
CERTIFICATE OF APPROPRIATENESS

Application Date: March 21, 2022

Applicant: Charles Swartz, owner

Property: 1810 Kane Street, Lot 6, Block 443, Baker W R SSBB Subdivision. The property includes a 2,050 SF, one-story, wood frame, single-family residence situated on a 5,000 square foot (50' x 100') interior lot.

Significance: Contributing Folk Victorian style cottage, circa 1890

Proposal: Alteration

- Remove and replace 9 original but severely deteriorated orated windows with high quality, wood replacement windows with a matching lite patter to the original windows.

Public Comment: No comment received

Civic Association: No comment received.

Recommendation: Denial of COA and issuance of a COR to replace the windows per specifications and retain original trim with details.

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 | |
|-------------------------------------|--------------------------|-------------------------------------|----------------------|---|----------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; | | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (7) | The proposed replacement of missing 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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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. | | |

OLD SIXTH WARD DESIGN GUIDELINES



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



PROPERTY LOCATION
OLD SIXTH WARD HISTORIC DISTRICT

Building Classification




-  Contributing
-  Non-Contributing
-  Park



Figure 1 - Photo in City Files

Photo from a Previous Staff Report





Figure 2 - Windows in 2015



Figure 3- Windows in 2015



Figure 4 - Upper sash meeting rail needs replacement, lower portion of sash sides and middle muntin need significant repairs.



Figure 5 - Upper sash meeting rail needs replacement, lower portion of sash sides and middle muntin need significant repairs



Figure 6 - Meeting rails need replacement, side rails upper and lower significantly damaged



Figure 7 - lower portion of upper sash muntin significant damage



Figure 8 - meeting rails and side rails need replacement or significant repairs.

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>
1	wood	2/2	DH	32 X 82	recessed	existing	no
2	wood	2/2	DH	32 X 82	recessed	existing	no
3	wood	2/2	DH	32 X 82	recessed	existing	no
4	wood	2/2	DH	32 X 82	recessed	existing	no
5	wood	2/2	DH	32 X 82	recessed	existing	no
6	wood	2/2	DH	32 X 82	recessed	existing	no
7	wood	2/2	DH	32 X 82	recessed	existing	no
8	wood	2/2	DH	32 X 82	recessed	existing	no
9	wood	2/2	DH	32 X 82	recessed	existing	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>
1	window is inoperable, will not close properly allowing air and insects into home
2	window is inoperable, will not close properly allowing air and insects into home
3	window is inoperable, will not close properly allowing air and insects into home
4	window is inoperable, will not close properly allowing air and insects into home
5	window is inoperable, will not close properly allowing air and insects into home
6	window is inoperable, will not close properly allowing air and insects into home
7	window is inoperable, will not close properly allowing air and insects into home
8	window is inoperable, will not close properly allowing air and insects into home
9	window is inoperable, will not close properly allowing air and insects into home

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>	
1	wood	2/2	DH	32 x 82	recessed	Jeld Wen	
2	wood	2/2	DH	32 x 82	recessed	Jeld Wen	
3	wood	2/2	DH	32 x 82	recessed	Jeld Wen	
4	wood	2/2	DH	32 x 82	recessed	Jeld Wen	
5	wood	2/2	DH	32 x 82	recessed	Jeld Wen	
6	wood	2/2	DH	32 x 82	recessed	Jeld Wen	
7	wood	2/2	DH	32 x 82	recessed	Jeld Wen	
8	wood	2/2	DH	32 x 82	recessed	Jeld Wen	
9	wood	2/2	DH	32 x 82	recessed	Jeld Wen	

