

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** July 18, 2023

**Applicant:** Ben Koush, agent for Emily Daniels, owner

**Property:** 636 Pizer Street, Lot 8, Block 103, North Norhill Neighborhood Subdivision. The property includes a historic 1,387 square foot, one-story wood single-family residence and detached garage situated on a 7,488 square foot (104' x 71.8') corner lot.

**Significance:** Contributing Bungalow style residence, constructed circa 1930, located in the Norhill Historic District. Approved COA for an addition on January 12, 2021. This COA has since expired.

**Proposal:** Alteration – Addition, Foundation, Siding, Doors, Windows, Roof

The applicant is proposing to construct a one-story, 130 square foot addition towards the rear of the east side elevation. The project will include the following:

- Siding:
  - Remove asbestos siding on all elevations of the existing house to expose the original wood siding below. The original wood siding will be repaired and maintained if conditions merit it.
  - The rear/side addition will be clad in 105 wood siding with hardie plank skirting on a 2'-0" block and base CMU foundation to match the skirting on the existing house.
- Porch:
  - An open porch will be added to the east elevation between the addition and the existing house. It will be covered with 5/4 treated deck boards on a CMU base and accessed by two new sets of French doors in place of existing window openings on the main house.
  - A covered porch will be added to the rear east elevation and will be accessed by new French doors leading from the existing house. It will be covered with 5/4 treated deck boards on a CMU base and the roof covering will match the existing house.
  - A small, covered porch will be added to the existing rear entry on the south elevation between the main house and detached garage.
- Roof:
  - All new sections of roof are to match the pitch of the existing house's hip roof and be covered with composition shingles.
  - The garage roof overhang on the north elevation is to be removed.
- Windows:
  - All windows are to be inset and recessed. One new window will appear on the north elevation of the addition and two new windows on the rear south elevation of the existing house.

Please see attachments for further details.

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

**Civic Association:** No comment received.

**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
  - Park

**INVENTORY PHOTOS**

**NORTH ELEVATION**



**WEST ELEVATION – DETACHED REAR GARAGE**

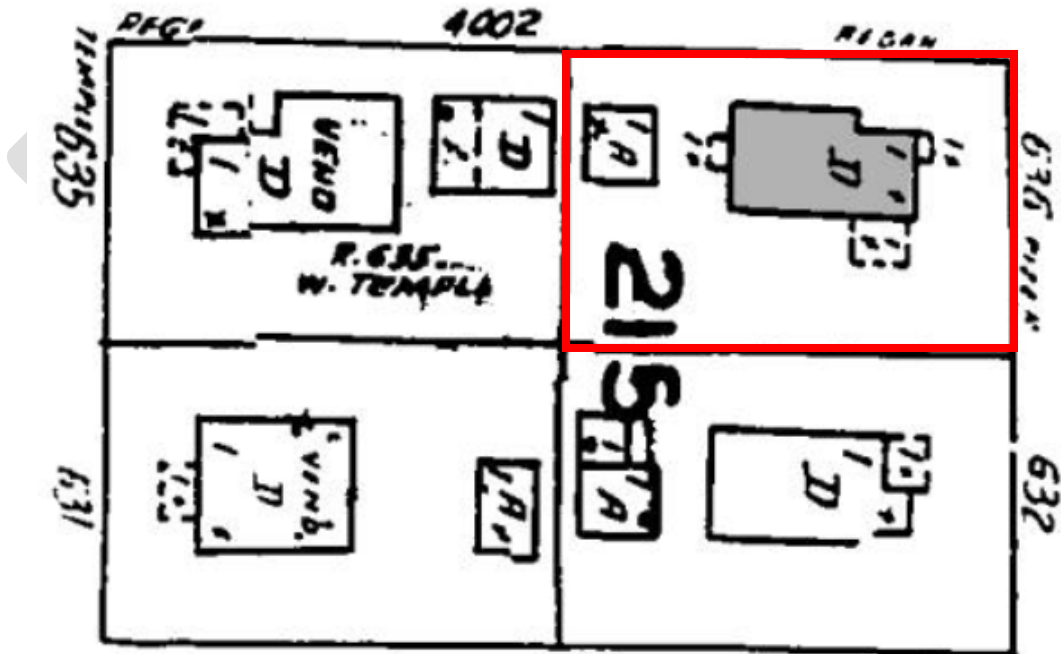


HISTORIC DOCUMENTS

PRE.1945

Map No. _____	Addition <u>E. Norhill</u>	No. <u>1154</u>	Price Per Sq. Ft. <u>2.20</u>	IMPROVEMENTS	
Block <u>215</u>	Lot <u>1</u>				<u>2540</u>
OWNER <u>Vannoy P. H.</u>				Percent Good	<u>80</u> <u>2030</u>
ADDRESS <u>636 Pizer</u>				Other Bldgs.	<u>700</u> <u>150</u>
TYPE OF PROPERTY <u>RES</u>	OCCUPIED VACANT			Total All Bldgs.	<u>2180</u>
BASEMENT, Whole Part	FLOORING, Plg, Hardwood, Cement, Tile, Marble, Dirt			LAND VALUE	
FOUNDATION, Concrete, Stone, Brick, Piers, Posts	INTERIOR TRIM, Plaster, Hardwood, Marble, Metal, Built-in Features <input checked="" type="checkbox"/>			Front x Depth	Unit Value Factor Percent Ft. Value - \$
WALLS, Brick, Stone, Hollow Tile, Shacco, Metal, Concrete Blocks, Box Weatherboard <input checked="" type="checkbox"/>	HEATING, Furnace, Stoves, Fireplace, Chimneys, Gas				
ROOF CONS., Concrete, Steel, Wood, Truss	LIGHTING, Electricity				
ROOF, Hip, Gable, Mansard, Flat	PLUMBING, Sewer, Water, Bath <input checked="" type="checkbox"/>				
ROOFING, Composition, Metal, Slate, Wood, Shingles, Tile, Asbestos	ELEVATORS				
EXTERIOR TRIM, Stone, Terra Cotta, Metal, Wood, Marble, Granite	CONDITION, Good, Fair, Bad, Obsolete				
PERMIT DATE _____ NO. _____ AMT. _____					TOTAL
					<u>346-920</u>

