

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** December 17, 2021

**Applicant:** Sam Gianukos, designer for Massimiliano Proietti, owner.

**Property:** 920 W Temple, Lot 9, Block 214, East Norhill Subdivision. The property includes a historic 1,599 square foot one-story wood frame single-family residence situated on a 6,282 square foot (60'-5" x 104') corner lot.

**Significance:** Contributing Bungalow residence, constructed circa 1932, located in the Norhill Historic District.

**Proposal:** Alteration – Addition

The applicant is proposing the construction of a 1125 SF two-story Addition at 731 w Temple St.

The applicant proposes that the addition will feature the following:

- 1/1 windows that are inset and recessed.
- smooth cementitious siding with 5.5" reveal and brick veneer to match existing.
- First Floor ceiling height is 8'-0" to match existing.
- The Pitch on the proposed roof is 5/12.
- The proposed highest Eave Height is 18'-5".
- The proposed highest Ridge Height is 24'-2".
- The proposed square footage is 4209.
- Foundation type is Pier and Beam to match Existing.
- Opening a window on the rear of the west elevations, photos show evidence that there was a window there in the past.
- Removal of two windows on the rear of the East elevation where the addition is going to connect to the house. The applicant will store those two windows for the future.

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

**Civic Association:** NNA in support of the proposed work. (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
(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 and must be compatible with the size, scale, material and character of the property and the area in which it is located;
(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.



