



CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

Application Date: 10/27/2025

HPO File#: HP2025_0322

Item: XX

Applicant: Manuel Zabala, owner

Property: 2007 Kane Street, Lot 8, Block 416. Baker W R NSBB Subdivision. The property includes a two-story wood frame, 1,703 sq. ft. single-family residence situated on a 4,800 sq. ft. interior lot.

Significance: Contributing (includes potentially contributing), Bungalow style residence, circa 1925. Old Sixth Ward Historic District.

Proposal: **Alteration:** Replace Front Steps (North Elevation)
Wood Front Porch Steps Deteriorated - need replacing.
Proposed replacement of front wood steps with wood to match in appearance.

NO ADMINISTRATIVE APPROVALS IN OLD SIXTH WARD

Public Comments

-

- No Comments

Civic Association

-

- No Comments

Recommendation: Approval

HAHC Action:

Basis for Issuance: HAHC Review

Note: 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 torquing, 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.

COA valid for two years 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: 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
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(1)	The proposed activity must retain and preserve the historical character of the property;		
<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 checked="" type="checkbox"/>	<input 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;		
<input checked="" type="checkbox"/>	<input 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;		
<input checked="" type="checkbox"/>	<input 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;		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(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;		
<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, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements;		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(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		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(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

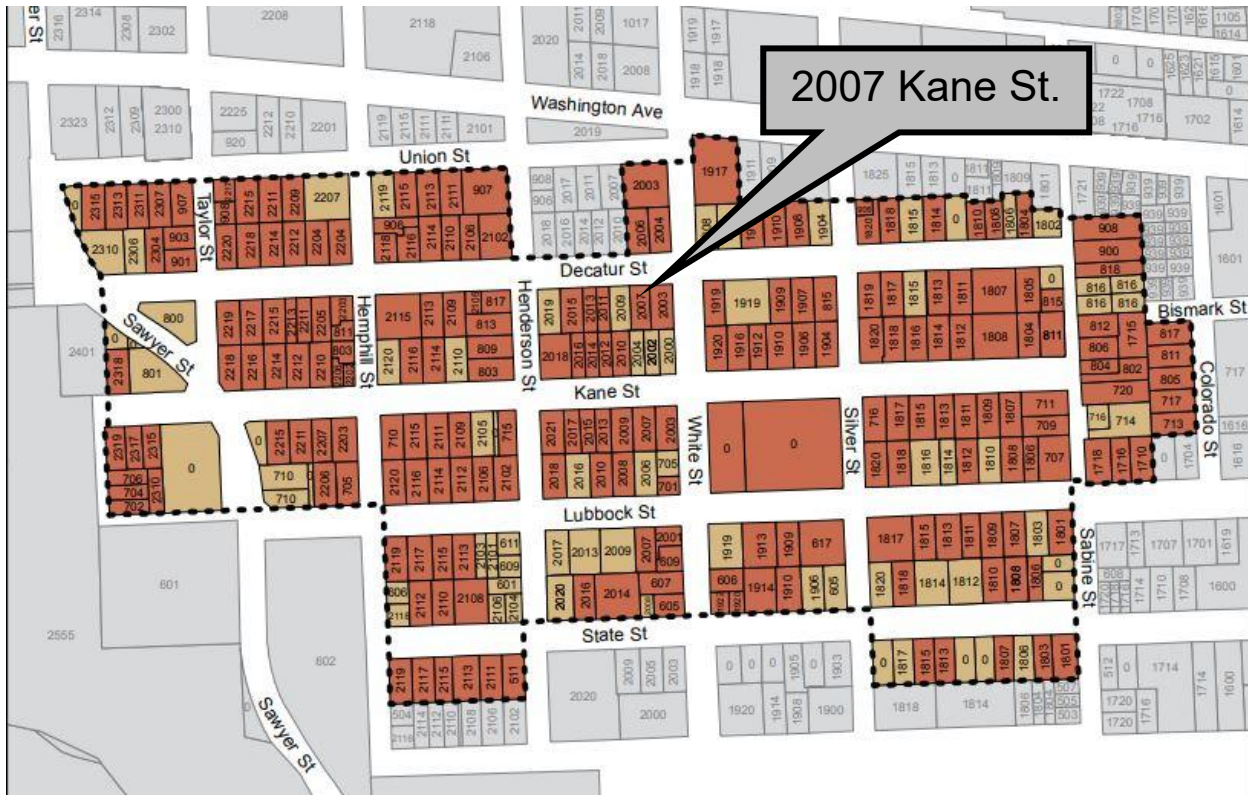
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines.
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PROPERTY LOCATION OLD SIXTH WARD HISTORIC DISTRICT



Building Classification

- Contributing
- Non-Contributing
- Park



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HISTORIC DOCUMENTS

BUREAU OF LAND ASSESSMENT (BLA)

HARRIS COUNTY BUILDING ASSESSMENT

Permit No. 9687 14-103-0-8 JUL 20 1967

Owner Ana Magee

Street No. 2007 Kane

Addition Baker-W.H. Section

Lot No. 8 Block No. 410

WRECK - Res

No. Stories	ROOF TYPE	INTERIOR	EXTRA FEATURES
Single Family	Gable	S/L & Paper	Finished Attic
Duplex	Hip	Sheetrock	Basement
Garage Apt.		Wood Panels	CARBORT
FOUNDATION	ROOFING	Plaster	Roof
Concrete Slab	Wood Shingles		Floor
Beam & Piers	Comp. Shingles	No. Bedrooms	
Concr. Blks.	Tar & Gravel	No. Baths	GARAGE
		Tile	Walls
EXTERIOR WALLS	FLOORING		Roof
Brick Veneer	Pine	HEATING & COOLING	
Stone Veneer	Hardwood	A/C, C/H or Dual	Floor
Lumber	Asphalt Tile		
Shakes	WtOW Carpets	No. Fireplaces	Ceiled
			Doors

