



City of Sedona Community Development Department

102 Roadrunner Drive Sedona, AZ 86336

(928) 282-1154 • Fax: (928) 204-7124

SUMMARY SHEET **Memorial Bench** **Certificate of Appropriateness (CoA 16-01)** **Historic Preservation Commission**

Action Requested:	Consideration of a Certificate of Appropriateness to add a memorial bench at the Jordan Historical Park located 735 Jordan Road, Sedona.
Staff Recommendation:	As the City is the applicant and owner of the property, no recommendation is provided so as to avoid the appearance of a conflict of interest.
Land Development Code:	Article 15 (Historic Preservation), Section 1509 (Certificate of Appropriateness)
Parcel Number:	401-03-001F
Public Hearing Date:	March 14, 2016
Public Notice Date:	February 26, 2016
Applicant:	City of Sedona
Site Address:	735 Jordan Road, Sedona, AZ
Lot Size:	3.598 acres
Community Plan Designation:	P (Public/Semi Public)
Current Zoning:	CF (Community Facilities)
Current Land Use:	Heritage Museum
Historical Land Use:	Homestead, Agriculture, Farming
Prepared By:	Warren Campbell, Principal Planner Community Development Department
Exhibits:	
Exhibit A:	Application
Exhibit B:	Photographs
Exhibit C:	Land Development Code, Article 15, Subsection 1509 (Certificate of Appropriateness)



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Memorial Bench Certificate of Appropriateness (CoA 16-01) Historic Preservation Commission

SECTION I – Project Summary

The City of Sedona has been approached by Ann Pearson, citizen, with a request (Exhibit A) to donate a bench which would be placed at the City-owned Jordan Historical Park in memory of Patty Fox, an active member of the Sedona Historic Society Board of Trustees and author of the *Ranch Wife's Cookbook*. Ms. Fox volunteered her time for many events including Pioneer Day at the school and Living History presentations.

The bench donation is proposed to be funded by private donors. The bench is proposed to be located approximately 30 feet west of the “Jordan House” garage in a garden area with a retaining wall backdrop. The City has tentatively agreed to accept the memorial bench, thus making the City the applicant, pending the determination on the request for a Certificate of Appropriateness by Historic Planning Commission (HPC).

SECTION II - BACKGROUND

Landmark Designation

The Jordan Historical Park is considered an intact example of a “pioneer/ranching/farming homestead” with excellent architectural and historic integrity with few alterations. The only substantial alteration is the reduction in size of the property to its current 3.58 acres from the original 160 acres (now developed residential).

The property is deemed to possess integrity of location, design, materials, workmanship, feeling and association. In 1998, the City of Sedona, through the City’s Historic Preservation Commission, designated three of the structures as historic landmarks as follows:

- **The “Jordan House” (Landmark designation #01)**
Historical use: The house was originally built in 1931, expanded in 1937 and expanded and remodeled to its present configuration and style in 1947. This one story single family residence is approximately 3,000 square feet. The building began as a one room board-and-batten cabin with a porch, a shower, and a separate outhouse built by the Jordan’s in 1931. In 1937, two bedrooms and a bathroom were added to the front, side and rear of the cabin. In 1947, the Jordan’s remodeled the house and expanded it to its current “L” shaped footprint. The house has bungalow features and is a good example of vernacular red rock construction. It is representative of an early farm and orchard development in Sedona.
Current use: Museum and museum support.
- **The “Jordan Fruit Packing Shed” (Landmark designation #02)**
Historical use: The fruit packing shed was built in 1946. The fruit packing shed is a good example of vernacular red rock construction.
Current use: Museum, archives, and workshop.
- **The “Jordan Tractor Shed” (Landmark designation #03)**
Historical use: The tractor shed was built in the early 1930s and served as the original fruit packing shed. This building was reused as an equipment building after the fruit packing



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shed was constructed in 1946. The tractor shed is representative of vernacular agricultural outbuildings of its era.

Current use: Museum Exhibit.

The property also includes a modern freestanding public restroom built by the City of Sedona in 1998. A public restroom was required as the property was developed into a public historical park and museum. This building is not a historic landmark as it is not associated with the historic context of the Jordan family property.

Following local landmark designation, the City submitted an application to the Arizona State Historic Preservation Office (SHPO) to consider recommending the placement of these buildings on the National Register of Historic Places. The City of Sedona contracted with historic preservation expert, Nancy Burgess, to prepare and submit this nomination application on the City's behalf. Upon City approval, the nomination application was forwarded to SHPO for review and consideration in 2003. On November 23, 2003, SHPO forwarded the application to the National Parks Service (NPS) for approval. On January 28, 2004, NPS approved the application for inclusion of these buildings on the National Registry.

