

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** August 6, 2014

**Applicant:** Hank Clepper, owner

**Property:** 107 North Street, Lot 6, OSCEOLA Subdivision. The property includes a historic 1,036 square foot, one-story wood frame single-family residence situated on a 5,000 square foot (50' x 100') interior lot.

**Significance:** Contributing Bungalow residence, constructed circa 1924, located in the Germantown Historic District.

**Proposal:** Alteration – The HAHC approved a rear two-story addition at the April 24, 2014 meeting. The applicant was red tagged on July 17, 2014 that required that the foundation be raised no more than 8", to correct wood to ground contact. The 8" foundation height has resulted in the foundation sill making contact with the ground in numerous spots and has caused damage and deterioration to existing structural members. The applicant is applying for a retroactive COA to raise the 8" foundation by one block to 16".

See enclosed application materials and detailed project description on p. 6-28 for further details.

**Public Comment:** No public comment received.

**Civic Association:** No comment received.

**Recommendation:** Approval

**HAHC Action:** Approved

**CERTIFICATE OF APPROPRIATENESS**

**Basis for Issuance:** HAHC Approval  
**Effective:** August 28, 2014



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

COA valid for one year from effective date. COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved project scope may require a new COA.

**APPROVAL CRITERIA****ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS**

Sec. 33-241(a): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark or protected landmark, (ii) any building, structure or object that is contributing to an historic district, or (iii) any building, structure or object that is part of an archaeological site, upon finding that the application satisfies the following criteria, as applicable:

**S D NA****S - satisfies D - does not satisfy NA - not applicable**

- | <b>S</b>                            | <b>D</b>                 | <b>NA</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 missing 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 or cultural material and must be compatible with the size, scale, material and character of the property and the area in which it is located;   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (10) The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s);  |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | (11) The proposed activity will comply with any applicable deed restrictions.   |

**GERMANTOWN DESIGN GUIDELINES**

- |                                     |                          |                          |   |
|-------------------------------------|--------------------------|--------------------------|---|
| <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  
GERMANTOWN HISTORIC DISTRICT

Building Classification

- Contributing
- Non-Contributing
- Park



INVENTORY PHOTO



**NEIGHBORING PROPERTIES**



*111 North Street – Contributing – 1924 (neighbor)*



*119 North Street – Contributing – 1924 (North St Blockface)*



*121 North Street – Contributing – 1930 (North St Blockface)*



*114 North Street – Noncontributing – 1980 (across street)*



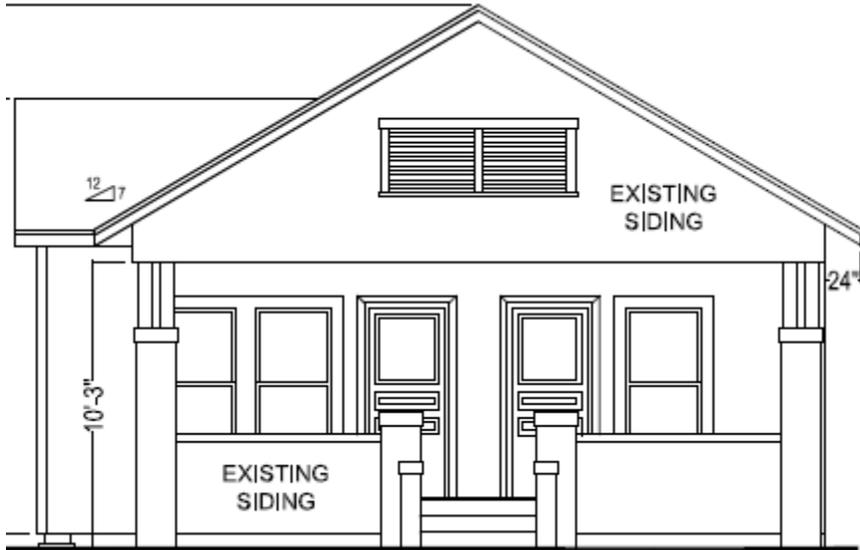
*116 North Street – Noncontributing – 1930 (across street)*