1950 SANBORN



1968 TAX RECORD

180  
126  
136  
190

180  
132  
570

1968  
1968  
1968

EXISTING APPRAISAL, if any -  
2008 Value - without depreciation -  
Dep. - 11% 5.5 Pa. 5.00 5.00

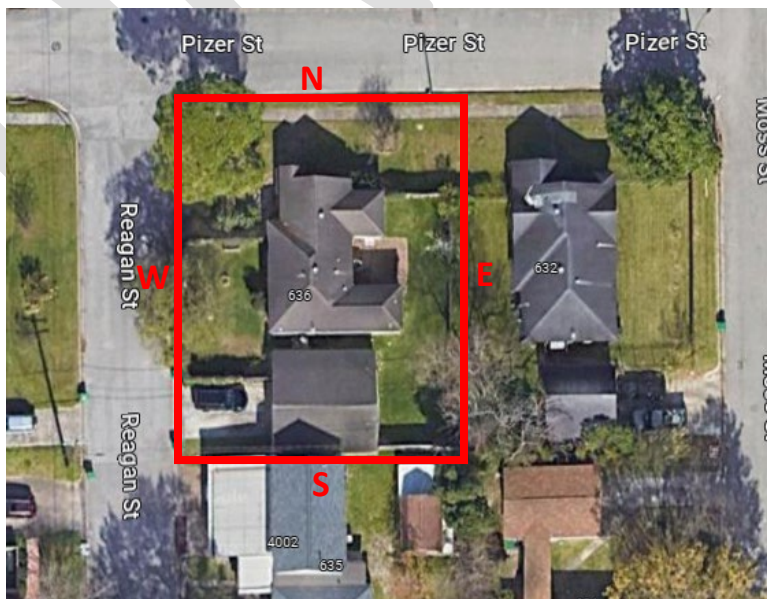
1968-1969	610	2550
0.1 - 24	1.50	40
1968-1969	570	1330
		2920
Less 30% Dep.		-2920
		6940

Appraiser's name & date  
M. W. ... 2-17-10

TOTAL VALUE \$ 6940  
1968-69 city 2780  
13% 3680 at a roof

Co. 20% - 1390

AERIAL VIEW OF PROPERTY



CONTEXT AREA



632 PIZER



702 PIZER



711 PIZER



727 PIZER

**CURRENT PHOTOS**

**NORTH ELEVATION**



**NORTHWEST ELEVATION – CORNER OF PIZER AND REAGAN ST**



NOTE: EXISTING ASBESTOS TO BE REMOVED ON ALL ELEVATIONS TO EXPOSE ORIGINAL WOOD SIDING BELOW. EXISTING HARDIE SKIRTING TO REMAIN ON ALL ELEVATIONS.



