

AGENDA ITEM: Ia

HPO File no. 100901

SITE NAME:

SITE LOCATION: 821 Columbia Street – Houston Heights Historic District South - PENDING

Owner: Holly and Josh Hudley

Applicant: Same

Time Frame	Date Accepted	90-day Waiver
	September-07-2010	N/A

SITE INFORMATION:

Lot 7, Block 250, Houston Heights Subdivision, City of Houston, Harris County, Texas. The building on the site includes an historic one-story, wood frame house and one story detached garage.

TYPE OF APPROVAL REQUESTED:

The applicant requests approval of a certificate of appropriateness for the following work:

- Demolition of a historic one-story house and detached garage

HISTORY AND SIGNIFICANCE:

At the time of the Historic District survey, the Queen Anne Cottage was classified on the inventory as “potentially contributing.”

The property is contained within the boundary of the Houston Heights Historic District South which is the subject of a pending Historic District application which was received by Planning Department staff on June 2, 2010

APPROVAL CRITERIA FOR DEMOLITION:

Sec. 33-247. Same--Demolition of landmark, protected landmark, contributing structure, potentially contributing structure or within archaeological site.

(a) The issuance of a certificate of appropriateness for the demolition of a landmark, a contributing structure or a potentially contributing structure, or for demolition of a building, structure or object on or in an archaeological site shall be subject to the establishment by the applicant of an unreasonable economic hardship or the establishment of an unusual and compelling circumstance.

(1) Determination of an unreasonable economic hardship shall be based upon the following criteria:

S D NA S - satisfies D - does not satisfy NA - not applicable

- (a) 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;

The 2010 appraisal records for this property indicate a land value of \$198,000, a bid for rehabilitation shows a cost of \$210,906 (price reflects bid without site work); the appraised value of the home and land after rehabilitation is \$325,000.

- (b) 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; and

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- (c) That efforts to find a purchaser or lessee interested in acquiring the property and preserving it have failed.

There is no information that the applicant has made any efforts to find a purchaser interested in acquiring and preserving the historic home since it appears that the historic house at 821 Columbia Street will be demolished and replaced with new construction.

STAFF RECOMMENDATION: Denial of the certificate of appropriateness.

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Photographs of Current Condition



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