

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** April 01, 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:** New Construction – Addition, Garage

The applicant proposes to:

- Construct 183 sq ft covered rear porch, at the rear of the contributing home.
- Construct a 280 sq ft new one-car garage with an attached carport.
- A 6 over 12 roof pitch at the porch addition and garage, matching the existing conditions.
- Install composition roof shingles to match the existing home.
- Aluminum/metal siding is to remain as is.
- Replace the existing door with an appropriate door. The proposed door will be submitted to staff for approval prior to the installation.

**Public Comment:** No public comment.

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

**Recommendation:** Approval

**HAHC Action:** -

**APPROVAL CRITERIA**

**NEW CONSTRUCTION IN A HISTORIC DISTRICT**

Sec. 33-242(a): HAHC shall issue a certificate of appropriateness for new construction in a historic district upon finding that the application satisfies the following criteria:

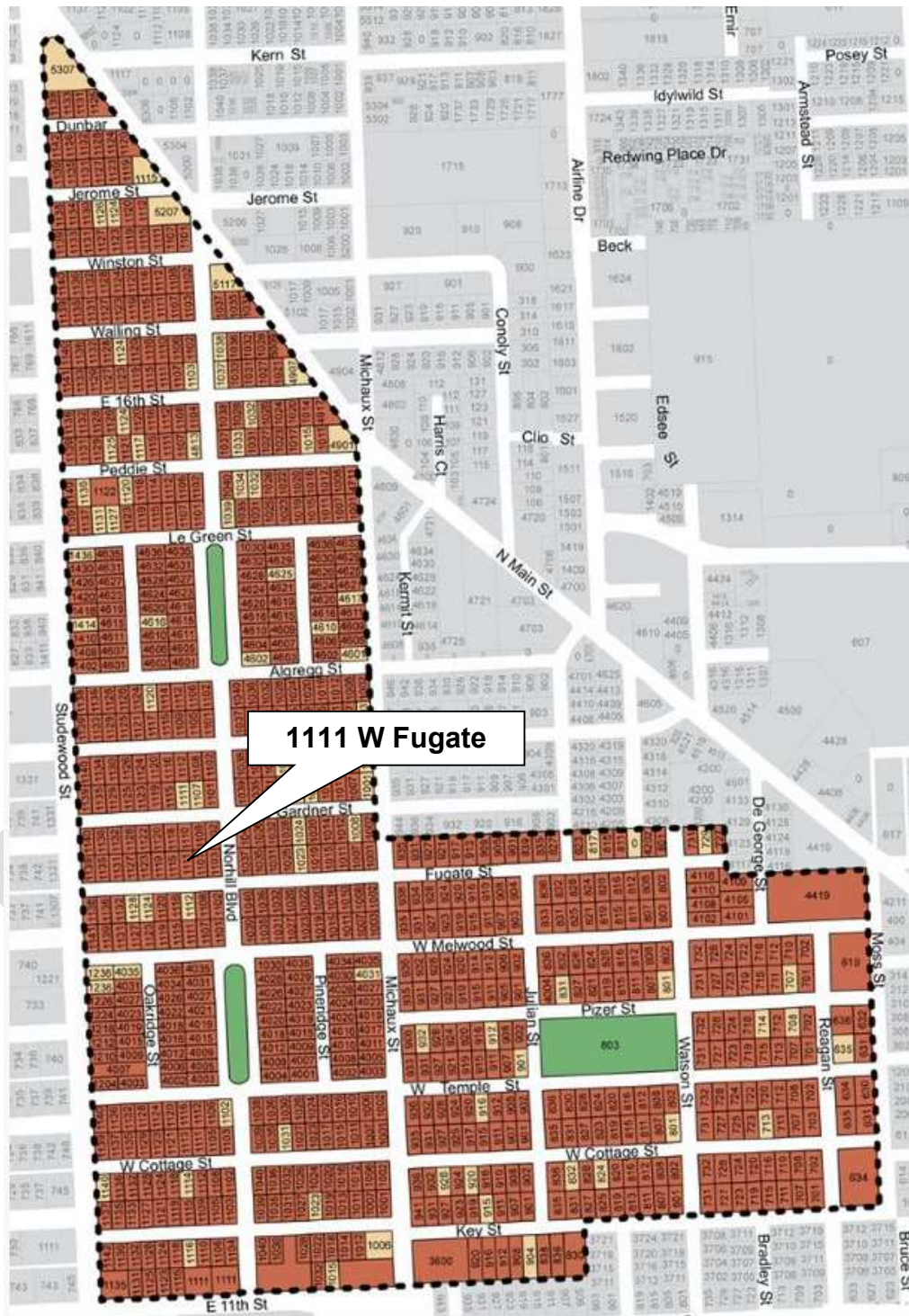
**S D NA**

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

- (1) The distance from the property line of the front and side walls, porches, and exterior features of any proposed new construction must be compatible with the distance from the property line of similar elements of existing contributing structures in the context area;
- (2) The exterior features of the new construction must be compatible with the exterior features of existing contributing structures in the context area;
- (3) The scale and proportions of the new construction, including the relationship of the width and roofline, overall height, eave height, foundation height, porch height, roof shape, and roof pitch, and other dimensions to each other, must be compatible with the typical scale and proportions of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical scale and proportions;
- (4) The height of the new construction must not be taller than the typical height of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical height, except that;
  - (a) Design guidelines for an individual historic district may provide that a new construction with two stories maybe be constructed in a context area with only one-story contributing structures as long as the first story of the new construction has proportions compatible with the contributing structures in the context area, and the second story has similar proportions to the first story; and
  - (b) A new construction shall not be constructed with more than one story in a historic district that is comprised entirely of one-story contributing structures, except as provided for in design guidelines for an individual historic district.



