

AGENDA ITEM: Ic

HPO File no. 100903

SITE NAME:

SITE LOCATION: 1 W. 11th Place – West Eleventh Place Historic District

Owner: Andrew Schirrmeister III

Applicant: Sophia Malik, Local Design Office

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

SITE INFORMATION:

Lot 6, Tracks 5 & 5 A-1, West Eleventh Place, City of Houston, Harris County, Texas. The site includes a two-story, brick and wood framed historic house and two-story brick and stucco detached historic garage.

TYPE OF APPROVAL REQUESTED:

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

- Demolish existing two-story detached garage

HISTORY AND SIGNIFICANCE:

The property is contained within the boundary of the West 11th Place Historic District, which was designated as a city historic district by the Houston City Council on July 23, 1997. West 11th Place Historic District contains 8 properties, 6 of which, including 2 W. 11th Place, are “contributing” structures. At the time of the West Eleventh Place Historic District survey, the historic building and garage, designed in 1925 were classified on the inventory as “contributing.” 1 W. 11th Place was built for Mr. and Mrs. Egbert O. Hail and designed by by William Ward Watkin in a French provincial style.

West Eleventh Place is representative of Houston's early 20th century upscale residential semi private residential enclaves much like Courtlandt Place. The residents of this new enclave represented the trinity of southeast Texas industry at that time - oil, lumber, and cotton. The neighborhood – a one-block long cul-de-sac with one entrance from Bissonnet Street – was developed by Joseph W. Northrop in 1920-21 from Block 4 of the earlier N. P. Turner Addition platted in 1871. West Eleventh Place derives significance from Northrop’s use of Colonial Revival architectural style and its application to compact versions of the country house type for elite, but not exceptionally wealthy, families. He was particularly interested in adapting these styles to southern living through the use of larger and numerous exterior openings, creation of cross drafts and providing air circulation and protection from exposure with L-shaped wings and careful orientation. Most of the houses have detached garages, some with staff quarters above or adjacent.

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.

- (3) Determination of the existence of an unusual or compelling circumstance shall be based upon the following criteria:

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S D NA

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

- (a) That current information does not support the historic or archaeological significance of the building, structure or object or its importance to the integrity of an historic district, if applicable;

The detached structure was originally built as a one story two car garage. In 1995, City of Houston permits show that 60% of the building suffered from fire damage, which was repaired. At an unknown date a second story was constructed and according to the applicant, the wood framed walls were extended but not the brick veneer therefore creating a difficult flashing situation that allows for water infiltration. Although the building is in keeping with the historic character of the main structure, the garage is a secondary building and historically, garages and other out buildings were constructed with less attention paid to craftsmanship than the primary residence therefore demolishing the garage would not negatively impact the historic character of the property or the integrity of the historic district.

- (b) 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 plans to build a new detached garage structure and states they are committed to preserving the historic nature of the district and will remain true to the existing historic structure designed by William Ward Watkin when planning and designing for a new garage structure.

- (c) Whether reasonable measures can be taken to save the building, structure or object from further deterioration, collapse, arson, vandalism or neglect.

STAFF RECOMMENDATION: Approval of the certificate of appropriateness.

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**Site Location Map
Not to Scale**



