

CERTIFICATE OF APPROPRIATENESS

Application Date: September 3, 2014

Applicant: Mike Shelton, Harvard Heights Construction for Zachary & Amanda Mefford, owners

Property: 1120 Winston St, Lot 5, Block 104, Norhill Subdivision. The property includes a historic 1,449 square foot, one-story wood frame single-family residence and a detached garage situated on a 5,000 square foot (50' x 100') interior lot.

Significance: Contributing garage, constructed circa 1930, located in the Norhill Historic District.

Proposal: Demolition – Demolish a contributing, one-story detached garage located at the rear 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 shows signs of deterioration and is located over the utility easement.

See enclosed application materials on p. 4-7 for further details.

Public Comment: No public comment received.

Civic Association: The Norhill Neighborhood Association is in support of the project. See Attachment A.

Recommendation: Approval
HAHC Action: Approved

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval
Effective: September 25, 2014



PLANNING & DEVELOPMENT DEPARTMENT

COA valid for one year from effective date. COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved project scope may require a new COA.

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 subject to the establishment of an **(c) unreasonable economic hardship** or the establishment of an **(d) unusual and compelling circumstance**.

(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, 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;
- (2) 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 efforts to find a purchaser or lessee interested in acquiring the property and preserving it 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 surrounding 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

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



CURRENT PHOTO

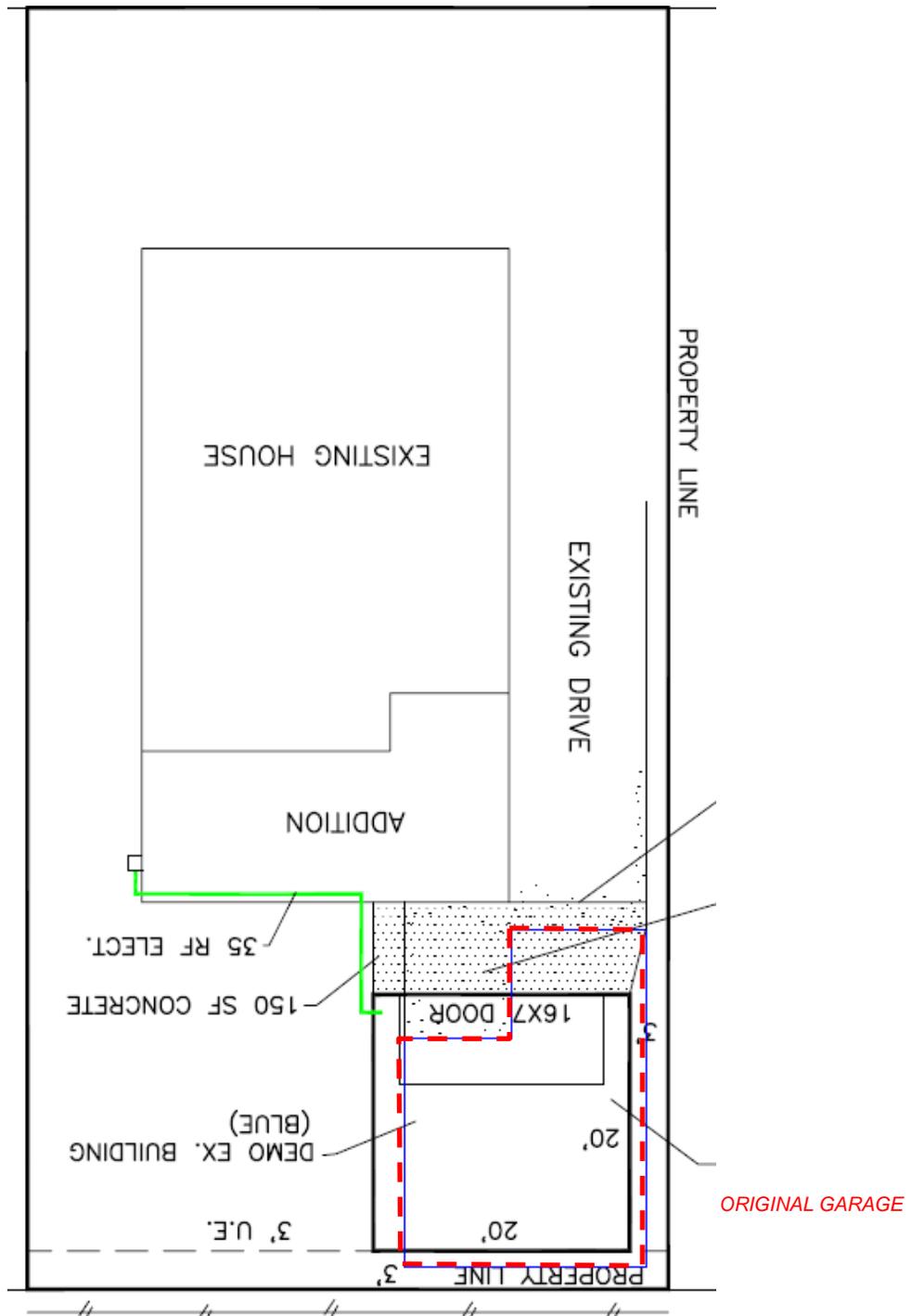


PHOTO PROVIDED BY APPLICANT





SITE PLAN



ATTACHMENT A

NORHILL NEIGHBORHOOD ASSOCIATION COMMENT

From: Febo, Lawrence A [REDACTED]
Sent: Wednesday, September 24, 2014 4:58 PM
To: Willett, Lorelei - PD
Cc: PD - Historic Preservation
Subject: RE: Norhill projects

Hello Lorelei,

Thank you for your email about the properties for consideration tomorrow. Norhill has approved the carport for 1128 E 16th as well as the garage demolition and new construction at 1120 Winston. I should point out that the 1120 Winston garage is a contributing structure according to the Norhill inventory, but we are okay with the demo.