PROPERTY LOCATION  
NORHILL HISTORIC DISTRICT



1111 W Fugate

Building Classification

- Contributing
- Non-Contributing
- Park



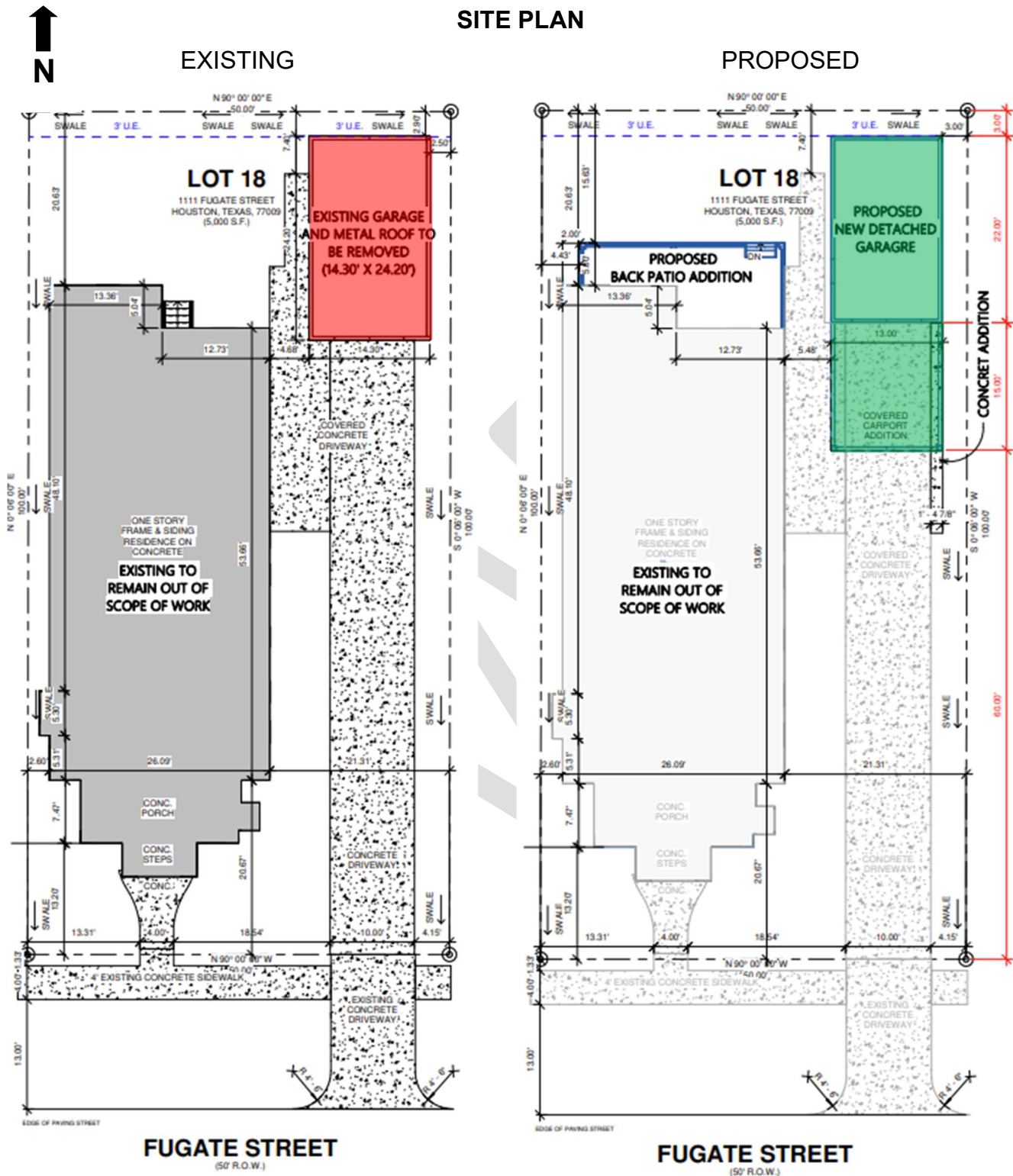