Base Unit \$
A/C C/H \$
Total Unit \$

LISTING ASSESSMENTS ON BLOCK BOOK
nd - Asent. \$ 1150-15-20
pro.-Asent. \$ 700-230
UNIT VALUE \$

Order in name of Jane

VACANT
- 590
1968 DATE
VALUE Cancel
NEW OWNER
Magee, Anne Marie

KANE
50 50
100 -1-
HENDERSON
WHITE
LUBBOCK



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BUREAU OF LAND ASSESSMENT (BLA)

Map No. _____ Addition <u>Babu, M.S.</u>		IMPROVEMENTS	
Block <u>416</u> Lot <u>8</u>		No. Sq. Ft. <u>1360</u>	Price Per Sq. Ft. <u>210</u>
OWNER <u>Magee, Frederick A.</u>		\$ <u>2850</u>	
ADDRESS <u>2007 Kang Ave</u>		Percent Good <u>55</u>	
TYPE OF PROPERTY <u>Res.</u> OCCUPIED VACANT		Other Bldgs. <u>1560</u>	
BASEMENT, Whole Part _____		Total All Bldgs. <u>1560</u>	
FOUNDATION, Concrete, Stone, Brick, Piers, Posts. _____		LAND VALUE	
WALLS, Brick _____ Stone _____		Front x Depth	
Hollow Tile, Stucco, Metal, Concrete Blocks, Box _____		Unit Value	
Weatherboard _____		Factor	
ROOF CONS., Concrete, Steel, Wood Truss _____		Front Ft. Value - - \$	
ROOF, Hip, Gable, Mansard, Flat _____		TOTAL	
ROOFING, Composition, Metal, Slate, Wood, Shingles, Tile, Asbestos _____		<u>400-590</u>	
EXTERIOR TRIM, Stone, Terra Cotta, Metal, Wood, Marble, Granite _____			
FLOORING, Pine, Hardwood, Cement, Tile, Marble, Dirt _____			
INTERIOR TRIM, Plaster, Hardwood, Marble, Metal, Built-in Features _____			
HEATING, Furnace, Stoves, Fireplace, Chimneys, Gas _____			
LIGHTING, Electricity _____			
PLUMBING, Sewer, Water, Baths _____			
ELEVATORS _____			
CONDITION, Good, Fair, Bad, Obsolete _____			
PERMIT DATE _____ NO. _____ AMT. _____			

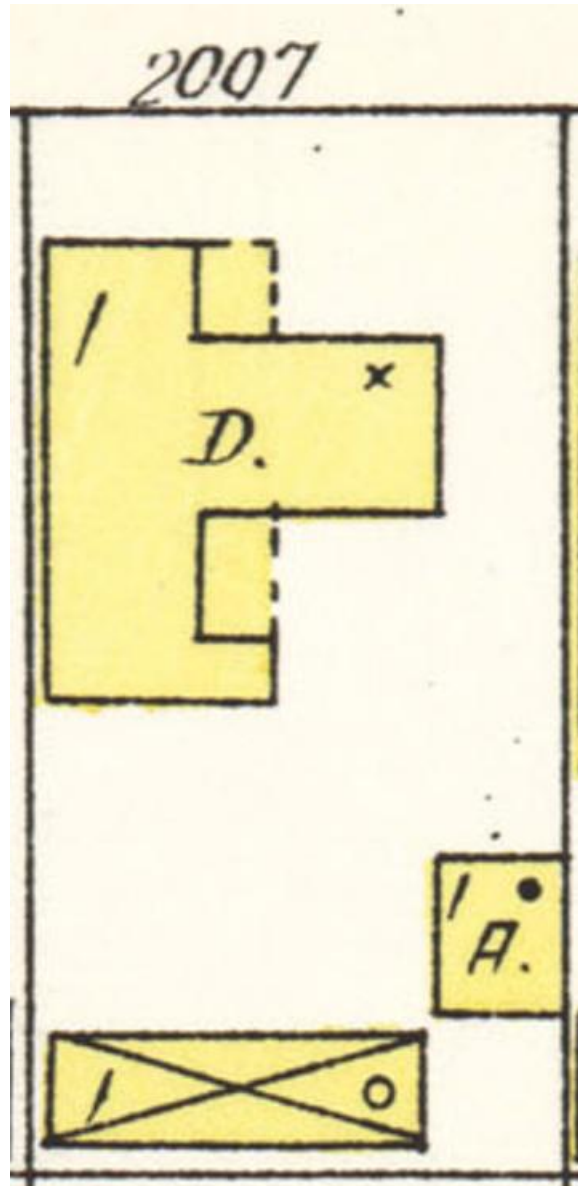


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HISTORIC DOCUMENTS

SANBORN MAP (1924)





PLANNING &
DEVELOPMENT
DEPARTMENT

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April 2010



January 2025





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CURRENT CONDITION FRONT STEPS





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PROPOSED FRONT STEPS

