

**STAFF REPORT
HISTORIC AND CULTURAL LANDMARKS COMMISSION
CITY OF FORT WORTH, TEXAS**

DATE: January 9, 2017

COUNCIL DISTRICT: 8

GENERAL INFORMATION

LOCATION 1604 E Hattie St

ZONING/ USE (S) A-5/HC

NEIGHBORHOOD ASSOCIATION Terrell Heights

REQUEST

City of Fort Worth Code Compliance Department requests a determination from the HCLC, as noted in Chapter 7, Article 4, Section 7-109 of the City Code, as to whether the property 1604 East Hattie Street can be reasonably rehabilitated to remain as a property contributing to the City of Fort Worth's historic heritage.

FINDINGS/RECOMMENDATIONS

The applicant is requesting a determination for the **main structure** at this time. The structure is considered a CAT I (Substandard and Hazardous)

The following criteria are used to in determining reasonable rehabilitation and/or demolition of a structure.

The historic and/or architectural significance of the building or structure:

This is a one story vernacular style structure. TAD lists the construction date as 1920.

The condition of the building(s) or structure(s):

- Property is vacant and secured.
- This case has been open since 2007, Hudson Henley purchased the property in 2013
- The plumbing permit PP14-07222 expired 12-27-2014 and the building permit PB14-01973 expired 9/04/2015
- This structure is currently in a substandard and hazardous condition, deteriorated and missing shingles which has caused water damage to the interior. Holes in the roof which allows water to enter the structure and cause more deterioration. The foundation is broken up and missing in some areas. Damaged and rotten wood such as the boards, rafters, joists and some are leaning. Missing sub-flooring, windows, doors, ceiling and interior walls. There is damaged and/or rotten wood on the soffit and exterior wood siding in the rear, the windows are boarded. There other conditions that contribute to the structure being in violation of the Minimum Building Standards ordinance and they can be found on the included building survey.

The special character and aesthetic interest that the building or structure adds to the local Historic District or Landmark site:

The main structure has wood and aluminum siding. This detail along with the form and setback of building contribute to the setting of the Terrell Heights Historic District.

Based on the information provided by the applicant, **Staff does not believe that the main structure, at 1604 E. Hattie Street can be reasonably rehabilitated to remain as a property contributing to the City of Fort Worth's historic heritage.**

Additional Note:

City of Fort Worth Preservation Ordinance

Certificate of Appropriateness, Demolition or Relocation:

a. Loss of Significance:

The Historic and Cultural Landmarks Commission (HCLC) may approve a Certificate of Appropriateness for demolition or relocation when it has determined that the structure is no longer significant. In making this determination, the HCLC must find that the owner has established by a preponderance of evidence that the structure has undergone significant and irreversible changes which have caused it to lose the significance, and/or features which qualified the structure for designation.

b. Economic hardship:

The owner of the property denied a Certificate of Appropriateness based on loss of significance shall have the right to introduce evidence to establish that the owner will suffer an unreasonable economic hardship if the Certificate of Appropriateness is not issued for the demolition or relocation of the structure.

Supplemental Information



Aerial



**CITY OF FORT WORTH
CODE COMPLIANCE DEPARTMENT
BUILDING SURVEY**



Property Address: 1604 E Hattie St

Category: I II III

Legal Description: Glenwood Addition Block: 10 Lot: **2**

File No.: 07-358**78** Tax Account No.: 01062131

- | | | | |
|---|---|--|--|
| <input checked="" type="checkbox"/> Single Family Residence | <input type="checkbox"/> Two Family Residence | <input type="checkbox"/> Multifamily Residence | <input type="checkbox"/> Boarding House # of Units _____ |
| <input type="checkbox"/> Commercial | <input type="checkbox"/> Industrial | <input type="checkbox"/> Accessory | <input type="checkbox"/> Other Use _____ |
| <input checked="" type="checkbox"/> Frame | <input type="checkbox"/> Brick | <input type="checkbox"/> Stone | <input type="checkbox"/> Concrete |
| | | <input type="checkbox"/> Concrete Brick | <input type="checkbox"/> Metal |
| | | | Story 1 |
| <input type="checkbox"/> Occupied | <input checked="" type="checkbox"/> Vacant | <input type="checkbox"/> Open | <input checked="" type="checkbox"/> Secured |

The above described property was inspected on 10-27-2016 by Code Enforcement Officer T Taylor who may be contacted at (817) 392-2392 Violations observed by the Officer are marked below. The violation(s) must be corrected to comply with the City of Fort Worth Code of Ordinances, Chapter 7, Article IV, Minimum Building Standards Code and/or Chapter 7, Article IX, Multi-family Inspection Code.

The Officer determined: a Building Permit; a Plumbing Permit; an Electrical Permit; or Mechanical Permit is / are necessary. Permits must be obtained by an appropriately licensed contractor. Each contractor must obtain an inspection from the Department of Development upon completion of their specific work. **When all violations have been corrected, the owner must call for a final inspection from the Code Compliance Department. Vacant structures may not be occupied until all violations have been corrected and approved by the Code Compliance Department.**

An Interior Inspection is required An Interior Inspection was completed on **10-27-2016** by Officer Tiffany Taylor in the presence of the owner / tenant / under the authority of an Administrative Search Warrant.
Agent Richard Yarborough

Owner: Hudson Henley Phone: 214-886-6967

Address: 3300 Oak Lawn Ave Ste 7000, Dallas, Texas Zip: 75219

Signature: _____ DL# _____ DOB: _____

By signing above I acknowledge that the property referenced herein shall be required to come into compliance by _____. Should the property be re-inspected after that day and be identified to have Code violations, I also acknowledge that municipal court citations and further administrative actions are possible.

CORRECTIONS MUST BE MADE TO THE ITEMS CHECKED BELOW:

SMOKE DETECTORS: Missing Inoperative Improperly Located Additional Detectors Required

APPROVED ADDRESS NUMBERS PLACED ON BUILDING: Yes No

EXTERIOR WALLS:

- Wood Charred Rotten
- Boards Loose Missing
- Siding Broken Missing
- Holes Breaches
- Cracks Buckled Leans
- Brick Loose Missing
- Damaged Paint
- Other _____

ROOF:

- Charred Wood
- Rotten Wood on Overhang
- Rotten Rafter Tails
- Rotten Decking
- Rotten Fascia Boards
- Shingles Missing
- Deteriorated Shingles
- Appears to Leak
- Sags Buckled
- Collapsed Holes
- Damaged Paint
- Other Damaged Soffit

FOUNDATION:

- Appears Inadequate Support
- Rotten Wood
- Piers Lean Missing
- Cracks in Perimeter Wall
- Cracks in Slab
- Missing Skirting
- Missing Access Cover
- Other Damaged

WINDOWS:

- Charred Wood Rotten Wood
- Broken Glass
- Glass Shards Not Removed
- Screens- Missing Damaged
- Burglar Bars w/No Release
- Bedroom Windows Boarded
- Damaged Paint
- Other _____

DOORS

- Charred Wood
- Rotten Wood
- Damaged Missing
- Off Hinges
- Poor Fit
- Broken Glass
- Glass Shards Not Removed
- Other

WATER CLOSET:

- Missing
- No Anti-Siphon Ball Cock
- Stopped Up
- Poorly Anchored
- Water Leaks
- Runs Constantly
- Tank - Broken Cracked
- Bowl - Broken Cracked
- Missing Flush Handle
- Supply Line Disconnected
- Seat - Broken Missing
- Other _____

PORCHES:

- Charred Wood
- Rotten Wood
- Missing Boards
- Inadequate Support
- Support Post Loose
- Support Post Missing
- Damaged Paint
- Cracks / Damaged Concrete
- Brick- Loose Missing
- Other _____

LAVATORY:

- Missing
- Damaged
- Loose From Wall
- Faucets - Leak Broken
 Loose
- Supply Line- Leaks Missing
- Non-conforming Waste Line
- Other _____

KITCHEN SINK:

- Missing
- Damaged
- Stopped Up
- Faucets - Leak Broken
 Loose Missing
- Trap - Leaks Missing
- Supply Line Leaks
- Supply Line Missing
- Non-conforming Waste Line
- Damaged Backsplash
- Damaged Countertop
- Other _____

STEPS:

- Charred Wood
- Rotten Wood
- Missing Boards
- Inadequate Support
- Handrails Missing Loose
- Damaged Paint
- Cracks / Damaged Concrete
- Brick - Loose Missing
- Other _____

BATHTUB / SHOWER:

- Missing
- Damaged
- Stopped Up
- Faucets - Leak Broken
 Loose Missing
- Damaged Tub/Shower Stall
- Other

WATER HEATER:

- Gas Electric
- Missing Disconnected
- Temp/Pressure Relief Valve
 Missing Damaged
- Drain Line - Missing
 Not Approved Pipe
 Not Extended Outside
 Not Elbowed Down
- Vent - Leaks Missing
- Non-confirming Vent
- Inadequate Combustion Air
- No Gas Cut Off
- Missing Fire Box Door
- Gas Supply Line Not Approved
- Gas Fired Located in Bed / Bath room
- Temperature Control - Missing
 Damaged Inoperable

PLUMBING MISCELLANEOUS:

- Open Clean Out
- Water Leak - Outside
 - Under Building Yard
- Vent Stack - Missing Broken
 - Not Extended Through Roof
- Sewer Line - Stopped Up
 - Running Out on Ground
- Other _____