**INVENTORY PHOTO**



**CURRENT PHOTO**



SITE PLAN



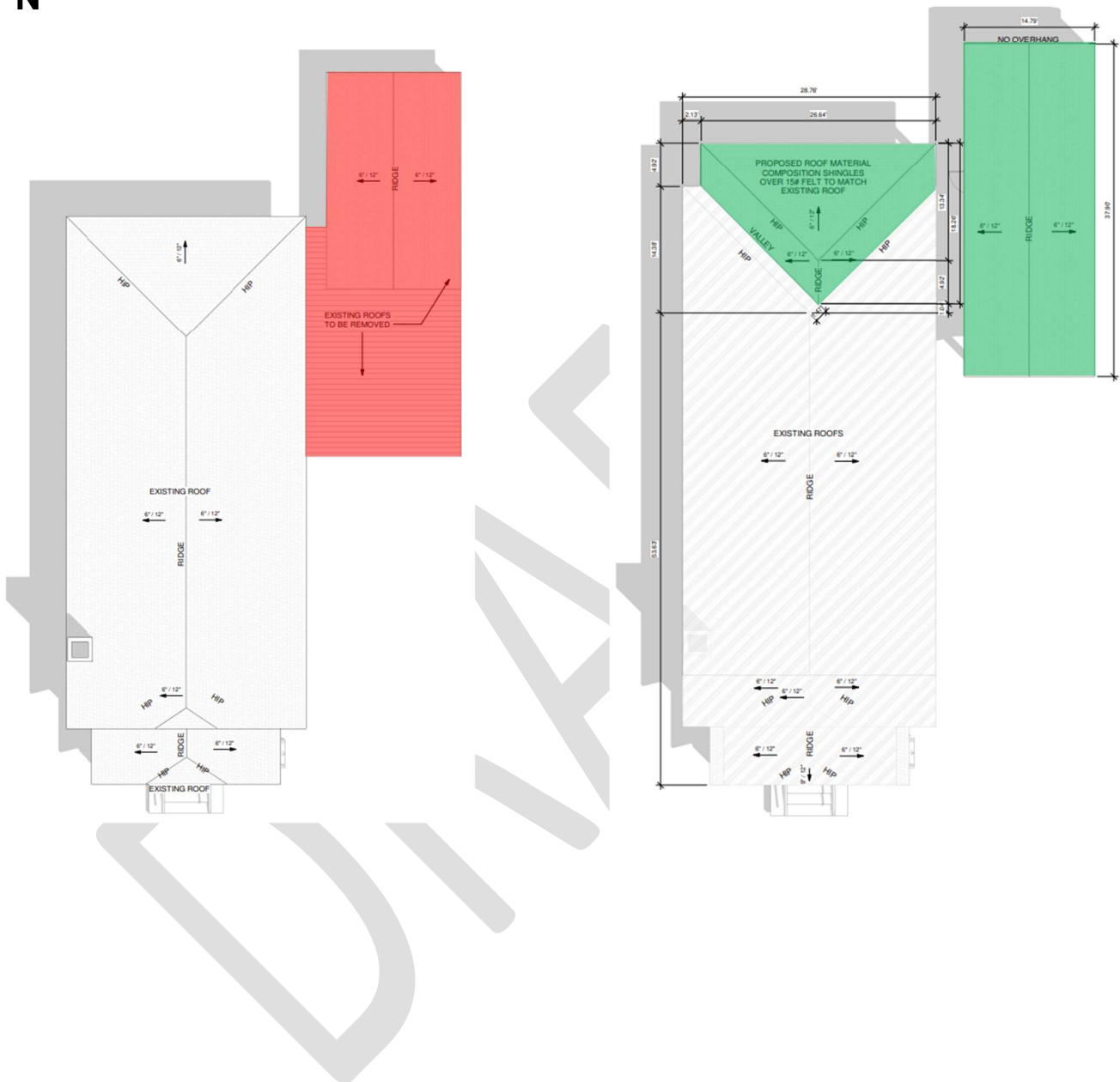




### FIRST FLOOR PLAN

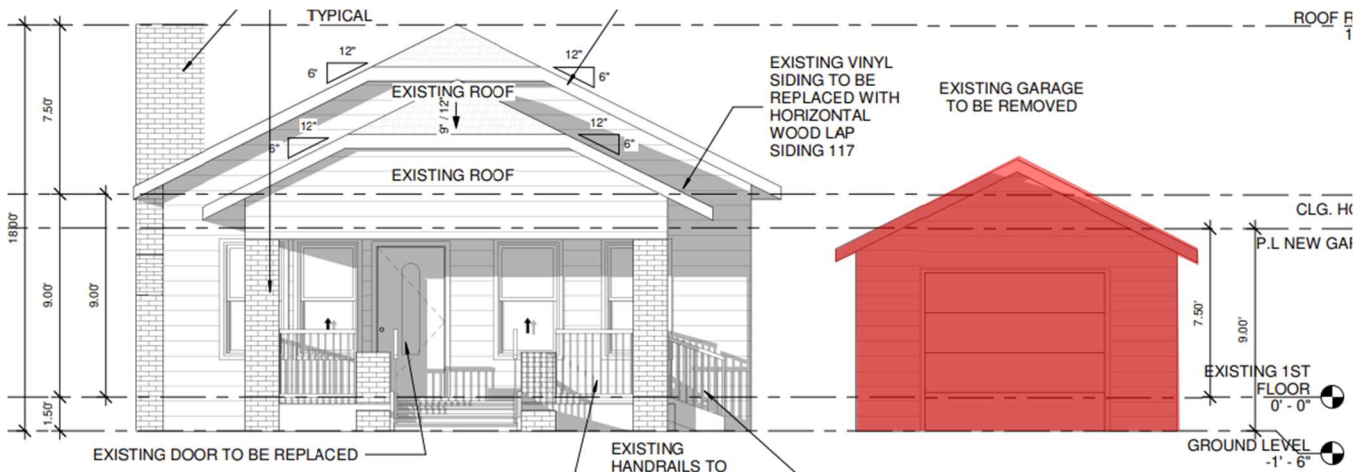
