

AGENDA ITEM: Ia

SITE NAME:

HPO File no. 110501

SITE LOCATION: 432 Arlington – Houston Heights Historic District south - PENDING

Owner: Curtis and Barbara Dickens

Applicant: 432 Arlington, LP

Time Frame	Date Accepted	90-day Waiver
	May-4-2011	N/A

SITE INFORMATION:

Lot 21, Block 304, Houston Heights, City of Houston, Harris County, Texas. The building on the site includes a one-story, wood framed house and detached two story garage-apartment.

TYPE OF APPROVAL REQUESTED:

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

- Demolition of the one-story residential building and detached garage

HISTORY AND SIGNIFICANCE:

At the time of the Houston Heights Historic District South survey, the cottage, was classified on the inventory as “potentially contributing.” Subsequent research performed by the applicant and reviewed by staff reveal a construction date of approximately 1952-1953 which post dates the Houston Heights period of significance. 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.

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

S D N/A S – satisfies D – does not satisfy N/A – not applicable

- (a) 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; **Historic Sanborn Fire Insurance Company maps for this property indicate that the original house on the site was two stories with a small inset porch located on both the first and second floors of the front façade and was set close to the north side property line. The current building on the site is a one story wood frame house located nearest the south side property line and features a small applied front porch. Review of early Harris County Tax Assessor records indicate the presence of an earlier building on the site of 1,248 square feet. The same**

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records from 1953 indicate a new building on this site in 1952-1953 with 980 square feet of living space. Current HCAD records for this property list the primary building at 976 square feet.

- (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; **The prospective purchaser’s intention is to build a new single family residence which will be two stories in height and will contain approximately 2,700 square feet of conditioned living space.**
- (c) Whether reasonable measures can be taken to save the building, structure or object from further deterioration, collapse, arson, vandalism or neglect.

STAFF RECOMMENDATION: ***** of the certificate of appropriateness.

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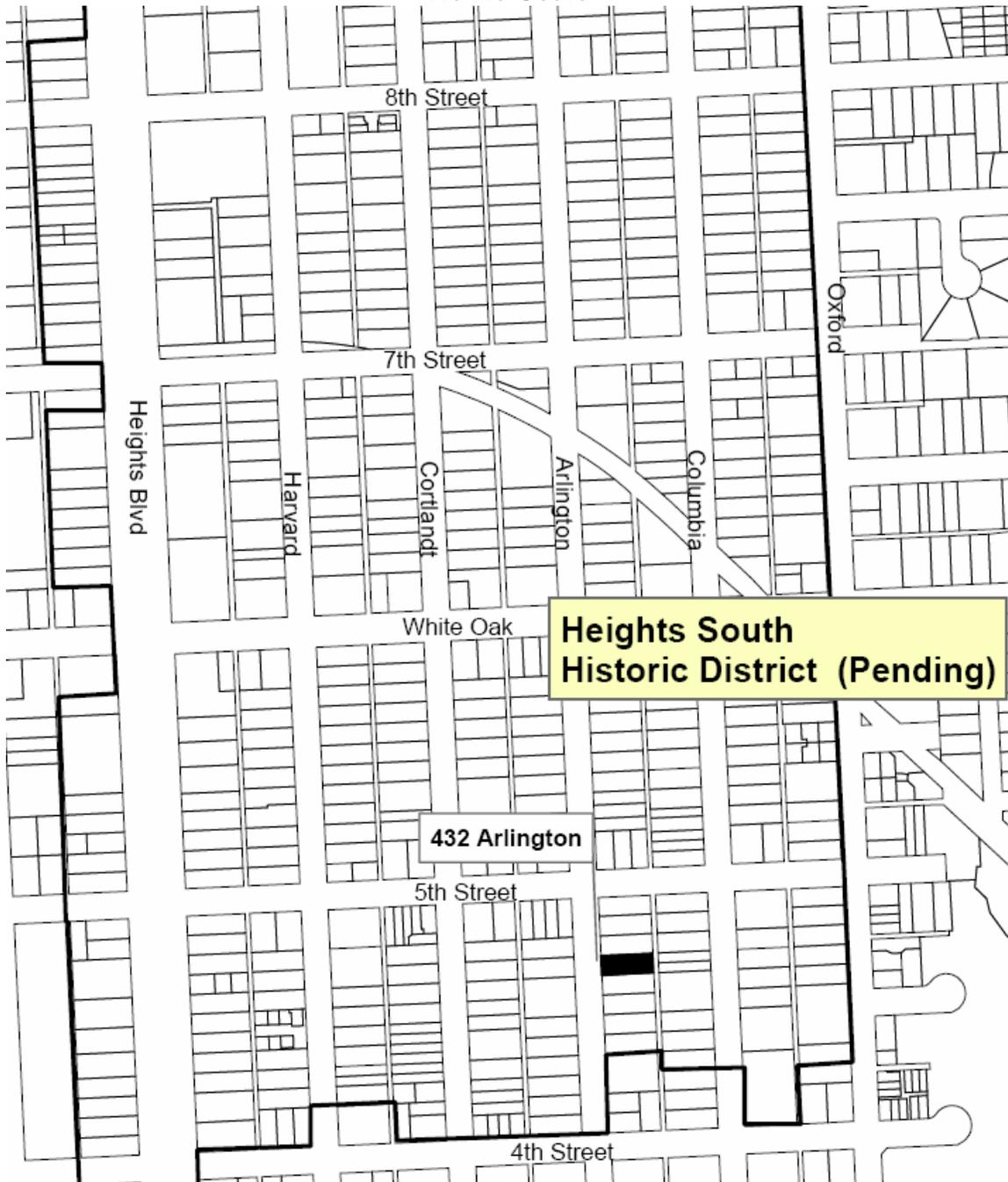
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**Site Location Map
Not to Scale**



