

CERTIFICATE OF APPROPRIATENESS

Application Date: August 3, 2023

Applicant: Jose Cordova, agent for Roger Vianney, owner

Property: 4005 Michaux Street, Lot 16 & N 4' of Lot 17, Block 124, Norhill Subdivision. The property includes a historic 1,198 square foot, one-story wood frame single-family residence situated on a 5,400 square foot (54' x 100') interior lot.

Significance: Contributing Bungalow residence, constructed circa 1935, located in the Norhill Historic District.

Proposal: Alteration – Addition

- Construct a two-story addition to the rear of the existing residence. The addition will extend the rear of the one-story house and add a second floor to increase the living area from 1,198 square feet to 2,188 square feet. The design will maintain the original corners.
- The roof on the addition will be asphalt shingles gable/hip with a 5 over 12 pitch that matches existing.
- The addition will be clad in smooth 5" hardie siding & will have a ridge height of 25'-1" and max eave height of 18'-6 ¾".
- All new windows on the addition will be inset and recessed.
- Original house to remain as is on the exterior.

Public Comment: No public comment received at this time.

Civic Association: Norhill Neighborhood Association is in support of the project. Attachment A

Recommendation: Approval

HAHC Action: -

APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

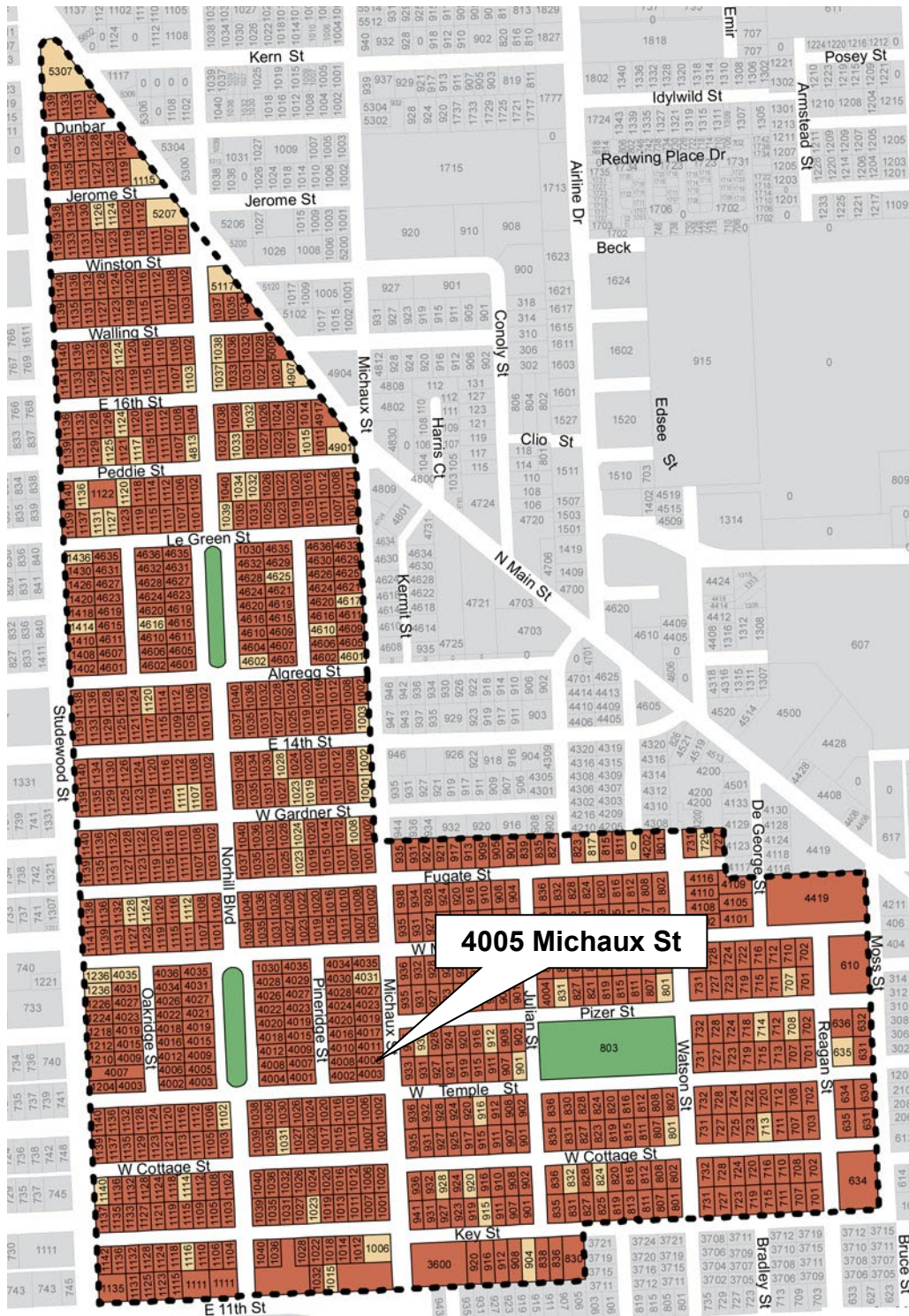
Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building 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 |
| <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. |