EXISTING

PROPOSED

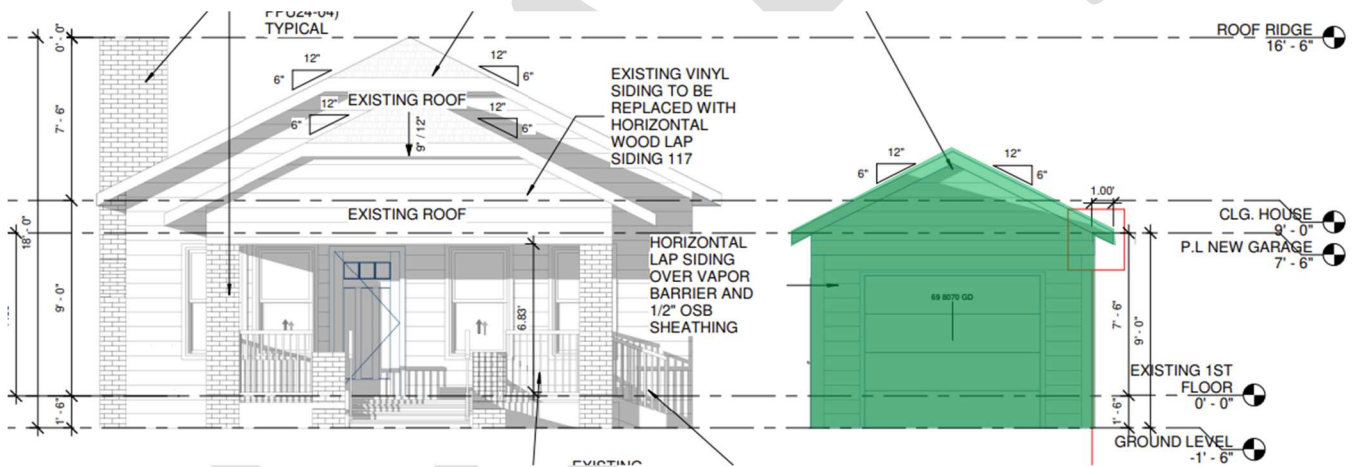


### NORTH ELEVATIONS

#### EXISTING

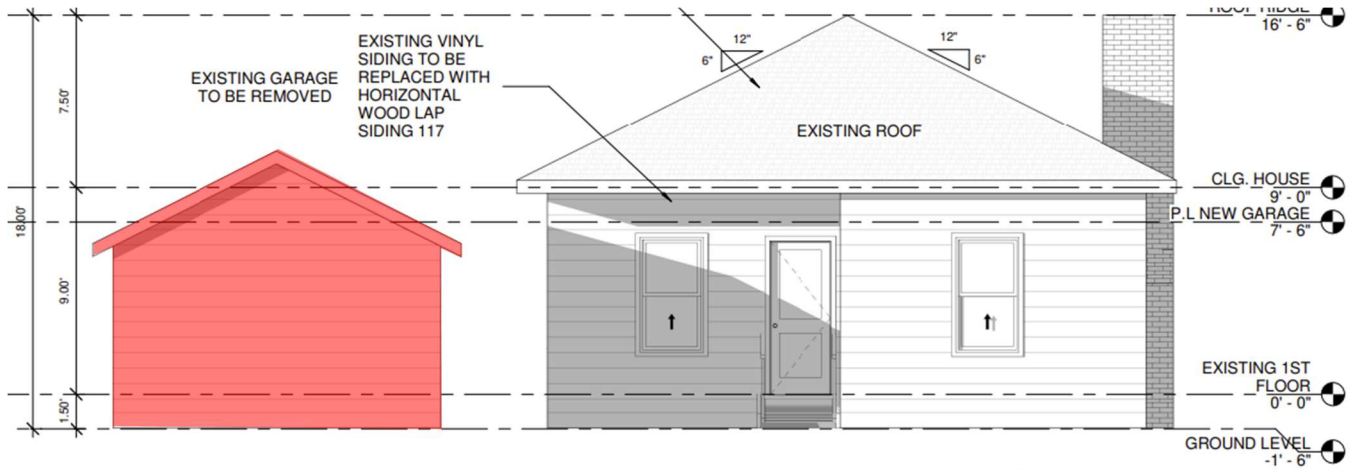


