

CERTIFICATE OF APPROPRIATENESS

Application Date: January 5, 2026

Applicant: Cheyney Robertson, owner and Mary-Hollis Clarkson, agent

Property: 2010 Kane Street, Trac 4, Block 417. Baker W R NSBB Subdivision. The property includes a two-story wood frame, 2,386 sq. ft. single-family residence situated on a 3,900 sq. ft. interior lot.

Significance: Folk Victorian style residence, built circa 1893.

Proposal: Alteration – Addition

The applicant is proposing to:

- Partially demolish a non-original addition (XXX sq ft)
- Construct an interior remodel
- Convert the existing porch into an additional bedroom (XXX sq ft)
- Construct an additional new porch at the front of the home (XXX sq ft)
- Construct a rear porch on the first and second floor (XXX sq ft)
- Remove and replace the existing non-original windows to install new exterior door with side lights.
- New windows are to be wood windows, inset and recessed.

Public Comment: No public comment received.

Civic Association: No civic association comment received.

Recommendation: Approval with conditions:

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**

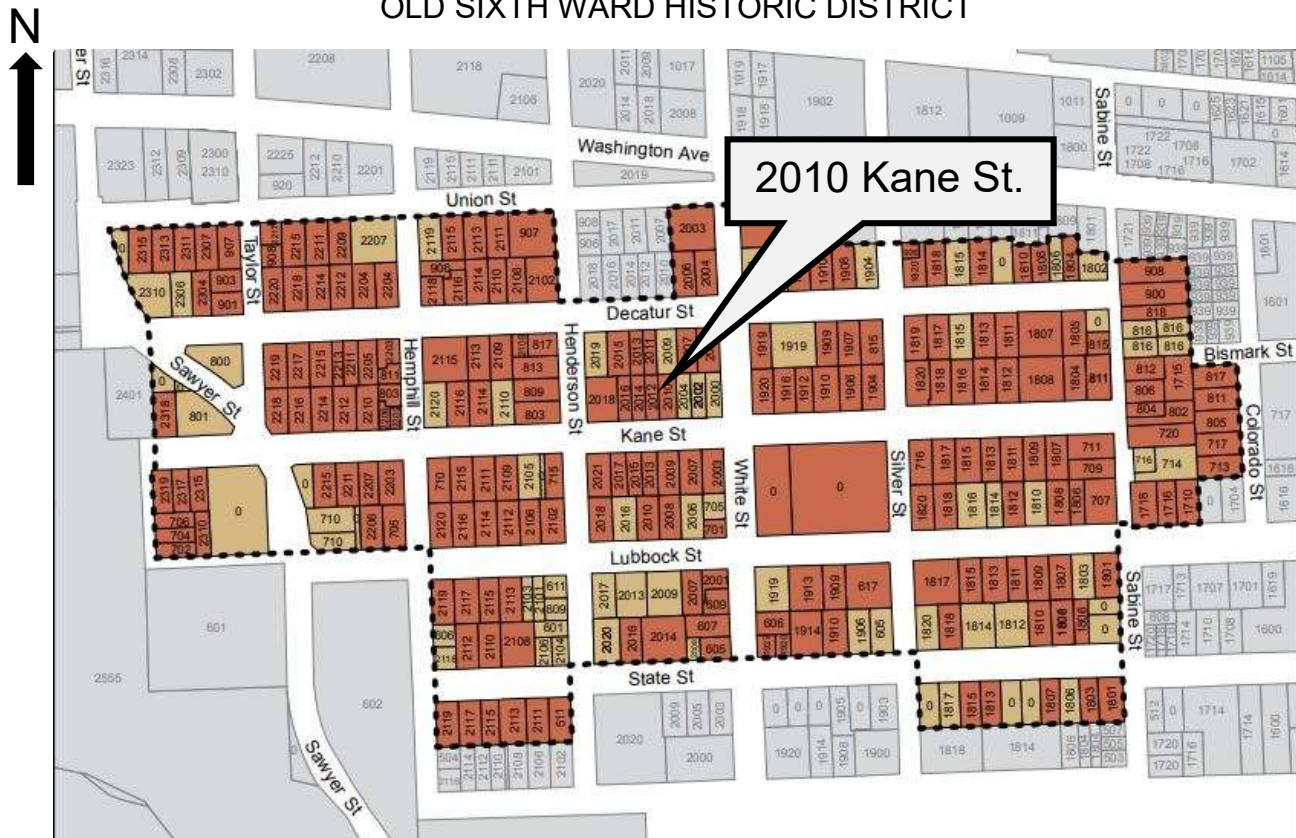
- | S | D | NA | |
|-------------------------------------|--------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (1) The proposed activity must retain and preserve the historical character of 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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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

- | S | D | NA | |
|-------------------------------------|--------------------------|--------------------------|---|
| <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. |