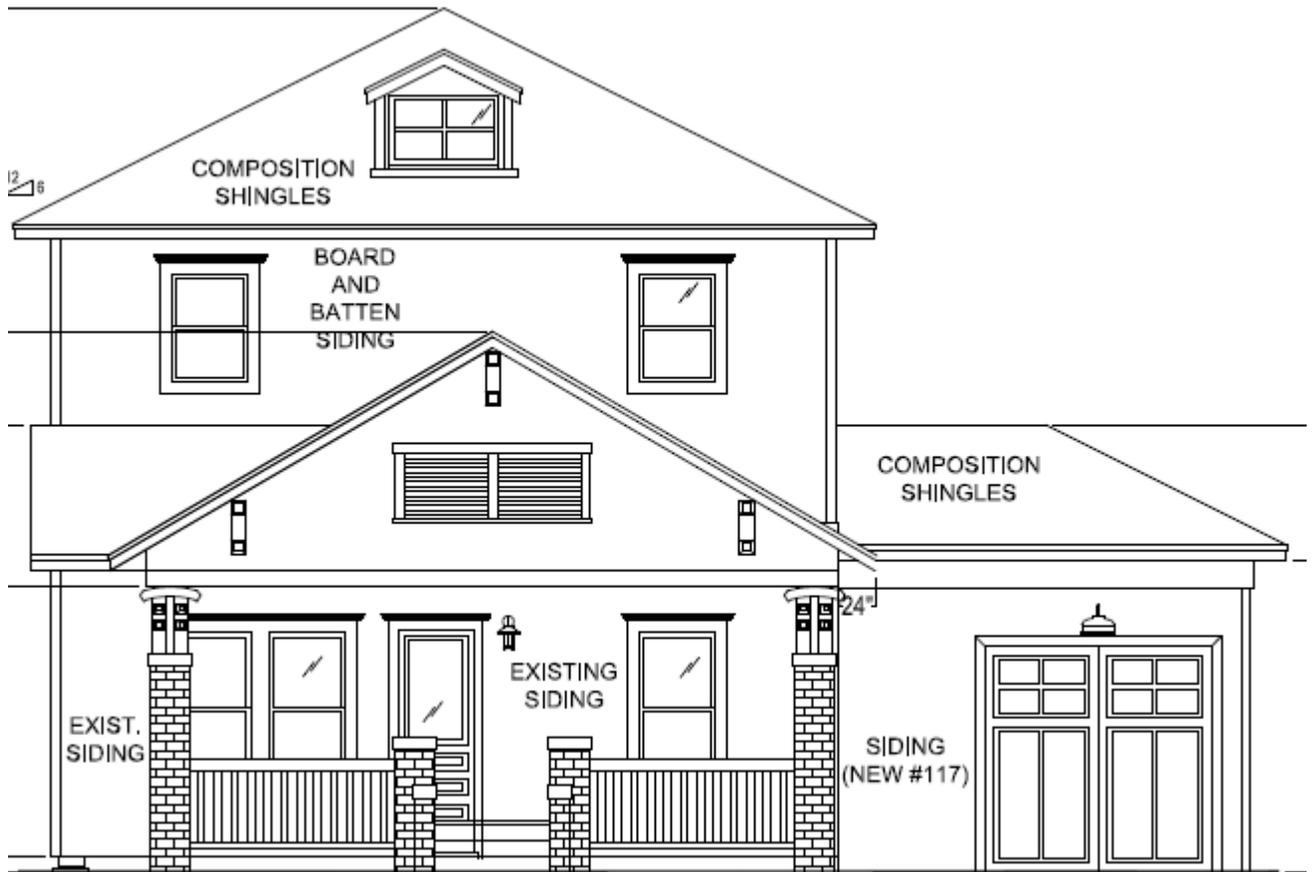
*118 North Street – Contributing – 1915 (across street)*