PROPERTY LOCATION  
NORHILL HISTORIC DISTRICT



Building Classification

- Contributing
- Non-Contributing
- Park

CURRENT PHOTO



**EXISTING PHOTOS**



*Figure 1- West Side Elevation*



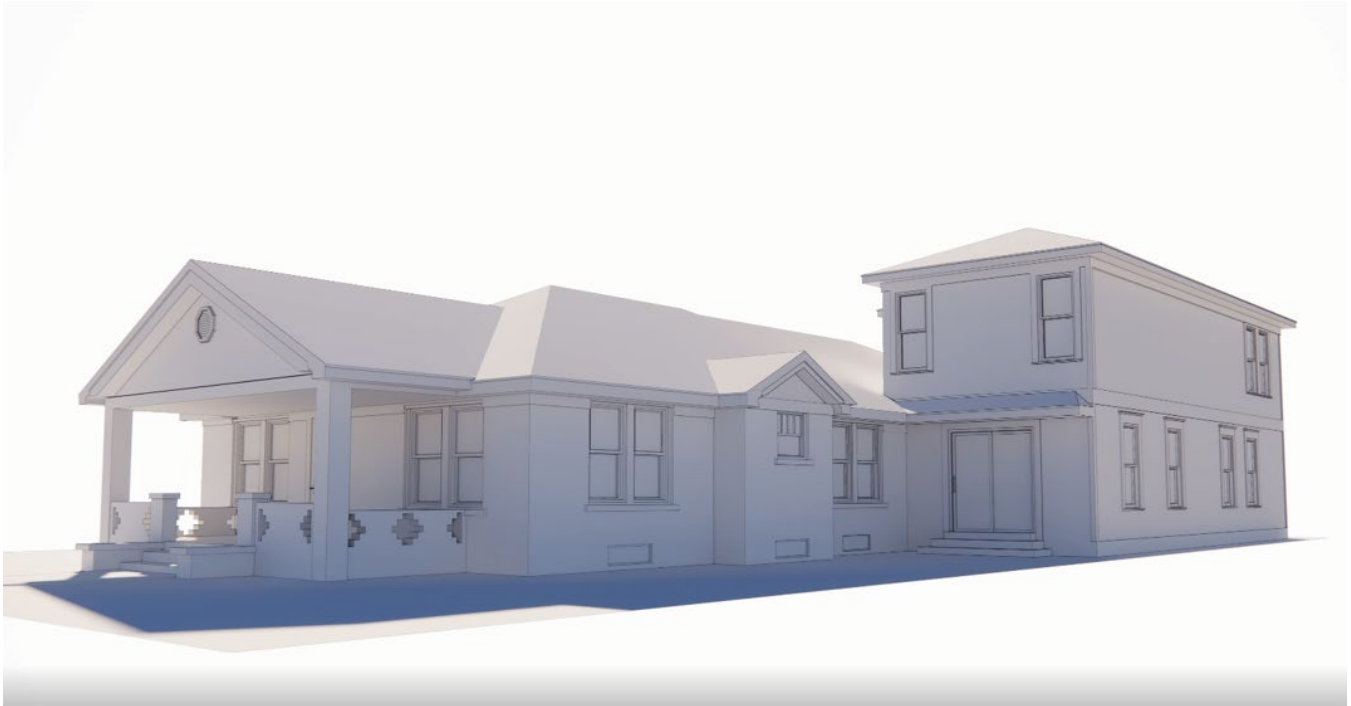
*Figure 2- East Side Elevation*

**WEST ELEVATION**

**CLOSE UP PHOTOS**



**3D VIEWS  
PROPOSED**



*Figure 3- South East corner*



*Figure 4- Side West Elevation*

SANBORN MAP

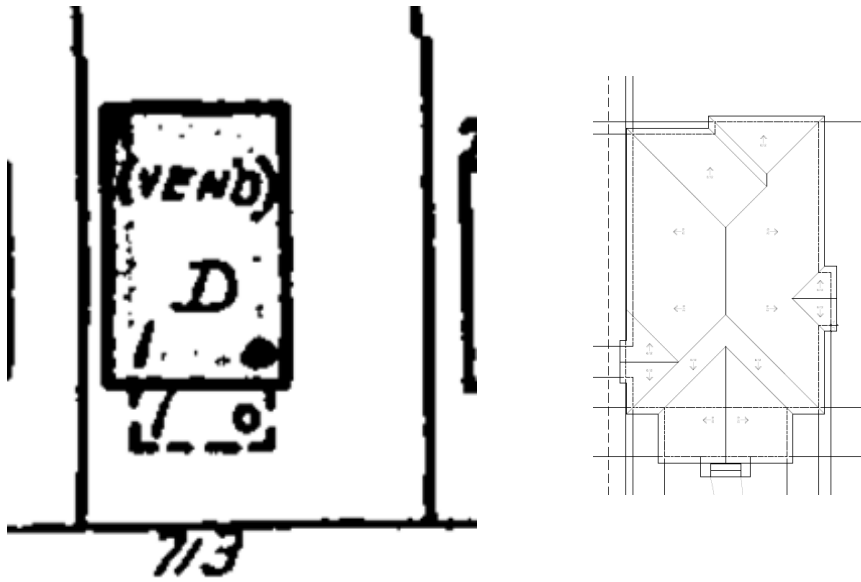


