

**CERTIFICATE OF APPROPRIATENESS**

**Applicant:** Phuong Nguyen, agent for Hamed Rahimi, owner

**Property:** 112 Payne St, Tract 3, Block 1. Highland Subdivision. The property includes a one-story wood frame 1,220 square foot single-family residence situated on a 4,755 square foot interior lot.

**Significance:** Contributing Craftsman house, constructed circa 1920, located in the Germantown Historic District.

**Proposal:** Alteration- Addition

The applicant is proposing to construct a partial second story addition in the rear of the property and a small side addition to the first story. 160 square feet will be added to the first story and 520 square feet will be added to the second story. Total footprint to be 1,380 square feet, and 1,900 square feet for the total house.

- Proposed max ridge height: 26'-10.75"
- Proposed max eave height: 19'-1"
- Smooth Hardie siding with 6" reveal
- All windows to be wood material and inset and recessed
- Hipped and gabled roof with asphalt shingles
- 1<sup>st</sup> story addition roof pitch will be 4:12, 2<sup>nd</sup> story roof pitch to match existing at 7:12

**Public Comment:** No public comment received

**Civic Association:** No comment from Civic Association

**Recommendation:** Approval

**HAHC Action:**

## 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:

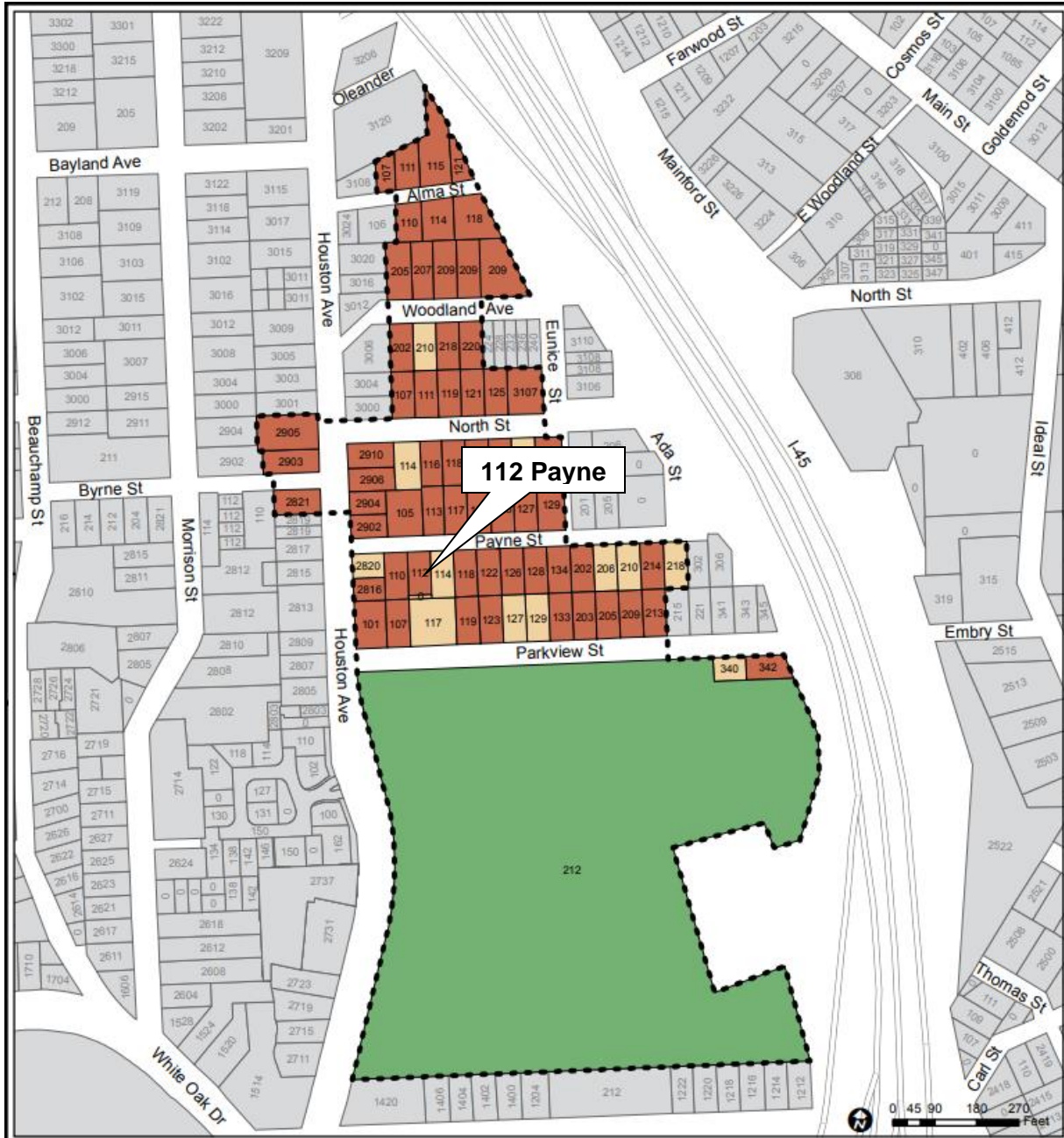
- | <b>S</b>                            | <b>D</b>                 | <b>NA</b>                |   |
|-------------------------------------|--------------------------|--------------------------|---|
|                                     |                          |                          | <b>S - satisfies</b>  |
|                                     |                          |                          | <b>D - does not satisfy</b>   |
|                                     |                          |                          | <b>NA - not applicable</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 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, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements;   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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.  |