**SOUTH ELEVATION – FRONT FACING NORTH STREET**

EXISTING

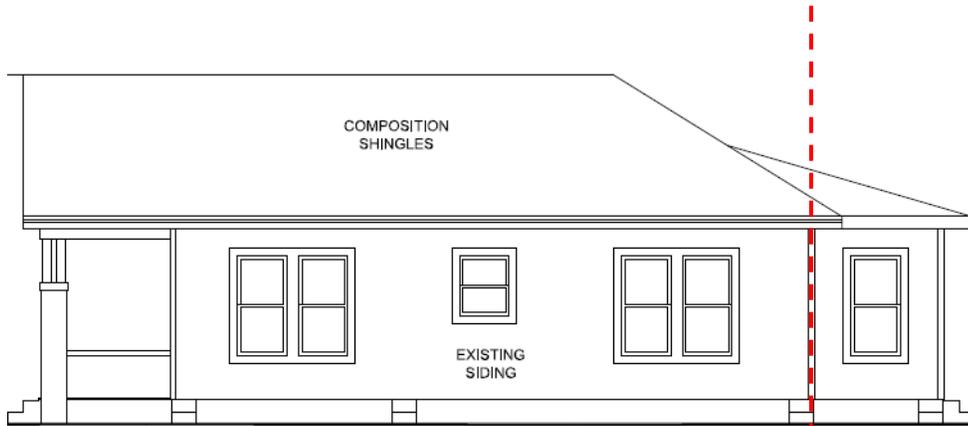


APPROVED – 4/24/14

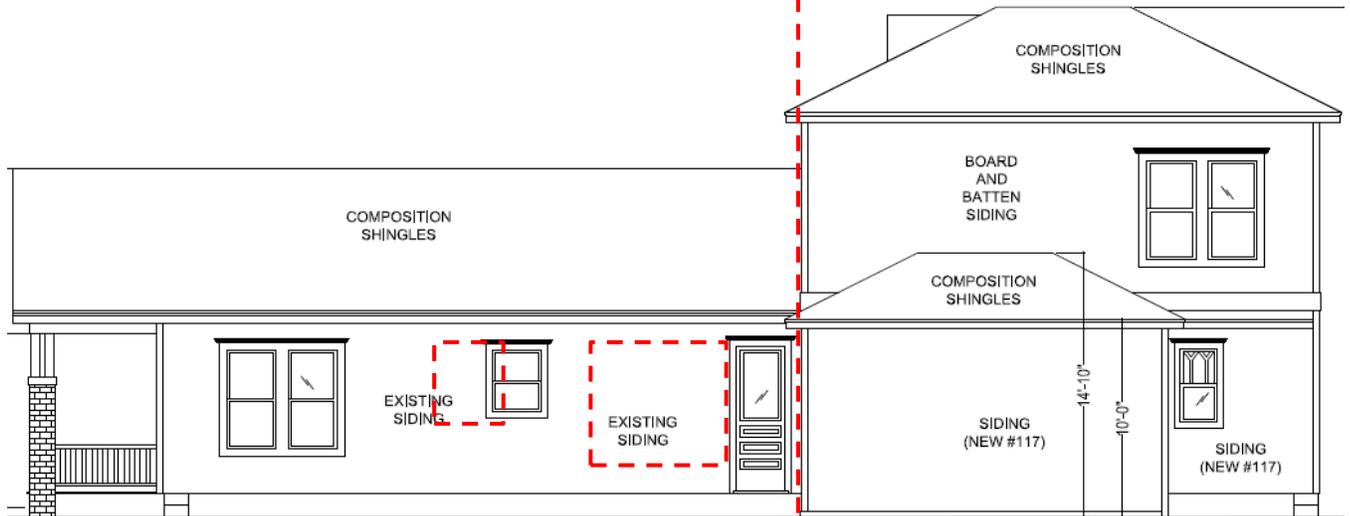


**EAST SIDE ELEVATION**

EXISTING



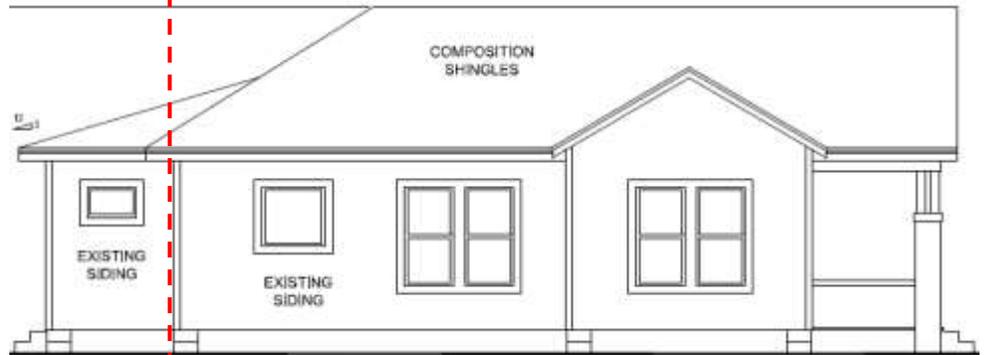
APPROVED - 4/24/14



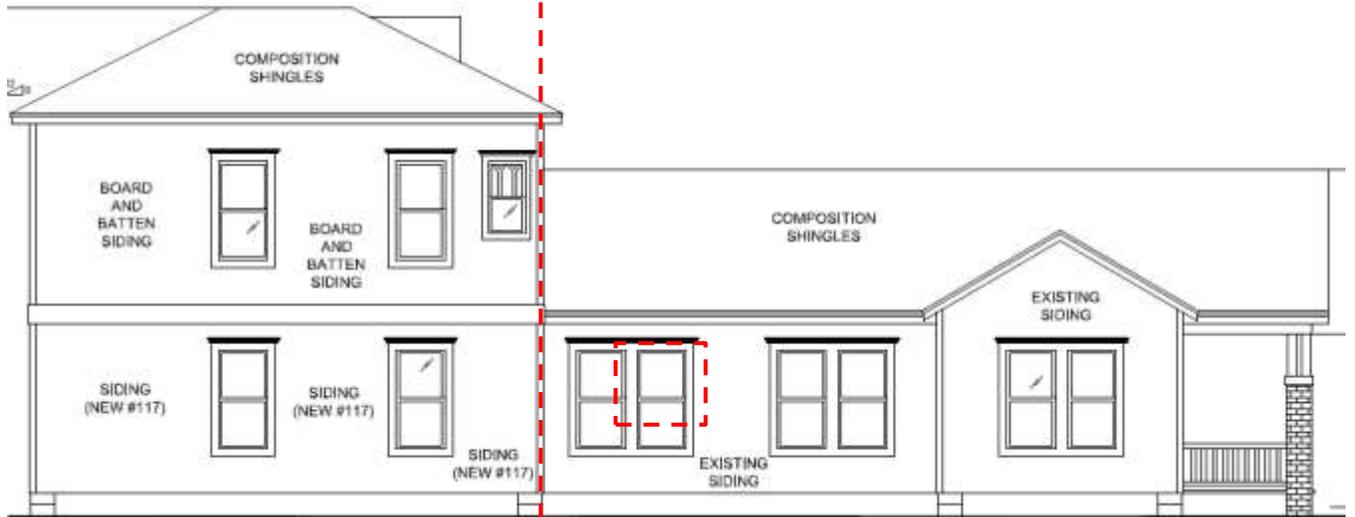
ORIGINAL REAR WALL | START OF ADDITION

**WEST SIDE ELEVATION**

EXISTING



APPROVED - 4/24/14

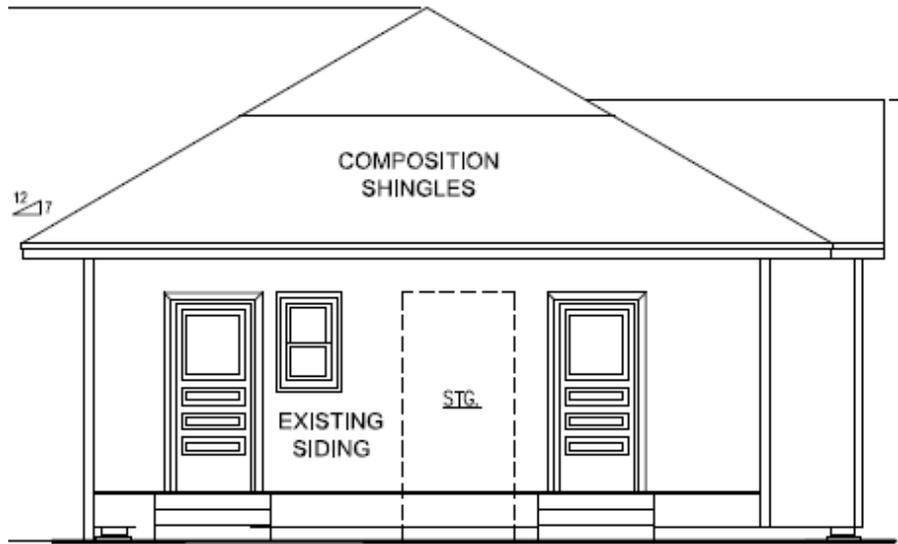


START OF ADDITION

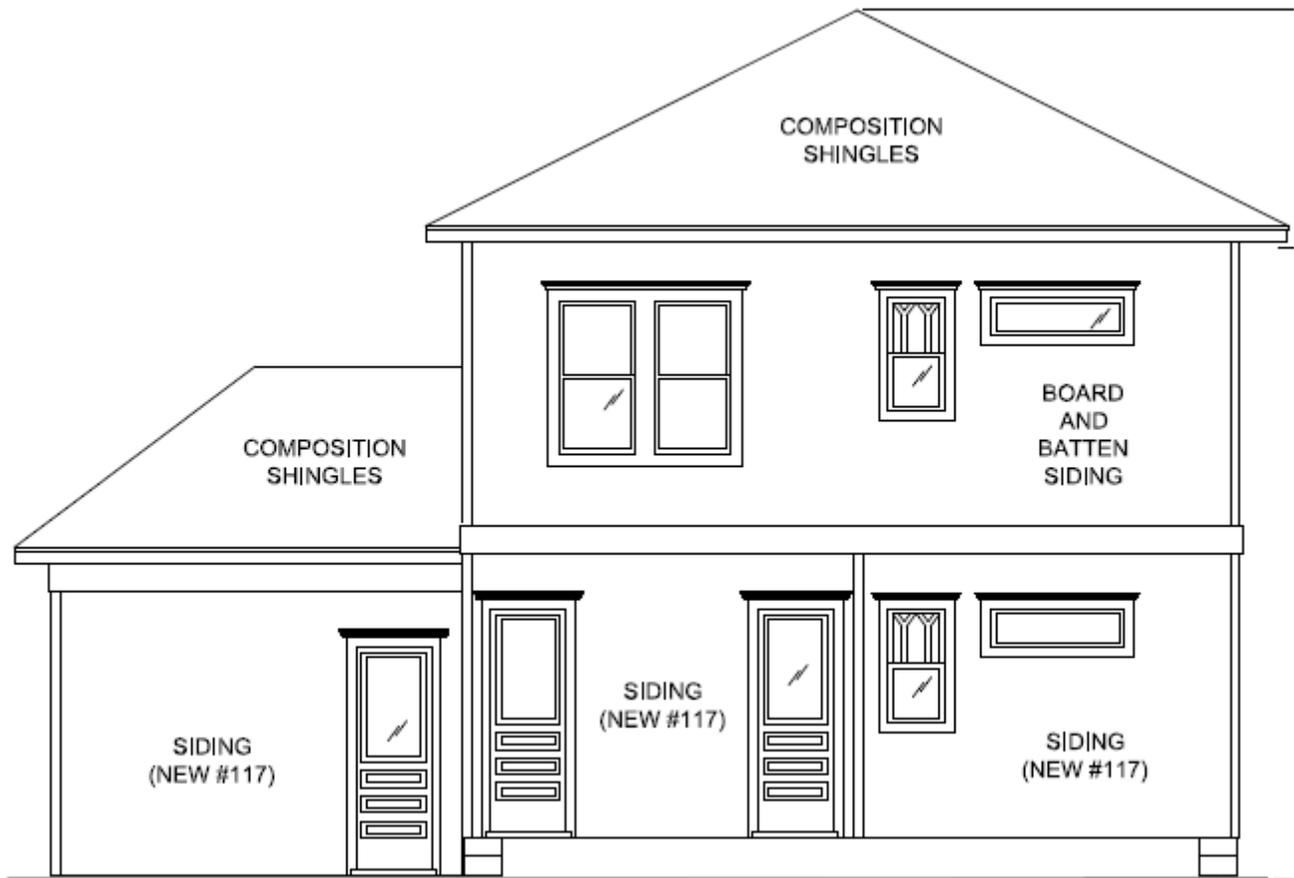
ORIGINAL REAR WALL

