

## CERTIFICATE OF APPROPRIATENESS

**Application Date:** April 09, 2025

**Applicant:** Conar Cabucio, owner / Roberto Diaz, agent

**Property:** 1111 W Fugate Street, Lot 18, Block 121, North Norhill Subdivision. The property includes a historic 1,582 square foot single family residence with a contributing garage situated on a 5,000 square foot (50' x 100') interior lot.

**Significance:** The Contributing Bungalow was built circa 1930, and a contributing detached garage located in the Norhill Historic District.

**Proposal:** Demolition –Garage

The applicant proposes to:

- Demolish the existing garage.
- Construct 183 sq ft covered rear porch (HP2025\_0092)
- Construct a 280 sq ft new one-car garage with an attached carport (HP2025\_0092)

**Public Comment:** No public comment.

**Civic Association:** Approved by the Norhill Neighborhood Association.

**Recommendation:** Approval

**HAHC Action:** -

**APPROVAL CRITERIA****DEMOLITION OF A LANDMARK, PROTECTED LANDMARK,  
CONTRIBUTING STRUCTURE, OR WITHIN AN ARCHAEOLOGICAL SITE**

Sec. 33-247(a): The issuance of a certificate of appropriateness for the demolition of a landmark, a protected landmark, or a contributing structure, or for the demolition of a building, structure or object on or in an archaeological site shall be granted only if:

**S   D   NA****S - satisfies   D - does not satisfy   NA - not applicable**☒ ☐ ☐

(1) The building, structure, or object has seriously deteriorated to an unusable state and is beyond reasonable repair; and

☐ ☐ ☒

(2) The HAHC finds, based on the preponderance of credible evidence presented subject to the establishment by the applicant, the existence of an unreasonable economic hardship under subsection (c) of this section or the establishment of an unusual and compelling circumstance pursuant to subsection (d) of this section.



