

AGENDA ITEM: Ih

HPO File No. 110308

SITE NAME:

SITE LOCATION: 1920 Kane Street – Old Sixth Ward Historic District

Owner: Daniel and Jeanine Cox

Applicant: Same

Time Frame	Date Accepted	90-day Waiver
	March-9-2011	N/A

SITE INFORMATION:

Lots 1, Block 427, Baker W.R. NSBB Addition, City of Houston, Harris County, Texas. The site contains a historic two story house and detached wood frame barn.

TYPE OF APPROVAL REQUESTED:

The applicant requests approval of a certificate of appropriateness for the following work:

- Construct a new detached garage which will take access from adjacent Street; The garage will be set back 22'-0" from the side property line facing White Street, 10'-6" from the rear of the existing house and 3'-6" from the historic barn building and 4' from the east side property line; The garage will be one story in height with overall height to roof ridge of approximately 22'-0"; The proposed garage will feature a forward facing gable roof with pitch to match historic house and will be clad in composition shingles; The exterior will be clad in horizontal lapped wood or cement fiber board siding which will be painted;
- West (front) Elevation; Proposed garage will feature a metal overhead roll up type garage door 16'-0" in width and one standard sized pedestrian door which will feature arched upper panels to match house; Gable end will feature a single window with 4/4 glass lites which will feature wooden shutters to either side;
- South (side) Elevation: Elevation will not feature any door or window openings;
- North (side) Elevation: Elevation will not feature any door or window openings;
- East (rear) Elevation (not visible from R.O.W.): Gable end will feature a single window with 4/4 glass lites which will feature wooden shutters to either side;

HISTORY AND SIGNIFICANCE:

The subject property is located within the boundary of the Old Sixth Ward Historic District which was created when the Historic Preservation Ordinance was amended by City Council on August 1, 2007. The property is also located within the Old Sixth Ward Historic District listed in the National Register of Historic Places on January 23, 1978. The house is a regional variation of the "I" house and is a rare surviving example;

Originally part of the Fourth Ward until 1876, the Old Sixth Ward Historic District today has one of the largest concentrations of Victorian-era buildings in Houston. The area maintains the feeling of a modest, self-contained neighborhood with its predominantly small 19th-century, one-story cottages, two-story Victorian-era homes, and some early 20th-century bungalow style buildings. The neighborhood also contains fire stations, churches, corner stores, and a school.

APPROVAL CRITERIA FOR NEW CONSTRUCTION:

Sec. 33-242. Same-New construction in historic district.

CERTIFICATE OF APPROPRIATNESS

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(a) The HAHC shall issue a certificate of appropriateness for new construction in a historic district upon finding that the application satisfies the following criteria:

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

- (1) The new construction must match the typical setbacks of existing contributing structures in the historic district
- (2) The exterior features of new construction must be compatible with the exterior features of existing contributing structures in the historic district
- (3) The proportions of the new construction, including width and roofline, must be compatible with the typical proportions of existing contributing structures and objects in the historic district
- (4) The height of the eaves of a new construction intended for use for residential purposes must not be taller than the typical height of the eaves of existing contributing structures used for residential purposes in the historic district; and
- (5) The height of new construction intended for use for commercial purposes must not be taller than the typical height of the existing structures used for commercial purposes in the historic district

STAFF RECOMMENDATION: Approval of the certificate of appropriateness as requested by the applicant.

