

## 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:

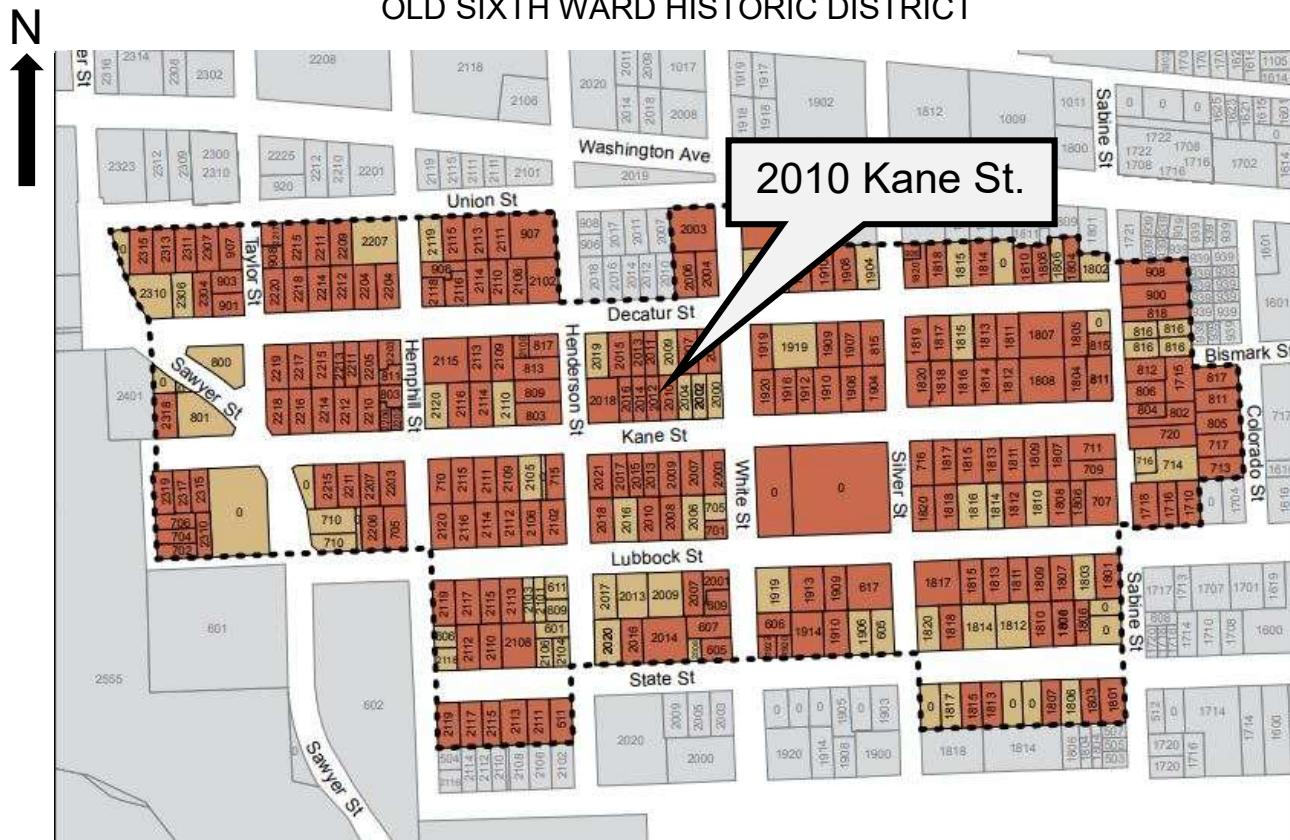
| <b>S</b>                            | <b>D</b>                 | <b>NA</b>                           | <b>S - satisfies</b> | <b>D - does not satisfy</b>   | <b>NA - not applicable</b> |
|-------------------------------------|--------------------------|-------------------------------------|----------------------|---|----------------------------|
| <input 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**

