

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 to raise the foundation 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 at this time.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

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

- (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 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;
(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 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;
(10) The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s);
(11) The proposed activity will comply with any applicable deed restrictions.

GERMANTOWN DESIGN GUIDELINES

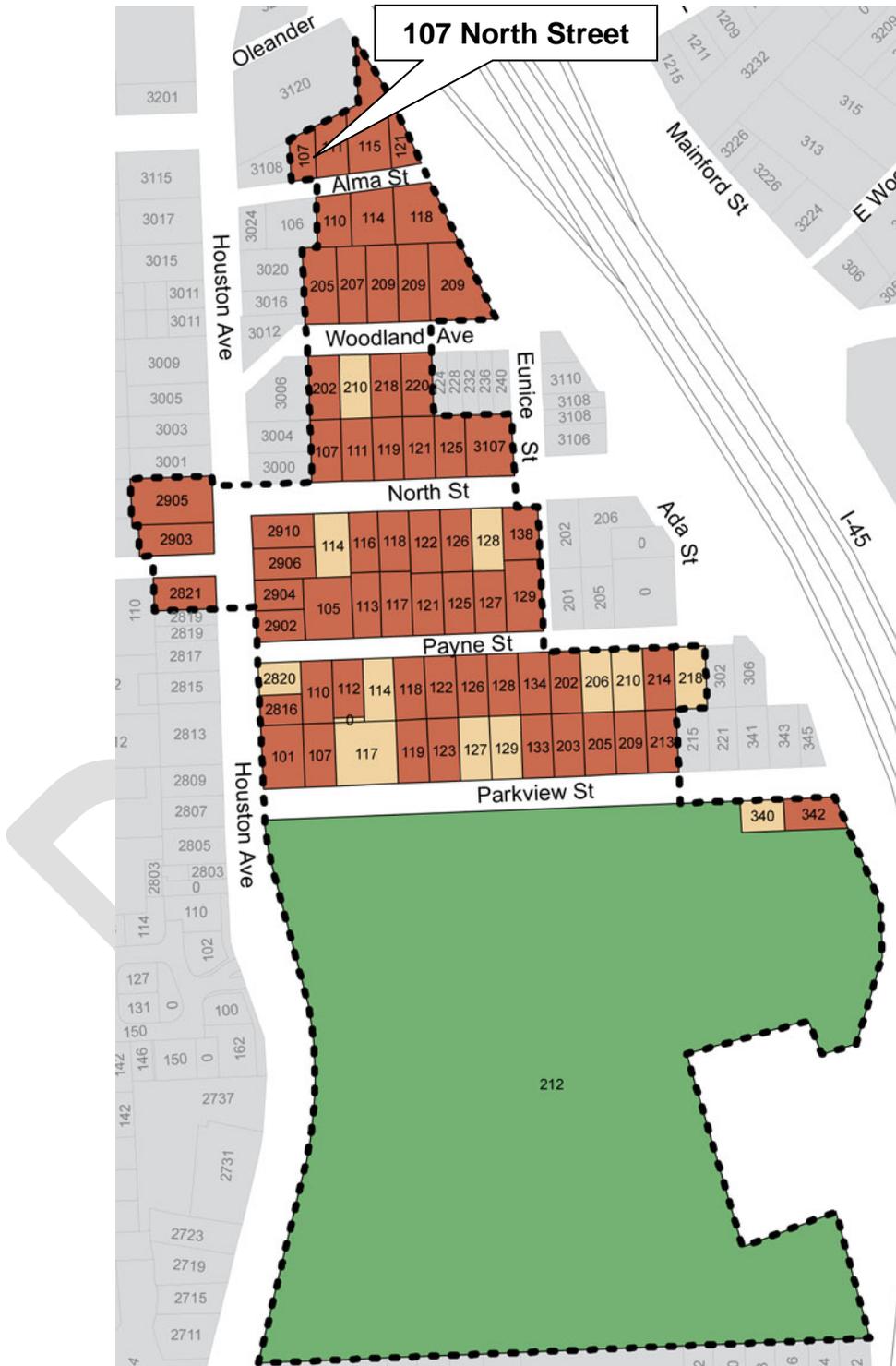
- In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines.



