

CERTIFICATE OF APPROPRIATENESS APPLICATION FORM



**PLANNING &
DEVELOPMENT
DEPARTMENT**

PROPERTY

Address 1816 KANE ST, HOUSTON TX 77007
 Historic District / Landmark OLD SIXTH WARD / HISTORIC LANDMARK #CAD# 0052260000003
 Subdivision BAKER WR NSBB ¹⁹⁹⁷ Lot 3 Block 443

DESIGNATION TYPE

- Landmark
- Protected Landmark
- Archaeological Site
- Contributing
- Noncontributing
- Vacant

PROPOSED ACTION

- Alteration or Addition
- Restoration
- New Construction
- Relocation
- Demolition
- Excavation

DOCUMENTS

Application checklist for each proposed action and all applicable documentation listed within are attached

OWNER

Name LARISSA LINDSAY
 Company _____
 Mailing Address 1816 KANE ST
HOUSTON, TX 77007
 Phone 713 540 0551
 Email larissa.lindsay@gmail.com
 Signature *Larissa Lindsay*
 Date 11/19/16

APPLICANT (if other than owner)

Name MARISA JANUSZ
 Company JANUSZ DESIGN
 Mailing Address 2003 KANE ST
HOUSTON, TX 77007
 Phone 713 446 1518
 Email marisa@januszdesign.com
 Signature *Marisa Janusz*
 Date 11/20/16

ACKNOWLEDGEMENT OF RESPONSIBILITY

Requirements: A complete application includes all applicable information requested on checklists to provide a complete and accurate description of existing and proposed conditions. Preliminary review meeting or site visit with staff may be necessary to process the application. Owner contact information and signature is required. Late or incomplete applications will not be considered.

Deed Restrictions: You have verified that the work does not violate applicable deed restrictions.

Public Records: If attached materials are protected by copyright law, you grant the City of Houston, its officers, agencies, departments, and employees, non-exclusive rights to reproduce, distribute and publish copyrighted materials before the Houston Archaeological and Historical Commission, the Planning Commission, City Council, and other City of Houston commissions, agencies, and departments, on a City of Houston website, or other public forum for the purposes of application for a Certificate of Appropriateness or building permit, and other educational and not for profit purposes. You hereby represent that you possess the requisite permission or rights being conveyed here to the City.

Compliance: If granted, you agree to comply with all conditions of the COA. Revisions to approved work require staff review and may require a new application and HAHC approval. Failure to comply with the COA may result in project delays, fines or other penalties.

Planner: _____ Application received: ___/___/___ Application complete: ___/___/___

CERTIFICATE OF APPROPRIATENESS ALTERATION & ADDITON CHECKLIST



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DEVELOPMENT
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Well in advance of the COA application deadline contact staff to discuss your project and, if necessary, to make an appointment to meet with staff for a project consultation.

Complete all applicable items and submit with the COA application form. Staff can assist you in determining what items are required for your scope of work. An incomplete application may cause delays in processing or may be deferred to the next agenda. Application materials must clearly represent current and proposed conditions. Refer to Houston Code of Ordinances, Ch. 33 VII, Sec. 33-241 for approval criteria for alteration, rehabilitation, restoration and additions.

PROPERTY ADDRESS: 1816 KANE STREET, HOUSTON, TX 77007

BUILDING TYPE

- | | |
|---|--|
| <input checked="" type="checkbox"/> single-family residence | <input type="checkbox"/> garage |
| <input type="checkbox"/> multi-family residence | <input type="checkbox"/> carport |
| <input type="checkbox"/> commercial building | <input type="checkbox"/> accessory structure |
| <input type="checkbox"/> mixed use building | <input type="checkbox"/> other |
| <input type="checkbox"/> institutional building | |

ALTERATION TYPE

- | | |
|---|---|
| <input checked="" type="checkbox"/> addition | <input checked="" type="checkbox"/> roof |
| <input checked="" type="checkbox"/> foundation | <input type="checkbox"/> awning or canopy |
| <input checked="" type="checkbox"/> wall siding or cladding | <input type="checkbox"/> commercial sign |
| <input checked="" type="checkbox"/> windows or doors | <input type="checkbox"/> ramp or lift |
| <input type="checkbox"/> porch or balcony | <input type="checkbox"/> other |

WRITTEN DESCRIPTION

- property description, current conditions and any prior alterations or additions
- proposed work; plans to change any exterior features, and/or addition description
- current building material conditions and originality of any materials proposed to be repaired or replaced
- proposed new materials description; attach specification sheets if necessary

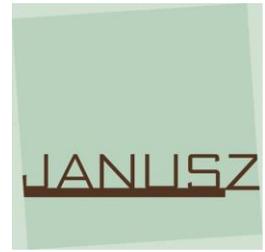
PHOTOGRAPHS label photos with description and location

- elevations of all sides
- detail photos of exterior elements subject to proposed work
- historical photos as evidence for restoration work

DRAWINGS scale like drawings the same; include all dimensions and drawing scale; label with cardinal directions

- | | |
|---|---|
| <input checked="" type="checkbox"/> current site plan | <input checked="" type="checkbox"/> demolition plan <i>NOTED ON A101 & A201</i> |
| <input checked="" type="checkbox"/> proposed site plan | <input checked="" type="checkbox"/> current roof plan |
| <input checked="" type="checkbox"/> current floor plans | <input checked="" type="checkbox"/> proposed roof plan |
| <input checked="" type="checkbox"/> proposed floor plans | <input checked="" type="checkbox"/> current elevations (all sides) |
| <input checked="" type="checkbox"/> current window and door schedule | <input checked="" type="checkbox"/> proposed elevations (all sides) |
| <input checked="" type="checkbox"/> proposed window and door schedule | <input type="checkbox"/> perspective and/or line of sight |

} *LABELLED ON A300-303*



22 November 2016

Owners,
Larissa Lindsay & Stuart Bailey
1816 Kane Street
Houston, TX 77007

Designer,
Janusz Design, LLC
2003 Kane Street
Houston, TX 77007

Following is a Written Description outlining the proposed work being submitted for a Certificate of Appropriateness to the HAHC for the project at the following address, 1816 Kane Street, Houston, TX 77007, a contributing structure and also a City of Houston Historic Landmark in the Old Sixth Ward Historic District:

