

CERTIFICATE OF APPROPRIATENESS

Application Date: January 08, 2023

Applicant: Melissa Denney, owner

Property: 1818 Kane Street, Tract 2, Block 443, Baker WR Neighborhood Subdivision. The property includes a historic 2,723 square foot, two-story wood single-family residence and detached garage situated on a 5,000 square foot (50' x 100') interior lot.

Significance: Contributing Altered Queen Anne style residence, constructed circa 1908, located in the Old Sixth Ward Historic District. Original structure was one-story according to Sanborn Fire Insurance Maps. According to current owner, original structure was raised and became the second floor of a two-story structure in 1938. The first floor then became a bakery. Second floor served as living quarters.

Proposal: Alteration: Windows, Rear Porch, and Front Entrance

- Remove two of three front entryways, leaving one door that is in current usage
- Replace 8 non-historic windows on front and side elevations with 1-over-1, double-hung, inset & recessed, Jeld-Wen wood windows
- Already constructed rear porch viewable from public R.O.W.
- 311: Construction Without a Permit
 - 1st red tag notice on 12-22-2022
 - 2nd red tag notice on 1-06-2023

Public Comment: No public comment received.

Civic Association: Comment received from OSW Historic Committee in support

Recommendation: Denial - does not satisfy criteria	Denial of COA. Issuance of COR for work completed
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:

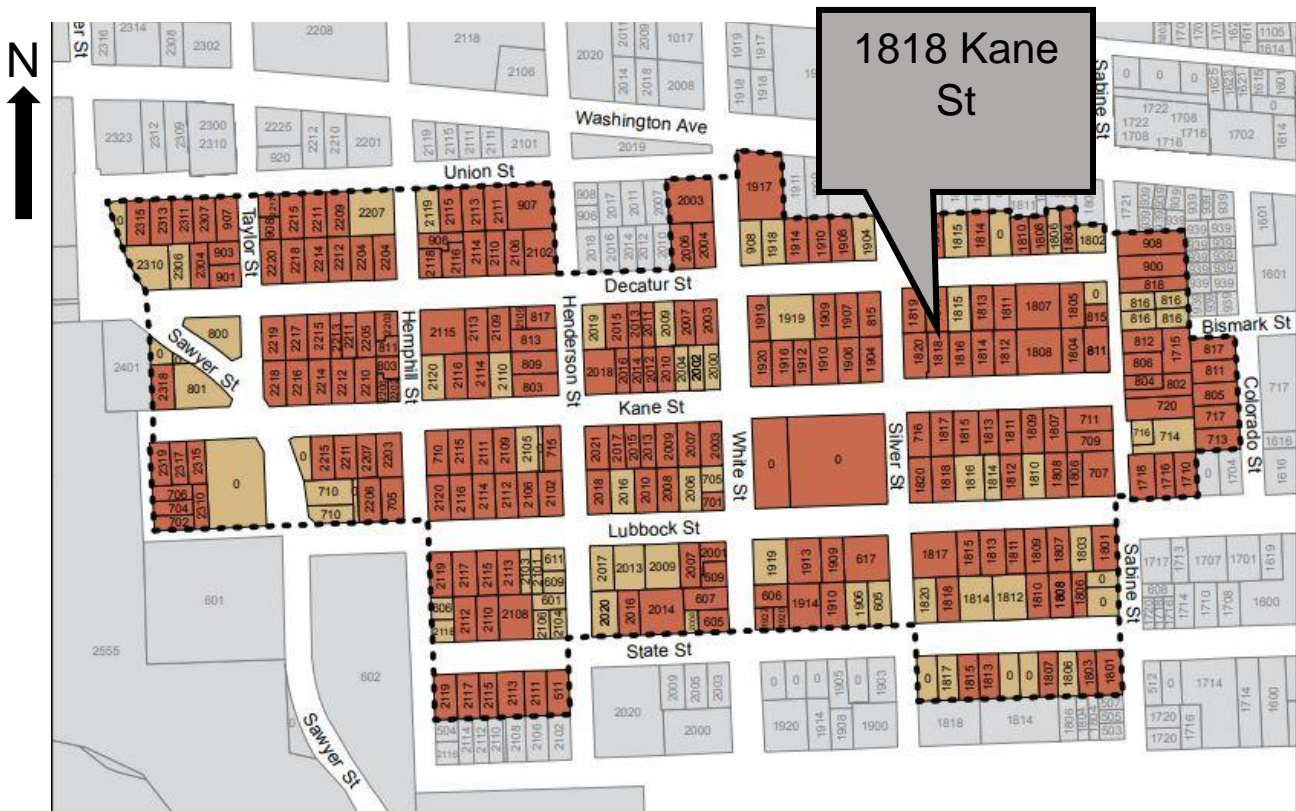
S D NA S - satisfies D - does not satisfy NA - not applicable

