
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 windows with 9 replacement windows custom made to fit in the same window openings. One of the windows to be replaced is rear facing and not visible from the right of way (ROW).

Public Comment: No comment received

Civic Association: No comment received.

Recommendation: Denial of COA and issuance of a COR to re-install the 2 original windows that were replaced with new ones on the front porch and approval to replace the 1 rear facing, non-visible from the ROW, window.

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. The proposal to remove the original double hung, two over two, wooden windows and replace them with new wood replacement window lessens the historic character of the property because the new windows do not have the same characteristics of the approximately 120-year-old windows.
(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. The original historic two over two wood windows help to distinguish this contributing home. Replacement of the original windows with new windows would take that part of the distinguishing character of the building away.
(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. The proposal to remove the original double hung, two over two, wooden windows and replace them with new wood replacement windows would not maintain the original historic windows which are examples of the craftsmanship of houses of the late 19th and early 20th century.
(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. The proposed windows from the applicant appear to be high quality wood replacement type windows, such that if the existing windows were non-repairable, would be very acceptable.
(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;
(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.

The proposal to remove the original double hung, two over two, wooden windows and replace them with new wood replacement window directly dissatisfies this criterion.

- (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.

The Old Sixth Ward Design Guidelines adopted much of the same language of the City of Houston Code of Ordinances that pertain to historic preservation in Chapter 33. Failure to meet criteria 1, 4, 5, and 9 above is violates the Old Sixth Ward Design Guidelines. Other parts of the Old Sixth Ward Design Guidelines may also be violated by the proposal including Section B.2.a. which states "In general, these criteria require that alterations to historic properties preserve the distinguishing qualities".



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

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	

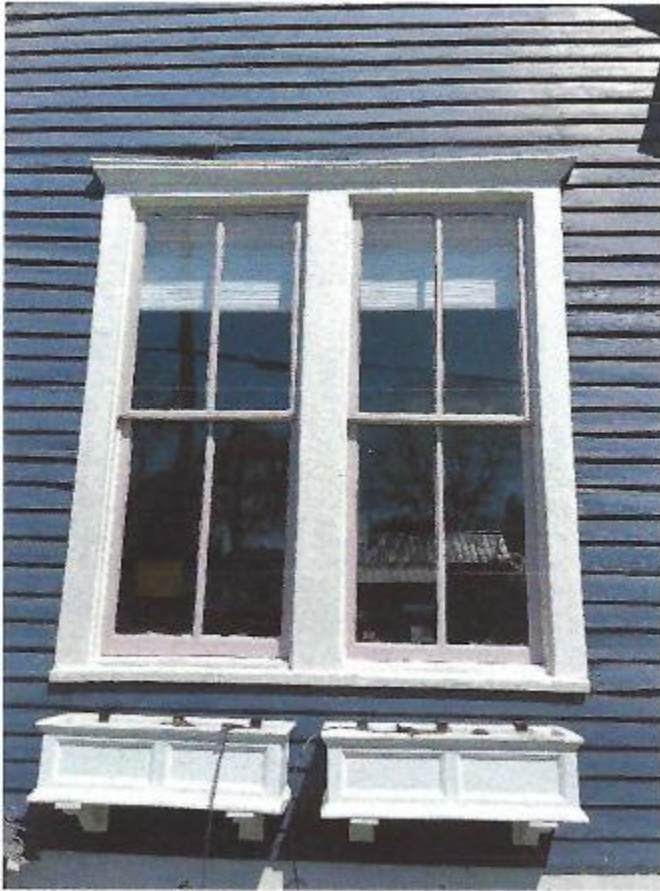
- Must include photos of all windows with labels indicated on this sheet
- Must include manufacture's specifications and details for all proposed windows
- *** Use additional sheets as necessary



Figure 4 - Applicant Supplied Photo



Figure 5 - Applicant Supplied Photo with New Windows on Porch



Windows 2 & 3 – (existing)

Figure 7 - Applicant Supplied Image



Windows 5&6 (new)