Figure 5- Sanborn 1925

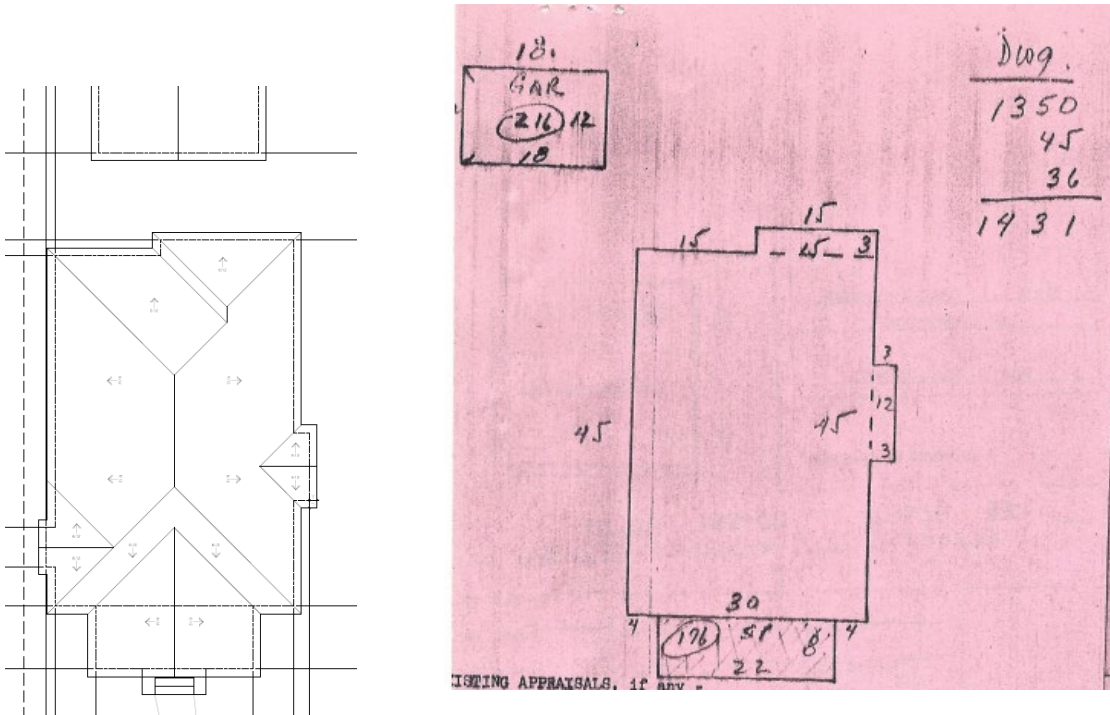


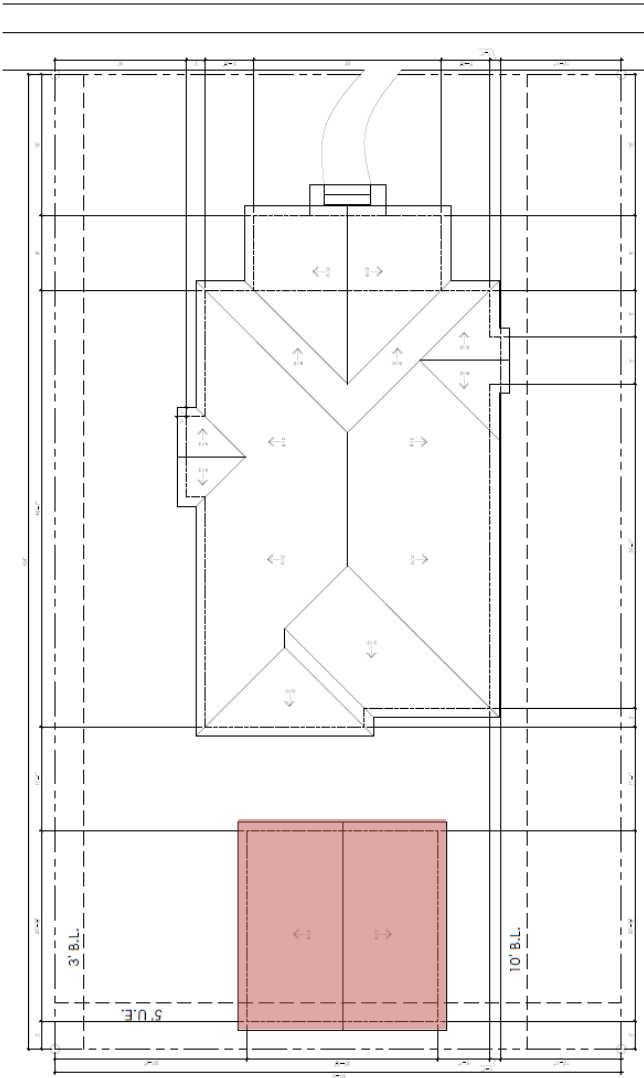
Figure 6- TAX RECORDS 1976



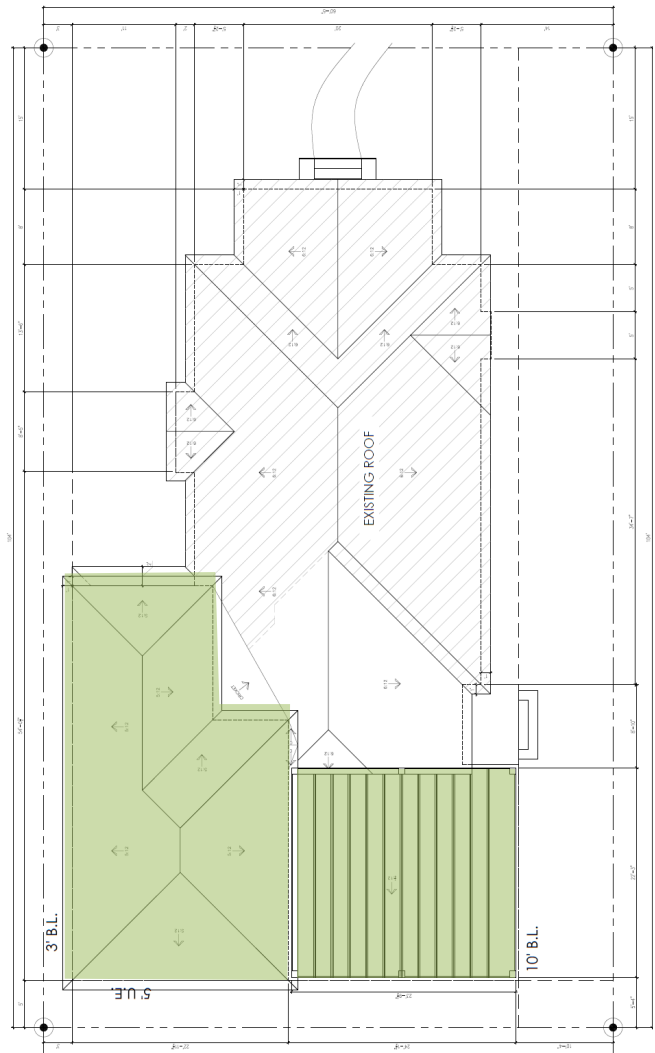
SITE PLAN



EXISTING

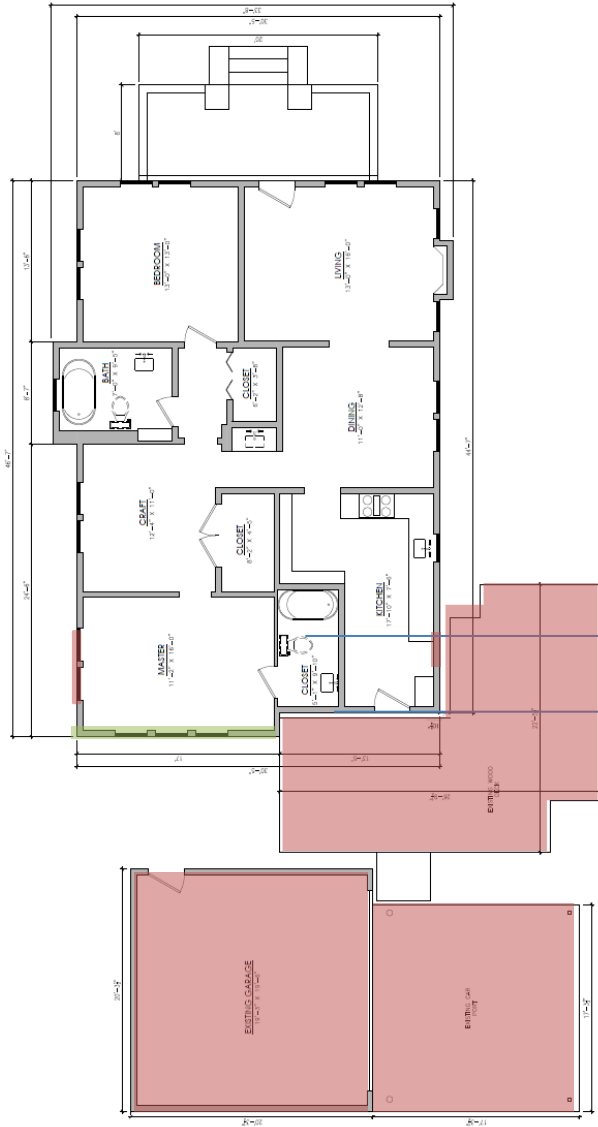


PROPOSED

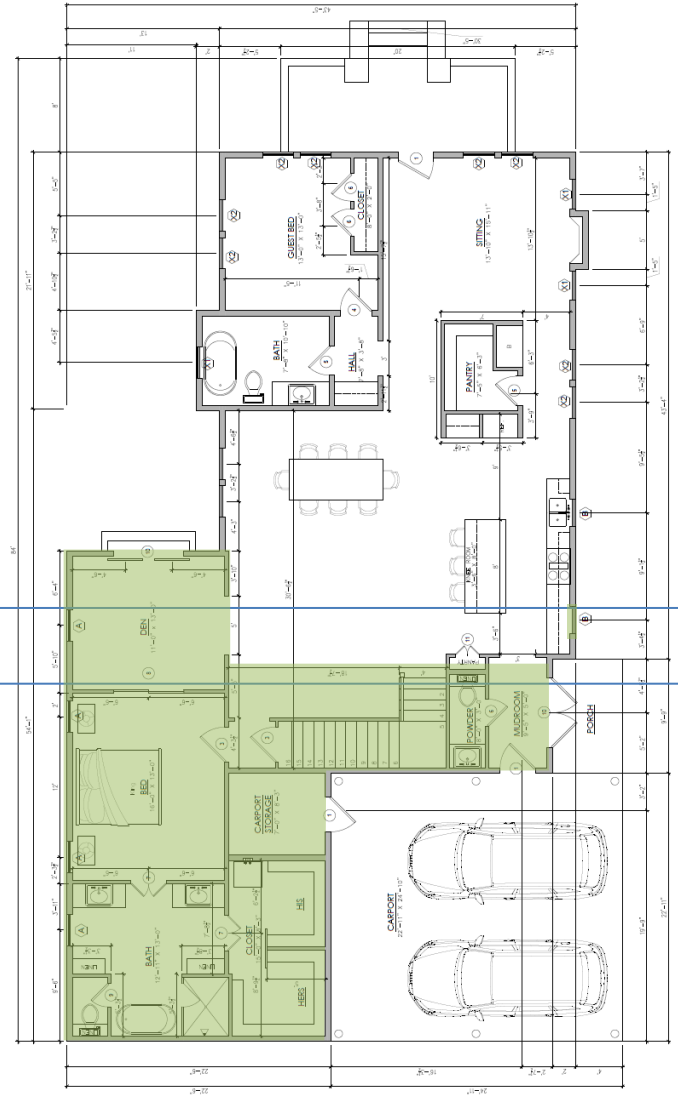


FIRST FLOOR PLAN

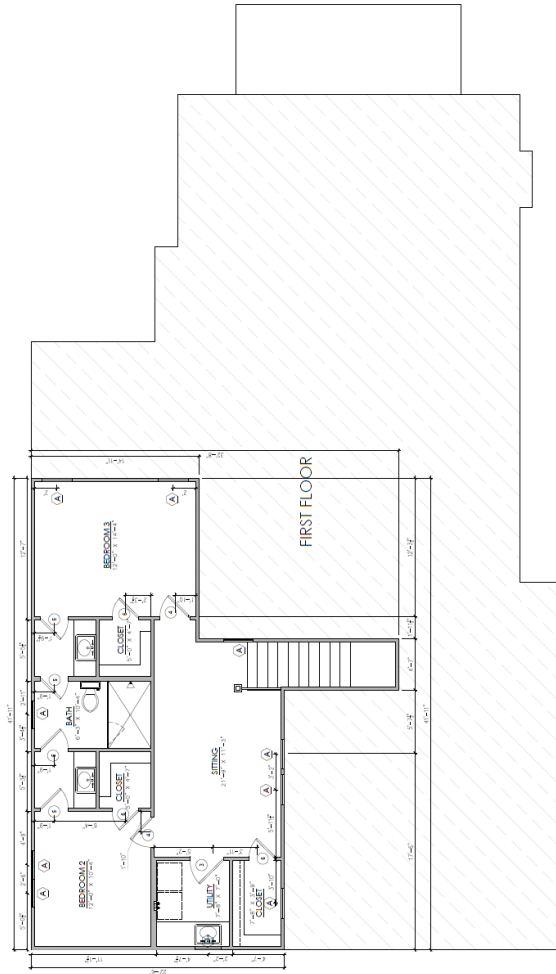
EXISTING



PROPOSED

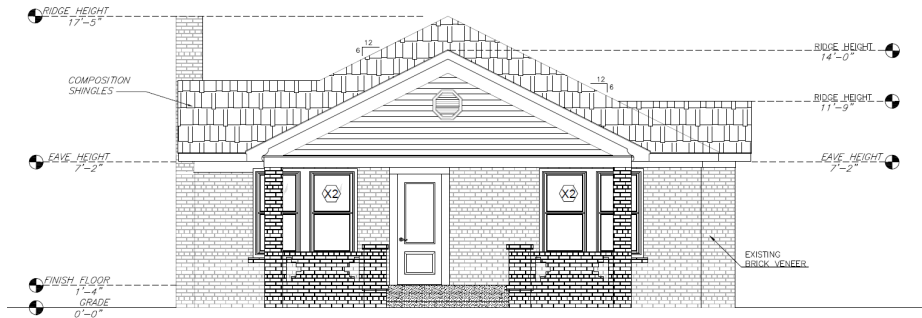


SECOND FLOOR PLAN