**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

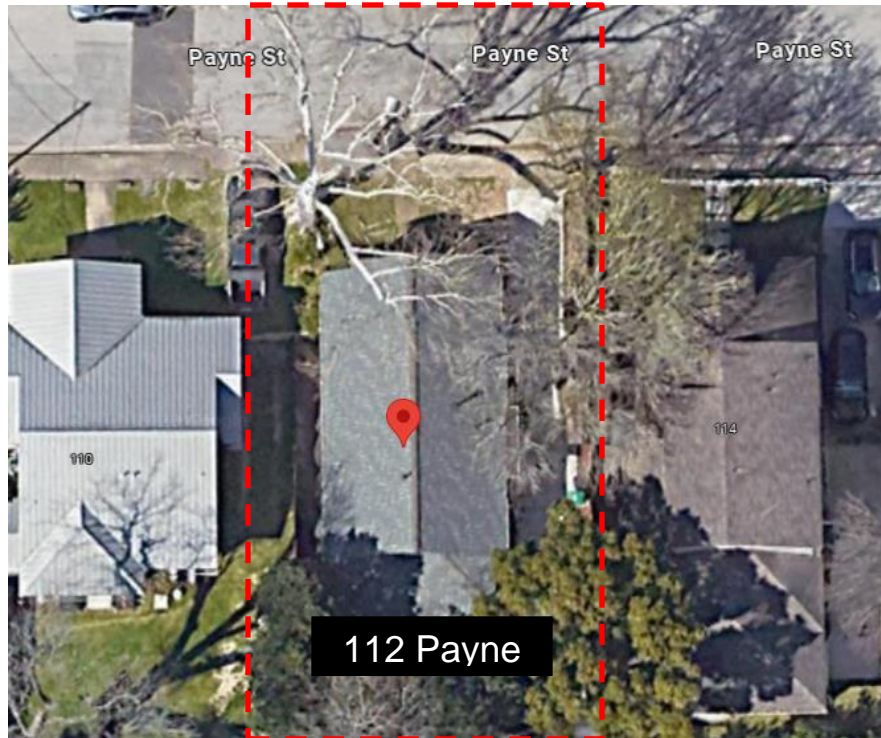
**INVENTORY PHOTO**



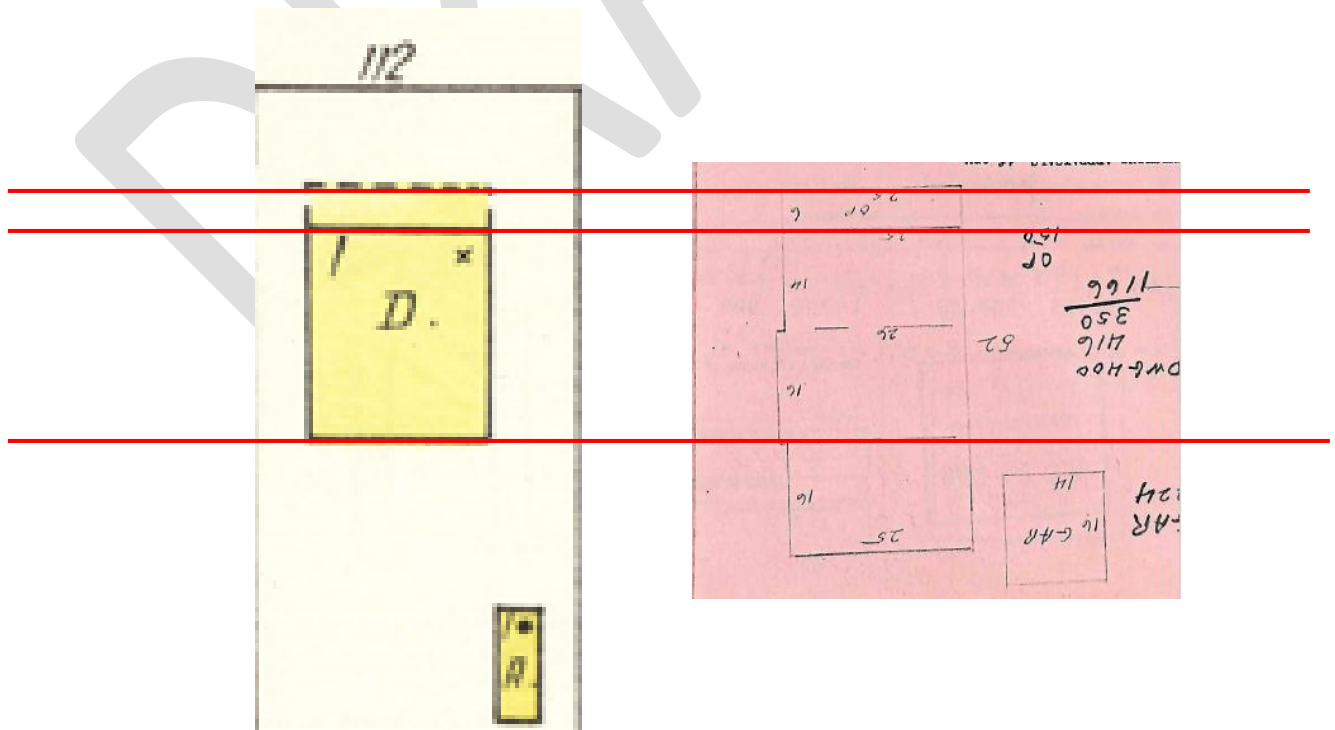
**CURRENT PHOTO**



**AERIAL VIEW OF PROPERTY**



**SANBORN- 1924 (left), HARRIS