Figure 6 - Applicant Supplied Image

PROJECT DETAILS

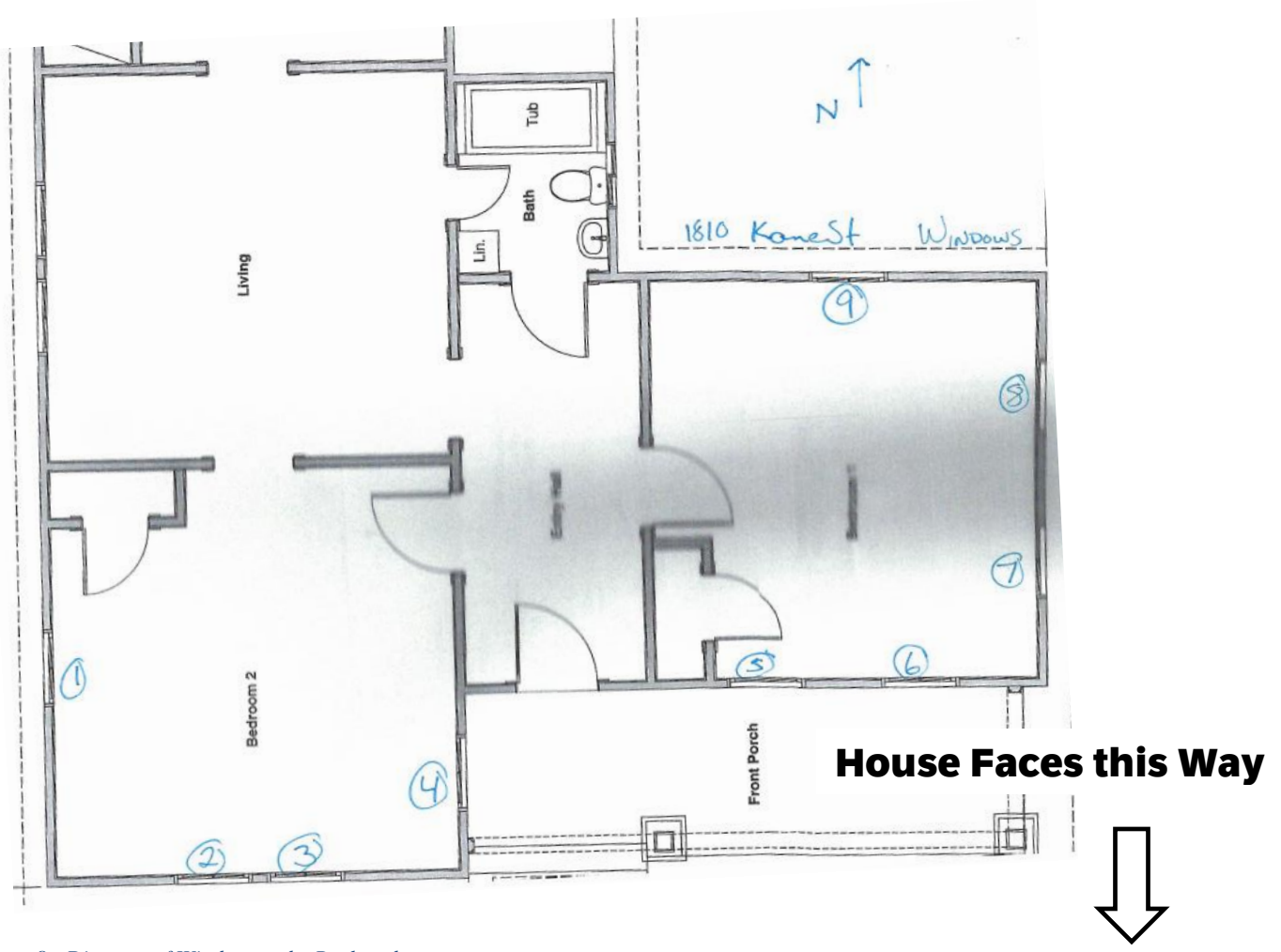




Figure 8 - Diagram of Windows to be Replaced




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



JELD-WEN
WINDOWS & DOORS
Manufacturing & Sales Since
1946

QUOTE BY: MICHAEL VERHALEN QUOTE # JW211000FC6 - Version 0
 SOLD TO: EDDIE GUTIERREZ SHIP TO
 PO# PROJECT NAME: 1820 KANE ST. 2ND
 Ship Via: Ground REFERENCE
 U-Factor Weighted Average: 0.29 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'