The original single story historic Folk Victorian was built circa 1888. Named the Beazley-Telschow House, it is a wood frame, L-shaped Victorian with a large Southern exposed front porch. The house was originally composed of the three main rooms plus the Central Hall that allowed access to the front and back porches. The house was split into a duplex around the mid-1950's by the Barbato family, and an additional room and bathrooms were added to the rear, also closing off access to the back from the Central Hall. The home was converted back to a single family dwelling in 1996, and granted City of Houston Historic Landmark status in July 1997. Some notable exterior features are the fish-scale metal shingle roof (all gable faces in front of the main ridge only), original 2 over 2 painted wood windows, working exterior shutters, brick piers, 4-1/4" exposure painted lap siding, and a grand front door with side lights and transoms. Since the Landmark designation, the house has undergone restorations including rebuilding the front porch including new round Doric porch columns, a porch railing with turned posts, removal of duplex entry doors and replacing with original windows still onsite, and the addition of the "Rising Sun" gable ornament.

The existing house has approximately **1,464 conditioned square feet** of living space and approximately 230 square feet of covered front porch. The proposed plan is to cover new and existing square footage in the back of the house with two side-by-side gables (both lower than the main ridge of the existing house), and extend the Central Hall with access to the new back porch (uncovered).

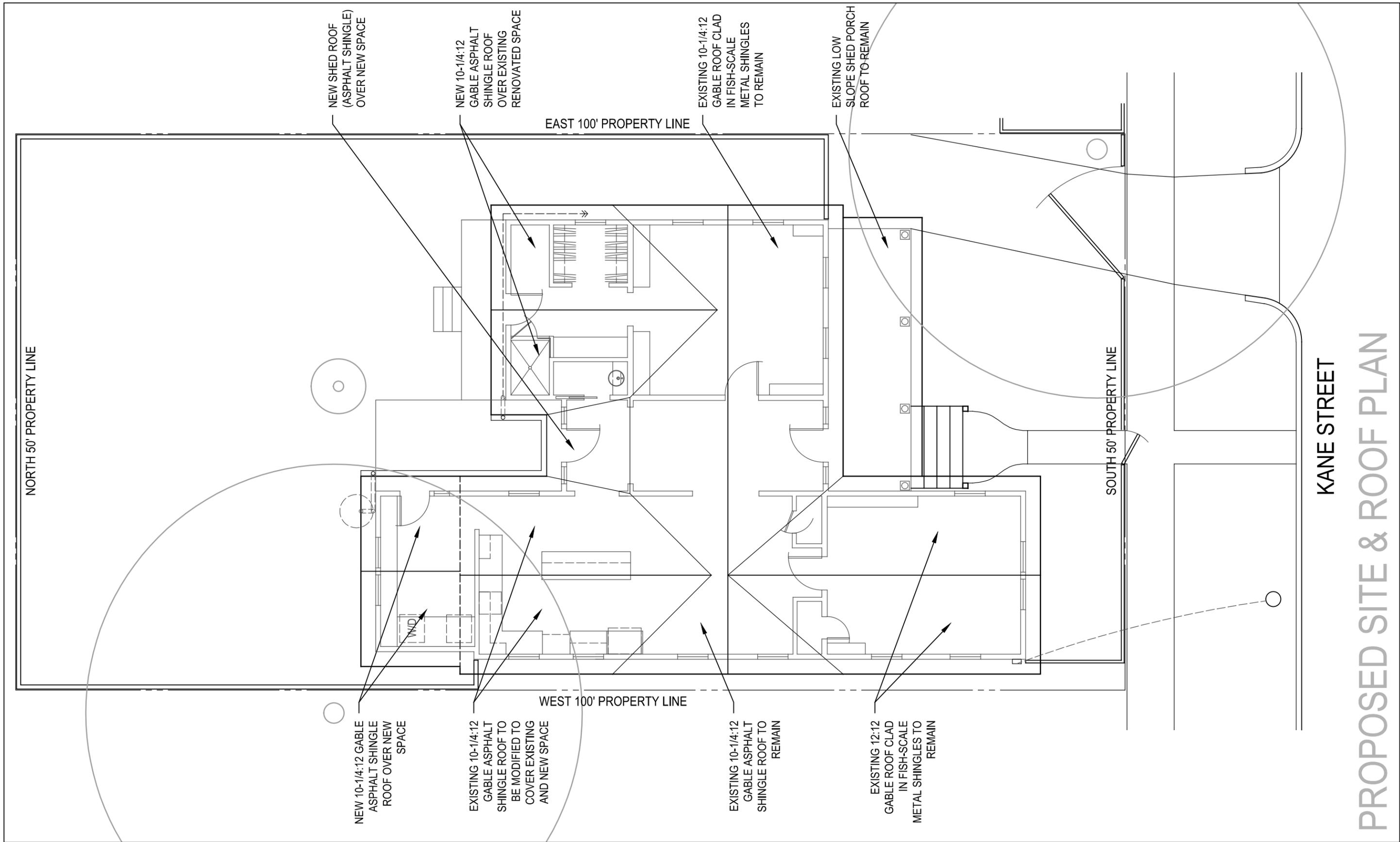
At the existing Bath/ Utility rooms, the proposed plan is to remove the existing long shed (to reveal the original gable trim and eave return at the main house gable), and build a new gable roof over this square footage with trim details to match existing. The existing window is to be replaced with a large double hung, 2 over 2 wood window to match existing, and to add a transom over the existing door frame (new door in opening to be provided). The other Bath will be removed, and in its place a new Central Hall extension will be provided for visual and physical access to the back porch. The Kitchen interior will be renovated as well as removing the wall between the current Kitchen and Living Room, to

create a larger open space. One existing Kitchen window will be removed and relocated directly across the room from the remaining window, for visual access to the back porch. The proposal includes additional square footage behind the Kitchen for a Mudroom. This space will be covered by a matching gable, with matching trim details. To meet city side yard setback requirements, this will be offset from the existing Kitchen west wall by 8-1/4", leaving in place the existing gable eave trim and corner quarter round trim. Two Mudroom windows facing the back yard will be installed in sizes and profile to match the existing Kitchen windows. The total conditioned square footage will increase to **1,550 conditioned square feet**.