PROPERTY LOCATION
NORHILL HISTORIC DISTRICT

Building Classification
Contributing
Non-Contributing



INVENTORY PHOTO



CURRENT PHOTO



SANBORN MAP & TAX RECORDS

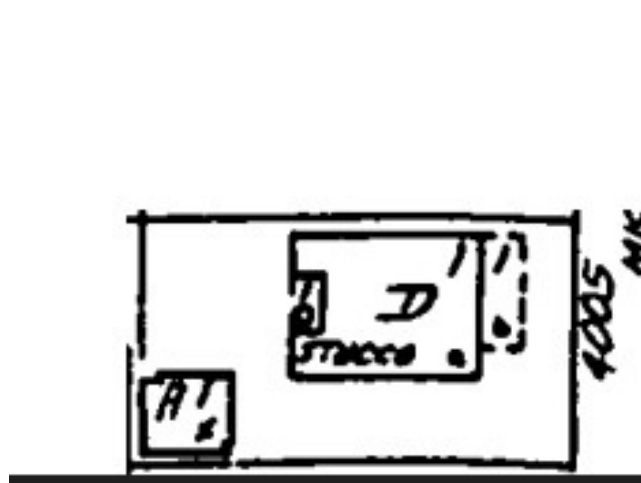


Figure 1- Sanborn Map 1924-1951

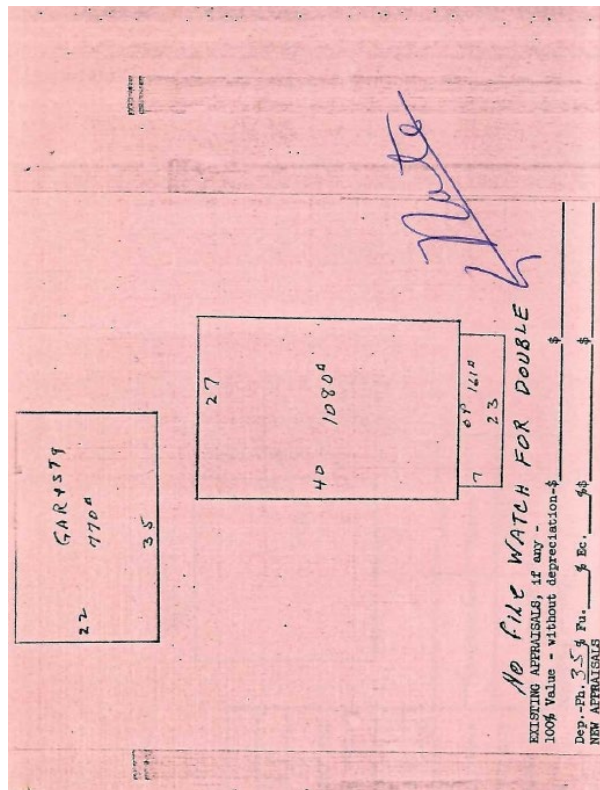
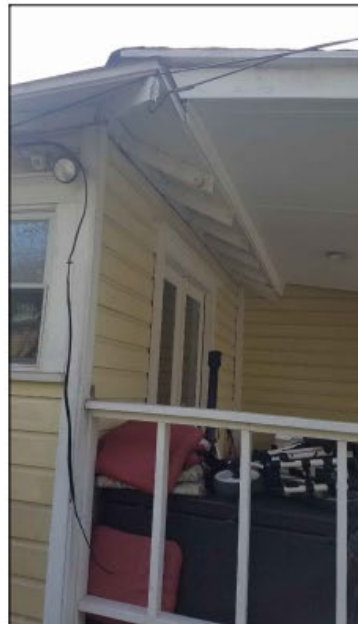
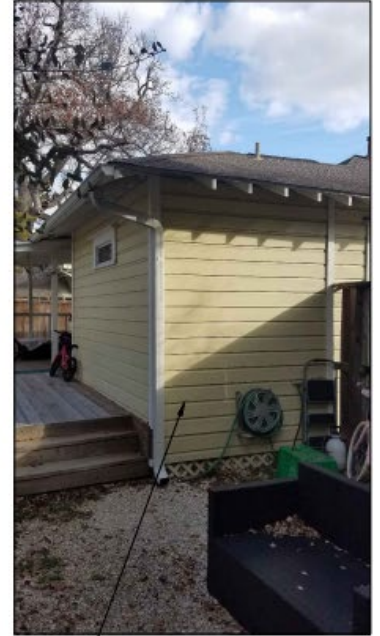