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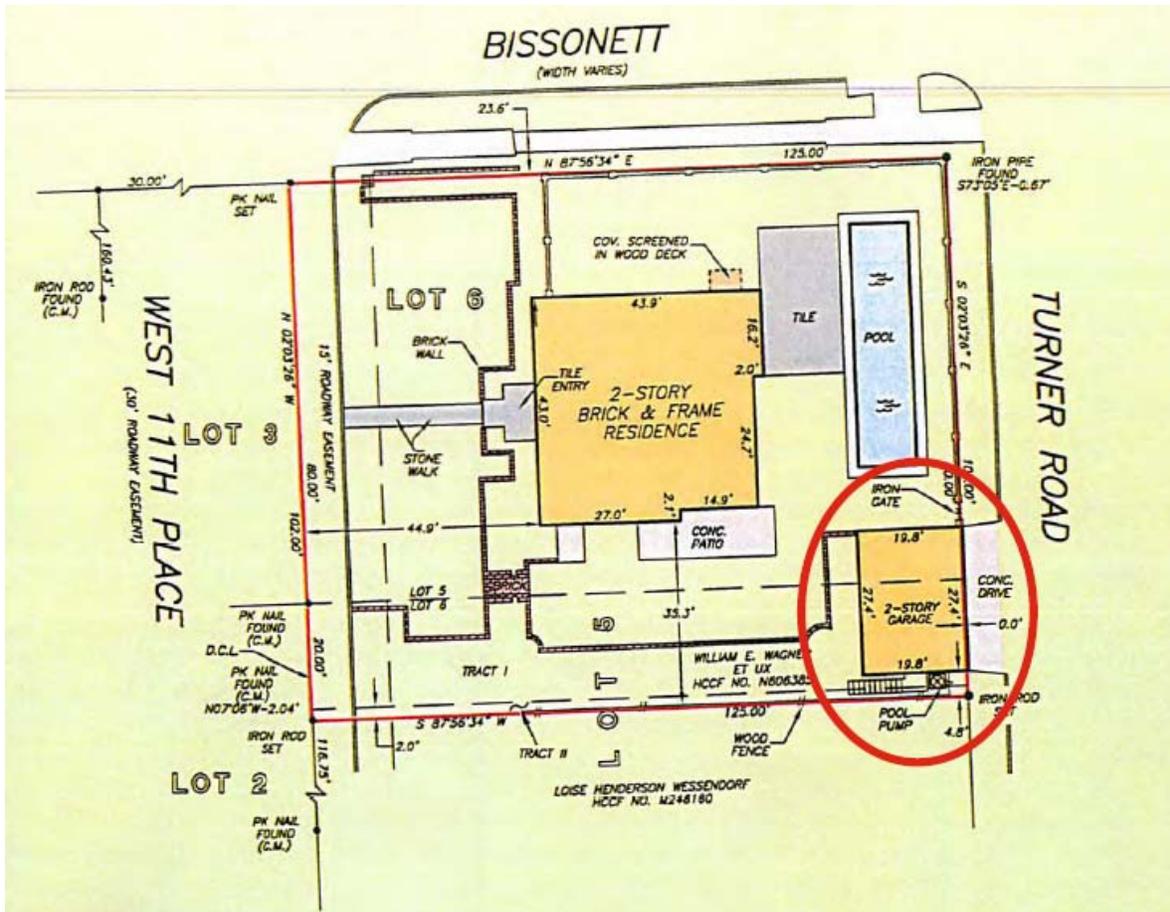
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**Site Plan
Not to Scale**



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Current Photograph of Existing Detached Garage



EAST ELEVATION



WEST ELEVATION

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Current Photograph of Existing Detached Garage