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

## PROPERTY LOCATION

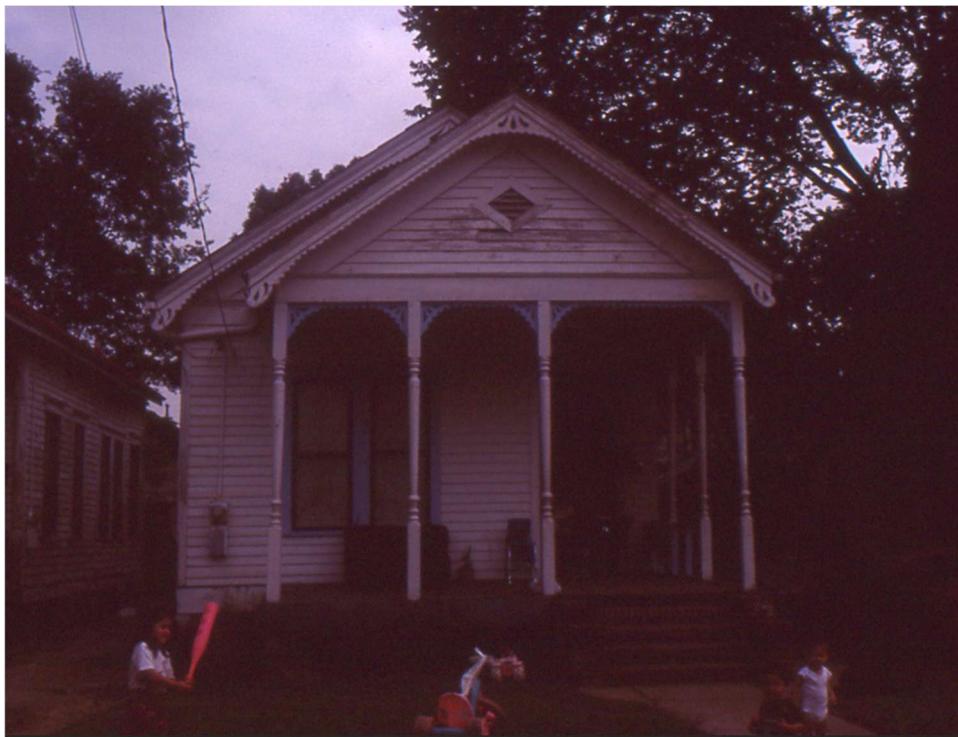
### OLD SIXTH WARD HISTORIC DISTRICT