The house sits on a 50' x 100' lot, with the front facing south. The front of the house sits 8'-9" off the front property line. The proposed addition is located 58'-8" off the front property line, 3'-6" off the side property line, and 32'-6" off the rear property line. The height of the existing eave is approximately 13'-5" above grade, as will be the heights of both new eaves at the rear gables.

This proposed addition conforms to the Code of Ordinances, Chapter 33, Article VII, Historic Preservation in the following sections.

- Chapter 22-241 (a) 1-11: All in conformance
- Chapter 33-241.1, (a) 1: All in conformance
- Chapter 33-241.1, (a) 2-3: Not applicable
- Chapter 33-241.1, (b) 1-3: Not applicable
- Chapter 33-241.1, (c) 1, 2b, 3: All in conformance



PROPOSED SITE & ROOF PLAN

KANE STREET

PROPOSED SITE AND ROOF PLAN
SCALE 1/8" = 1'-0"

A100

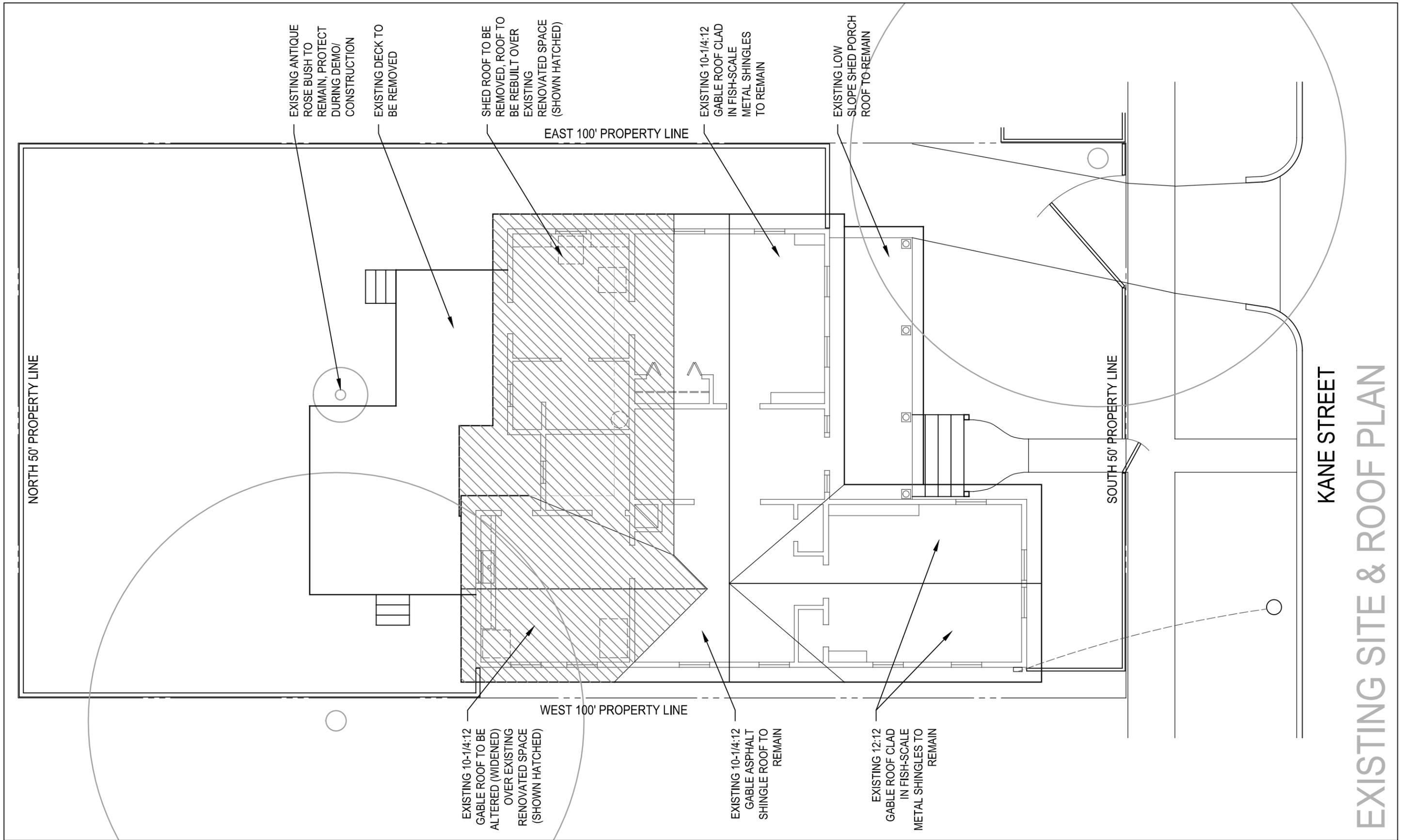
LINDSAY-BAILEY RESIDENCE 1816 Kane Street Houston, Texas 77007



JANUSZ design www.januszdesign.com
2003 Kane Street Houston, Texas 77007 tel 713.426.3640 cell 713.446.1518