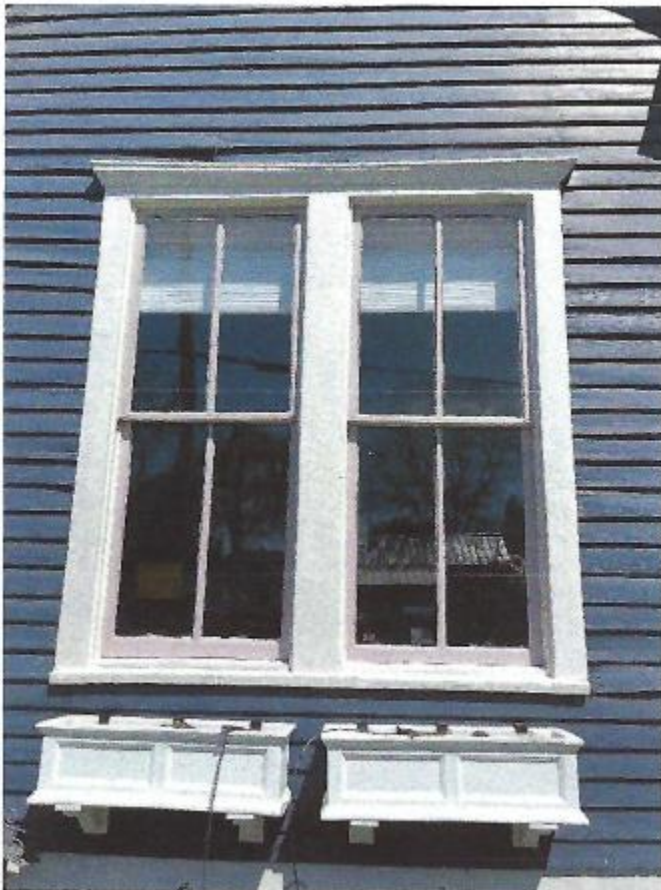
- Must include photos of all windows with labels indicated on this sheet
- Must include manufacture's specifications and details for all proposed windows
- *** Use additional sheets as necessary



Figure 9 - Applicant Supplied Photo



Figure 10 - Applicant Supplied Photo with New Windows on Porch



Windows 2 & 3 – (existing)

Figure 12 - Applicant Supplied Image



Windows 5&6 (new)

