

CERTIFICATE OF APPROPRIATENESS

Applicant: Susan Mitchel, agent for Kevin Simmons, owner

Property: 1138 W Fugate Street Lot 10 Block 22, North Norhill Subdivision. The property includes a historic 1,216 square foot, brick single-family residence and a detached garage situated on a 5,000 square foot (50' x 100') corner lot.

Significance: Contributing Brick Bungalow, constructed circa 1925, located in the Norhill Historic District.
The contributing one-story garage was constructed circa 1930.

Proposal: Alteration – The applicant is proposing the following:

- Demolish existing wood shed SW corner.
- Construct a new garage in the same footprint
- new 8'x7' overhead garage door in existing detached garage.

See enclosed application materials and detailed project description for further details.

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

See Attachment A

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

- | | |
|---|---|
| <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | (1) The building, structure, or object has seriously deteriorated to an unusable state and is beyond reasonable repair; and |
| <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> | (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. |

(c) Determination of the existence of an **unreasonable economic hardship** shall be based upon the following criteria:

- | | |
|---|---|
| <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> | (1) That the property is incapable of earning a reasonable return, regardless of whether the return is the most profitable return, including without limitation, regardless of whether the costs of maintenance or improvement of the property exceed its fair market value; |
| <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> | (2) That the owner has demonstrated that the property cannot be adapted for any other use, whether by the current owner, by a purchaser or by a lessee, that would result in a reasonable return; |
| <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> | (3) That the owner has demonstrated reasonable efforts to find a purchaser or lessee interested in acquiring the property and preserving it, and that those efforts have failed; and |
| <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> | (4) If the applicant is a nonprofit organization, determination of an unreasonable economic hardship shall instead be based upon whether the denial of a certificate of appropriateness financially prevents or seriously interferes with carrying out the mission, purpose, or function of the nonprofit corporation |