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A100



EXISTING SITE & ROOF PLAN

A101

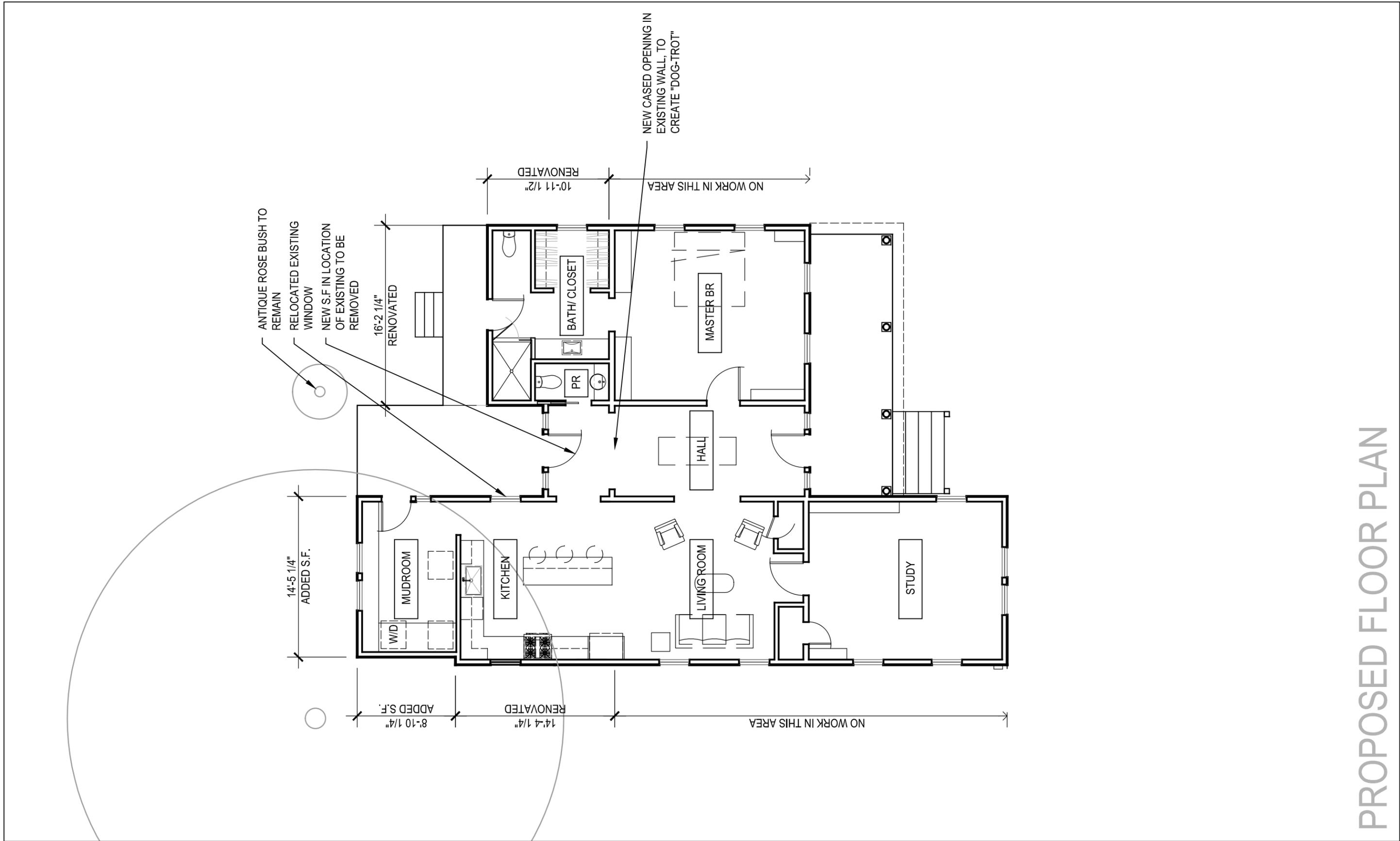
EXISTING SITE AND ROOF PLAN
SCALE 1/8" = 1'-0"

A101 **LINDSAY-BAILEY RESIDENCE** 1816 Kane Street Houston, Texas 77007



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PROPOSED FLOOR PLAN

PROPOSED FLOOR PLAN
SCALE 1/8" = 1'-0"

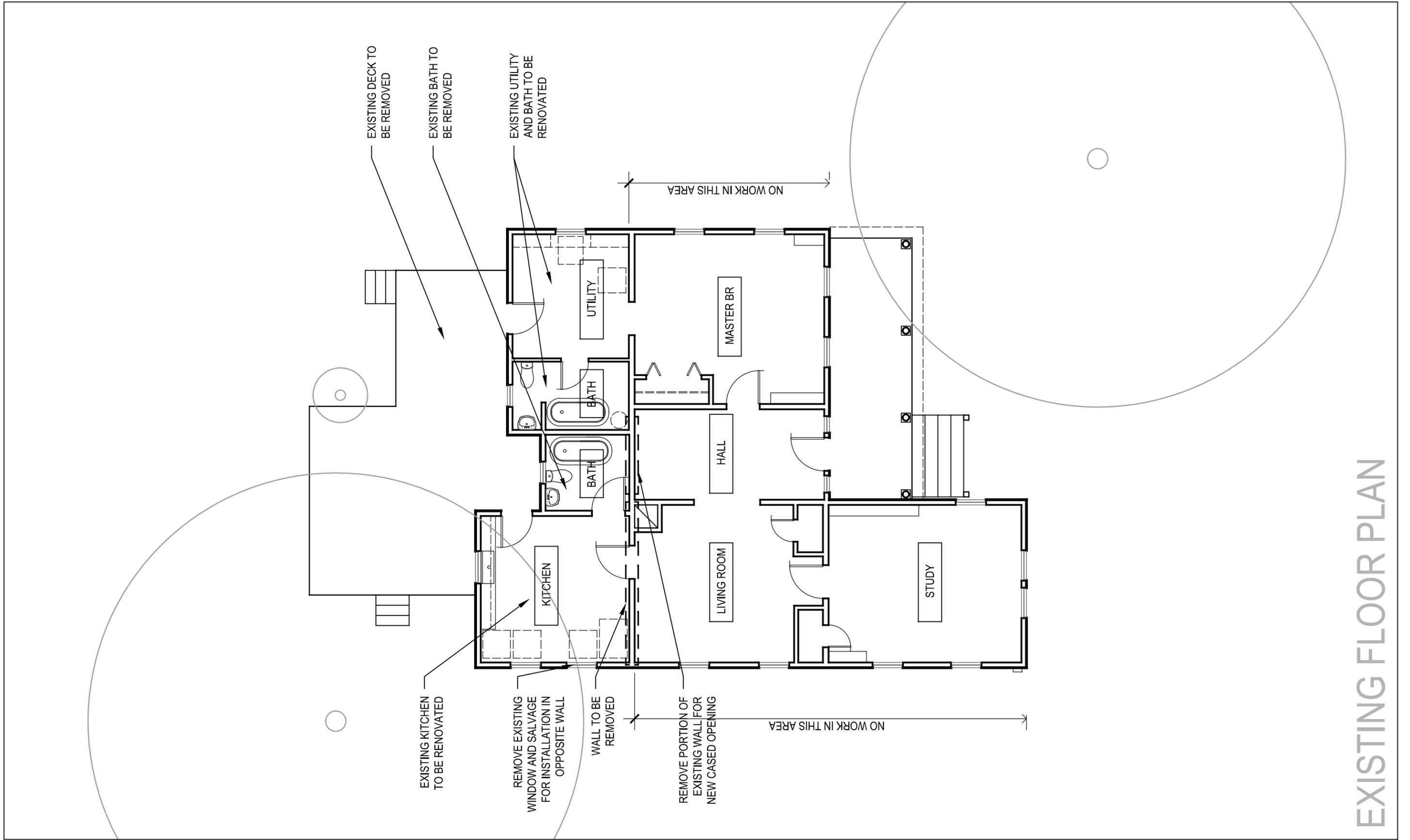
A200 LINDSAY-BAILEY RESIDENCE 1816 Kane Street Houston, Texas 77007