#### Building Classification

- Contributing
- Non-Contributing
- Park

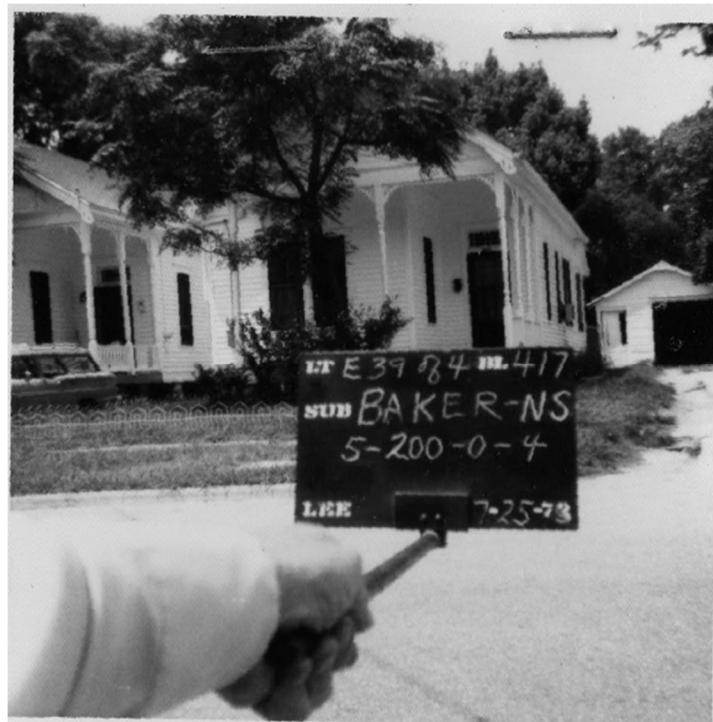
**PAST PHOTO**



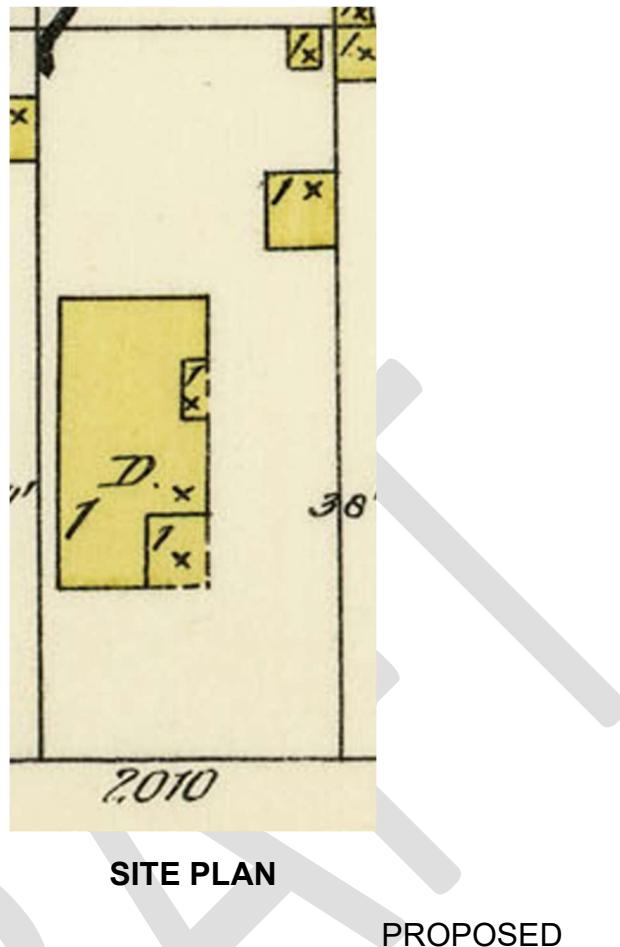
