

CERTIFICATE OF APPROPRIATENESS

Application Date: April 27, 2016

Applicant: David Jefferis, Grayform Architecture for Jay and Jeanette Jenkins, owners

Property: 801 W Fugate Street, lot 7, block 202, East Norhill Subdivision. The property includes a historic one-story wood frame single-family residence and shed situated on a 4,038 square foot (40' x 102') corner lot.

Significance: Contributing shed, constructed circa 1940, located in the Norhill Historic District.

Proposal: Demolition – Demolish a contributing, one-story detached garage 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 exterior metal cladding is damaged and covered in graffiti. The existing concrete paving is also damaged and is too narrow to be used by a modern vehicle.

- The applicant proposes to construct a new 500 square foot frame carport, which will be the subject of a separate COA.

See enclosed application materials and detailed project description on p. 4-11 for further details.

Public Comment: No public comment received at this time.

Civic Association: Norhill Neighborhood Association is not in support of the project. See Attachment A.

Recommendation: -

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

- (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



801 W Fugate

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

CURRENT PHOTO



DRAFT

EAST ELEVATION – FRONT FACING WATSON
EXISTING



NORTH SIDE ELEVATION
EXISTING



SOUTH SIDE ELEVATION –FACING RESIDENCE

EXISTING

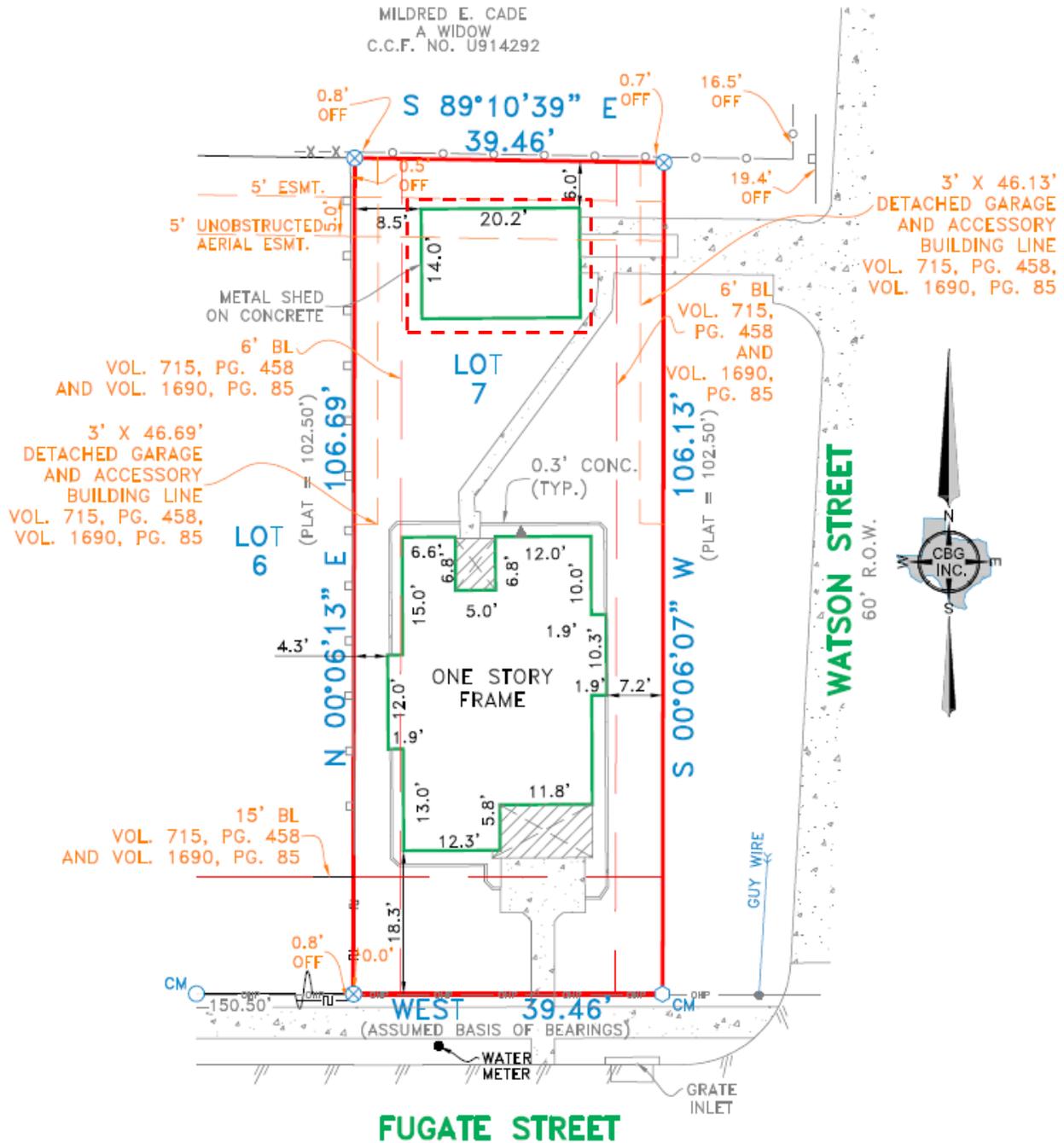


WEST (REAR) ELEVATION

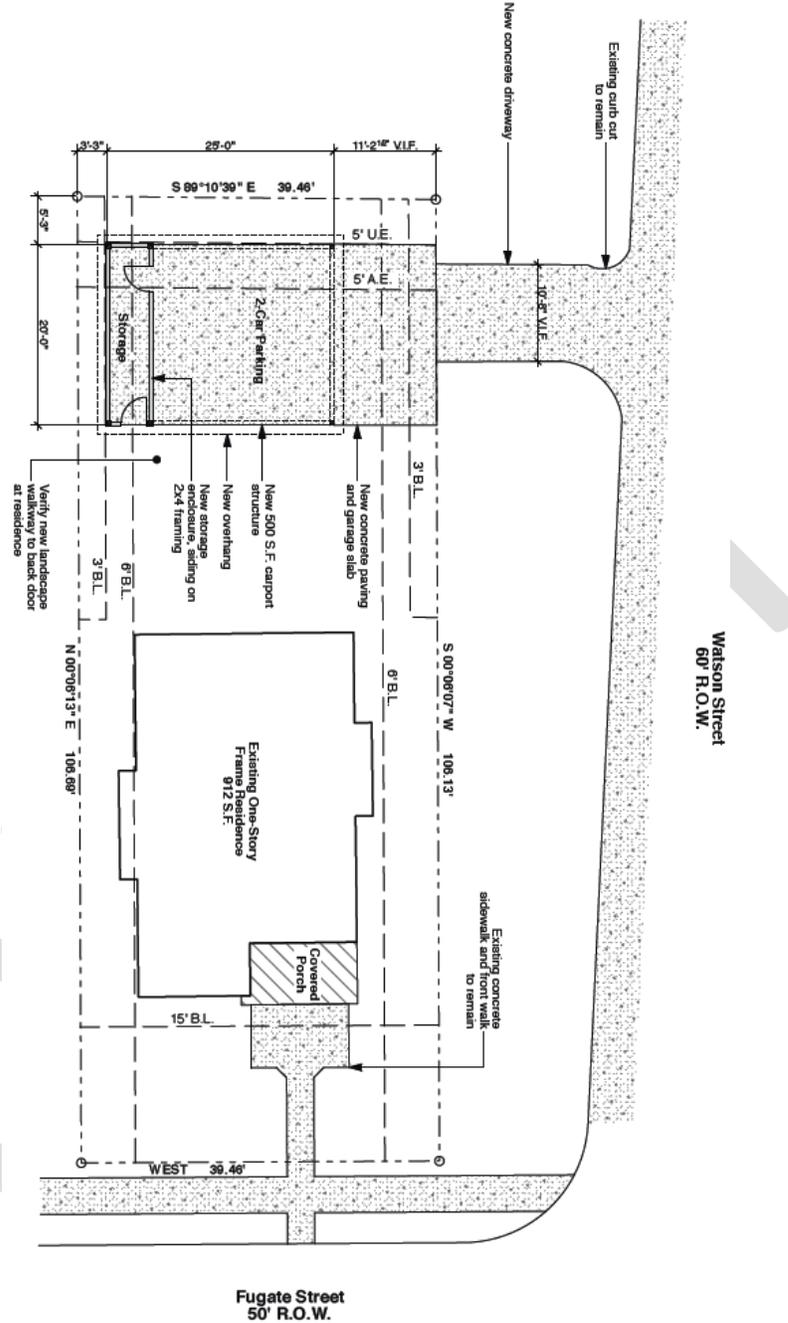




SITE PLAN EXISTING



FUTURE PROPOSAL



PROJECT DETAILS