SECTION III – PREVIOUSLY APPROVED CERTIFICATES OF APPROPRIATENESS

The following summarize several previous Certificates of Appropriateness for the Jordan Historical Park considered and approved by the Commission.

Case #CA09-02 Rehabilitation Work and New Addition

On April 20, 2009, HPC considered an application for a Certificate of Appropriateness regarding the Jordan Packing Shed. The application requested approval for a 330 square foot extension to an existing framed-in shed along the west wall of the packing shed and to change the exterior siding of the existing shed to board and batten. The Commission moved to approve the Certificate of Appropriateness for the packing shed, including both the construction of the new addition and siding replacement on the existing 1999 addition.

Case #CA10-01 Rehabilitation Work

On August 16, 2010, HPC considered an application for a Certificate of Appropriateness for major rehabilitation work on the Jordan House and Packing Shed deemed essential to the on-going maintenance and preservation of the structures and the continuing use as the Sedona Heritage Museum operated by the Sedona Historical Society. The Commission moved and approved the Certificate of Appropriateness for the Jordan House and the Jordan Packing Shed regarding rehabilitation and gutter work.

Case #CA11-01 Rehabilitation Work

On April 11, 2011, HPC considered an application for a Certificate of Appropriateness for rehabilitation work on the Jordan Tractor Shed to replace the vertical siding on the entire west side of the shed. The Commission moved and approved the Certificate of Appropriateness for the Tractor Shed to replace the wood siding on the west side only.

Case #CA13-01 Telegraph Station Relocation

On August 5, 2013 and August 12, 2013, the HPC considered a Certificate of Appropriateness request by the Sedona Historical Society and the City of Sedona to relocate a historic structure



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known as the “Telegraph Station” from private property to the City-owned Jordan Historical Park. The Commission moved and approved the request with the following conditions:

- The Station should be located at Site 1 or Site 2 or at another suitable site compatible with the preservation of the visual historical integrity of the Jordan homestead.
- The Station should be set in place in a manner such that it can be removed intact in the future.

Case# 13-02 Jordan House Roof

On November 18, 2013 and February 10, 2014, the HPC considered a Certificate of Appropriateness by the City of Sedona to replace the roof on the “Jordan House”. The Commission moved and approved the request to replaces the roof with an asphalt dimensional shingle.

SECTION IV - REVIEW AND ANALYSIS

The Secretary of the Interior's Standards for Rehabilitation

The Secretary of the Interior is responsible for establishing standards for all programs and for advising Federal agencies on the preservation of historic properties listed in or eligible for listing in the National Register of Historic Places.

Initially developed by the Secretary of the Interior to determine the appropriateness of proposed project work on registered properties within the Historic Preservation Fund grant-in-aid program, the Standards have been widely used over the years, particularly to determine if rehabilitation qualifies as a Certified Rehabilitation for Federal tax purposes. In addition, the Standards have guided Federal agencies in carrying out their historic preservation responsibilities for properties in Federal ownership or control, and State and local officials in reviewing both Federal and nonfederal rehabilitation proposals. They have also been adopted by historic district and planning commissions across the country.

The Standards are neither technical nor prescriptive, but are intended to promote responsible preservation practices that help protect the Nation's cultural resources. The four treatment approaches are Preservation, Rehabilitation, Restoration, and Reconstruction, outlined below in hierarchical order and explained:

The first treatment, **Preservation**, places a high premium on the retention of all historic fabric through conservation, maintenance and repair. It reflects a building's continuum over time, through successive occupancies, and the respectful changes and alterations that are made.

Rehabilitation, the second treatment, emphasizes the retention and repair of historic materials, but more latitude is provided for replacement because it is assumed the property is more deteriorated prior to work. *(Both Preservation and Rehabilitation standards focus attention on the preservation of those materials, features, finishes, spaces, and spatial relationships that, together, give a property its historic character.)*

Restoration, the third treatment, focuses on the retention of materials from the most significant time in a property's history, while permitting the removal of materials from other periods.

Reconstruction, the fourth treatment, establishes limited opportunities to re-create a non-surviving site, landscape, building, structure, or object in all new materials.