**CURRENT PHOTO**

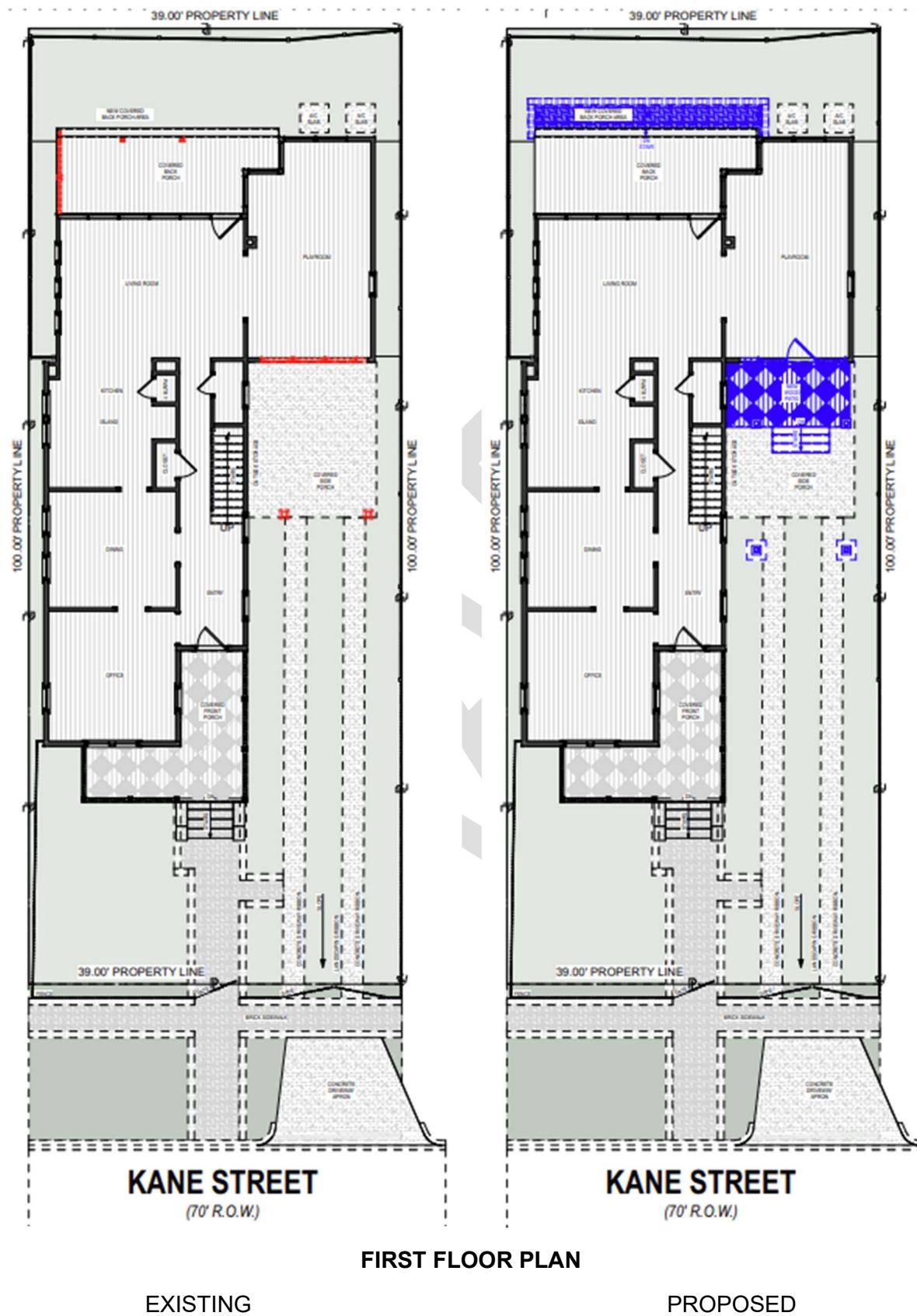


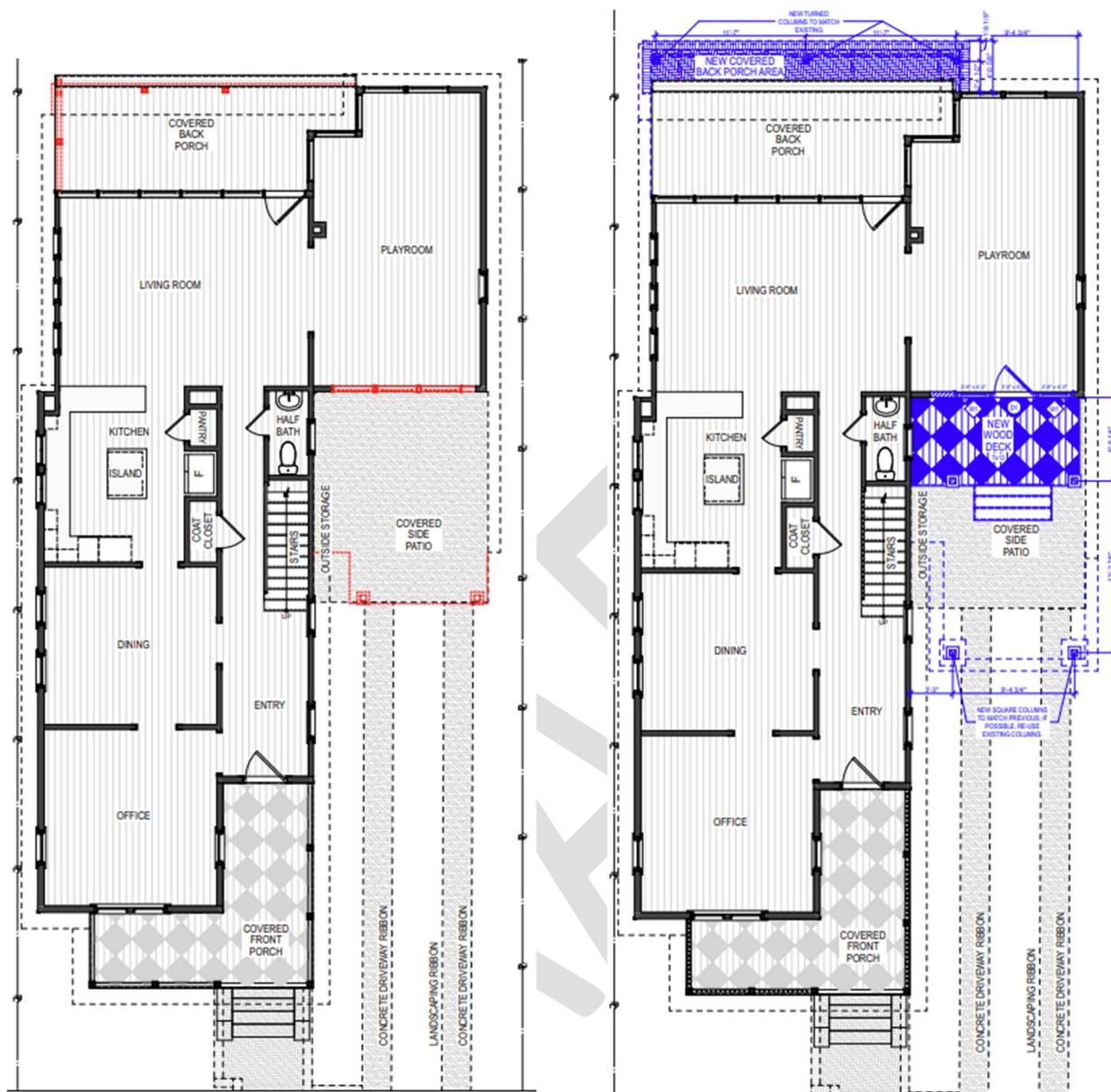
**BLA INFORMATION**



**SANBORN (CIRCA 1896)**



