

CERTIFICATE OF APPROPRIATENESS

Applicant: Alia M. De Anda, agent for Connor R. Harness, owner

Property: 1031 E 16th Street, Lot 8, Block 106, North Norhill Subdivision. The property includes a one-story wood frame 1,108 square foot single-family residence and a one-story detached garage situated on a 5,000 square foot interior lot.

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

Proposal: Demolition – Garage

The applicant is proposing to demolish the existing contributing garage to construct a new one-story garage, as seen on a separate report. The existing detached shed/garage is structurally unsound and does not meet the required dimensions for a functional garage space. The cost of improving the structure exceeds its value and does not translate to a reasonable return.

Public Comment: No public comments received.

Civic Association: Norhill Neighborhood Association approves of the proposed plans.

Recommendation: Approval

HAHC Action:

DEMOLITION OF A LANDMARK, PROTECTED LANDMARK, CONTRIBUTING STRUCTURE, OR WITHIN AN ARCHAEOLOGICAL SITE

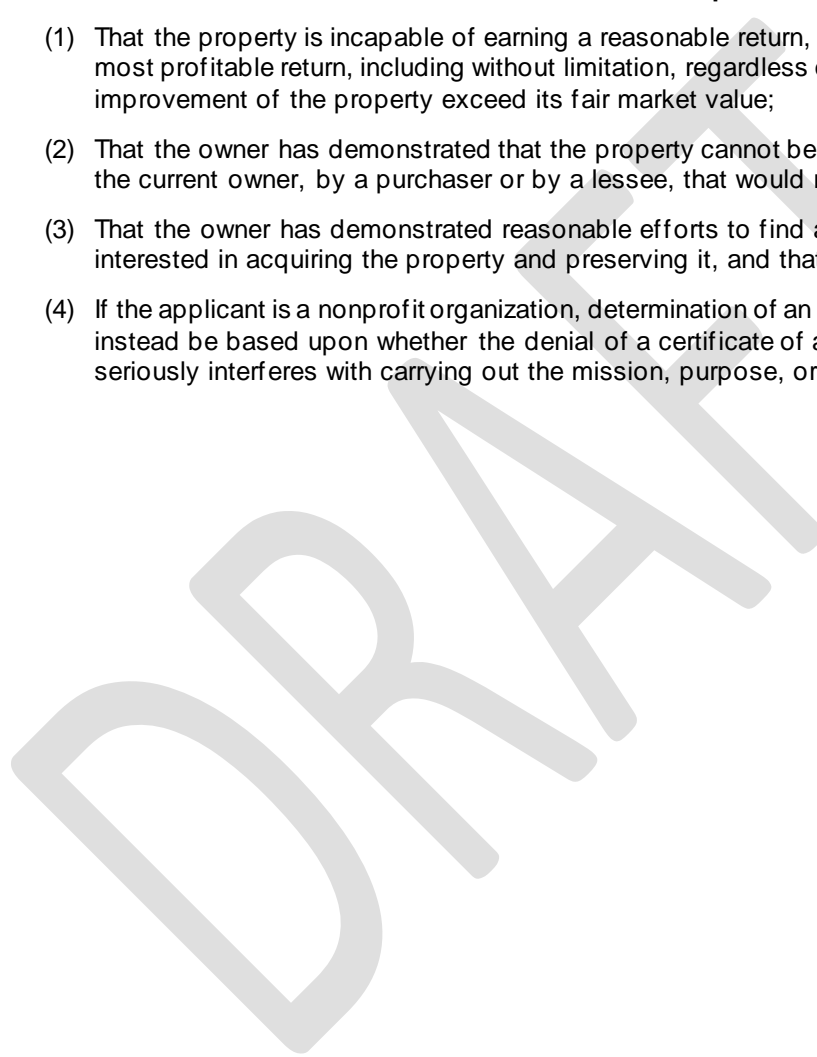
Sec. 33-247(a): The issuance of a certificate of appropriateness for the demolition of a landmark, a protected landmark, or a contributing structure, or for the demolition of a building, structure or object on or in an archaeological site shall be granted only if:

S D NA

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

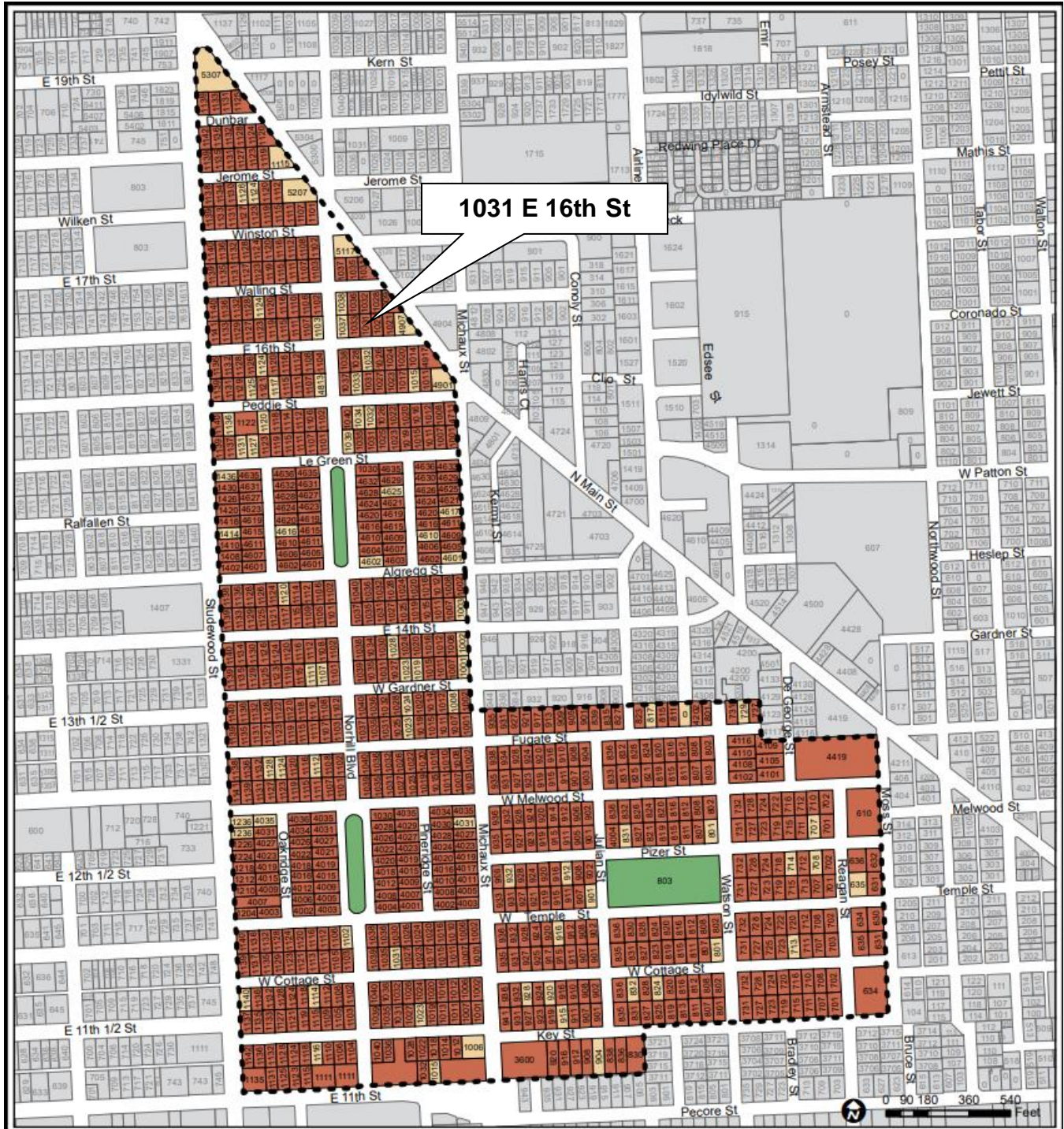
(c) Determination of the existence of an unreasonable economic hardship shall be based upon the following criteria:

- (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;
- (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;
- (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
- (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





PROPERTY LOCATION
NORHILL HISTORIC DISTRICT



Building Classification

- Contributing
- Non-Contributing
- Park

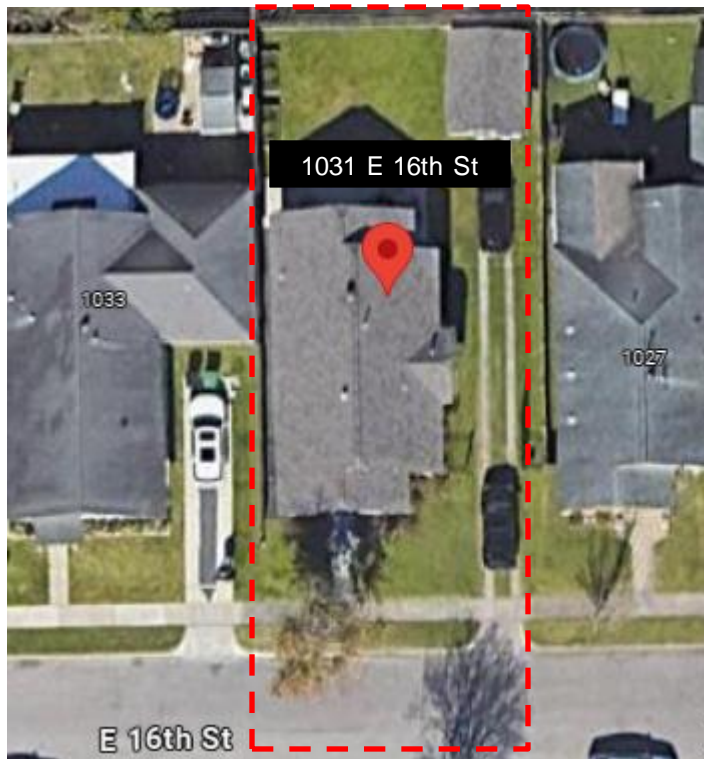
INVENTORY PHOTO



CURRENT PHOTO



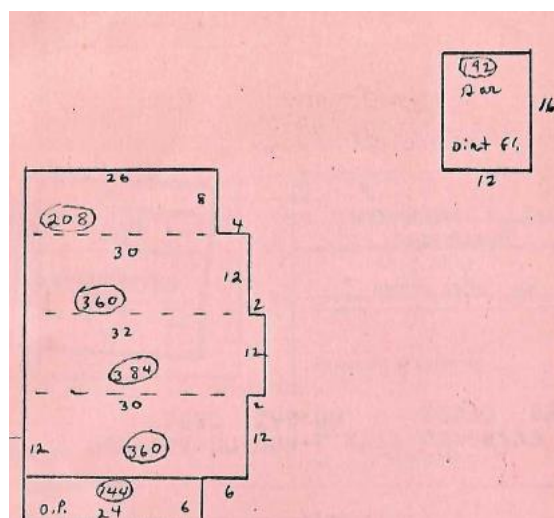
AERIAL VIEW OF PROPERTY



SANBORN (1924-51)



BLA (1968)