INTERIOR WALLS AND CEILINGS:

- Charred Wood
- Cracks
- Holes
- Mold / Mildew
- Water Damage Smoke Damage
- Fire Damage
- Ceiling Appears to Leak
- No Impervious Material Around Bathtub
- Bathtub / Shower Enclosure - Damaged
- Other Damaged

ELECTRICAL SERVICE:

- Service Panel Burned
- Service - Missing Not Grounded
- Missing - Breakers Fuses
- Missing - Interior Panel Exterior Panel
- Exposed Wiring Fire Damaged
- Non-conforming Wiring In Panel
- Burned - Wiring Outlets Switches Fixtures
- No GFCI Over Kitchen Counter Space
- No GFCI In Bathroom Circuit
- Outlets - Missing Loose Damaged
- Switches - Missing Loose Damaged
- Fixtures - Missing Loose Damaged
- Outlet Covers - Missing Loose Damaged
- Switch Covers - Missing Loose Damaged
- Extension Cords in Place of Permanent Wiring
- Exterior Lights - Damaged Missing
- Non-conforming Wiring
- Other

MECHANICAL:

- Fire Damaged
- Non-conforming Gas Line to Space Heater
- Non-conforming Gas Line to Kitchen Stove
- A.C. / Heat Thermostat Control - Missing
 - Damaged Inoperable
- No Vent Fan or Window In Bathroom
- Bathroom Vent Fan Damaged Missing
 - Inoperable
- Other

FLOORS:

- Damaged
- Charred Wood
- Rotten Wood
- Missing Boards
- Holes Cracks
- Buckled
- Not Level
- No Impervious Material On Bathroom Floor
- Other _____

APPLIANCES:

- Stove - Missing Damaged Inoperable
- Refrigerator - Missing Damaged Inoperable
- Exhaust Fan - Missing Damaged Inoperable
- Disposal - Missing Damaged Inoperable
- Dishwasher- Missing Damaged Inoperable
- Other _____

MISCELLEANOUS:

Please obtain building permits as required.

CHIMNEY:

GUTTERS/DOWNSPOUTS:

LANDINGS: _____

BALCONY:

WALKWAYS:

EXITS/EMERGENCY ESCAPE:

FIRE LANE PROTECTION:

PARKING AREA:

EXTERIOR / INTERIOR SANITATION: Miscellaneous materials and unsafe to walk

EXTERIOR / INTERIOR INFESTATION:

SWIMMING POOL/ SPAS:

FENCES:

WATER/SEWER:

GAS:

SECURITY DEVICES:

WASHER CONNECTIONS:

FIREPLACE:

VENTILATION:

HEATING:

AIR CONDITIONING:

**STAFF REPORT
HISTORIC AND CULTURAL LANDMARKS COMMISSION
CITY OF FORT WORTH, TEXAS**

DATE: January 9, 2017

COUNCIL DISTRICT: 8

GENERAL INFORMATION

| | |
|---------------------------------|--------------------------------|
| REQUEST | Certificate of Appropriateness |
| APPLICANT/AGENT | Hudson Henley |
| LOCATION | 1608 E Hattie Street |
| ZONING/ USE (S) | A-5/HC |
| NEIGHBORHOOD ASSOCIATION | Historic Southside |

ANALYSIS OF PROPOSED WORK

CERTIFICATE OF APPROPRIATENESS

The applicant requests a Certificate of Appropriateness to rehabilitate the exterior of the main house.

APPLICABLE TERRELL HEIGHTS HISTORIC DISTRICT GUIDELINES**REHABILITATION/ REPAIR OF EXISTING STRUCTURES:**

The intent of the historic district is to preserve existing historic buildings which contribute to the overall historic identity and character of the neighborhood. Wherever possible, materials, design, and craftsmanship of original features should be retained, used and maintained in a manner consistent with these guidelines.

Appropriate

- Retain existing features, materials and design elements wherever possible. Replace only those portions that are beyond repair.
- When replacing missing features or design elements replicate only those features that are known to have existed on that building or site. Photographs or physical evidence should be used for this determination.
- Maintain original porches and entryways to prevent deterioration of historic wood floors, railings, and trim details which may hard to replace.
- Replace wood porch floors, soffits, porch ceilings, and trim with like dimensioned materials of similar visual appearance.
- Maintain the scale and transparency of original porches and entries. • Retain the original roof form, shape and overhang.
- Replace windows only when they cannot be feasibly refurbished. When replacing windows match the dimension and profile in order to avoid a change to the size of the original opening.

- Replacement doors and windows should be of similar style, profile and dimension as the existing.

Not Appropriate

- Using architectural decoration not original or typical to the architecture and era of a building.
- Allowing original wood features to deteriorate.

FINDINGS/RECOMMENDATIONS

The applicant indicates that the proposed work is to complete the exterior rehabilitation to “look much like the color photo attached in build and color” (attached to this report as Exhibit A), however, no elevations have been provided that would describe how the existing structure would be rehabilitated to look like the color photo nor how such a rehabilitation would relate to the form and features of the original structure, which is of a different design than the attached color photo provided by the applicant.

It is considered unlikely that the early windows were 6/6 as proposed and if they were, they would have been constructed of wood rather than vinyl. It is unclear whether the siding that existed on the house in 2007 was early siding. If so, it would appear that the siding would not have been 8.25” wide as proposed.

The appropriate rehabilitation of this house is encouraged and efforts to do so are to be commended.

Given the foregoing, staff recommend the following motion:

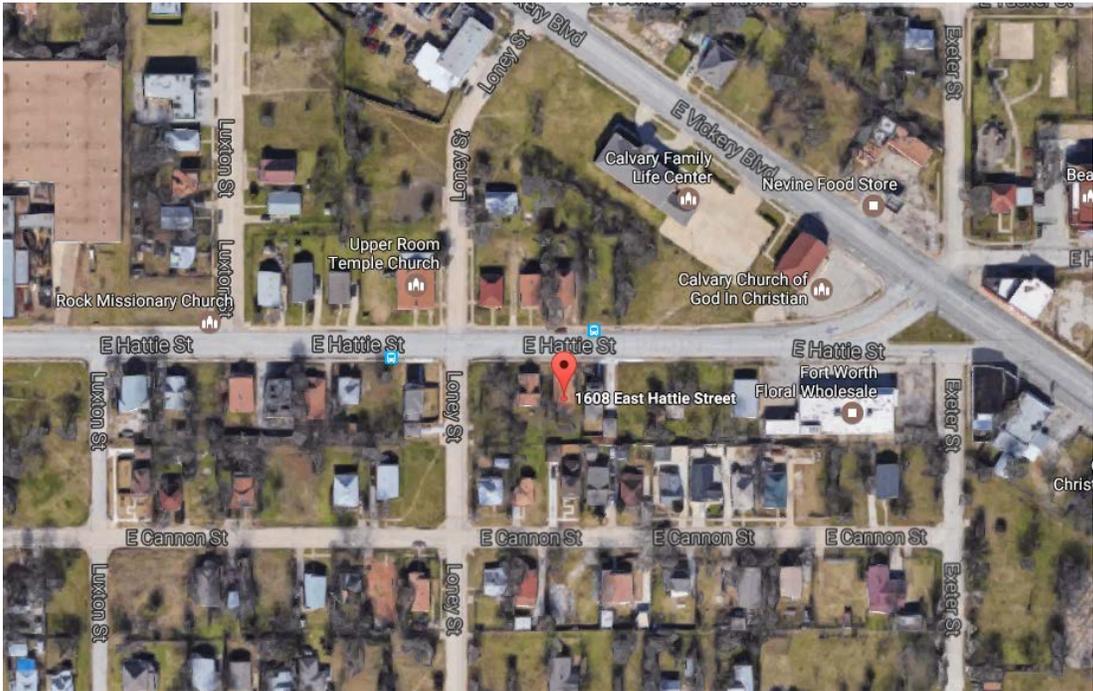
That the Application for a Certificate of Appropriateness to rehabilitate the main house be approved subject to the following conditions:

- a. That windows be 1/1 unless evidence of a different configuration can be provided;**
- b. That if evidence can be provided, that the new windows be in-kind;**
- c. That the dimension and profile of exterior siding be consistent with the 2007 appearance, unless archival or physical evidence confirms that the dimension and profile of the proposed siding is consistent with the historic character of the place;**
- d. That the gable dormer that was removed be reinstated;**
- e. That the porch design be compatible with the existing residence and the predominant character of historic porches in the District; and**
- f. That the applicant submits completed annotated drawings to the Planning and Development Department reflecting the above conditions prior to the issuance of a Certificate of Appropriateness.**

Should the Commission consider that an alternate motion is preferable, staff offer the following motion:

That the Application for a Certificate of Appropriateness to rehabilitate the main house be continued to the regularly-scheduled meeting in February to allow the applicant an opportunity to address the issues identified and to resubmit complete annotated drawings prior to January 16, 2017.

SUPPLEMENTAL INFORMATION



Aerial



Street view



Exhibit A

Hudson Henley
Partner

Geoff J. Henley
Partner

HENLEY & HENLEY, P.C.

