

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** March 4, 2015

**Applicant:** Bill Grothaus, Castle Rock Fine Homes and Renovations for Vianney Roger, owner

**Property:** 4005 Michaux Street, Lot 16 & N 4' of Lot 17, Block 124, North Norhill Subdivision. The property includes a historic 1,107 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 – Construct a rear one-story addition to a one-story contributing residence. The addition will begin at the rear wall and will measure 13' wide, 7' deep, and 11'-6" to the ridge.  
See enclosed application materials and detailed project description on p. 6-16 for further details.

**Public Comment:** No public comment received at this time.

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

**Recommendation:** Approval

**HAHC Action:** -

DRAFT

**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:

- | <b>S</b>                            | <b>D</b>                 | <b>NA</b>                           |   |
|-------------------------------------|--------------------------|-------------------------------------|---|
|                                     |                          |                                     | <b>S - satisfies    D - does not satisfy    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 type="checkbox"/>            | <input type="checkbox"/> | <input checked="" 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.   |

**SHALL APPROVE ADDITIONS**

Sec. 33-241(b): HAHC **shall approve** an application for an addition to a contributing structure that satisfies the following criteria:

(1) An addition taller than any point of the roof of the structure conforms to the following standards:

- | <b>S</b>                 | <b>D</b>                 | <b>NA</b>                           |   |
|--------------------------|--------------------------|-------------------------------------|---|
|                          |                          |                                     | <b>S - satisfies    D - does not satisfy    NA - not applicable</b>   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (a) The addition does not encroach into the front half of the existing structure, measured from the front façade of the existing structure to the farthest point of the rear of the existing structure from the front façade; |

(b) The plate height of the addition does not exceed 1.25 times the plate height of the existing structure; and

(c) The roof of the new addition does not deviate from the roof pitch of the existing structure.

(2) For new additions that are not taller than any part of the roof of the structure and are adjacent to the sides of the front façade of the existing structure, the new addition conforms to the following standards:

(a) The addition does not encroach into the front thirty percent of the total depth of the existing structure, measured from the front façade of the existing structure to the farthest point of the rear of the existing structure from the front façade;

(b) The addition is not wider, as measured from the side adjacent to the front façade, than half of the distance that the addition is actually set back from the front facade. For example, if an addition is set back forty percent of the total depth of the existing structure from the front façade, the addition may not be wider than twenty percent of the total length of the existing structure; and

(c) The roof of the new addition does not deviate from the roof pitch of the existing structure except for cross gable roofs.

(3) For new additions that are not taller than any point of the roof of the existing structure and do not encroach past the farthest point of the rear of the existing structure from the front façade, the roof of the new addition does not deviate from the roof pitch of the existing structure except for cross gable roofs.

(a) Addition is not taller than any point of the roof of the existing structure;

(b) Addition does not encroach past the farthest point of the rear of the existing structure from the front façade; and

(c) Roof of the new addition does not deviate from the roof pitch of the existing structure except for cross gable roofs.

(4) **AND** (in addition to b1, b2, or b3):

No original building materials are removed from the portion of the structure from the front facade to the addition.