- (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

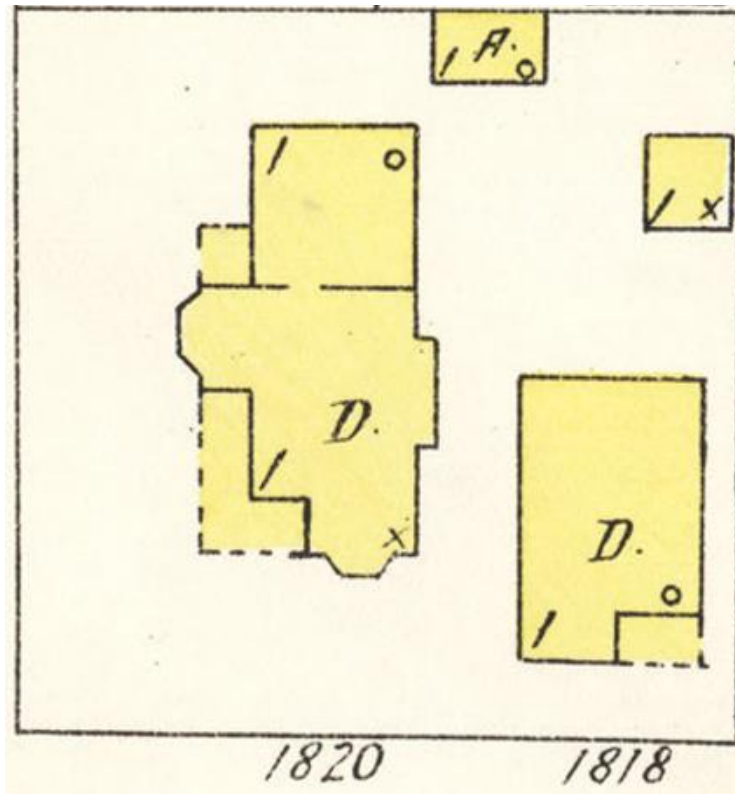


Current Photo – Google Street View May 2022



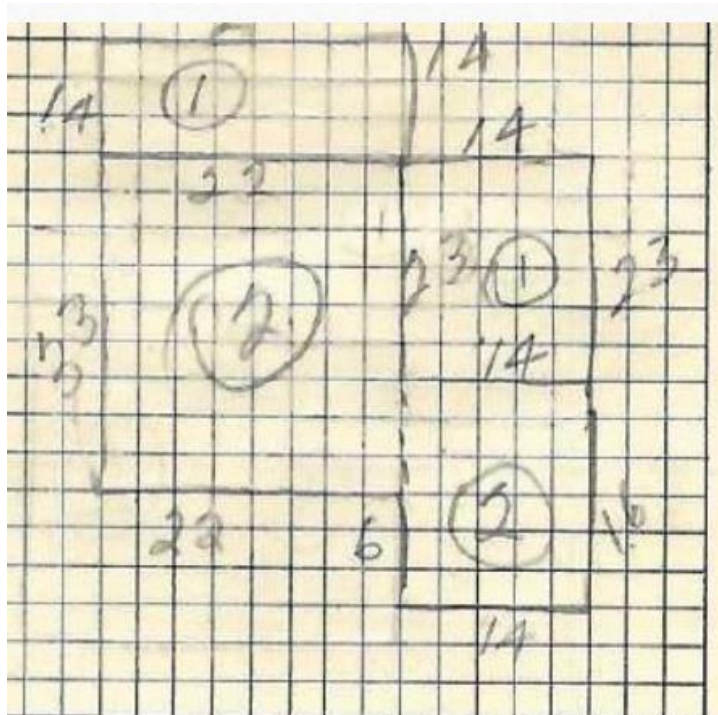
Applicant proposes to remove these two front doors