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Choosing the most appropriate treatment for a building requires careful decision-making about a building's historical significance, as well taking into account a number of other considerations, including relative importance in history, physical condition, proposed use, and mandated code requirements. In this case, the most applicable consideration is the physical condition.

Staff has reviewed the proposal to install a memorial bench at the Jordan Historical Park, in close proximity to the "Jordan House", with The Secretary of the Interior's Standards for the Treatment of Historic Properties

City Staff Review

Because the City is the applicant, City staff will not provide a recommendation related to the consideration of a Certificate of Appropriateness to locate the memorial bench on the site to avoid any appearance of conflict of interest. As such, staff's report presents all known facts surrounding the proposal and existing conditions and does not provide an opinion on the appropriateness of the proposal.

However, it may be appropriate for HPC to consider the same language included in the staff report dated August 22, 2011 related to approved case #CA11-02 which was for the cowboy sculpture at the Jordan Historical Park. This language reads *"A narrow and strict interpretation of the language contained in the City's Land Development Code and the US Department of Interior Standards for Rehabilitation would lead us to conclude that the bronze sculpture of a cowboy may not be compatible with nor relate to the Jordan buildings and Jordan family story. It also would not complement the context of the landscape including the remnants of the fruit orchards that exist today."*

This language further reads *"The proposed cowboy sculpture does, however, reflect the broader mission of the Sedona Historical Society and the Sedona Heritage Museum to research, preserve and teach the history of the greater Sedona area. While the museum is 'focused on the period from 1876 to the present, the lifestyles and works of the people who pioneered this community, and on Sedona's first industry, raising apples and peaches', it has provided exhibits on cowboys and local cattle ranching. The sculpture would undoubtedly appeal to our many US and international visitors who want to learn about the great Southwest and its cowboy legends, perhaps the driving force behind the sculpture's inception and proposed use as a photographic opportunity."*

In the case of adding a memorial bench to the Park, a similar thought process could apply. It may be appropriate to consider the same question posed as part of the consideration to allow for the installation of sculpture. This question read *"If there is a compromise to be struck between the two extremes of placing the sculpture (memorial bench) or not at all, it is probably in the careful selection of its actual placement on the site. Would it be better to distance it from the historic Jordan House and the other two buildings and locate it in another area of the park?"*

Staff's review of the memorandums for both the cowboy sculpture and the telegraph office revealed an aspect considered previously that may be applicable in junction with this request. That aspect is that the sculpture and the telegraph office (as a result of a condition placed upon the approval) are moveable. While their placement was critically reviewed so as to not negatively impact the integrity of the historic context, there was an understanding that the sculpture and telegraph office can be relocated. The proposed memorial bench could easily be relocated should it be determined in the future that it is inappropriate in its location (if approved) or that a new idea for the location is discovered.



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Historic Preservation Commission Review

Section 1509 of the Sedona Land Development Code (SLDC - Exhibit D) requires the approval of a Certificate of Appropriateness before any exterior improvements or development, including alterations, restoration, renovation, reconstruction, new construction, demolition or removal, in whole, or in part of any landmarked property. The introduction of a building, new to the site, is considered “new construction”. Because the City is proposing the addition of a memorial bench to the Jordan Historical Park, which includes three landmarked structures, a Certificate of Appropriateness is required.

SLDC subsection 1509.03 (Commission Review and Decision) states that it is the intent of the Historic Preservation Ordinance (Article 15 of the Sedona Land Development Code) to ensure insofar as possible, that properties designated as landmarks shall be in harmony with the architectural and historical character of the property. When reviewing an application for a certificate of appropriateness, the Commission may approve, conditionally approve, or deny a certificate of appropriateness based on the following:

- 1. The proposed work does not detrimentally alter, destroy or adversely affect any architectural or landscape feature; and*
- 2. The proposed work will be compatible with the relevant historic, cultural, educational or architectural qualities characteristic of the structure or district and shall include but not limited to elements of size, scale, massing, proportions, orientation, surface textures and patterns, details and embellishments and the relationship of these elements to one another; and*
- 3. The proposed work conforms with review guidelines and/or other applicable criteria; and*
- 4. The exterior of any new improvement, building or structure in a designated historic district or upon a landmarked site will not adversely affect and will be compatible with the external appearance of existing designated buildings and structures on the site or within a historic district.*

Compliance with Certificate of Appropriateness findings

SLDC subsection 1509.03(C) indicates that the Commission may utilize the following documents and criteria as guidelines when considering an application for a certificate of appropriateness:

