

CERTIFICATE OF APPROPRIATENESS

Application Date: Jan. 18, 2024

Applicant: Jose Luis Ayala, owner

Property: 1912 Kane Street, Tract 3A, Block 427, Baker W R NSBB Neighborhood Subdivision. The property includes a historic 1,022 square foot, one-story wood single-family residence and detached garage situated on a 4,000 square foot (40' x 100') interior lot.

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

Proposal: Alteration: Front Porch

- Replace existing brick steps with wood steps
 - Use 2"x12"x5'10" wood
- Add a wood deck over existing concrete porch
 - Install 1"x4" pressure treated pine perpendicular to the street
- Install fretwork on front porch between existing spindle columns

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

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:

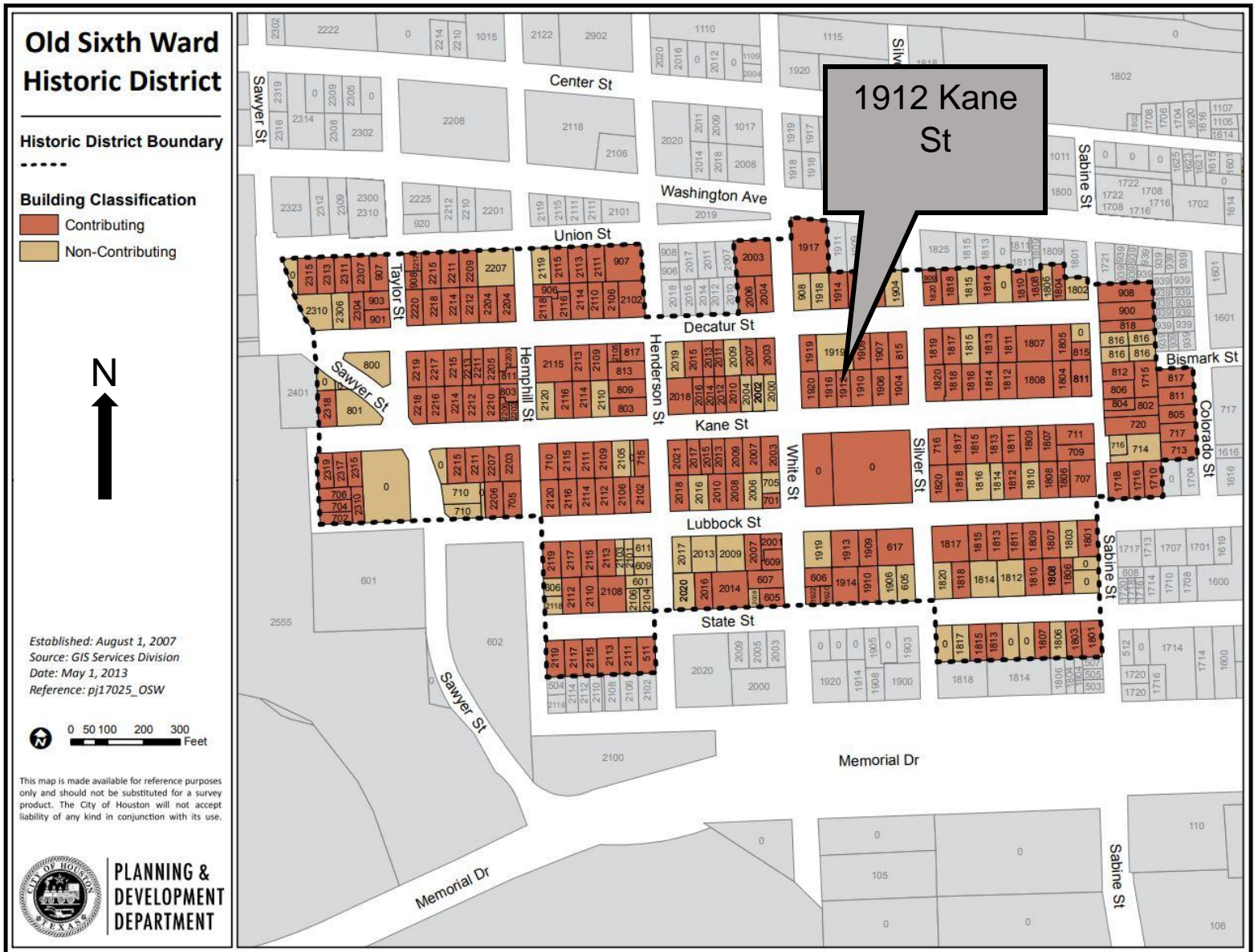
S D NA S - satisfies D - does not satisfy NA - not applicable

- (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.