PROPERTY LOCATION

OLD SIXTH WARD HISTORIC DISTRICT



Building Classification

- Contributing
- Non-Contributing
- Park

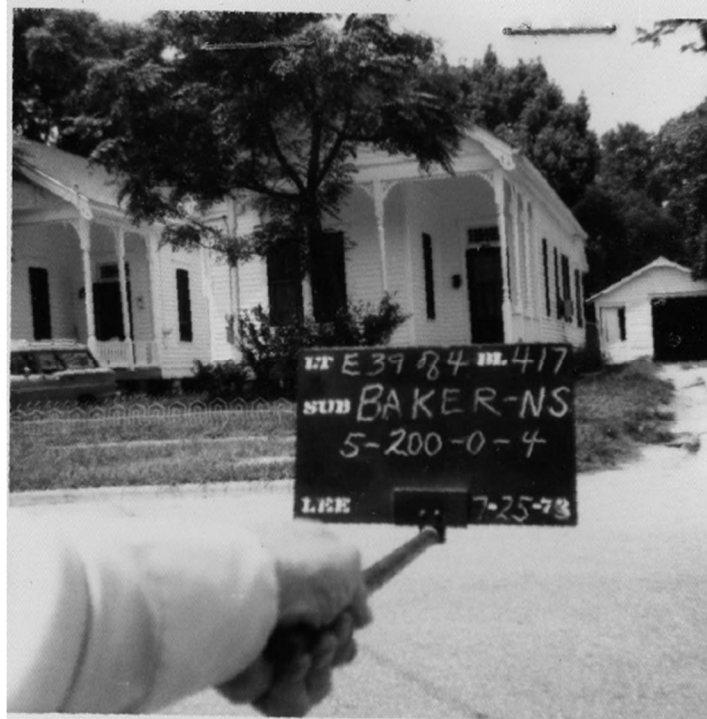
PAST PHOTO



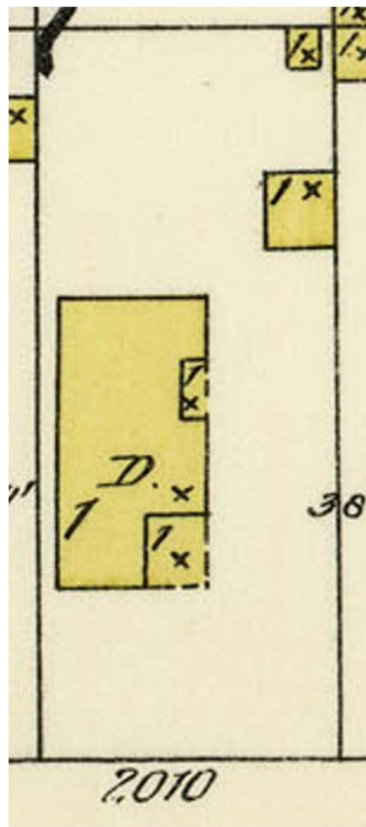
CURRENT PHOTO



BLA INFORMATION



SANBORN (CIRCA 1896)