Sanborn Map 1924



1924 Sanborn shows 1818 Kane as a one-story dwelling. Right side was an open porch which differs from today's front porch and entrance.

Harris County Building Land Assessment – 10-27-1973



This assessment survey shows the site as a two-story dwelling with the front entrance and porch on the left side.

Harris County Building Land Assessment – 10-27-1973



Proposed Doors To Be Removed – Photos Provided by Applicant

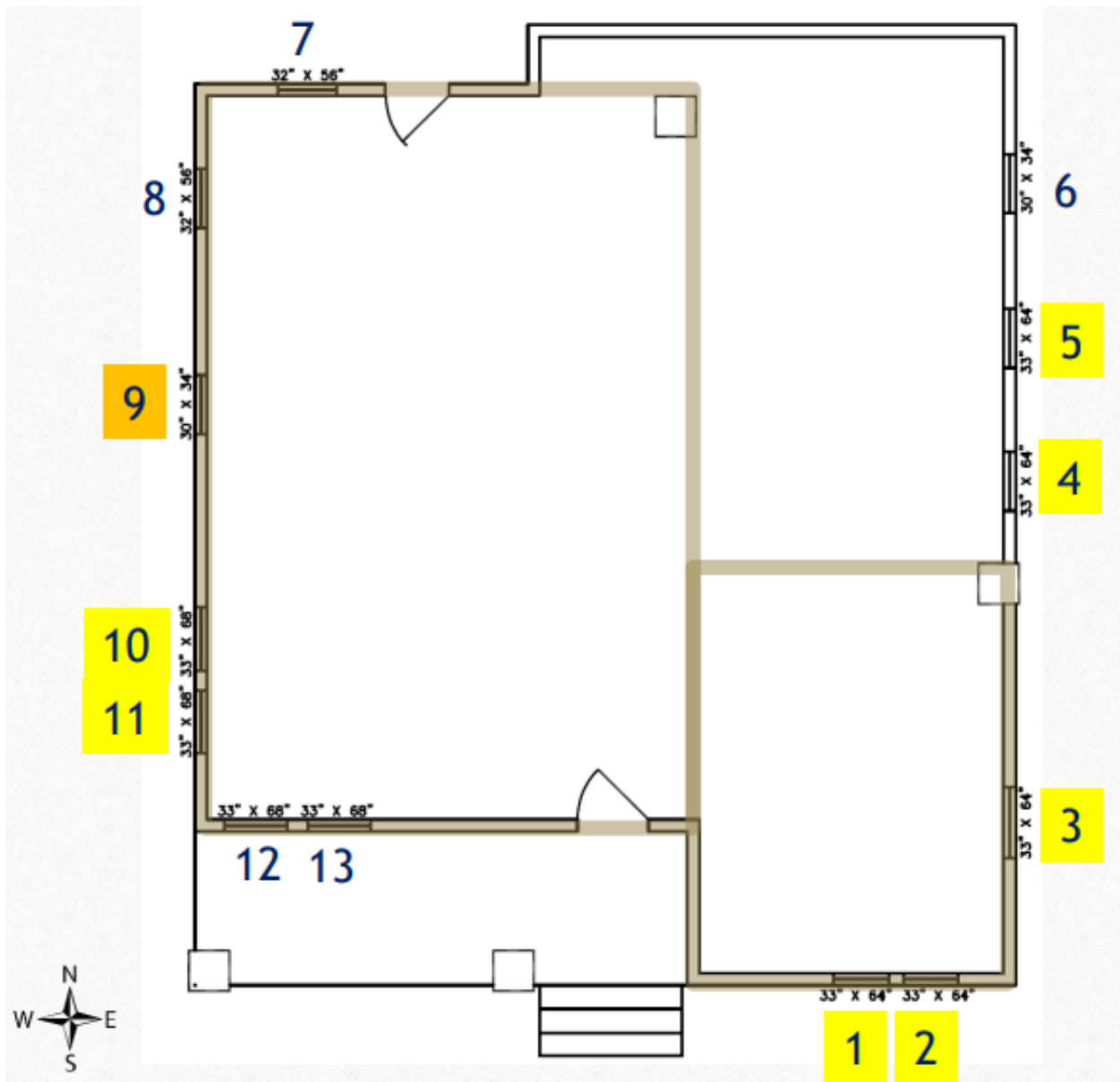
Left



Right



Window Map of Windows to be Replaced



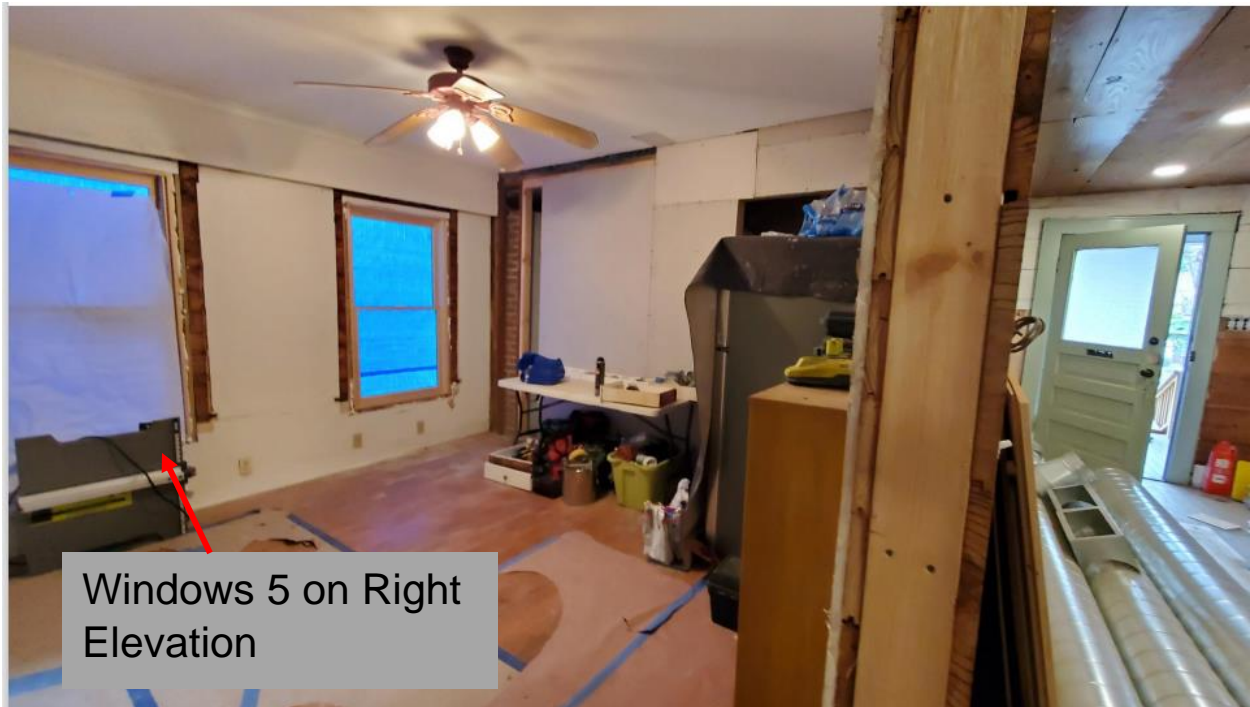
Current Photo – Inspector’s Photo from 12-22-2022