**PROPERTY LOCATION**  
NORHILL HISTORIC DISTRICT



**Building Classification**

- Contributing
- Non-Contributing
- Park

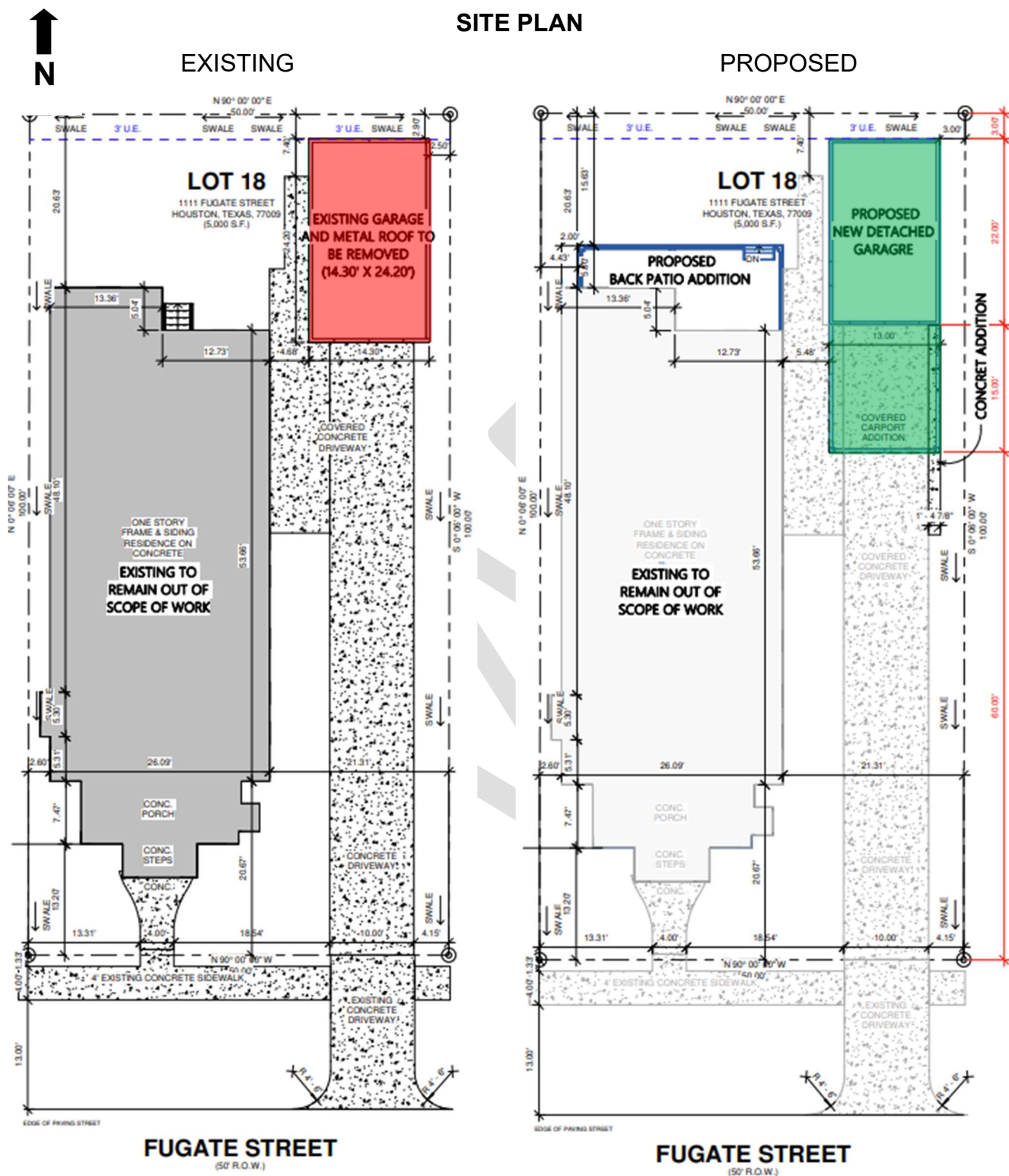


INVENTORY PHOTO



CURRENT PHOTO





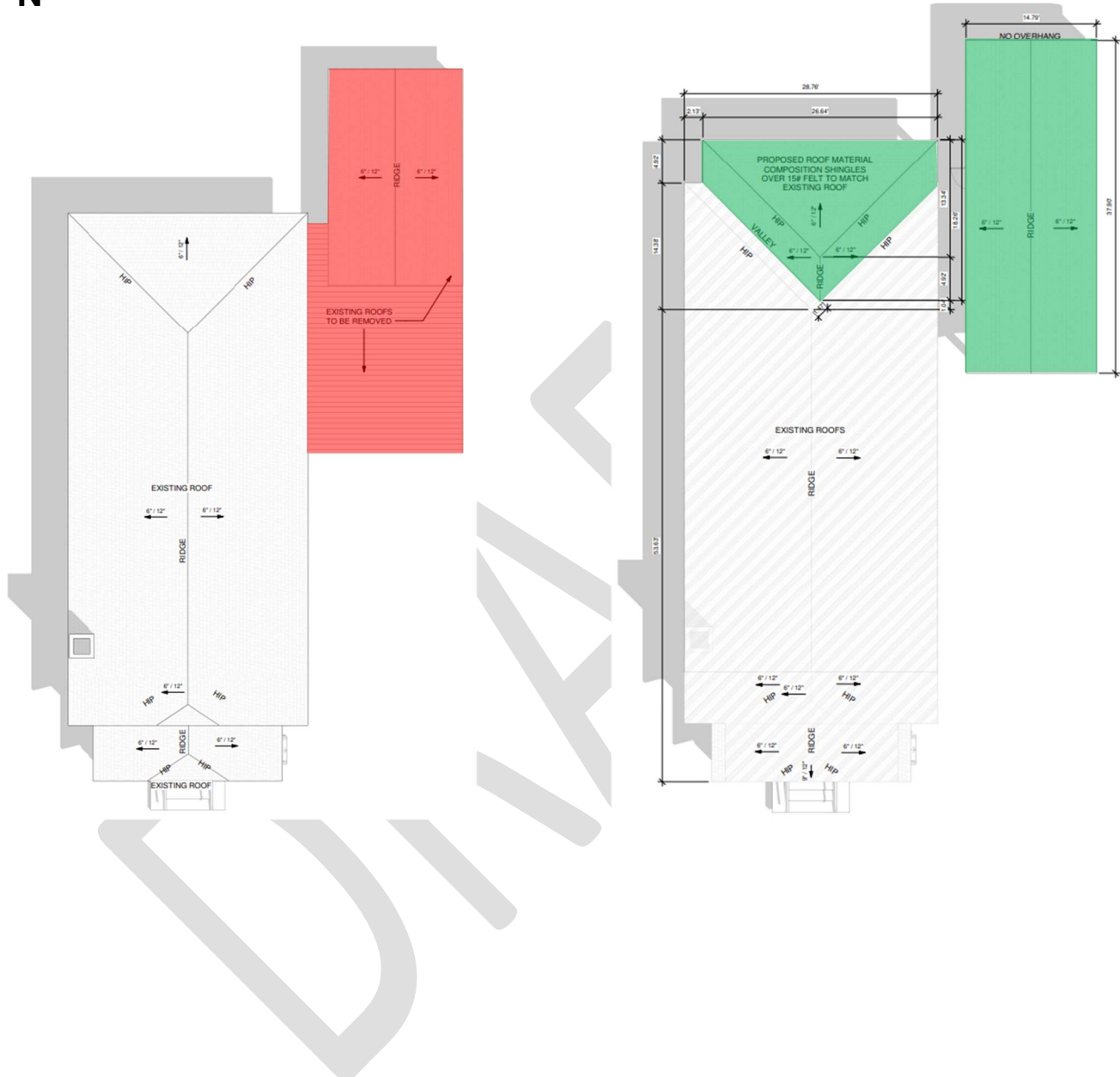




# FIRST FLOOR PLAN

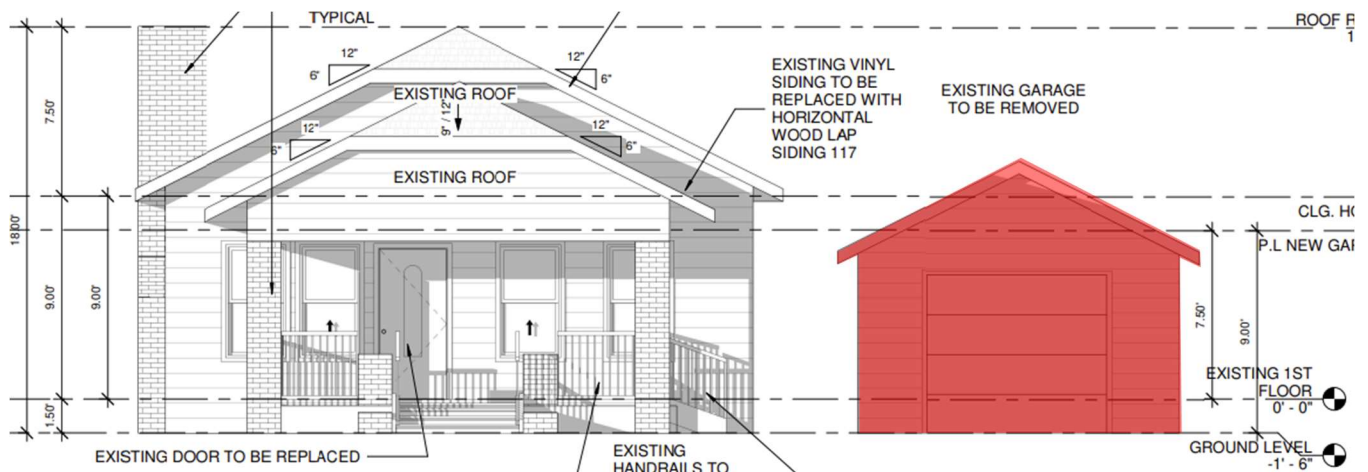
EXISTING