COUNTY BUILDING ASSESSMENT- 1976 (right)**



**CONTEXT AREA**

110 PAYNE (NEIGHBOR)



105 PAYNE



121 PAYNE



109 PAYNE



SITE PHOTOS PROVIDED BY APPLICANT



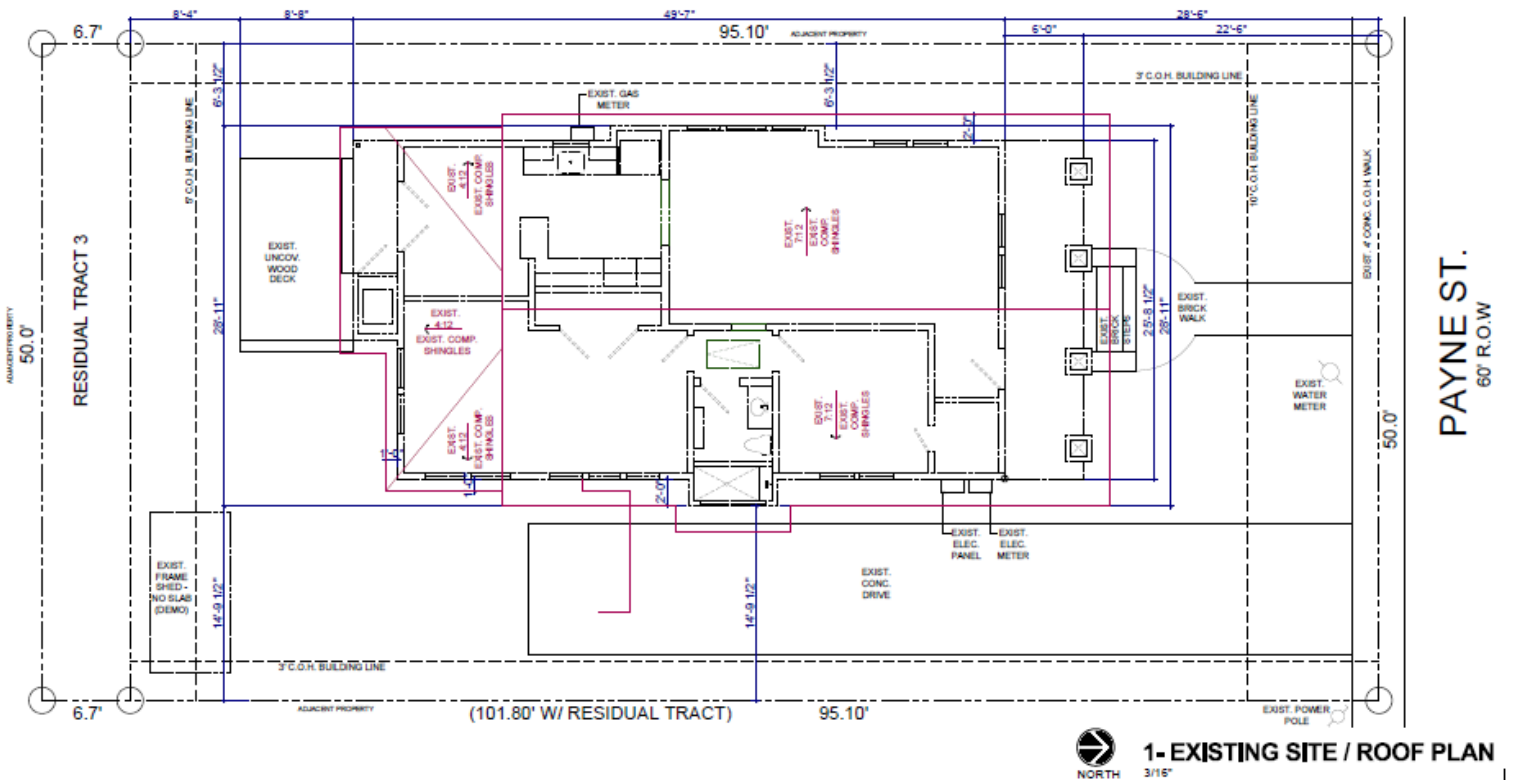
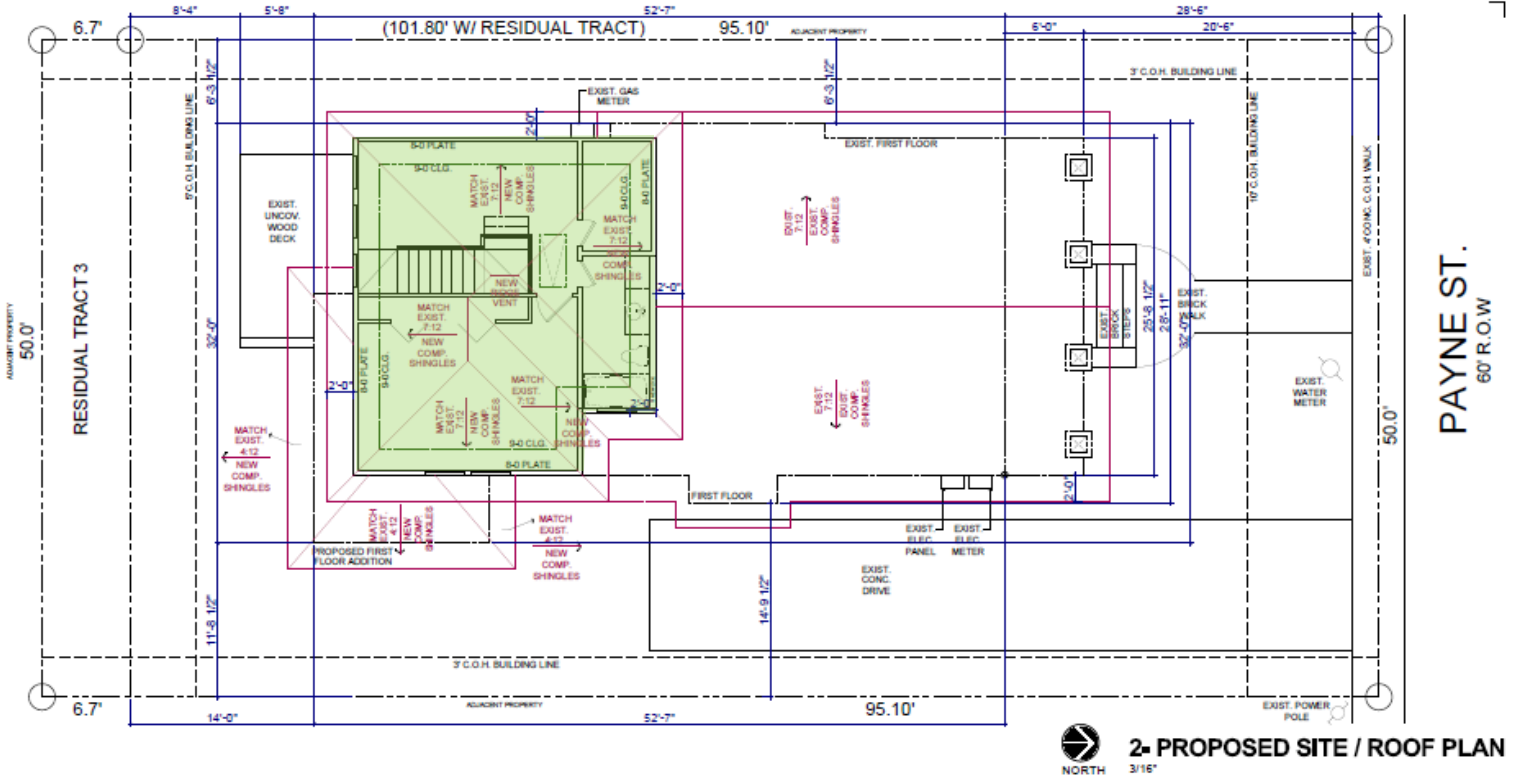