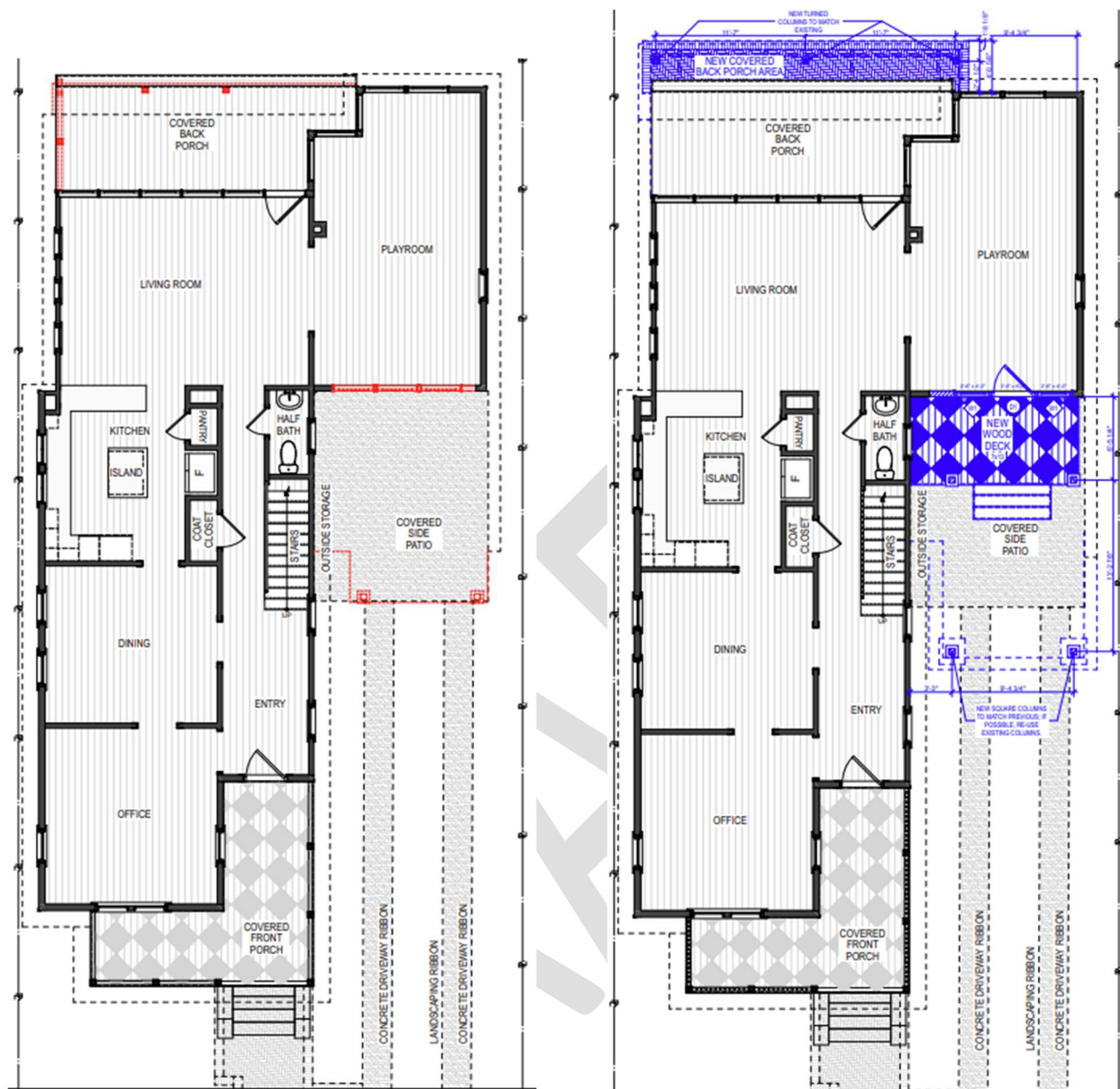


SITE PLAN

EXISTING

PROPOSED





SECOND FLOOR PLAN

EXISTING