Figure 11 - Applicant Supplied Image

PROJECT DETAILS

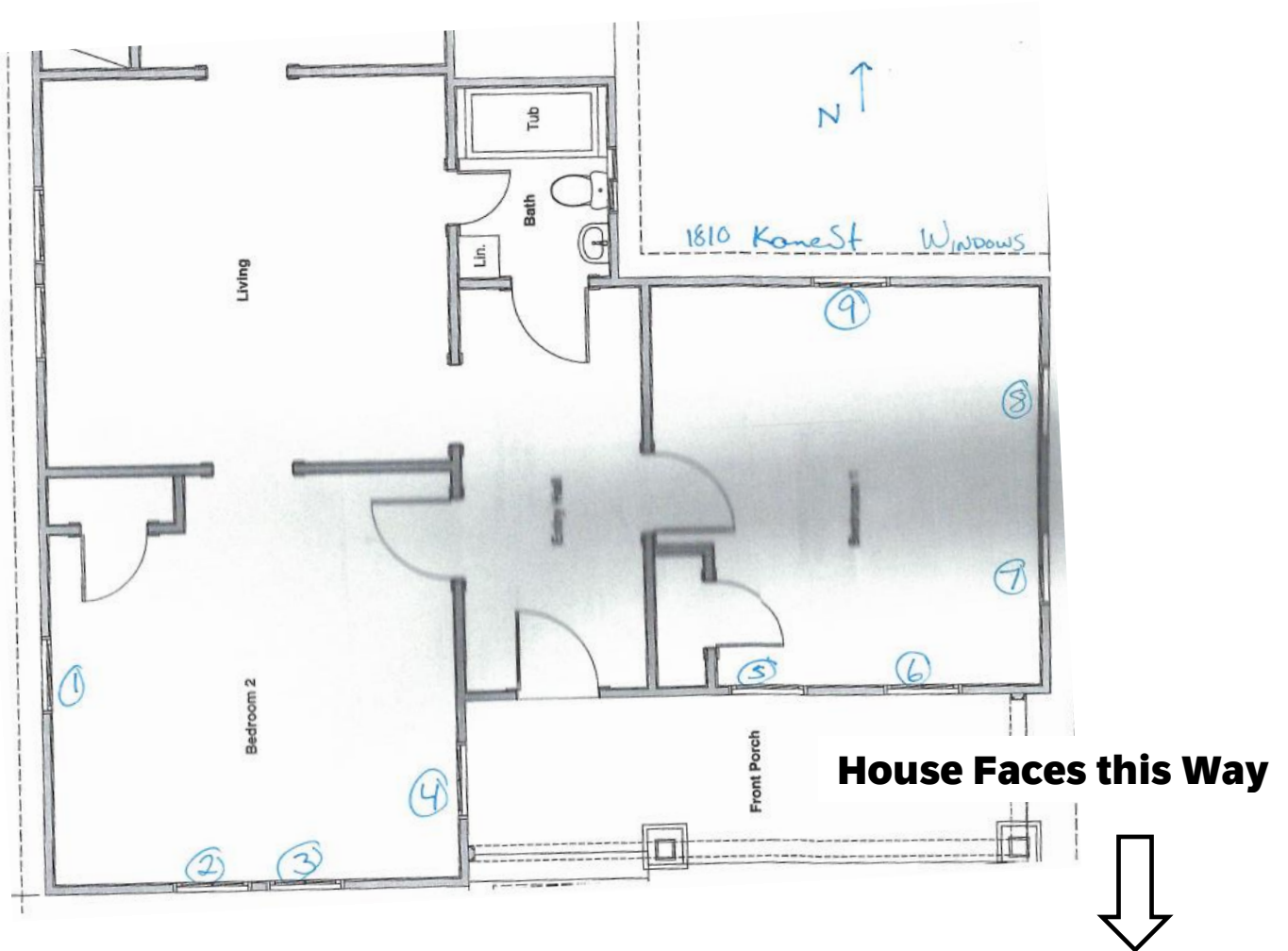




Figure 13 - Diagram of Windows to be Replaced



BMC
Building Materials and
Construction Services
MICHAEL VERHALEN
1455 W SAM HOUSTON PKWY N
HOUSTON, TX 77043




JELD-WEN
WINDOWS & DOORS
Manufacturing & Sales Since
1952

QUOTE BY: MICHAEL VERHALEN
SOLD TO: EDDIE GUTIERREZ
PO#
Ship Via: Ground
U-Factor Weighted Average: 0.29

QUOTE # JW211000FC6 - Version 0
SHIP TO
PROJECT NAME 1820 KANE ST. 2ND
REFERENCE
SHGC Weighted Average: 0.18

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 1	Rough Opening : 36 1/8 X 81 1/4	TWD3580 Frame Size : 35 3/8 X 80 1/2 W-2500 Wood Double Hung, Auralast Pine, Primed Exterior, Primed White Interior, Brickmould, Standard Sill Nosing, Extended Sill Horns 5 inch, 4 9/16 Jamb, Sill Stop Applied, With-Plow White Jambliner, Compression Jambliner & No Tilt Latches, Chestnut Bronze Hardware, Insulated SunResist Annealed Glass, No Protective Film, Silver Spacer, Argon Filled, Primed Wood SDL, 7/8" Bead SDL w/Perm Wood Trad'l. Bead Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 2 Wide 1 High Top, 2 Wide 1 High Btm, No Screen, Product Does Not Qualify for Accidental Glass Breakage Warranty Coverage, IGThick=0.625(3/32 / 3/32), Clear Opening: 32w, 36.1h, 8 sf U-Factor: 0.29, SHGC: 0.18, VLT: 0.42, CPD: JEL-N-578-01933-00002 PEV 2021.3.0.3624/PDV 6.420 (09/10/21)CW			



Viewed from Exterior, Scale: 1/2" = 1'

