

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** March 4, 2015

**Applicant:** Phillip Carranza, East End Development LLC, for Lara Attayi, owner

**Property:** 217 Marshall Street, lot 13, block 7, Westmoreland Subdivision. The property includes a historic 3,181 square foot, two-story wood frame single-family residence and a historic 440 square foot two-story detached garage situated on a 6,250 square foot (50' x 125') interior lot.

**Significance:** Contributing 2 story garage apartment located in the Westmoreland Historic District.

**Proposal:** Demolition – Demolish a potentially contributing garage apartment structure 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 has been misclassified and current information does not support the historic significance of this building to the integrity of the historic district.

See enclosed application materials and detailed project description on p. 6-17 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:** March 26, 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.





INVENTORY PHOTO



GARAGE APARTMENT

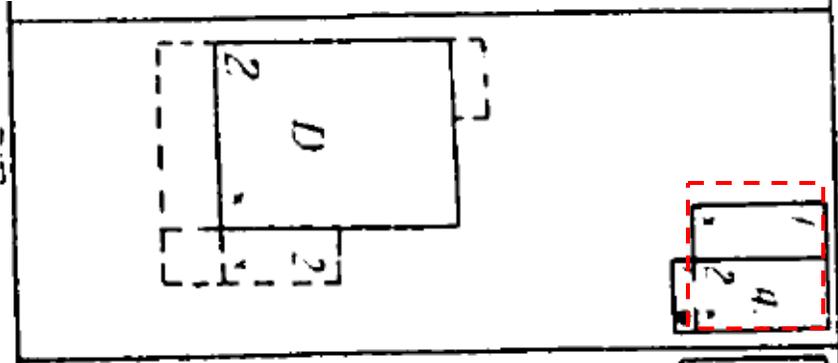
**CURRENT PHOTOGRAPH**



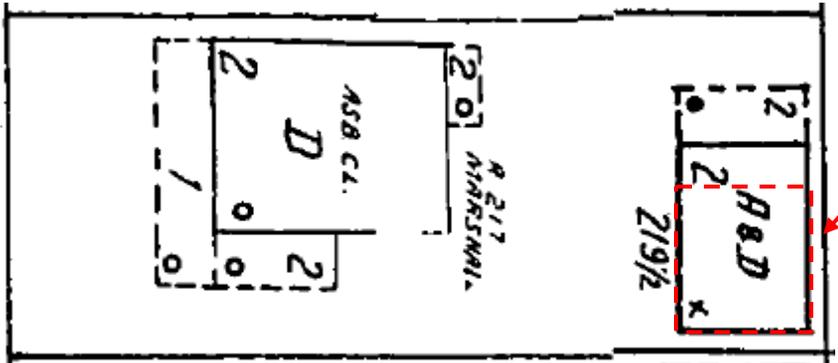
SITE PLAN



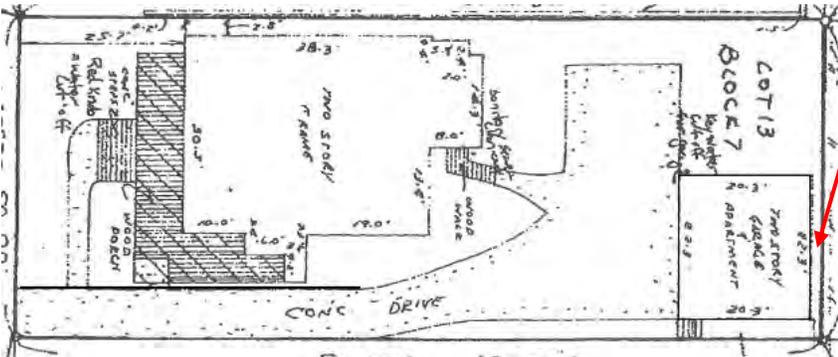
SANBORN 1924-1950



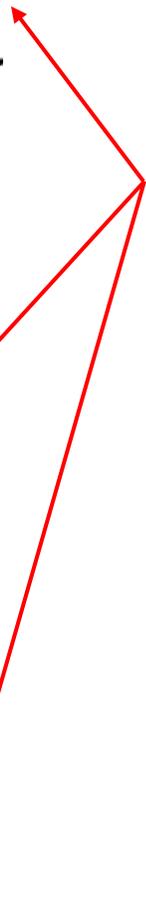
SANBORN 1924-1951



EXISTING



EXISTING GARAGE  
APARTMENT  
FOOTPRINT DIFFERS  
FROM PREVIOUS  
STRUCTURES



**STRUCTURAL CONDITIONS**



Door frames and windows do not utilize headers for proper support.



Improperly framed top plates throughout.



Insufficient 2x6 joists are used to support the entire second floor.



The unreinforced foundation is beyond repair and would need complete replacement for continued safe use.