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**Photo of Existing Building
From Inventory**



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Photos Showing Garage Apartment



Garage Apartment



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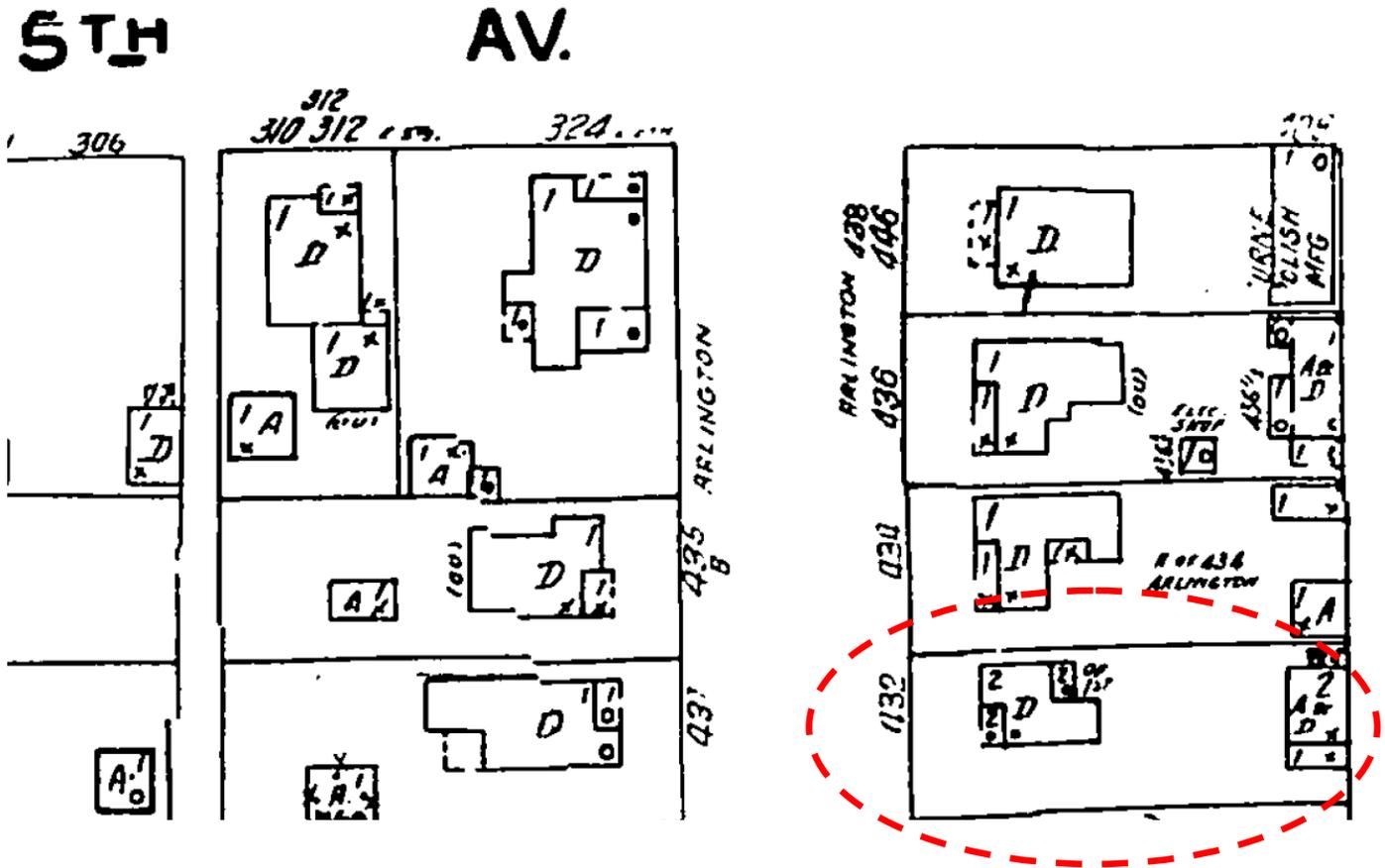
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Historic Sanborn Map
(Showing Two Story Residence on Site)