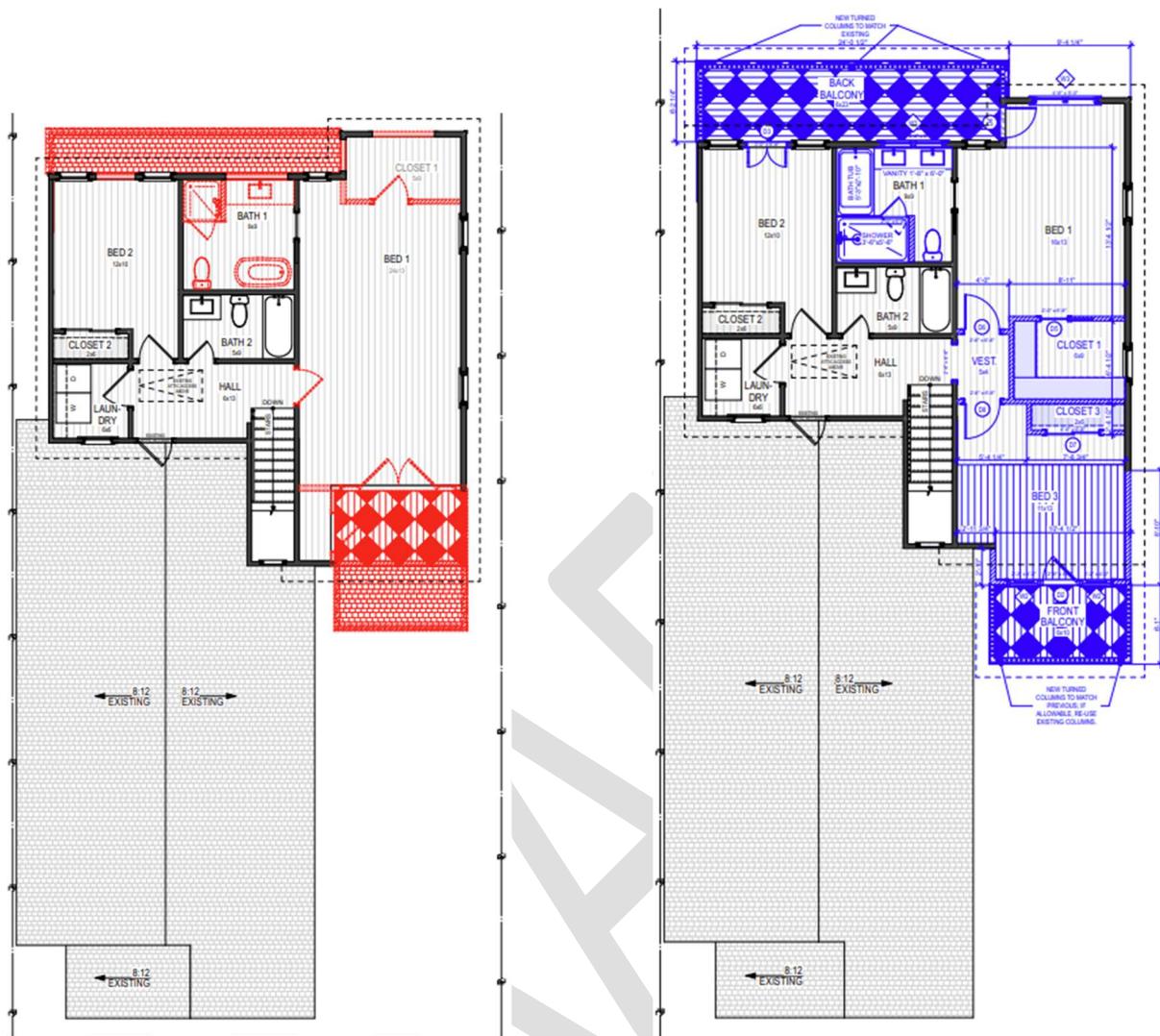




**SECOND FLOOR PLAN**

EXISTING

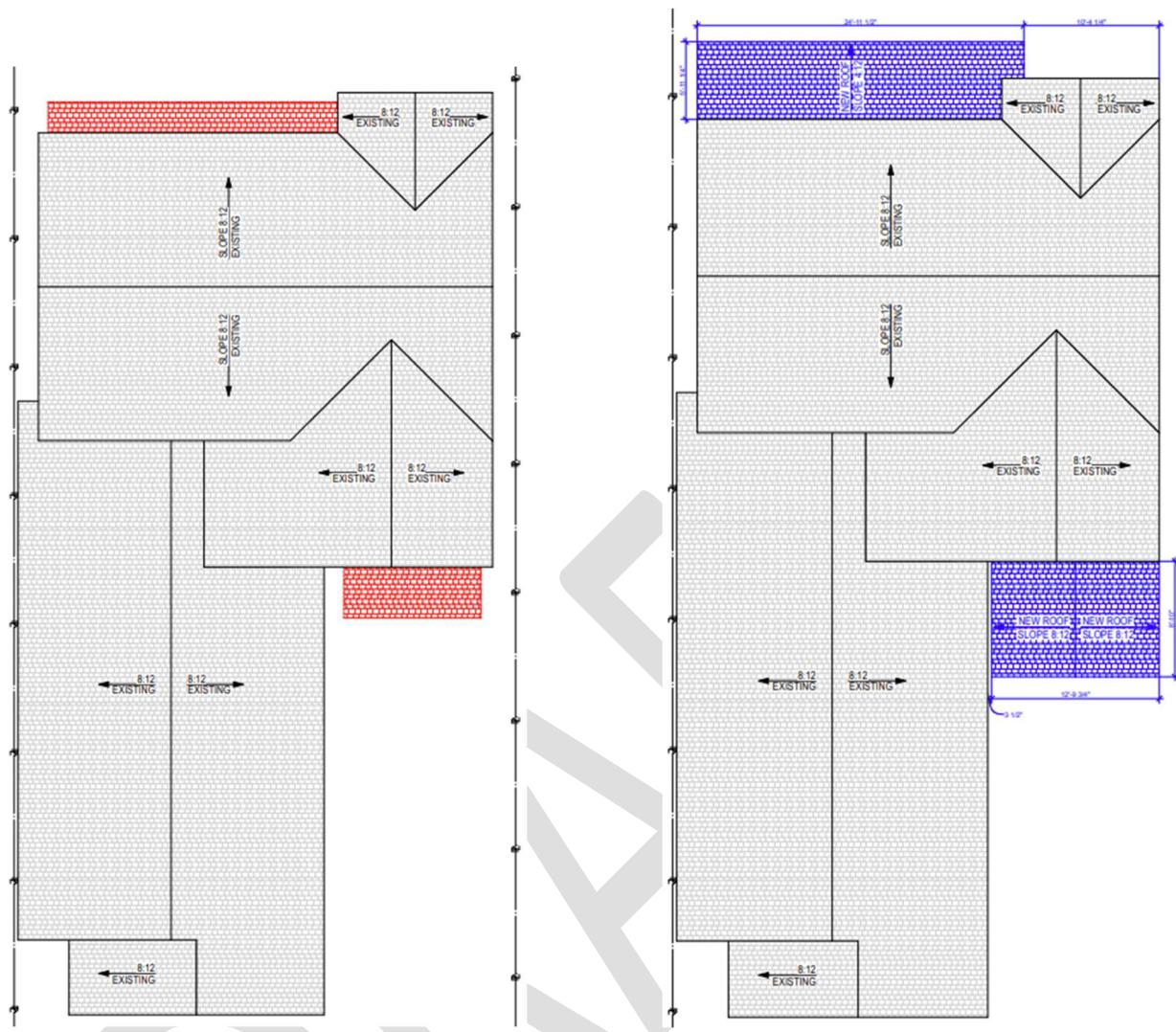
PROPOSED



## ROOF PLAN

## EXISTING

## PROPOSED