CERTIFICATE OF APPROPRIATNESS

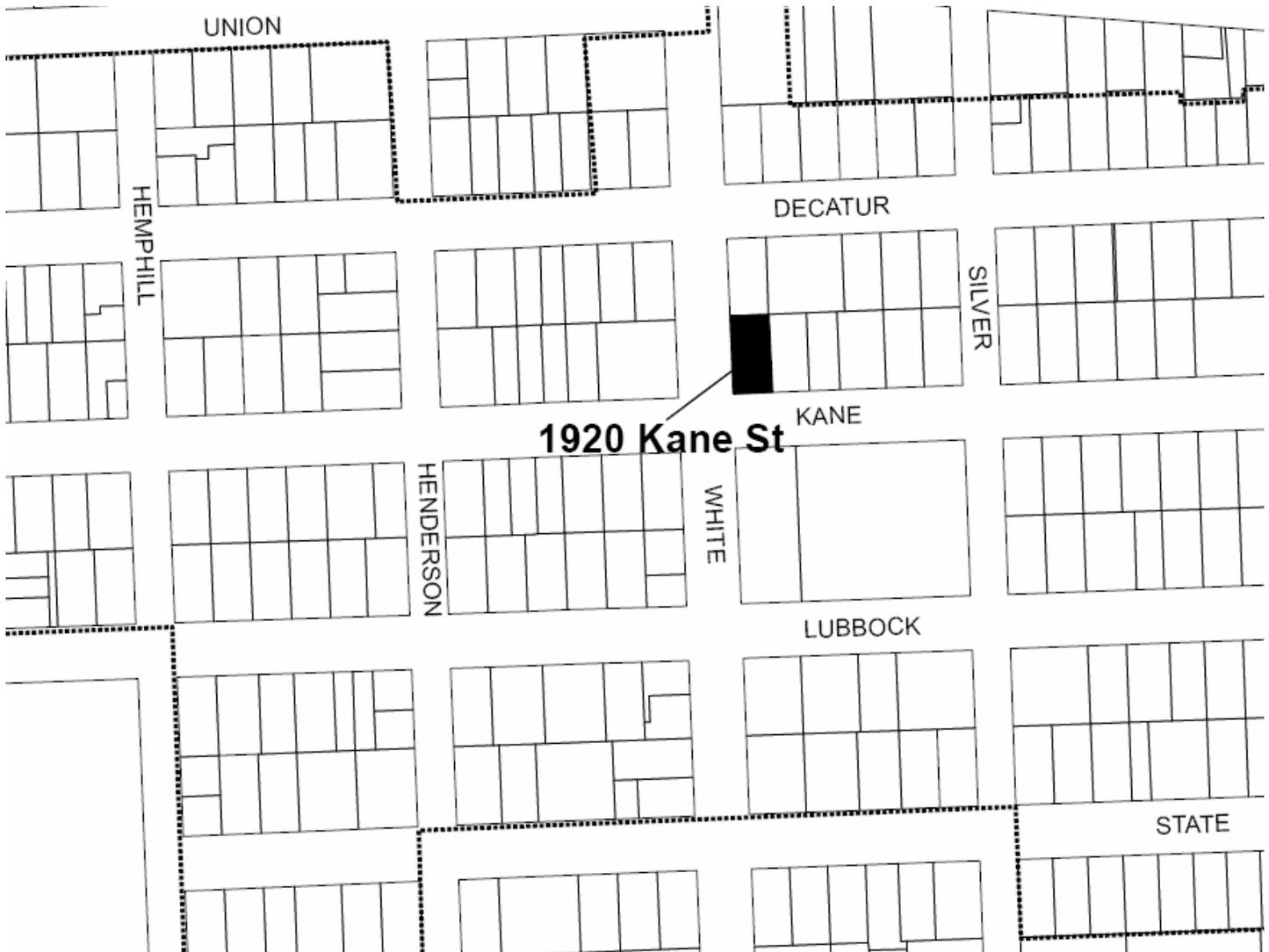
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**Site Location Map
Not to scale**



CERTIFICATE OF APPROPRIATNESS

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Photograph of Existing House



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**Photograph Showing Current Conditions
at Site of Proposed Garage**