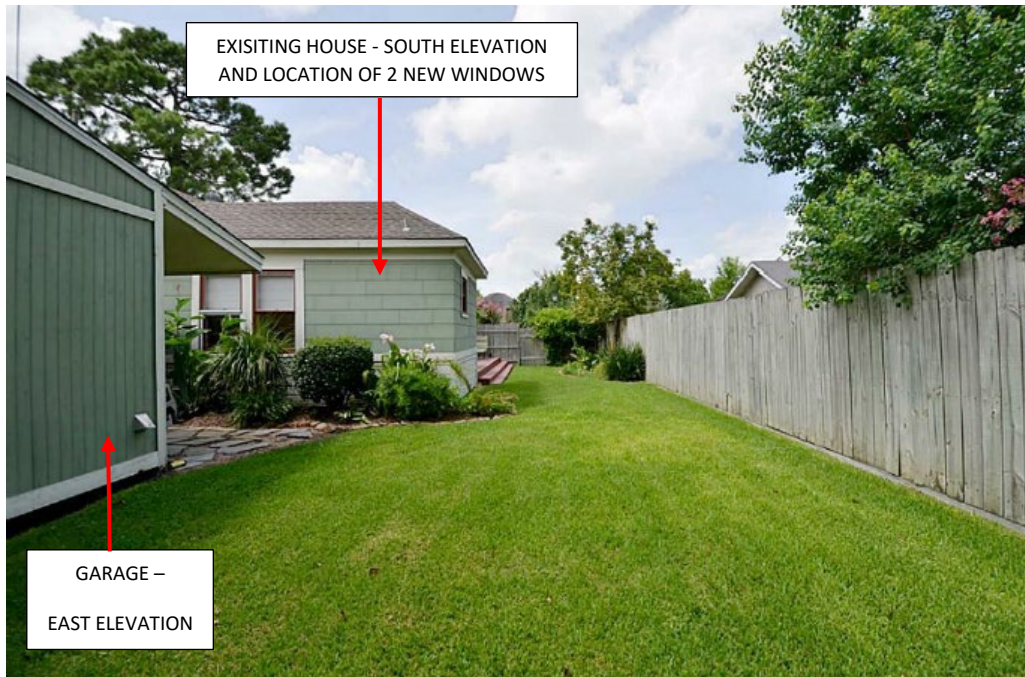
WEST ELEVATION - SIDE YARD



SOUTH ELEVATION –  
BREEZEWAY BETWEEN EXISTING HOUSE AND GARAGE



EAST ELEVATION - SIDE YARD



EAST ELEVATION - SIDE YARD AND GARAGE



EAST ELEVATION



EAST ELEVATION



EAST ELEVATION

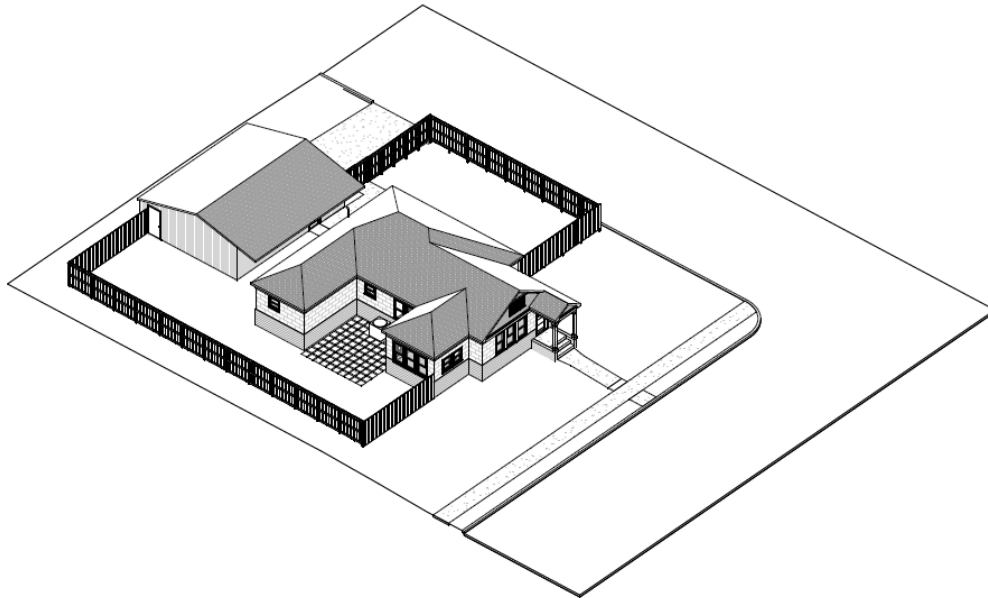


WEST ELEVATION - REAR DETACHED GARAGE FRONTING REAGAN ST

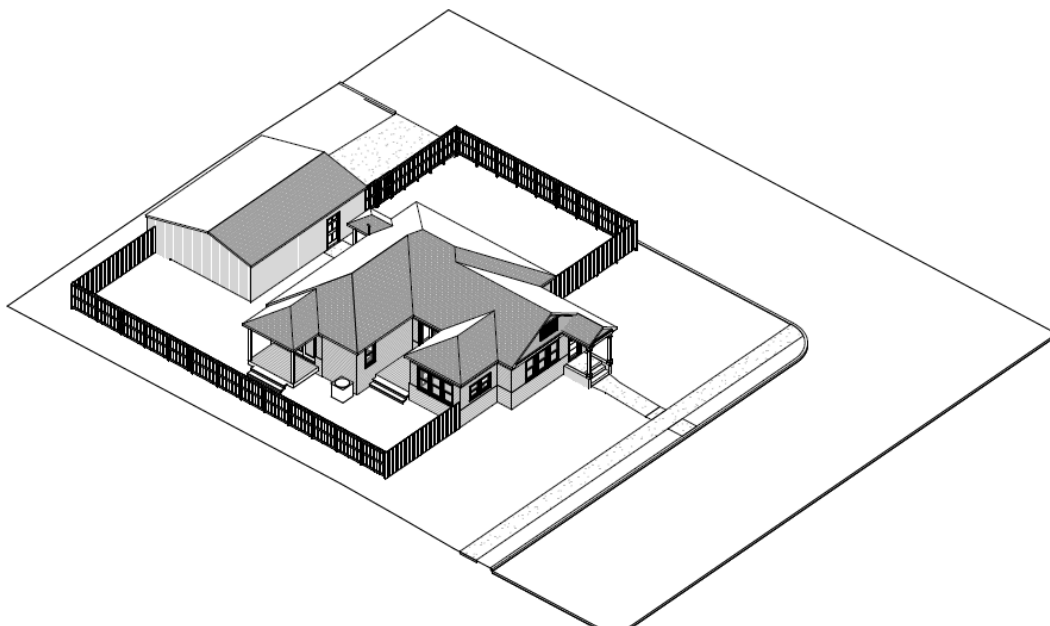


3D RENDERINGS - AERIAL

EXISTING

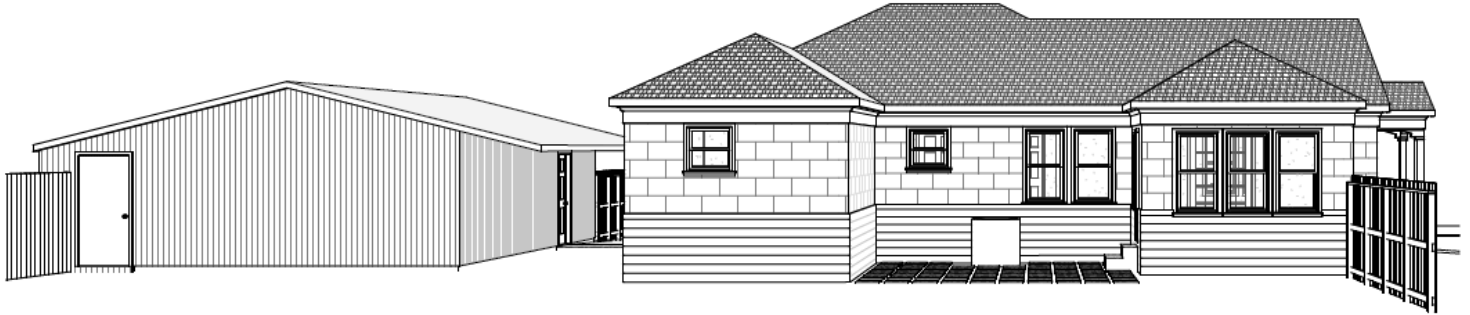


PROPOSED



3D RENDERINGS – EAST ELEVATION (LEFT SIDE)

