

CERTIFICATE OF APPROPRIATENESS

Application Date: November 25, 2014

Applicant: Philip Carranza, East End Development for Karen Gibson, owner

Property: 4009 Pineridge Street, Lot 13, Block 125, North Norhill Subdivision. The property includes a historic 916 square foot, one-story wood frame single-family residence and historic one-story detached garage situated on a 5,000 square foot (50' x 100') interior lot.

Significance: Contributing Bungalow residence, constructed circa 1920, and contributing garage, constructed circa 1930, located in the Norhill Historic District.

Proposal: Demolition – Demolish a contributing, one-story detached garage located at the rear (northwest corner) of the lot on the basis of unusual and compelling circumstance as described in the Houston Code of Ordinances, Historic Preservation, Section 33-247(d). The garage structure was poorly constructed from mostly plywood and showed signs of deterioration.

(Construction of a new garage is the subject of a separate item on agenda.)

See enclosed application materials and detailed project description on p. 4-6 for further details.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: Approved

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval
Effective: January 29, 2015



**PLANNING &
DEVELOPMENT
DEPARTMENT**

COA valid for one year from effective date. COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved project scope may require a new COA.

APPROVAL CRITERIA

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Sec. 33-247. DEMOLITION OF LANDMARK, PROTECTED LANDMARK, OR CONTRIBUTING STRUCTURE, OR WITHIN ARCHAEOLOGICAL SITE

(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 subject to the establishment of an (c) unreasonable economic hardship or the establishment of an (d) unusual and compelling circumstance.

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

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

- (1) That the property is incapable of earning a reasonable return, without regard to whether the return is the most profitable return, including without limitation, whether the costs of maintenance or improvement of the property exceed its fair market value;
- (2) 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 efforts to find a purchaser or lessee interested in acquiring the property and preserving it 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

OR

(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 surrounding area; and
- (3) Whether reasonable measures can be taken to save the building, structure or object from further deterioration, collapse, arson, vandalism or neglect.

STAFF RECOMMENDATION: Approval of the COA



PROPERTY LOCATION
NORHILL HISTORIC DISTRICT



Building Classification

- Contributing
- Non-Contributing
- Park

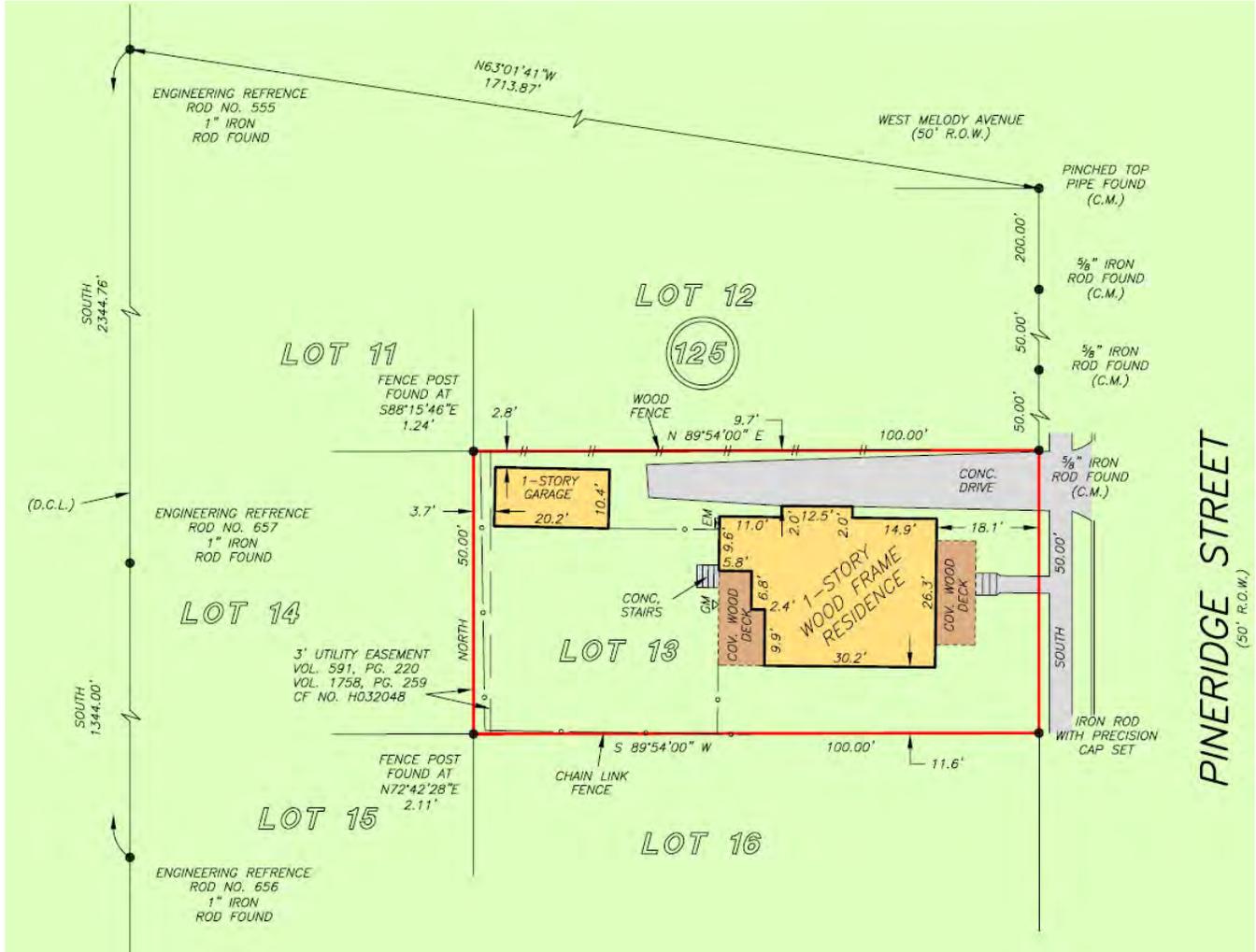
INVENTORY PHOTO





SITE PLAN

EXISTING



COMPLIANCE DOCUMENTATION