3300 Oak Lawn Avenue, Suite 700 ♦ Dallas, TX 75219

Tel: 214.821.0222 ♦ Toll Free: 855.444.1089 ♦ Fax: 214.821.0124

R. Lane Addison

Patrick Murphy

Tom Nowak

Joyce Byrd

Murray Miller

Historic Preservation Officer

City of Fort Worth Planned Development

December 13, 2016

Mr. Miller,

Per your request, I am sending you the exterior plans for 1608 E. Hattie with the hope they meet the criteria.

The house will look much like the color photo attached in build and color. Please contact me regarding any questions or concerns.

Thanking you for your continued efforts.



Mary Kay Henley

**STAFF REPORT
HISTORIC AND CULTURAL LANDMARKS COMMISSION
CITY OF FORT WORTH, TEXAS**

DATE: January 9, 2017

COUNCIL DISTRICT: 8

GENERAL INFORMATION

| | |
|----------------------------------|--|
| REQUEST | Certificate of Appropriateness |
| OWNER APPLICANT/AGENT | Mary Blanche Est City of Fort Worth – Code Compliance |
| LOCATION | 921 E. Terrell Avenue |
| ZONING/ USE (S) | A-5/HC |
| NEIGHBORHOOD ASSOCIATION | Terrell Heights |

ANALYSIS OF PROPOSED WORK

CERTIFICATE OF APPROPRIATENESS

The applicant requests a Certificate of Appropriateness to demolish the main structure and accessory structures.

APPLICABLE ZONING ORDINANCE REGULATIONS

Zoning Ordinance Article 5. Section 4.504

4. Certificate of appropriateness: demolition or relocation.

a. Loss of significance: The historic and cultural landmarks commission may approve a certificate of appropriateness for demolition or relocation when it has determined that the structure is no longer significant. In making this determination, the historic and cultural landmarks commission must find that the owner has established by a preponderance of the evidence that the structure has undergone significant and irreversible changes which have caused the structure to lose the significance and/or quality or features which qualified the structure for historic designation.

b. Economic hardship: The owner of a property denied a certificate of appropriateness based on loss of significance shall have the right to introduce evidence to establish that the owner will suffer an unreasonable economic hardship if the certificate of appropriateness is not issue for the demolition or relocation of the structure.

- i. The owner shall have the burden of establishing by a preponderance of the evidence that an unreasonable hardship exists under the criteria set forth in Section 4.506
- ii. If the historic and cultural landmarks commission finds that the owner has failed to establish by a preponderance of the evidence that an unreasonable economic hardship exists, the certificate of appropriateness shall be denied.
- iii. If the historic and cultural landmarks commission finds that the owner has satisfied by a preponderance of the evidence that an unreasonable economic hardship exists, the certificate of appropriateness may be issued with or without the following conditions. The historic and cultural landmarks commission may delay the issuance of the certificate of appropriateness up to 180 days after the date of the public hearing; may require the preparation of a salvation plan; documentation of the property; and/or the preservation of trees, shrubs and other landscaping of substantial significance. These conditions shall be in compliance with all other city codes and ordinances.

5. Certificate of appropriateness, economic hardship:

- a. If the historic and cultural landmarks commission finds that an owner of a property is not entitled to a certificate of appropriateness as a result of loss of significance, the owner shall have the right to introduce evidence to establish that the owner will suffer an unreasonable economic hardship if the certificate of appropriateness is not issued for the proposed demolition or relocation. The owner shall have the burden of establishing by a preponderance of the evidence that an unreasonable economic hardship exists under the criteria set forth in Section 4.506
- b. If the owner does not establish that an unreasonable economic hardship exists, the certificate of appropriateness shall be denied.
- c. If the owner does establish that an unreasonable economic hardship exists, the historic and cultural landmarks commission may delay the issuance of a certificate of appropriateness for up to 180 days from the date of the public hearing and may require the preparation of a salvage plan, documentation of the property and/or the preservation of trees, shrubs and other landscaping of substantial significance. These conditions shall be in compliance with all other city codes and ordinances.

Zoning Ordinance Article 5. Section 4.506- Unreasonable economic hardship: removal, demolition or relocation.

A. *Declaration of unreasonable economic hardship.* The historic and cultural landmarks commission may declare that an unreasonable economic hardship exists as a basis for:

- 1. Recommending removal of the highly significant endangered, historic and cultural landmark, historic and cultural landmarks district or demolition delay designation; or
- 2. Issuing a certificate of appropriateness approving the demolition or relocation of property designated or pending designation as highly significant endangered or historic

and cultural landmark or located in an area designated or pending designation as an historic and cultural landmarks district.

B. *Burden of proof.* When a claim of unreasonable economic hardship is made, the owner must prove by a preponderance of the evidence that:

1. The owner cannot make reasonable beneficial use of or realize a reasonable rate of return on a structure or site, regardless of whether that return represents the most profitable return possible, unless the highly significant endangered, historic and cultural landmark, historic and cultural landmarks district or demolition delay designation, as applicable, is removed or the proposed demolition or relocation is allowed;
2. The structure or property cannot be reasonably adapted for any other feasible use, whether by the current owner or by a purchaser, which would result in a reasonable rate of return; and
3. The owner has failed to find a purchaser or tenant for the property during the previous two years, despite having made substantial ongoing efforts during that period to do so. The evidence of unreasonable economic hardship introduced by the owner may, where applicable, include proof that the owner's affirmative obligations to maintain the structure or property make it impossible for the owner to realize a reasonable rate of return on the structure or property.

C. *Claim for historic and cultural landmarks districts.* Owners of individual structures or sites located in an historic and cultural landmarks district are entitled to a certificate of appropriateness for demolition or relocation upon proof of unreasonable economic hardship; however, an historic and cultural landmarks district designation shall be removed only from the entire district, upon proof that the designation results in an unreasonable economic hardship to the district as a whole. Individual structures or sites shall not be removed from an historic and cultural landmarks district.

D. *Consultation and search for alternatives.* The owner, persons or entities who have executed a sales contract or option contract for purchase of the property, or their representatives, the historic and cultural landmarks commission, local preservation groups and interested parties shall consult in good faith, as outlined in Section 4.504(D) in a diligent effort to seek alternatives that will eliminate the unreasonable economic hardship and preserve the structure or property.

E. *Proof of hardship:* As evidence that an unreasonable economic hardship exists, the owner may submit the following information to the historic and cultural landmarks commission by affidavit:

1. For all structures and property:
 - a. The past and current use of the structures and property;
 - b. The name and legal status (e.g., partnership, corporation) of the owners;
 - c. The original purchase price of the structures and property;

- d. The assessed value of the structures and property according to the two most recent tax assessments;
- e. The amount of real estate taxes on the structures and property for the previous two years;
- f. The date of purchase or other acquisition of the structures and property;
- g. Principal balance and interest rate on current mortgage and the annual debt service on the structures and property, if any, for the previous two years;
- h. All appraisals obtained by the owner or applicant within the previous two years in connection with the owner's purchase, financing or ownership of the structures and property;
- i. Any listing of the structures and property for sale or rent, price asked and offers received;
- j. Any consideration given by the owner to profitable adaptive uses for the structures and property;
- k. Any replacement construction plans for proposed improvements on the site;
- l. Financial proof of the owner's ability to complete any replacement project on the site, which may include but not be limited to a performance bond, a letter of credit, a trust for completion of improvements, or a letter of commitment from a financial institution; and
- m. The current fair market value of the structure and property as determined by a qualified appraiser.
- n. Estimate of the cost of the proposed demolition or relocation (construction and alteration are not applicable to this section) and an estimate of any additional cost that would be incurred to comply with the design guidelines.
- o. A report from a licensed engineer or architect with experience in rehabilitation as to the structural soundness of any structures on the property and their suitability for rehabilitation.

2. For income producing structures and property:

- a. Annual gross income from the structure and property for the previous two years;
- b. Itemized operating and maintenance expenses for the previous two years; and
- c. Annual cash flow, if any, for the previous two years.

3. In the event that the historic and cultural landmarks commission determines that any additional information described above is necessary in order to evaluate whether an unreasonable economic hardship exists, the historic and cultural landmarks commission shall notify the owner. Failure by the owner to submit such information to the historic and cultural landmarks commission within 15 days after receipt of such notice, which time may be extended by the historic and cultural landmarks commission, will be grounds for denial of the owner's claim of unreasonable economic hardship.

APPLICABLE TERRELL HEIGHTS DESIGN GUIDELINES

Demolition and Relocation

The intent of the historic district is preserve historic buildings, materials and features. Demolition of a building considered as contributing to the historic character of the district shall be avoided unless a preponderance of evidence can prove that the structure is a threat to the safety of the public or could not reasonably be rehabilitated either structurally or economically. It is not considered reasonable to rehabilitate a structure where the rehabilitation shall leave it devoid of all original materials or features. The relocation of buildings from inside the district to locations outside the district shall be considered in the same manner as demolition for the purposes of considering the appropriateness of the action. Relocation of buildings from outside of the district to a location within the district shall be considered appropriate only when the structure to be moved is architecturally, materially, and dimensionally compatible with the surrounding neighborhood. The demolition and relocation of buildings considered to be noncontributing to the character of the district shall be allowed with the appropriate approvals.

| Appropriate | Not Appropriate |
|---|---|
| <ul style="list-style-type: none"> • Removing or demolishing building or site features that do not contribute to the character, integrity or significance of the building or site. • Removing later additions that cover, harm, or mask original or significant architectural features. • Demolishing a building found to be a threat to public safety after the appropriate documentation has been completed. • Demolishing an accessory structure where the demolition would not adversely affect the primary structure or site. • Replacing demolished buildings in accordance with the guidelines for new construction within this district. | <ul style="list-style-type: none"> • Demolishing historically or architecturally significant buildings or site features that contribute to the district. • Demolishing a building or site feature that would have a detrimental impact on the public interest or adversely impact the visual character of the block or neighborhood. • Removing features of a building which contribute to its significance that may leave the building devoid of integrity or character and cause a de facto demolition. • Demolishing or removing structural elements that would lead to structural deficiencies and demolition by neglect. • Demolishing a building that is of an old, unusual or uncommon design that could not be reproduced without great difficulty or expense. |

FINDINGS/RECOMMENDATIONS

At the October 10, 2016, HCLC meeting, the Commission reviewed a Request for Determination for this site. The Commission determined that the structure cannot be reasonably rehabilitated.

