
CERTIFICATE OF APPROPRIATENESS

Applicant: Michael Shelton, agent for Caroline E. Payne, owner

Property: 1034 E 14th Street, Lot 9, Block 119, North Norhill Subdivision. The property includes a one-story wood frame 1,152 square foot single-family residence and detached garage situated on a 5,250 square foot interior lot.

Significance: Contributing garage, constructed circa 1950, located in the Norhill Historic District.

Proposal: Demolition – Garage

The applicant is proposing to demolish the existing garage to construct a new garage (on a separate COA).

Public Comment: Norhill Neighborhood Association approves of this submission

Civic Association: No comment received

Recommendation: Approval

HAHC Action:

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.

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

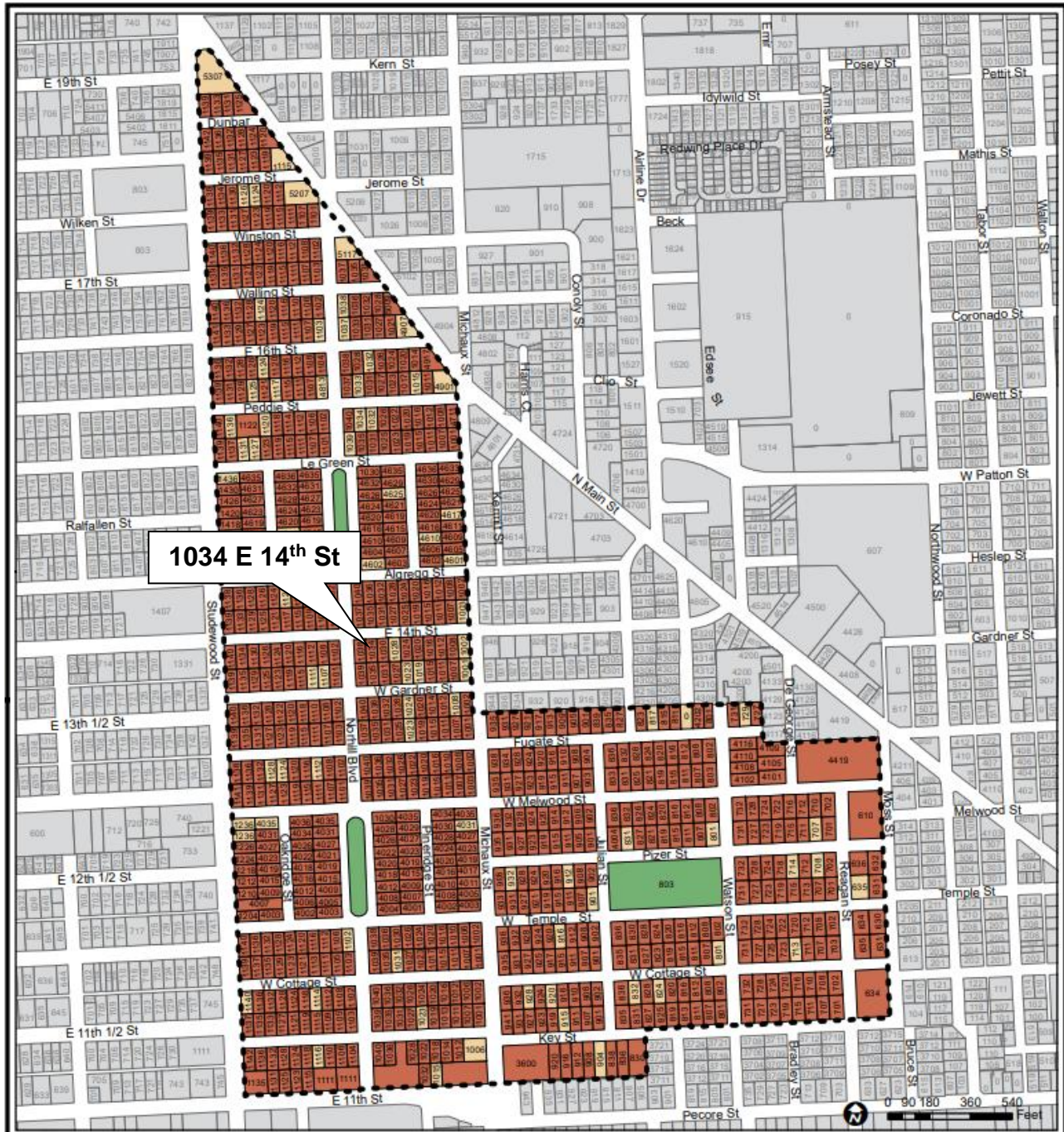
(1) That current information does not support the historic or archaeological significance of this building, structure or object or its importance to the integrity of an historic district, if applicable;