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)



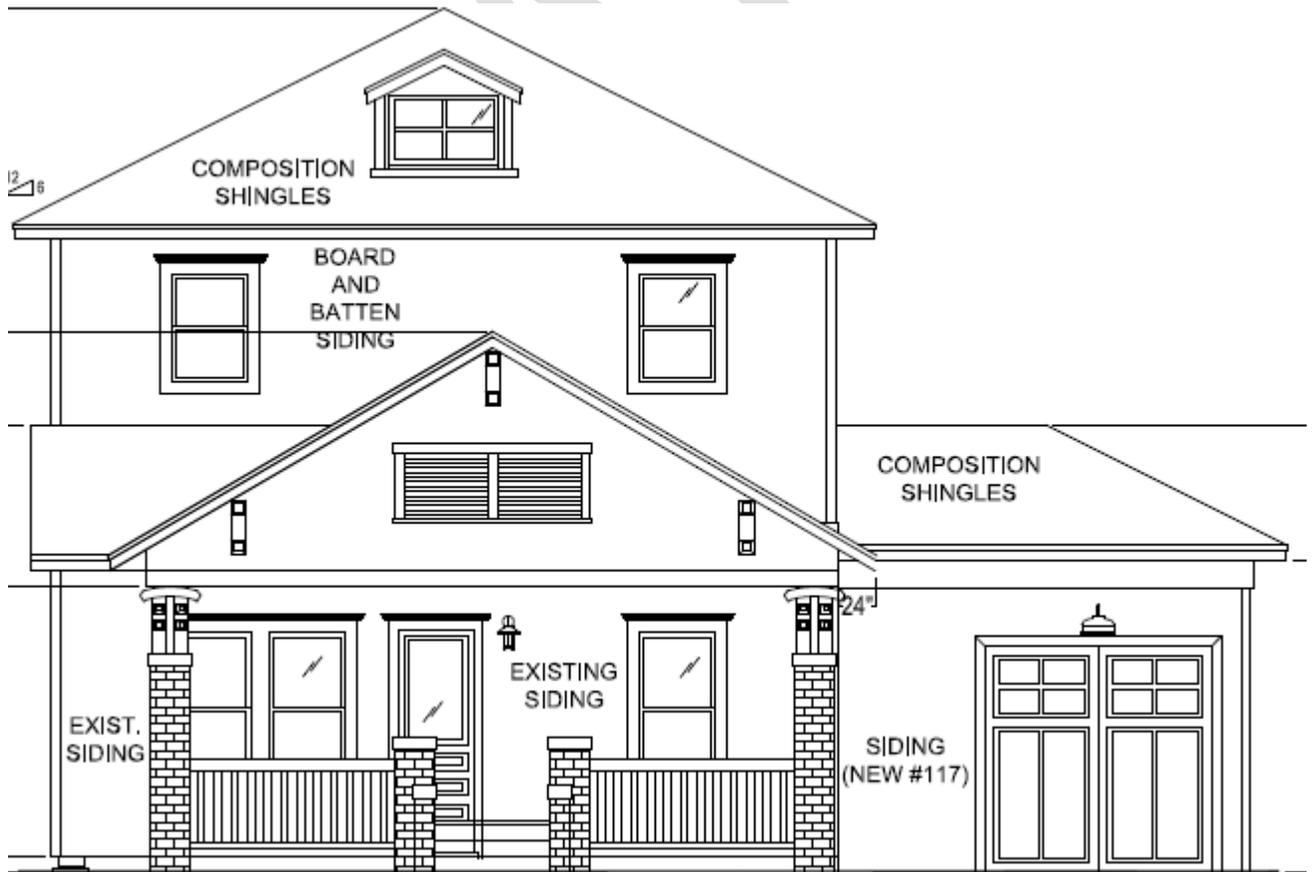
118 North Street – Contributing – 1915 (across street)