Current Photo – Inspector’s Photo from 12-22-2022



Current Photo – Inspector’s Photo from 12-22-2022



Current Photo – Inspector’s Photo from 12-22-2022



Windows 4 & 5 on
Right Elevation

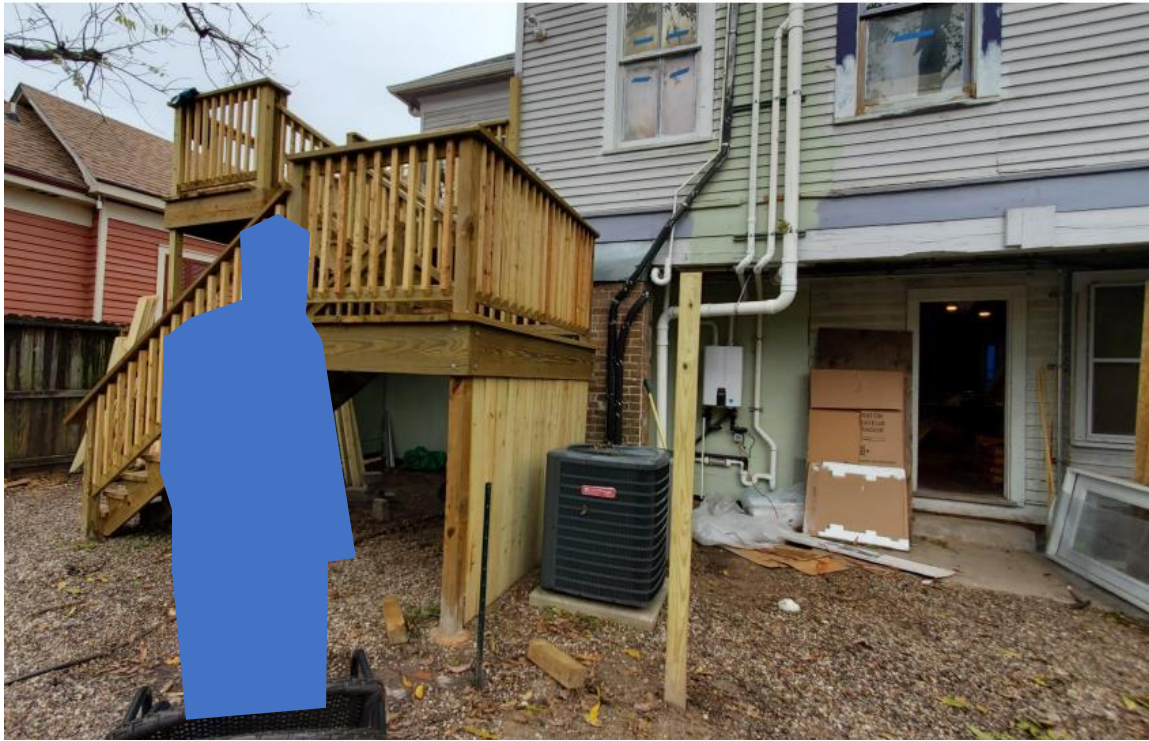


Window 9 on Left
Elevation

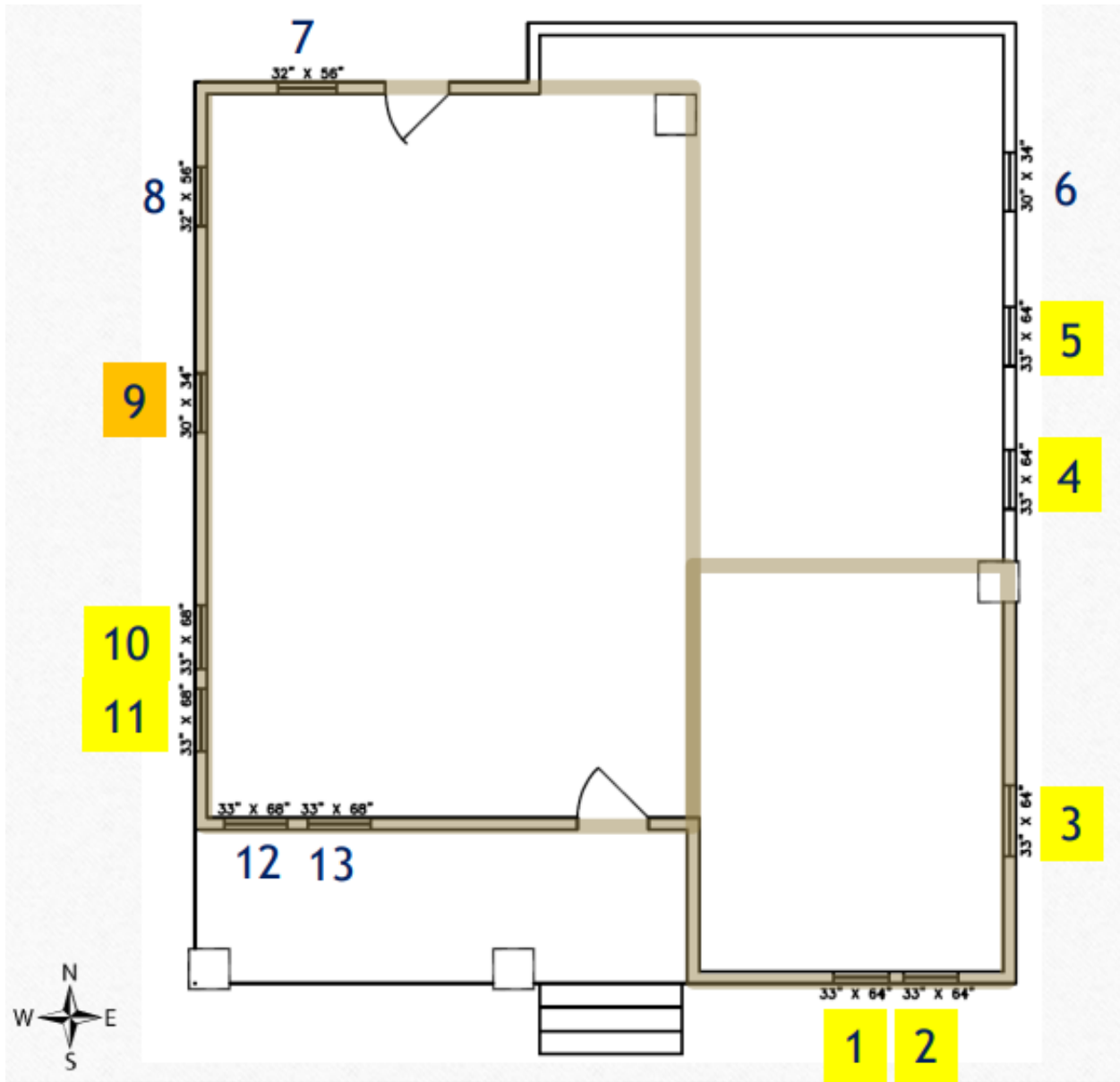
Current Photo – Inspector’s Photo from 12-22-2022