EXISTING



East side of House existing

PROPOSED



East side of House

**3D RENDERINGS – NORTH ELEVATION (FRONTING PIZER ST)**

EXISTING



Front of House existing

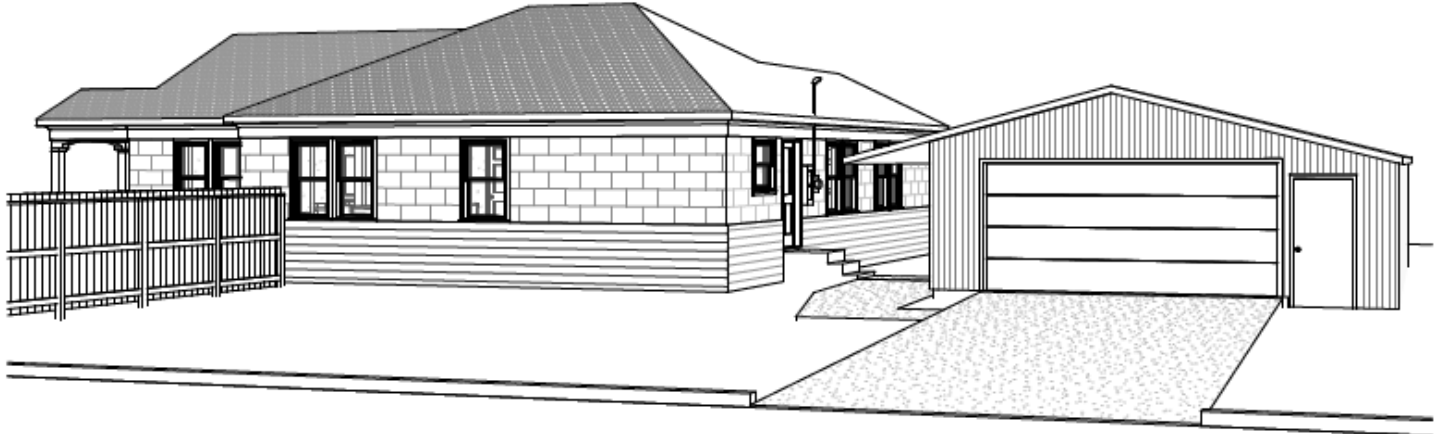
PROPOSED



Front of House

**3D RENDERINGS – WEST ELEVATION (RIGHT SIDE FRONTING REAGAN ST)**

EXISTING