SOUTH ELEVATION – FRONT FACING NORTH STREET

EXISTING

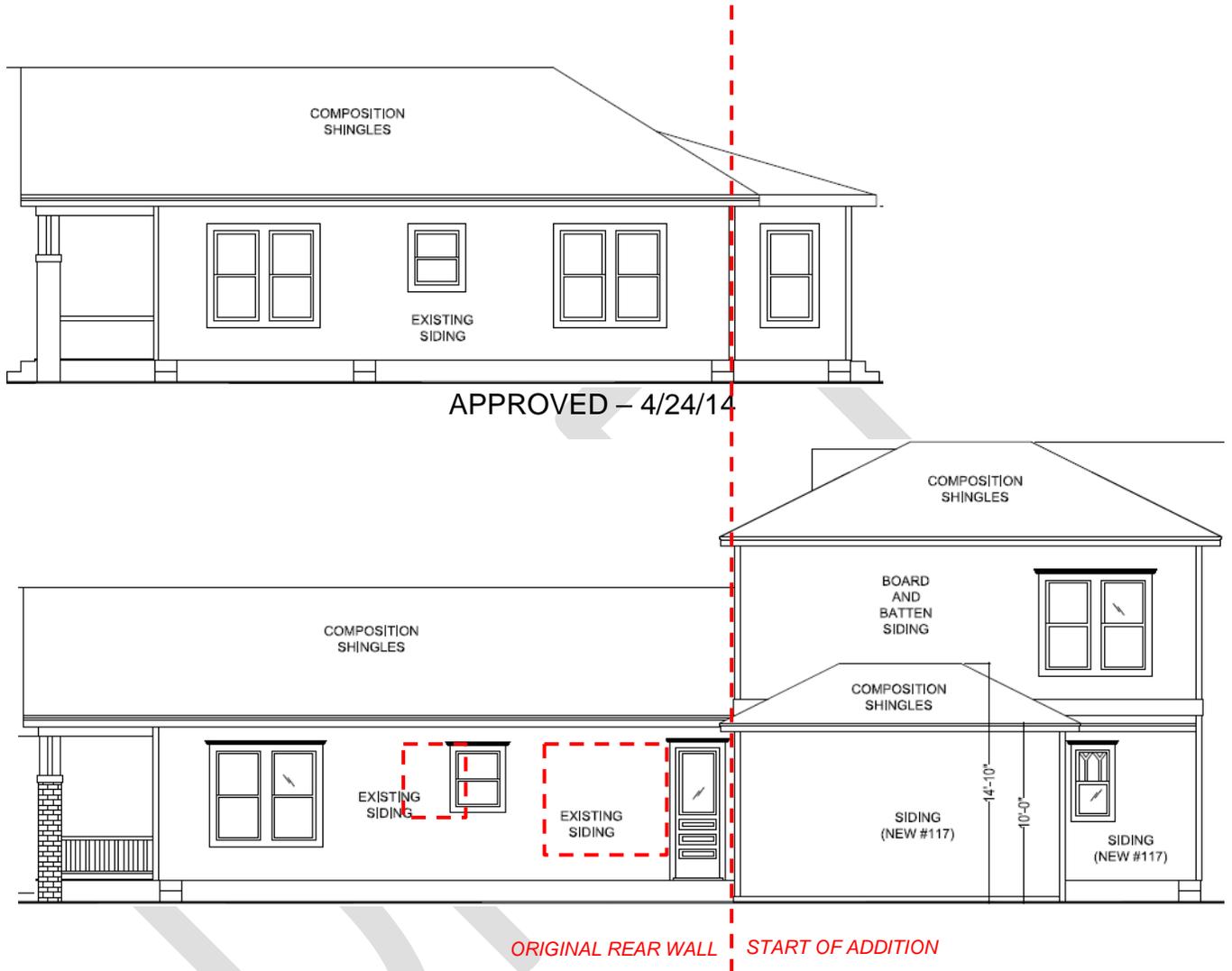


APPROVED – 4/24/14