District Map



Inventory Photo



Current Photo



Current Photos Provided By Applicant



Current Photos Provided By Applicant



Existing Fretwork Found On Site

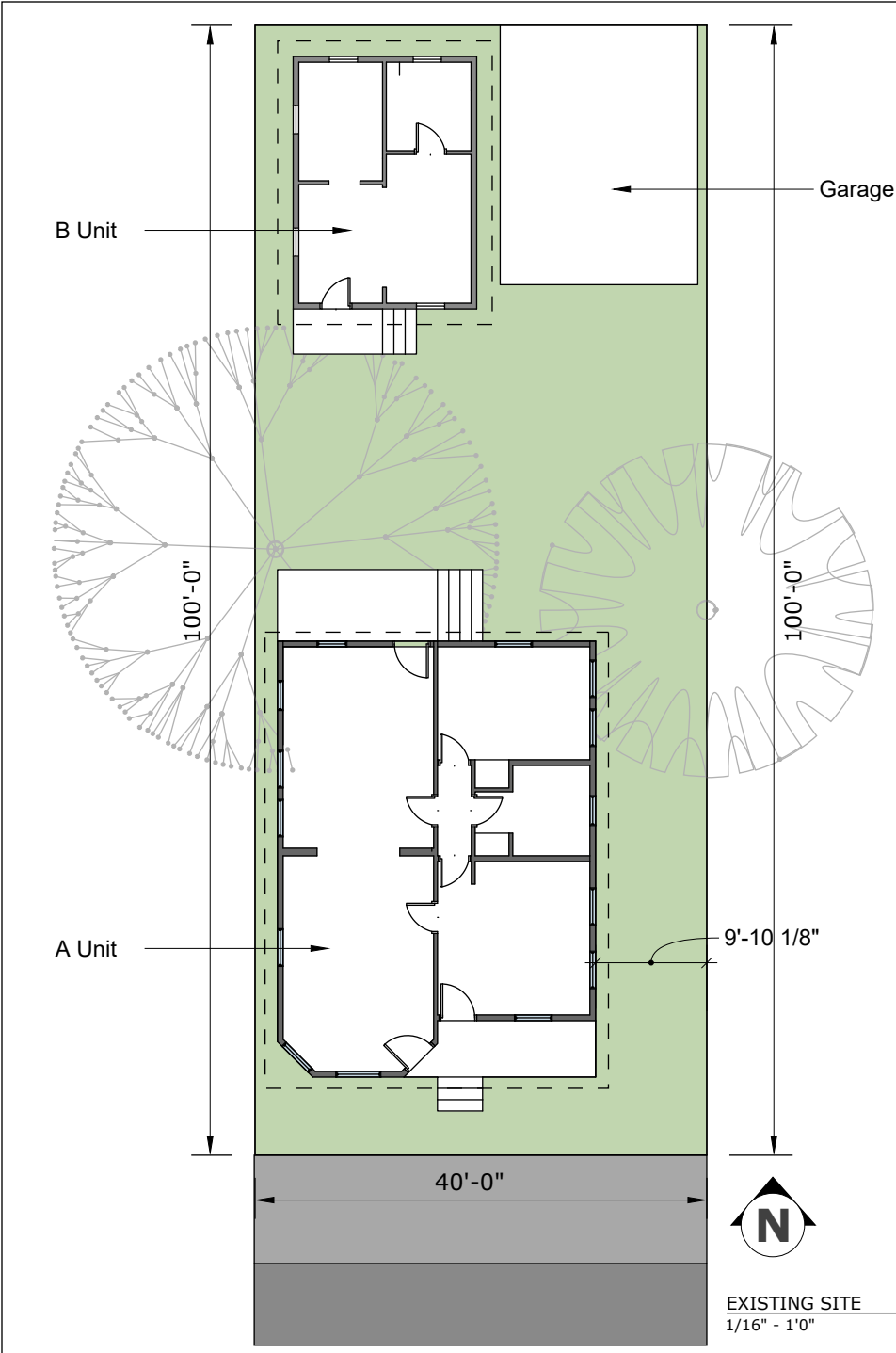


PROJECT ADDRESS
1912 Kane St.
Houston, TX, 77007

PROJECT
1912 KANE
PROJECT NO.
24.01