- 1. Approved design guidelines for a designated historic district.*
- 2. Secretary of the Interior’s Standards for Rehabilitation*
- 3. Secretary of the Interior’s Preservation Briefs and other information developed by the US Department of the Interior Park Service, Arizona Historic Preservation Office (SHPO) National Trust for Historic Preservation, National Alliance of the Preservation Commissions, Association of Preservation Technology and the Old House Journal*
- 4. Any other guidelines as adopted by the City.*

SECTION V - RECOMMENDATION

Based on the fact that City of Sedona is the applicant for consideration to replace the roof on the historic structure known as the “Jordan House”, Community Development Staff is not providing a recommendation as part of the Staff Report. Staff’s overall intent for not providing a recommendation is to avoid any appearance of a conflict of interest by taking a position for or against the requested Certificate of Appropriateness.



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Sample Motions for Commission Use

(Please note that the motions are offered as samples only and the Commission may make other motions as appropriate)

Draft Motion for Approval

I move to approve case number CA16-01 (CoA) to install a memorial bench at the Jordan Historical Park as presented by City of Sedona staff based on compliance with all ordinance requirements and satisfaction of the findings and applicable Sedona Land Development Code requirements.

Draft Motion for Denial

*I move to deny case number CA16-01 (CoA) to install a memorial bench at the Jordan Historical Park.
(Please specify findings):*

Exhibit A: Application and Materials

**Sedona Historic Preservation Commission
Certificate of Appropriateness Application**



**Community Development Department
Development Services**
102 Roadrunner Drive Sedona, AZ 86336
(928) 204-7111 • Fax: (928) 204-7124

Applicant Name:	City of Sedona		
Phone:	928-203-5011	Project No.:	CA 16-01
Cell Phone:		Date Rec'd:	Feb. 22, 2016
Mailing Address:	102 Roadrunner Drive	Fee Rec'd:	NA
Email Address:	rmurdoch@sedonaaz.gov	Initials:	WC

Identification of Landmark

Location/Address:	735 Jordan Road		Landmark No.:	1, 2, 3
Assessor's Parcel Number:	401-03-001F	County:	<input type="checkbox"/> Yavapai <input checked="" type="checkbox"/> Cocconino	
Owner(s):	City of Sedona			
Owner's Agent (if applicable) ¹ :				
Owner/Agent Address:				
Email Address		Phone Number:		
Present Use(s):	Historical Museum, Public Park, operated by the Sedona Historical Society			
Building Type:	Single story, wood frame house, wood barn and shed	Construction Date(s):	1931	
Integrity:	Excellent			
Condition:	Excellent			

Please briefly describe the proposed work (also attach Letter of Intent with a more detailed description)

Proposed installation of a memorial bench.

Timing of Project:	Immediate if approved.
Applicant Signature:	

¹ If using an agent, a Letter of Authorization from the listed property owner must be included with this application.
 C:\Users\wcampbell\Desktop\CofA Bench Application.docx



Attachments required (if applicable):

- Letter of Intent – describing all exterior work proposed including materials
- Current Photographs of property – all sides with emphasis on those sides facing public rights-of-way
- Heights of proposed and adjacent buildings
- Explanation of changes in exterior material and/or color
- Examples of colors and with manufacturers and names and/or numbers identified.
- Landscape plans showing existing and proposed plant material, indicate species type and size. Also show trees to be removed with an “X”. Indicate trunk diameters.
- Site plans showing location of proposed structure(s), use(s), and area in square feet; setbacks from property lines in all structures; north arrow; adjacent streets, driveways, etc., appropriately labeled; landscaped and paved areas; building footprint for all existing buildings on the site; and footprints of buildings on adjacent properties.

REQUEST FOR CONSIDERATION

A DONATION OF A MEMORIAL BENCH

TO THE CITY OF SEDONA

IN MEMORY OF PATTY FOX

TO BE INSTALLED AT JORDAN PARK IN SEDONA

This bench donation will be funded by private donors

Attn:

Rachel Murdoch

Ali Baxter

Parks and Recreation Department

From Ann Pearson

203-4947

gusbap@aol.com

PROPOSAL FOR A MEMORIAL BENCH AT JORDAN HISTORICAL PARK
IN HONOR OF PATTY FOX

CONTRIBUTIONS BY PATTY FOX TO SEDONA'S HISTORY

Many active years membership on the Sedona Historical Society Board of Trustees

Ten years of volunteering with Pioneer Day for school children – describing ranch life