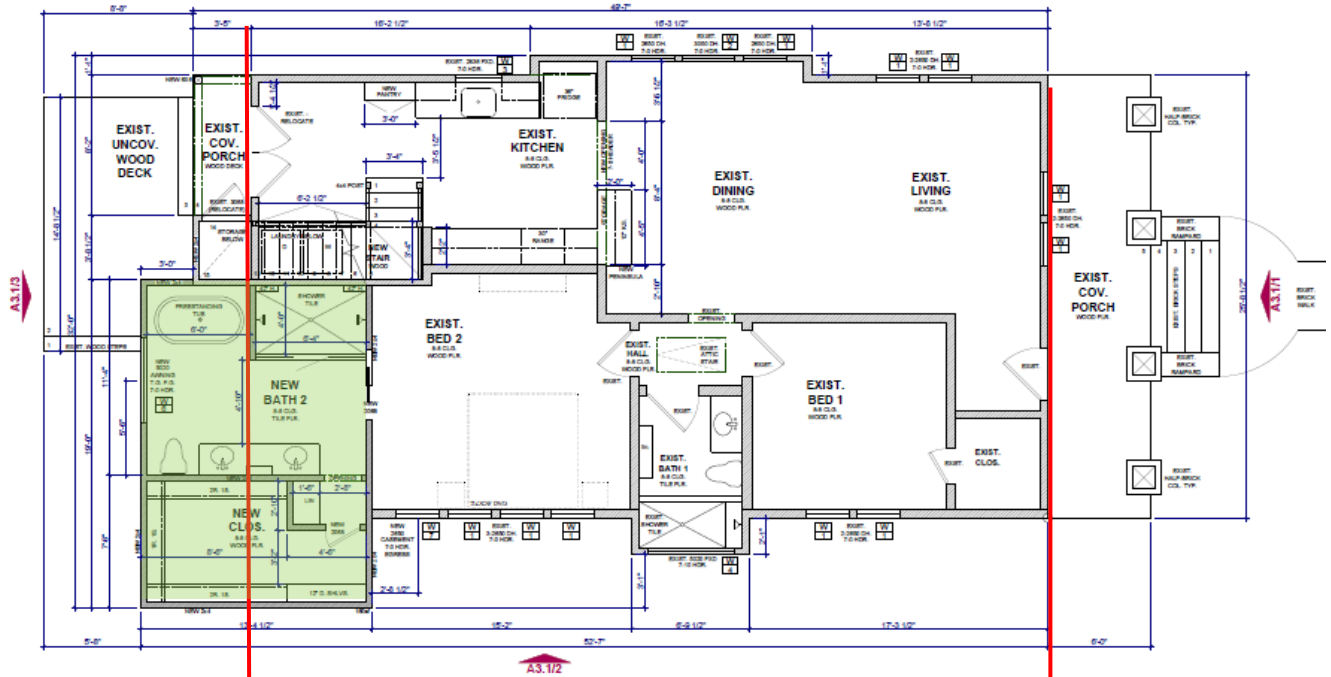




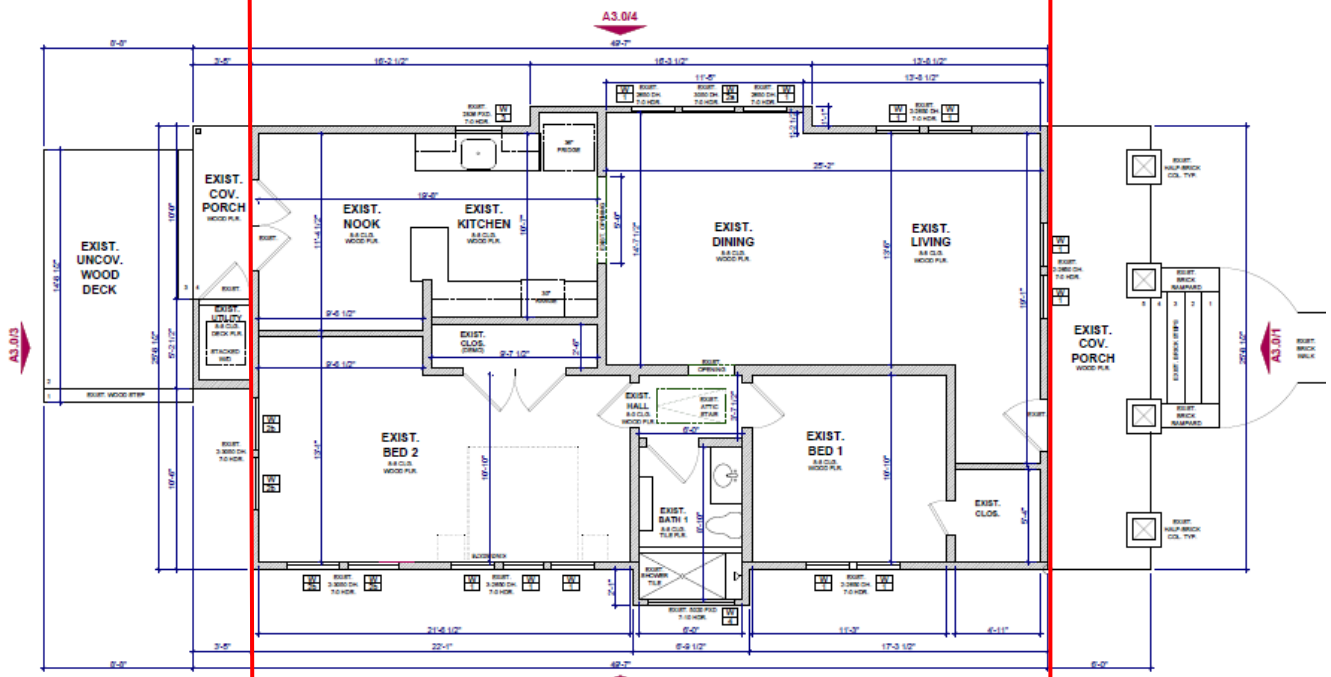
SITE PLANS



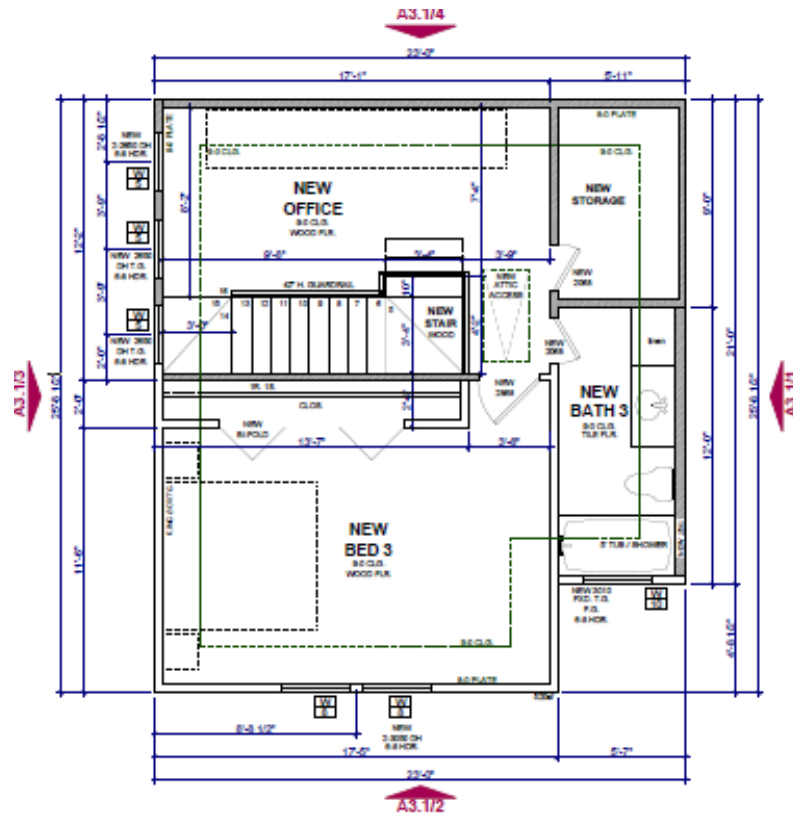