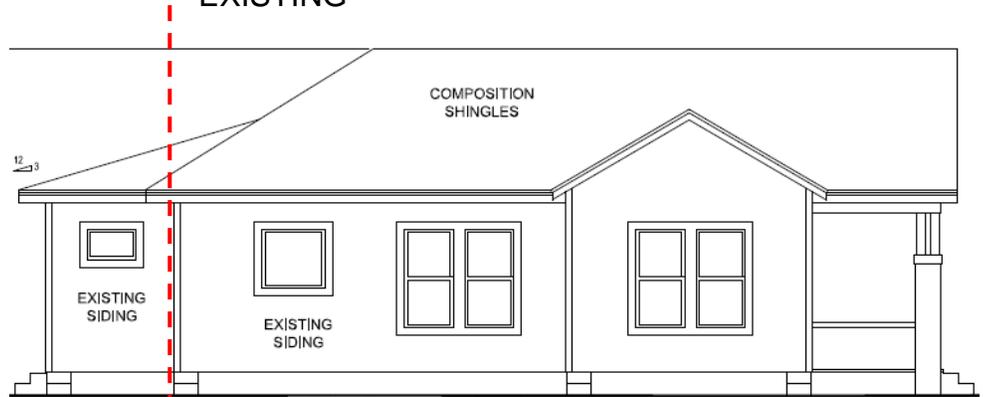
EAST SIDE ELEVATION

EXISTING

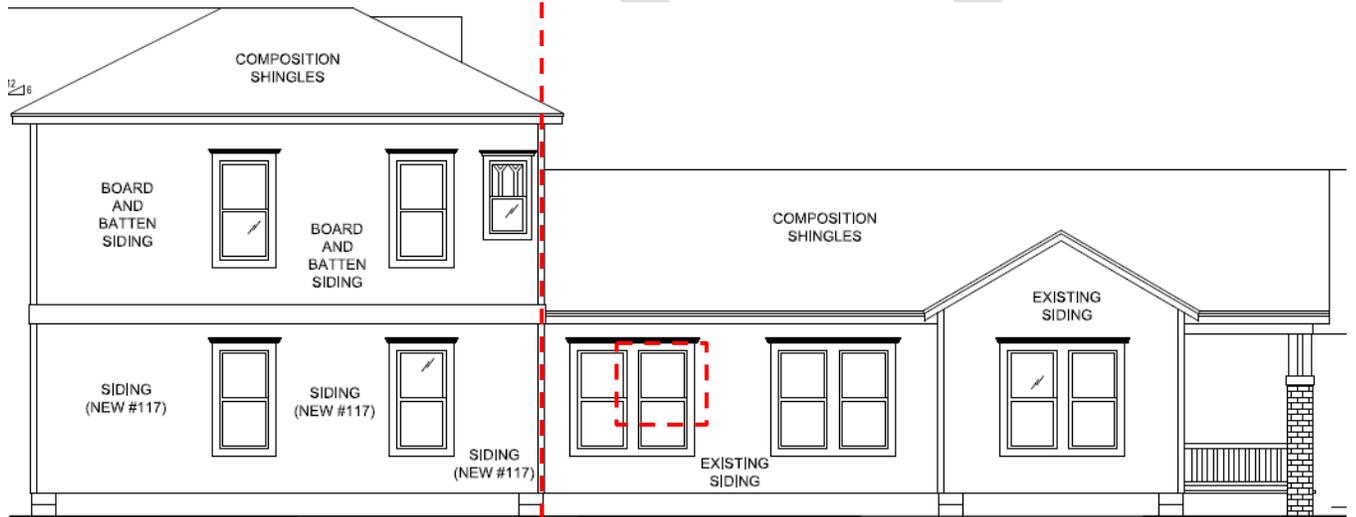


WEST SIDE ELEVATION