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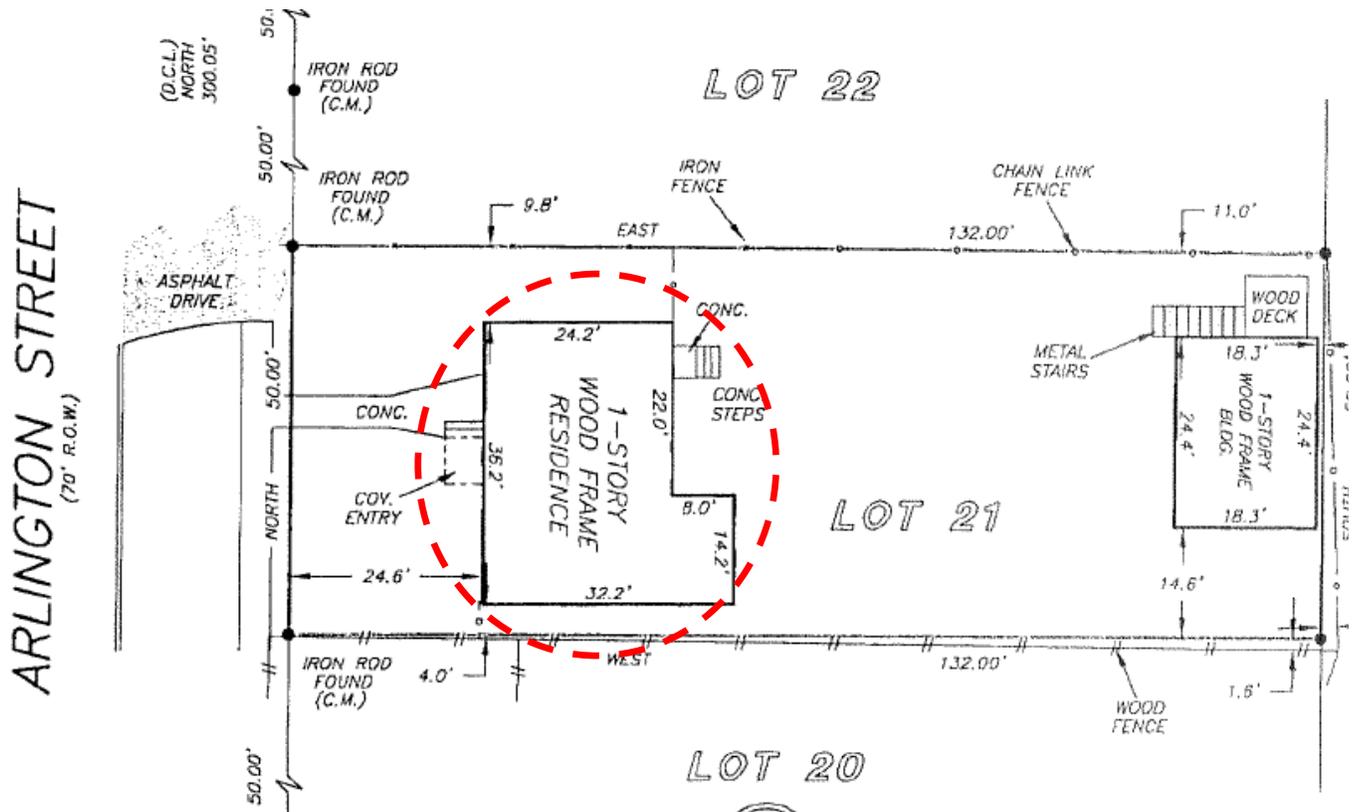
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**Copy of Current Survey
Existing Primary Building is Circled**



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