**STAFF INSPECTION PHOTOS**



*RADIUSED LUMBER  
INDICATES POSTWAR  
CONSTRUCTION*

















## REPAIR ESTIMATE

217 Marshall St, Unit C	0	0	Labor
<b>SOFT COST</b>			\$ 4,950.00
Architectural Drawings			
Engineer Services			
Design Consultation			
City of Houston Permitting			
Historic Distric - Certificate of Appropriateness			
<b>DEMOLITION</b>			\$ -
<b>Lift house approximately 8 ft off of ground utilizing a house moving company, lower back once complete</b>			\$ 44,500.00
<b>Take proper measures to lift home with damaging existing structure</b>			
<b>Reframe bottom floor of garage apartment to withstand being lifted approx 8 feet off the ground</b>			\$ 9,450.00
<b>Grade as necessary in preparation for rebuilding of new foundation</b>			
<b>Demo and remove existing slab foundation found to be incapable of withstanding the load of the garage apartment</b>			\$ 7,400.00
<b>FOUNDATION</b>			\$ 19,000.00
Excavate concrete beams 18-24" deep as specified by new plans			
Frame and prepare foundation to proposed deminsions			
Install rebar as needed and specified by engineered plans			
Install moisture barrier			
Pour and finish concrete slab foundation in preparation for framing			
<b>FRAMING</b>			\$ 9,400.00
Repair and frame garage apartment as specified on architectural drawings to bring up to City of Houston Code			
Frame 2 car garage openings			
Rebuild and frame stairwell to garage apartment			
<b>ROOFING</b>			\$ 4,175.00
Install OSB roof decking			
Install shi lap decking in soffit areas to match existing historic house			
Install moisture barrier			
Install all flashing, drip edges and ridge vents as needed			
Install 30 year composite shingle to match existing historic house			
<b>PLUMBING</b>			\$ 4,300.00
Install CPVC plumbing to City of Houston code			
Plumbing to include 1 bathroom, kitchen, laundry			
Install plumbing fixtures provided by client			
Install water line from existing house and existing water meter			
Install new water heater			
Install garbage disposal			
<b>* Note - Plumbing fixtures to be provided by client</b>			
<b>ELECTRICAL</b>			\$ 4,875.00
Install brand new electrical system to City of Houston code			
Install all light fixtures provided by client			
Install brand new switches and plugs throughout			
Install electrical outlets to garage areas as needed			
Install exterior security lighting			
<b>* Note - Light fixtures to be provided by client</b>			

Houston Archaeological & Historical Commission

March 26, 2015

HPO File No. 150302

ITEM B.3

217 Marshall Street

Westmoreland

HVAC		\$ 4,200.00
Install 3 ton HVAC system to City of Houston code		
Install complete duct work system		
Install new copper lines		
WINDOWS		\$ 2,450.00
Install restored historic windows salvaged from existing house storage		
Wood framed, single pane, 1 over 1 historic windows		
<b>* Note - Windows provided by client from existing house storage</b>		
SIDING / BRICK		\$ 5,750.00
Install OSB on exterior walls of structure		
Install moisture barrier to prepare for wood siding		
Install wood siding on garage walls to match existing historic structure		
Install cedar shingles on upper section of garage to match existing historic house		
EXTERIOR CARPENTRY		\$ 1,960.00
Install exterior window trim to match existing historic house		
Install exterior door trim to match existing historic house		
INSULATION		\$ 1,400.00
Insulate home to City of Houston code		
SHEETROCK		\$ 3,300.00
Install sheetrock throughout home		
Hang, tape, float, texture		
Prepare for interior paint		
INTERIOR CARPENTRY		\$ 1,575.00
Install baseboards to match existing historic structure as closely as possible		
Install interior window and door trim		
DOORS		\$ 1,875.00
Install 2 French doors		
Install 1 exterior door		
Install 5 interior doors which client provides		
<b>* Note - Client to provide historic doors</b>		
TILE WORK / TILE FLOORING		\$ 1,860.00
Install flooring and wall tile to match existing historic house		
Install kitchen backsplash		
Install shower surround		
PAINT		\$ -
Prepare all interior and exterior surfaces for paint		
Complete exterior paint package up to 4-tone		\$ 2,450.00
Complete interior paint package up to 2-tone		\$ 1,925.00
CABINETS		\$ 4,125.00
Custom build and fabricate cabinets specified by architectural drawings		
Install cabinet hardware as needed		
Paint cabinets white		
<b>* Note - Hardware to be provided by client</b>		
COUNTERTOPS		\$ 925.00
Install Formica countertops to match existing historic house		
Install Formica countertops in bathroom		
FLOORING		\$ 5,750.00
Install sourced red oak, time-period appropriate flooring throughout garage apartment		
GLASS		\$ -
N/A		
SPECIALTY		\$ -
N/A		
APPLIANCES		\$ 450.00
Install appliances of client's choice		
Dishwasher, Range, Vent Hood, Refrigerator, W/D		
<b>* Note - Appliances to be provided by client</b>		
LANDSCAPING		\$ -
N/A		
MAKE READY		\$ 400.00
Make ready cleaning		
MISC		\$ -
N/A		
5% Contingency		\$ 7,422.25
15% General Contracting Fee		\$ 22,266.75