EXISTING



APPROVED - 4/24/14

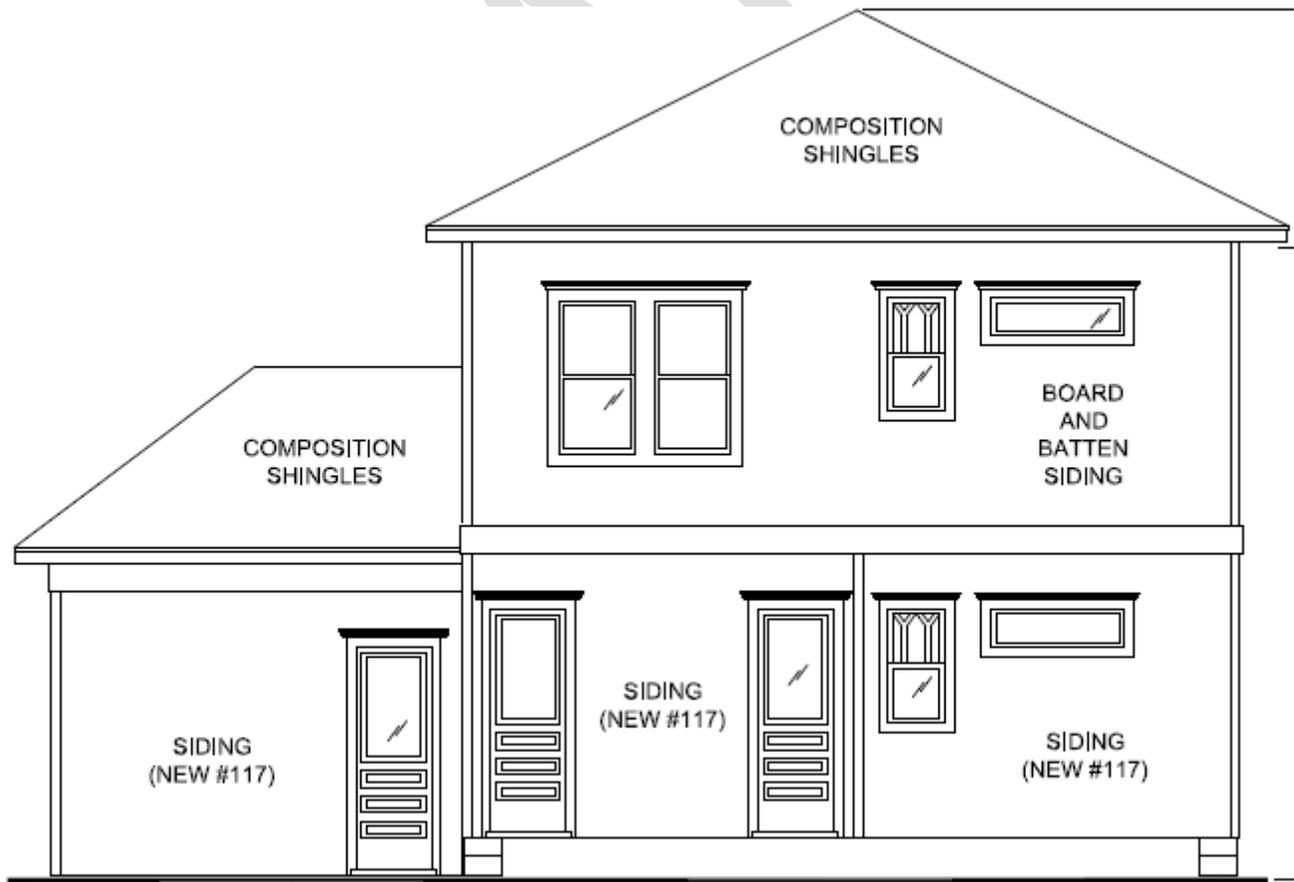
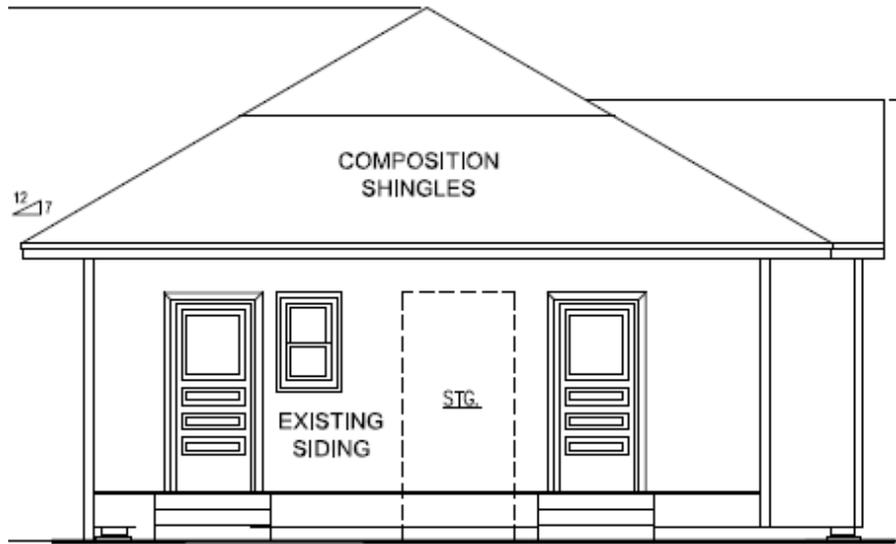