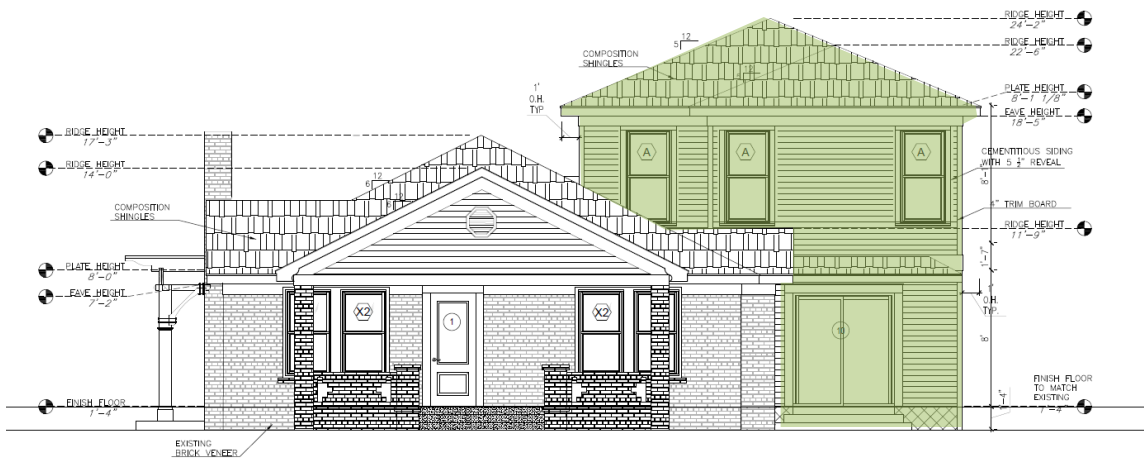


**SOUTH (FRONT) ELEVATION**

**EXISTING**



**PROPOSED**



### EAST (SIDE) ELEVATION

#### EXISTING



#### PROPOSED

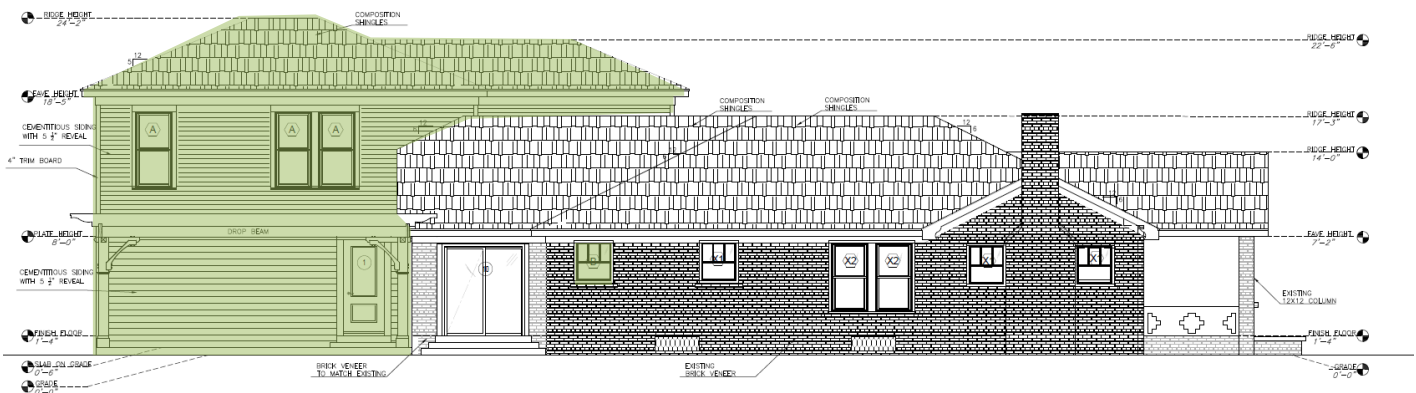


WEST (SIDE) ELEVATION

EXISTING

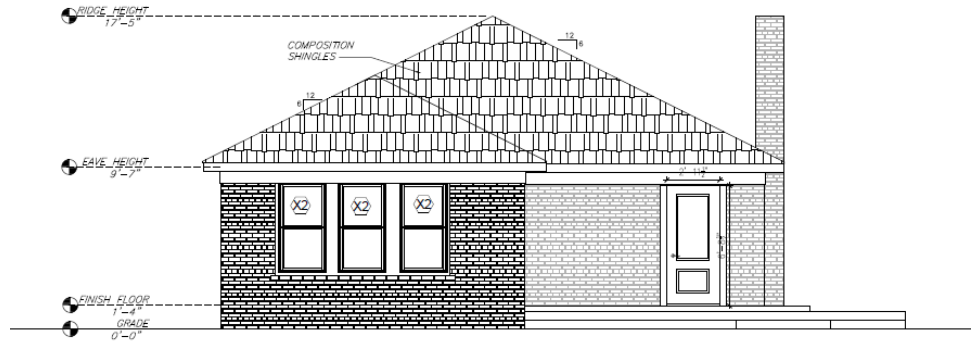


PROPOSED

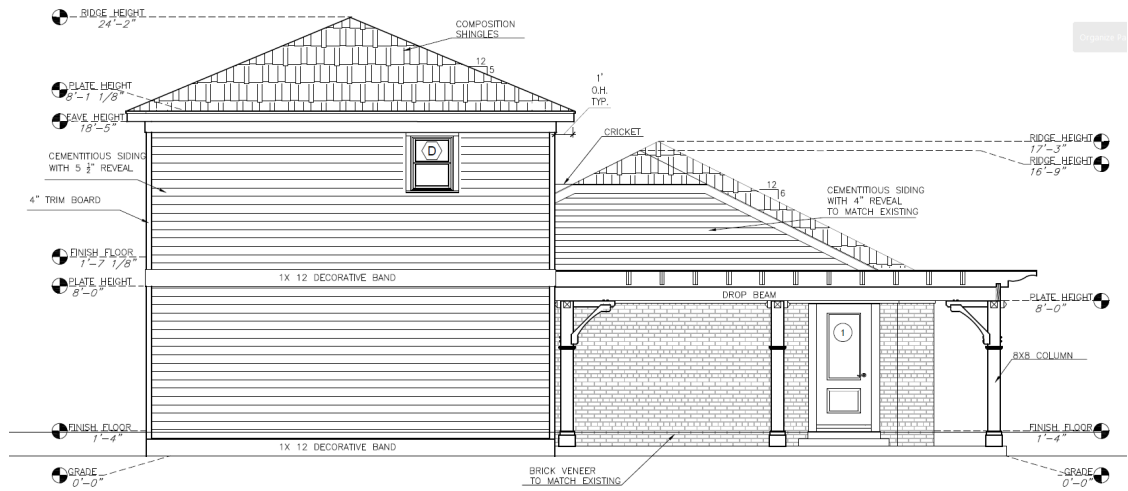


NORTH (REAR) ELEVATION

EXISTING



PROPOSED



**WINDOW/DOOR SCHEDULE**

WINDOW SCHEDULE				