The structure at 921 East Terrell is a single-story residence. Tarrant County Appraisal District lists the structure's construction date as 1930. It is a Prairie Style residence and is identified by its square form, hipped roof with wide overhanging boxed eaves, prairie-grid style wood windows, full front porch with partial hipped roof cover and prairie style square brick columns.

It is a contributing structure in the Terrell Heights Historic District. (Not in the list of Primary Resources)

The structure has sustained damage due to deterioration and neglect as well as some interior fire damage. Overall the foundation appears to be intact, but may require some repair. The interior floor on the first floor is in good condition. Smoke damage can be seen on the interior walls and ceiling, but otherwise they don't appear to be bowing or failing. The plaster will likely have to be redone. The second floor, though sound enough to walk on will require repairs and possibly replacement in some places. There are some missing windows. Most of the windows that do still exist are in disrepair and will require repair or replacement. The exterior brick will also require repointing. It is also likely that some of the exterior brick cladding may have to be removed and re-laid.

Though many of the existing architectural elements are in disrepair, the structure appears sound enough that repairs are possible.

Loss of Significance

Per the Historic Preservation Ordinance (Article 5 Section 4.504), the HCLC may approve a certificate of appropriateness for demolition when it has determined that the structure is no longer significant. In making this determination, the historic and cultural landmarks commission must find that the owner has established by a preponderance of the evidence that the structure has undergone significant and irreversible changes which have caused the structure to lose the significance and/or quality or features which qualified the structure for historic designation.

Does the structure still retain any significant exterior architectural features that define the character of the structure and qualify as a contributing structure in the historic district?

Yes. The structure still retains its original square form, hipped roof with wide overhanging boxed eaves, prairie-grid style wood windows, full front porch with partial hipped roof cover and prairie style square brick columns.

In its present condition, does the structure still contribute to the historic district?

Yes. However staff is concerned with the structures deteriorated condition.

What evidence has the applicant provided to support the request for demolition based on loss on historic significance?

The applicant submitted the following items to support their request for demolition.

- Photographs of the existing structures;
- Copy of Tarrant Appraisal District Real Estate Data Sheet;
- Code Compliance Building Survey Report, dated August 30, 2016.

Unreasonable Economic Hardship

Can the owner make reasonable beneficial use of or realize a reasonable rate of return on the site, regardless of whether that return represents the most profitable return possible, if the demolition is not allowed?

Unknown.

Can the structure be reasonably adapted for any other feasible use, whether by the current owner or by a purchaser, which would result in a reasonable rate of return?

The site is zoned A-5, Single family. The property owner could rehab this structure or construct a new single family residence.

Has sale of the property been considered or attempted?

Unknown.

What evidence has the applicant provided to support the request for demolition based on loss on economic hardship?

The applicant submitted the following items to support their request for demolition.

- Photographs of the existing structures;
- Copy of Tarrant Appraisal District Real Estate Data Sheet;
- Code Compliance Building Survey Report, dated August 30, 2016.

What was the original purchase price of the property?

Unknown

What are the current values on the property?

According to Tarrant County Appraisal, the land value on this property is \$1,000. The improvements value is listed as \$29,500. Total property value is \$30,500.

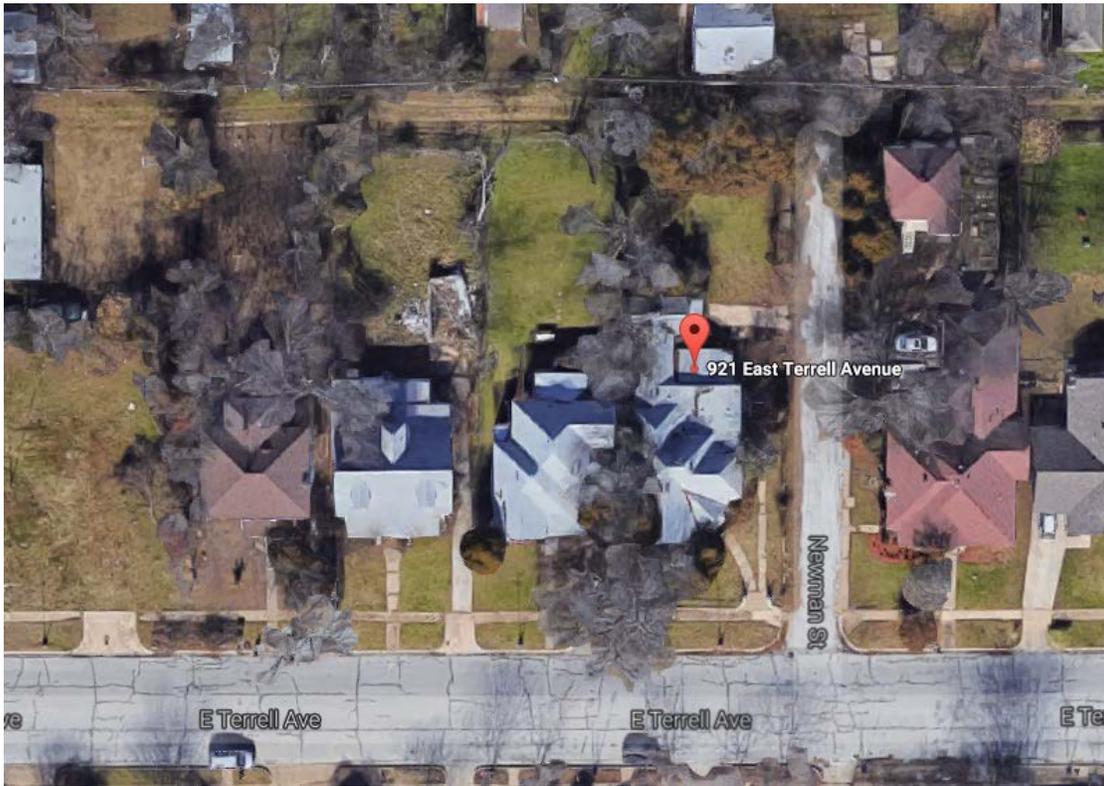
What is the estimated cost of demolition?

Unknown

What are the future plans for the site?

Unknown.

SUPPLEMENTAL INFORMATION



Aerial



South (front) Façade of Structure (google 2013)



South (front) Façade of Structure (google 2014)



Notice of Violation

MARY F BLACHE EST
921 E TERRELL AVENUE
FORT WORTH, TEXAS 76104-3643

August 30, 2016

RE: L H STEPHENS ADDITION BLK LOT 6; CASE #08-120719

Dear Owner/Heir:

Through our strategic goals and objectives, Fort Worth is committed to becoming the safest and most livable city in the nation. Toward this end, the City of Fort Worth has a Substandard Building Section to address violations of the Minimum Building Standards Code.

A recent inspection of the **RESIDENTIAL** structure located at **921 E TERRELL AVE** found violations of this code that need to be corrected. The structure(s) was found to be **SUBSTANDARD AND HAZARDOUS**. A copy of the building survey/inspection report has been attached for your review and records.

Typically, the City gives a property owner **30 days** to correct a violation. This period could be much shorter if there is an imminent hazard or longer if substantial repairs are required and there is not an imminent hazard. In this case, you must correct the violations by **September 30, 2016**.

While the City cannot grant long delays, we do understand that you might need additional time to complete the work. If there is not an imminent hazard and you would like to request additional time, you can do so by submitting a work plan that has been included with this letter. Please keep in mind that your request must be reasonable and submitted within **10 days** in order to be approved.

Of this notice, please be advised that if a work plan is not received and/or repairs are not started within the time granted, it is the intention of this department to present this property to the Building Standards Commission, which has the authority to order repairs, demolitions and civil penalties.

If you feel this notice was sent in error, you should contact me immediately so that I can review the case and resolve your concerns. While it is the City's preference that you comply with this notice, you should be aware that failing to respond could result in both criminal and civil court action.

The Code Compliance Department appreciates your prompt attention to this matter. If you have any questions, please call me at **817-991-8151** or by email at tiffany.taylor@fortworthtexas.gov.