START OF ADDITION

ORIGINAL REAR WALL

NORTH (REAR) ELEVATION

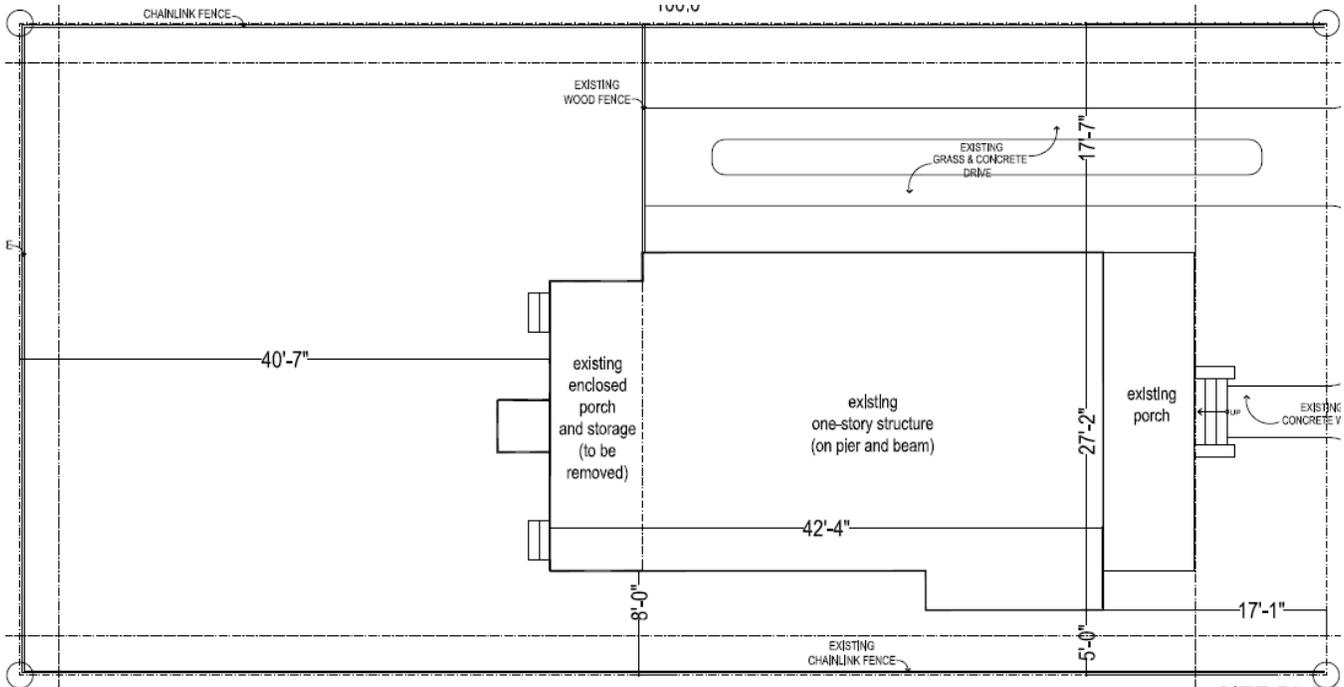
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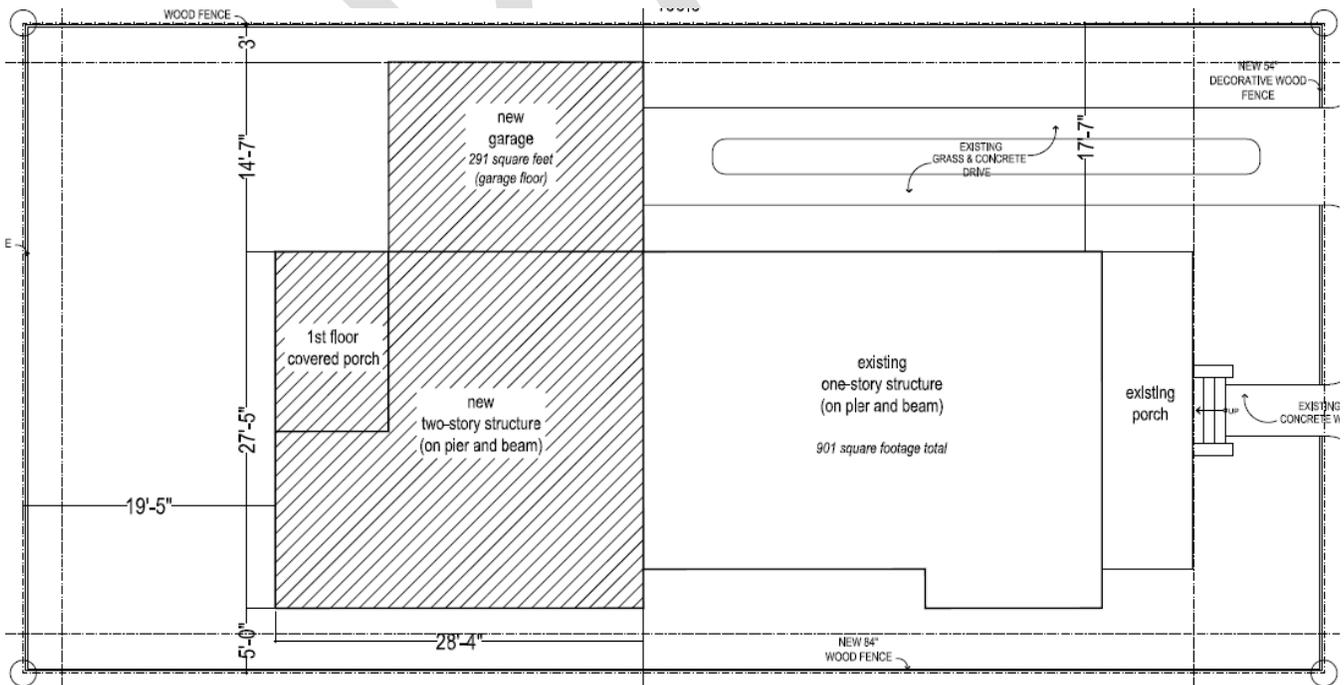


