## PART II.D - CHECKLIST AND FORM: DEMOLITION

**Primary Project Contact** 



Please complete all applicable sections and submit with the COA application; digital application documents preferred. An incomplete application may cause delays in processing or may be deferred to the next agenda. Refer to Houston Code of Ordinances, Ch. 33 VII, Sec. 33-247 for HAHC consideration criteria for approval for the demolition of a landmark; protected landmark; or contributing structure in an historic district; or structure in an archaeological site.

<b>DEMOLITION CRITERIA:</b> (select one)	
☐ Unreasonable Economic Hardship	☐ Unusual or Compelling Circumstance
DEMOLITION NOTICE REQUIREMENTS:	
Demolition applicants must give public notice by posting a sign at the application form for sign posting deadlines. Download the Relocation at www.houstontx.gov/planning; or, refer to the Historic Preservation	and Demolition Public Sign Requirements information document
DEMOLITION APPLICATION DOCUMENTATION	:
Photographs (label each photo with a description and	location)
☐ All Elevations illustrating current conditions of the structure	proposed for demolition
☐ Public Notification Sign photo of the sign(s) at the site upo	on installation per the demolition requirements noted above
Renderings (accurately scaled and dimensioned)	
☐ Current Site Plan or survey of the property containing struc	ture proposed for demolition
Informational Material (as outlined in the Historic Pre-	servation Ordinance, Sec. 33-247(b))
$\hfill\square$ (1) Certified appraisal of the value of the property conducted	d by a certified real estate appraiser
<ul> <li>(2) Assessed value of the land and improvements according exempt from local property taxes</li> </ul>	g to the two most recent assessments, unless the property is
$\square$ (3) All appraisals obtained by the owner in connection with	the acquisition, purchase, donation, or financing of the property
(4) All Listings of the property for sale or rent that are less the	nan a year old at the time of the application
☐ (5) Evidence of any consideration by the owner of uses and	adaptive reuses of the property
$\hfill \Box$ (6) Rehabilitation cost estimates, itemized and detailed, for	identified uses or reuses, including the basis of cost estimates
(7) Comparison costs of rehabilitation of the existing buildin	g, demolition of the building, and new construction
(8) Complete architectural plans and drawings of the intend applicable/available	ed future use of the property, including new construction, if
(9) Plans to reuse, recycle or salvage list of building materia	ls if a COA is granted
(10) If applicant is a Nonprofit Organization, provide the follo	wing additional written information:
(a) Cost Comparison of the performance of the organiz	ation's mission or function in the existing and new buildings
(b) Impact of Reuse of the existing building on the orga	nization's program, function or mission
Site Address Subdivis	sion Lot Block

Email

Phone

## CERTIFICATE OF APPROPRIATENESS APPLICATION PART II.D - CHECKLIST AND FORM: DEMOLITION



<ul> <li>(c) Additional Costs if any, attributable to the building of performing the nonprofit organization's function within the context of costs incurred by comparable organizations, particularly in the Houston area</li> </ul>	
(d) Grants received, applied for or available to maintain or improve the property	
(e) Budget of the nonprofit organization for the current and immediately past fiscal years	
Written Description (include the following items, use the area below and/or attach additional pages)	
☐ Subject of Demolition description including current location and condition of structure and any prior alterations or addition	S
Criteria Adherence describe how the proposal satisfies the demolition determination criteria as stated in the Historic Preservat Ordinance, Sec. 33-247 (c) (1) through (4); or, (d) (1) through (3):	ion
(c) Determination of an <u>unreasonable economic hardship</u> :	
(1) 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) The property cannot be adapted for any other use, whether by the current owner, by a purchaser or by a lesse that would result in a reasonable return;	:е,
(3) The 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 based upon whether the denial of a certificate of appropriateness financially prevents or seriously interferes wi carrying out the mission, purpose or function of the nonprofit corporation	
OR	
(d) Determination of the existence of an <u>unusual or compelling circumstance</u> :	
(1) That the current information does not support the historic or archaeological significance of the building, structu or object or its importance to the integrity of a historic district, if applicable;	re
(2) Whether there are definite plans for reuse of the property if the proposed demolition is carried out and what ef such plans have on the architectural, cultural, historical or archaeological character of the surrounding area; and	fect nd
(3) Whether reasonable measures can be taken to save the building, structure or object from further deterioration collapse, arson, vandalism or neglect	,
I (we) request approval of a Certificate of Appropriateness to	