Figure 2- 1969 Tax Records

EXISTING PHOTOS



NON CONTRIBUTING
ADDITION AT REAR.

EXISTING WOOD SIDING

CONTEXT AREA



Figure 3- 4001 Michaux - next door neighbor



Figure 4 - 40011 Michaux - next door neighbor



Figure 4- 933 W Temple – across the street neighbor

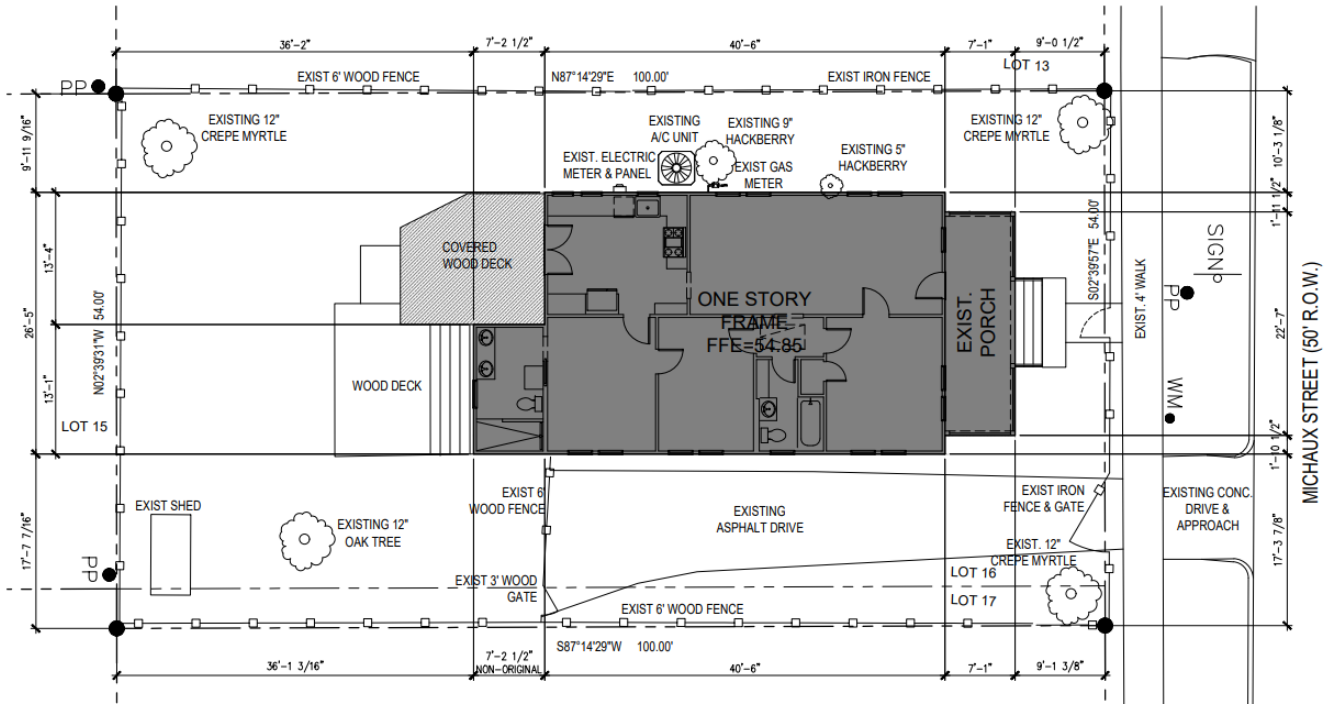


Figure 6 - 936 W Temple – across the street neighbor

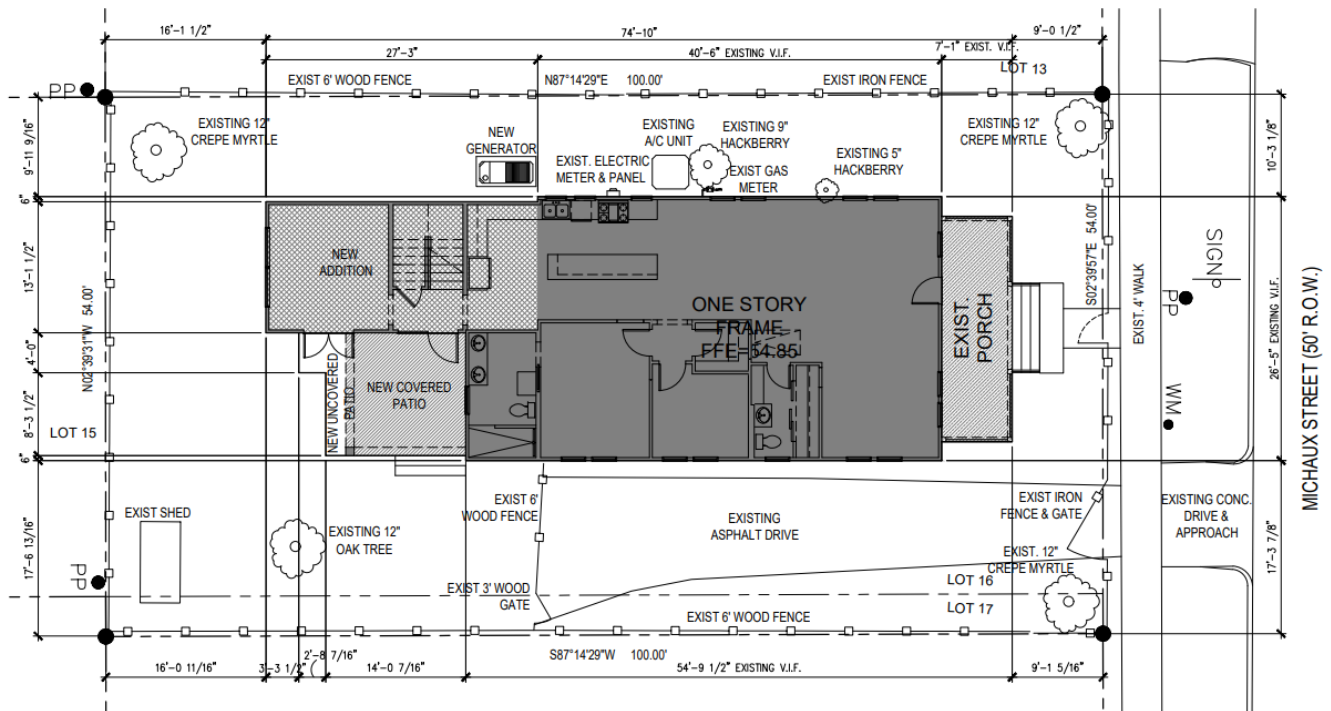


