

CERTIFICATE OF APPROPRIATENESS

Application Date: August 6, 2014

Applicant: Shane Cook, Shane Cook Designs for Guy Nunn, owner

Property: 1127 Le Green Street, Lot 14, Block 111, North Norhill Subdivision. The property includes a historic 2,235 square foot one-story wood frame single-family residence and a detached one-story garage situated on a 5,000 square foot (50' x 100') interior lot.

Significance: Noncontributing Bungalow residence, constructed circa 1927 and a Contributing detached one-story garage, constructed circa 1930, located in the Norhill Historic District.

Proposal: Demolition – Demolish a Contributing one-story rear detached garage. The garage shows signs of deterioration and damage and is in poor condition.

See enclosed application materials and detailed project description on p. 6-12 for further details.

Public Comment: No public comment received at this time.

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

Recommendation: Approval

HAHC Action: -

DRAFT

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 subject to the establishment of an (c) unreasonable economic hardship or the establishment of an (d) unusual and compelling circumstance.

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

S D NA

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

- (1) That the property is incapable of earning a reasonable return, without regard to whether the return is the most profitable return, including without limitation, whether the costs of maintenance or improvement of the property exceed its fair market value;
(2) 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;
(3) That efforts to find a purchaser or lessee interested in acquiring the property and preserving it have failed; and
(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:

- (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;
(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 surrounding area; and
(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

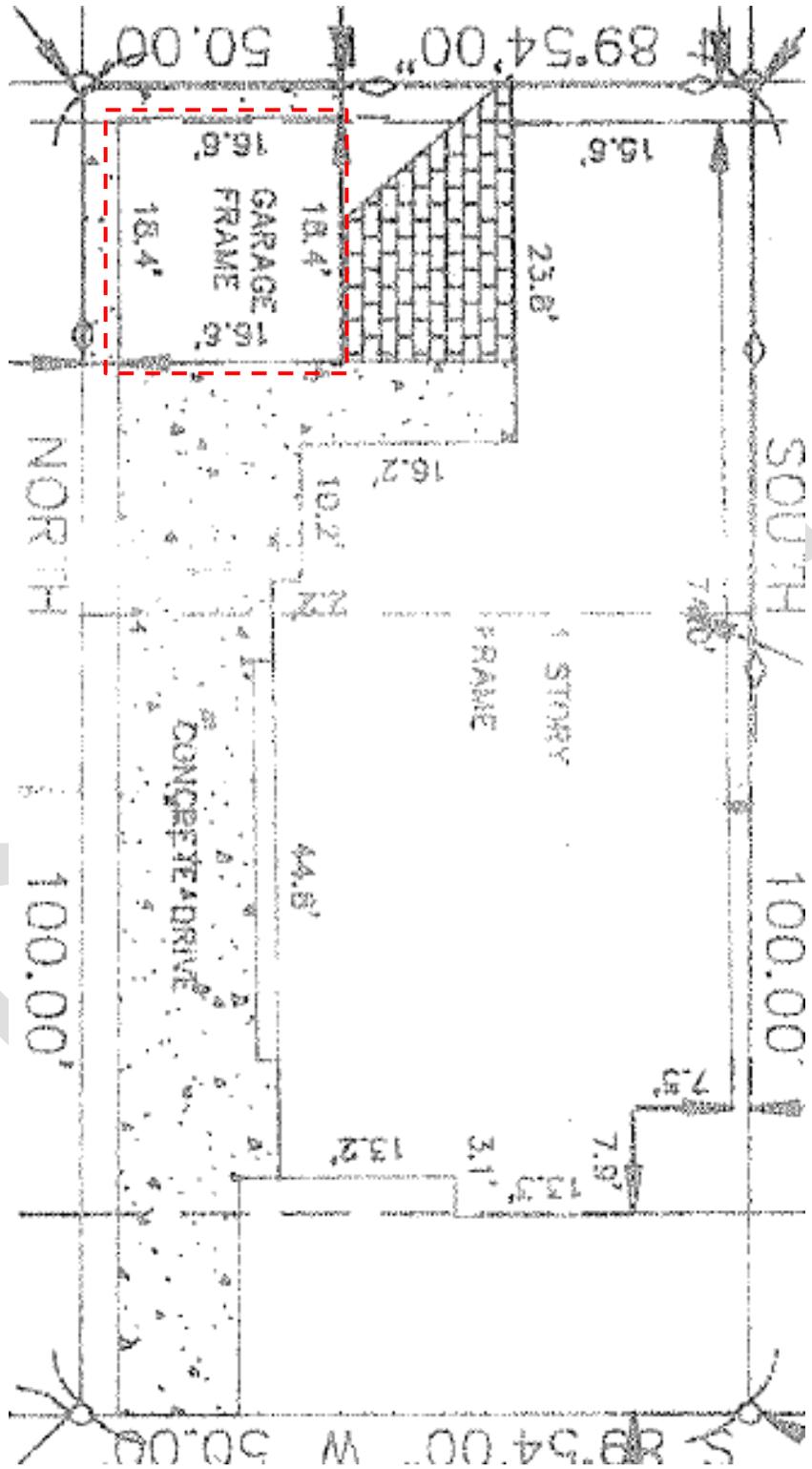


CURRENT PHOTO





SITE PLAN
EXISTING



PHOTOS OF EXISTING CONDITION





DR





ATTACHMENT A
CIVIC ASSOCIATION COMMENT

From: Febo, Lawrence A
To: Shane Cook
Cc: Glennon, Erin - PD; Harris-Finch, Delaney - PD
Subject: RE: 1127 Le Green- email 1 of 2
Sent: Fri 8/1/2014

Hello Shane,

I wanted to let you know that you have the approval of the Norhill Neighborhood Association to complete your garage renovation plans as submitted. Please let me know if you have any questions.

Best,
-Lawrence
Norhill Deed Restrictions
225-241-5841

DRAFT