

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** August 5, 2015

**Applicant:** Liliana Carvajal, Tricon Homes for Tristan Berlanga, Tricon Homes, owner

**Property:** 1810 Kane St, Lot 6, Block 443, Baker W R NSBB Subdivision. The property includes a historic 1,400 square foot, one-story wood frame single-family residence situated on a 5,000 square foot (50' x 100') interior lot.

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

**Proposal:** Alteration – Replace tapered porch columns with new tapered porch columns, replace soffit materials with a wood-grain composite material, and remove a porch header.

The applicant reframed the porch roof, removed a header, replaced the tapered columns and replaced soffit material without a COA or permits.

The applicant received a red tag to stop all unpermitted work on 7/8/2015.

See enclosed application materials and detailed project description on p. 4-24 for further details.

**Public Comment:** No public comment received.

**Civic Association:** The OSWNA is not in support of the project as proposed. See Attachment A.

**Recommendation:** **Approval with conditions: Reinstall the missing header above the porch, install columns to match the existing engaged columns, and replace the wood-grain finish soffit material with smooth-finish or wood to match original.**

**HAHC Action:** **Approved with Conditions: Reinstall the missing header above the porch, install columns to match the existing engaged columns, and replace the wood-grain finish soffit material with smooth-finish or wood to match original.**

*All materials in exterior walls, including windows, siding, framing lumber, and interior shiplap must be retained except where removal or replacement has been explicitly approved by HAHC. Shiplap is an integral structural component of the exterior wall assembly in balloon framed structures and its removal can cause torqueing, twisting and collapse of exterior walls. Shiplap may be carefully shored and removed in small portions to insulate, run wire or plumbing, and should be replaced when the work is complete. Maintenance and minor in-kind repairs of exterior materials may be undertaken without HAHC approval, but if extensive damage of any exterior wall element is encountered during construction, contact staff before removing or replacing the materials. A revised COA may be required.*

**CERTIFICATE OF APPROPRIATENESS**

**Basis for Issuance:** HAHC Approval

**Effective:** August 27, 2015



**PLANNING & DEVELOPMENT DEPARTMENT**

COA valid for one year from effective date. COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved project scope may require a new COA.

**APPROVAL CRITERIA**

**ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS**

Sec. 33-241(a): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark or protected landmark, (ii) any building, structure or object that is contributing to an historic district, or (iii) any building, structure or object that is part of an archaeological site, upon finding that the application satisfies the following criteria, as applicable:

- | <b>S</b>                            | <b>D</b>                            | <b>NA</b>                           | <b>S - satisfies</b> | <b>D - does not satisfy</b>   | <b>NA - not applicable</b> |  |
|-------------------------------------|-------------------------------------|-------------------------------------|----------------------|---|----------------------------|--|
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | (1)                  | The proposed activity must retain and preserve the historical character of the property;<br><i>The removal of the tapered columns and header results in the loss of historical character and the new tapered columns do not match what was removed. The installation of columns that match the engaged column will preserve the historical character of the property.</i>   |                            |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | (2)                  | The proposed activity must contribute to the continued availability of the property for a contemporary use;   |                            |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input 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 type="checkbox"/>            | <input checked="" 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;<br><i>The removal of the tapered columns and header results in the loss of historical character and the new tapered columns do not match what was removed. The installation of columns that match the engaged columns will preserve the historical character of the property.</i>   |                            |  |
| <input type="checkbox"/>            | <input checked="" 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;<br><i>The new tapered columns do not match the ones removed. The project would meet this criterion if new columns that match the engaged ones were installed.</i>  |                            |  |
| <input type="checkbox"/>            | <input checked="" 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;<br><i>The new tapered columns do not match the ones removed. The project would meet this criterion if new columns that match the engaged ones were installed.</i>   |                            |  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input 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;<br><i>The new tapered columns do not match the ones removed. The project would meet this criterion if new columns that match the engaged ones were installed.</i> |                            |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input 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 or cultural material and must be compatible with the size, scale, material and character of the property and the area in which it is located;   |                            |  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | (10)                 | The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s);   |                            |  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | (11)                 | The proposed activity will comply with any applicable deed restrictions.  |                            |  |