West side of House existing

PROPOSED

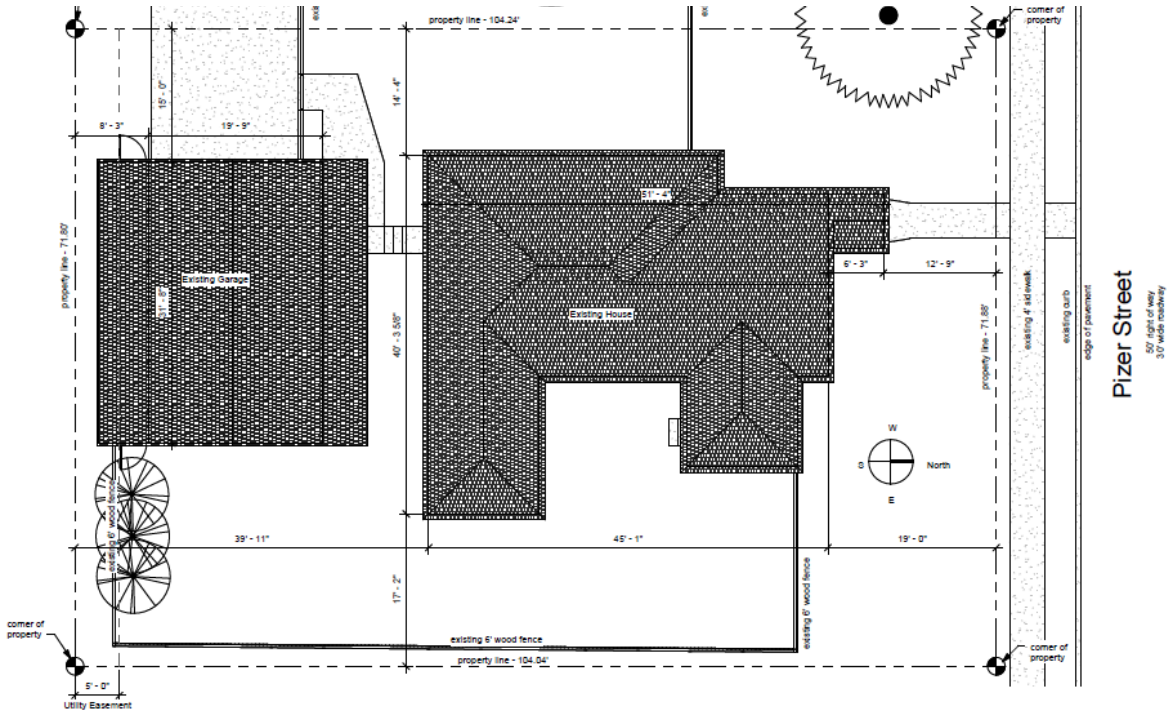


West side of House

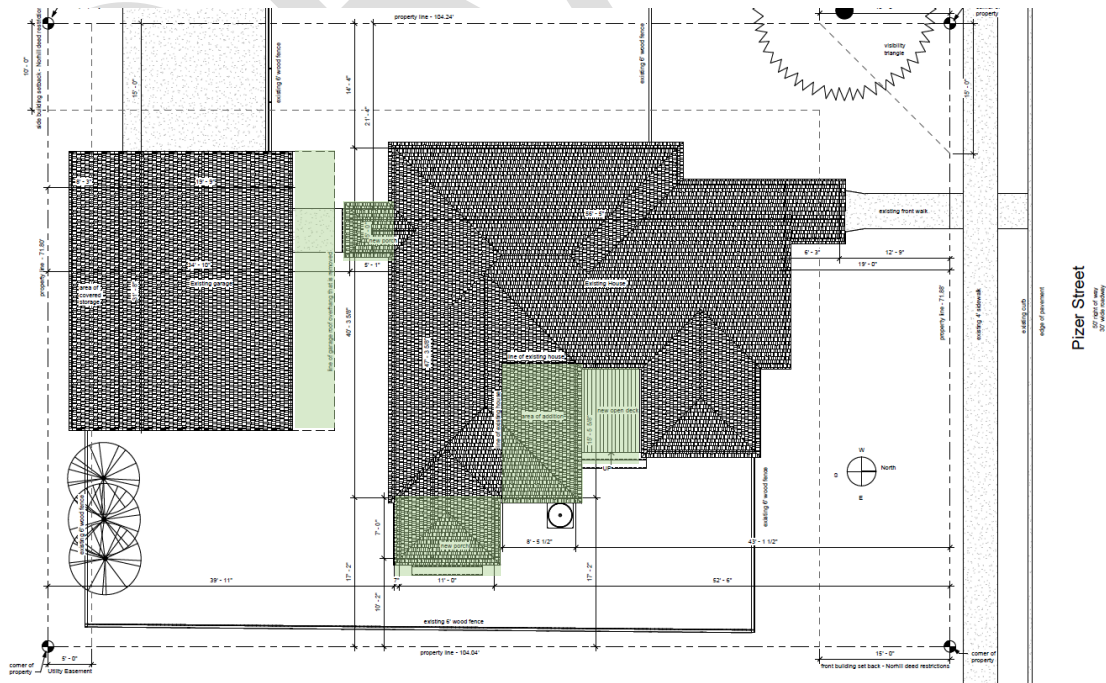


SITE PLAN

EXISTING

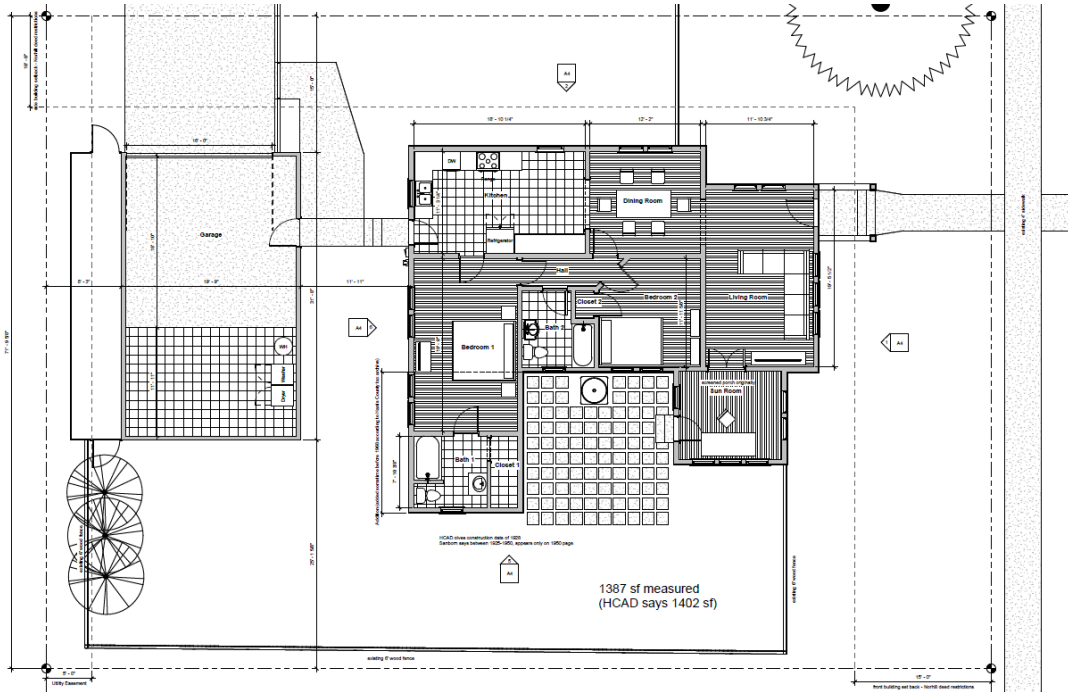


PROPOSED

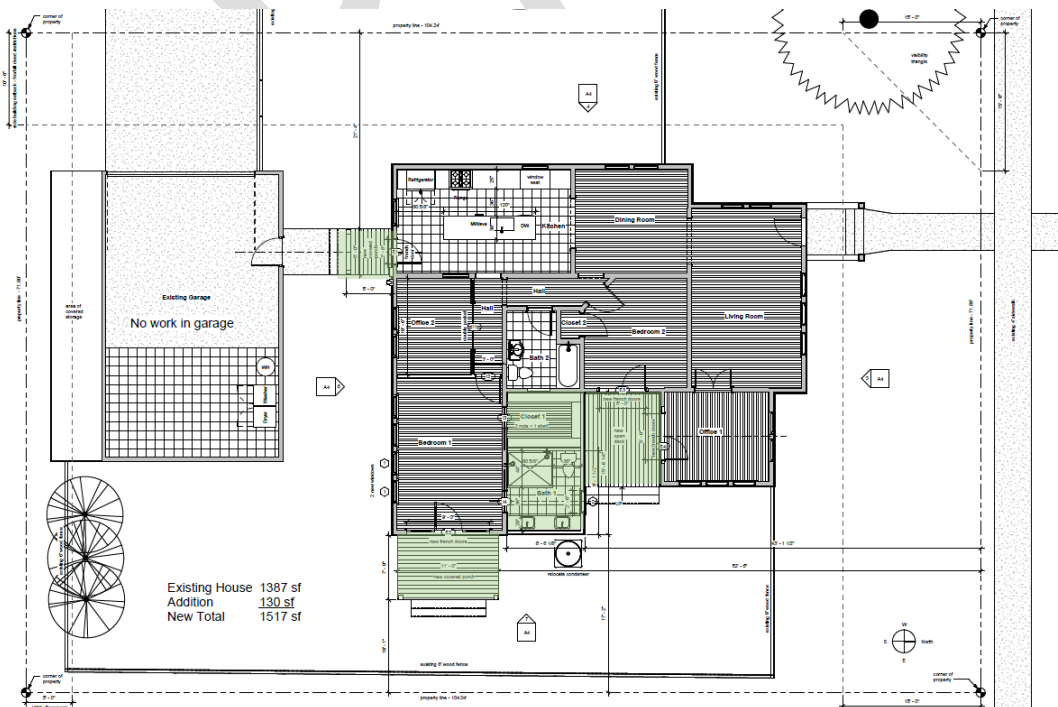