Respectfully,



Tiffany Taylor

Code Enforcement Officer
Planning and Development
Preservation and Design

ATTACHMENTS: BUILDING SURVEY
Compliance Agreement

**PLANNING & DEVELOPMENT DEPARTMENT
PRESERVATION AND DESIGN**

THE CITY OF FORT WORTH ♦ 1000 THROCKMORTON ST 2ND FLOOR ♦ FORT WORTH, TEXAS 76102
PRESERVATION AND DESIGN ♦ 817-991-8151 ♦ FAX 817-392-6774



CITY OF FORT WORTH
CODE COMPLIANCE DEPARTMENT
BUILDING SURVEY



Property Address: 921 E Terrell Ave

Legal Description: L H Stephens Addition BLK _____ LOT 6

File No.: 08-120719 Tax Account No.: 02955318

Single Family Residence ___ Two Family Residence ___ Multifamily Residence ___ Boarding House # of Units ___
 ___ Commercial ___ Industrial ___ Accessory ___ Other Use _____
 ___ Frame ___ Brick ___ Stone ___ Concrete ___ Concrete Brick ___ Metal 1 Story
 ___ Occupied Vacant ___ Open Secured

The above described property was inspected on Aug 30, 2016 by Code Enforcement Officer T. Taylor, who may be contacted at 811-991-8157. Violations observed by the Officer are marked below. The violation(s) must be corrected to comply with the City of Fort Worth Code of Ordinances, Chapter 7, Article IV, Minimum Building Standards Code and/or Chapter 7, Article IX, Multi-family Inspection Code.

The Officer determined: a Building Permit; a Plumbing Permit; an Electrical Permit; or Mechanical Permit is / are necessary. Permits must be obtained by an appropriately licensed contractor. Each contractor must obtain an inspection from the Department of Development upon completion of their specific work. **When all violations have been corrected, the owner must call for a final inspection from the Code Compliance Department/ Vacant structures may not be occupied until all violations have been corrected and approved by the Code Compliance Department.**

An Interior Inspection is Required An Interior Inspection was completed on 8-30-16 by Officer Taylor in the presence of the owner / tenant / under the authority of an Administrative Search Warrant.

Owner: Mary F Blanche Est Phone: _____

Address: 921 E Terrell Ave City: _____ ST: Tx Zip: 76104

Signature: _____ DL# _____ DOB: _____

By signing above I acknowledge that the property referenced herein shall be required to come into compliance by _____. Should the property be re-inspected after that day and be identified to have Code violations, I also acknowledge that municipal court citations and further administrative actions are possible.

CORRECTIONS MUST BE MADE TO THE ITEMS CHECKED BELOW:

SMOKE DETECTORS: Missing Inoperative ___ Improperly Located ___ Additional Detectors Required

APPROVED ADDRESS NUMBERS PLACED ON BUILDING: ___ Yes ___ No

| | | |
|--|--|--|
| <p>EXTERIOR WALLS:</p> <p>___ Wood ___ Charred ___ Rotten</p> <p><input checked="" type="checkbox"/> Boards <input checked="" type="checkbox"/> Loose ___ Missing</p> <p>___ Siding ___ Broken ___ Missing</p> <p>___ Holes ___ Breaches</p> <p><input checked="" type="checkbox"/> Cracks ___ Buckled ___ Leans</p> <p><input checked="" type="checkbox"/> Brick ___ Loose ___ Missing</p> <p><input checked="" type="checkbox"/> Faulty Weather Protection</p> <p>___ Other _____</p> <p><u>Several cracks</u></p> | <p>ROOF:</p> <p>___ Charred Wood</p> <p>___ Rotten Wood on Overhang</p> <p>___ Rotten Rafter Tails</p> <p>___ Rotten Decking</p> <p><input checked="" type="checkbox"/> Rotten Fascia Boards</p> <p><input checked="" type="checkbox"/> Shingles Missing</p> <p><input checked="" type="checkbox"/> Deteriorated Shingles</p> <p><input checked="" type="checkbox"/> Appears to Leak</p> <p>___ Sags ___ Buckled</p> <p><input checked="" type="checkbox"/> Collapsed <input checked="" type="checkbox"/> Holes</p> <p>___ Faulty Weather Protection</p> <p>___ Other _____</p> | <p>FOUNDATION:</p> <p>___ Appears Inadequate Support</p> <p>___ Rotten Wood</p> <p>___ Piers - ___ Lean ___ Missing</p> <p><input checked="" type="checkbox"/> Cracks in Perimeter Wall</p> <p>___ Cracks in Slab</p> <p><input checked="" type="checkbox"/> Missing Skirting</p> <p>___ Missing Access Cover</p> <p>___ Other _____</p> |
|--|--|--|

WINDOWS:

- Charred Wood
- Rotten Woodd
- Broken Glass
- Glass Shards Not Removed
- Screens- Missing Damaged
- Burglar Bars w/No Release
- Bedroom Windows Boarded
- Faulty Weather Protection
- Other Improper Fitting
Craps

PORCHES:

- Charred Wood
- Rotten Wood
- Missing Boards
- Inadequate Support
- Support Post Loose
- Support Post Missing
- Faulty Weather Protection
- Cracks / Damaged Concrete
- Brick- Loose Missing
- Other _____

STEPS:

- Charred Wood
- Rotten Wood
- Missing Boards
- Inadequate Support
- Handrails
- Missing Loose
- Faulty Weather Protection
- Cracks / Damaged Concrete
- Brick - Loose Missing
- Other _____

DOORS

- Charred Wood
- Rotten Wood
- Damaged Missing
- Off Hinges
- Poor Fit
- Broken Glass
- Glass Shards Not Removed
- Other _____

LAVATORY:

- Missing
- Damaged
- Loose From Wall
- Faucets - Leak Broken
- Loose
- Supply Line- Leaks Missing
- Non-conforming Waste Line
- Other _____

BATHTUB / SHOWER:

- Missing
- Damaged
- Stopped Up
- Faucets - Leak Broken
- Loose Missing
- Damaged Tub/Shower Stall
- Other _____

WATER CLOSET:

- Missing
- No Anti-Siphon Ball Cock
- Stopped Up
- Poorly Anchored
- Water Leaks
- Runs Constantly
- Tank - Broken Cracked
- Bowl - Broken Cracked
- Missing Flush Handle
- Supply Line Disconnected
- Seat - Broken Missing
- Other _____

KITCHEN SINK:

- Missing
- Damaged
- Stopped Up
- Faucets - Leak Broken
- Loose Missing
- Trap - Leaks Missing
- Supply Line Leaks
- Supply Line Missing
- Non-conforming Waste Line
- Damaged Backsplash
- Damaged Countertop
- Other _____

WATER HEATER:

- Gas Electric
- Missing Disconnected
- Temp/Pressure Relief Valve
- Missing Damaged
- Drain Line - Missing
- Not Approved Pipe
- Not Extended Outside
- Not Elbowed Down
- Vent - Leaks Missing
- Non-confirming Vent
- Inadequate Combustion Air
- No Gas Cut Off
- Missing Fire Box Door
- Gas Supply Line Not Approved
- Gas Fired Located in Bed / Bath room
- Temperature Control - Missing
- Damaged Inoperable

PLUMBING MISCELLANEOUS:

- Open Clean Out
- Water Leak - Outside
 Under Building Yard
- Vent Stack - Missing Broken
 Not Extended Through Roof
- Sewer Line - Stopped Up
 Running Out on Ground
- Other _____

INTERIOR WALLS AND CEILINGS:

- Charred Wood
- Cracks
- Holes
- Mold / Mildew
- Water Damage Smoke Damage
- Fire Damage
- Ceiling Appears to Leak
- No Impervious Material Around Bathtub
- Bathtub / Shower Enclosure - Damaged
- Other Collas pad, missing boards, sheetrock

ELECTRICAL SERVICE:

- Service Panel Burned
- Service - Missing Not Grounded
- Missing - Breakers Fuses
- Missing - Interior Panel Exterior Panel
- Exposed Wiring Fire Damaged
- Non-conforming Wiring In Panel
- Burned - Wiring Outlets Switches Fixtures
- No GFCI Over Kitchen Counter Space
- No GFCI In Bathroom Circuit
- Outlets - Missing Loose Damaged
- Switches - Missing Loose Damaged
- Fixtures - Missing Loose Damaged
- Outlet Covers - Missing Loose Damaged
- Switch Covers - Missing Loose Damaged
- Extension Cords in Place of Permanent Wiring
- Exterior Lights - Damaged Missing
- Non-conforming Wiring
- Other _____

MECHANICAL:

- Fire Damaged
- Non-conforming Gas Line to Space Heater
- Non-conforming Gas Line to Kitchen Stove
- A.C. / Heat Thermostat Control - Missing
 Damaged Inoperable
- No Vent Fan or Window In Bathroom
- Bathroom Vent Fan Damaged Missing
 Inoperable
- Other _____

FLOORS:

- Damaged
- Charred Wood
- Rotten Wood
- Missing Boards
- Holes Cracks
- Buckled
- Not Level
- No Impervious Material On Bathroom Floor
- Other Mildew on carpet

APPLIANCES:

- Stove - Missing Damaged Inoperable
- Refrigerator - Missing Damaged Inoperable
- Exhaust Fan - Missing Damaged Inoperable
- Disposal - Missing Damaged Inoperable
- Dishwasher - Missing Damaged Inoperable
- Other _____

PROPERTY ADDRESS: 921 E Terrell

MISCELLEANOUS:

MULTI-FAMILY / RESIDENTAL UNIT REQUIREMENTS:

CHIMNEY: _____

GUTTERS/DOWNSPOUTS: Damaged

LANDINGS: _____

BALCONY: Collapsed covering in rear

WALKWAYS: _____

EXITS/EMERGENCY ESCAPE: _____

FIRE LANE PROTECTION: _____

PARKING AREA: _____

EXTERIOR / INTERIOR SANITATION: _____

EXTERIOR / INTERIOR INFESTATION: _____

SWIMMING POOL/ SPAS: _____

FENCES: _____

WATER/SEWER: _____

GAS: _____

SECURITY DEVICES: _____

WASHER CONNECTIONS: _____

FIREPLACE: _____

VENTILATION: _____

HEATING: Damaged

AIR CONDITIONING: _____



Title Search
8-30-16

Warrant Request

Address: 921 E Terrell St

BSC Date: October

Date Requested: 8/18/2016

8-30-16 w/ oscar

Requested By: T Taylor

Tarrant Appraisal District

Real Estate

08/18/2016

Account Number: 02955318

Georeference: 40320--6

Property Location: 921 E TERRELL AVE, FORT WORTH, 76104

Owner Information: BLANCHE MARY F EST
921 E TERRELL AVE
FORT WORTH TX 76104-3643

1 Prior Owners

Legal Description: STEPHENS, L H ADDITION
Block: Lot: 6

UT220I01

City of Fort Worth
Display Customer Services

8/30/16
15:34:10

Customer ID . . : 1023249 BLANCHE, MARY F EST
Location ID . . : 124090 921 E TERRELL AVE
Cycle/Route . . . : 01 20 Amount due . . : \$.00
Initiation date . . : 2/28/06 Pending . . : \$.00
Termination date . . : 9/23/11 C.A.F.# . . :
No. of bills . . . : 1 E-notification is inactive
Cust/Loc status . . : W Customer type:

Type options, press Enter.

3=User-defined program 5=View detail 7=Rate group changes 8=Renewable
9=Suspend

| Opt | Service Description | Rate group | Status |
|-----|------------------------|------------|----------|
| - | SW STORM WATER UTILITY | FW SR I | Inactive |

F3=Exit F5=E-notification F10=Change view F11=Change history
F12=Cancel F19=Image docs. F24=More keys

BUILDING STANDARDS DIVISION BSC TITLE REPORT/VARIABLE SHEET

Property Address: 921 Terrell St Council District No.: 8 HS / ACP No.: _____ - _____

Proposed BSC Date: October HCLC* Yes No HCLC Date: October Determination: _____

Reference No(s):08-120719 Date of Warrant: 8-30-16 BSC Inspection Date: _____

TAD No.: 02955318 Type of Structure: SINGLE FAMILY with ATTACHED GARAGE Zoning Type and Description: A-5

| | | |
|---|--|---|
| Primary Structure <input checked="" type="checkbox"/> | Category 1 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> | State of property: Vacant <input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Open <input type="checkbox"/> Secured <input checked="" type="checkbox"/> |
| Accessory Structure 1 <input type="checkbox"/> | Category 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> | State of property: Vacant <input type="checkbox"/> Occupied <input type="checkbox"/> Open <input type="checkbox"/> Secured <input type="checkbox"/> |
| Accessory Structure 2 <input type="checkbox"/> | Category 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> | State of property: Vacant <input type="checkbox"/> Occupied <input type="checkbox"/> Open <input type="checkbox"/> Secured <input type="checkbox"/> |
| Accessory Structure 3 <input type="checkbox"/> | Category 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> | State of property: Vacant <input type="checkbox"/> Occupied <input type="checkbox"/> Open <input type="checkbox"/> Secured <input type="checkbox"/> |

Notice(s): _____

Other: _____

Comments: NEED A QUICK FOR HCLC

Legal Description: _____

Homestead Exemption: Yes No Type: _____

Tax \$: _____ Tax Suit Cause #: _____

Bankruptcy: Yes No Chapter _____ Filed: _____ Disposition: _____

Owner 1: _____ Mailing Address: _____

Instrument: _____ Date Filed for Record: _____

Lienholder 1: _____

Mailing Address: _____

Instrument _____ Date Filed for Record _____

Comments: _____

Date submitted: 8-30-16 Officer: T. TAYLOR

Supervisor: _____ Date of Title Search: _____ By: _____

- If this needs to go to the HCLC first, fill in the portion for HCLC. After the BSC date is determined fill in that date. Place request in title search request folder based on the date needed for **HCLC**.

DATE RESEARCHED: _____

AREAS/SITES RESEARCHED: _____

- _____ Tarrant Appraisal District Records (TAD)
- _____ Tarrant County Official Public Record (OPR) _____
- _____ Water – Cisco _____
- _____ Tarrant County Tax Records _____
- _____ Bankruptcy Court _____
- _____ Assumed Name Records _____
- _____ Secretary of State Records _____
- _____ Public Data and/or CLEAR _____
- _____ Social Security Death Index _____
- _____ Probate Records _____
- _____ Star Telegram Obituary Index (Legacy.com) _____
- _____ Other: _____ Comment: _____

Additional Addresses (Indicate if this is for an Owner, Interested Party or Lienholder):

