
CERTIFICATE OF APPROPRIATENESS

Application Date: July 26, 2021

Applicant: Joseph Rothbauer, owner / Carrie Carreno, agent

Property: 1011 Key St, lot 18, block 130, North Norhill Subdivision. The property includes a historic 1,288 square foot, one story wood frame single-family residence and a contributing detached garage situated on a (50' x 100') 5,000 square foot lot.

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

Proposal: Demolition – of the existing shed, detached garage, and metal carport

In addition, the garage:

- is a detached slab on grade structure.
- has suffered termite and water damage.
- the garage roof damaged.
- the garage in the current state hazardous.
- has a non-contributing carport and shed that has deteriorated as well.

The applicant has future plans to rebuild garage and/or replace carport at a later date.

See enclosed application materials and detailed project description below.

Public Comment: No public comment received at this time.

Civic Association: No public comment received at this time.

Recommendation: Approval

HAHC Action: -

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 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.



PROPERTY LOCATION
NORHILL HISTORIC DISTRICT

- Building Classification**
- Contributing
 - Non-Contributing
 - Park



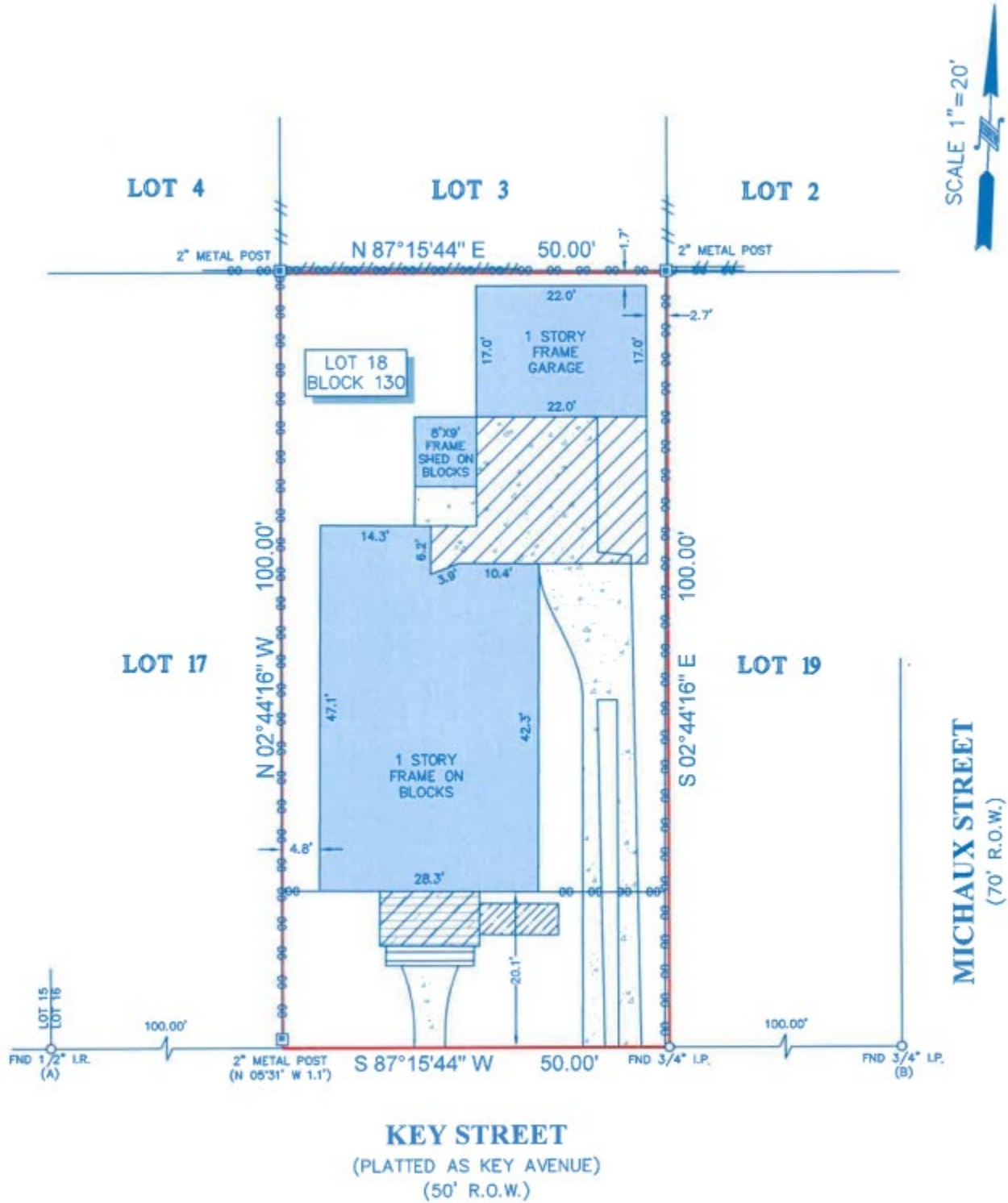
INVENTORY PHOTO



CURRENT PHOTO



SURVEY: EXISTING CONDITIONS
SITE PLAN



PHOTOS
EXISTING CONDITIONS



Figure 1: West Elevation



Figure 2: East Elevation





Figure 3: North Elevation



Figure 4: Interior Wall



Figure 5: Interior Wall/Ceiling



Figure 6: Roof Structure