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A200



EXISTING FLOOR PLAN

A201

EXISTING FLOOR PLAN
SCALE 1/8" = 1'-0"

A201 LINDSAY-BAILEY RESIDENCE 1816 Kane Street Houston, Texas 77007



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ALL EXISTING MATERIALS TO REMAIN AT SOUTH FACE (FRONT) OF HOUSE

PROPOSED

"RISING SUN" GABLE ORNAMENT ADDED POST-1997

PAINTED LAP SIDING, WITH 4-1/4" EXPOSURE

5/4 WINDOW, DOOR AND CORNER BOARD TRIM

22'-7 3/4" ± TO EXISTING RIDGE FROM GRADE

BRICK PIER FOUNDATION



FISH-SCALE METAL SHINGLE ROOF

33" x 80-3/4" 2 OVER 2 DOUBLE HUNG WOOD WINDOW, PAINTED (TYPICAL)

OPERABLE WOOD SHUTTERS, PAINTED (TYPICAL)

REPLACED COLUMNS, PORCH RAILING WITH CoFA POST-1997

EXISTING

A300 SOUTH ELEVATION (FRONT)

SOUTH ELEVATION (FRONT)
SCALE 1/8" = 1'-0"

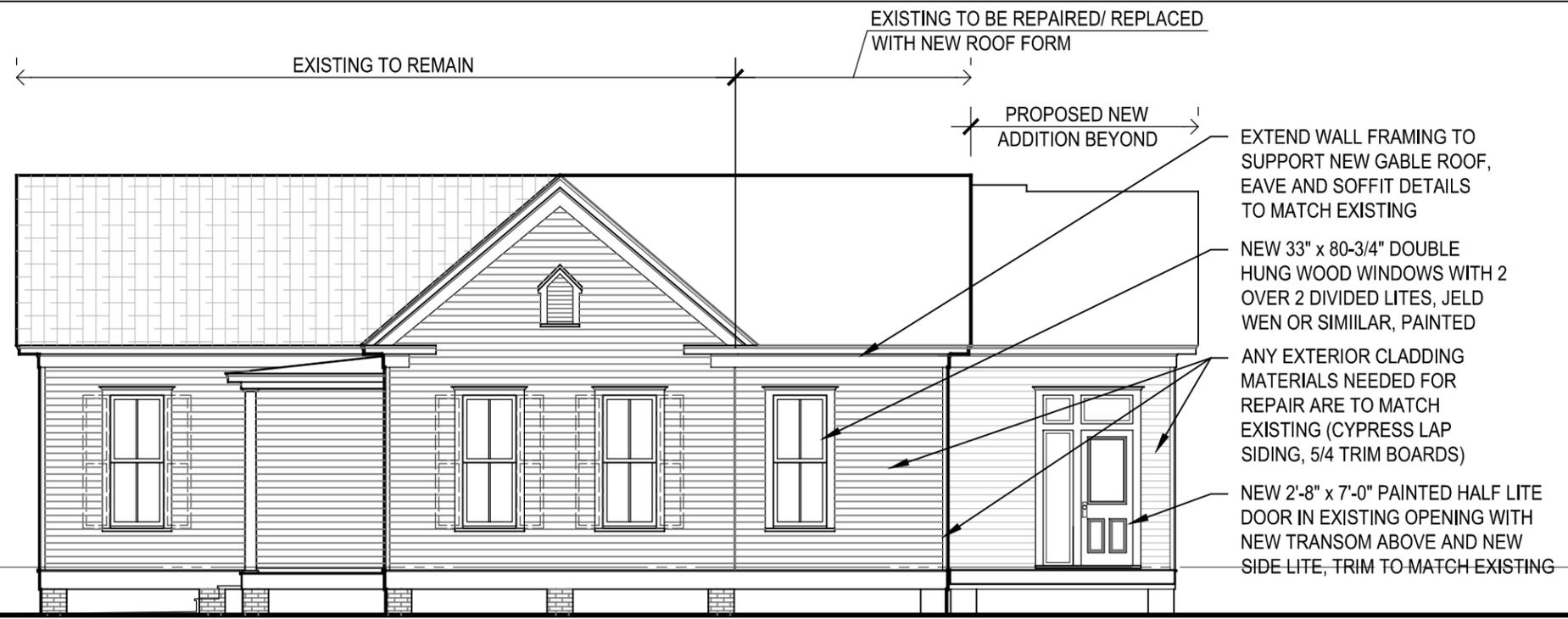
A300

LINDSAY-BAILEY RESIDENCE 1816 Kane Street Houston, Texas 77007

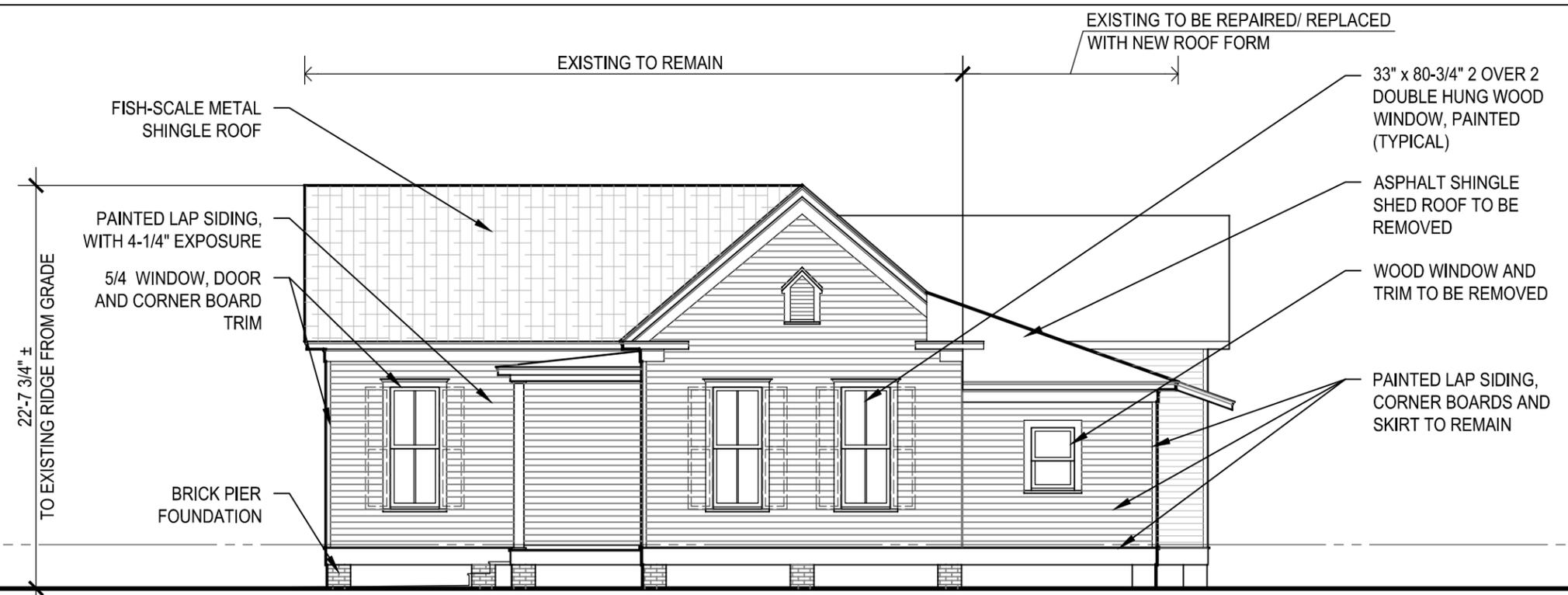
JANUSZ design
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A300



PROPOSED



EXISTING

A301 EAST ELEVATION (SIDE)

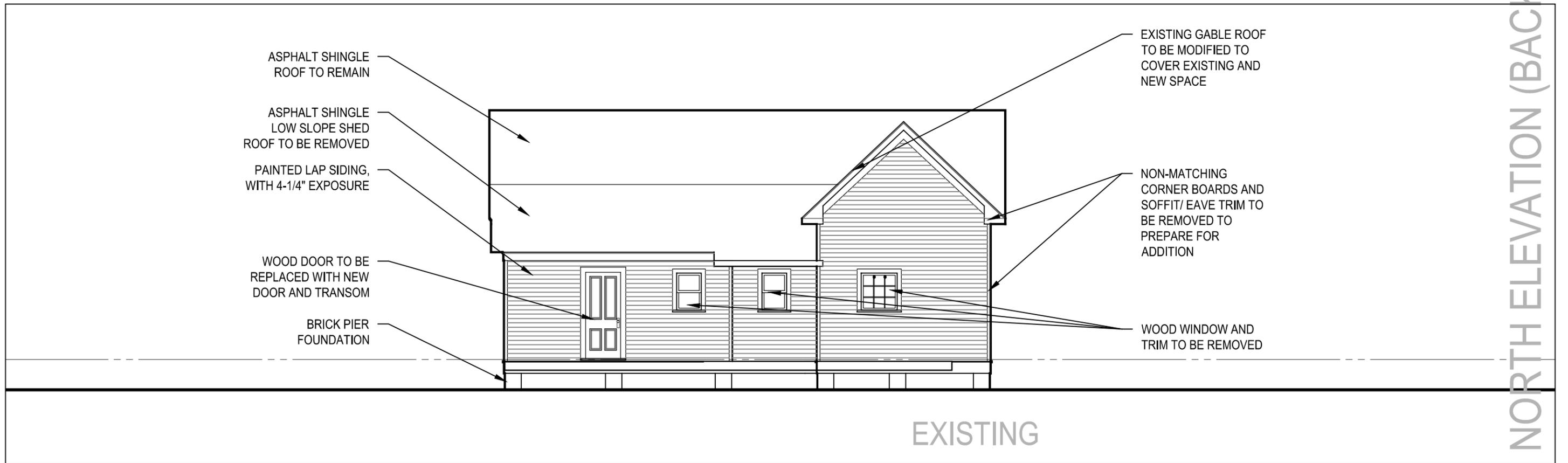
EAST ELEVATION (SIDE)
SCALE 1/8" = 1'-0"

A301 LINDSAY-BAILEY RESIDENCE 1816 Kane Street Houston, Texas 77007

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A301



NORTH ELEVATION (BACK)