Line 1

Rough Opening : 36 1/8 X 81 1/4

TWD3580

Frame Size : 35 3/8 X 80 1/2

W-2500 Wood Double Hung, Auralast Pine,
Primed Exterior,
Primed White Interior,
Brickmould, Standard Sill Nosing, Extended Sill Horns 5 inch,
4 9/16 Jamb, Sill Stop Applied,
With-Plow White Jambliner, Compression Jambliner & No Tilt Latches,
Chestnut Bronze Hardware,
Insulated SunResist Annealed Glass, No Protective Film, Silver Spacer,
Argon Filled,
Primed Wood SDL, 7/8" Bead SDL w/Perm Wood Trad'l. Bead Int BAR,
Light Bronze Shadow Bar, Colonial All Lite(s) 2 Wide 1 High Top, 2 Wide 1
High Btm,
No Screen,
Product Does Not Qualify for Accidental Glass Breakage Warranty
Coverage, IGThick=0.625(3/32 / 3/32), Clear Opening: 32w, 36.1h, 8 sf
U-Factor: 0.29, SHGC: 0.18, VLT: 0.42, CPD: JEL-N-578-01933-00002
PEV 2021.3.0.3624/PDV 6.420 (09/10/21)CW

Figure 14 - Spec Sheet for Replacement Windows Proposed

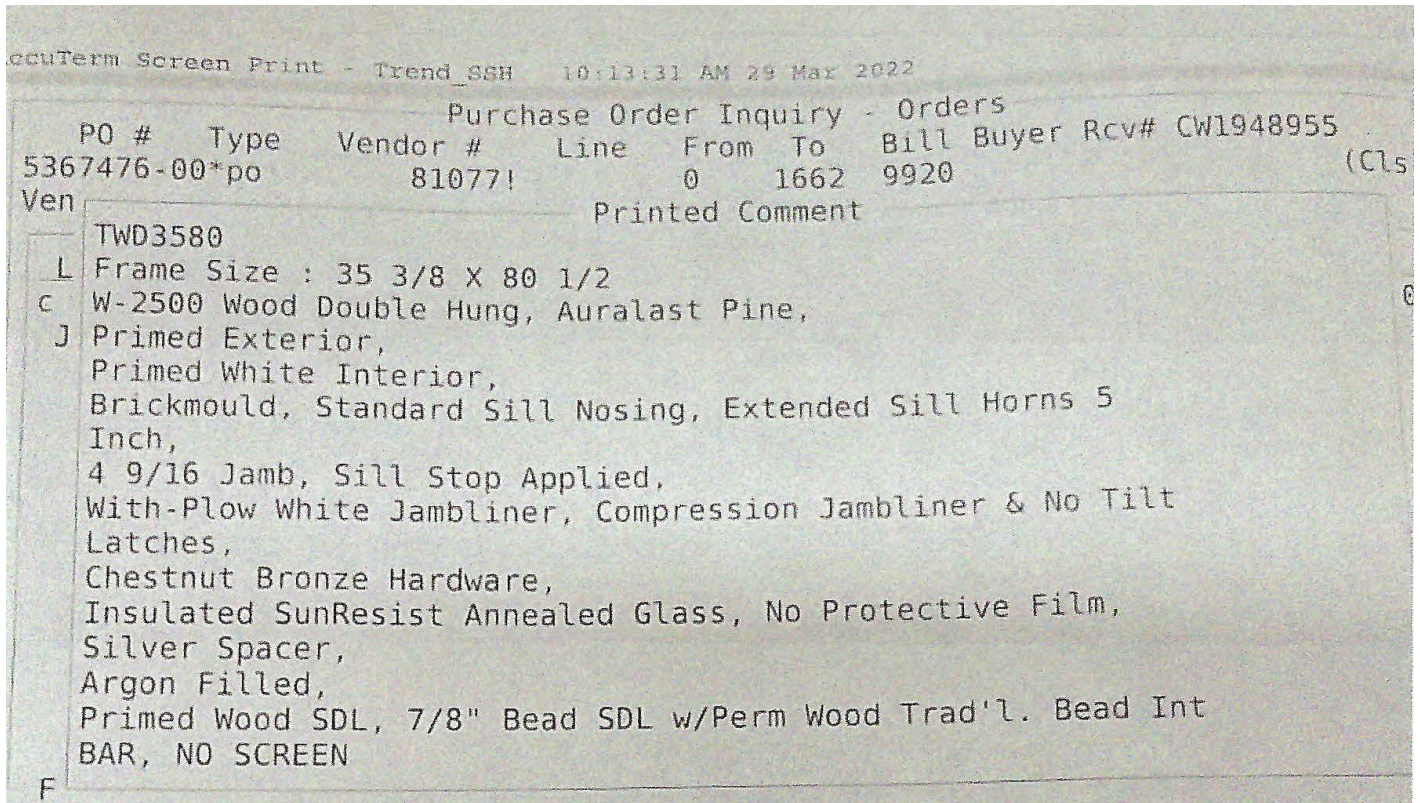


Figure 15 - Spec Sheet for Replacement Windows Proposed Part B



Figure 17- Actual Replacement Windows have been Purchased



Figure 16- These Images Provided by Applicant

ATTACHMENT A - Project Description Letter from Applicant

*Revised perhaps
Sent 3/29*

1810 Kane Street, Old 6th Ward - proposed replacement of 9 front bedroom windows

March 29, 2022 (Revised)

We purchased 1810 Kane Street in mid-2017 and proceeded to undertake a major restoration of the home in 2018 by FW Heritage builders. We invested over \$350K to preserve and renovate this 1890's home so that we could enjoy the home now and hope that our efforts would allow the home to survive another 100 years. While we touched nearly every part of the home, significant efforts were made to rehabilitate nine windows in the two front bedrooms that face Kane Street. They were all in very bad shape when we purchased the home. Approximately \$2970 was spent to just repair the existing windows (cost details attached), and does not include trim and painting expenses which would likely double this cost. Paint and trim cost for the windows was not itemized so this is an owner estimate, following review of builder invoices.