Shape/Mass: The existing shed is a 282.8 square foot (14' x 20.2') single-story metal structure located at the northern edge of the property. The existing shed will be demolished and a new, 20' wide x 25' deep frame carport will be constructed in its place. The carport construction will be the subject of a separate COA.

Setbacks: The existing shed is set back 6' from the rear (north) property line and 8.5' from the side (west) property line. The new carport will be set back 5'-3" from the rear property line and 3'-3" from the side property line. The carport construction will be the subject of a separate COA.

DRAFT

ATTACHMENT A
CIVIC ASSOCIATION COMMENT

From: Tom Patton
Sent: Wednesday, May 11, 2016 6:17 PM
To: Kriegl, Matthew - PD; Wallace Brown, Margaret - PD
Subject: 801 W Fugate

Please be advised the owner of 801 W Fugate has not submitted any plans for the current remodeling approved by HAHC?or the proposed shed demolition/new carport.

The plans on the HAHC May 19th agenda website do show a carport that appears to be a deed restriction violation.

Please be advised that submitting to NNA for approval is a deed restriction requirement (Article II, Paragraph 12), so if an applicant signs the COA application form stating that they have verified the the work does not violate applicable deed restrictions and they have not submitted and received approval from NNA, then they have not stated the truth.

A link to the East Norhill deed restrictions follows:

<http://www.norhill.org/wp-content/uploads/2013/01/Norhill-Deed-Restrictions-East-Norhill.pdf>

707 Pizer St, Alteration-Windows/Siding Noncontributing		nna approve
801 W Fugate St, Demolition-Shed		nna disapprove
1136 Winston St, Alteration-Addition		nna approve
4627 Oakridge St, Demolition-Garage	no submittal	