

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** May 25, 2015

**Applicant:** Spencer Howard of Spencer Howard Design for Chris Vandewater, owner

**Property:** 401 Sul Ross Street aka 3900 Bute Street, Tract 3, 4, and 5, Block 18, Bute Subdivision. The property includes a historic 3,376 square foot, two-story stucco and brick single-family residence and a detached two story garage apartment situated on a 9,375 square foot (75' x 125') corner lot.

**Significance:** Contributing garage apartment, constructed circa 1923, located in the First Montrose Commons Historic District.

**Proposal:** Demolition – Garage Apartment

Demolish a Contributing garage apartment on the basis of *unusual and compelling circumstances* as described in section 33-247(d) of the Historic Preservation Ordinance. Current information does not support the historic significance of this building to the integrity of the First Montrose Commons Historic District.

See enclosed application materials and detailed project description on p. 5-10 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:** June 18, 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

### 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 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**

- |   |   |
|---|---|
| <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> | (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;  |
| <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> | (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;   |
| <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> | (3) That efforts to find a purchaser or lessee interested in acquiring the property and preserving it have failed; and  |
| <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> | (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:

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | (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;<br><i>Secondary structures are not considered integral to the character of a historic district unless they feature some distinctive historical significance. There is no information in the available that would suggest that this garage apartment features any historic significance beyond that of the numerous other non-designated secondary structures within the First Montrose Commons Historic District.</i> |
| <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | (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;<br><i>The applicant has indicated that they intend to construct a replacement garage apartment on the site of the existing structure.</i>   |
| <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | (3) Whether reasonable measures can be taken to save the building, structure or object from further deterioration, collapse, arson, vandalism or neglect.<br><i>The applicant provided materials asserting that the structure is in an advanced state of deterioration and that the cost of repairing these defects would be significantly higher than building a new replacement. See page 10 for a cost comparison between repair and building new.</i>  |