Having lived with the renovated home now for more than 3 years, we have found it nearly impossible to maintain temperature/humidity control in the 2 front bedrooms. Despite our efforts, the 9 windows in the front bedrooms of the home do not seal properly and let air in/out of the house. As well, they no longer open or close. In late 2020 our daughter, who lives at the home, required multiple stitches to her left hand when one of the window panes shattered as she was trying to open a stuck window. The lack of energy efficiency was very apparent during the freeze of 2021 and finally led us to the decision that the windows are no longer functional and need to be replaced. We also noted that the home next door to 1810 Kane, that shares a common driveway, appears to have all new windows.

Approximately 7 months ago we ordered and paid for nine, custom, 2 over 2 architecturally correct, Jeld Wen wood frame windows to replace the existing windows. The cost for the 9 windows is approximately \$15,000 (nonrefundable) and installation will cost another \$12,000 or so. The intent is to reuse as much of the existing trim as reasonably possible. One window is on the west side of the house, five windows are along the front (south side) of the house, one window is on the east side of the house and one window is on north side opening on the back courtyard. Drawing and window plan is attached.

Our contractor began installation of 2 windows on the front porch when someone called 311. An inspector from the city asked that we stop further work until this project is reviewed by the committee. A permit and sign were obtained from the City of Houston on March 21st (attached)

Attached for review are pictures of the front of 1810 Kane showing two of the existing windows as well as the two new windows that were installed on the front porch. As you can see from the pictures, there is no apparent difference between the old and new windows. The new windows are as architecturally correct as possible, and as you can see are both recessed and inset as the existing windows.

To maintain the viability of this home, we reached the decision that the existing windows need to be replaced for the reasons of energy efficiency, safety and our desire to maintain the home in such a way that it will last another 100 years. Just like replacing damaged siding porches, and roofing. We strongly believe that our choice of windows respectfully balances historic preservation and our needs as a home owner in this community.

We appreciate your prompt review so that we may complete this project.


Chuck Swartz