MARK	QTY	WIDTH	HEIGHT	DESCRIPTION
(X1)	3	2'-6"	3'-0"	EXISTING SINGLE HUNG
(X2)	8	2'-8"	5'-0"	EXISTING SINGLE HUNG
(A)	13	2'-8"	5'-6"	SINGLE HUNG
(B)	2	2'-6"	3'-0"	SINGLE HUNG
(C)	0	6'-0"	2'-0"	TRANSOM
(D)	1	2'-4"	3'-0"	SINGLE HUNG

DOOR SCHEDULE				
DOOR NO.	QTY.	WIDTH	HEIGHT	DESCRIPTION
1	3	3'-0"	6'-8"	EXTERIOR DOOR
2	1	3'-0"	6'-8"	EXTERIOR DOOR SCREEN DOOR
3	3	3'-0"	6'-8"	INTERIOR DOOR
4	3	2'-8"	6'-8"	INTERIOR DOOR
5	6	2'-6"	6'-8"	INTERIOR DOOR
6	6	2'-4"	6'-8"	INTERIOR DOOR
7	2	3'-0"	6'-8"	INTERIOR DOUBLE DOOR
9	1	2'-0"	6'-8"	INTERIOR DOOR
10	2	3'-0"	6'-8"	EXTERIOR DOUBLE DOOR
11	1	2'-0"	6'-8"	INTERIOR DOUBLE DOOR



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**ATTACHMENT A**

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**From:** Brian Wilson [<mailto:norhilldeedrestrictions@gmail.com>]  
**Sent:** Tuesday, January 25, 2022 7:54 AM  
**To:** Sam Gianukos <[sgianukos@creoledesign.com](mailto:sgianukos@creoledesign.com)>  
**Cc:** [president@norhill.org](mailto:president@norhill.org); Kasia Hickey <[khickey@creoledesign.com](mailto:khickey@creoledesign.com)>  
**Subject:** RE: FW: 731 W Temple - UPDATED, approved

Sam,

During last night's board meeting called to review a few projects that needed revisiting after the Jan 11 board meeting, the board voted to Approve the revised plans for 731 W Temple as submitted on Jan 18. Of note, the plans appear to show the carport adjoining the home. Since carports and garages are not allowed to be attached to the home, we will require the carport to be installed such that it has visible separation from the home. We thank you for working with us to come up with a design that meets both NNA's and your client's needs. Best of luck on your project.

Thanks,

Brian Wilson  
NNA VP of Deed Restrictions  
(M) 713-598-3397