

CERTIFICATE OF APPROPRIATENESS

Application Date: June 27, 2022

Applicant: Jennifer Waldo, owner; Sam Gianukos, agent

Property: 802 W Temple; Lot 9, Block 218, East Norhill. 6,157 SF Lot, 1,428 SF House and detached, 576 SF, garage apartment

Significance: Contributing one-story English brick bungalow, built 1925 per inventory, 1920 per HCAD and garage apartment is designated contributing with build date of 1945 per inventory and 1920 per HCAD

Proposal: Alteration – Addition

- Demolish existing 2-car, 2-story, garage apartment
- Replace with 2-story addition to house (separate COA application)

Public Comment: None

Civic Association: Received email in opposition from Norhill Neighborhood Association.

Note: 1040 Fugate, 630 W Temple

Recommendation: -

HAHC Action: -

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 granted only if:

S D NA

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

- (1) The building, structure, or object has seriously deteriorated to an unusable state and is beyond reasonable repair; and
(2) The HAHC finds, based on the preponderance of credible evidence presented subject to the establishment by the applicant, the existence of an unreasonable economic hardship under subsection (c) of this section or the establishment of an unusual and compelling circumstance pursuant to subsection (d) of this section.

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

- (1) That the property is incapable of earning a reasonable return, regardless of whether the return is the most profitable return, including without limitation, regardless of whether the costs of maintenance or improvement of the property exceed its fair market value;
(2) That the owner has demonstrated 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 the owner has demonstrated reasonable efforts to find a purchaser or lessee interested in acquiring the property and preserving it, and that those efforts 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 context area; and
(3) Whether reasonable measures can be taken to save the building, structure or object from further deterioration, collapse, arson, vandalism or neglect.

District Map





Figure 1 Inventory photo of existing garage apt

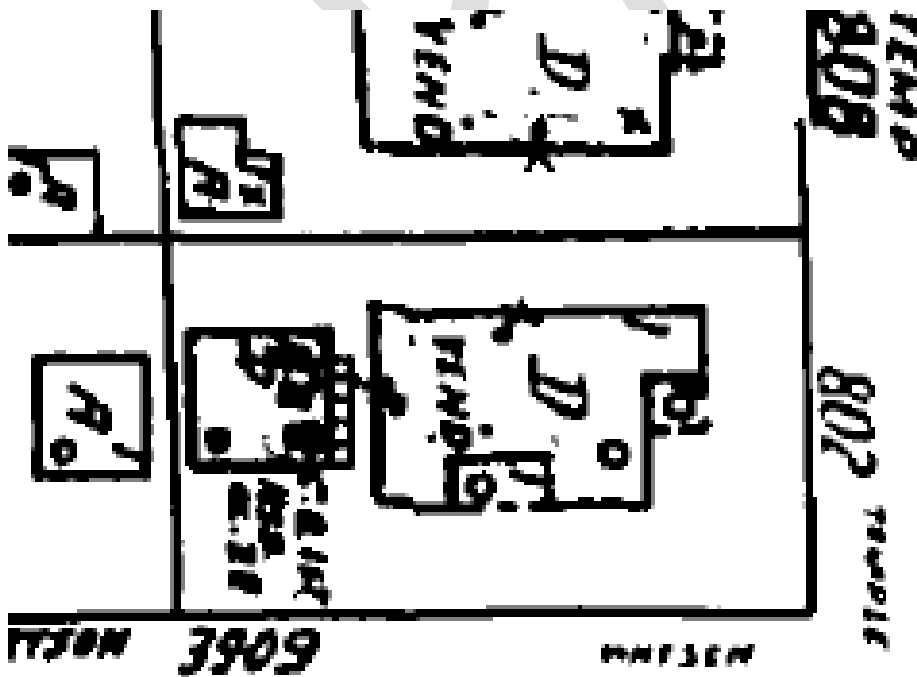




Figure 2 - Looking NW at garage apt and house

Please see attached drawings for additional details

DRAFT