

June 11, 2020

189 N. Merkle Road - Demolition Statement

We believe the demolition of the existing house located at 189 N. Merkle is justified for the following reasons:

- Built in 1954, the existing split-level structure is an average house from that period. Though not without charm, it is not historically or architecturally significant or worthy of preservation.
- The house endured an electrical fire in March 2020, whereby compromising the structural integrity of the home and resulting in extensive smoke and water damage, all of which would ensure significant costs to bring the existing structure back to livable conditions.
- Therefore, we propose a larger, more welcoming home of higher quality and superior design to replace the existing structure. The new home would also positively impact the neighborhood streetscape, improving market values of all nearby properties and the city's tax base.
- The proposed new one-story home would keep to the one-story massing of the neighboring houses while creating a more appropriately-sized home on the generously sized lot.
 - The one-story home layout also extends the livability of the home by enabling the occupants to occupy the home for many years to come as they age-in-place.
- Care was taken to site the new home and driveway on the lot to maintain existing mature trees in the front yard, whereby preserving and yet enhancing the existing character of streetscape.
- We intend for an efficient nine month demolition and construction schedule so that the owners can return to their new home in a timely manner.