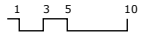
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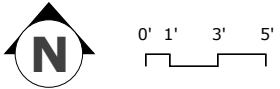
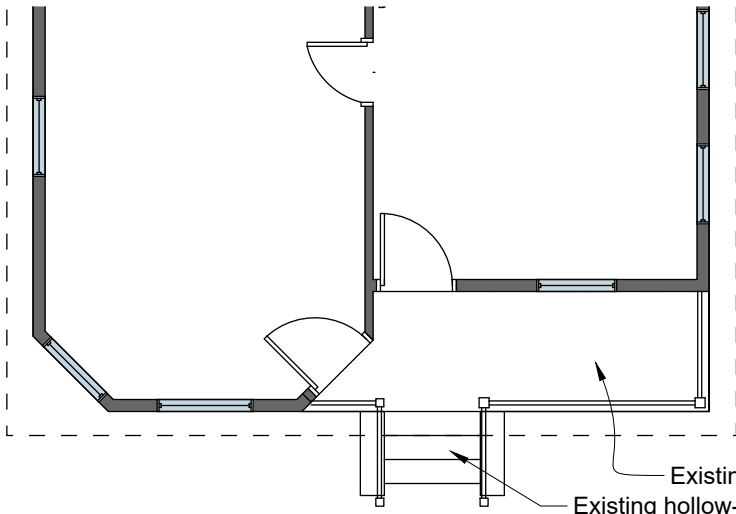
EXISTING SITE PLAN



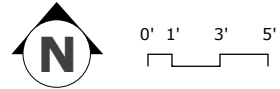
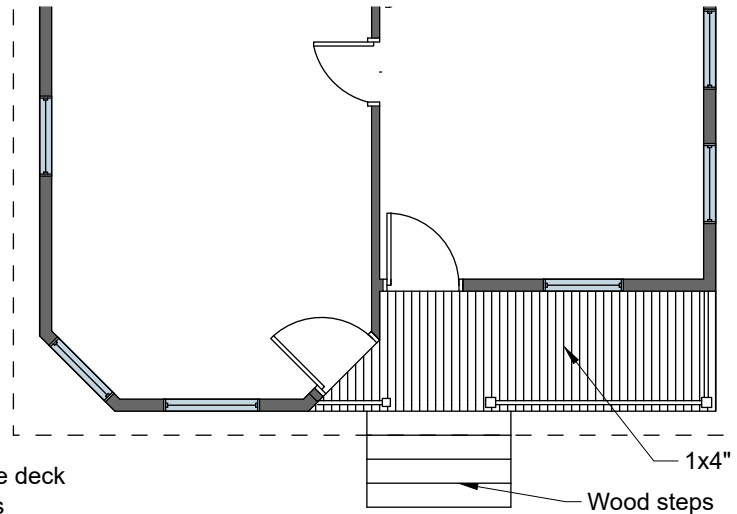
LOCATION
Not to scale

