

CERTIFICATE OF APPROPRIATENESS

Application Date: June 30, 2023

Applicant: Francisco X. Montalvo, agent for Daniel C. Cox, owner

Property: 1920 Kane Street, Lot 1, Block 427, Baker W.R. NSBB Addition, City of Houston, Harris County, Texas. The property includes a historic 1,723 square foot, two-story wood frame single-family residence, a detached contributing one-story, wood frame barn, and a detached noncontributing garage situated on a 5,000 square foot corner lot.

Significance: The subject property is a contributing two-story bracketed, three-bay Folk Victorian structure (ca.1875) located within the boundaries of the Old Sixth Ward Historic District. The property was designated as a City of Houston Landmark and Protected Landmark in 2007, known as the Openshaw-Hutton House.

Proposal: Alteration - Roof

- Remove existing composition shingles from the main house and detached garage roofs and install standing seam metal panels.

Public Comment: No public comment received.

Civic Association: No civic association 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.

PROPERTY LOCATION

OLD SIXTH WARD HISTORIC DISTRICT



Building Classification

- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO

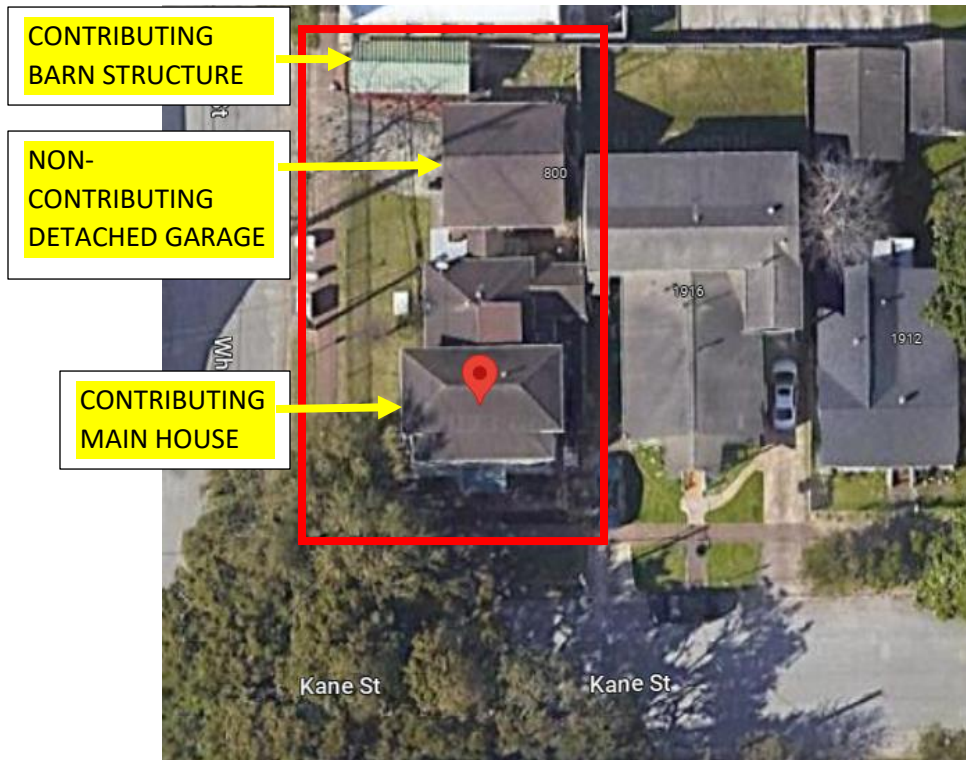


CURRENT PHOTO

SOUTH ELEVATION FRONTING KANE ST