**OLD SIXTH WARD DESIGN GUIDELINES**

**Houston Archaeological & Historical Commission**

August 27, 2015

HPO File No. 150839

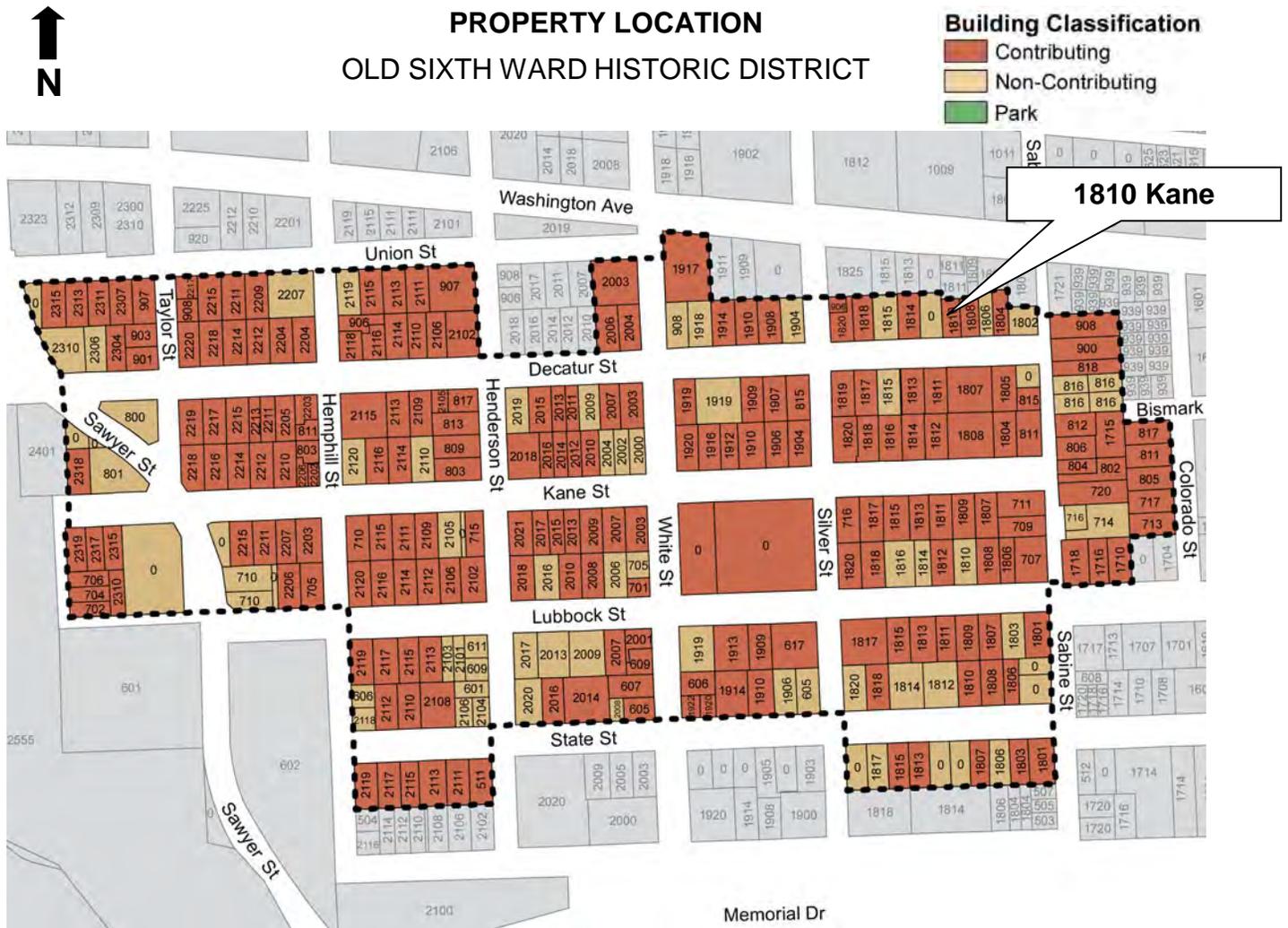
**ITEM B.6**

1810 Kane Street

Old Sixth Ward

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



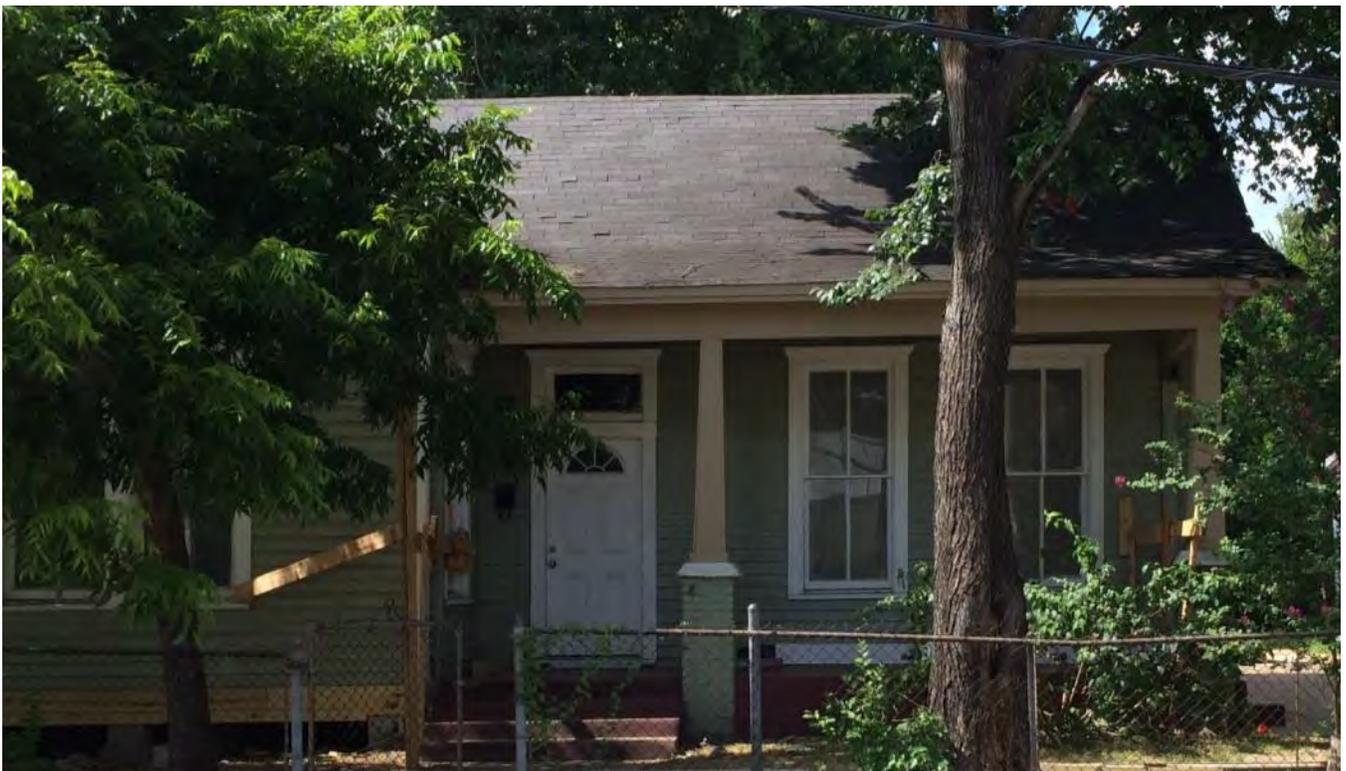
**INVENTORY PHOTO**



**PHOTO BEFORE WORK COMPLETED**



**PHOTO AFTER WORK COMPLETED JULY 2015 PHOTO**



PHOTOS BY APPLICANT PRIOR TO WORK



PHOTOS BY APPLICANT PRIOR TO WORK



PHOTOS BY APPLICANT PRIOR TO WORK



PHOTOS BY APPLICANT PRIOR TO WORK



PHOTOS BY APPLICANT PRIOR TO WORK



PHOTOS FROM INSPECTOR 7/8/2015



PHOTOS FROM INSPECTOR 7/8/2015



PHOTOS FROM INSPECTOR 7/8/2015



PHOTOS FROM INSPECTOR 7/8/2015



**SOUTH ELEVATION – FRONT FACING KANE STREET**

**PROPOSED**

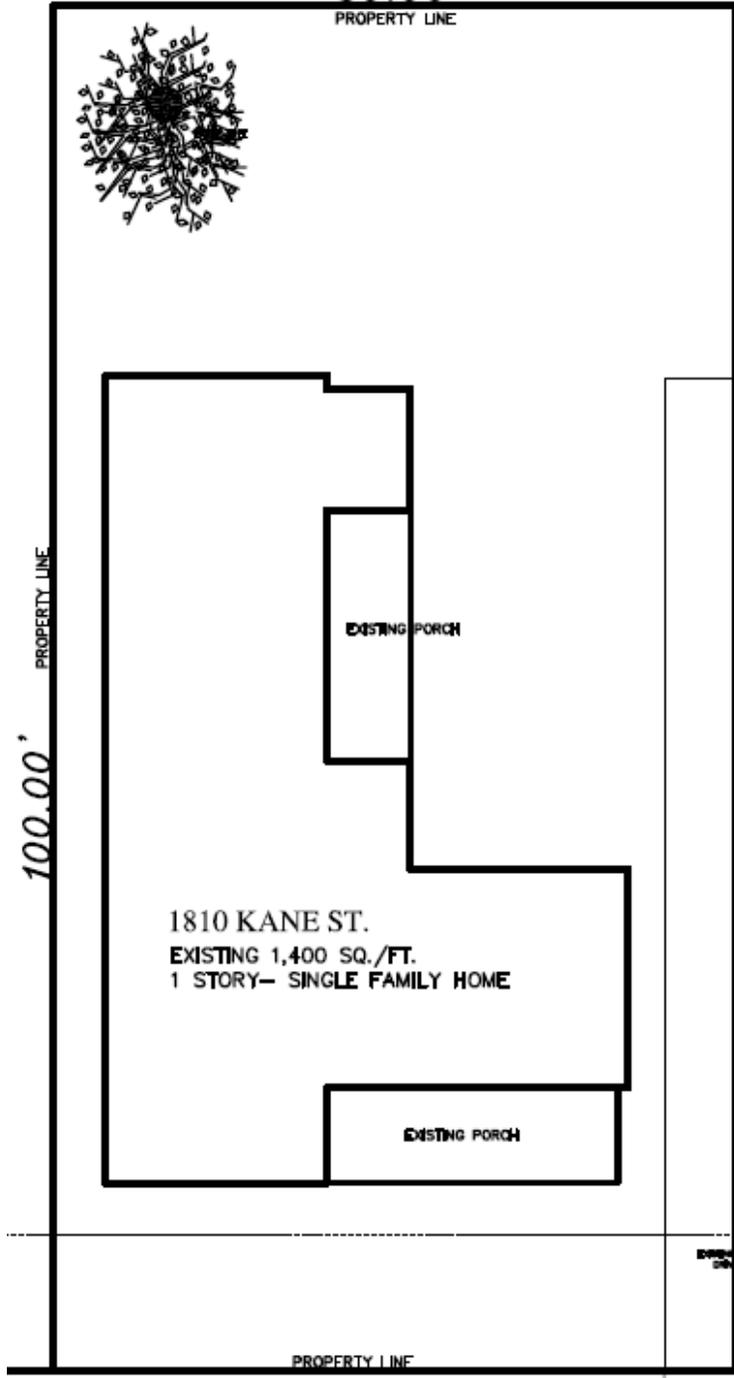




**SITE PLAN**

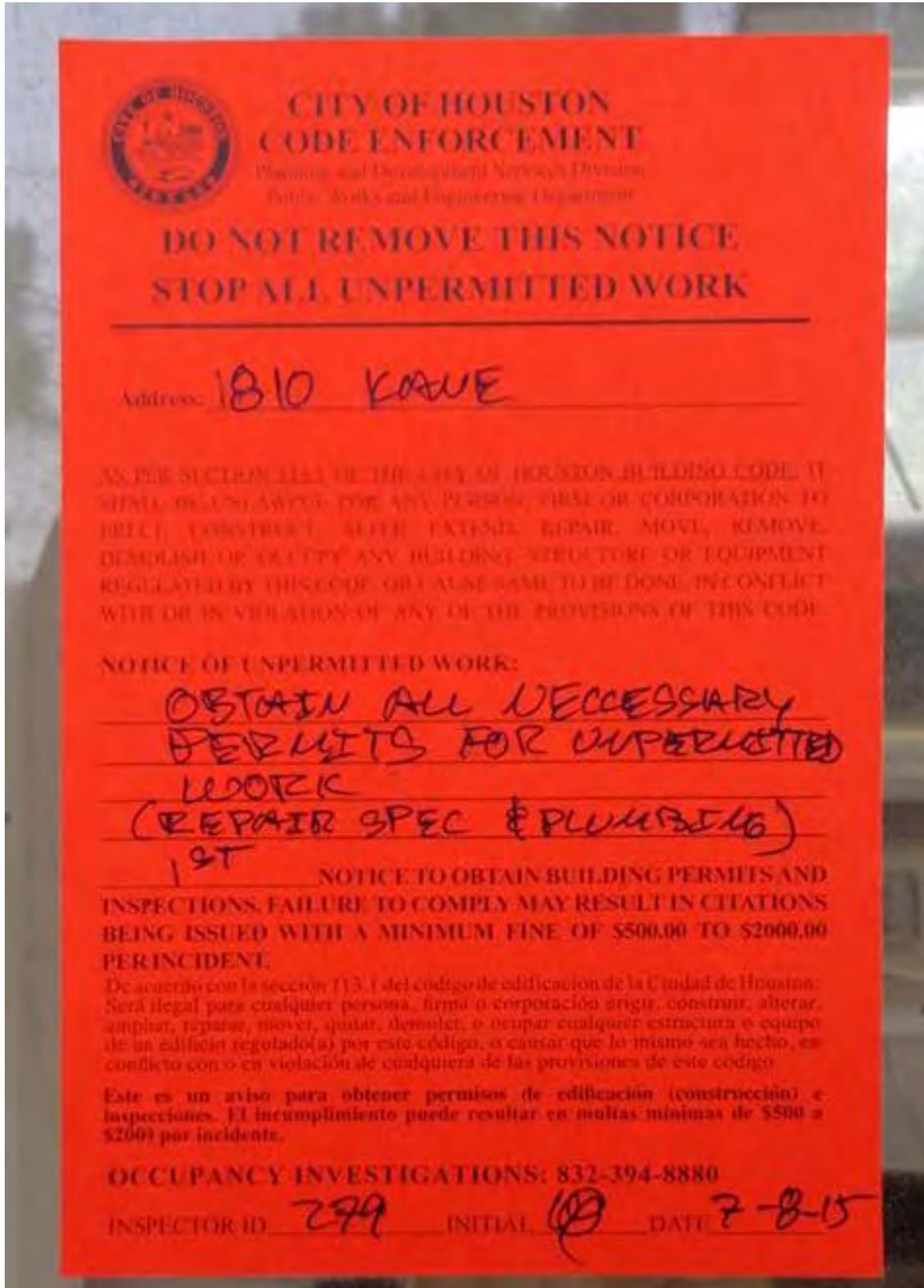
EXISTING

50.00'  
PROPERTY LINE



COMPLIANCE DOCUMENTATION

RED TAG ISSUED 7/8/2015 TO STOP UNPERMITTED WORK