Address: _____

Comments: _____







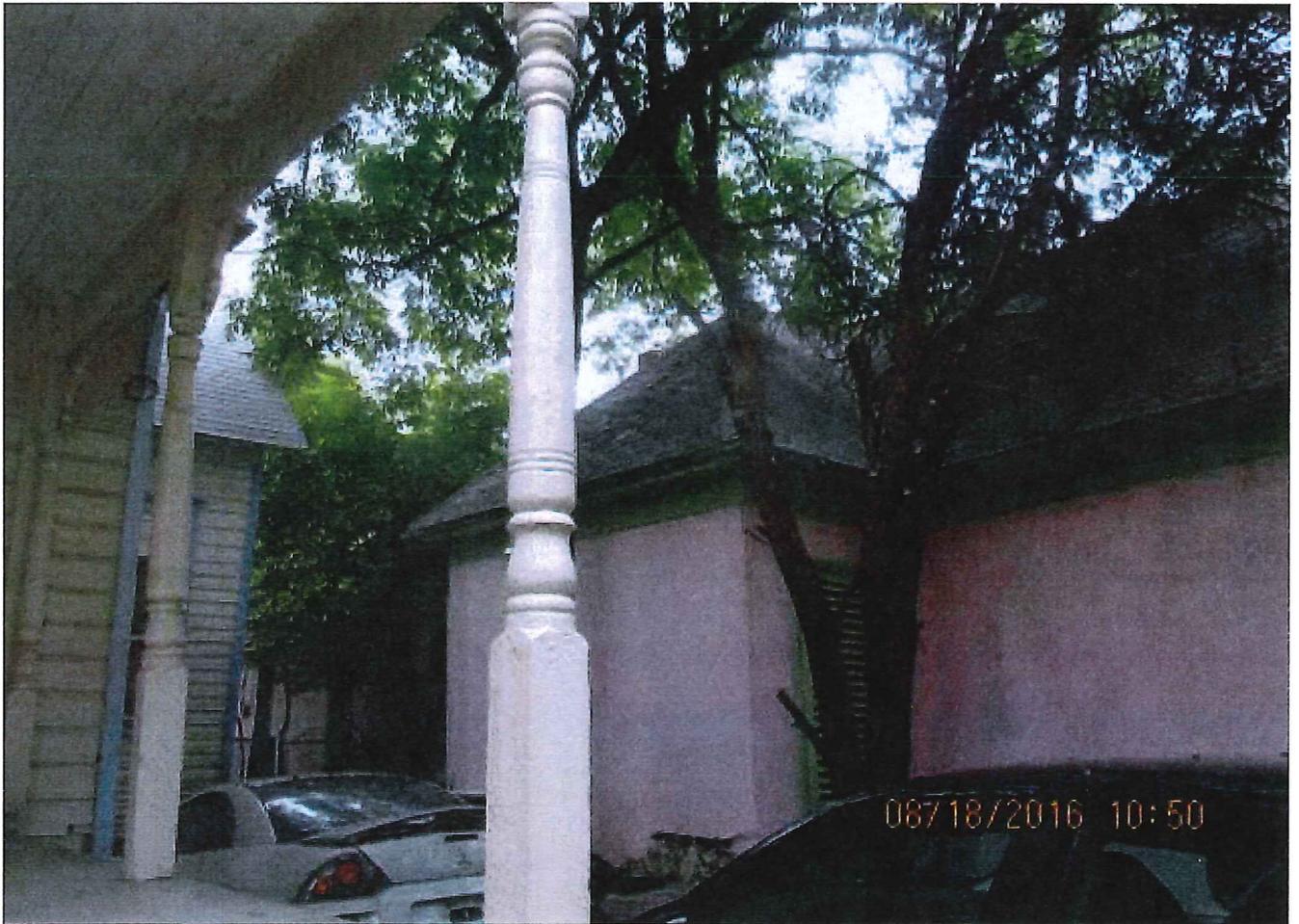














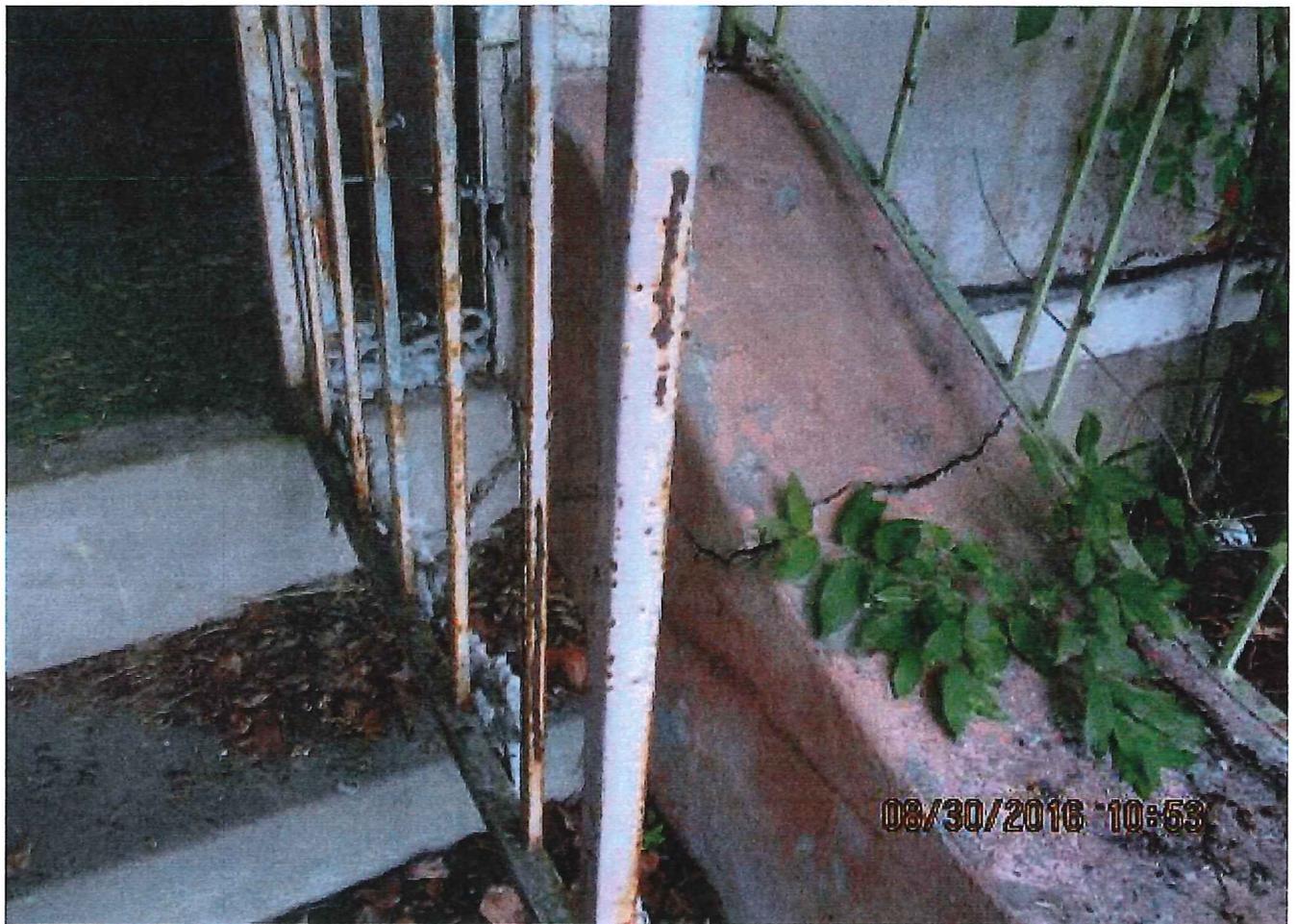
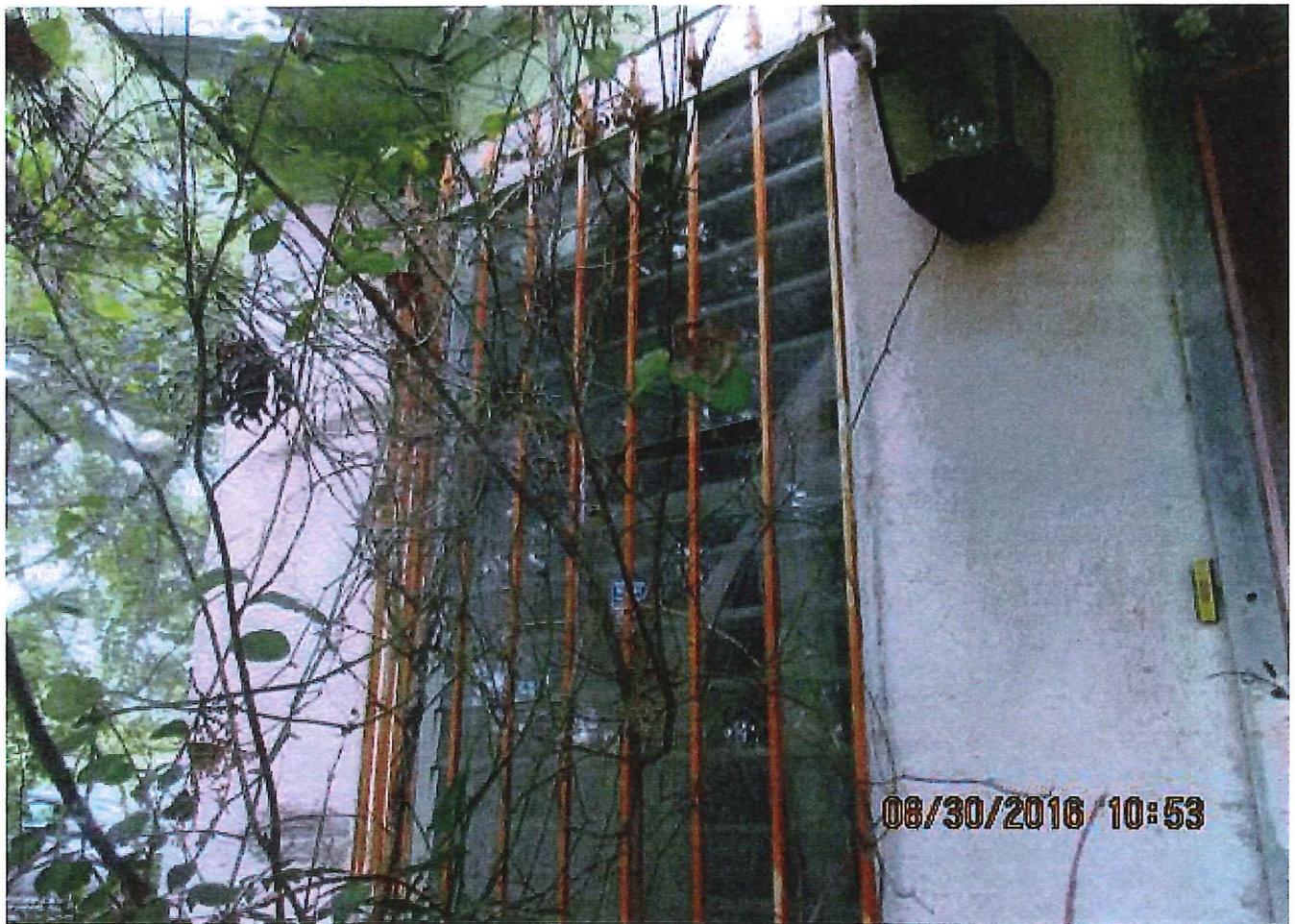




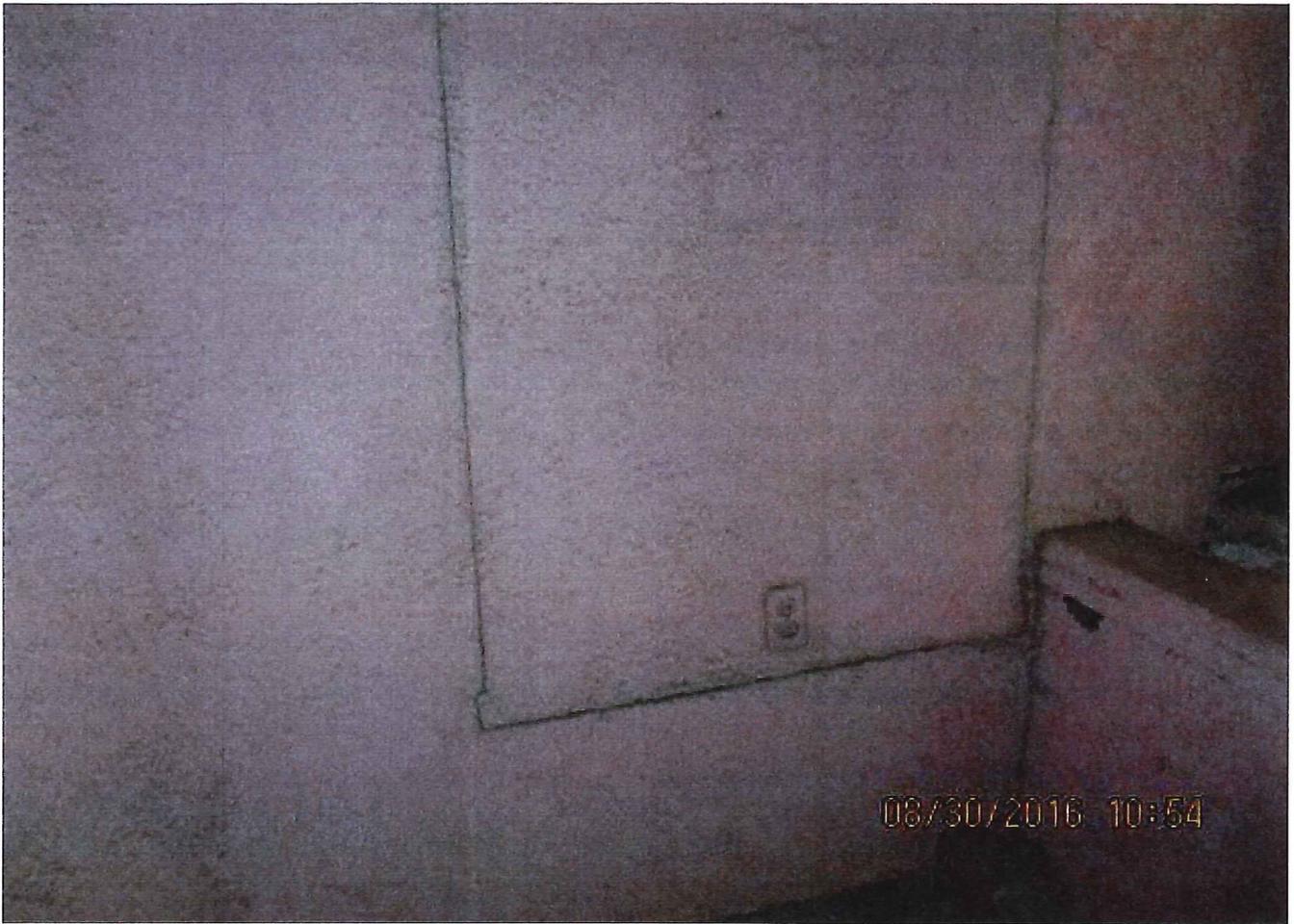
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08/30/2016 10:54