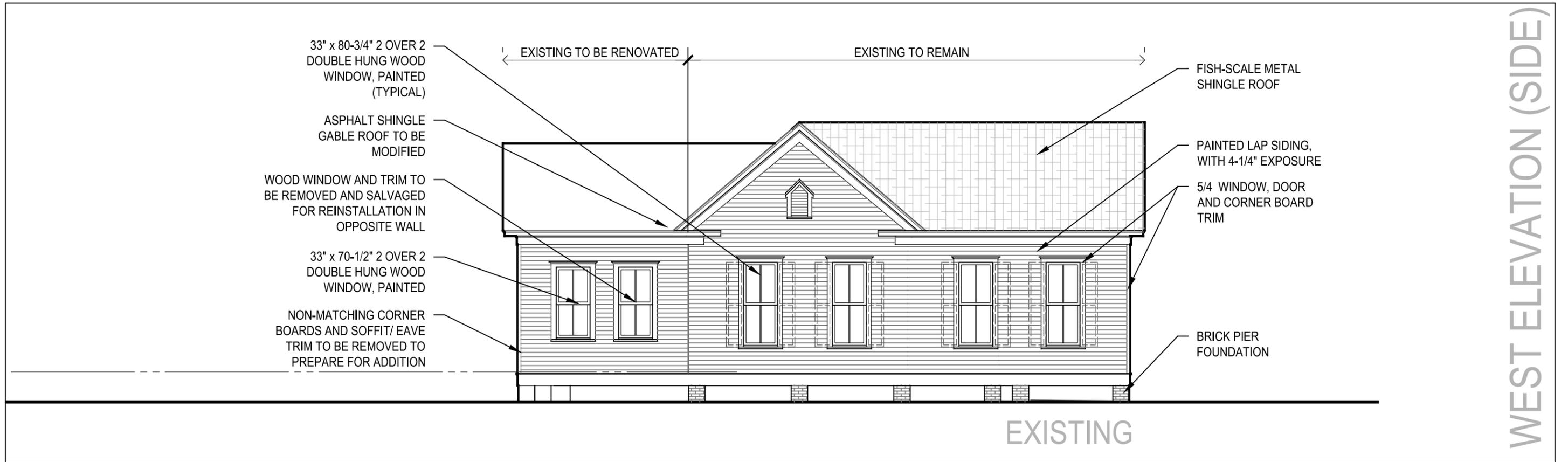
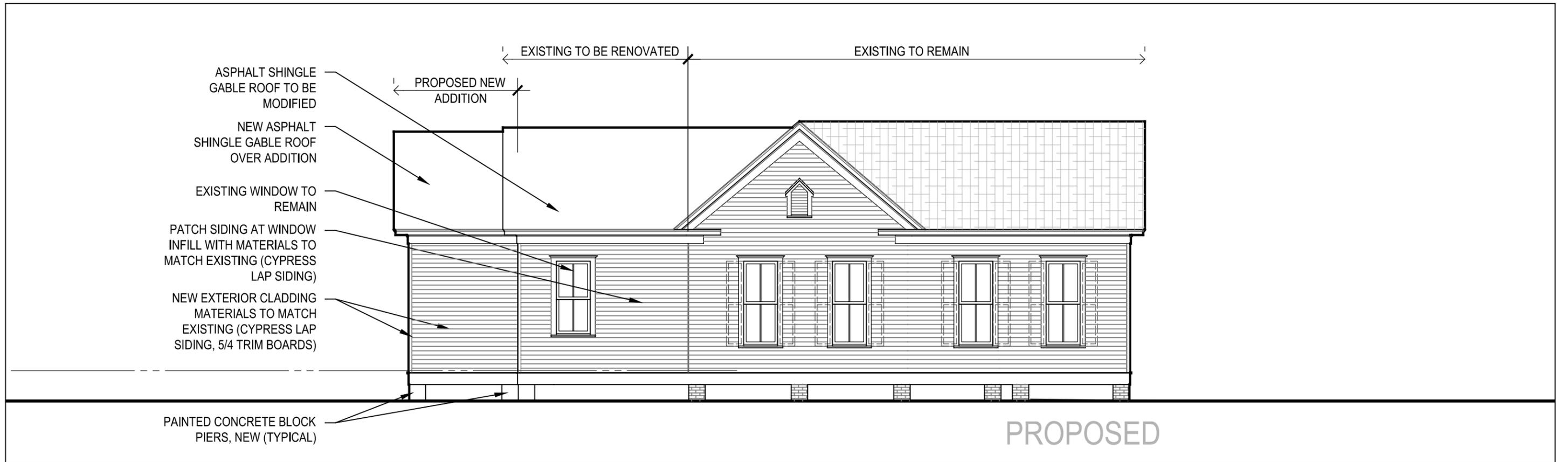
NORTH ELEVATION (BACK)
SCALE 1/8" = 1'-0"

A302 LINDSAY-BAILEY RESIDENCE 1816 Kane Street Houston, Texas 77007

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A302



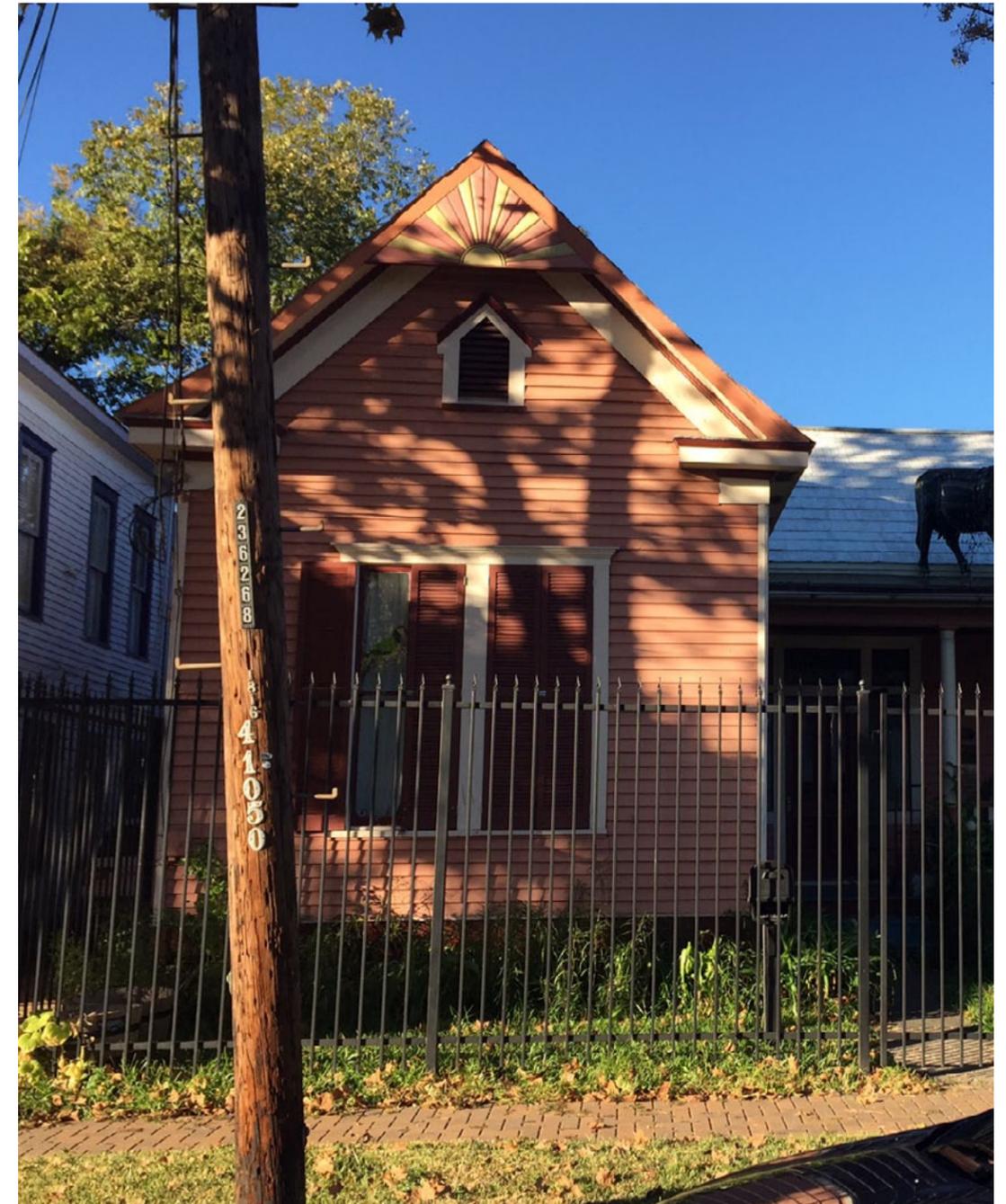
WEST ELEVATION (SIDE)