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EMAIL WITH STAFF 7/3/2015

On Jul 3, 2015, at 9:47 PM, [REDACTED]

We definitely will not be replacing anything like windows or columns on 1810 where they are doing the work, only replacing rotted material and making it look just like before. On the house next door, 1808, which I also purchased, the work will be more extensive and we are submitting plans for that to get approval first. We'll keep everyone informed.

Thank you,  
Tristan

—Original Message—

From: Wallace Brown, Margaret - PD [REDACTED]

To: tberlanga

Sent: Fri, Jul 3, 2015 9:14 pm

Subject: Re: 1810 Kane St

Thank you for the quick response. Please continue to keep the staff informed and if you are replacing anything beyond a few pieces of rotten wood - especially columns and windows - you really should have the staff come see it before you remove it. That might prevent any misunderstanding in the future. Thank you.

STAFF PHOTOS

EXISTING ENGAGED COLUMN







### PROJECT DETAILS

**Exterior Materials:** The existing columns were made of plywood. The new columns are a wood-grain finish composite board. The original bead board under the porch was removed and replaced with wood bead board. The wood soffit material was removed and replaced with wood-grain composite board.

**Front Elevation:** The elevation contained two brick piers with plywood tapered columns. The applicant removed a porch header and the tapered columns and installed thinner and taller composite board columns with a wood-grain finish.  
**(South)**

**Side Elevation:** The soffit material was changed from wood to a composite board with wood-grain finish.  
**(West)**

**Side Elevation:** The elevation contained a side porch with four thin wood columns. The alteration that removes these columns is not visible from the public right-of-way.  
**(East)**

**Rear Elevation:** Not visible from public right-of-way.  
**(North)**

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**ATTACHMENT A**  
**OLD SIXTH WARD NEIGHBORHOOD ASSOCIATION COMMENT**

Tristan,