Figure 7 - 936 W Melwood – neighbor

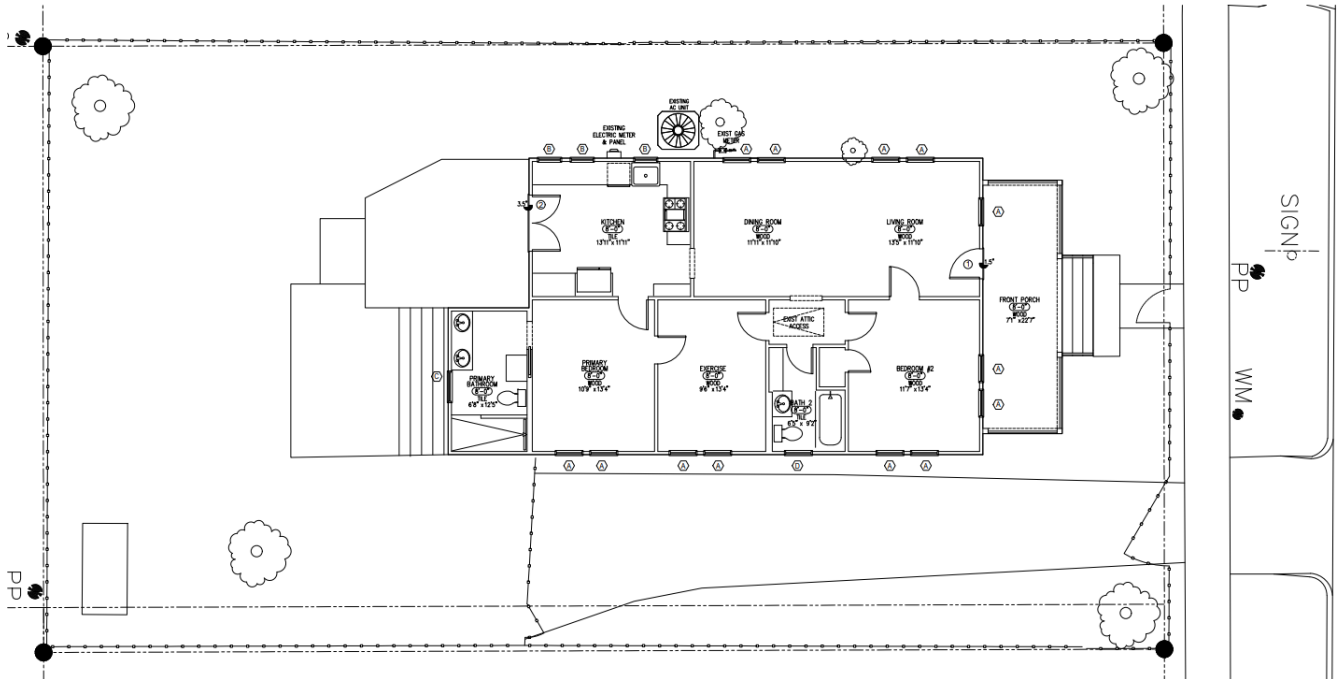
SITE PLAN
 EXISTING



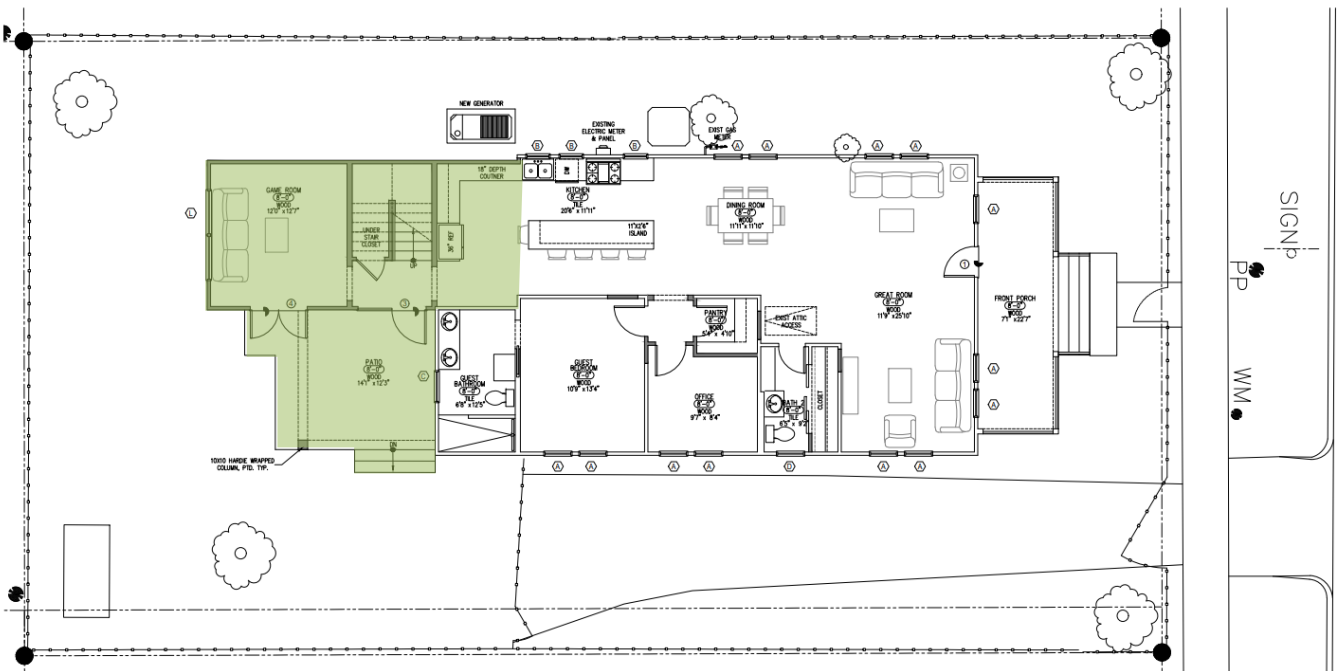
PROPOSED



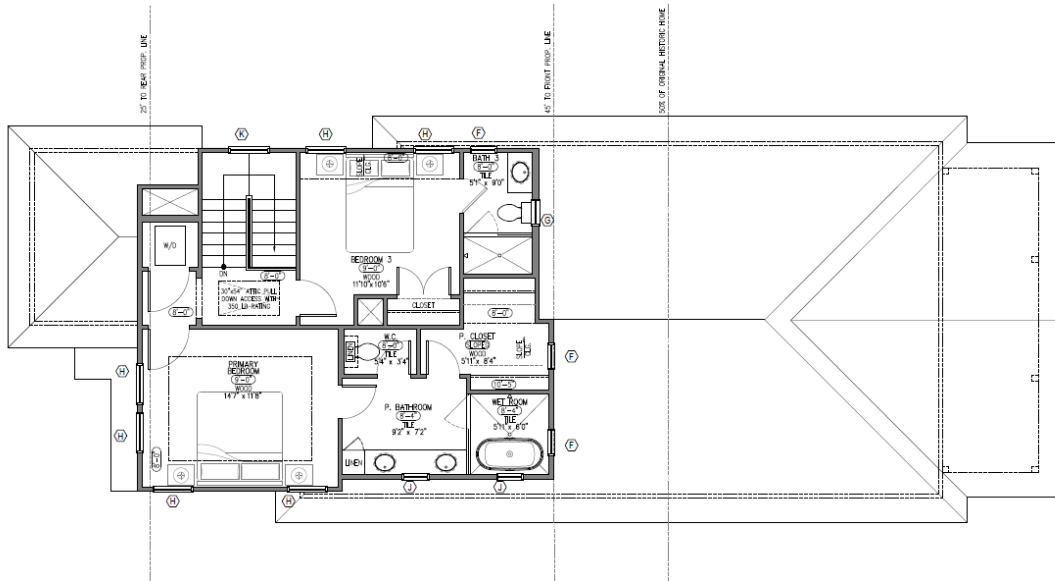
FIRST FLOOR PLAN