#### PROPOSED

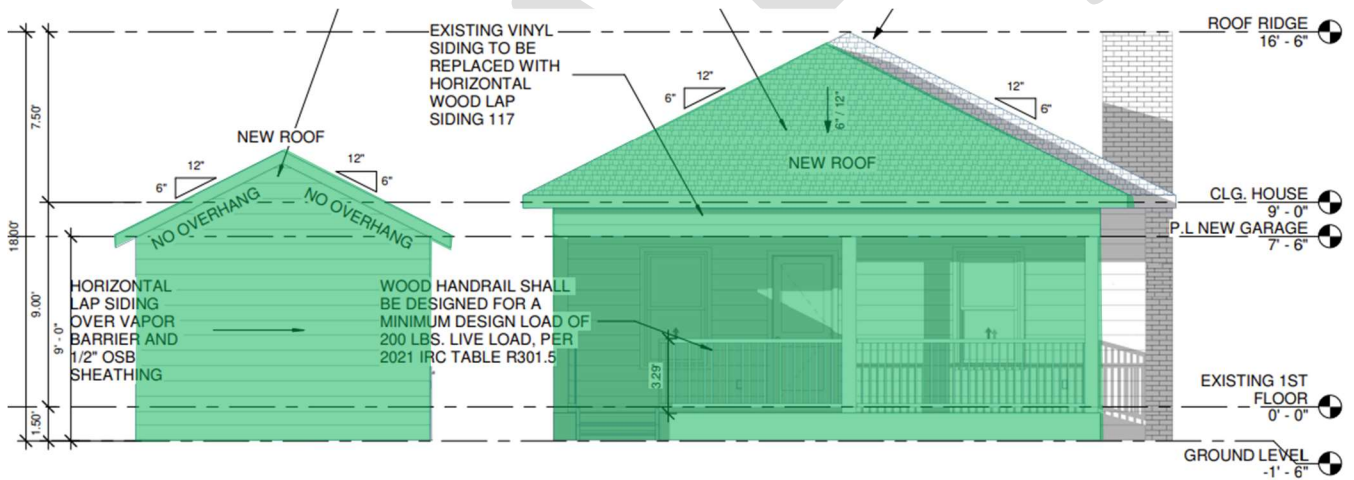


### SOUTH ELEVATIONS

#### EXISTING



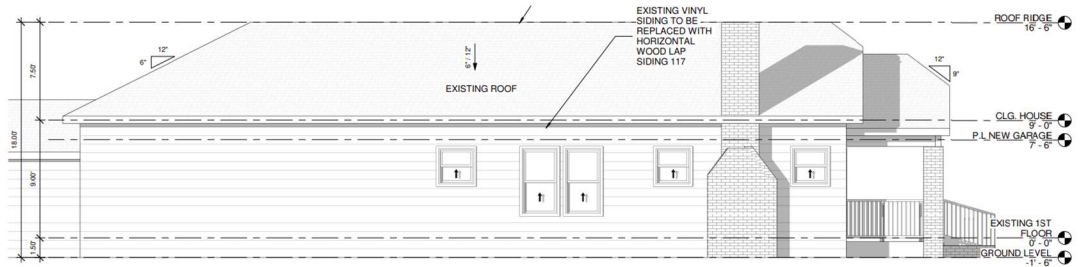
#### PROPOSED





### WEST (SIDE) ELEVATION

EXISTING

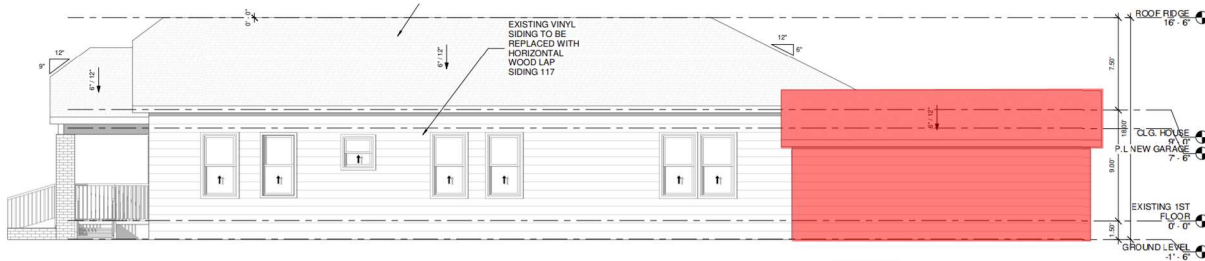


EXISTING



EAST ELEVATION

EXISTING



PROPOSED



DRAFT

**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