

CERTIFICATE OF APPROPRIATENESS

Application Date: November 24, 2015

Applicant: Alexander Ridgeway of Brickmoon Design for Cole Patchell, owner

Property: 1201 Arlington Street, Lot 12 Block 89, Houston Heights East Subdivision. The property includes a historic 1,692 square foot Contributing Brick Bungalow Duplex, a 548 square foot Contributing Garage Apartment, and a 1,147 square foot Contributing Brick Bungalow situated on a 6,600 square foot (50' x 133') corner lot. The scope of this project is limited to the garage apartment.

Significance: Contributing Garage Apartment residence, constructed circa 1920, located in the Houston Heights Historic District East.

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 Houston Heights Historic District East.

See enclosed application materials and detailed project description on p. 2-12 for further details.

Public Comment: One in favor. See Attachment A.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

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 |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (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; |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (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; |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (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 |
| <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;
<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 Houston Heights Historic District East. In addition, This garage apartment has lost much of its historic fabric and consists largely of new cementitious siding and newer structural wall material.</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 context area;
<i>The applicant has indicated that they intend to construct an addition to the other two Contributing structures on this property that would connect the two dwellings. Further evaluation of this proposal's impact will be conducted when the applicant submits a complete set of drawings.</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (3) Whether reasonable measures can be taken to save the building, structure or object from further deterioration, collapse, arson, vandalism or neglect.
<i>Staff and the City's Structural Inspector performed a site visit and noted that the garage apartment does not feature an intact foundation and is situated directly atop the existing natural grade. As a result, the structure has sustained damaged from rot and termites. In addition, most of the historic</i> |

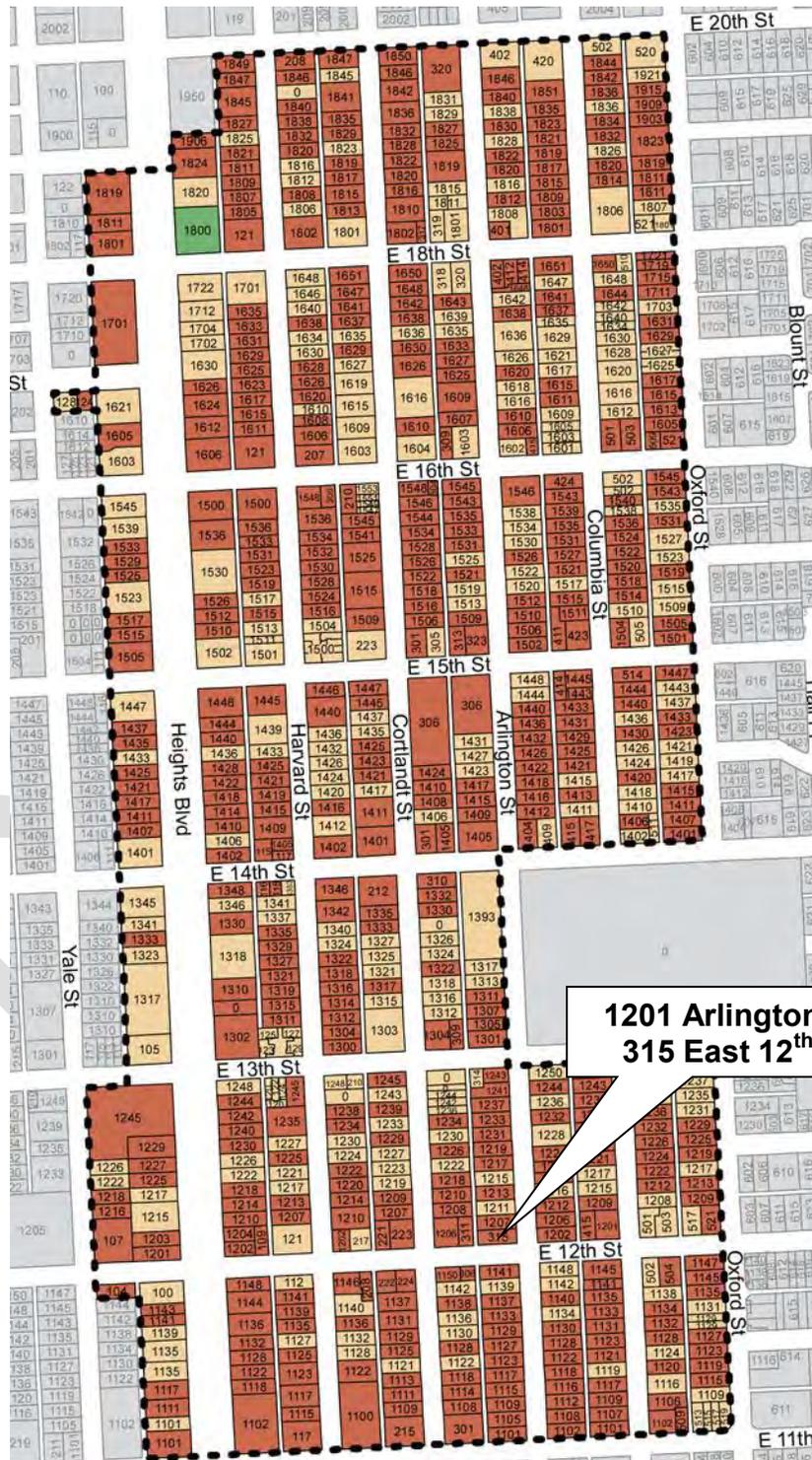
cladding, doors, and historic wall material have been replaced with newer fabric.