EXISTING



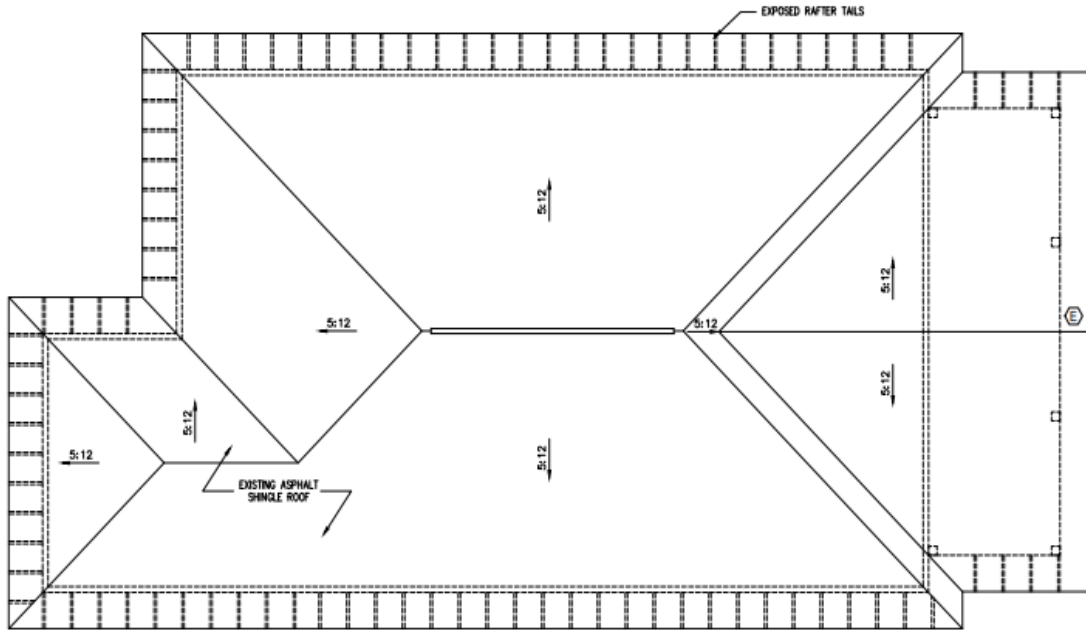
PROPOSED



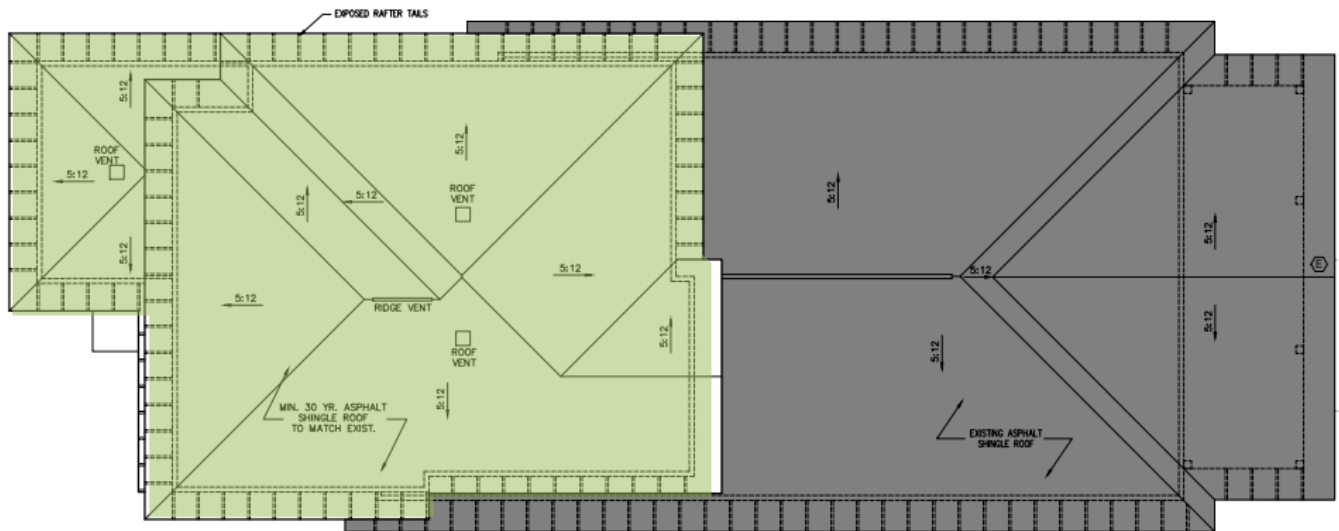
PROPOSED SECOND FLOOR PLAN





ROOF PLAN EXISTING



PROPOSED



ROOF LEGEND	
	NEW ROOF