**Houston Archaeological & Historical Commission**

June 18, 2015

HPO File No. 150602

**ITEM A.2**

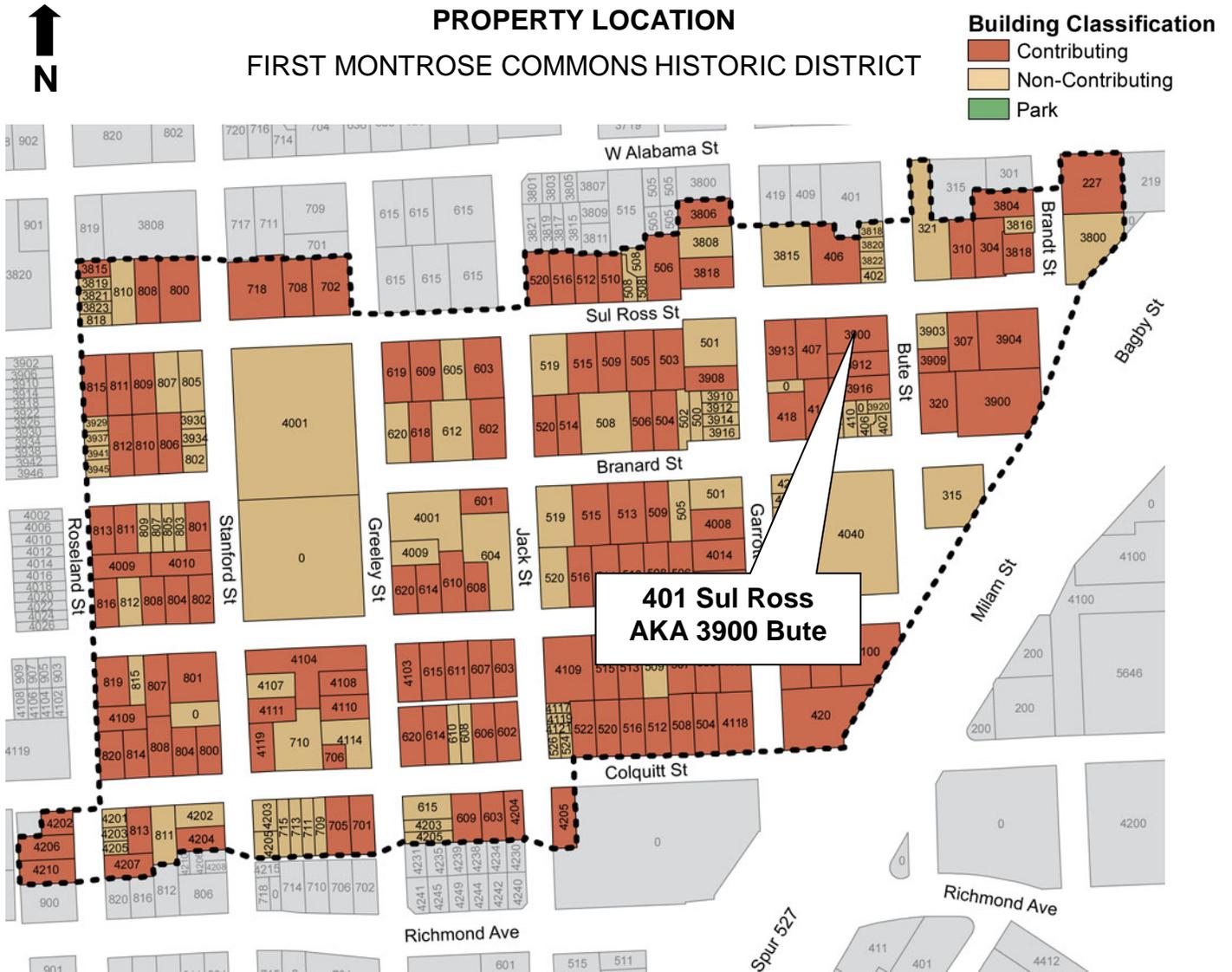
401 Sul Ross Street AKA 3900 Bute

Street

First Montrose Commons

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*Staff and the City's Structural Inspector, reviewed these materials, performed a site visit, and confirmed the applicant's assertion of the deterioration and the cost estimate comparison of repair versus replacement.*



**CURRENT PHOTO**



**EAST ELEVATION – FRONT FACING BUTE STREET**

**EXISTING**

First Floor Front Wall Missing



Improper Bracing



Improper Bracing



**NORTH SIDE ELEVATION FACING SUL ROSS STREET**

**EXISTING**



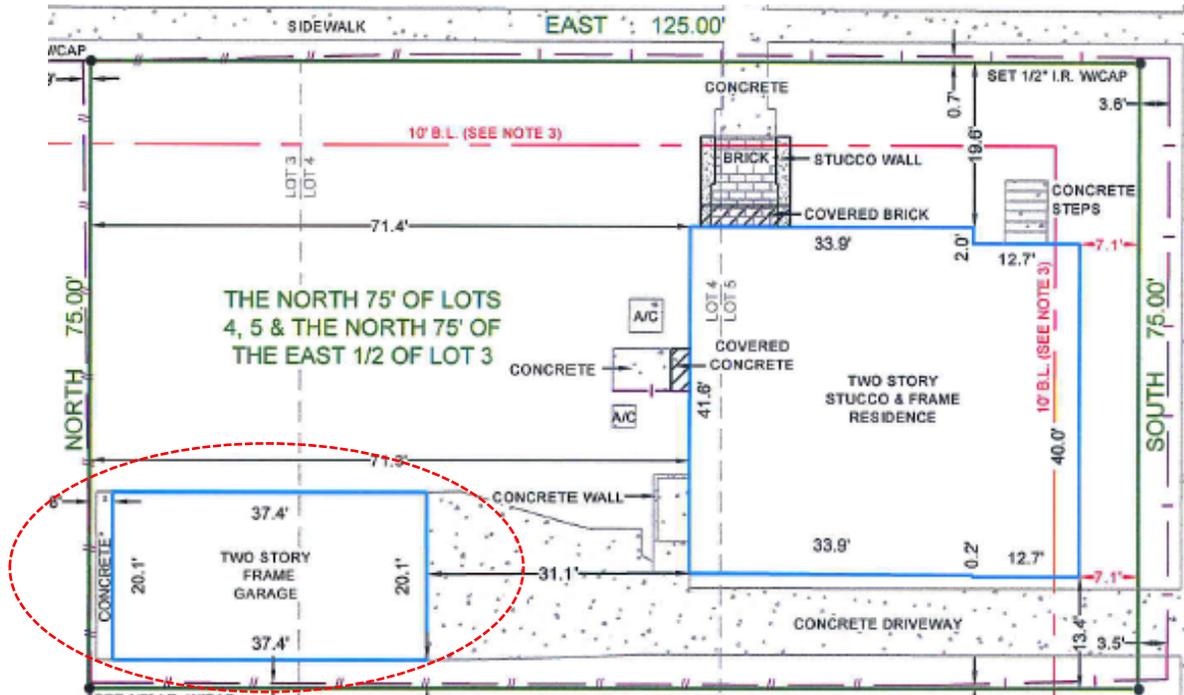
Missing Second Story Window and Deteriorated Siding

Missing Sections of Siding





**SITE PLAN**  
**EXISTING**



Garage Apartment Proposed to be Demolished

**DEMOLITION NOTICE SIGNS**

**FACING BUTE STREET**



**FACING SUL ROSS STREET**



**COST COMPARISON**

**Cost Model Analysis**

Client Name: Julie Soefer / Chris Vandewater  
 Project Address: 401 Sul Ross / 3900 Bute  
 Date: 05/26/2015