Living History presentations

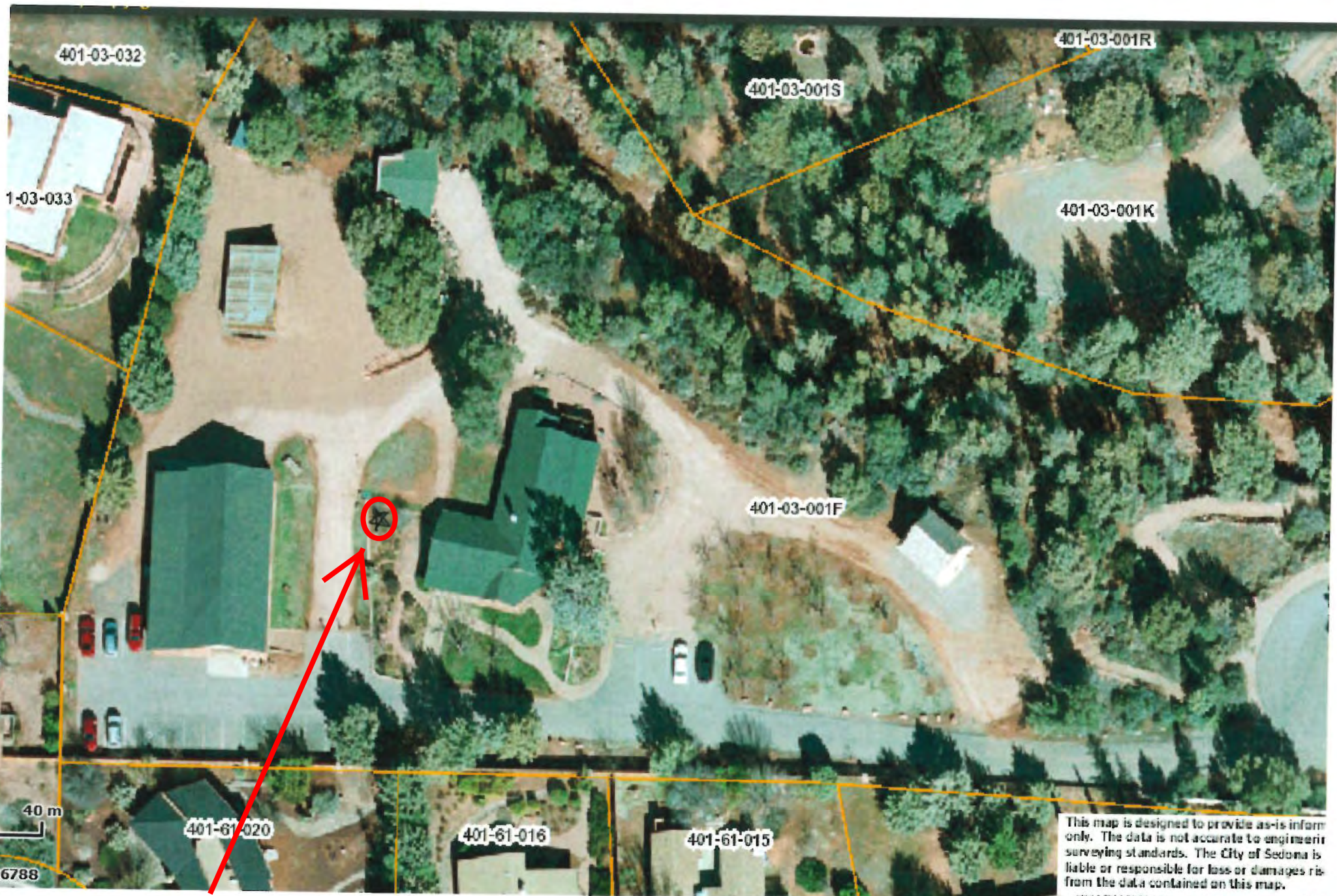
She always donated baked good for events at the Heritage Museum

And volunteered to serve at events

She donated funds for Veteran's Day

She donated all proceeds from the sale of her "Ranch Wife's Cookbook" to the Sedona Heritage Museum to support preservation of Sedona's history