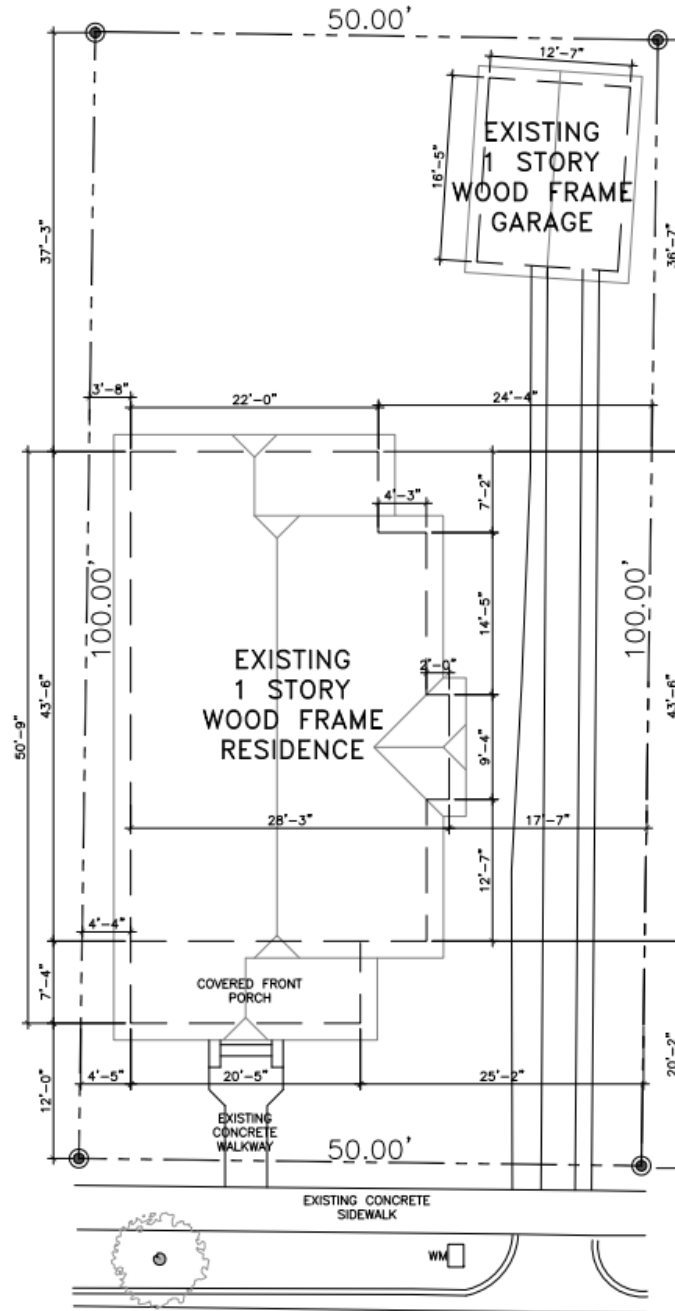


SITE PHOTOS (PROVIDED BY APPLICANT)





SITE PLAN



1031 E 16TH ST.
50' ROW
LOT 8 BLOCK 106
SUBDIVISION: NORTH
NORHILL

DESCRIPTION OF ISSUES (PROVIDED BY APPLICANT)

1031 E 16TH Street (Detached shed/garage)

Property description:

-Existing 1 story residence with a detached secondary structure for 1 car 12'-7"x 16'-5", door dimension 92" x 91".

Current conditions:

-The shed structure is in poor condition; the frame has additional supports in the walls and ceiling indicating instability. The shed is sitting directly on the natural grade, lacking a proper foundation.

Prior alterations:

-Recent improvements 2020: the exterior was painted, door handles were replaced, and a new light fixture was installed

Issues:

- The structure does not meet the required by the code, the minimum dimensions of the parking space should be 8.5' x 19'.
- The existing door (92" x 91") is not up to standard
- The absence of a foundation has caused the structure to sink, this affects the double doors.
- The structure is unstable and overall does not function as a detached garage.

Description of proposed changes.

- Existing secondary structure (12'-7"x 16'-5") to be demolished due to non-compliance with dimensional standards and structural inadequacies.
- We are proposing a new detached garage drawing are included in the submittal.

Summary

The existing detached shed/garage is structurally unsound and does not meet the required dimensions for a functional garage space. The cost of improving the structure exceeds its value and does not translate to a reasonable return.

The proposal to demolish the existing structure and replace it with a new detached garage is justified due to the current shed's poor condition, non-standard dimensions, and lack of foundation. The new construction aims to meet all relevant standards and provide a functional and safe garage space.