(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 context 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



Historic District Boundary



Building Classification

-  Contributing
-  Non-Contributing
-  Park

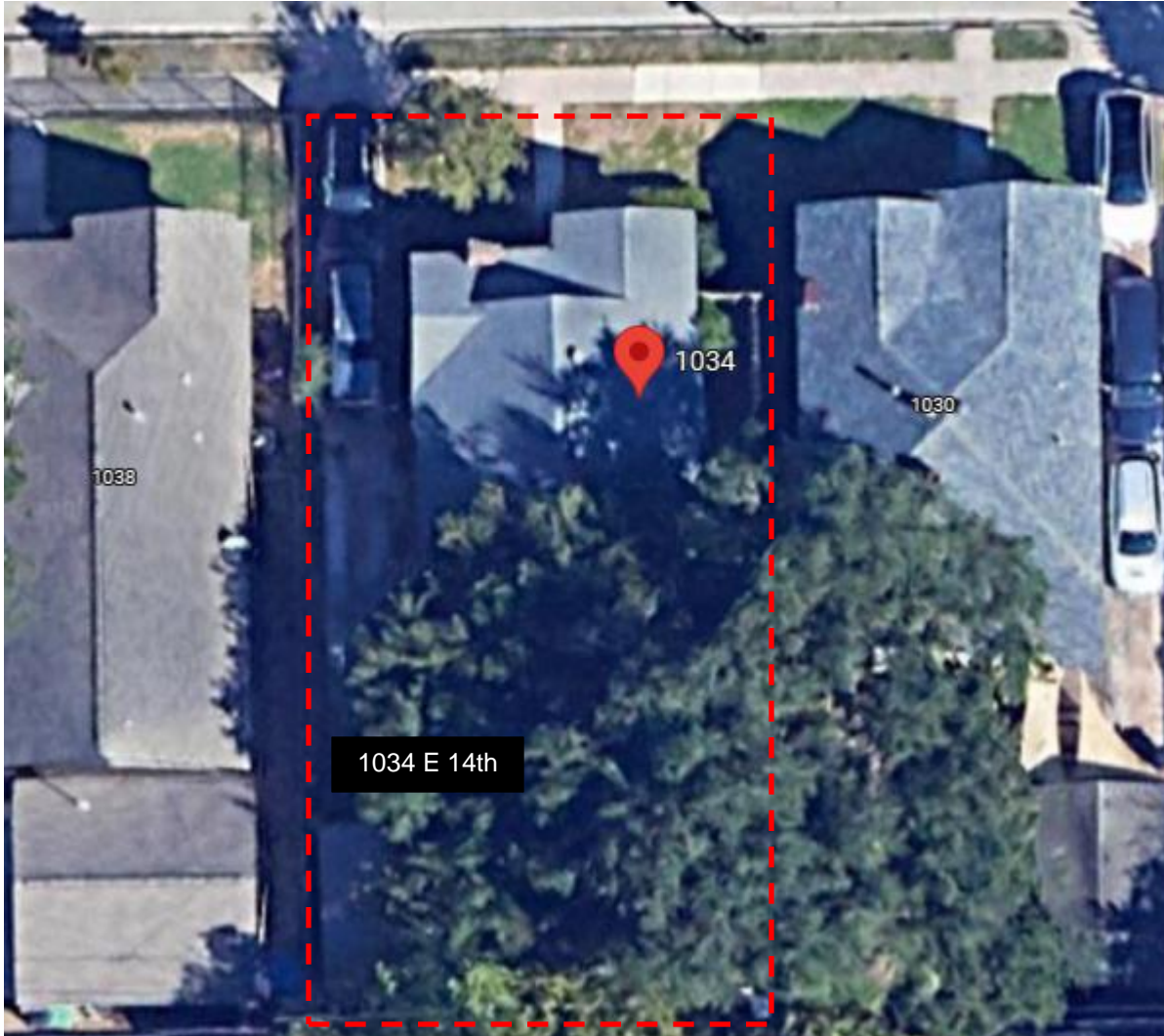
INVENTORY PHOTO



CURRENT PHOTO



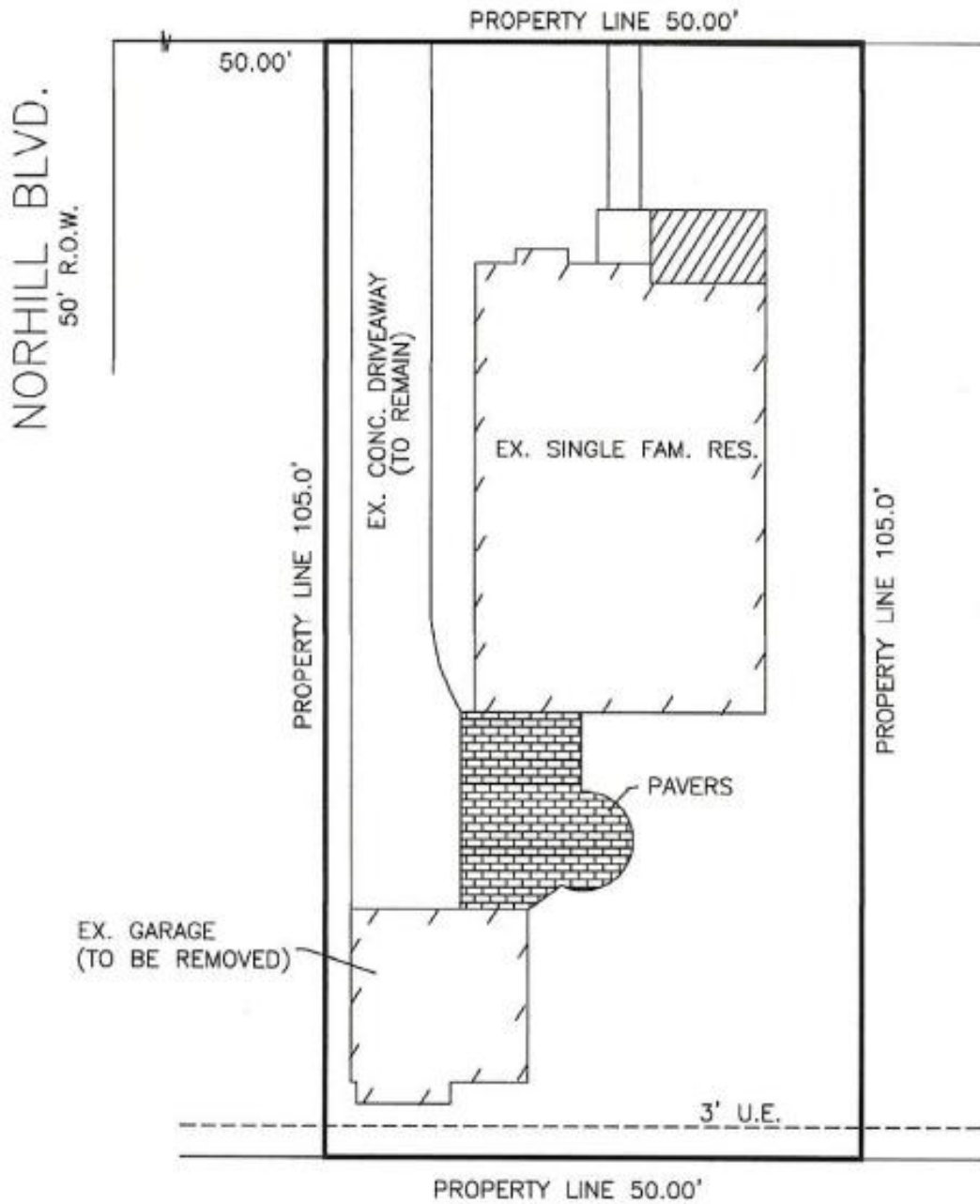
AERIAL VIEW OF PROPERTY



SITE PLAN

EAST 14TH ST.

50' R.O.W.



EXISTING CONDITIONS