SITE PLAN

EXISTING



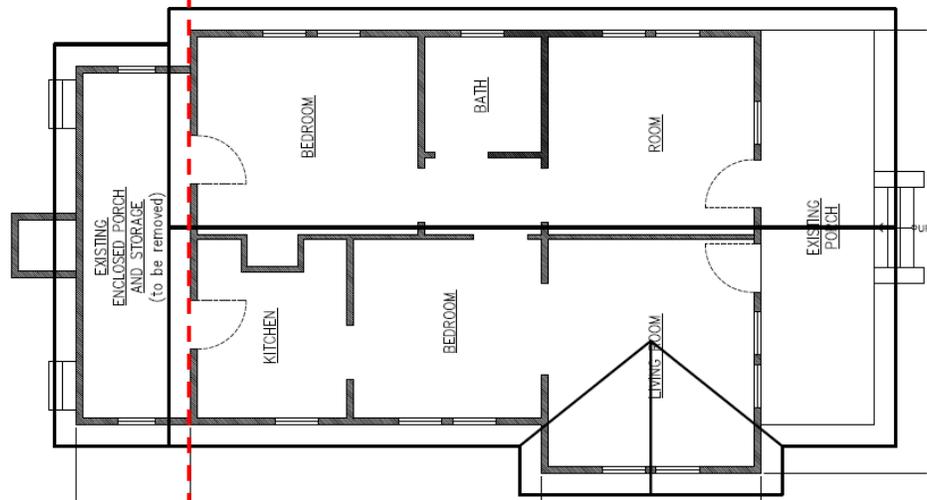
APPROVED – 4/24/14
NO PROPOSED CHANGES





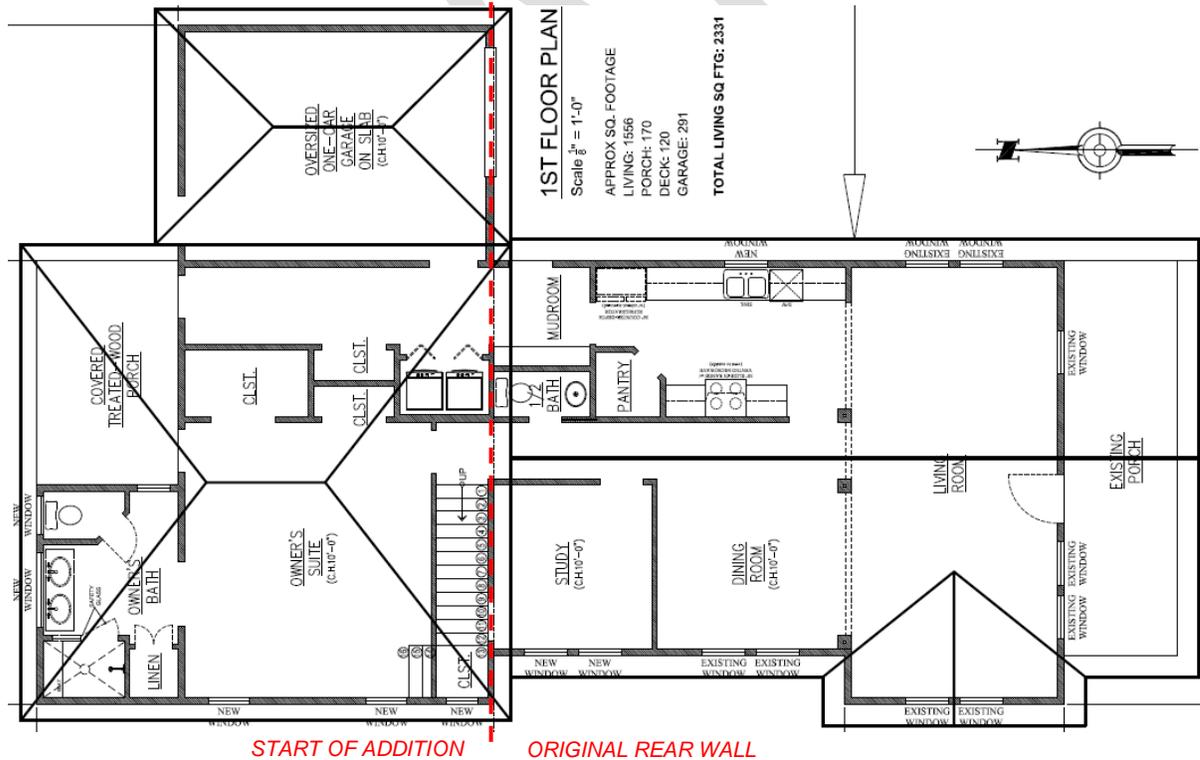
FIRST FLOOR PLAN

EXISTING



APPROVED - 4/24/14

NO PROPOSED CHANGES



1ST FLOOR PLAN

Scale 3/8" = 1'-0"

APPROX SQ. FOOTAGE

LIVING: 1566

PORCH: 170

DECK: 120

GARAGE: 291

TOTAL LIVING SQ FTG: 2331