CERTIFICATE OF APPROPRIATNESS

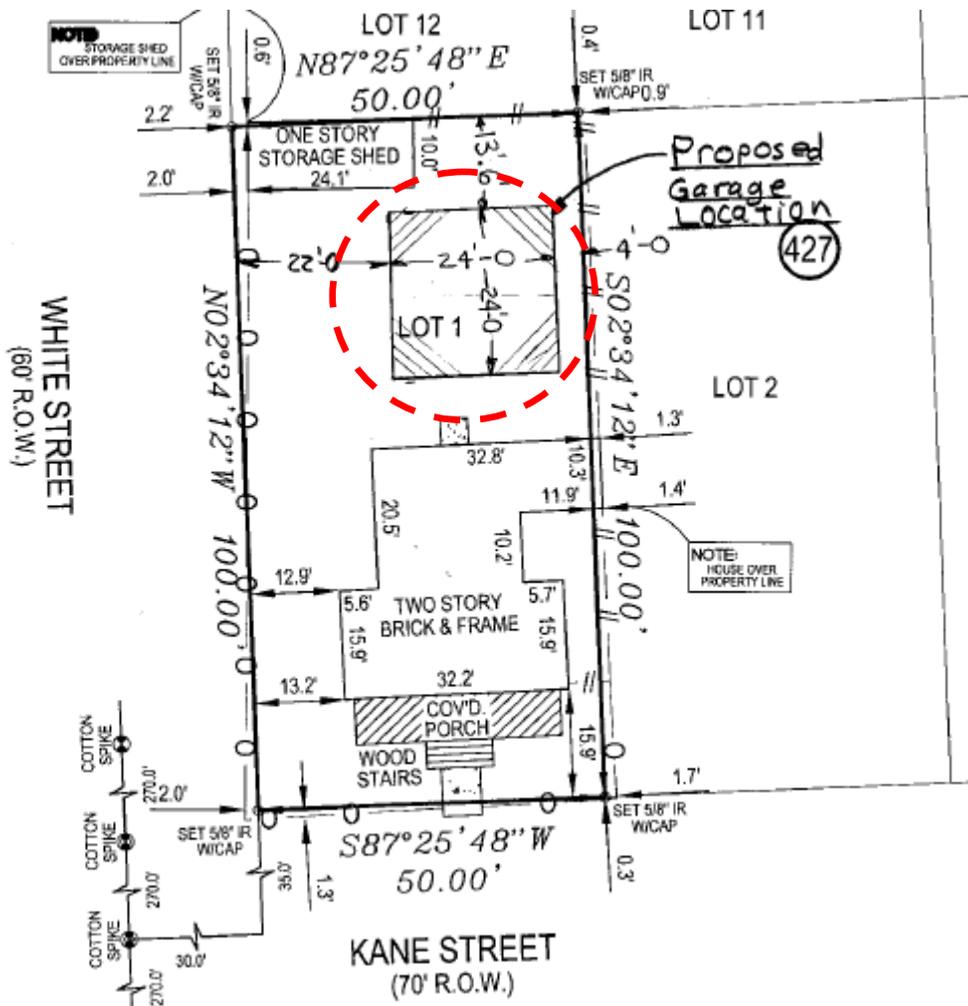
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Site Plan for Proposed Detached Garage
Circled
Not to scale

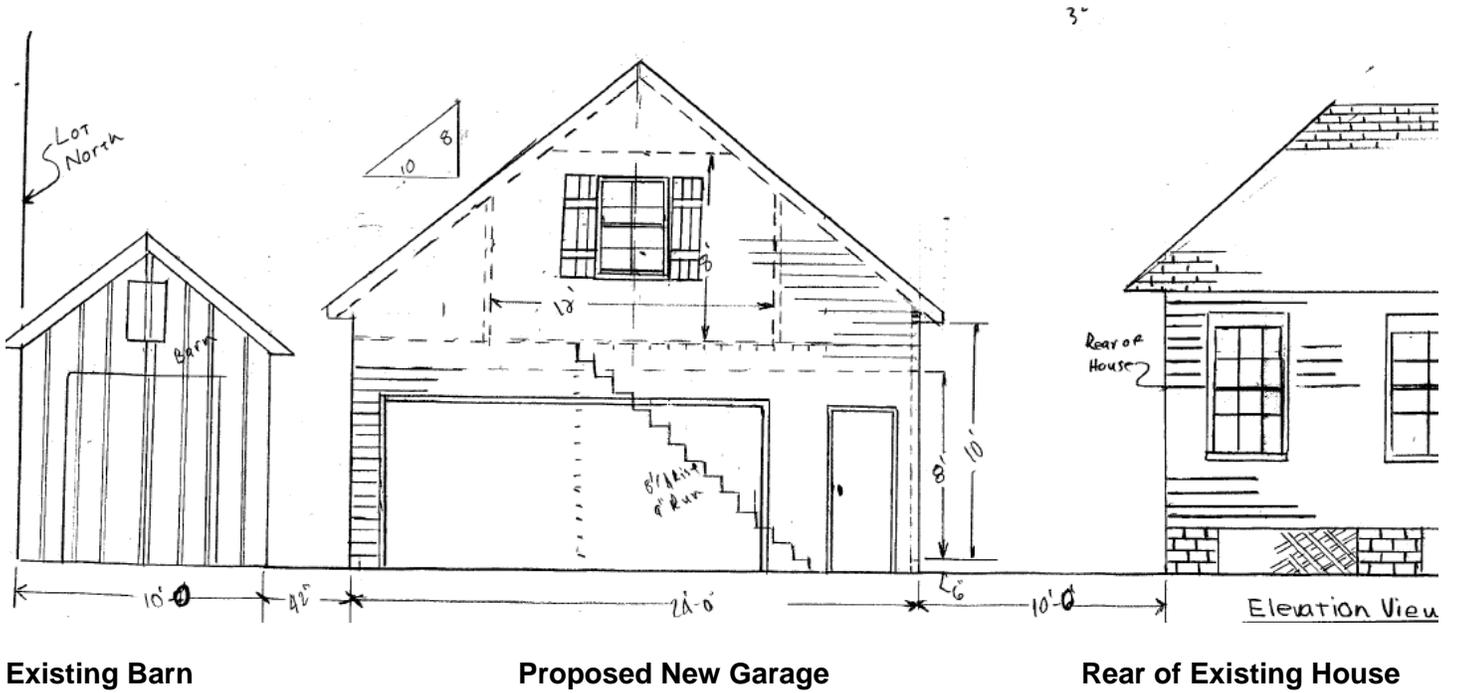


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West Elevation of Proposed Detached Garage
Front Facing White Street
Not to Scale