This bench donation will be funded by private donors



★=bench @ star

Proposed Bench Location

WATCHING ADDRESS! PO BOX 3966 SEDONA, AZ
Date FEB. 10-0016

86340
Excalibur
Pre-Cast Concrete
& Iron Works
Q28-282-9338

Customer _____
Phone 203-4947 Person to Contact ANN PEARSON

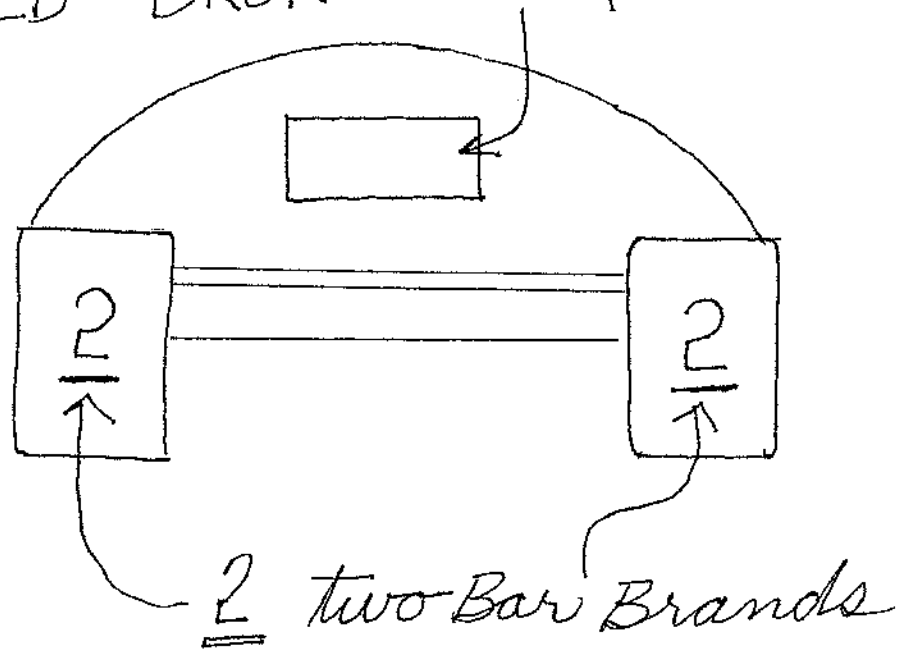
2105 Contractors Rd.
P.O. Box 3966 86340

W. Sedona, Arizona
Tom & Lori Lever

Quantity	Description	Price ea.	Amount
①	Pre/cast concrete bench with Bronze and Brown Plaque. In Memory of Patty FOX		
②	<u>2</u> brands on leg faces		

Sealed and Installed w/tax 1,309.51

INLAYED BRONZE PLAQUE



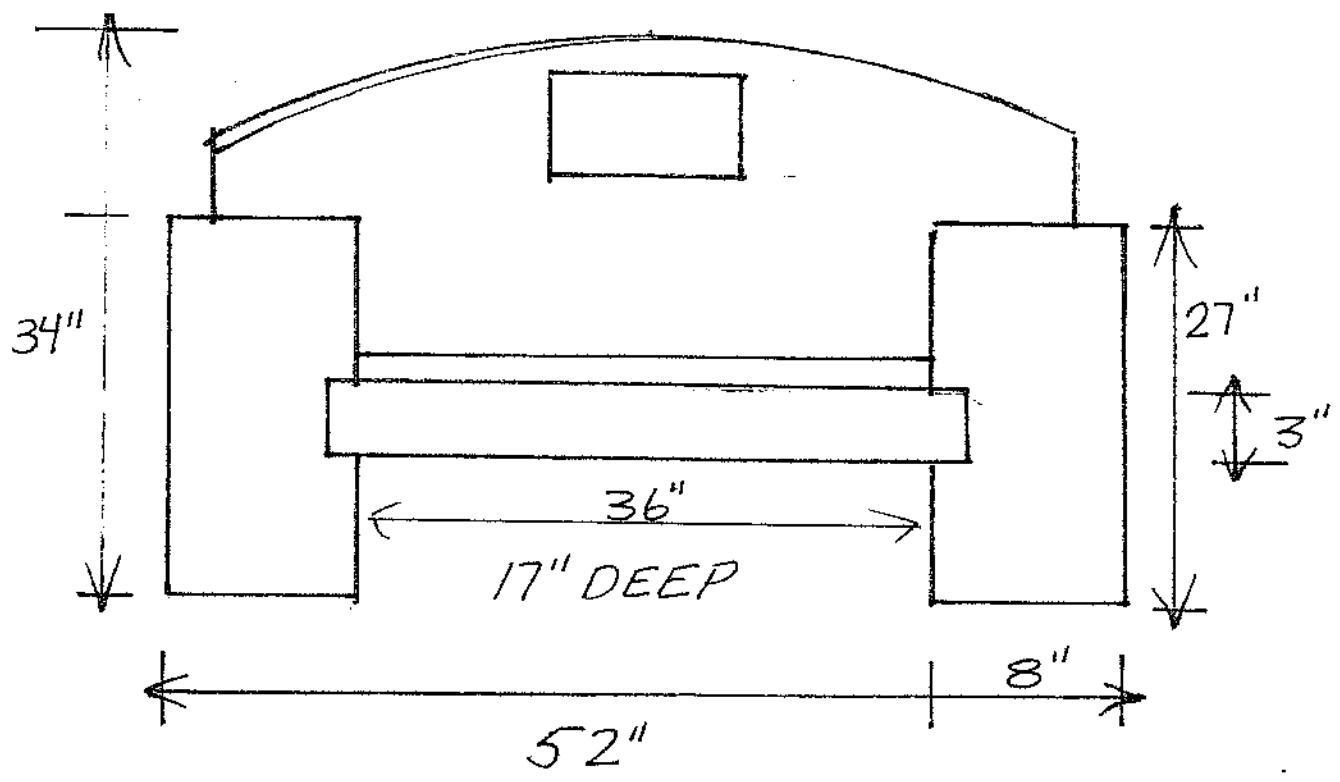
EXCALIBUR
 ARCHITECTURAL-SCULPTURAL
 "PRE-CAST CONCRETE"
 "METALWORK"
TOM and LORI LEVER