**NORTH (REAR) ELEVATION**

EXISTING



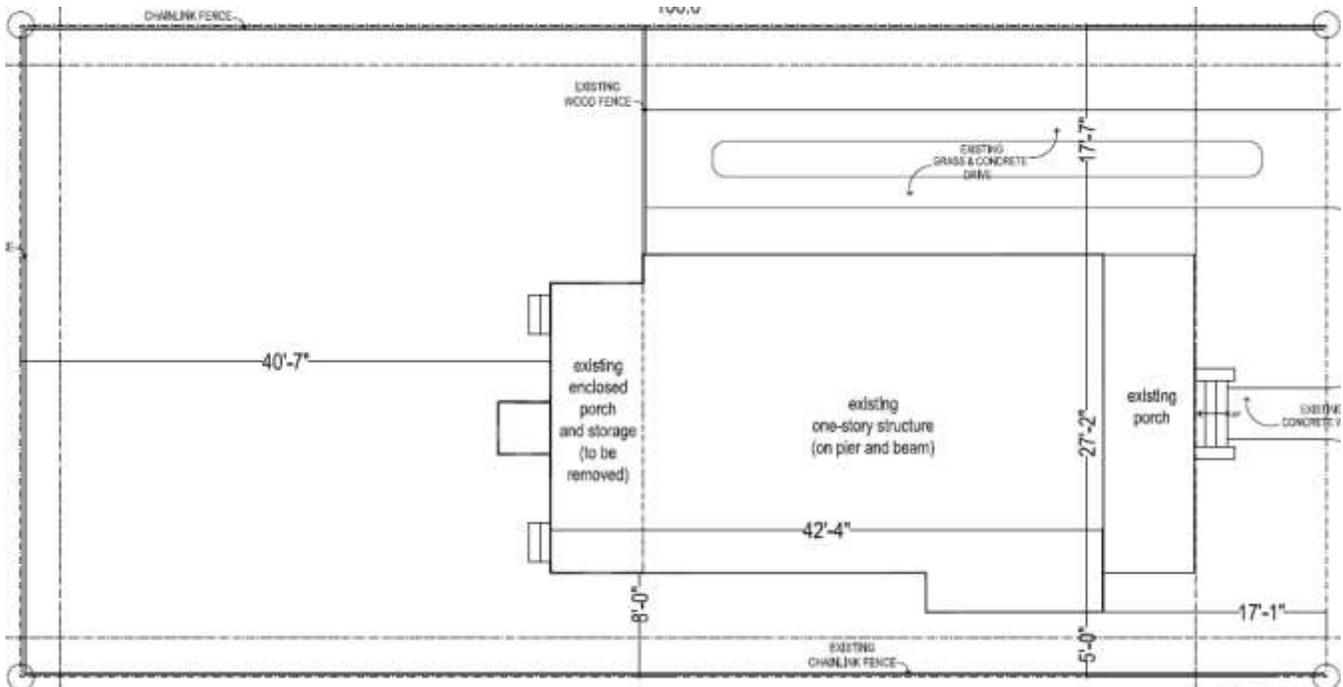
APPROVED - 4/24/14





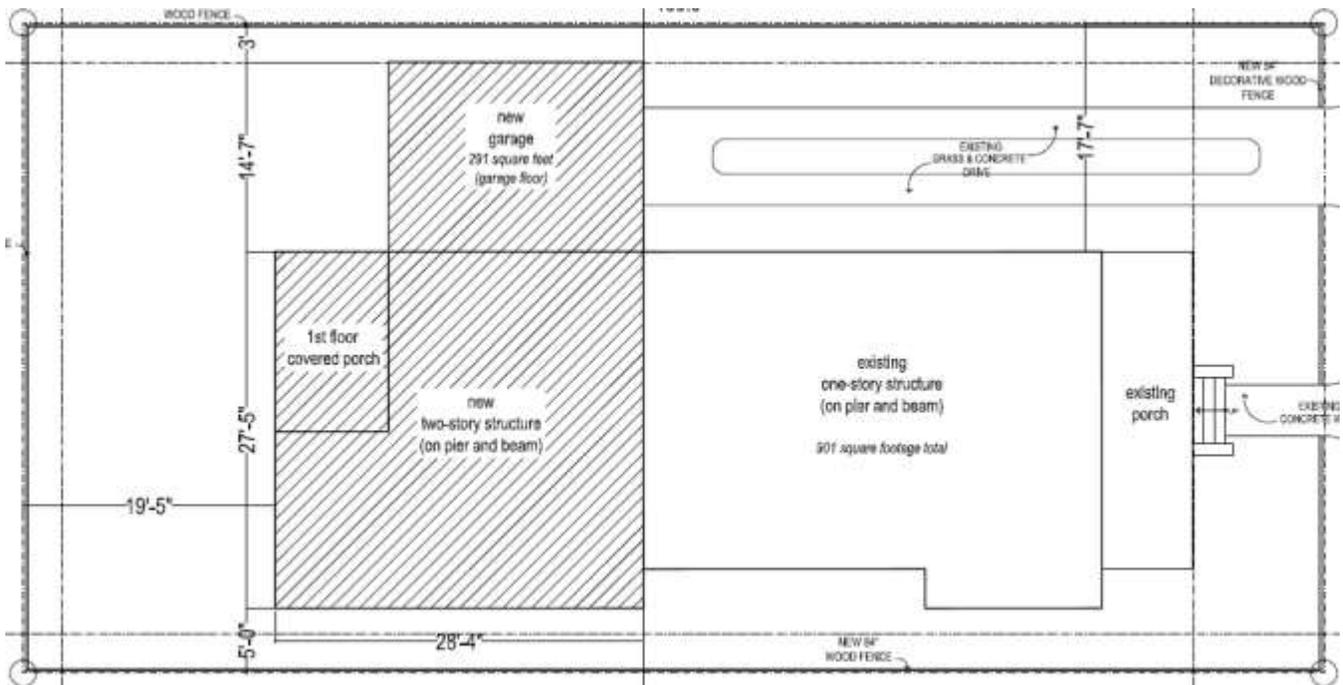
**SITE PLAN**

**EXISTING**



APPROVED – 4/24/14

NO PROPOSED CHANGES

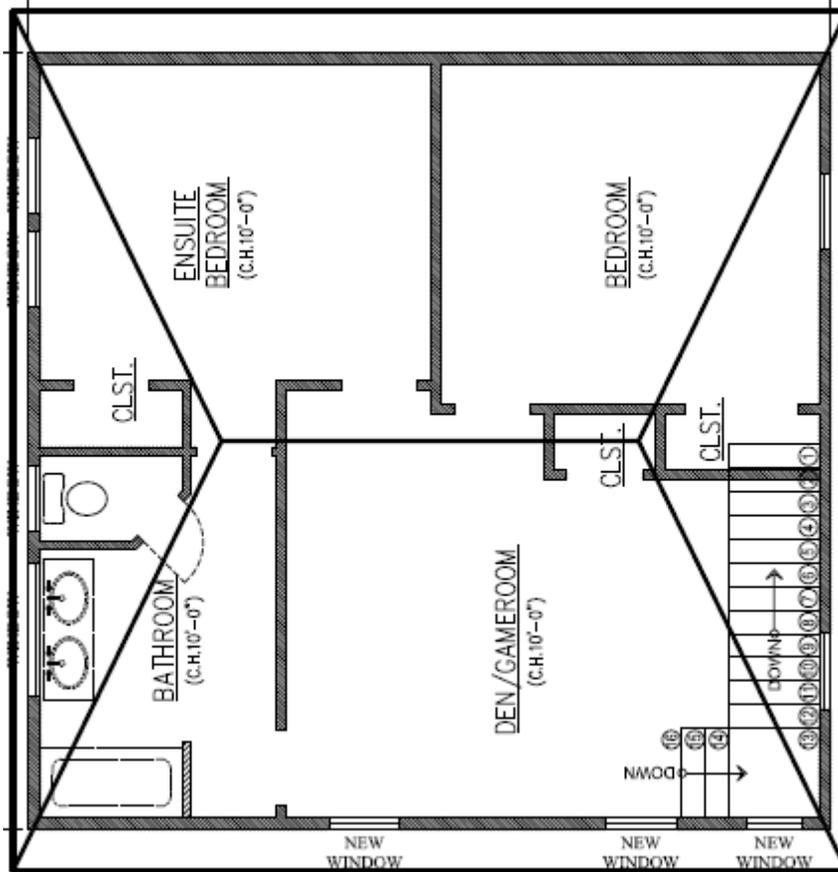






**SECOND FLOOR PLAN**

APPROVED – 4/24/14



COMPLIANCE DOCUMENTATION

**City of Houston**  
**Code Enforcement**  
 Planning and Development Services Division  
 Public Works and Engineering Department

**DO NOT REMOVE**

Address: 107 NORTH STREET  
 Project #: 107 NORTH STREET