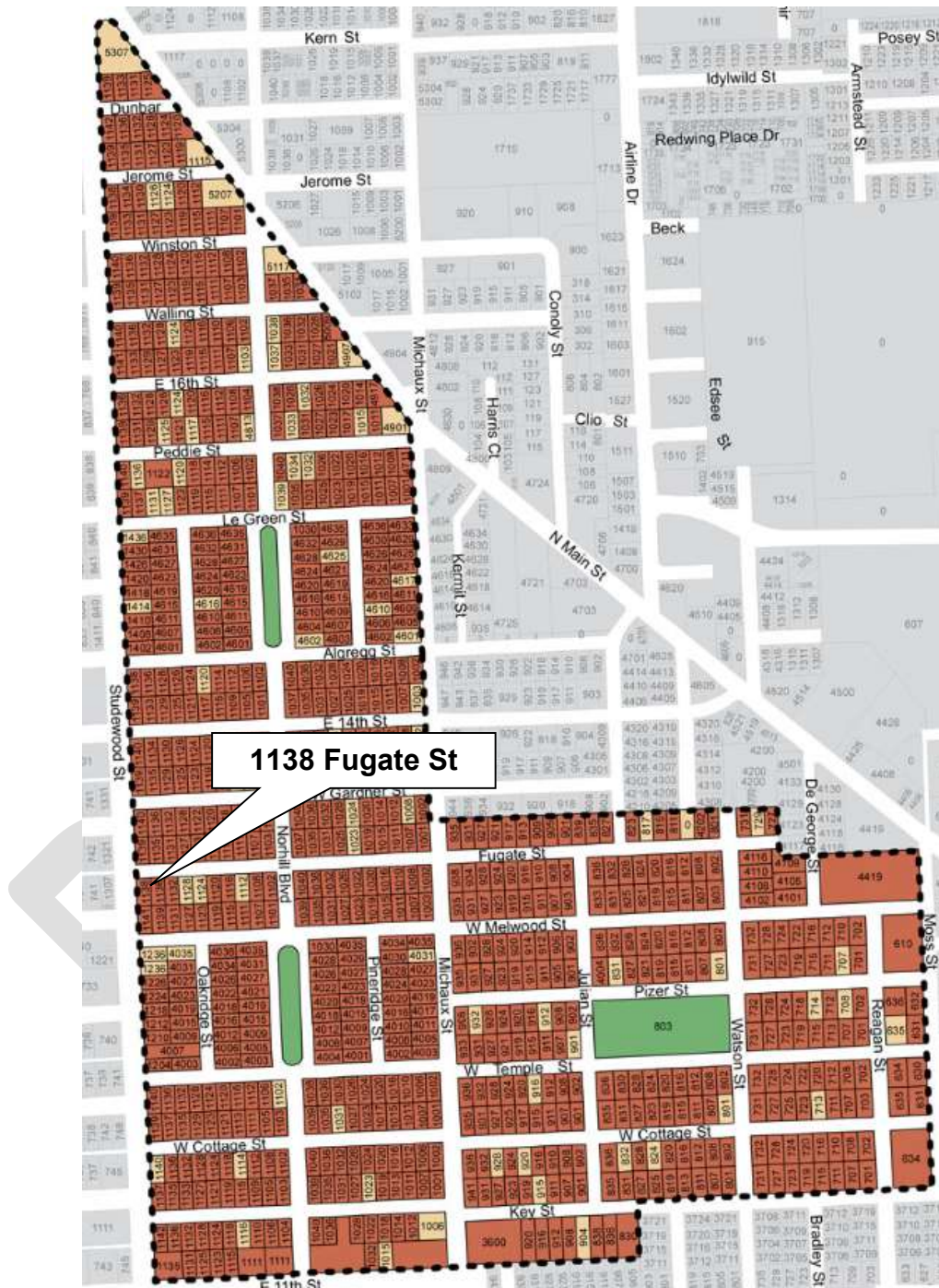
OR

(d) Determination of the existence of an **unusual and compelling circumstance** shall be based upon the following criteria:

- | | |
|---|--|
| <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | (1) That current information does not support the historic or archaeological significance of this building, structure or object or its importance to the integrity of an historic district, if applicable; |
| <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> | (2) Whether there are definite plans for reuse of the property if the proposed