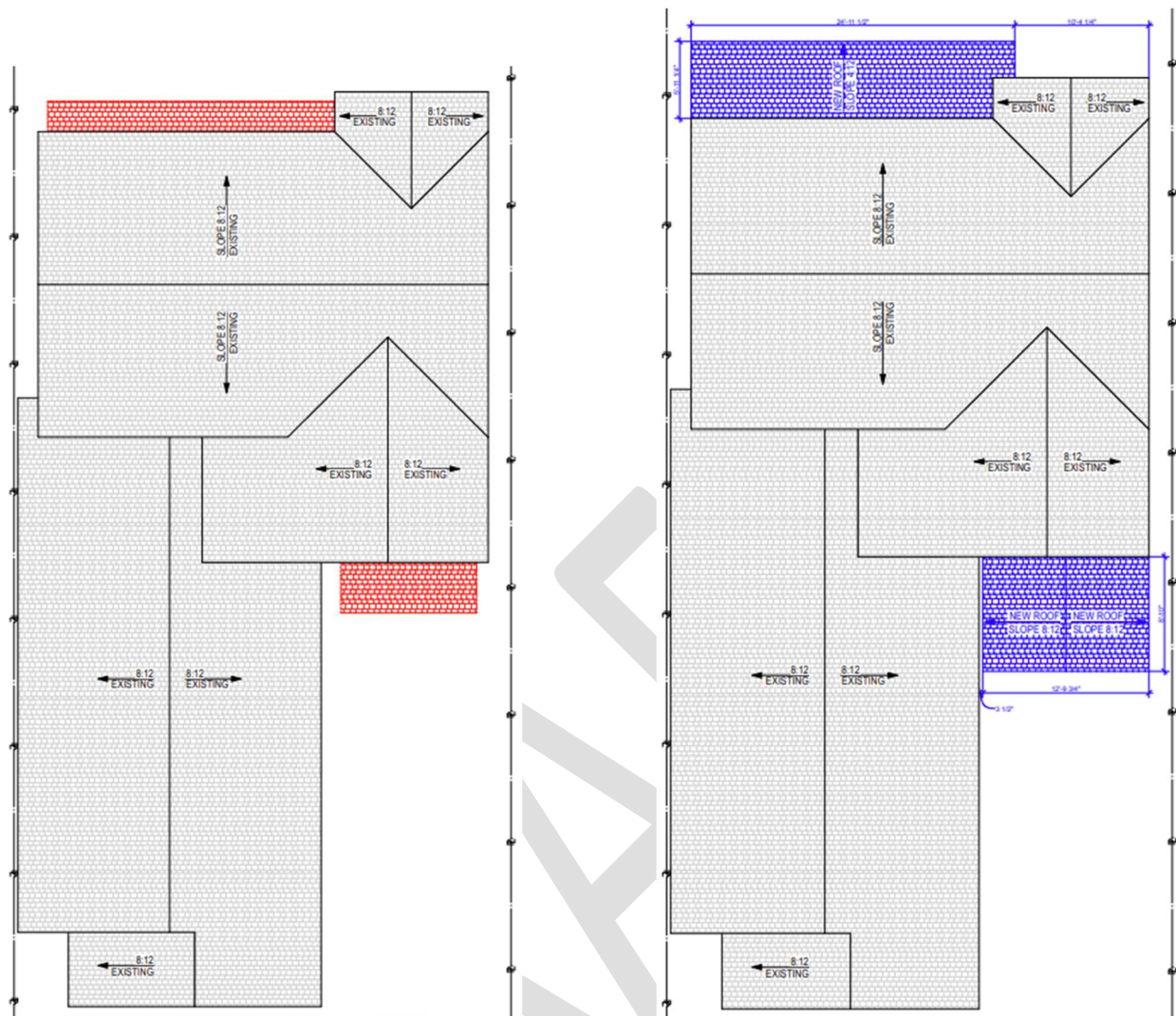
PROPOSED



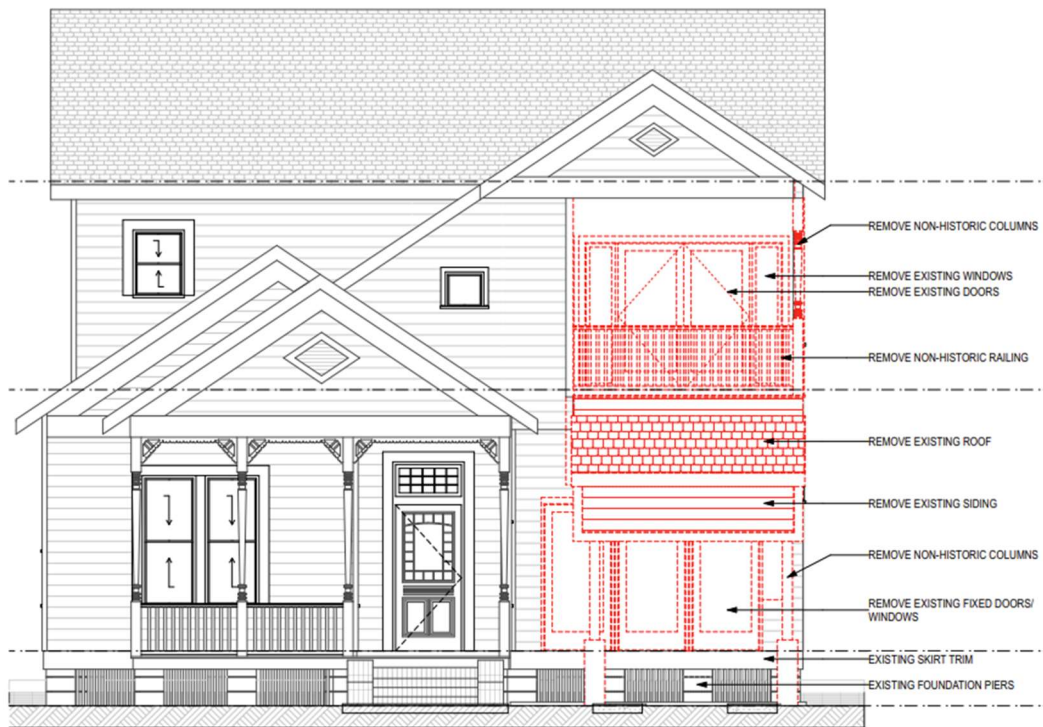
ROOF PLAN