About a week ago, committee member Diane Morin spoke with you about the committee and asked for a chance to connect us. Last Tuesday, I called and left a voicemail for Liliانا (listed on the CofA application as applicant). On Friday, I saw you and verbally requested a chance to visit. Based on your Thursday response to Diane, it seems like you might decline that chance to visit. Our committee works directly with property owners and architects; we are independent of the city. Although we have spoken with the city, we believe that visiting with you directly would be most appropriate and most productive.

Please know that, as communicated to the city, we have serious concerns about the windows and columns on these projects. Specifically,

- \* The replacement columns for 1810 Kane do not comply with the Old Sixth Ward (OSW) design guidelines or the HPO regarding materials for replacements. We would prefer you to return the house to the original turned Victorian columns, consistent with its original date of construction. If you replace the columns as is, we require that you replace with like-materials and duplicate the profile of the existing columns.

- \* We do not support moving the windows.

- \* We support repairing existing windows that can be repaired. We only support replacing windows when absolutely necessary. For those deemed truly-unrepairable by experts in historic restoration, we cannot support replacing windows with 1/1 configurations, as they might give the appearance of a later period. Both the HPO and the guidelines support this. This house probably originally featured 4/4 or 6/6 windows.

We cannot support the applications as submitted. We would like to work with you collaboratively to adjust the applications so that we can support them in front of the commission. We believe the most positive outcome would involve working together to adjust the applications.

Please let me know as soon as possible when you might be able to discuss and work on these adjustments.

With thanks,

Ryan Boehner  
7133060097

Chair, Old Sixth Ward, Historic Conservation Committee