FLOOR PLANS



2- PROPOSED FIRST FLOOR PLAN  
NORTH 1/4"



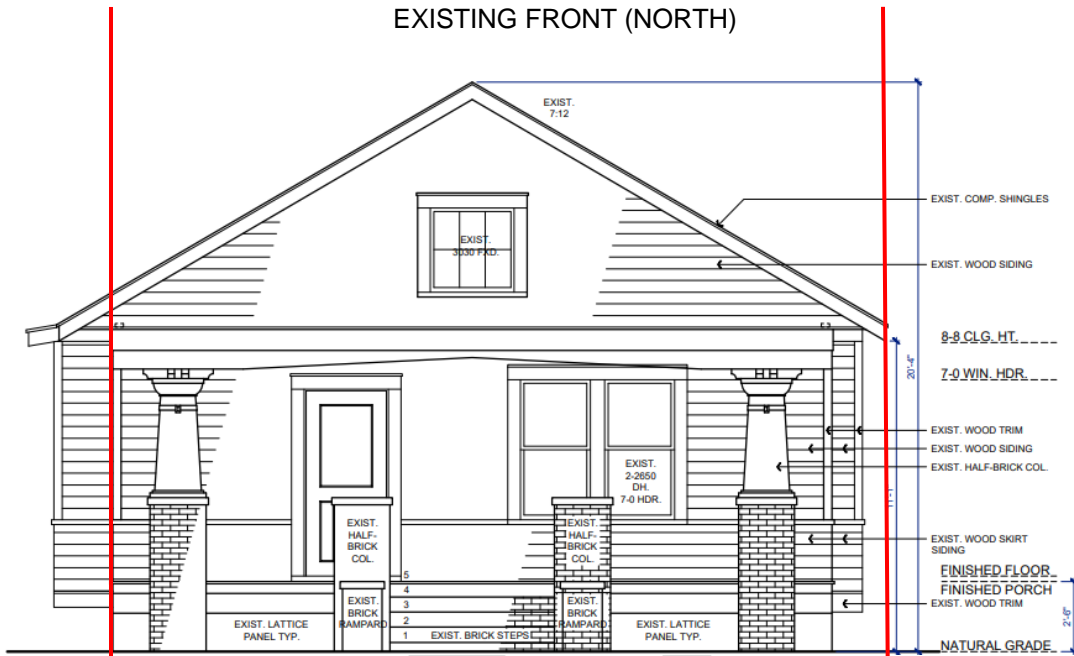
1- EXISTING FIRST FLOOR PLAN  
NORTH 1/4"