Current Photo – Inspector’s Photo from 12-22-2022



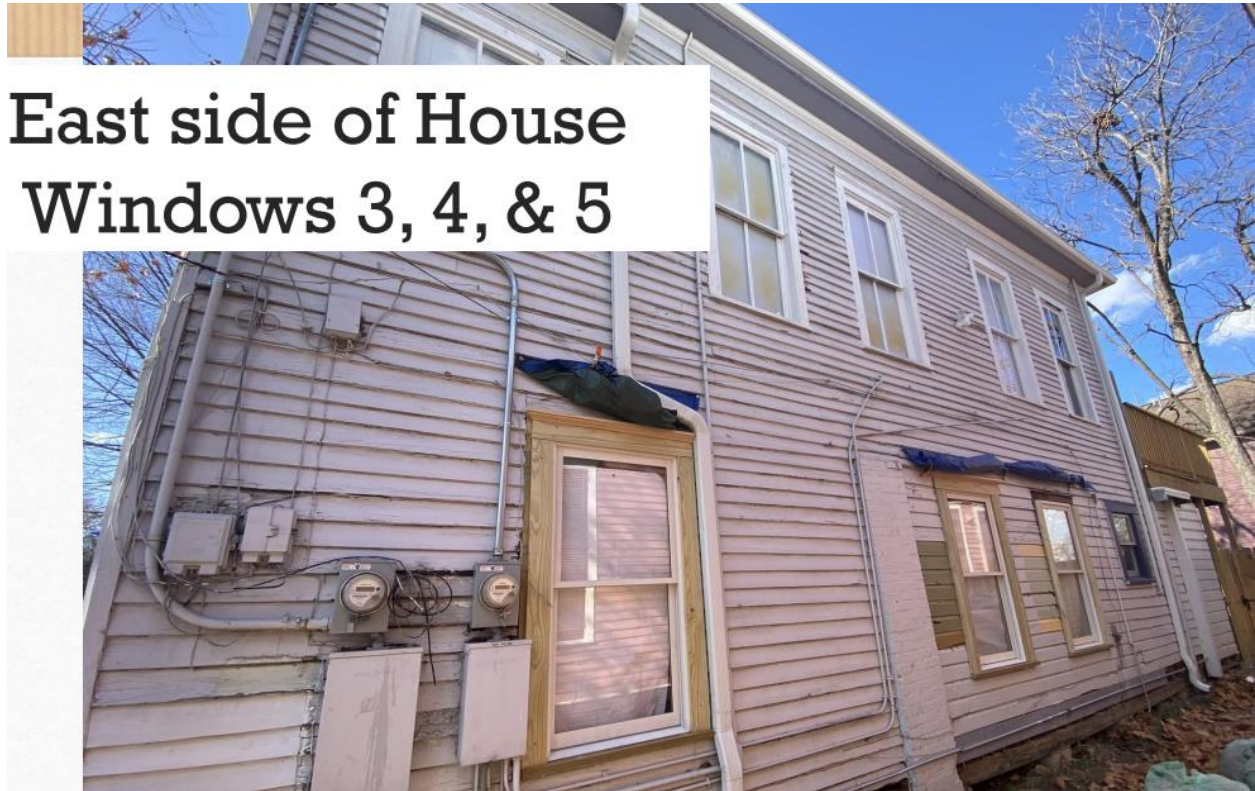
Window Map of Windows to be Replaced



Current Photo (Windows 1 & 2) – Photos Provided by Applicant



Current Photo (Right Elevation) – Photos Provided by Applicant



**East side of House
Windows 3, 4, & 5**

Current Photo (Window 3) – Photos Provided by Applicant

Window 3



Current Photo (Window 4) – Photos Provided by Applicant

Window 4



Current Photo (Window 5) – Photos Provided by Applicant

Window 5



Current Photo (Left Elevation) – Photos Provided by Applicant



Left (West) Elevation

Current Photo (Window 9) – Photos Provided by Applicant



Current Photo (Windows 10 & 11) – Photos Provided by Applicant

Windows 10 & 11

