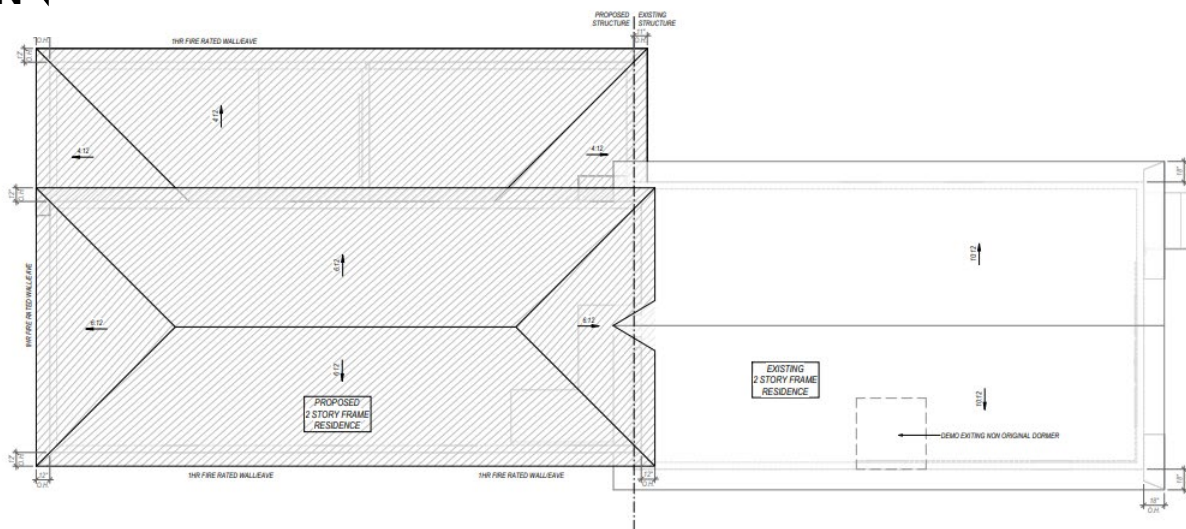
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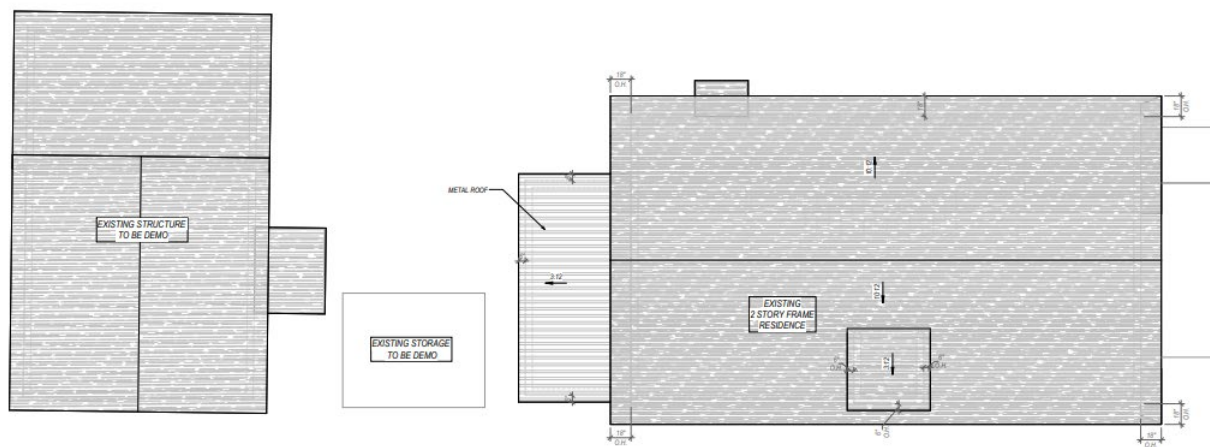
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## ROOF PLAN



PROPOSED ROOF PLAN  
Scale: 1/4" = 1'-0"



EXISTING ROOF PLAN  
Scale: 1/4" = 1'-0"