PROPERTY LOCATION  
NORHILL HISTORIC DISTRICT

Building Classification

Contributing

Non-Contributing

Park



INVENTORY PHOTO



**EAST ELEVATION – FRONT FACING MICHAUX STREET**

**EXISTING- NO PROPOSED CHANGES**

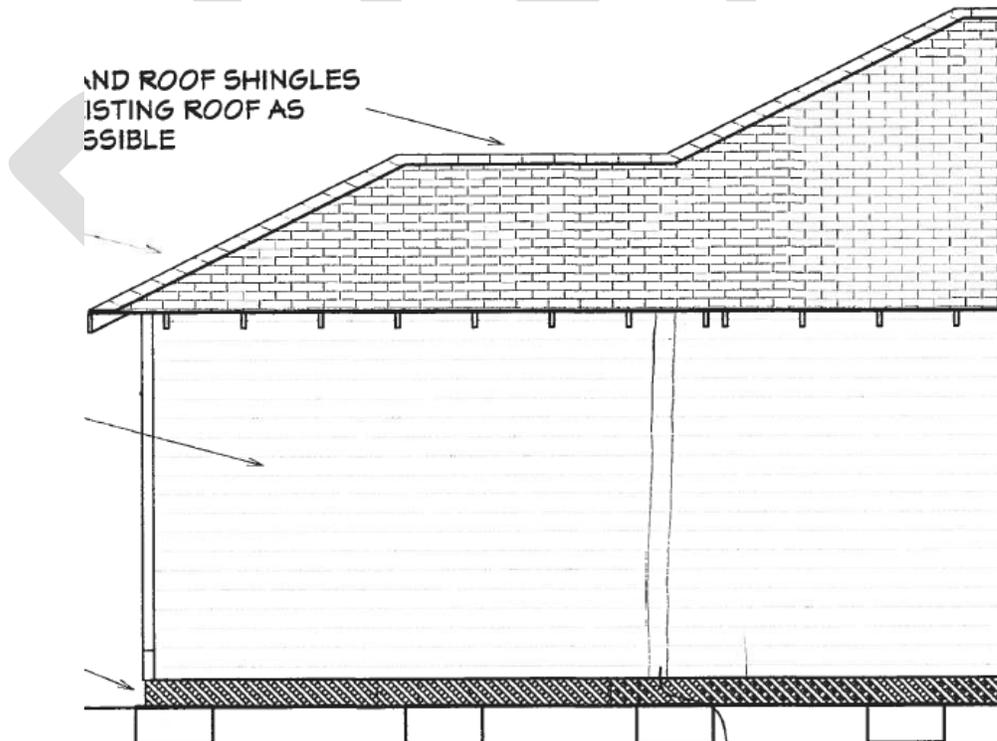


**SOUTH SIDE ELEVATION**

EXISTING

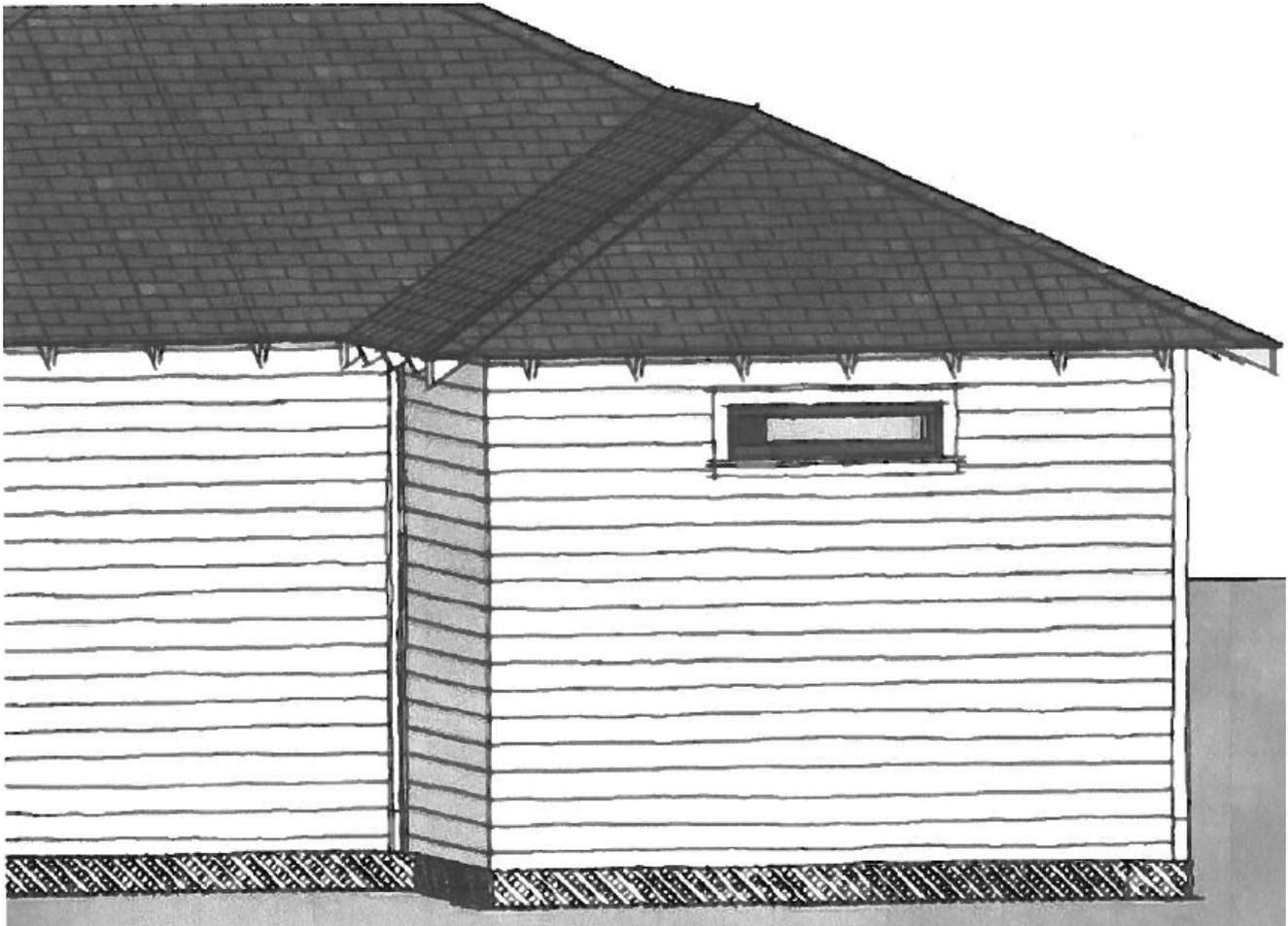


PROPOSED



**NORTH SIDE ELEVATION**

PROPOSED

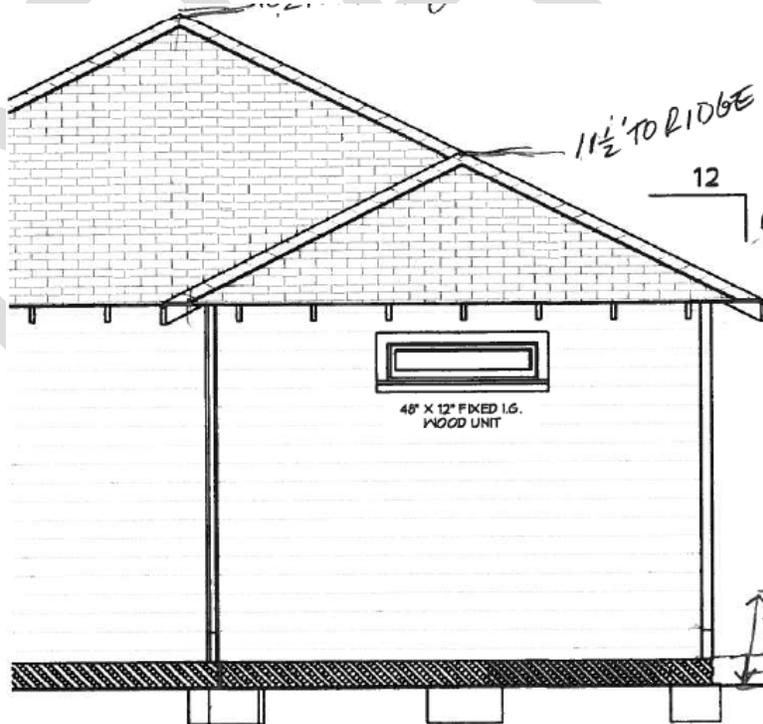


WEST (REAR) ELEVATION

EXISTING



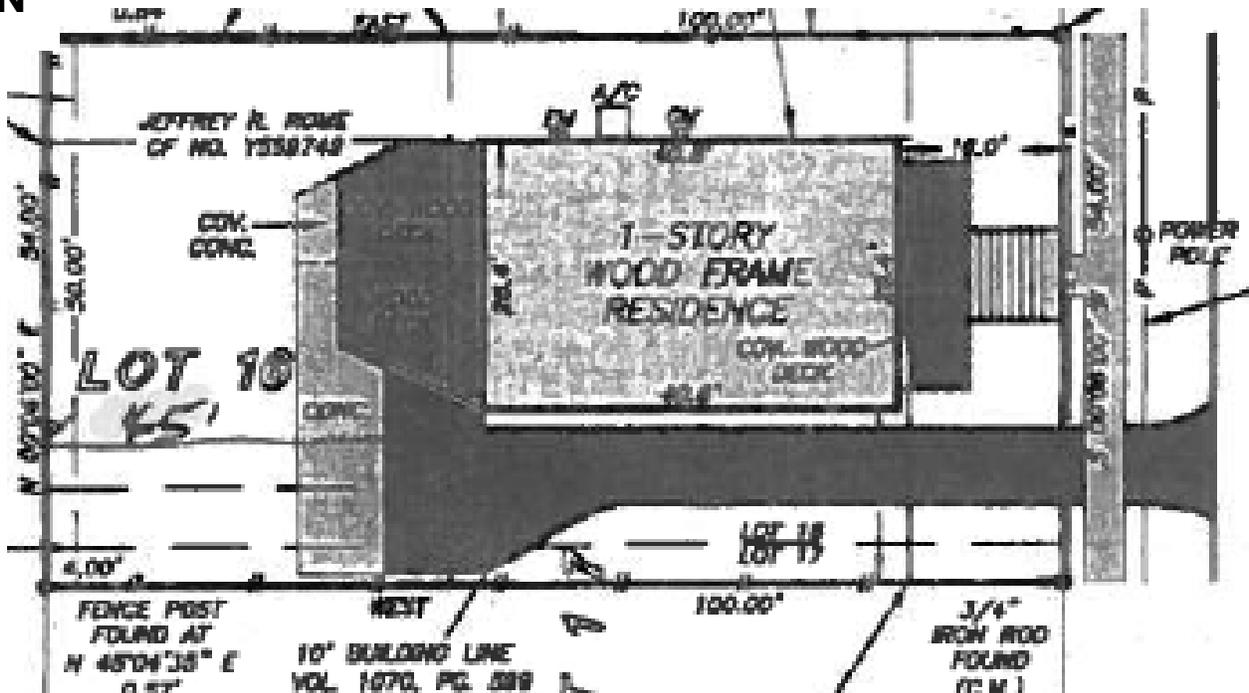
PROPOSED



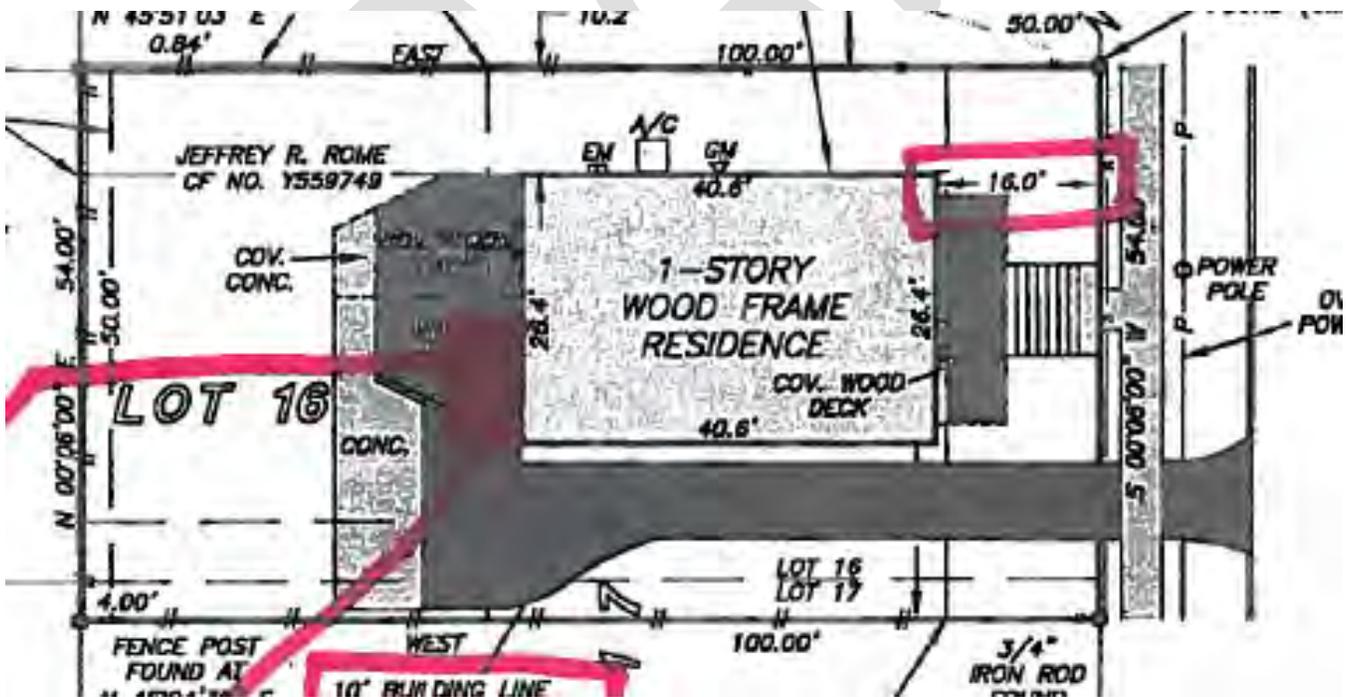


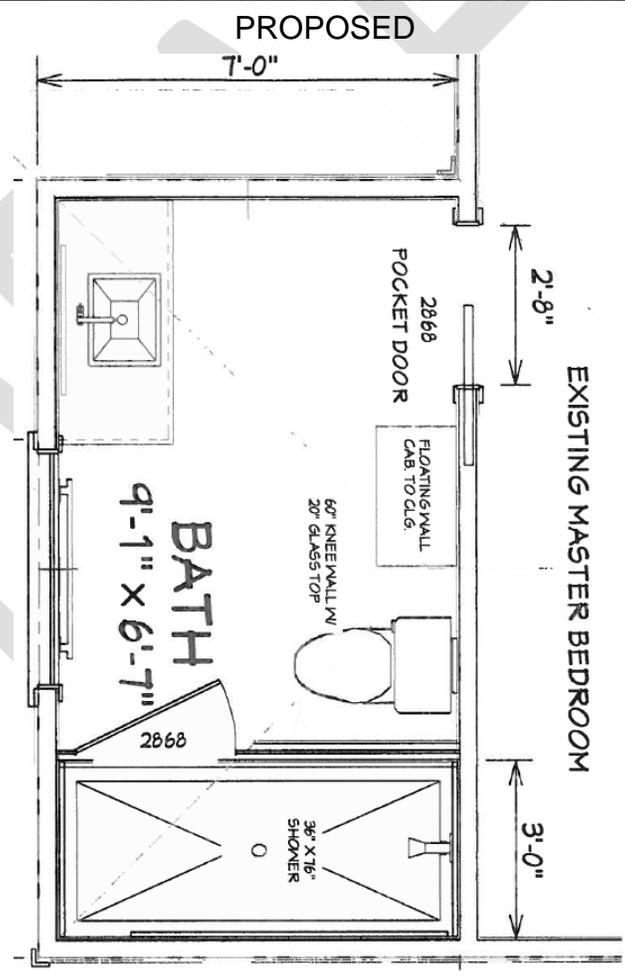
SITE PLAN

EXISTING



PROPOSED





**PHOTOS SUBMITTED BY APPLICANT**

**EAST (FRONT) ELEVATION**



WEST (REAR) ELEVATION



NORTH (SIDE) ELEVATION



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**PROJECT DETAILS**