WEST ELEVATION (SIDE) SCALE 1/8" = 1'-0"	A303	LINDSAY-BAILEY RESIDENCE 1816 Kane Street Houston, Texas 77007	<table border="1"> <thead> <tr> <th>NO.</th> <th>ISSUE</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td>FOR CERTIFICATE OF APPROPRIATENESS APPLICATION</td> <td>11/22/16</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	ISSUE	DATE		FOR CERTIFICATE OF APPROPRIATENESS APPLICATION	11/22/16										A303
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View from Kane Street of South Elevation (front)

No alterations to occur at front face, all existing materials to remain.



View from Kane Street of South Elevation (front)



View from Kane Street looking North at East Elevation



View from backyard looking South at East Elevation

Detail of shed roof at mid-1950's addition, to be removed to reveal the original gable trim and eave return at the main house gable. Shed to be replaced by new gable roof to match original 1888 trim details (See A301).



View from Kane Street looking North at West Elevation



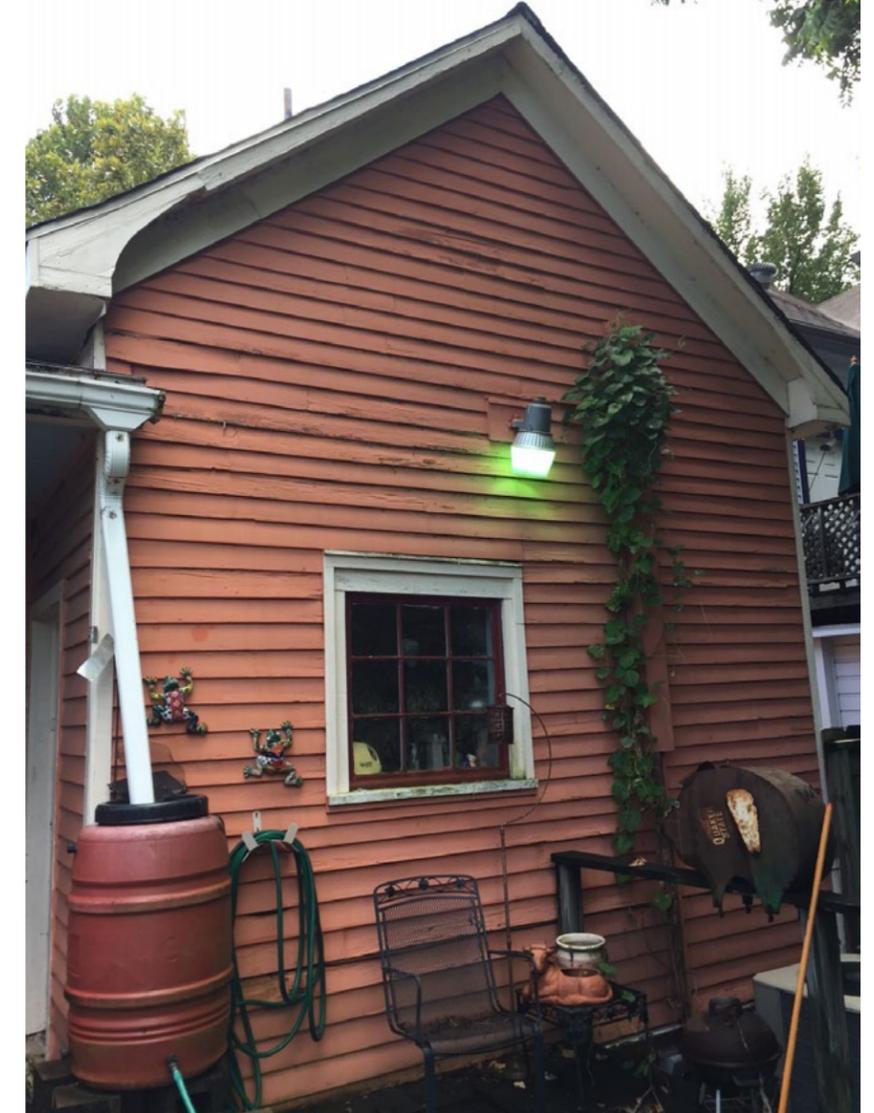
View from backyard looking South at West Elevation

Detail of corner at proposed mudroom addition. Addition to be offset to meet side yard setback requirements, preserving existing gable eave trim and corner quarter round trim (See A302).



View from backyard of North Elevation (back)

See A302, South Elevation Drawings for proposed scope of modifications at back face.



View from backyard of North Elevation detail (back)

Current photographs of 1816 Kane Street