Office:
 2105 Contractors Road
 Sedona, AZ 86336

Mail P.O. Box 3966
 W. SEDONA, AZ 86340

(928) 282-9338

PRE/CAST CONCRETE
 GARDEN BENCH. 4000 PSI
 INTER LOCKING SEAT WITH
 BOLT ON BACK.



EXCALIBUR
 282-9338

COLOR: TERRA COTTA

"No Scale"

Exhibit B: Photographs of Location on Site





WEATHER
STATION ↑



Existing Bench on Site



Exhibit C: Article 15, Subsection 1509

1509 Certificate of Appropriateness.

A Certificate of Appropriateness is required before commencing any exterior improvements or development, including alteration, restoration, renovation, reconstruction, new construction, demolition or removal, in whole or in part, of any landmark or property located within a Historic District, whether or not the work will require a building permit. Building permits for exterior work on landmarks or properties within Historic Districts cannot be issued without first obtaining a Certificate of Appropriateness. If a building permit is sought from the city without a Certificate of Appropriateness, the issuance of the permit shall be deferred until after a Certificate of Appropriateness is issued by the Historic Preservation Commission.

1509.01 Application Submittal and Review Procedure. An application for Certificate of Appropriateness shall be submitted by the owner of the subject property or agent and involves the following steps:

A. Pre-Application Consultation. Prior to the submittal of an application for a Certificate of Appropriateness, the applicant should consult with the Director to explain the application submittal requirements.

B. Application Submittal Requirements. An application for a Certificate of Appropriateness shall contain at a minimum the following, any of which may be waived by the Director:

1. Completed application.
2. Location and description of property with photographs of areas affected by proposed project.
3. Filing fee.
4. A letter of intent describing the overall project specifically addressing architectural style, its compatibility within its context area, building materials, colors, exterior lighting, signage and landscaping if applicable.
5. Site Plan identifying all existing and proposed structures.
6. Scaled illustrations showing all existing and proposed site improvements and conditions, landscaping, signage and building elevations.
7. Samples of all proposed exterior paints or stains and colors and samples of roof and other exterior materials to be used, with an explanation on how they relate to existing colors and materials.
8. If the proposal includes signs or lettering, a scale drawing showing dimensions, lettering, colors, materials and any illumination.

9. Any additional information which the Commission may require to visualize the proposed work.

C. Acceptance of Application. Upon receipt of an application for a Certificate of Appropriateness, the Director shall complete a preliminary review within 2 working days to ensure that all the required materials have been submitted. Incomplete applications may be returned to the applicant and not processed until all materials have been submitted. If all the required materials have been submitted, the application shall be considered complete and shall be accepted by the Director.