**Shape/Mass:** The residence measures 26'-5" wide, 40'-7" deep, 9'-6" to the eave and 15'-6" to the ridge. The rear addition will begin 40'-7" back from the front wall and will measure 13' wide, 7' deep, 9'-6" to the eave, and 11'-6" to the ridge.

**Setbacks:** The residence is setback 16' from the front property line, 10'-3" from the north side property line, 17'-4" from the south side property line, and 45' from the rear property line. The addition will be setback 56'-7" from the front property line, 23'-8" from the north property line, 17'-4" from the south side property line, and 38' from the rear property line.

**Foundation:** The residence is built on a pier and beam foundation with an 18" foundation height. The addition will be built on a pier and beam foundation with an 18" foundation height.

**Windows/Doors:** The residence features wood 1-over-1 sash windows and divided lite entry door. Two 1-over-1 sash windows on will be removed due to the addition. All existing windows and doors on the front and side elevations will be retained. The rear addition will feature a wood single lite fixed window.

**Exterior Materials:** The residence is clad with wood 105 siding; the siding will be retained. The addition will be clad with wood 105 siding and will feature trim board to delineate the original rear corner and the proposed addition.

**Roof:** The residence features a gable on hip roof with a 6/12 pitch. The addition will feature a hip roof with exposed rafter tails. The roof will be clad with composite shingles.

**Side Elevation:** Please see elevation drawings on pg. 7.  
**(South)**

**Side Elevation:** Please see elevation drawings on pg. 8.  
**(North)**

**Rear Elevation:** Please see elevation drawings on pg. 9.  
**(West)**

**ATTACHMENT A**  
CIVIC ASSOCIATION COMMENT



February 13, 2015

Bill Grothaus- Owner  
CastleRock Fine Homes & Renovations LLC  
CastleRock Atlanta LLC

Re: Proposed one story rear addition (master bathroom addition to 4005 Michaux)

Dear Bill,

Your request for approval of the above referenced project was considered at the February NNA Board meeting last night. There were eleven of the twelve board members present and after a lengthy discussion the board voted unanimously to approve your application.

Sincerely,

NNA Board

Norhill Neighborhood Association • Post Office Box 30021 • Houston, Texas 77009