demolition is carried out and what effect such plans have on the architectural, cultural, historical or archaeological character of the context area; and |
| <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> | (3) Whether reasonable measures can be taken to save the building, structure or object from further deterioration, collapse, arson, vandalism or neglect. |



PROPERTY LOCATION
NORHILL HISTORIC DISTRICT



Building Classification

- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO

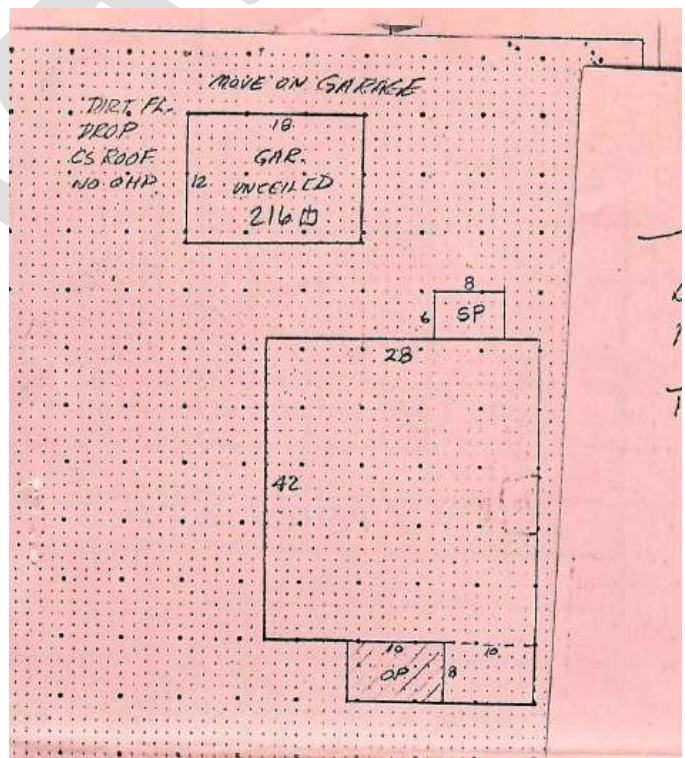
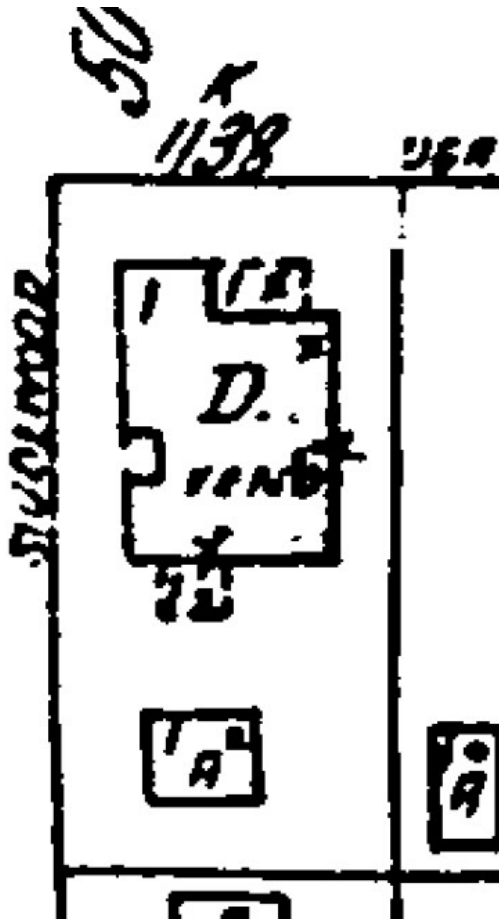