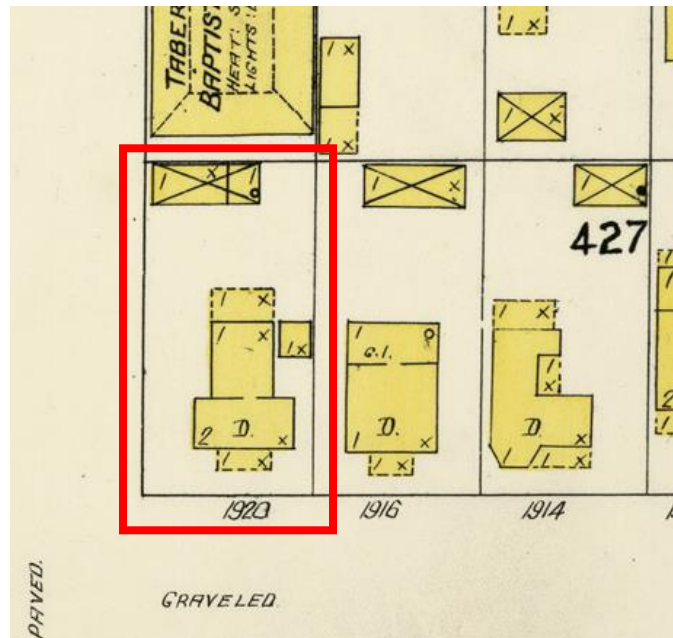


GOOGLE AERIAL VIEW OF SITE



SANBORN MAP

1907



PROPERTY PHOTOS PRIOR TO RENOVATION

SOUTH ELEVATION



WEST ELEVATION



WEST ELEVATION ALONG WHITE ST



REAR - NORTH ELEVATION

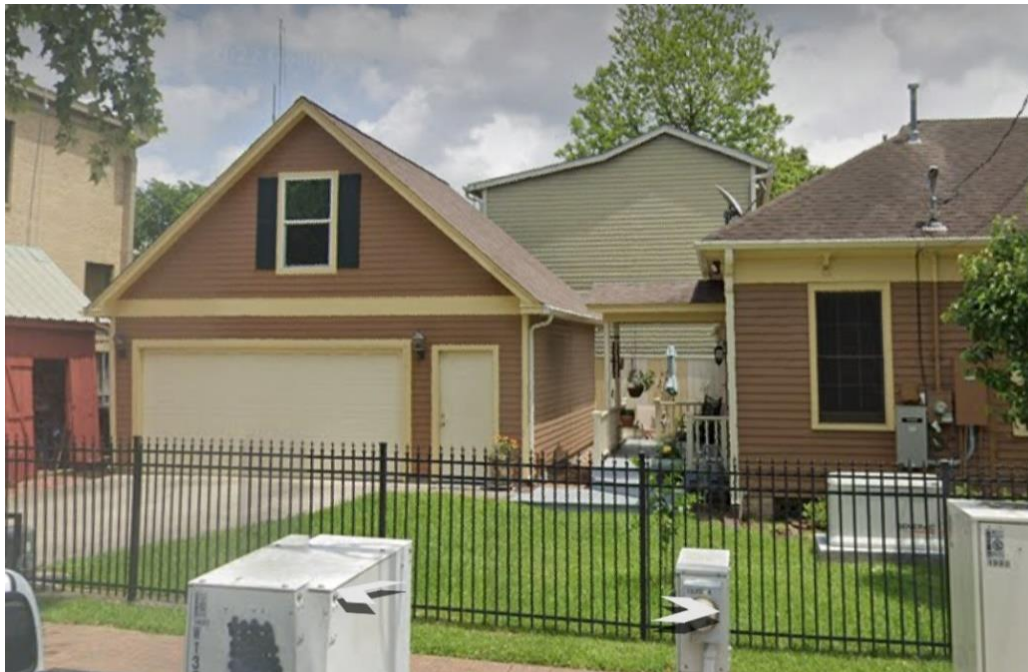


EXISTING PHOTOS

WEST ELEVATION ALONG WHITE ST



REAR DETACHED GARAGE – WEST ELEVATION ALONG WHITE ST



CONTEXT AREA – KANE STREET

1916 KANE ST – NEXT DOOR NEIGHBOR



2009 KANE ST – DOWN THE STREET



PROPOSED ROOF ALTERATION - STANDING SEAM METAL PANELS IN O.S.W.

2003 KANE ST – CONTRIBUTING



617 SILVER ST - CONTRIBUTING



2018 KANE ST - CONTRIBUTING



OLD SIXTH WARD DESIGN GUIDELINES

E. Materials and Finishes

1. Exterior walls may be finished in any of the following:
 - a. Wood or cement siding (e.g., Hardiplank or equal).
 - b. Modular brick. King size and other non-standard brick sizes should be avoided.
2. Roofs may be constructed of any of the following materials:
 - a. Dimensional composition shingles, which may feature a ridge vent for ventilation purposes.
 - b. Galvanized metal and pre-finished metal panels, in standing seam, batten seam, or 5-V crimp pattern. Colors should be muted neutral or gray tones.
3. Flat roofs, where appropriate, may be of any built-up or membrane roofing system.