
CERTIFICATE OF APPROPRIATENESS

Application Date: August 17, 2021

Applicant: Berta Veuleman, Owner and Rod P. Frego, agent

Property: 1030 and 1030 ½ W Temple Street, Lot 8, Block 129 located in the North Norhill Subdivision. The property includes a historic 1,884 square foot, one-story wood frame single-family residence and detached garage situated on a 5,000 square foot (50' x 100') interior lot.

Significance: Contributing Bungalow residence c. 1930 and Garage apartment constructed circa 1945 located in the Norhill Historic District.

Proposal: Demolition – Demolish garage at rear of lot due to significant deflections in the main framing components of the structure resulting in lateral movement. Upper floor is not accessible due to rot and decay. Engineer has stated this structure should be condemned and demolished as soon as possible. (see letter from engineer)

Applicant proposes deconstruction and reuse of any salvageable materials.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

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 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. Reasoning: unusual and compelling circumstances

(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; This building is not extremely significant towards the integrity of the Norhill Historic District.
(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 Applicant proposed deconstruction and plans to reuse any materials salvageable.
(3) Whether reasonable measures can be taken to save the building, structure or object from further deterioration, collapse, arson, vandalism or neglect. See letter from engineer in regard to the compromised structural integrity and potential danger the building proposes.



PROPERTY LOCATION
NORHILL HISTORIC DISTRICT

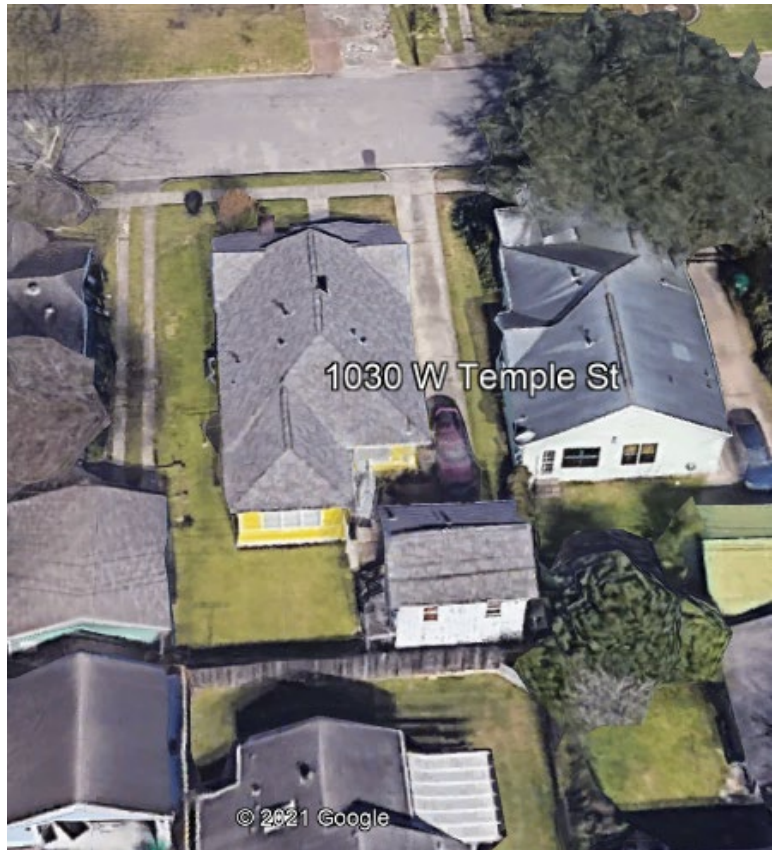
Building Classification

- Contributing
- Non-Contributing
- Park



INVENTORY PHOTO

- No Inventory Photo, Google Street View and Earth c.2021 -



CURRENT PHOTO – FRONT FACING NORTH



SOUTH ELEVATION – REAR



EAST ELEVATION – RIGHT



WEST ELEVATION – LEFT



LETTER FROM ENGINEER ON STABILITY



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Custom Barns & Garages
8211 Debbie Gray
Houston, TX 77040

August 25, 2021

Attn: Mr. Rod Frego
Re: Structural Inspection of Detached Garage – 1030 West Temple - Houston, TX

Mr. Frego,

At your request, JDSI performed an inspection of the detached garage structure located at the address listed above. A photo of the front of the garage is shown below.



Figure 1

The intent of this inspection was to determine the structural integrity of the garage. JDSI reviewed the exterior of the building and entered the door on the lower floor. The structure is framed in such a manner that does not meeting current or existing code requirements. There are significant deflections in the main framing components of the structure. All walls have experienced at least some lateral deflection, most

LETTER FROM ENGINEER ON STABILITY (CONTINUED)

notably, the rear wall. The upper floor was not accessible due to rotted and decayed stairs located on the right side of the garage.

Based on the conditions witnessed, JDSI can state the garage structure was not properly constructed and has experienced significant lateral movement. This structure is not sound and is in danger of collapse. The structure should be condemned and demolished as soon as possible. JDSI recommends a barrier is added to the structure immediately to minimize the potential for injury.

Should you have any questions or comments, please contact JDSI. Also, feel free to give this letter to the Building Official as required

Regards,



A handwritten signature in blue ink, which appears to be "James Deaver".

James Deaver, PE
Firm F-11512