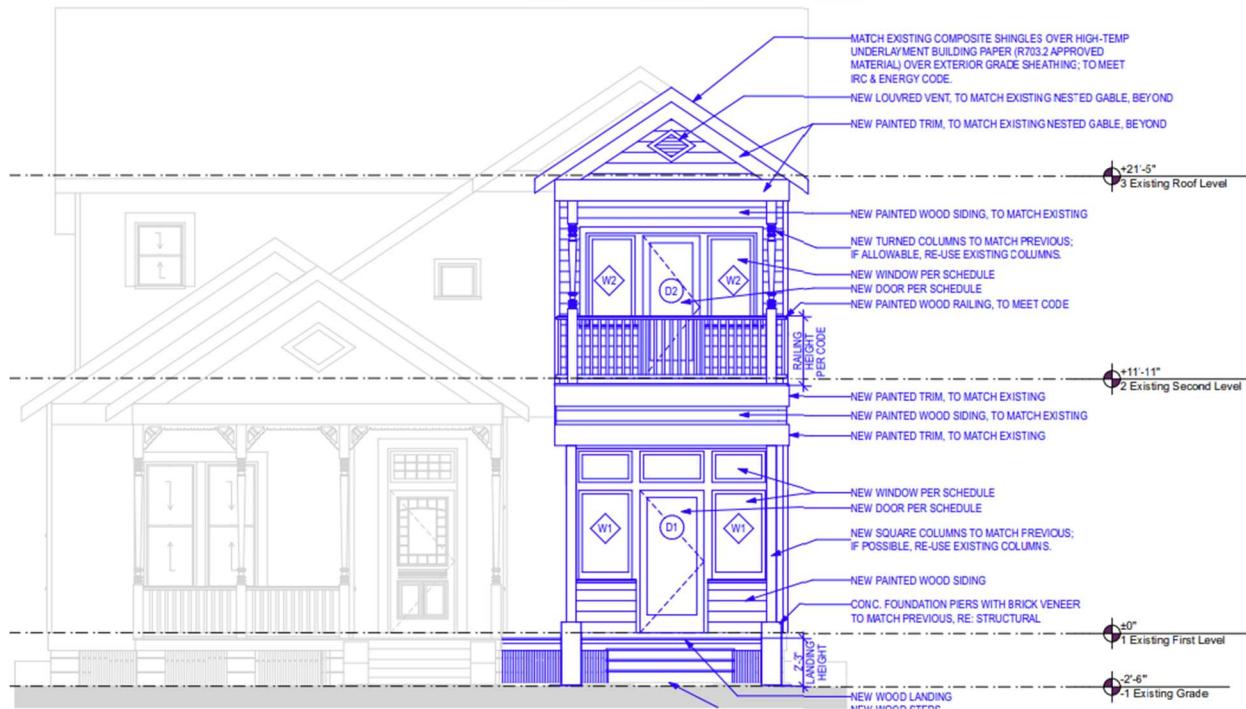


**EXTERIOR ELEVATIONS**

**EXISTING (SOUTH)**

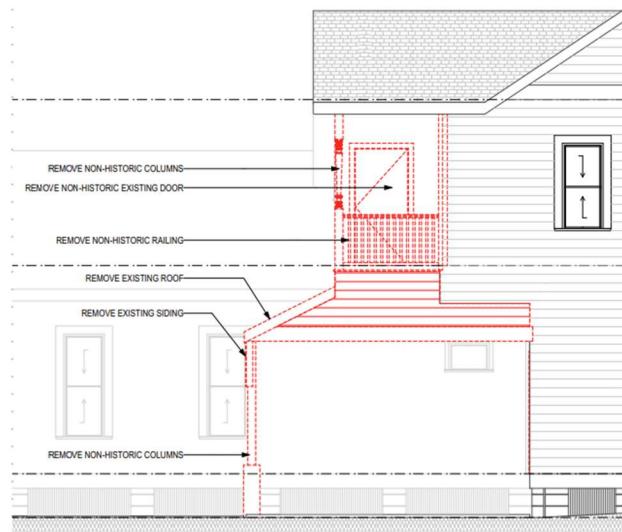


PROPOSED

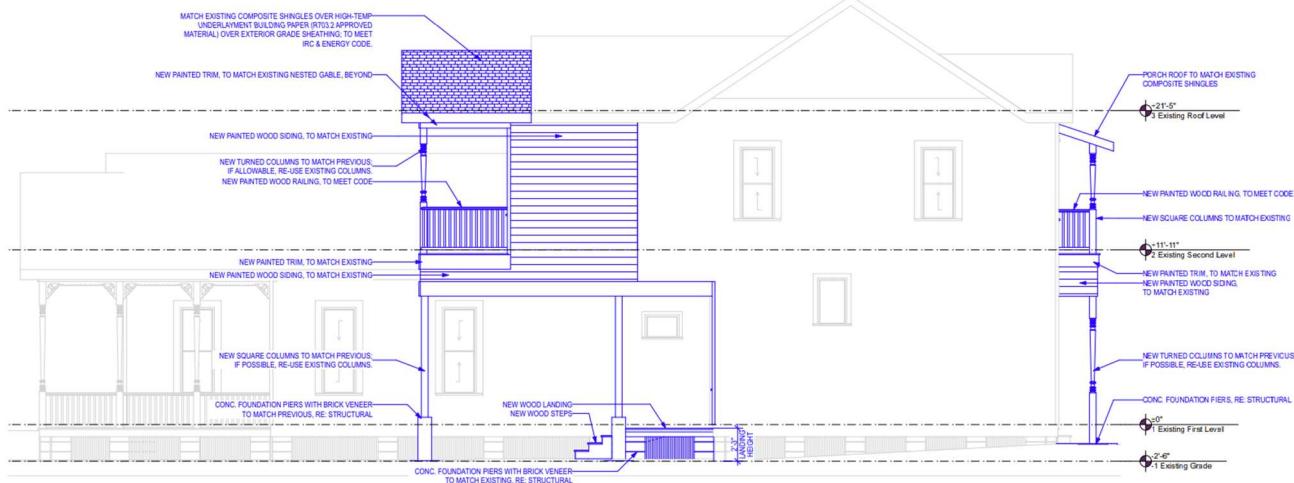