EXISTING

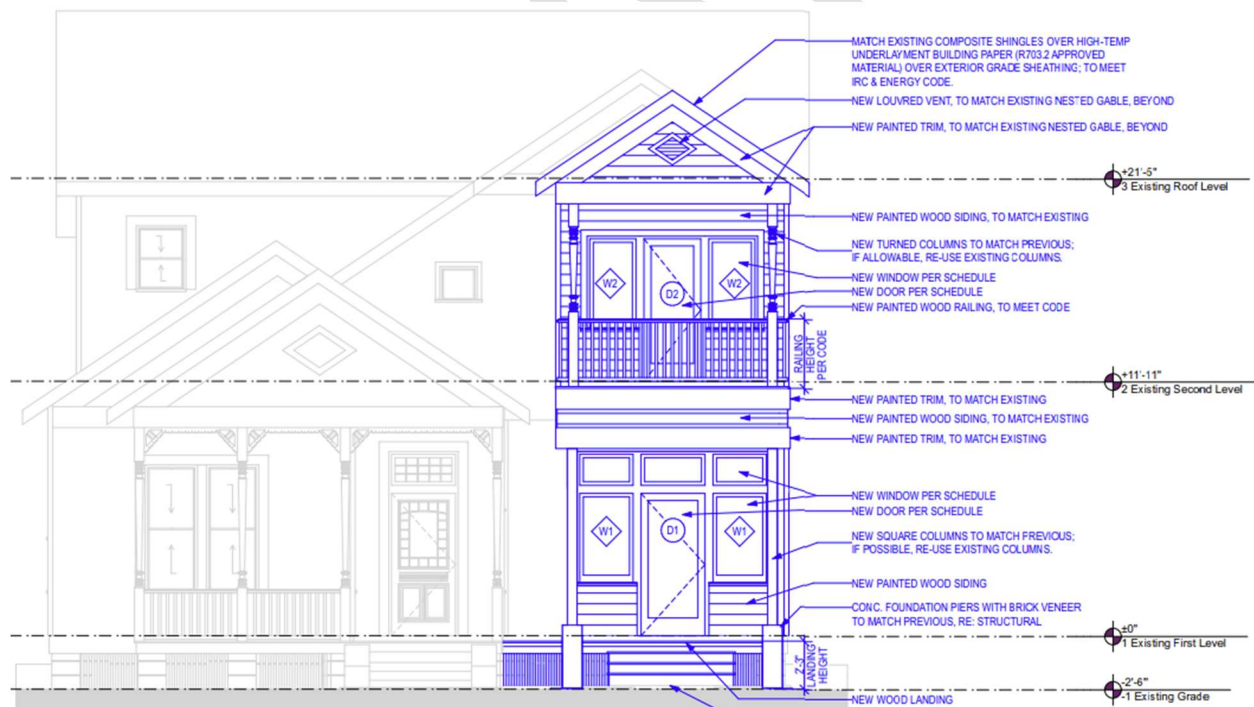
PROPOSED

**EXTERIOR ELEVATIONS**

EXISTING (SOUTH)