	EXISTING ROOF

3D PERSPECTIVE VIEWS – PROPOSED



EAST FRONT ELEVATIONS



EXISTING FRONT ELEVATION

SCALE: 1/8" = 1'-0"



PROPOSED FRONT ELEVATION

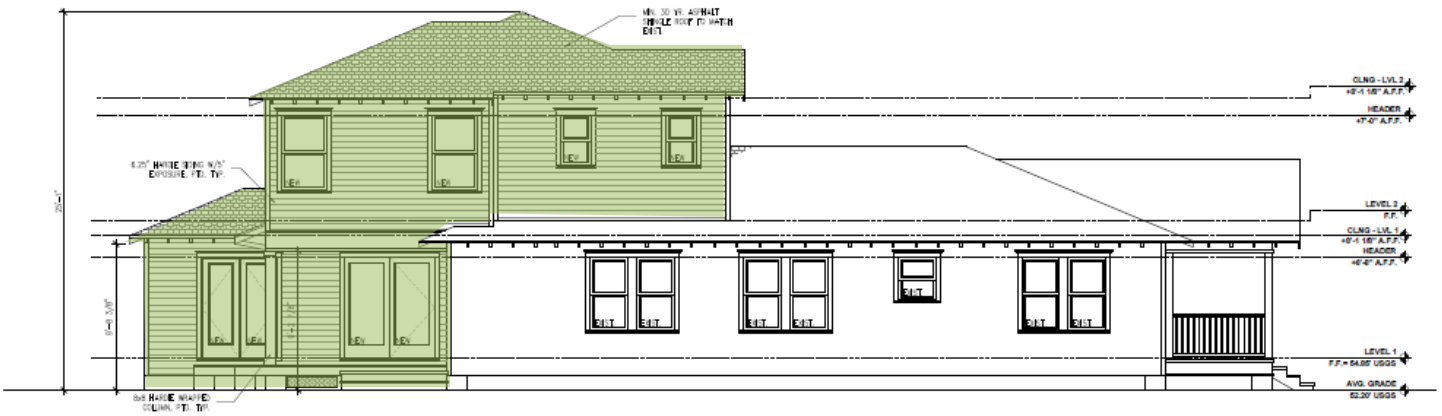
SCALE: 1/8" = 1'-0"

