

CERTIFICATE OF APPROPRIATENESS

Application Date: September 16, 2022

Applicant: Jimmy Shaw, owner

Property: 2119 Kane (710 Hemphill St.) home and 2-story garage apartment

Significance: Contributing box house circa 1890 and garage apartment

Proposal: Alteration – alteration

Applicant removed siding and began siding with textured cementitious siding without permit or COA

House was previously resided, and the wood had deteriorated in some places.

See attached 311 report for images

Public Comment: No public comment received.

Civic Association Comment: None received

Recommendation: Denial - does not satisfy criteria and Issuance of COR to re clad with smooth cementitious siding with a 5” lap

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

- (1) The proposed activity must retain and preserve the historical character of the property;
(2) The proposed activity must contribute to the continued availability of the property for a contemporary use;
(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;
(4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
(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;
(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;
(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;
(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;
(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;
(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
(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.



Building Classification

- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO



Figure 1- 2012



Figure 2 - Prior to current work-was residing previously with wood







2119 KANE ST 1ST NOTICE

Investigation

Inspector I43

Date:9/13/2022





CITY OF HOUSTON CODE ENFORCEMENT

Planning and Development Services Division
Public Works and Engineering Department

**DO NOT REMOVE THIS NOTICE
STOP ALL UNPERMITTED WORK**

Address: 2119 Kane St

AS PER SECTION 114.1 OF THE CITY OF HOUSTON BUILDING CODE: IT SHALL BE UNLAWFUL FOR ANY PERSON, FIRM OR CORPORATION TO ERECT, CONSTRUCT, ALTER, EXTEND, REPAIR, MOVE, REMOVE, DEMOLISH OR OCCUPY ANY BUILDING, STRUCTURE OR EQUIPMENT REGULATED BY THIS CODE, OR CAUSE SAME TO BE DONE, IN CONFLICT WITH OR IN VIOLATION OF ANY OF THE PROVISIONS OF THIS CODE. #22091758

NOTICE OF UNPERMITTED WORK

Obtain required Residential repair permit. Also Contact Historical Preservation District to obtain Certificate of Appropriateness before repairs

1ST NOTICE TO OBTAIN BUILDING PERMITS AND INSPECTIONS. FAILURE TO COMPLY MAY RESULT IN CITATIONS BEING ISSUED WITH A MINIMUM FINE OF \$500.00 TO \$2,000.00 PER INCIDENT.

De acuerdo con la sección 114.1 del código de edificación de la Ciudad de Houston: Será ilegal para cualquier persona, firma o corporación erigir, construir, alterar, ampliar, reparar, mover, quitar, demoler, o ocupar cualquier estructura o equipo de un edificio regulado(a) por este código, o causar que lo mismo sea hecho, en conflicto con o en violación de cualquiera de las provisiones de este código.

Este es un aviso para obtener permisos de edificación (construcción) e inspecciones. El incumplimiento puede resultar en multas mínimas de \$500 a \$2000 por incidente.

HABITABILITY INVESTIGATIONS: 832-394-8841

INSPECTOR ID

243

INITIAL

DS DATE 9-14-20



homeGUA
powered by DX
oxep.com

Builders
FirstSource

Builders
FirstSource

Builders
FirstSource

homeGUA
powered by DX
oxep.com

homeGUA
powered by DX
oxep.com

2119

Builders
FirstSource

Builders
FirstSource



City of Houston
 Building Code Enforcement
 Houston Public Works
 Houston Permitting Center

DO NOT REMOVE

Address: 2119 FANE

Project #: _____ Insp Type _____

Inspection reveals the following items DO NOT comply with the City of Houston Building Code.

CONTACT HISTORIC
 PRESERVATION OFFICE
 832 393 6556. NEED
 INSTALL ORIGINAL SIGNS
 & Pull PERMITS

- Building 832-394-8840
- Mechanical 832-394-8850
- Electrical 832-394-8860
- Other _____
- Plumbing 832-394-8870
- Occupancy 832-394-8880
- Signs 832-394-8890

INSPECTOR ID 317 INITIAL DP DATE 9/13/22



 **Builders**
FirstSource

GUARD home**GUARD**

housewrap by **OX**

oxep.com
Building Products
911961
ES AC38

 **oxep.com**
HomeGuard Building Products
Control Number: 5011961
Certified To: ICC-ES AC38
CORR-1092

 **Builders**
FirstSource

INSULPURE
R-13K
Kraft Faced Batts
Certified
3 1/2" thick
15' x 93" (nominal)
13' x 93" (nominal)
125.94 sq. ft. (nominal)
13' x 93" (nominal)
125.94 sq. ft. (nominal)

 **ASTRUS**



 **Builders**
FirstSource

homeGUARD

homeGUARD

housewrap by **OX**

oxep.com

HomeGuard Building Products
Control Number: 5011961
Certified To: ICC-ES AC308



oxep.com

HomeGuard Build
Control Number: 5011961
Certified To: ICC-ES AC308







oxep.com
HomeGuard Building Products
Control Number: 5011961
Certified To: ICC-ES AC308

ing Products
2961
AC38

Intertek Control Number: 5011961
CCRR-1092 Certified To: ICC-ES AC38

 **Builders**
FirstSource

 **Builders**
FirstSource

 **B**
F





FirstSource

home**GUARD**
housewrap by **OX**

oxep.com
HomeGuard Building Products
Intertek CCR-1092
Control Number: 5011961
Certified To: ICC-ES AC308

Builders
FirstSource