2
A01

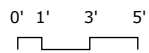




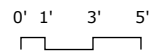
EXISTING PORCH PLAN 1
1/8" - 1'0" A02



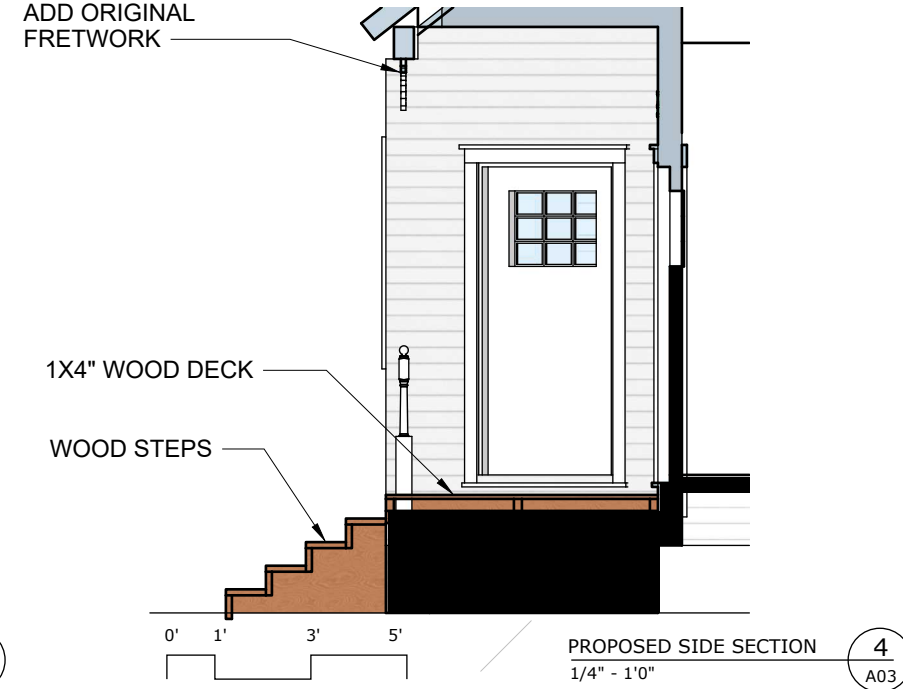