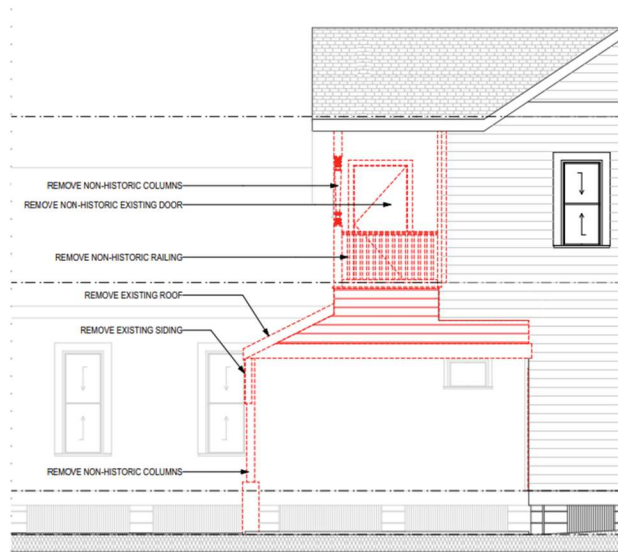


PROPOSED

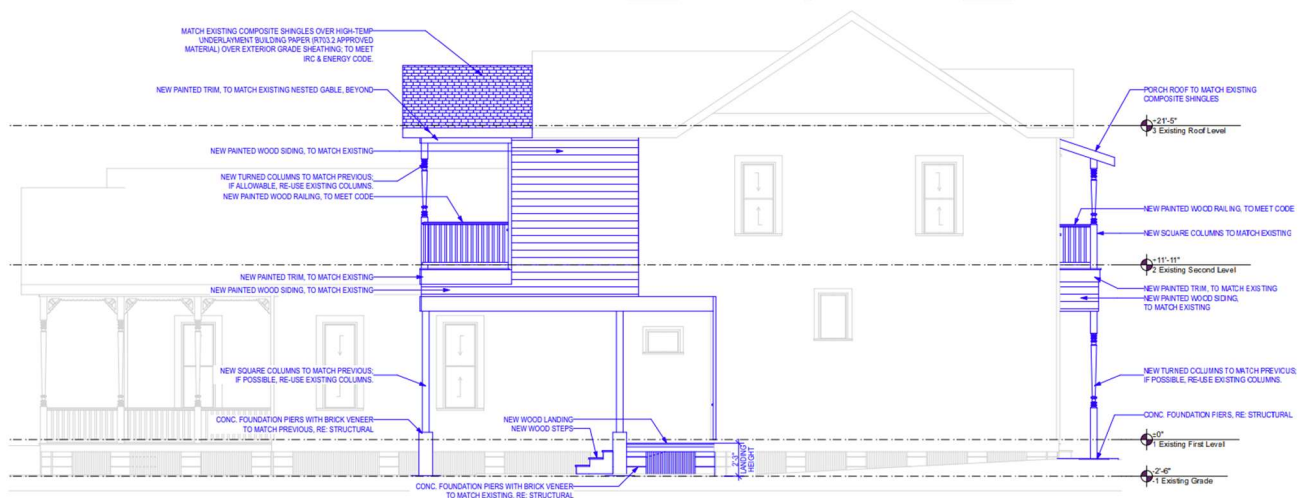


EXTERIOR ELEVATIONS

EXISTING (PARTIAL EAST)

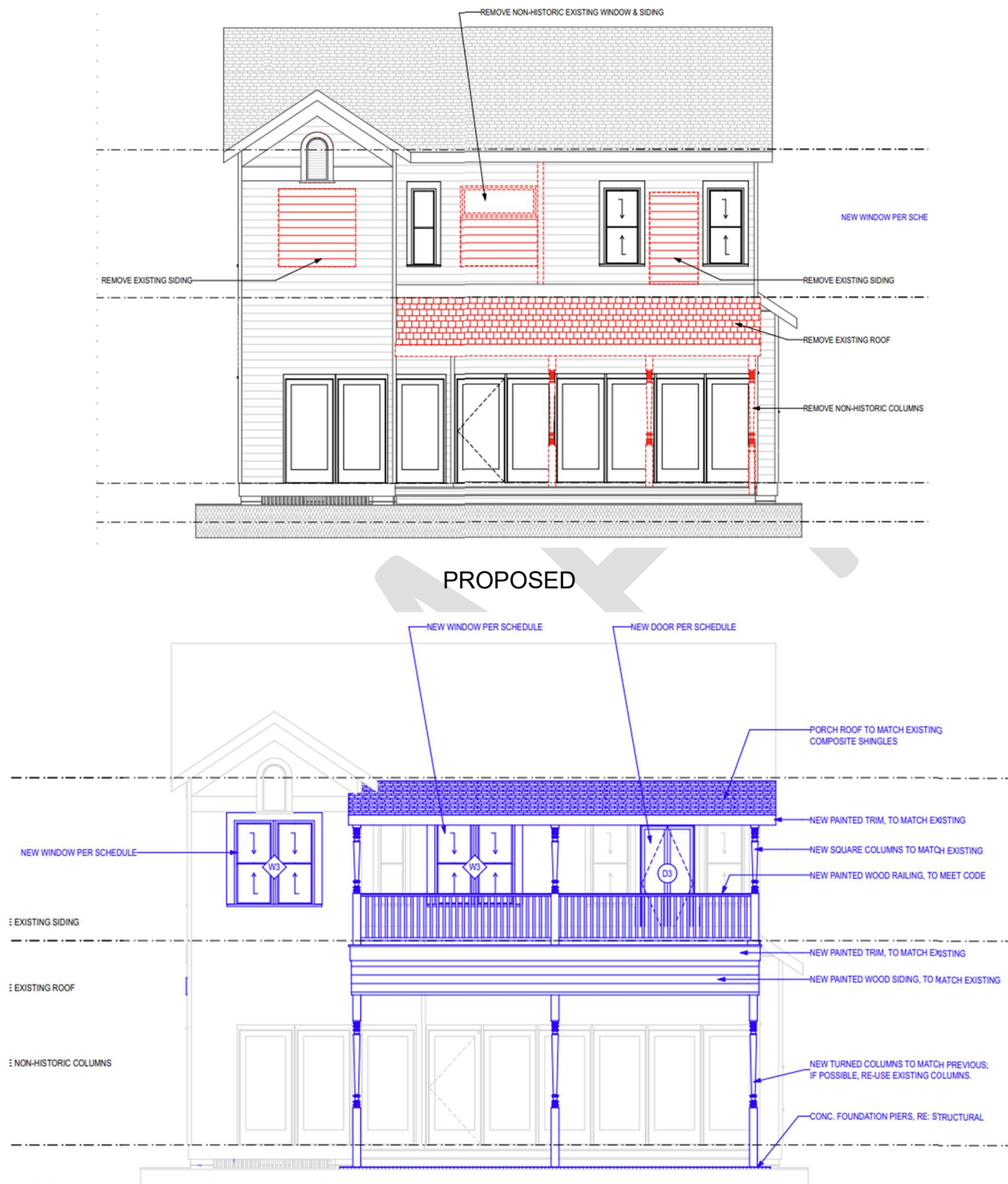


PROPOSED (EAST)