Figure 9 - Spec Sheet for Replacement Windows Proposed

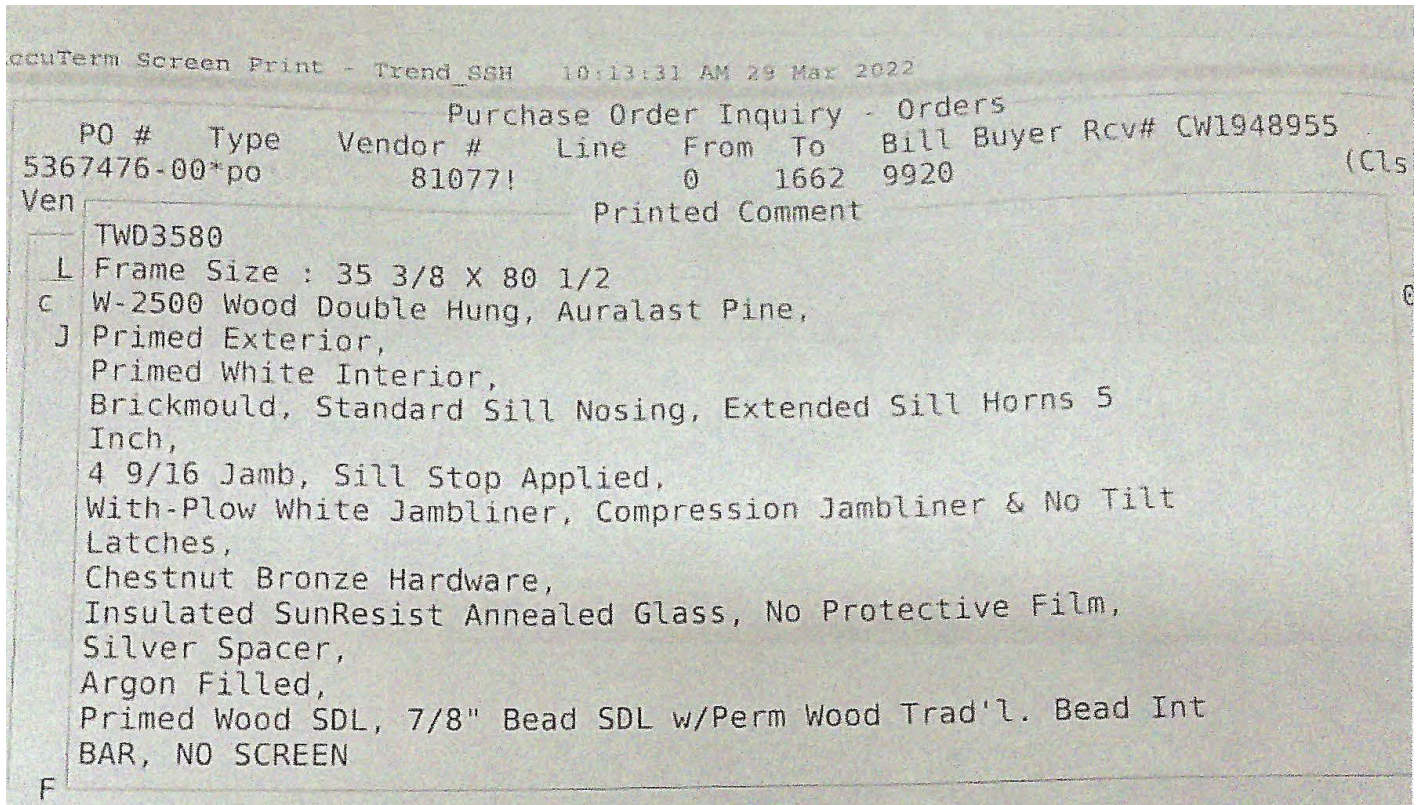


Figure 10 - Spec Sheet for Replacement Windows Proposed Part B



Figure 12- Actual Replacement Windows have been Purchased



Figure 11- 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