

1810 Kane Street Improvements

- Purchased in mid-2017 and a major restoration in 2018
- General Contractor was FW Heritage builders, a firm with considerable experience and expertise renovating historic homes in Houston
- The renovation was a “down to the studs” of the 1890s vintage 1380 Sq ft home combined with an addition of 670 Sq ft
- Addition included a master bedroom & bath, a 4th bedroom, laundry room and ½ bath to the rear of existing structure
- Renovation was completed in March of 2019 and final size of the home is 2050 Sq ft.
- All changes were approved by the Houston Historic Preservation Office (May 2023)

Included in the renovation scope were:

- New plumbing and electrical throughout entire home
- New foundation structures under entire home
- New roof on entire structure
- Gutters with French drains around entire home to the street
- New built in Bosch kitchen appliances, washer and dryer
- Tankless hot water heater
- Custom window blinds throughout house
- Landscaping and back yard fencing by Thompson and Hanson
- Sprinkler System by Hall
- New two AC /Furnace units – one for new addition was installed in early 2019 and the second unit that cools the front of the house was replaced in April 2024. Both AC units are serviced 2x per year by Air Ton.

Special touches to the interior of the home include:

- Legrand electrical outlets and switch plates
- Fabrication of 2 custom stained-glass windows by Houston Heights Stained Glass company using old glass

- Reproduction of new gingerbread trim across front porch based off original trim pieces found in the house during renovation
- Three gas lantern lights with automatic igniters
- Where possible, the existing shiplap and bead board were retained in the front of the house along with existing interiors doors and transoms

Following the initial construction project additional improvements included:

- Artificial turf installed and front fencing in Jan 2022
- Fifteen new architecturally correct double pane windows were installed in front part of home. Approved by Houston Historic Preservation Office in June 2022. These new windows replaced all remaining old windows that could no longer be repaired.
- Exterior of home repainted in June 2022
- Porches painted Sept 2025

Historic Tax Exemption:

- 1810 Kane Street was granted a Historic Tax exemption, approved Dec 2022, of \$197,475. This exemption is valid for 15 yrs and is transferrable. The tax exemption amount represents all allowed cost of renovation to the original structure and does not include any costs allocated to the addition. This determination was made By the City of Houston after a lengthy approval process.

Utility Costs:

- Electricity cost has averaged ~\$190/month, over the past 12 months
- Natural Gas cost has averaged ~\$75/month, over the past 12 months