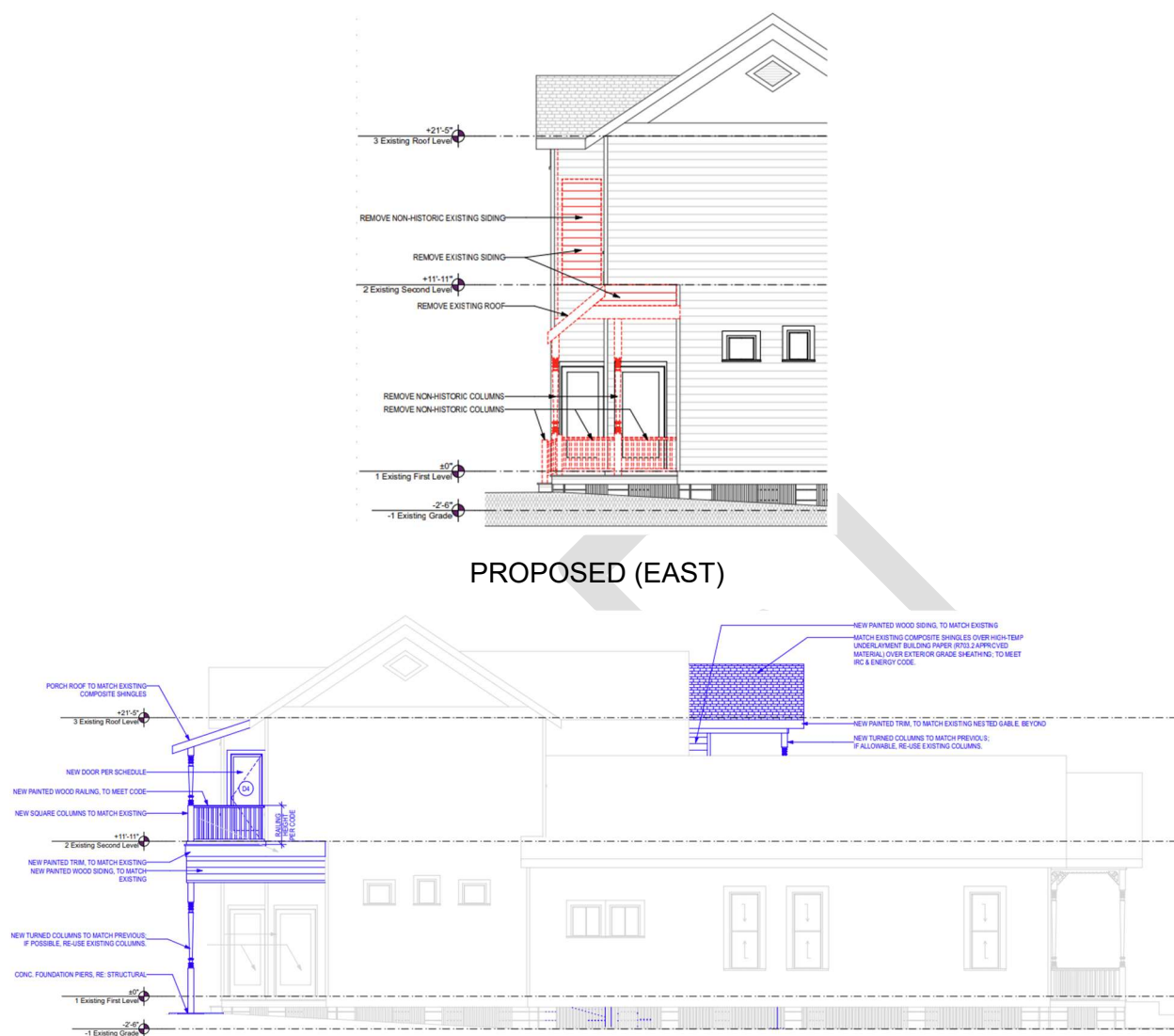


EXTERIOR ELEVATIONS

EXISTING (NORTH)



EXTERIOR ELEVATIONS
EXISTING (PARTIAL WEST)