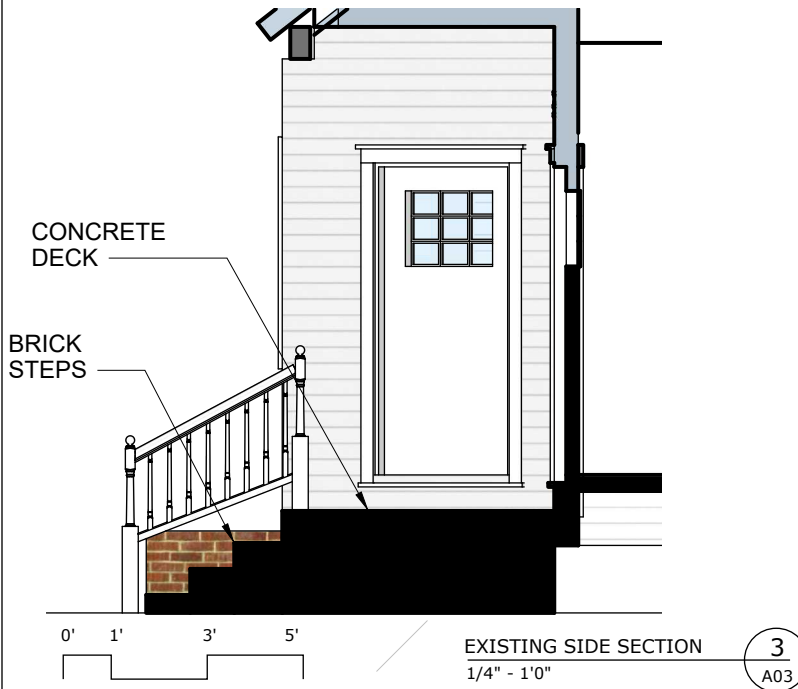
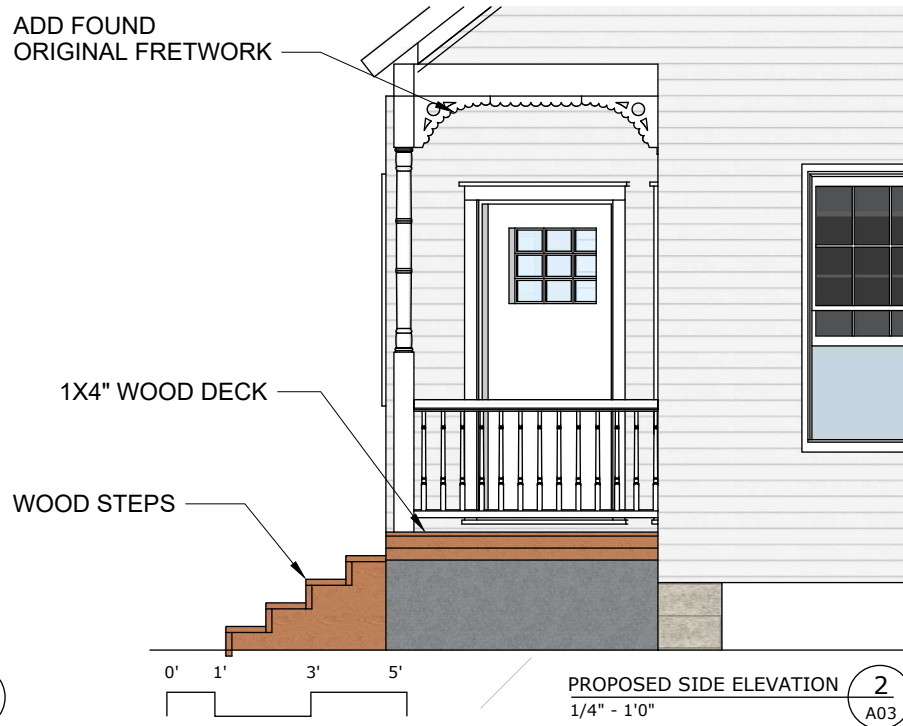
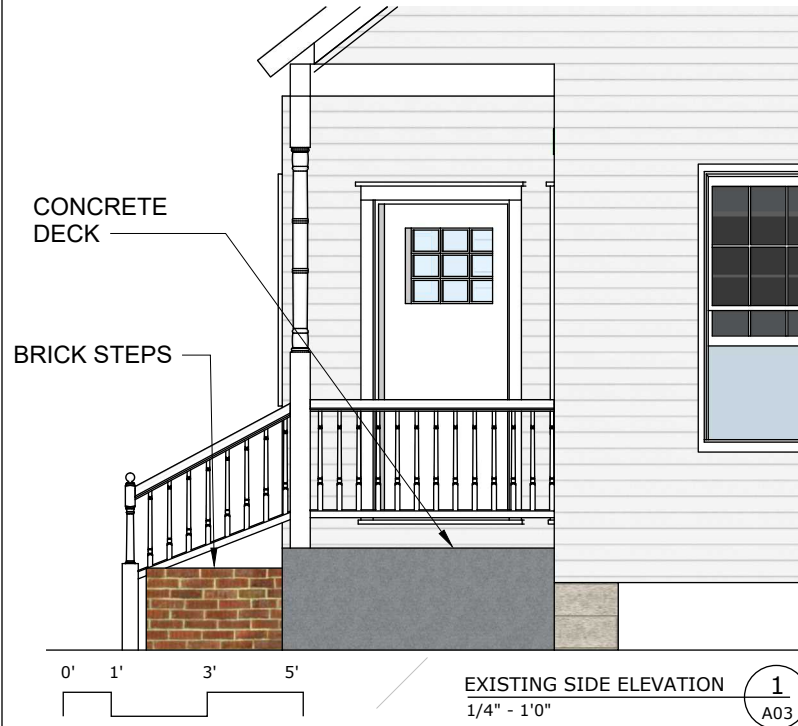
PROPOSED PORCH PLAN 2
1/8" - 1'0" A02