NORTH ELEVATION



SOUTH ELEVATION

Photographs Showing Original Garage

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WEST ELEVATION OF ORIGINAL ONE STORY GARAGE - DATE UNKNOWN



NORTHWEST CORNER OF ORIGINAL ONE STORY GARAGE - DATE UNKNOWN
*PREVIOUSLY DEMOLISHED ADDITION SHOWN

Photographs Showing Construction of Addition

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EAST ELEVATION OF RENOVATION OF GARAGE - DATE UNKNOWN

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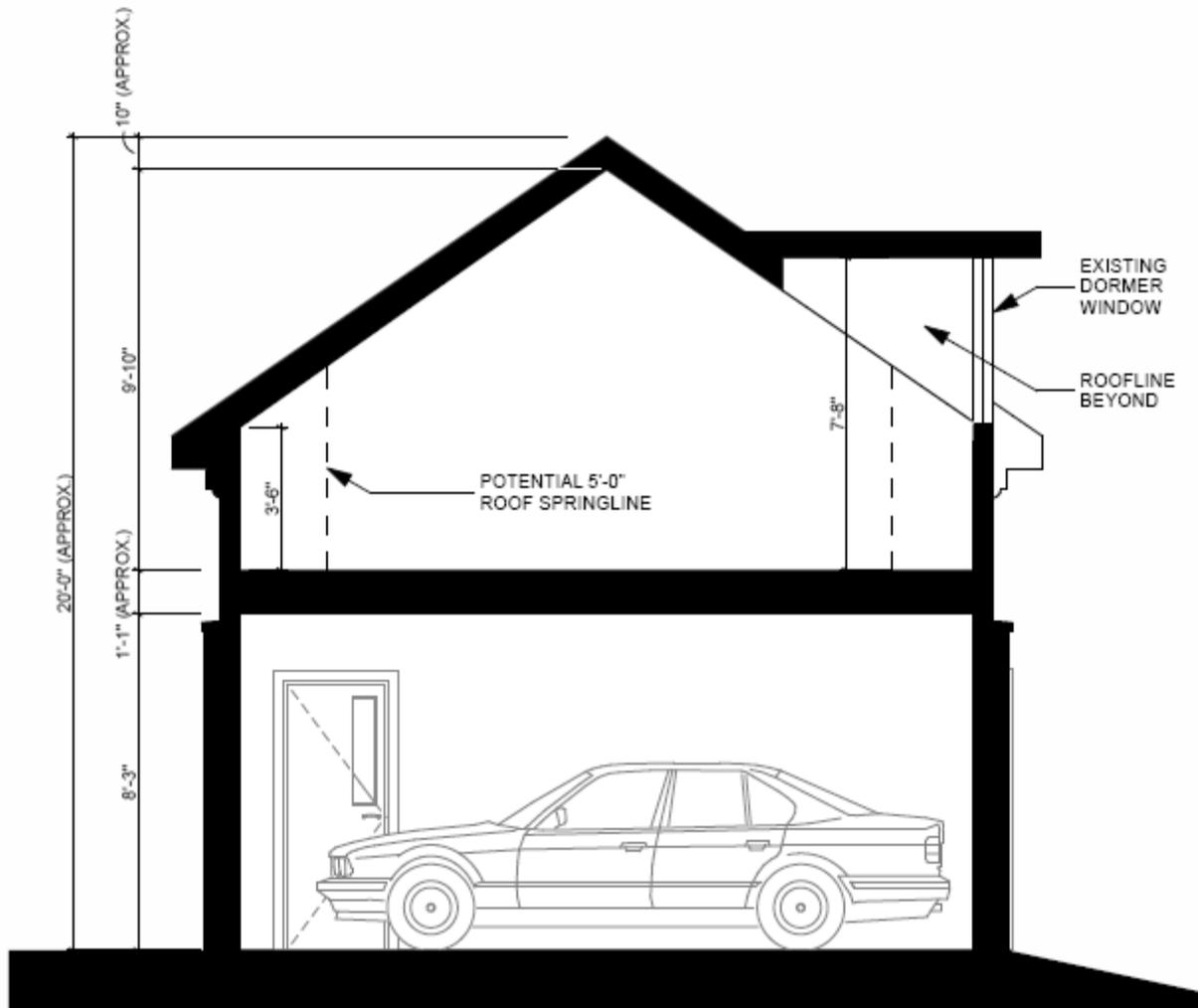
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**Section of Existing Garage
Showing separation between the original garage and addition
allowing water penetration**



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Photographs Showing Current Condition



CRACKED SLAB ON FIRST FLOOR



CRACKED SLAB ON FIRST FLOOR

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RESTROOM FLOOR APPROXIMATELY 8" BELOW GRADE

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EXTERIOR DOOR TO FIRST FLOOR RESTROOM



CRACK AT EXTERIOR DOOR SUGGESTING FOUNDATION ISSUES

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Photographs Showing Current Condition



EXTERIOR STAIR LEADING UP TO SECOND FLOOR



EXTERIOR STAIR WIDTH NOT TO CODE

CERTIFICATE OF APPROPRIATENESS