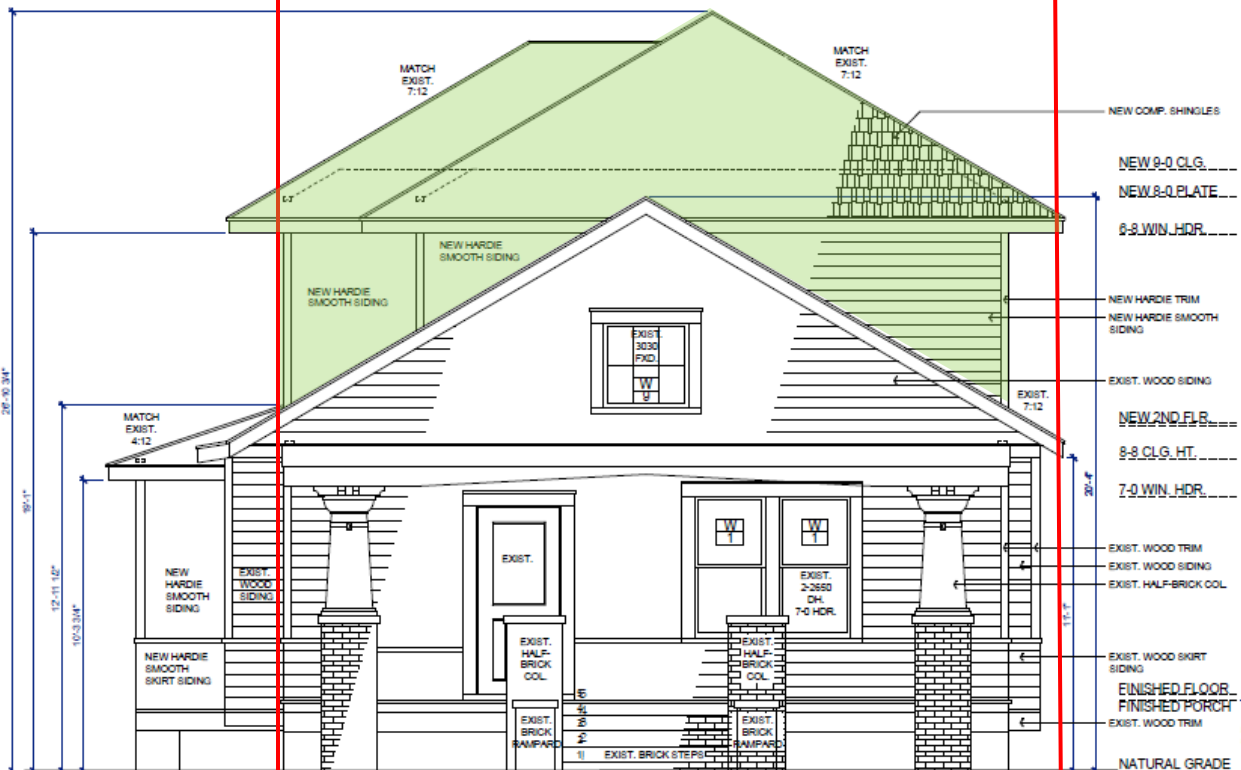
**3- PROPOSED SECOND FLOOR PLAN**  
1/4"

### ELEVATIONS

#### EXISTING FRONT (NORTH)



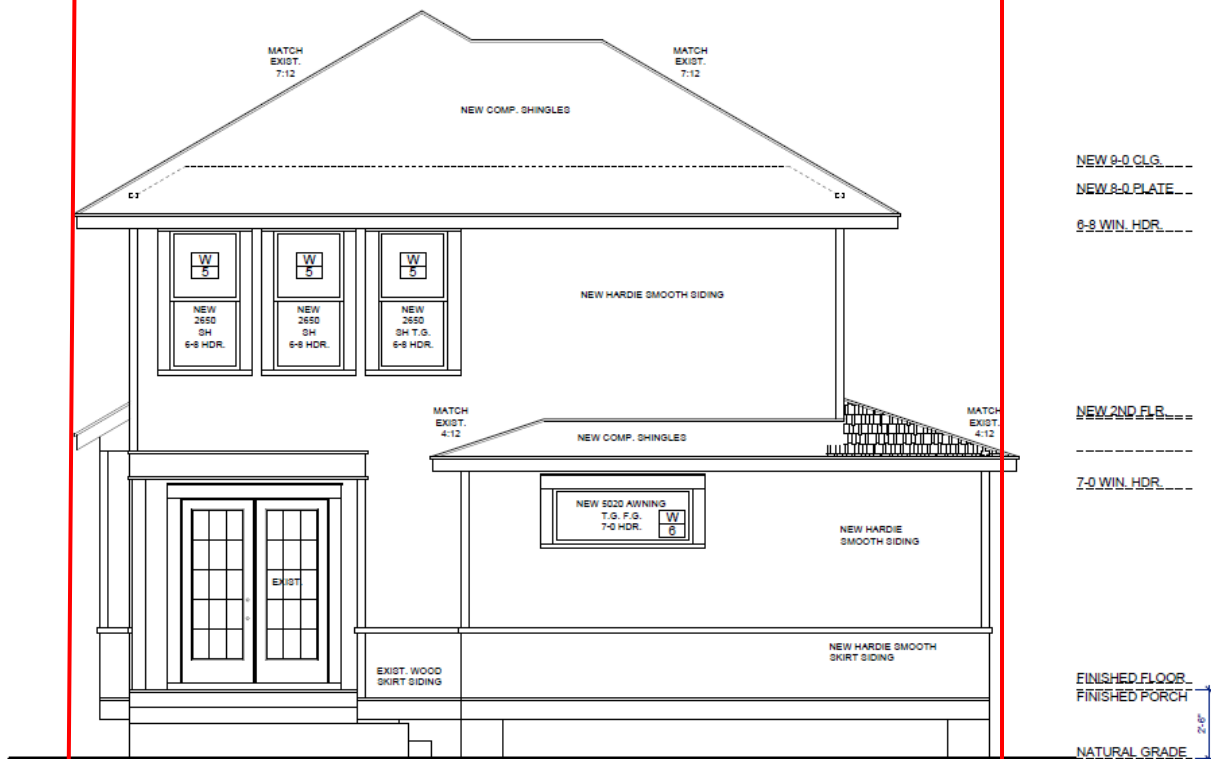
#### PROPOSED FRONT (NORTH)