3D RENDERING

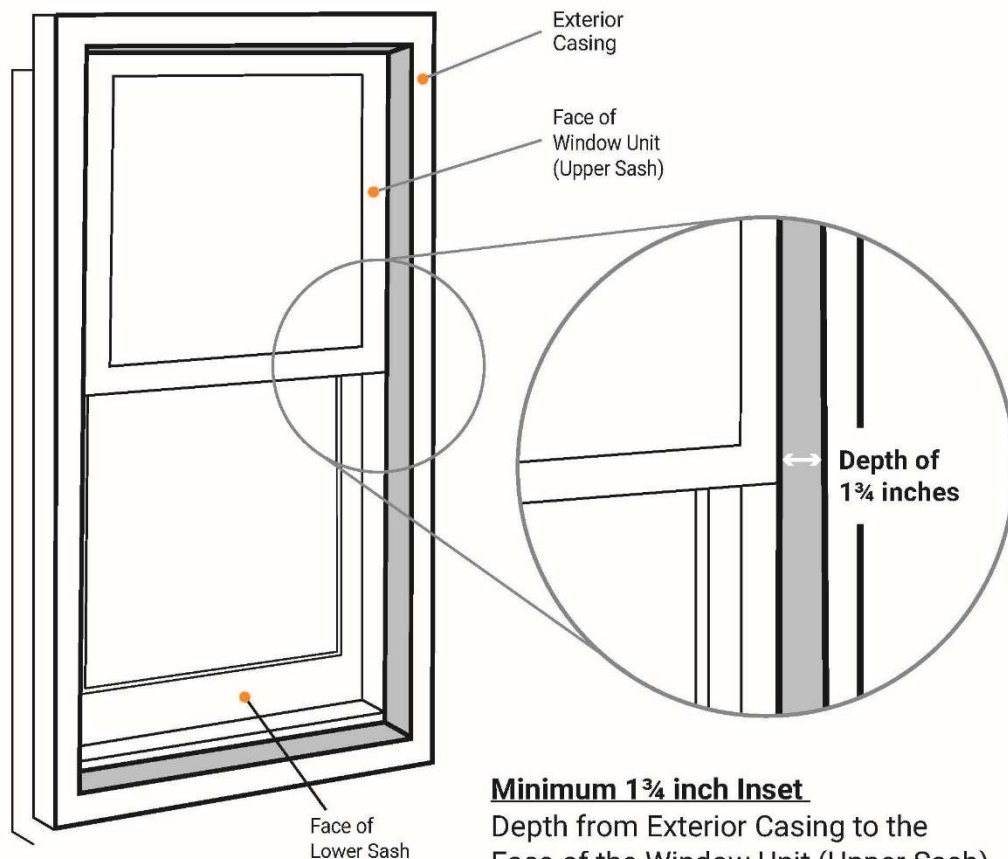


WINDOW SCHEDULE

NEW Door & Window Schedule							
ID	NOMINAL WIDTH	NOMINAL HEIGHT	TYPE	MATERIAL	LITE PATTERN	STATUS	REMARKS
D1	3'-0"	6'-8"	EXTERIOR - SWING W/ TRANSOM	WOOD	-	NEW	TO MATCH EXISTING FINISHES
D2	2'-8"	6'-8"	EXTERIOR - SWING	WOOD	-	NEW	TO MATCH EXISTING FINISHES
D3	3'-0"	6'-8"	EXTERIOR - SWING	WOOD	-	NEW	TO MATCH EXISTING FINISHES
D4	2'-4"	6'-8"	EXTERIOR - SWING	WOOD	-	NEW	TO MATCH EXISTING FINISHES
D5	2'-0"	6'-8"	INTERIOR - SLIDING	WOOD	-	NEW	TO MATCH EXISTING FINISHES
D6	2'-8"	6'-8"	INTERIOR - SWING	WOOD	-	NEW	TO MATCH EXISTING FINISHES
D7	4'-0"	6'-8"	INTERIOR - SLIDING	WOOD	-	NEW	TO MATCH EXISTING FINISHES
D8	2'-8"	6'-8"	INTERIOR - SWING	WOOD	-	NEW	TO MATCH EXISTING FINISHES
D9	2'-8"	6'-8"	INTERIOR - OPENING	WOOD	-	NEW	TO MATCH EXISTING FINISHES
W1	2'-6"	4'-2"	FIXED W/ TRANSOM	WOOD	1/1	NEW	TO MATCH EXISTING FINISHES
W1	2'-6"	4'-2"	FIXED W/ TRANSOM	WOOD	1/1	NEW	TO MATCH EXISTING FINISHES
W2	2'-2"	4'-2"	FIXED	WOOD	1/1	NEW	TO MATCH EXISTING FINISHES
W2	2'-2"	4'-2"	FIXED	WOOD	1/1	NEW	TO MATCH EXISTING FINISHES
W3	4'-8"	5'-0"	MULLED - DOUBLE HUNG	WOOD	1/1	NEW	TO MATCH EXISTING FINISHES
W3	4'-8"	5'-0"	MULLED - DOUBLE HUNG	WOOD	1/1	NEW	TO MATCH EXISTING FINISHES



Historic Window Standard: New Construction & Replacement



Minimum 1 3/4 inch Inset

Depth from Exterior Casing to the
Face of the Window Unit (Upper Sash)

Windows must be 1-over-1
(equally horizontally divided)

1 3/4 inch minimum inset for Fixed Window

For more information contact:

Houston Office of Preservation

832-393-6556

historicpreservation@houstontx.gov