

CERTIFICATE OF APPROPRIATENESS

Application Date: January 7, 2015

Applicant: Murray Thomas Flanagan, owner

Property: 1027 Key St, lot 14, block 130, North Norhill Subdivision. The property includes a historic 912 square foot, one-story wood frame single-family residence and a detached garage situated on a 5,000 square foot (50' x 100') interior lot.

Significance: Contributing garage constructed circa 1930, located in the Norhill Historic District.

Proposal: Demolition – Demolish a damaged one-story garage at the rear of the lot based on unusual and compelling circumstances.

See enclosed application materials and detailed project description on p. 4-11 for further details.

Public Comment: No public comment received at this time.

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

Recommendation: Approval

HAHC Action: Approved

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval
Effective: January 29, 2015



**PLANNING &
DEVELOPMENT
DEPARTMENT**

COA valid for one year from effective date. COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved project scope may require a new COA.



PROPERTY LOCATION
NORHILL HISTORIC DISTRICT

Building Classification

- Contributing
- Non-Contributing
- Park



CURRENT PHOTO / FRONT (SOUTH) ELEVATION



EAST SIDE ELEVATION

EXISTING



WEST SIDE ELEVATION

EXISTING



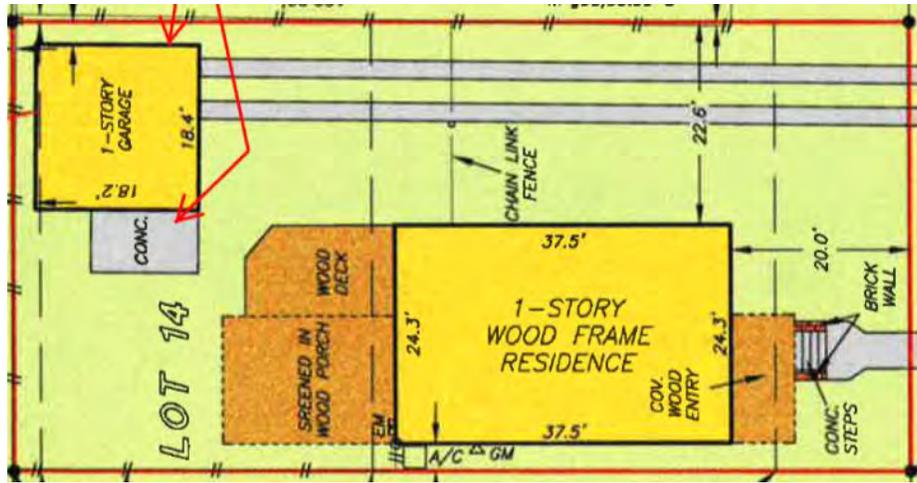
NORTH (REAR) ELEVATION

EXISTING

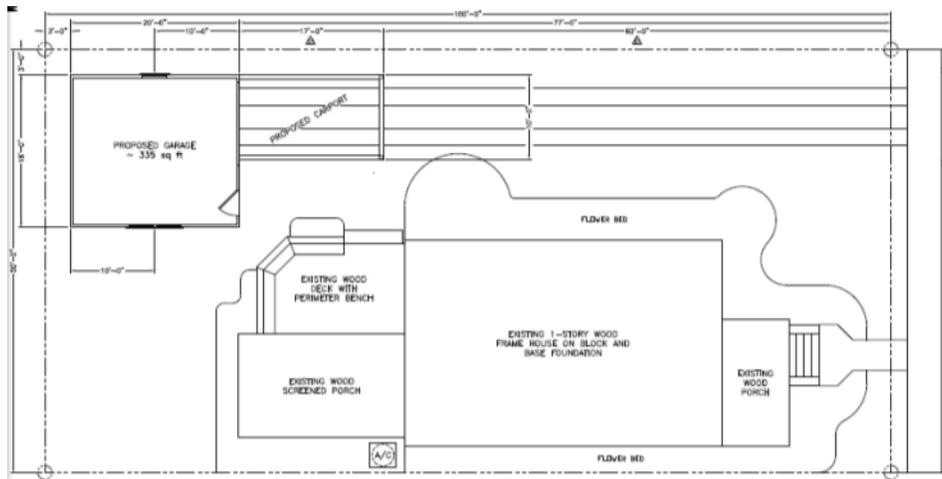


SITE PLAN

EXISTING



PROPOSED



PUBLIC NOTICE SIGN



WRITTEN DESCRIPTION PROVIDED BY OWNER

Description of Proposed Demolition

Propose to demolish detached garage at 1027 Key Street:

The current garage as it exists today is roughly an 18' x 18' wood frame construction with slab on grade foundation that Norhill Neighborhood Association has initially advised (Note 1) to be partially contributing to the historical character of the neighborhood. The existing structure appears to be stable at the moment, but is considered by the owner to be in a state of disrepair beyond sensible recovery for the following reasons:

1. It appears that the subgrade was not prepared adequately, as the West side of the foundation has subsided with the Western edge of the foundation at an elevation slightly below grade. During intense rains, this portion of the garage takes on water and the wood siding and framing in this area are in various states of decay as a result.
2. The slab on grade foundation was not designed (or constructed) adequately and has cracked into 5 major sections (inadequate subgrade preparation is likely contributing).
3. The design of the structure is primitive, lacking bracing and adequate header/beam designs, all contributing to the lean of the structure and various visual indications of deflection.
4. The structure and siding has suffered from termite damage.
5. Portions of the structure and siding are in various states of decay.
6. Although labeled as a garage, limited by size, the structure is not large enough to serve as a garage with the size of today's cars.
7. The current structure is also limited due to the fact that it is only possible to open 1 of the 4 gate doors. The other 3 doors have been secured into the framing to stabilize the front of the garage.

Note 1: Described as *initially advised* because only phone conversations have occurred to date, official response from NNA has not been received at this point.

Plans to Reuse, Recycle or Salvage Materials

Pending certificate of appropriateness, the garage is to be dismantled piece by piece to recover as much salvageable material as possible. Siding that can be salvaged will be used on the rear and East side of the new structure. (Note that salvaged siding will only be used on the rear and East side if there is enough material to complete a side, i.e. old and new materials will not be mixed.) Structural members that can be salvaged will be used wherever possible. Remaining salvageable materials will be transported to the North Main Reuse Warehouse (9003 North Main).

ATTACHMENT A

NORHILL NEIGHBORHOOD ASSOCIATION COMMENT

