

CERTIFICATE OF APPROPRIATENESS

Application Date: February 28, 2017

Applicant: Laura Rejsek, owner

Property: 802 W Melwood Street, Lot 9, Block 210, East Norhill Subdivision. The property includes a historic 1,682 square foot, one-story wood frame single-family residence and a 300 square foot detached garage situated on a 6,136 square foot (59' x 104') corner lot.

Significance: Contributing garage, constructed circa 1928, located in the Norhill Historic District.

Proposal: Demolition – Demolish a contributing, one-story detached garage (12'-3" x 18'-7") 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 and shows signs of deterioration. The garage has damaged and missing boards, a failing roof, and crumbled foundation.

See enclosed application materials and detailed project description on p. 4-5 for further details.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: Approved

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 granted only if (1) The building, structure, or object has seriously deteriorated to an unusable state and is beyond reasonable repair; and (2) The HAHC finds, based on the preponderance of credible evidence presented subject to the establishment by the applicant, the existence of an unreasonable economic hardship under subsection (c) of this section or the establishment of an unusual and compelling circumstance pursuant to subsection (d) of this section.

(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, regardless of whether the return is the most profitable return, including without limitation, regardless of whether the costs of maintenance or improvement of the property exceed its fair market value;
(2) That the owner has demonstrated 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 the owner has demonstrated reasonable efforts to find a purchaser or lessee interested in acquiring the property and preserving it, and that those efforts 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 context area; and
(3) Whether reasonable measures can be taken to save the building, structure or object from further deterioration, collapse, arson, vandalism or neglect.



PROPERTY LOCATION
NORHILL HISTORIC DISTRICT



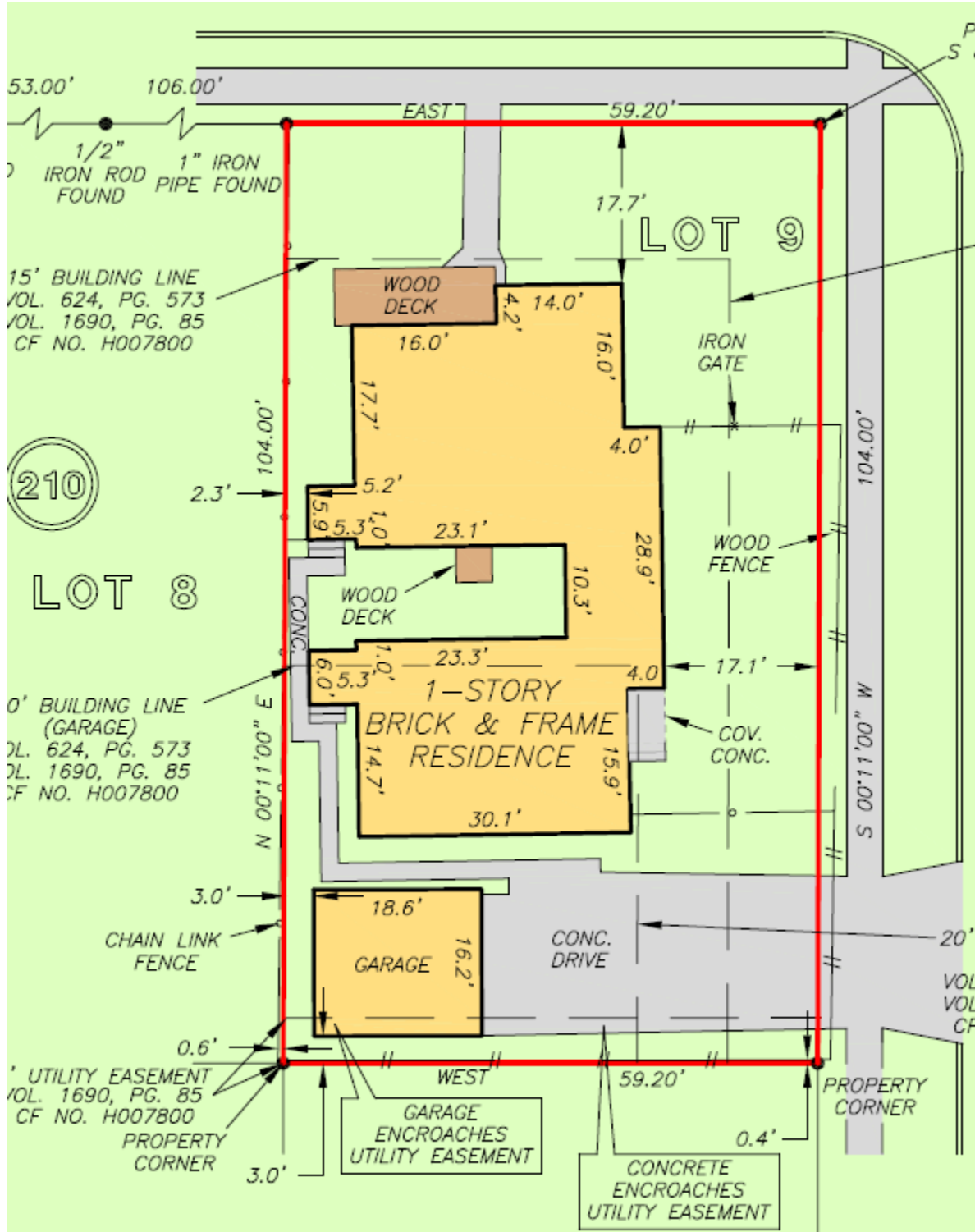
Building Classification

- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO



SITE PLAN



ATTACHMENT A

APPLICATION

ATTACHMENT B

CIVIC ASSOCIATION COMMENT