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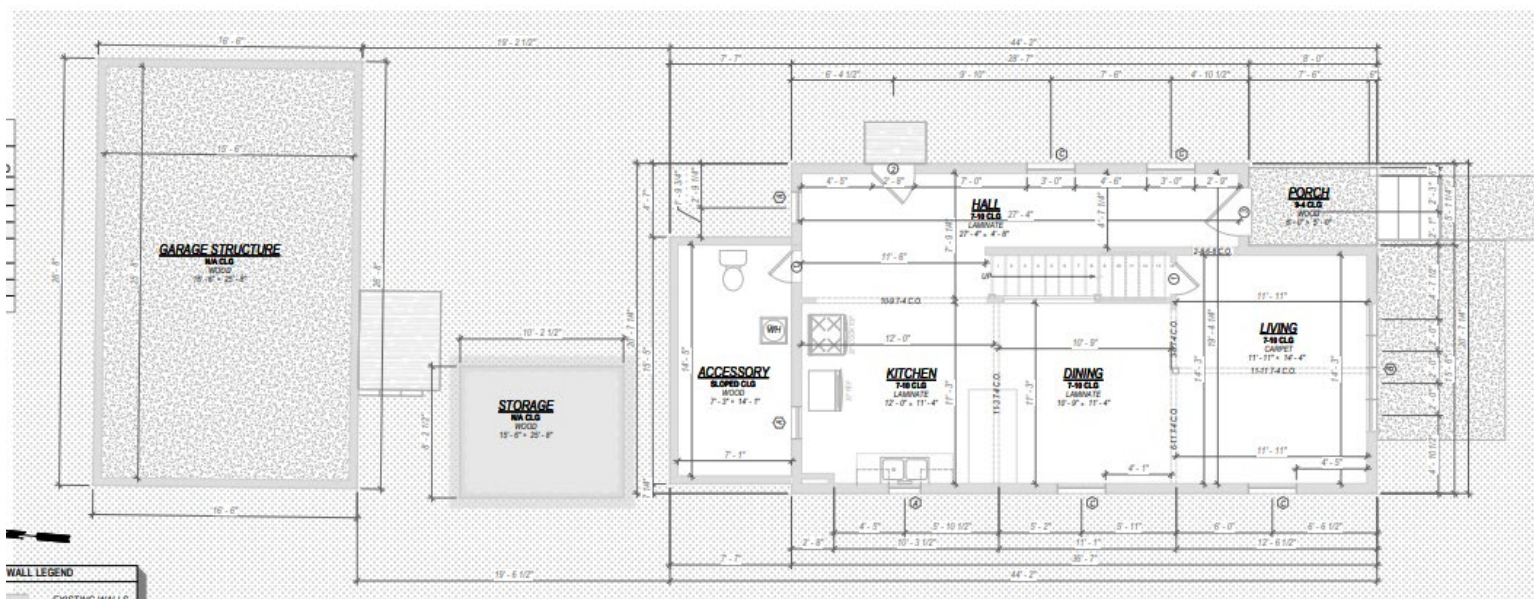