Figure 1- Original House



Figure 2- Garage

1924-1951 SANBORN MAP & BLA 1969

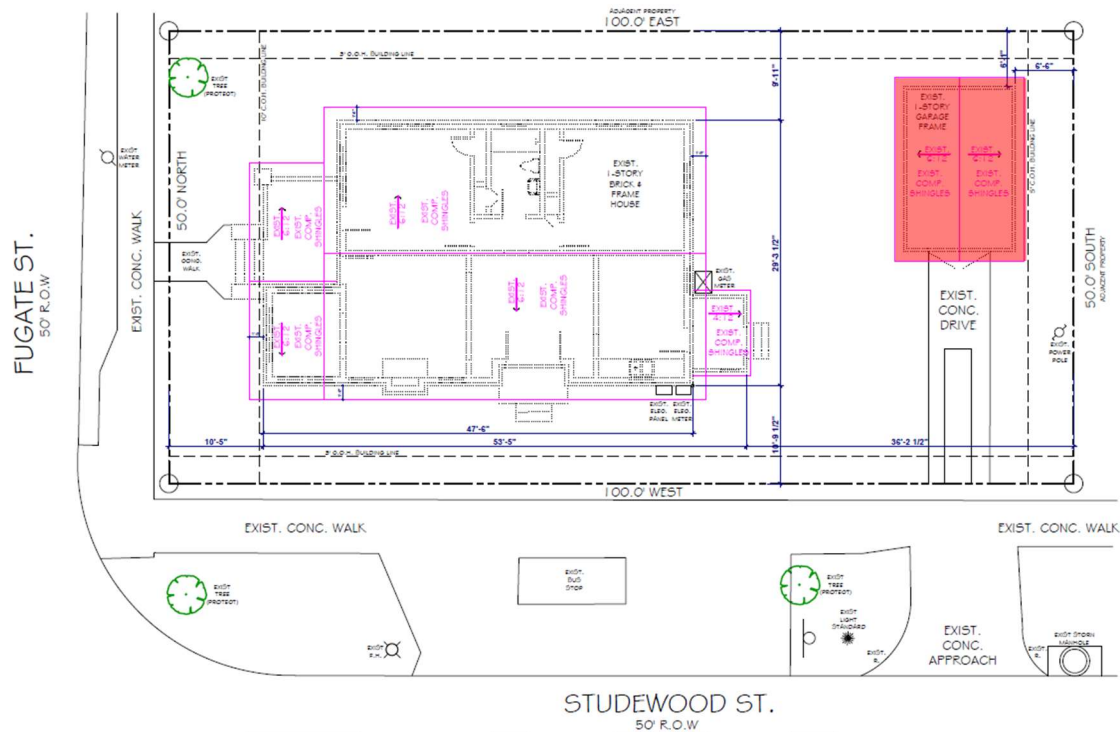


EXISTING PHOTOS