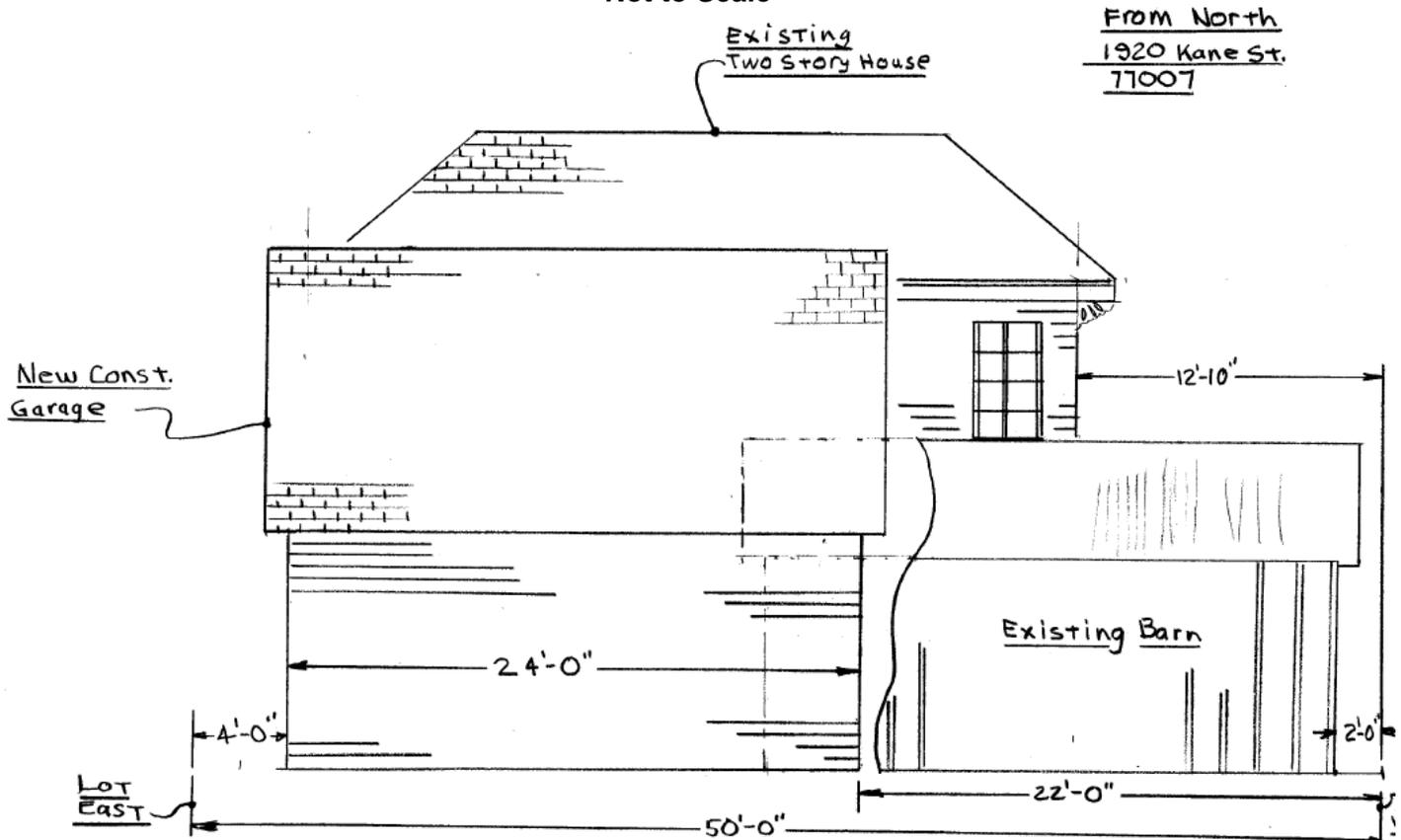


CERTIFICATE OF APPROPRIATNESS

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North Elevation of Proposed Detached Garage
Facing Rear Property Line
Looking Through Existing Barn
Not to Scale



CERTIFICATE OF APPROPRIATNESS