EXISTING REAR (SOUTH)

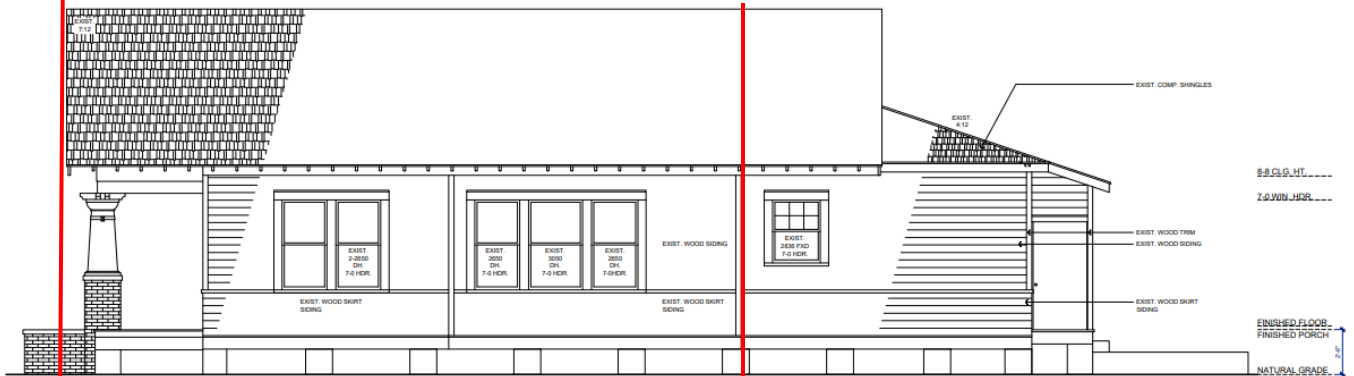


PROPOSED REAR (SOUTH)