DRAFT



PROPERTY LOCATION
HISTORIC DISTRICT

- Building Classification**
- Contributing
 - Non-Contributing
 - Park



CURRENT PHOTO



DEMOLITION NOTICE SIGN



STAFF PHOTOS



STAFF PHOTOS

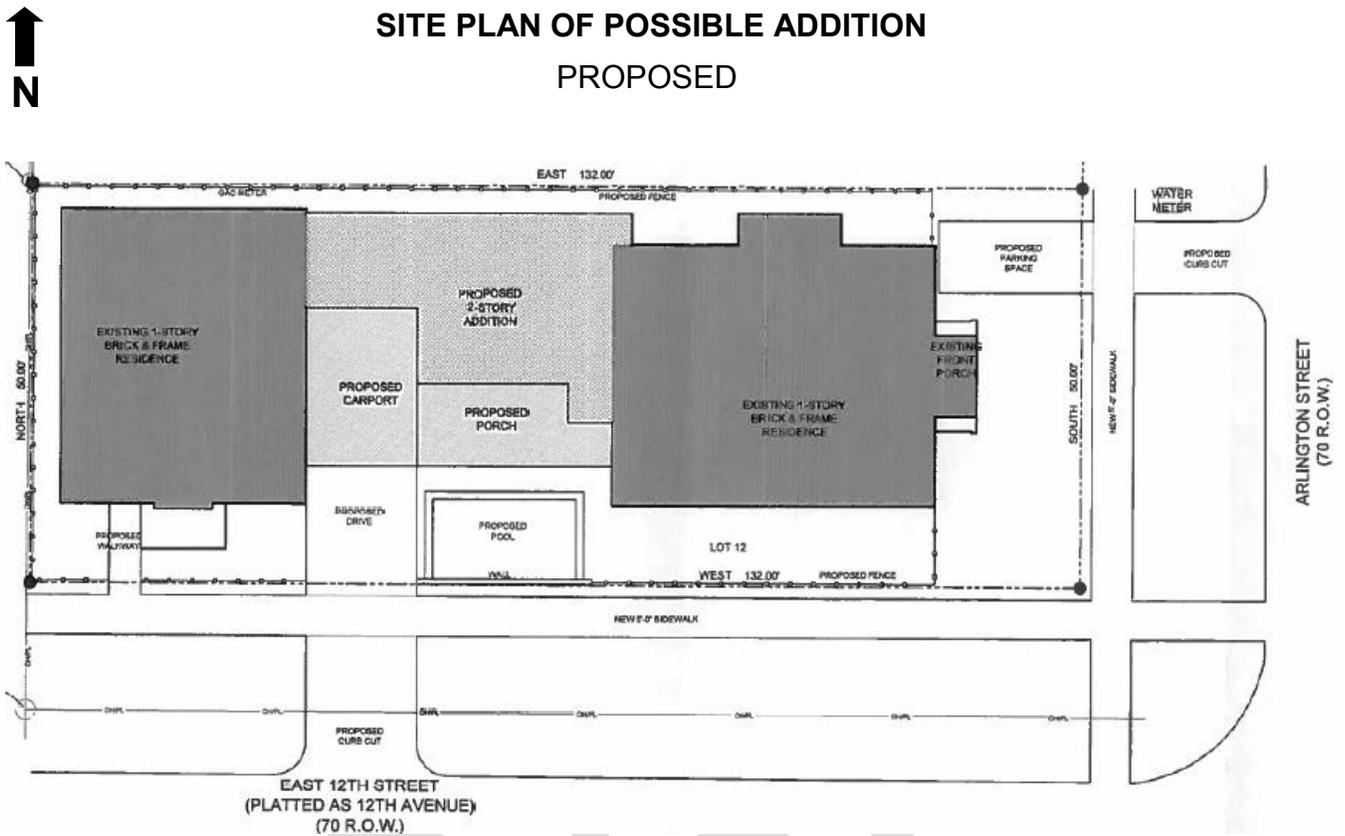


STAFF PHOTOS



STAFF PHOTOS





DRAFT

ATTACHMENT A
PUBLIC COMMENT

Dear HAHC,

I live at 1127 Arlington St., and I am writing to offer my support of the COA Application for 315 E. 12th St., which involves the demolition of a two story frame structure in the middle of the lot and the construction of an addition that would tie two structures together into a single residence. The plan appears to be of an appropriate scale and layout as to create a nice, single family residence in keeping with the qualities of similar structures in the Historic Heights.

Best regards,

Aaron

Aaron Scheffler

DRAFT