SOUTH SIDE ELEVATIONS



EXISTING LEFT ELEVATION

SCALE: 1/8" = 1'-0"



PROPOSED LEFT ELEVATION

SCALE: 1/8" = 1'-0"

07.20.23

NORTH SIDE ELEVATIONS



EXISTING RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



PROPOSED RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

WEST REAR ELEVATIONS



EXISTING REAR ELEVATION

SCALE: 1/8" = 1'-0"



PROPOSED REAR ELEVATION

SCALE: 1/8" = 1'-0"

WINDOW AND DOOR SCHEDULES

EXISTING

WINDOW SCHEDULE						
MARK	QTY	WIDTH	HEIGHT	TYPE	WALL	DESCRIPTION
(A)	13	2'-6"	4'-10"	DOUBLE HUNG	2X4	LIVING ROOM, DINING ROOM, PRIMARY BEDROOM, EXERCISE ROOM, BEDROOM #2 - (ALL TO REMAIN)
(B)	3	2'-2"	2'-9"	DOUBLE HUNG	2X4	KITCHEN - (ALL TO REMAIN)
(C)	1	2'-10"	0'-10"	FIXED	2X4	PRIMARY BATHROOM - (TO REMAIN)
(D)	1	2'-6"	2'-10"	DOUBLE HUNG	2X4	BATHROOM #2 - (TO REMAIN)
(E)	1	2'-0"	2'-0"	FIXED	2X4	ATTIC - (TO REMAIN)
DOOR SCHEDULE						
MARK	QTY	WIDTH	HEIGHT	TYPE	WALL	DESCRIPTION
(1)	1	2'-8"	6'-8"	EXTERIOR	2X4	FRONT ENTRY - (TO REMAIN)
(2)	1	(2)2'-6"	6'-8"	EXTERIOR	2X4	KITCHEN - (TO BE REMOVED)

NEW

WINDOW SCHEDULE						
MARK	QTY	WIDTH	HEIGHT	TYPE	WALL	DESCRIPTION
(F)	3	2'-0"	3'-0"	DOUBLE HUNG	2X4	PRIMARY CLOSET, WET ROOM, BATHROOM #3
(G)	1	2'-0"	3'-0"	DOUBLE HUNG	2X6	BATHROOM #3
(H)	6	3'-0"	5'-0"	DOUBLE HUNG	2X4	BEDROOM #3, PRIMARY BEDROOM
(J)	2	2'-0"	3'-4"	DOUBLE HUNG	2X4	PRIMARY BATHROOM, SHOWER
(K)	1	2'-6"	4'-10"	DOUBLE HUNG	2X4	STAIR HALL
(L)	1	(2)4'-0"	1'-6"	FIXED	2X4	GAME ROOM
DOOR SCHEDULE						
MARK	QTY	WIDTH	HEIGHT	TYPE	WALL	DESCRIPTION
(3)	1	(2)3'-0"	6'-8"	EXTERIOR	2X4	STAIR VESTIBULE
(4)	1	(2)2'-6"	6'-8"	EXTERIOR	2X4	GAME ROOM

NORHILL CIVIC ASSOCIATION COMMENT

From: Deed Restrictions <norhilldeedrestrictions@gmail.com>
Date: Tue, Aug 1, 2023 at 12:50 PM
Subject: Re: 4005 Michaux St - Official Submittal
To: Jose Cordova <jose@brickmondesign.com>
Cc: <president@norhill.org>, [REDACTED], Virginia Kelsey <virginiakelsey@norhill.org>

Jose,
After the recent review of the 3' wide x 5' tall windows and the discussions with Justin and Virginia, we agree that the proposed windows are the appropriate ones to balance the desires of Norhill and HOP to ensure harmony with the existing architecture in the form of double hung windows with trim emulating the original historic trim while satisfying the CoH and IRC requirement for egress windows of 5.7 sq ft of free opening.

Norhill approves the revised design submitted on July 20 for this project. Thanks again for working with us so diligently to balance the requests of Norhill and the needs of your client. Good luck on your project.

Brian Wilson
NNA VP Deed Restrictions
[REDACTED]