EXTERIOR ELEVATIONS

EXISTING (PARTIAL EAST)

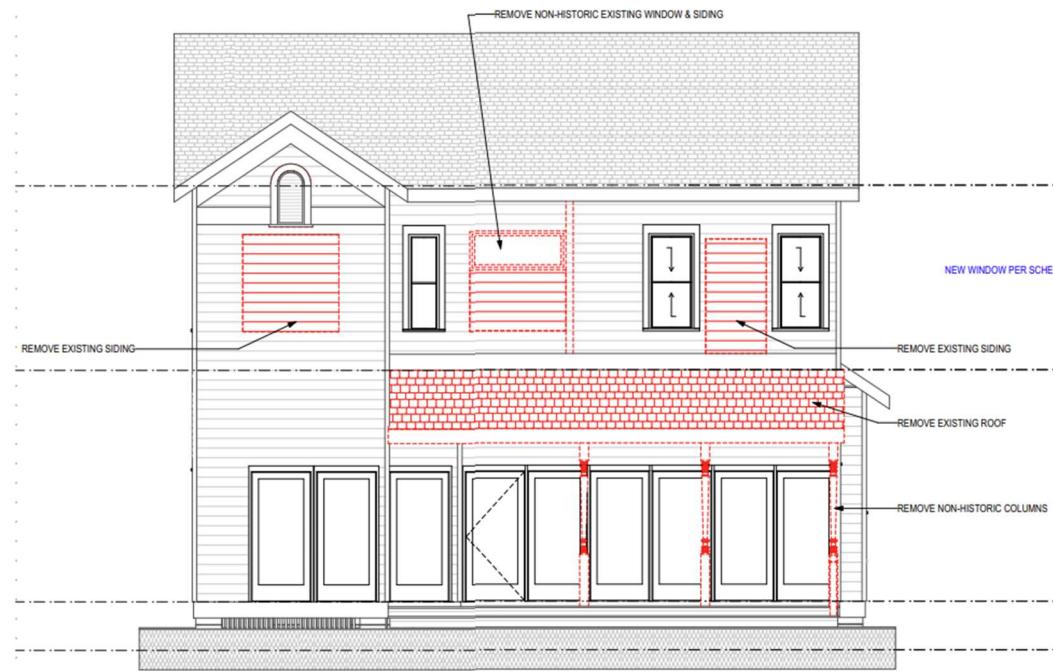


PROPOSED (EAST)



EXTERIOR ELEVATIONS

EXISTING (NORTH)