### FLOOR PLAN

### EXISTING



### PROPOSED



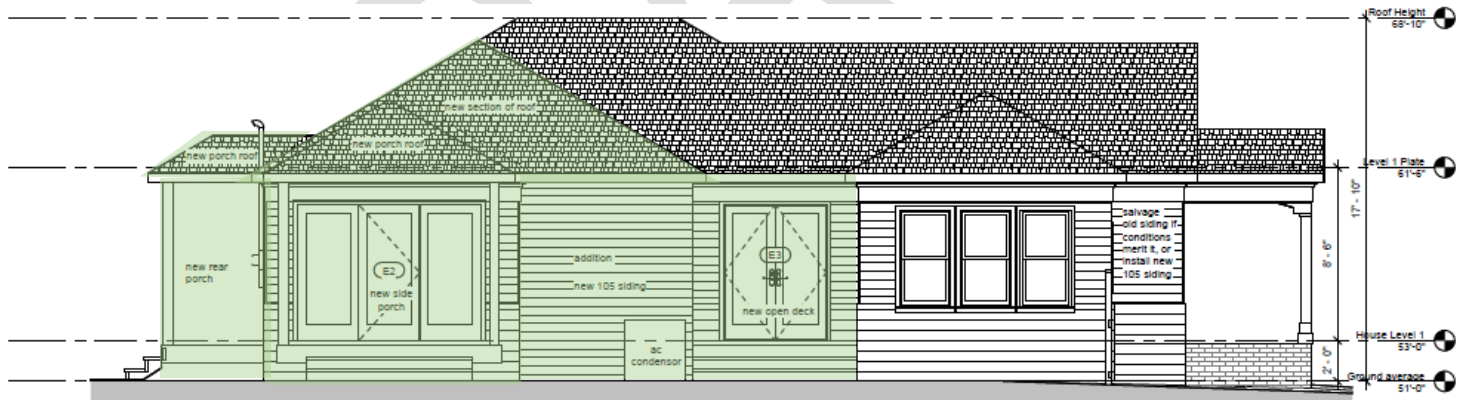
EAST (LEFT) ELEVATION – SIDE YARD

EXISTING



5 House Existing - East  
1/4" = 1'-0"

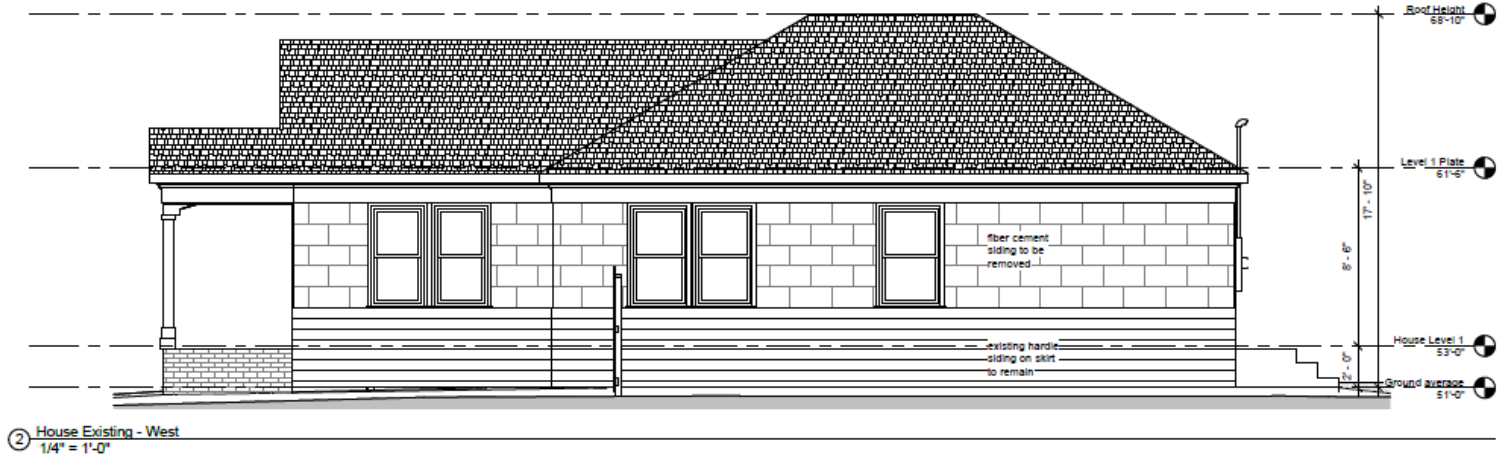
PROPOSED



7 House Addition - East  
1/4" = 1'-0"

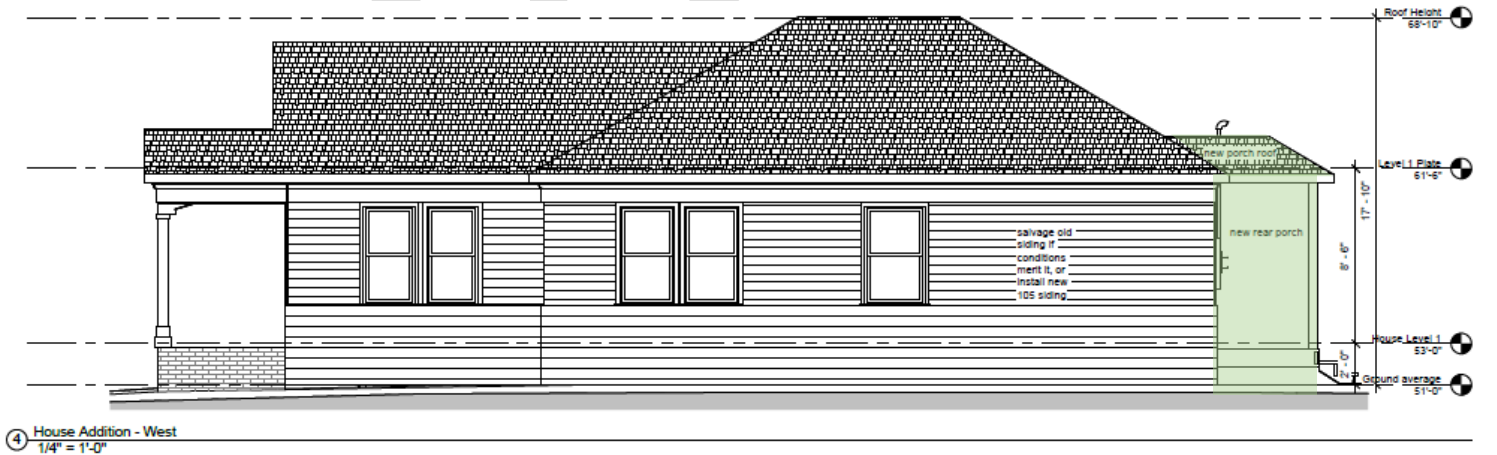
WEST (RIGHT) ELEVATION – FRONTING REAGAN ST