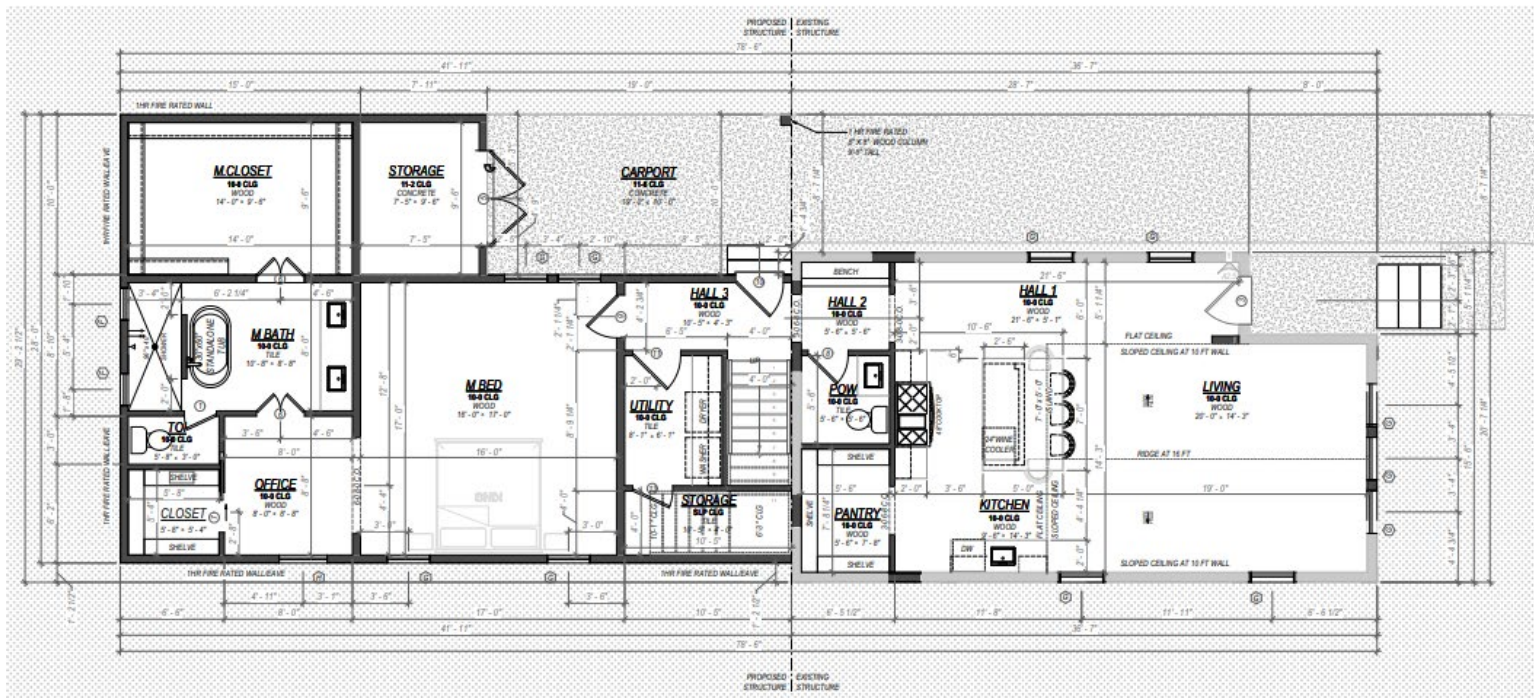
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## FIRST FLOOR PLAN





