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, constructed circa 1915, 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: **-**

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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 - satisfies D - does not satisfy NA - not applicable

S	D	NA		
☐	☐	☒	(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; *A site visit by staff and senior structural inspector confirmed that the existing structure is constructed using radiused lumber which indicates postwar construction. Analysis of Sanborn Fire Insurance maps reinforces this, suggesting that the existing structure is at least the third secondary structure constructed in the northeast corner of the lot.*
☒	☐	☐	(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 *The applicant has indicated that he intends to build a new garage apartment in the same location.*
☒	☐	☐	(3)	Whether reasonable measures can be taken to save the building, structure or object from further deterioration, collapse, arson, vandalism or neglect. *Repairing the structure would require lifting the second floor and constructing a new slab foundation and first floor.*

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PROPERTY LOCATION

WESTMORELAND HISTORIC DISTRICT

N

Building Classification
Contributing
Non-Contributing
Park

INVENTORY PHOTO

GARAGE APARTMENT

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CURRENT PHOTOGRAPH

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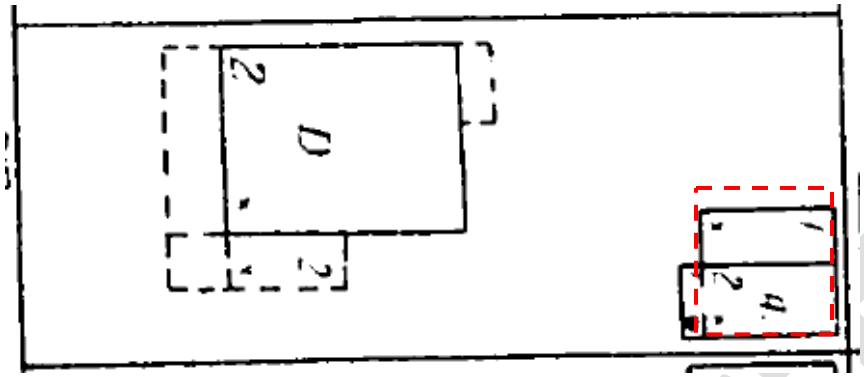
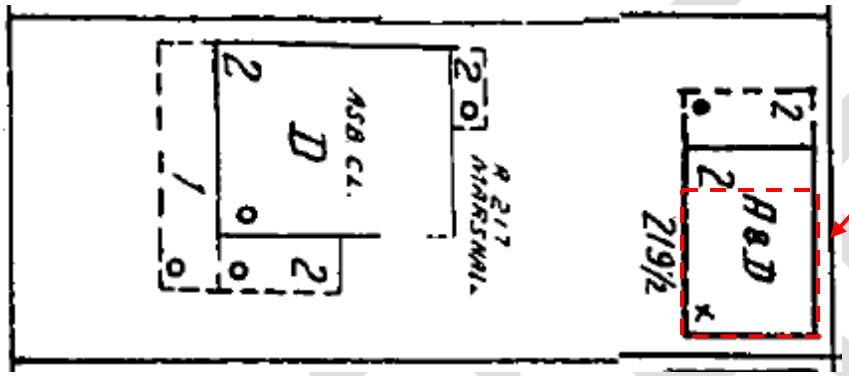
SITE PLAN

N

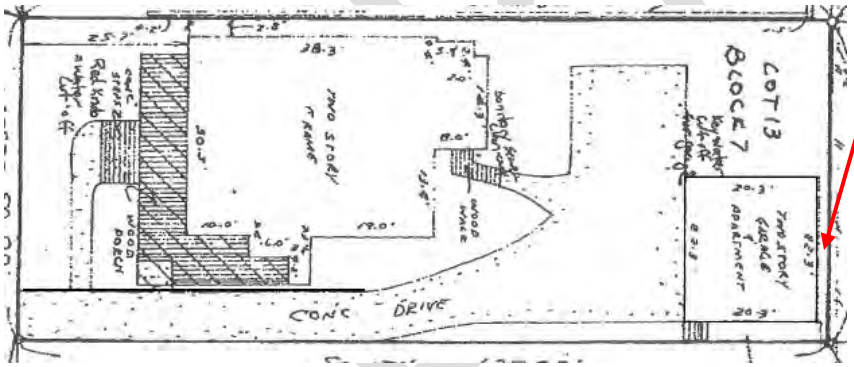
SANBORN 1924-1950



SANBORN 1924-1951



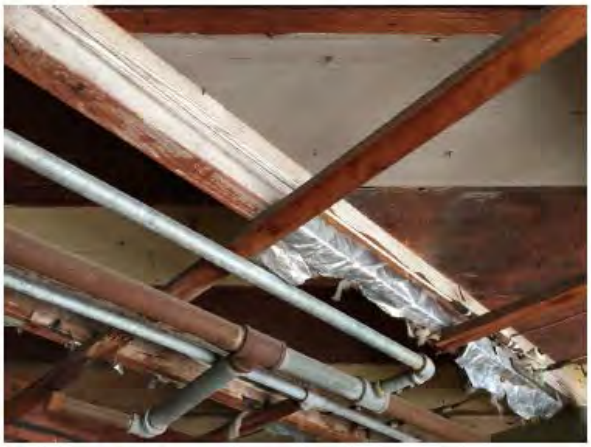
EXISTING



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
SOFT COST			$ 4,950.00
Architectural Drawings			
Engineer Services			
Design Consultation			
City of Houston Permitting			
Historic Distric - Certificate of Appropriateness			
DEMOLITION			$ -
Lift house approximately 8 ft off of ground utilizing a house moving company, lower back once complete			**$ 44,500.00**
Take proper measures to lift home with damaging existing structure			
Reframe bottom floor of garage apartment to withstand being lifted approx 8 feet off the ground			**$ 9,450.00**
Grade as necessary in preparation for rebuilding of new foundation			
Demo and remove existing slab foundation found to be incapable of withstanding the load of the garage apartment			**$ 7,400.00**
FOUNDATION			**$ 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			
FRAMING			$ 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			
ROOFING			$ 4,175.00
Install OSB roof decking			
Install shiplap 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			
PLUMBING			$ 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			
*** Note - Plumbing fixtures to be provided by client**			
ELECTRICAL			$ 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			
*** Note - Light fixtures to be provided by client**			

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			
*** Note - Windows provided by client from existing house storage**			
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			
*** Note - Client to provide historic doors**			
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			
*** Note - Hardware to be provided by client**			
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			
*** Note - Appliances to be provided by client**			
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