EXISTING



2 House Existing - West  
1/4" = 1'-0"

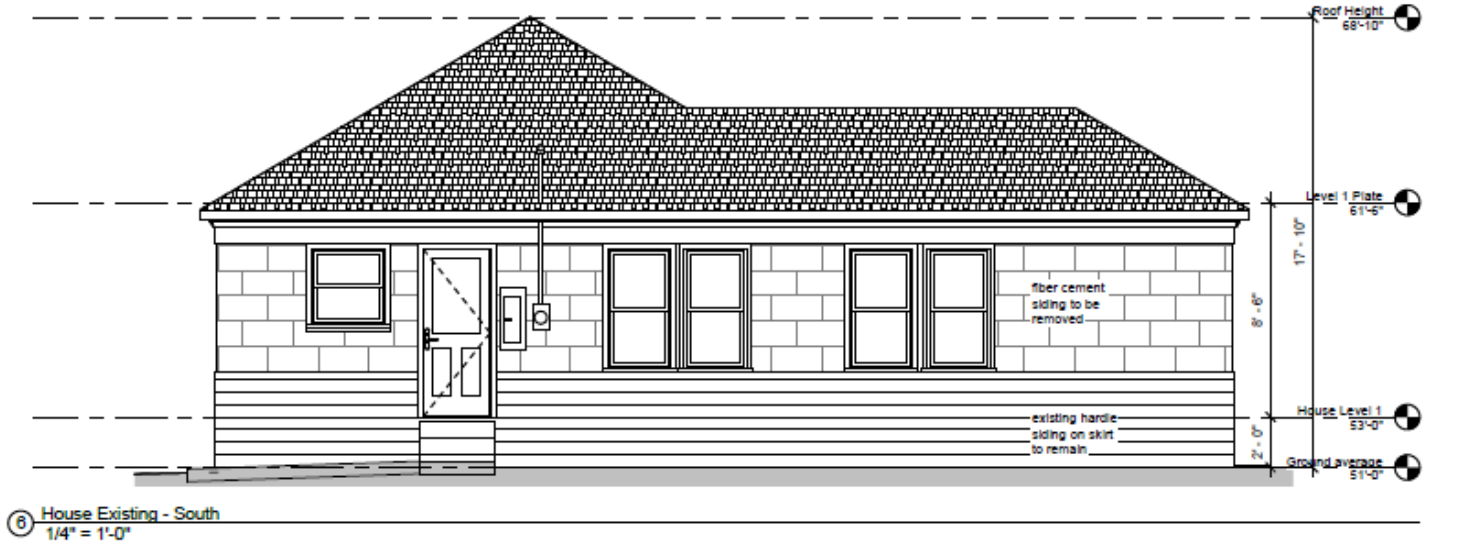
PROPOSED



4 House Addition - West  
1/4" = 1'-0"

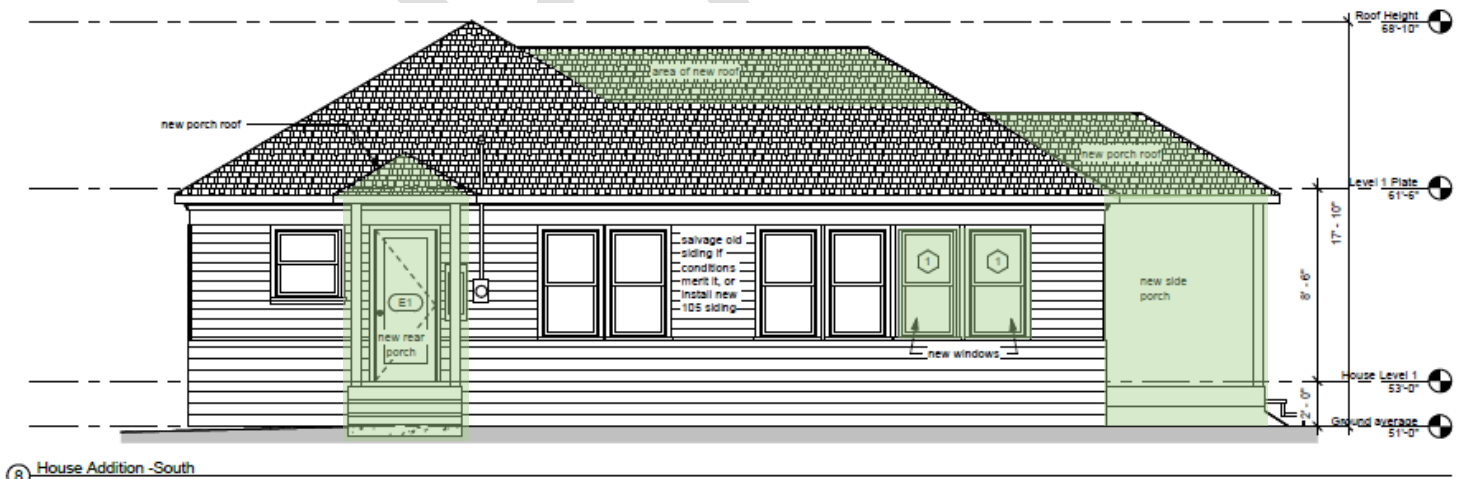
**SOUTH (REAR) ELEVATION**

**EXISTING**



6 House Existing - South  
1/4" = 1'-0"

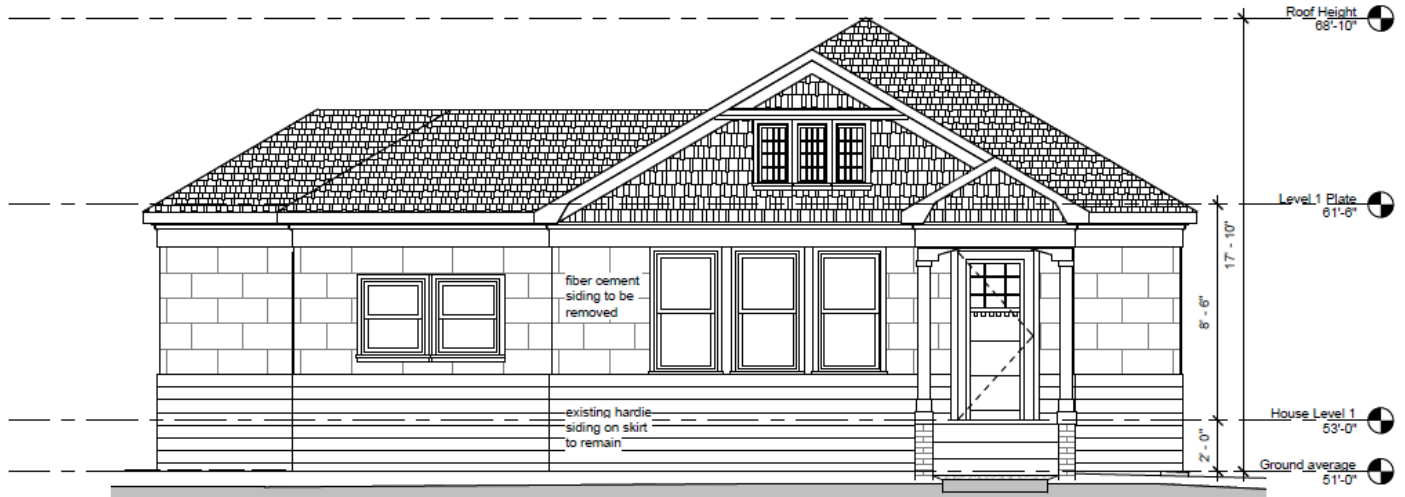
**PROPOSED**



8 House Addition -South  
1/4" = 1'-0"

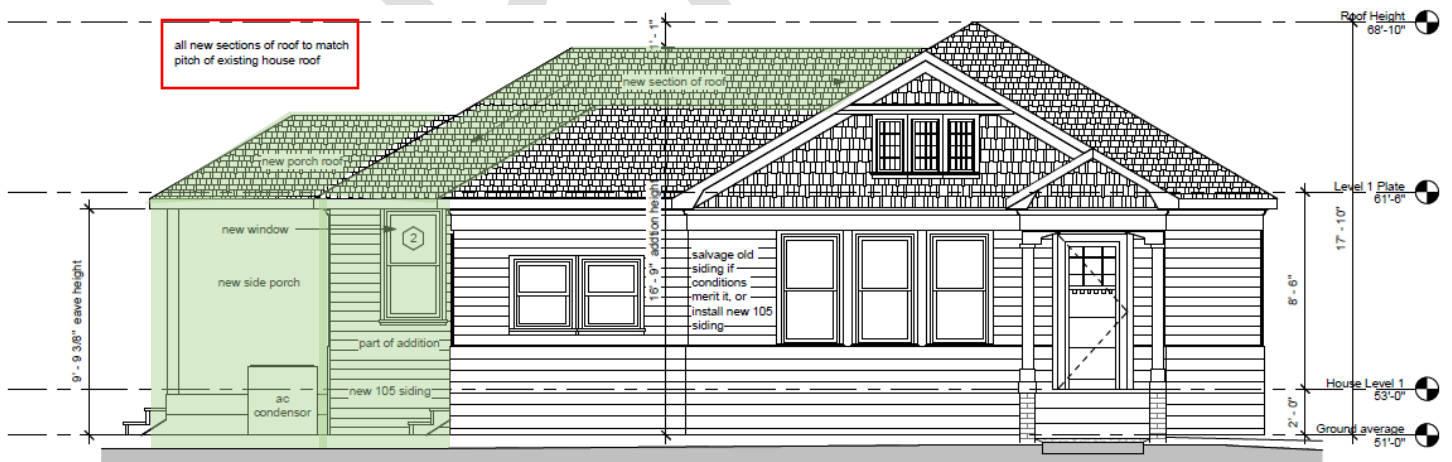
NORTH (FRONT) ELEVATION – FRONTING PIZER ST

EXISTING



① House Existing - North  
1/4" = 1'-0"

PROPOSED



③ House Addition - North  
1/4" = 1'-0"

**WINDOW AND DOOR SCHEDULE**

**Window Schedule**

Type Mark	Rough Width	Rough Height	Type	Count	Comments
1	2'-6"	4'-9"	Single Hung	2	Wood clad windows to match existing
2	2'-6"	4'-9"	Single Hung	1	Wood clad windows to match existing

**Door Schedule**

Door Number	Nominal Width	Nominal Height	Operation	Description
E1	2'-8"	6'-8"	Locking	Exterior single French fiberglass door with single flush glazed tempered lite
E2	9'-0"	6'-8"	Locking	Exterior triple French fiberglass door with single fish glazed tempered lite, center door opens
E3	5'-0"	6'-8"	Locking	Exterior double French fiberglass door with single flush glazed tempered lite each side
E4	5'-0"	6'-8"	Locking	Exterior double French fiberglass door with single flush glazed tempered lite each side
I1	5'-0"	6'-8"	Passage	Interior double pocket doors, panel pattern to match existing
I2	2'-8"	6'-8"	Privacy	Interior single door to match existing
I3	2'-4"	6'-8"	Passage	Interior single pocket door, pattern to match existing
I4	2'-4"	6'-8"	Passage	Interior single pocket door, pattern to match existing

DRAFT