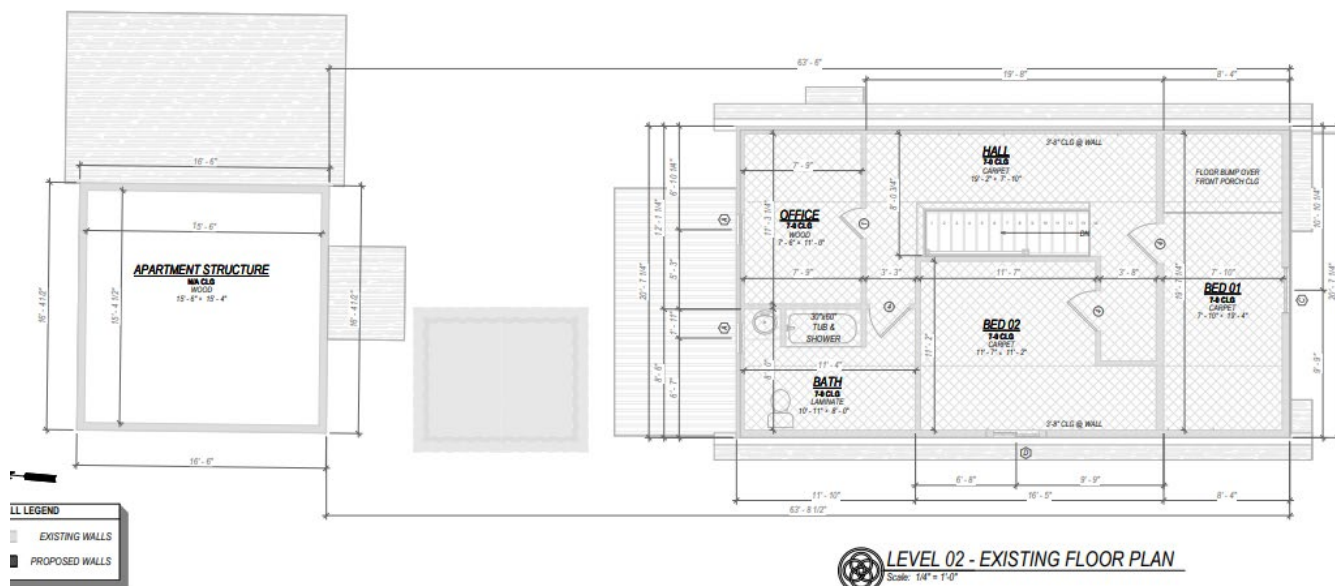
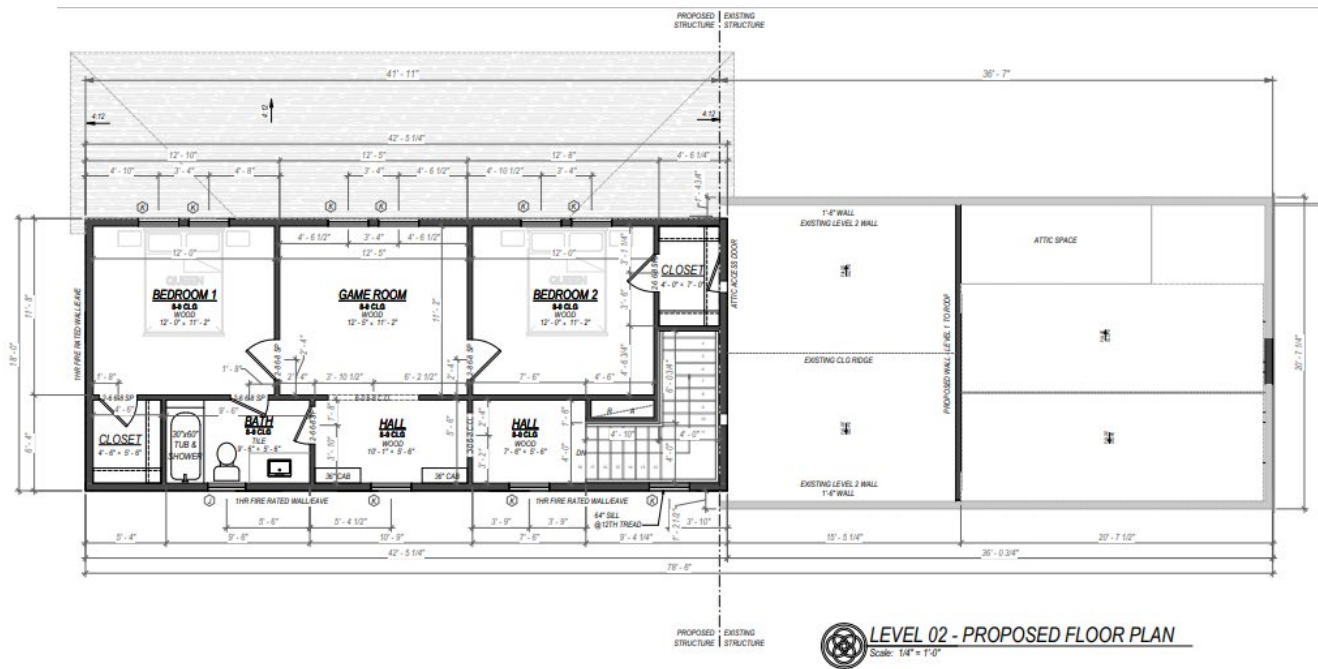
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## SECOND FLOOR PLAN