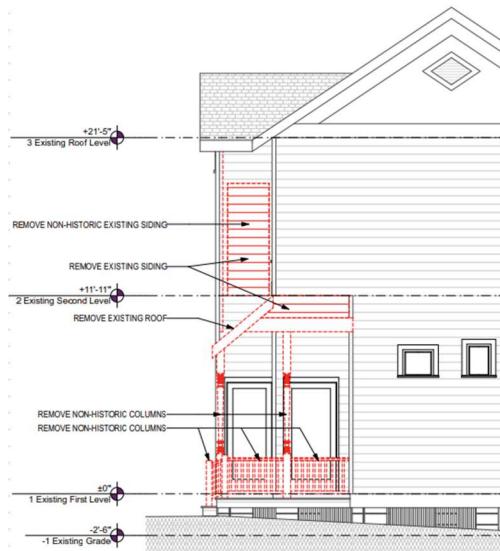


PROPOSED

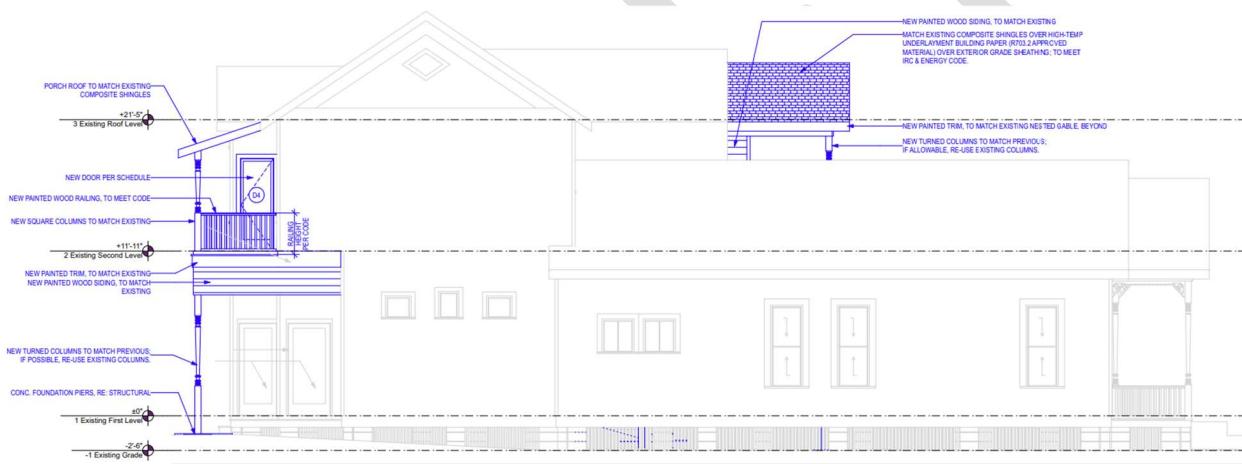


EXTERIOR ELEVATIONS

EXISTING (PARTIAL WEST)



PROPOSED (EAST)



3D RENDERING



## WINDOW SCHEDULE

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**NEW Door & Window Schedule**

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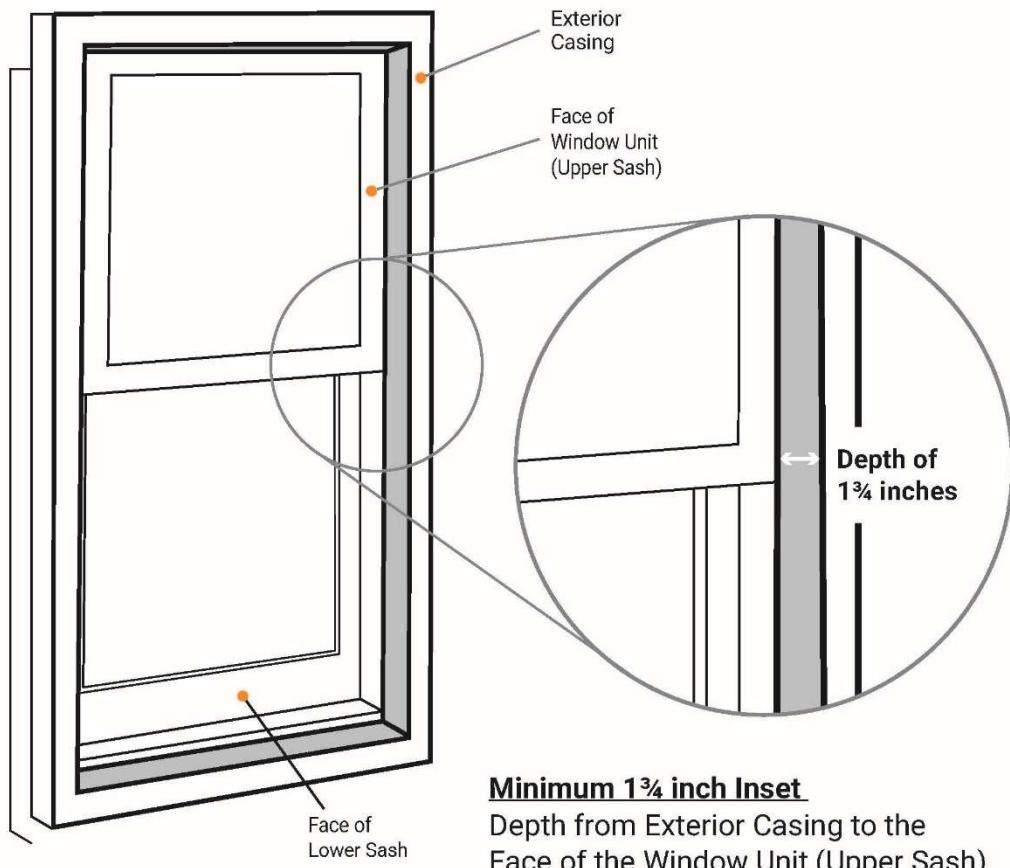
| ID | NOMINAL WIDTH | NOMINAL HEIGHT | TYPE                        | MATERIAL | LITE PATTERN | STATUS | REMARKS                    |
|----|---------------|----------------|-----------------------------|----------|--------------|--------|----------------------------|
| D1 | 3'-0"         | 6'-8"          | 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 |

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A large, semi-transparent watermark reading "DRAFT" in a bold, sans-serif font, oriented diagonally from the bottom-left towards the top-right.



## 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](mailto:historicpreservation@houstontx.gov)