PROPOSED

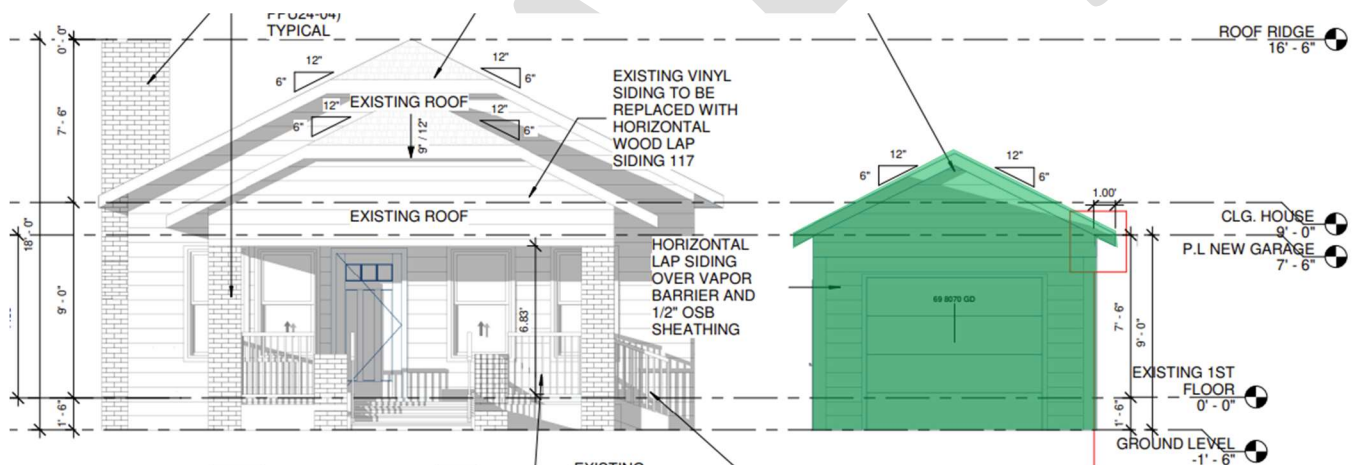


## NORTH ELEVATIONS

## EXISTING

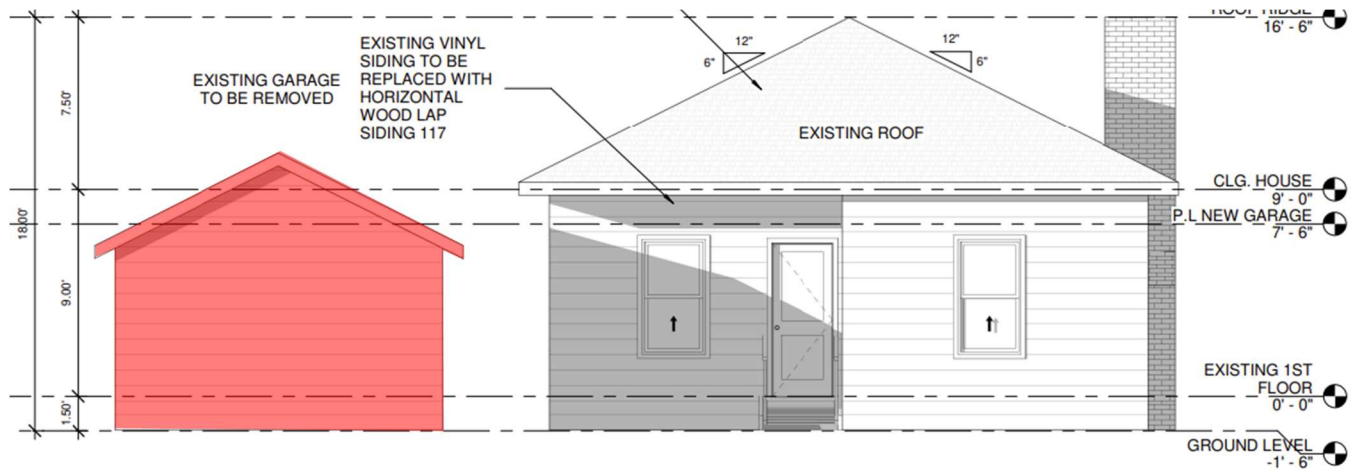


## PROPOSED

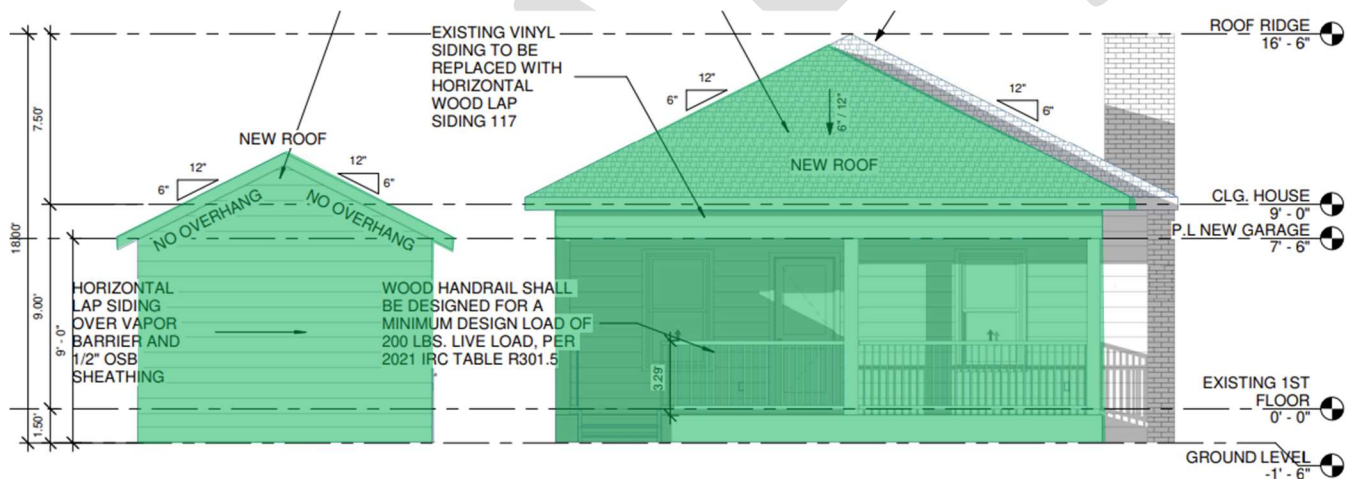


## SOUTH ELEVATIONS

## EXISTING



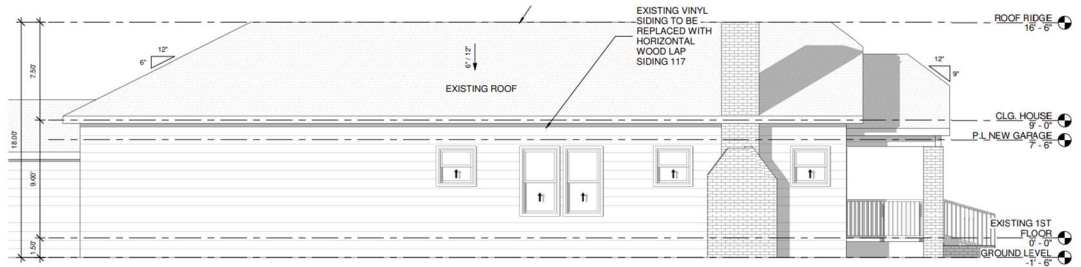
## PROPOSED



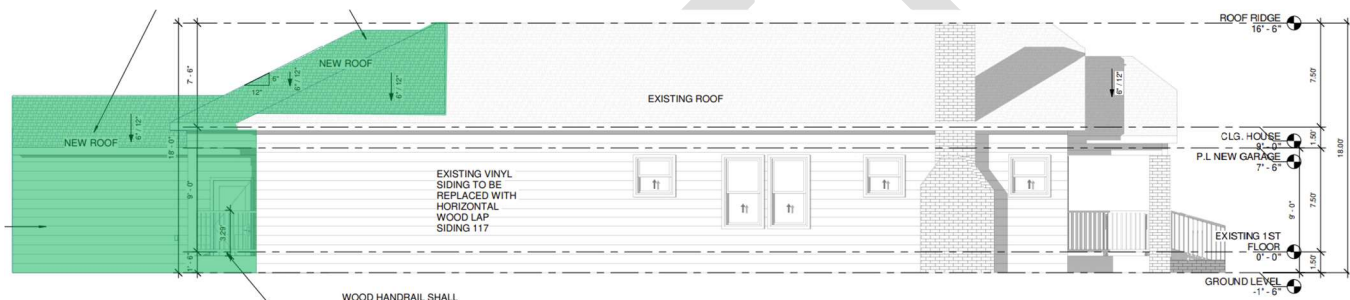