EXISTING ELEVATION 3
1/8" - 1'0" A02



PROPOSED ELEVATION 4
1/8" - 1'0" A02





**LUIS AYALA
STUDIO**

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VIEWS

A.04



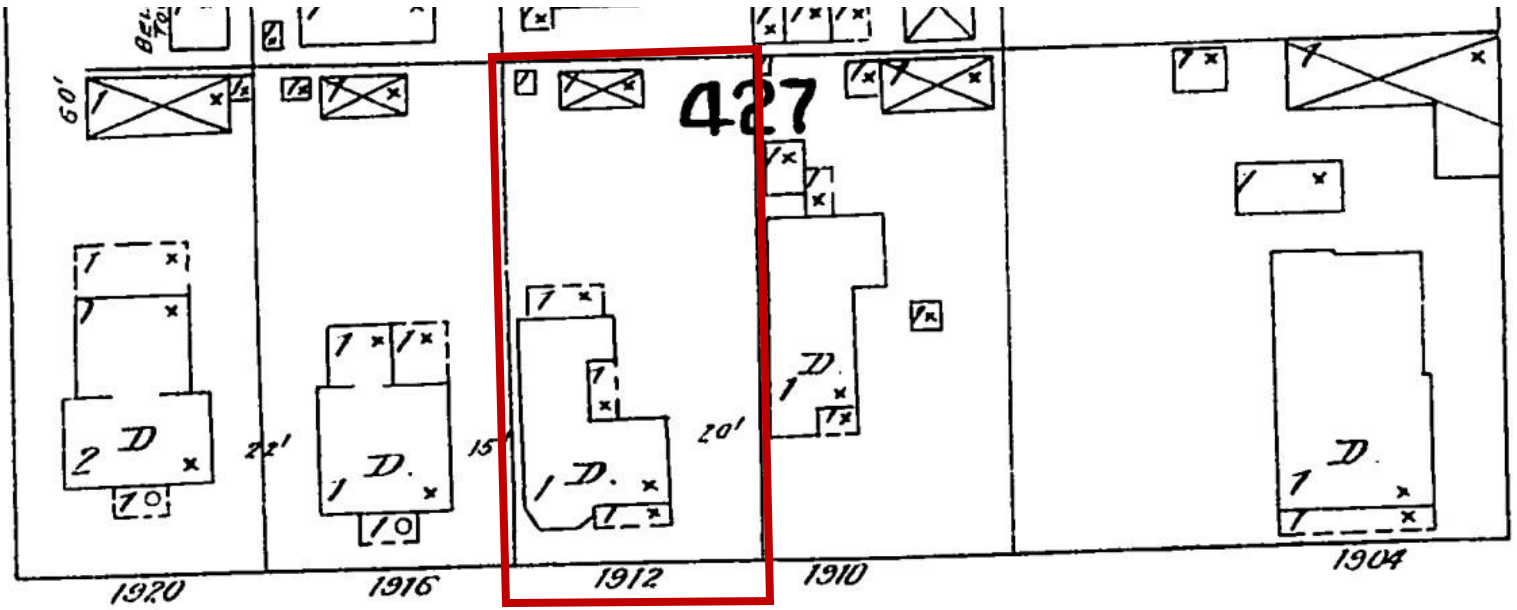
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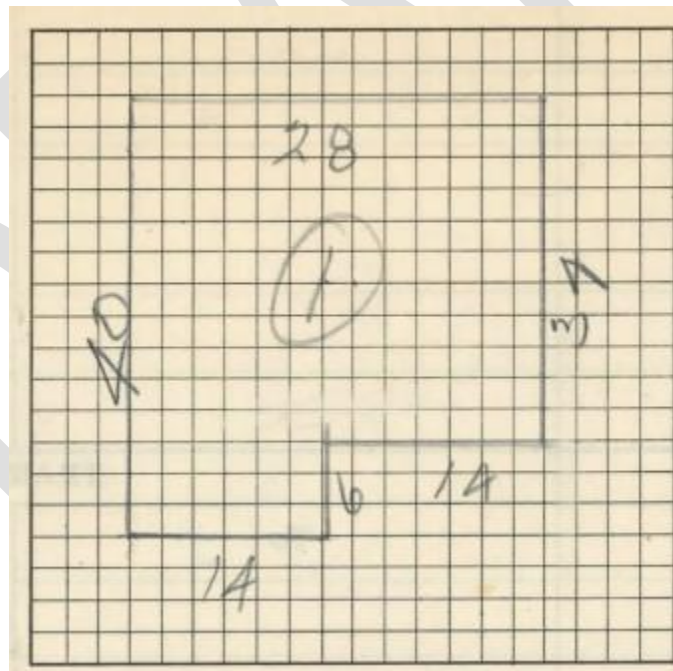
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VIEWS

1896 Sanborn



Harris County BLA: Nov. 20, 1972



Context Area



2203 Kane St: Contributing



2212 Kane St: Contributing





2217 Decatur St: Contributing





2108 State St: Contributing



2210 Kane St: Contributing