	Renovation	New Construction	
Bedrooms	1	1	Demolition is estimated at \$3000-5000 depending on how safely the structure can be disassembled. Salvaged materials will be reused on the restoration of the main house. Remaining materials will be donated to Historic Houston and Habitat For Humanity.
Bathrooms	1	1	
Garage	2 • attached	2 • attached	
Area of Construction	1200	1200	Renovation requires the building to be disassembled and structurally retrofitted.
Est. Cost per Gross Sq. Ft.	\$164.82	\$88.51	
Estimated Escalation	3.00%	1.50%	New construction is a turn-key project.
Avg. Sales Price per Sq. Ft.	\$90.00	\$90.00	
Profit / Loss	<b>-\$89,782.00</b>	\$1,786.50	

Code	Description	Renovation	New Construction	Notes
<b>Design Costs</b>				
007	Design Consultant	\$5,000.00	\$5,000.00	
008	Historic Preservation Consultant	\$1,500.00	\$1,500.00	
010	Structural Engineering Consultant	\$3,000.00	\$1,500.00	
017	Survey Consultant	\$1,000.00	\$1,000.00	
019	Geotechnical Consultant	\$0.00	\$1,000.00	
020	Tree Consultant	\$0.00	\$0.00	
021	Roof / Waterproofing Consultant	\$3,000.00	\$0.00	
022	Permit Expediter	\$500.00	\$500.00	
023	Other Consultant	\$0.00	\$0.00	
	<b>Design Subtotal</b>	<b>\$14,000.00</b>	<b>\$10,500.00</b>	
024	Design Contingency (10%)	\$1,400.00	\$1,050.00	
	<b>Total Design Costs</b>	<b>\$15,400.00</b>	<b>\$11,550.00</b>	
<b>Construction Costs</b>				
<b>Permit Costs</b>				
025	Wastewater / Sanitary Sewer Permit	\$250.00	\$500.00	
026	Wastewater / Storm Drainage Permit	\$250.00	\$500.00	
027	Development / Planning Permit	\$250.00	\$500.00	
028	Building Permit Fee	\$750.00	\$1,500.00	
029	Other Permit Costs (Variances)	\$0.00	\$0.00	
	<b>Total Permit Costs</b>	<b>\$1,500.00</b>	<b>\$3,000.00</b>	
<b>Building Construction Contract</b>				
032	Demolition Costs	\$3,000.00	\$5,000.00	
040	Landscape	\$0.00	\$0.00	
041	Tree Trimming / Removal / Relocation	\$0.00	\$0.00	
100	General Conditions	\$0.00	\$0.00	
200	Existing Conditions	\$0.00	\$0.00	
300	Concrete	\$2,000.00	\$5,000.00	
400	Masonry	\$0.00	\$0.00	
500	Metals	\$0.00	\$0.00	
600	Woods, Plastics, and Composites	\$10,000.00	\$5,000.00	
700	Thermal and Moisture Protection	\$5,000.00	\$2,000.00	
800	Openings	\$10,000.00	\$10,000.00	
900	Finishes	\$45,000.00	\$20,000.00	
1000	Specialties	\$0.00	\$0.00	
1100	Equipment	\$0.00	\$0.00	
1200	Furnishings	\$0.00	\$0.00	
1300	Special Construction	\$0.00	\$0.00	
1400	Conveying Equipment	\$0.00	\$0.00	
2200	Plumbing	\$10,000.00	\$5,000.00	
2300	Heating Ventilating and Air Conditioning	\$5,000.00	\$5,000.00	
2800	Electrical	\$10,000.00	\$5,000.00	
2700	Communications	\$0.00	\$0.00	
2800	Electronic Safety and Security	\$0.00	\$0.00	
3100	Earthwork	\$1,000.00	\$0.00	
3200	Exterior Improvements	\$20,000.00	\$0.00	
3300	Utilities	\$2,000.00	\$1,000.00	
	<b>Subtotal</b>	<b>\$123,000.00</b>	<b>\$83,000.00</b>	
	Fee (20%)	\$24,600.00	\$12,600.00	
	Construction Contingency (10%)	\$12,300.00	\$8,300.00	
	<b>Construction Contract Total</b>	<b>\$159,900.00</b>	<b>\$103,900.00</b>	
<b>Miscellaneous Costs</b>				
051	Owner's Insurance	\$0.00	\$0.00	
052	Land Acquisition	\$0.00	\$0.00	
053	Financing Costs	\$0.00	\$0.00	
	<b>Total Miscellaneous Costs</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	<b>Construction Subtotal</b>	<b>\$159,900.00</b>	<b>\$103,900.00</b>	
057	Project Contingency (10%)	\$16,140.00	\$8,490.00	
058	Escalation (3%)	\$4,842.00	\$1,273.50	
	<b>Total Construction Costs</b>	<b>\$180,882.00</b>	<b>\$113,663.50</b>	
	<b>Total Project Cost</b>	<b>\$197,782.00</b>	<b>\$106,213.50</b>	