1509.02 Notice of Public Hearing.

A. Upon receipt of a complete application for a Certificate of Appropriateness, the Chairperson of the Commission shall place it on the agenda for a public hearing within 30 days. Public notice of this hearing shall be given as prescribed by Arizona law. The city shall give notice of the date, time and place of a public hearing for consideration of a Certificate of Appropriateness, including a general explanation of the matter to be considered and a general description of the area affected at least 15 days before the hearing in the following manner:

1. Publication at least once in a newspaper of general circulation in the city.
2. Posting on the affected property so that the words "Public Hearing" and the date and time of the hearing are visible from a distance of 100 feet. It shall be the responsibility of the applicant to maintain the posting once erected.
3. Notification by first class mail shall be sent to each real property owner as shown on the last assessment of the property within 300 feet of the subject property.

B. Following acceptance of a complete application, the Director shall conduct a formal review and prepare a comprehensive report, which shall be submitted to the Commission and made available to the applicant, media and general public 7 calendar days prior to the Commission's public hearing. Commission members shall make every effort to inspect the property prior to the hearing.

C. At the hearing, concerned persons may present testimony and/or documentary evidence which will become part of the record of the hearing and the deliberations of the Commission.

1509.03 Commission Review and Decision.

A. It is the intent of this article to ensure, insofar as possible, that properties designated as a landmark or a property within an Historic District shall be in harmony with the architectural and historical character of the property or district.

B. When reviewing an application for a Certificate of Appropriateness, the Commission may approve, conditionally approve or deny a Certificate of Appropriateness based on the following:

1. The proposed work does not detrimentally alter, destroy or adversely affect any architectural or landscape feature; and
2. The proposed work will be compatible with the relevant historic, cultural, educational or architectural qualities characteristic of the structure or district and shall include but not be limited to elements of size, scale, massing, proportions, orientation, surface textures and patterns, details and embellishments and the relationship of these elements to one another; and
3. The proposed work conforms with review guidelines and/or other applicable criteria; and
4. The exterior of any new improvement, building or structure in a designated Historic District or upon a landmarked site will not adversely affect and will be compatible with the external appearance of existing designated buildings and structures on the site or within a Historic District.

C. Review Guidelines and Criteria.

1. The Commission may utilize the following documents and criteria as guidelines when considering an application for a Certificate of Appropriateness:
 - a. Approved design guidelines for a designated Historic District.
 - b. Secretary of the Interior's Standards for Rehabilitation.
 - c. Secretary of the Interior's Preservation Briefs and other information developed by U.S. Department of the Interior Park Service, Arizona Historic Preservation Office, National Trust for Historic Preservation, National Alliance of Preservation Commissions, Association of Preservation Technology, and the Old House Journal.
 - d. Any other guidelines as adopted by the city.

D. No change shall be made in the approved plans of a project after issuance of a Certificate of Appropriateness without resubmittal to the Commission and approval of the change in the same manner as provided.

E. A Certificate of Appropriateness expires 6 months from the date of issuance unless work is started within that time.

F. If work exceeds that specified in the Certificate of Appropriateness, the Certificate of Appropriateness shall be revoked.

G. The Certificate of Appropriateness required by this article shall be in addition to any other permit(s) or review required for the proposed project.

1509.04 Demolition of Historic Landmark or a Contributing Property within a Historic District.

A. No person shall demolish a landmark or contributing property within a Historic District or cause or permit such demolition to be done, nor shall any permit for such demolition be issued, unless the demolition is approved by the Commission and a Certificate of Appropriateness is issued.

B. A landmark or contributing property may be demolished if:

1. The Chief Building Official has determined that an imminent safety hazard exists and that demolition of the structure is the only feasible means to secure the public safety; or

2. The Commission finds, after review, that maintenance, use and/or alteration of the designated property in accordance with the requirements of this article would cause immediate and substantial hardship on the property owner(s) because rehabilitation in a manner which preserves the historic integrity of the resource:

a. Is infeasible from a technical, mechanical, or structural standpoint; and/or

b. i. Would leave the property with no reasonable economic value because it would require an unreasonable expenditure taking into account such factors as current market value, permitted uses of the property, and the cost of compliance with applicable local, state and federal requirements.

ii. Costs necessitated by the neglect or failure of the current owner(s) to maintain the property need not be considered in making this finding; or

c. The Commission finds that the demolition of a contributing property would not have a substantial adverse impact on the historic significance or integrity of a Historic District.

C. The applicant shall bear the burden of proof for all findings required for approval of a Certificate of Appropriateness for demolition.

D. If demolition is approved, the property owner(s) may be required to publish notice at least 10 days prior to the scheduled demolition date, in a newspaper of general circulation, of the availability of materials for salvage. Upon request, the Commission may make this information available to persons who may be interested in contacting the owner(s) to arrange for possible salvage of historic building materials.