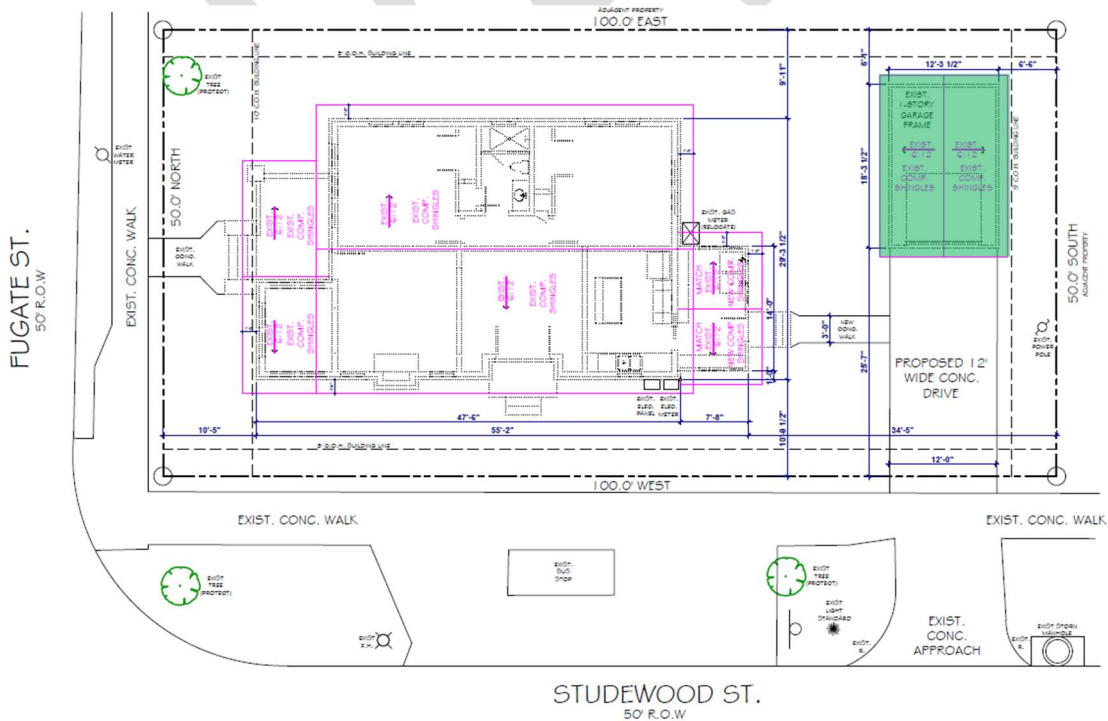


SITE PLAN

EXISTING

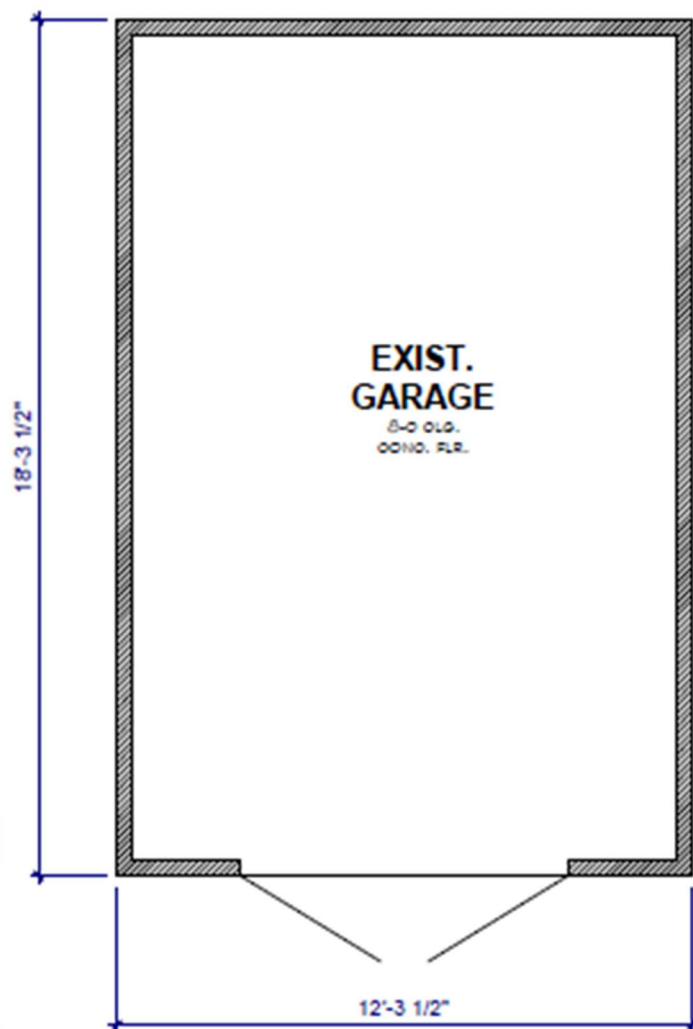


PROPOSED



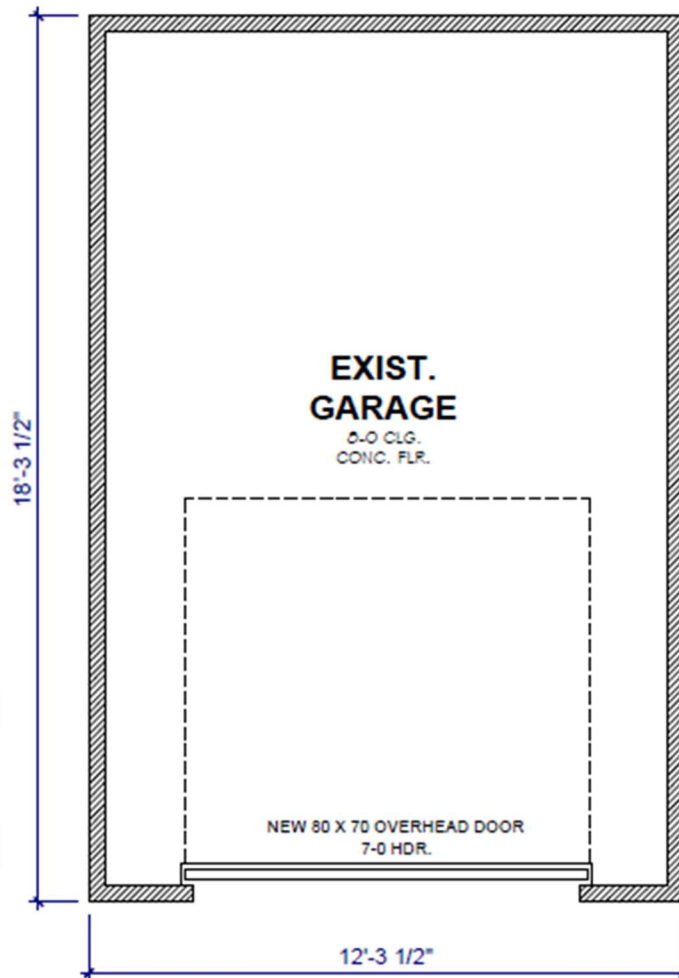
FLOOR PLAN