**LL LEGEND**

	EXISTING WALLS
	PROPOSED WALLS



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## WINDOW/DOOR SCHEDULE

### EXISTING: WINDOW AND DOOR SCHEDULE

DOOR SCHEDULE (EXISTING HISTORICAL)							
TAG	PHASE CREATED	COUNT	DOOR SIZE		SUFFIX	PHASE DEMOLISHED	COMMENTS
			WIDTH	HEIGHT			
LEVEL 01 - FLOOR							
1	EXISTING	2	2' - 0"	6' - 8"	SP	PROPOSED	
2	EXISTING	1	2' - 8"	6' - 8"		PROPOSED	
3	EXISTING	1	3' - 0"	6' - 8"	SP	None	WOOD
EX LEVEL 02 - FLOOR							
1	EXISTING	1	2' - 0"	6' - 8"	SP	PROPOSED	
4	EXISTING	3	2' - 8"	6' - 8"	SP	PROPOSED	

WINDOW SCHEDULE (EXISTING HISTORICAL)								
TAG	ORIGINAL	COUNT	SIZE		SUFFIX	HEAD HEIGHT	MAT	PHASE DEMOLISHED
			WIDTH	HEIGHT				
LEVEL 01 - FLOOR								
A	REPLACEMENT	3	24"	36"	SH	6' - 8"	ALUMINUM	PROPOSED
B	REPLACEMENT	4	24"	48"	FX	5' - 10"	ALUMINUM	PROPOSED
C	REPLACEMENT	4	36"	60"	SH	6' - 8"	ALUMINUM	PROPOSED
EX LEVEL 02 - FLOOR								
A	REPLACEMENT	2	24"	36"	SH	6' - 4"	ALUMINUM	PROPOSED
D	REPLACEMENT	1	36"	24"	SL	6' - 6"	ALUMINUM	PROPOSED
C	REPLACEMENT	1	36"	60"	SH	6' - 8"	ALUMINUM	PROPOSED

### PROPOSED: WINDOW AND DOOR SCHEDULE

DOOR SCHEDULE (PROPOSED HISTORICAL)							
TAG	PHASE CREATED	COUNT	DOOR SIZE		SUFFIX	COMMENTS	
			WIDTH	HEIGHT			
GARAGE - FLOOR							
5	PROPOSED	1	6' - 0"	8' - 0"	FR DR		
LEVEL 01 - FLOOR							
3	EXISTING	1	3' - 0"	6' - 8"	SP	WOOD	
1	PROPOSED	1	2' - 0"	6' - 8"	SP		
13	PROPOSED	1	2' - 6"	6' - 8"	SP		
6	PROPOSED	2	3' - 0"	6' - 8"	DD		
7	PROPOSED	1	2' - 6"	8' - 0"	PD		
8	PROPOSED	1	2' - 6"	8' - 0"	SP		
9	PROPOSED	1	2' - 8"	8' - 0"	SP		
10	PROPOSED	1	3' - 0"	8' - 0"		HALF LITE, TEMP	
11	PROPOSED	1	3' - 0"	8' - 0"	SP		
EX LEVEL 02 - FLOOR							
12	PROPOSED	1	2' - 6"	3' - 0"	SP		
PR LEVEL 02 - FLOOR							
13	PROPOSED	4	2' - 6"	6' - 8"	SP		
4	PROPOSED	2	2' - 8"	6' - 8"	SP		

WINDOW SCHEDULE (PROPOSED HISTORICAL)								
TAG	PHASE CREATED	COUNT	SIZE		SUFFIX	HEAD HEIGHT	MAT	COMMENTS
			WIDTH	HEIGHT				
LEVEL 01 - FLOOR								
F	PROPOSED	2	24"	42"	SH	8' - 0"	WOOD	TEMP
G	PROPOSED	11	32"	72"	SH	8' - 0"	WOOD	TEMP
H	PROPOSED	1	36"	66"	SH	8' - 0"	WOOD	TEMP
PR LEVEL 02 - FLOOR								
J	PROPOSED	1	30"	42"	SH	7' - 2"	WOOD	TEMP
K	PROPOSED	9	32"	68"	SH	7' - 2"	WOOD	



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PROPOSED CALCULATIONS OF IMPERVIOUS PERCENTAGE	
HOUSE+STRAGE	1,682 S.F.
FRONT PORCH	39 S.F.
CONCRETE DRIVEWAY	212 S.F.
WALKWAY / CONC. PAD	30 S.F.
CARPORT	190 S.F.
TOTAL OF IMPERVIOUS COVER	2,153 S.F.
LOT AREA	3,400 S.F.
PERCENTAGE OF IMPERVIOUS AREA	63.32 %