# WEST (SIDE) ELEVATION

EXISTING

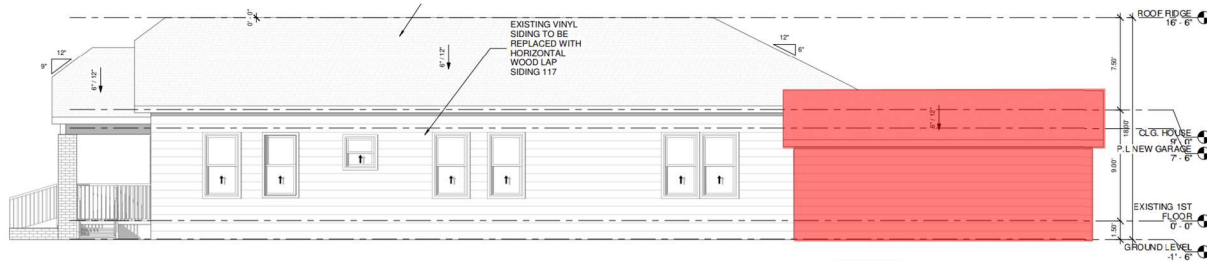


EXISTING



# EAST ELEVATION

## EXISTING



## PROPOSED



**APPROVAL FROM NEIGHBORHOOD ASSOCIATION:**



April 9, 2025

Dear Diez Group,

On April 8th, the Norhill Neighborhood Association voted to **approve** your submission for 1111 Fugate on March 31<sup>st</sup> with clarification email sent today.

If you have questions, please don't hesitate to reach out. If anything changes, please be sure to resubmit any modifications for approval. We wish you the very best with your project.

Thank you,  
Virginia Kelsey  
NNA VP of Deed Restrictions