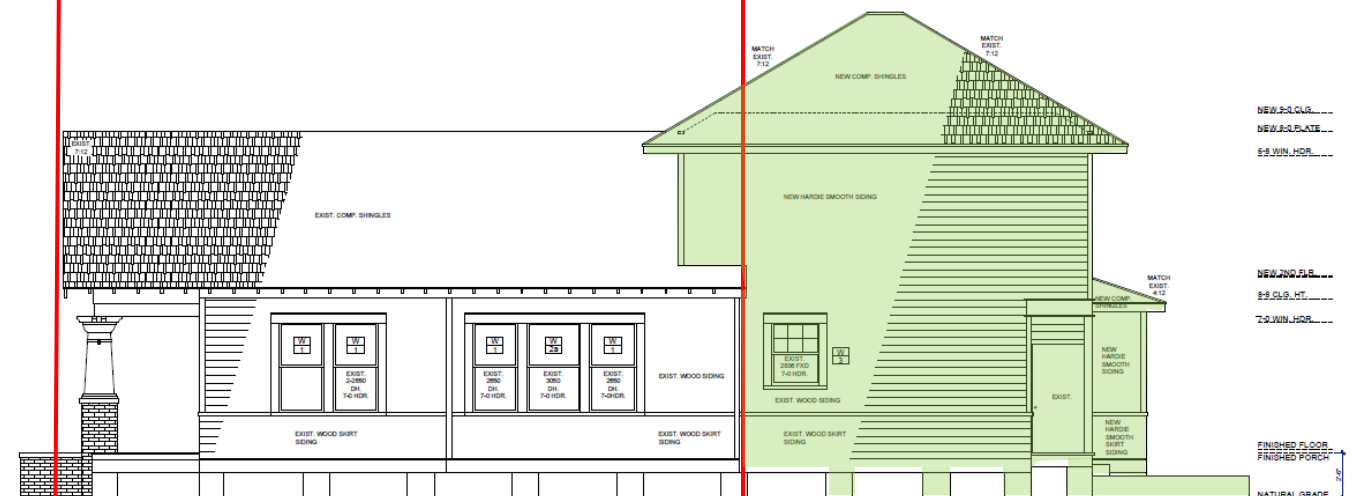




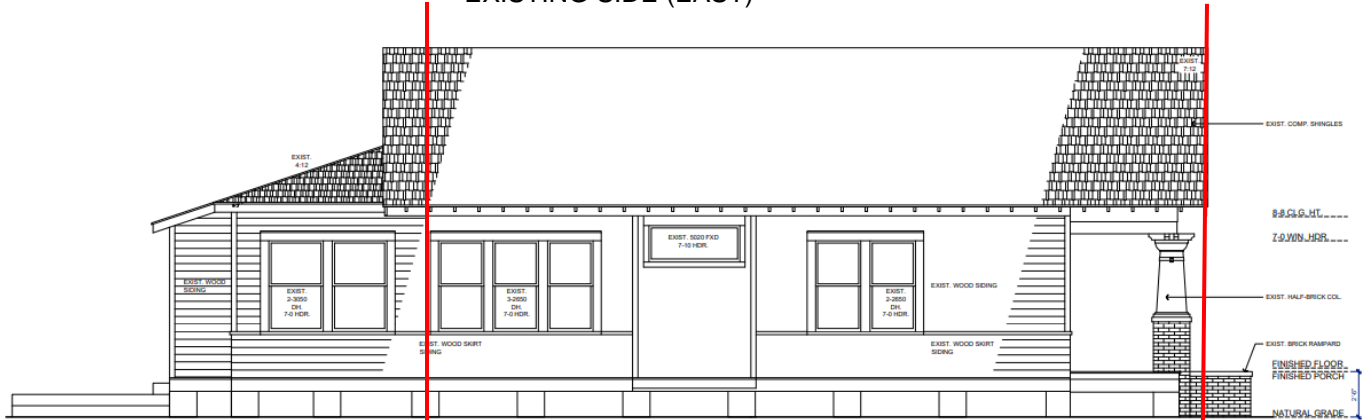
EXISTING SIDE (WEST)



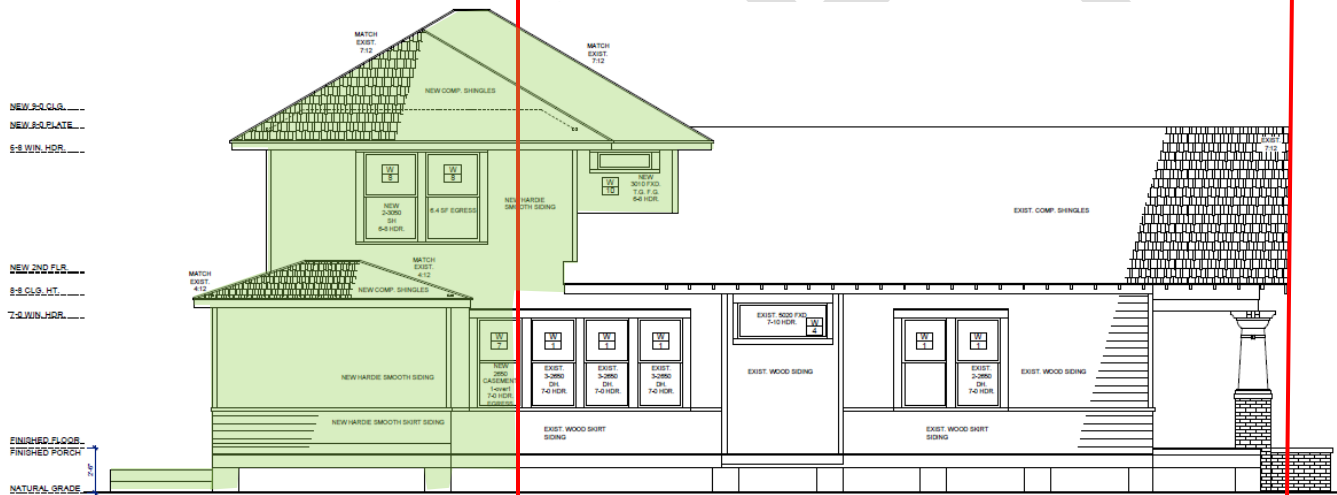
PROPOSED SIDE (WEST)



EXISTING SIDE (EAST)



PROPOSED SIDE (EAST)



WINDOW SCHEDULE

CERTIFICATE OF APPROPRIATENESS

WINDOW WORKSHEET



PLANNING & DEVELOPMENT DEPARTMENT

EXISTING WINDOW SCHEDULE							
Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Original/Replacement	Existing to Remain
<i>Ex. A1</i>	<i>Wood</i>	<i>1/1</i>	<i>DH</i>	<i>32 x 66</i>	<i>Recessed</i>	<i>Original</i>	<i>No</i>
W1	wood	1/1	DH	2'-6 x 5'-0"	Recessed	Original	Yes,
W2a	wood	1/1	DH	3'-0 x 5'-0"	Recessed	Original/not sure	Yes
W2b	wood	1/1	DH	3'-0 x 5'-0"	Recessed	no	No
W3	wood	6/1	fixed	2'-8 x 3'-6"	Recessed	Original	Yes
W4	wood	none	fixed	5'-0 x 2'-0"	Recessed	Original/not sure	Yes
W9	wood	6	fixed	3'-0 x 3'-0"	Recessed	Original	Yes

DAMAGE TO EXISTING WINDOWS	
Window	Describe Damage
<i>Ex. A1</i>	<i>Glass is broke, window is inoperable, rail is rotten, and frame is broken</i>

PROPOSED WINDOW SCHEDULE							
Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Brand/Vendor	Other
<i>Ex. A1</i>	<i>Wood</i>	<i>1/1</i>	<i>DH</i>	<i>32 x 66</i>	<i>Recessed</i>	<i>Plygem</i>	
W5	wood	1/1	SH	2'-6 x 5'-0"	Recessed	Jeldwen	
W6	wood	none	awning	5'-0 x 2'-0"	Recessed	Jeldwen	
W7	wood	1/1	csmnt.	2'-6 x 5'-0"	Recessed	Jeldwen	
W8	wood	1/1	SH	3'-0 x 5'-0"	Recessed	Jeldwen	
W10	wood	none	fixed	3' x 1'	Recessed	Jeldwen	

- Must include photos of all windows with labels indicated on this sheet
  - Must include manufacture's specifications and details for all proposed windows
- \*\*\* Use additional sheets as necessary