EXISTING CALCULATIONS OF IMPERVIOUS PERCENTAGE	
HOUSE	808 S.F.
PORCHES	140 S.F.
DRIVEWAY	0 S.F.
WALKWAY	74 S.F.
GARAGE	438 S.F.
TOTAL OF IMPERVIOUS COVER	1,460 S.F.
LOT AREA	3,400 S.F.
PERCENTAGE OF IMPERVIOUS AREA	42.94 %

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LETTERS OF SUPPORT

OSWNA Historic Conservation Committee

This comment concerns Application # HP2026-0120 for 1806 State Street in the Old Sixth Ward. The Historic Conservation Committee of the Old Sixth Ward Neighborhood Association has met with the owners and with Sam Gianukos, their agent, to review their plans for the restoration of the house. From the point of view of historic preservation, this house has suffered a lot, and we are pleased that the new owners are planning to undo most of the unfortunate alterations that were made in the past. We are also satisfied with the plans for a large addition behind the original house.

Neal Parker, member of the Historic Conservation Committee

Neal Parker - Saved
Civic Association

HP2026\_0120
Application

General Related

Form fields: Name (Neal Parker), Email Address (nparker41@att.net), Affiliation (OSWNA Historic Conservation Committee), Civic Association (In support), Comments (This comment concerns Application # HP2026-0120 for 1806 State Street in the Old Sixth Ward...), Accept Comments? (checked)



April 8, 2026

Historic Preservation Office  
City of Houston  
611 Walker, 6<sup>th</sup> Floor  
Houston, TX 77002

Re: 1806 State Street, Houston, TX 77007

My name is JAMIE R. MIZE

and I live at 2219 DECATUR ST. HOUSTON, 77007

I am in support of the project proposed for 1806 State Street, Houston, TX 77007. I have reviewed the proposed plans for this addition.

JAMIE R. MIZE  
Name

Jamie R. Mize  
Signature

April 8, 2026

**Historic Preservation Office**  
**City of Houston**  
**611 Walker, 6<sup>th</sup> Floor**  
**Houston, TX 77002**

Re: 1806 State Street, Houston, TX 77007

My name is Joe Bailey, Jr.

and I live at 1818 State St.

I am in support of the project proposed for 1806 State Street, Houston, TX 77007. I have reviewed the proposed plans for this addition.

N. Joseph Bailey, Jr.

Name



Signature

713.724.2306  
joebaileyjr@mac.com

April 8, 2026

**Historic Preservation Office  
City of Houston  
611 Walker, 6<sup>th</sup> Floor  
Houston, TX 77002**

Re: 1806 State Street, Houston, TX 77007

My name is Kate Wade

and I live at 1801 State St.

I am in support of the project proposed for 1806 State Street, Houston, TX 77007. I have reviewed the proposed plans for this addition.

Kate Wade

Name



Signature

April 8, 2026

**Historic Preservation Office  
City of Houston  
611 Walker, 6<sup>th</sup> Floor  
Houston, TX 77002**

Re: 1806 State Street, Houston, TX 77007

My name is PANDORA SNEATHAMP

and I live at 2000 KANOE

I am in support of the project proposed for 1806 State Street, Houston, TX 77007. I have reviewed the proposed plans for this addition.

PANDORA SNEATHAMP P.S.  
Name Signature

April 8, 2026

Historic Preservation Office  
City of Houston  
611 Walker, 6<sup>th</sup> Floor  
Houston, TX 77002

Re: 1806 State Street, Houston, TX 77007

My name is PATRICK Schulte

and I live at 1812 STATE, H, TX 77007

I am in support of the project proposed for 1806 State Street, Houston, TX 77007. I have reviewed the proposed plans for this addition.

PATRICK Schulte

Name



Signature

April 8, 2026

**Historic Preservation Office  
City of Houston  
611 Walker, 6<sup>th</sup> Floor  
Houston, TX 77002**

Re: 1806 State Street, Houston, TX 77007

My name is Amanda + Andrew Tharp

and I live at 1815 State St.

I am in support of the project proposed for 1806 State Street, Houston, TX 77007. I have reviewed the proposed plans for this addition.

Amanda Tharp

Name

A.B. Tharp

Signature