EXISTING



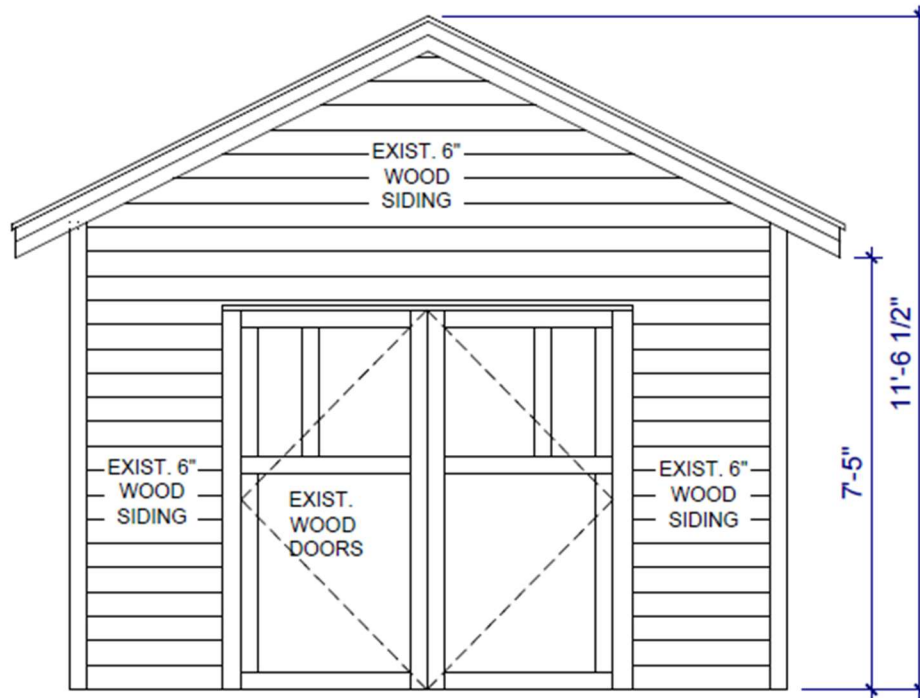
FLOOR PLAN

PROPOSED

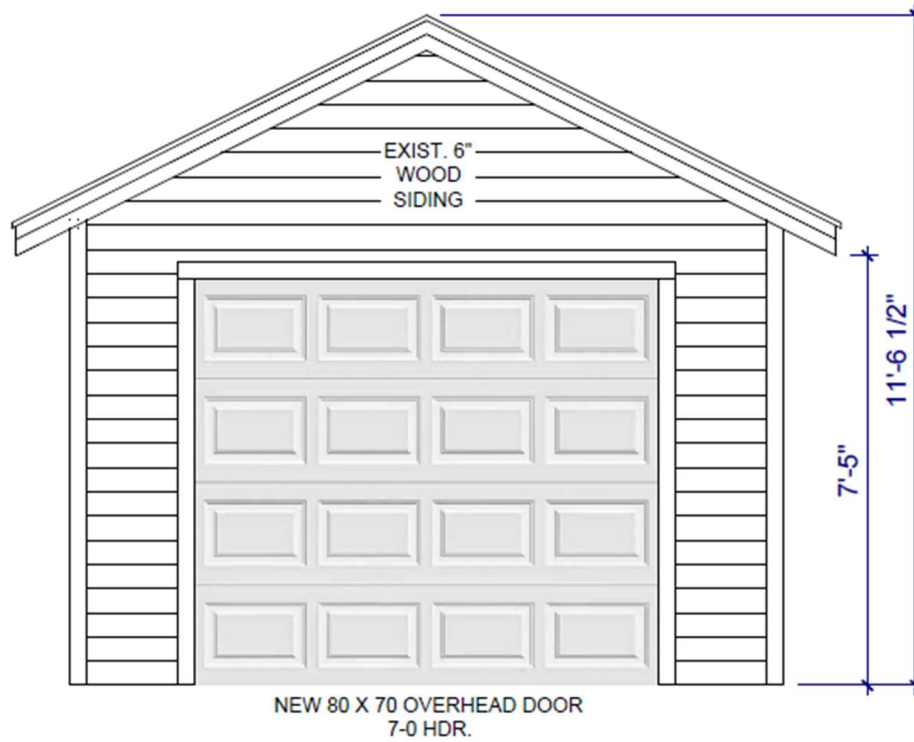


ELEVATIONS

EXISTING



PROPOSED



DRAFT