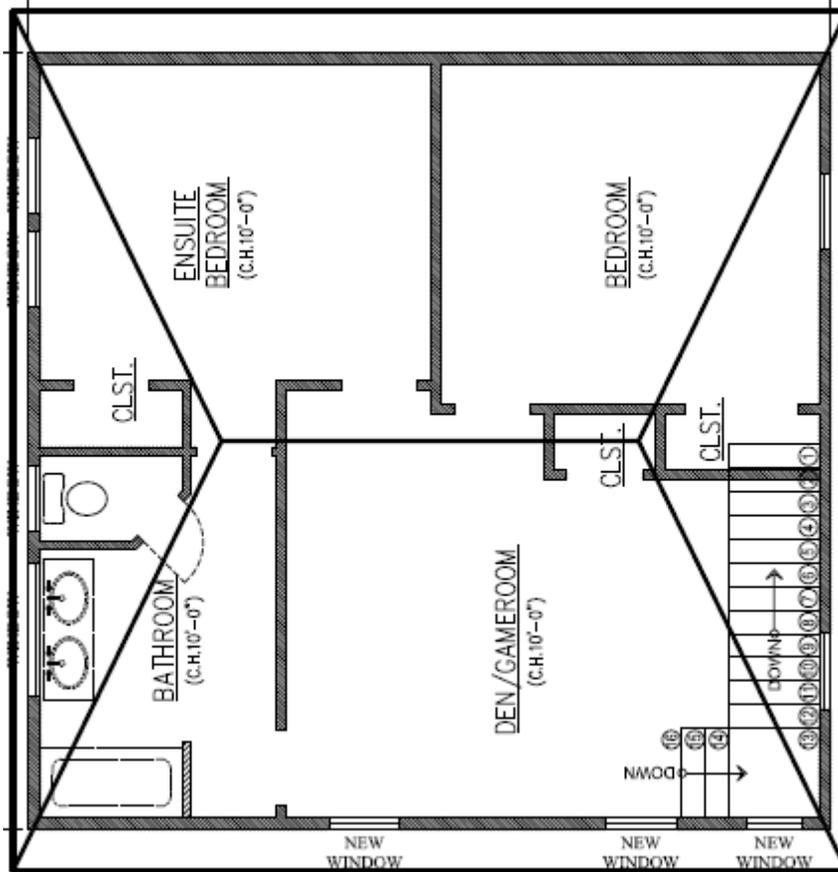
START OF ADDITION

ORIGINAL REAR WALL

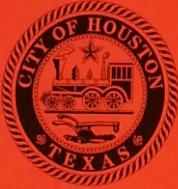


SECOND FLOOR PLAN

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 7/19/14

PHOTOS OF EXISTING CONDITION













DRAFT

















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.

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