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

CORRECT WOOD TO GROUND CONTACT.  
DO NOT RAISE MORE THAN 8."  
REPAIR ONLY INSECT DAMAGED  
MATERIAL AND REPLACE ONLY  
MATERIAL THAT NO LONGER SERVES.

<input checked="" type="checkbox"/> Building	832-394-8840	<input type="checkbox"/> Plumbing	832-394-8870
<input type="checkbox"/> Mechanical	832-394-8850	<input type="checkbox"/> Occupancy	832-394-8880
<input type="checkbox"/> Electrical	832-394-8860	<input type="checkbox"/> Signs	832-394-8890
<input type="checkbox"/> Other			

INSPECTOR ID 310 INITIAL PS DATE 7/18/14

PHOTOS OF EXISTING CONDITION





























### PROJECT DETAILS

**Shape/Mass:** The existing residence measures 37'-2" wide and 42'-4" deep. The residence has an eave height of 9'-11" and a ridge height of 18'-5" (previous condition 9'-3" and a ridge height of 17'-9"). The residence features a front porch that measures 24'-5" wide and 7'-1" deep. A rear enclosed porch will be removed.

The proposed addition will begin at the rear of the original house, 35'-3" back from the front façade and will measure 28'-4" deep and 27'-5" wide. The proposed addition will have an eave height of 22' and a ridge height of 30'-2" (previously approved eave height of 21'-4" and a ridge height of 29'-6"). The proposed attached garage will measure 14'-7" wide and 19'-7" deep and will have an eave height of 10' and a ridge height of 14'-10".

**Setbacks:** The existing residence is setback 10' from the front property line, 17'-7" from the east property line, 5' from the west property line, and 40'-7" from the rear property line.

The rear addition will be setback 52'-4" from the front property line, 3' from the east property line, 5' from the west property line, and 19'5" from the rear property line.

**Foundation:** The existing residence is built on a pier and beam foundation with a 16" foundation height (previous condition 8"). The proposed addition will be built on pier and beam foundation with a foundation height of 16" (previously approved 8"). The attached garage will be built on a slab foundation.