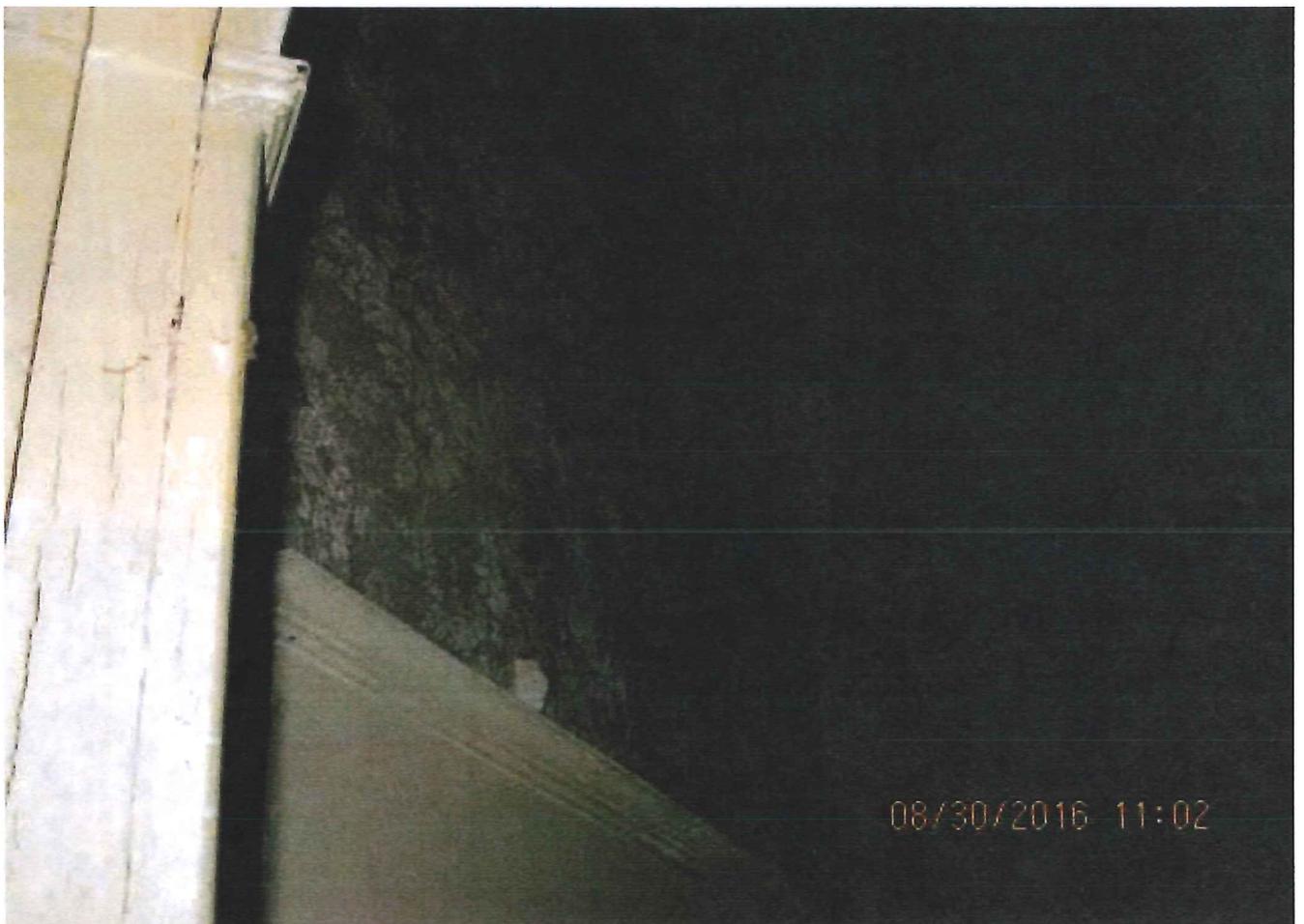
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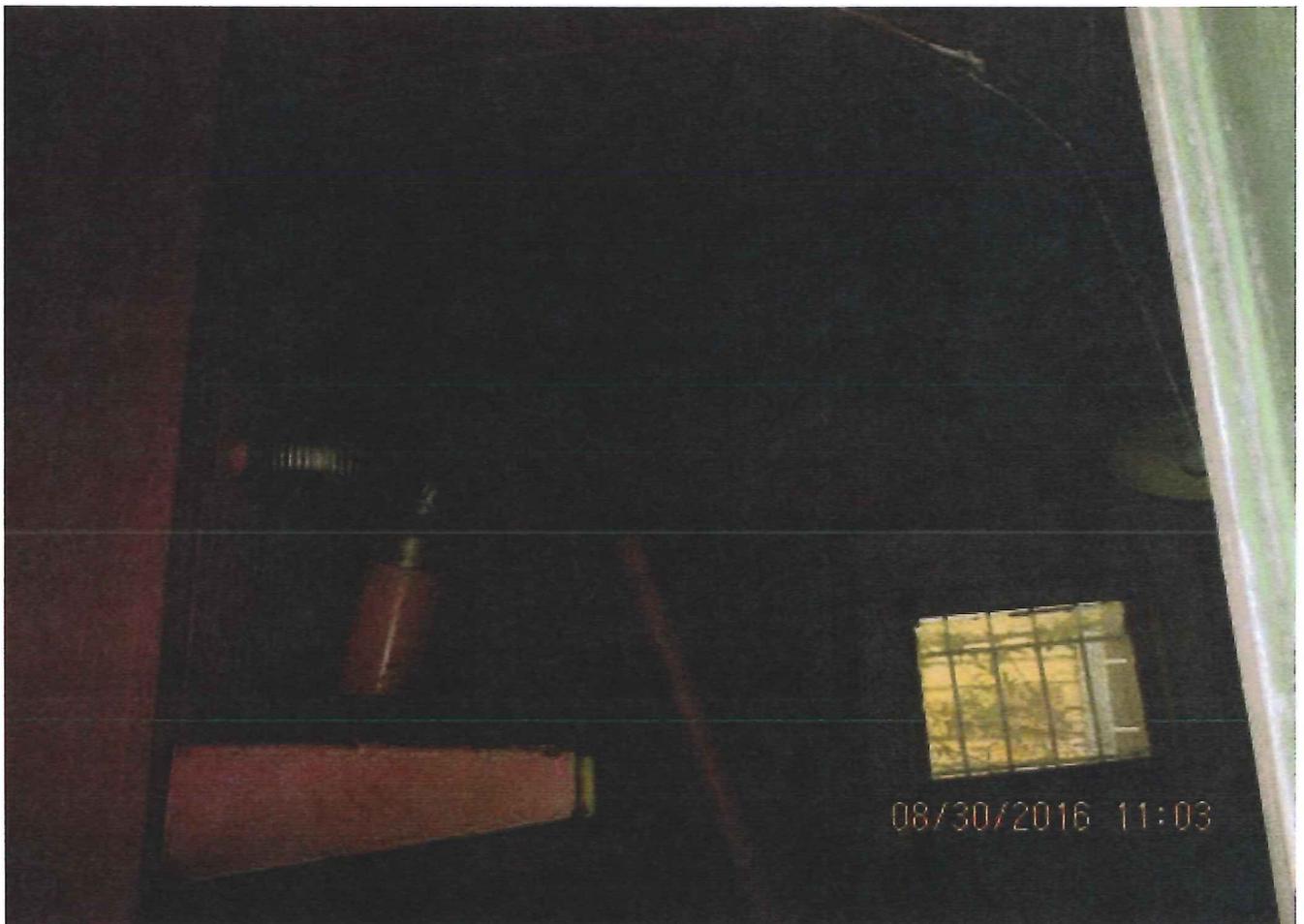
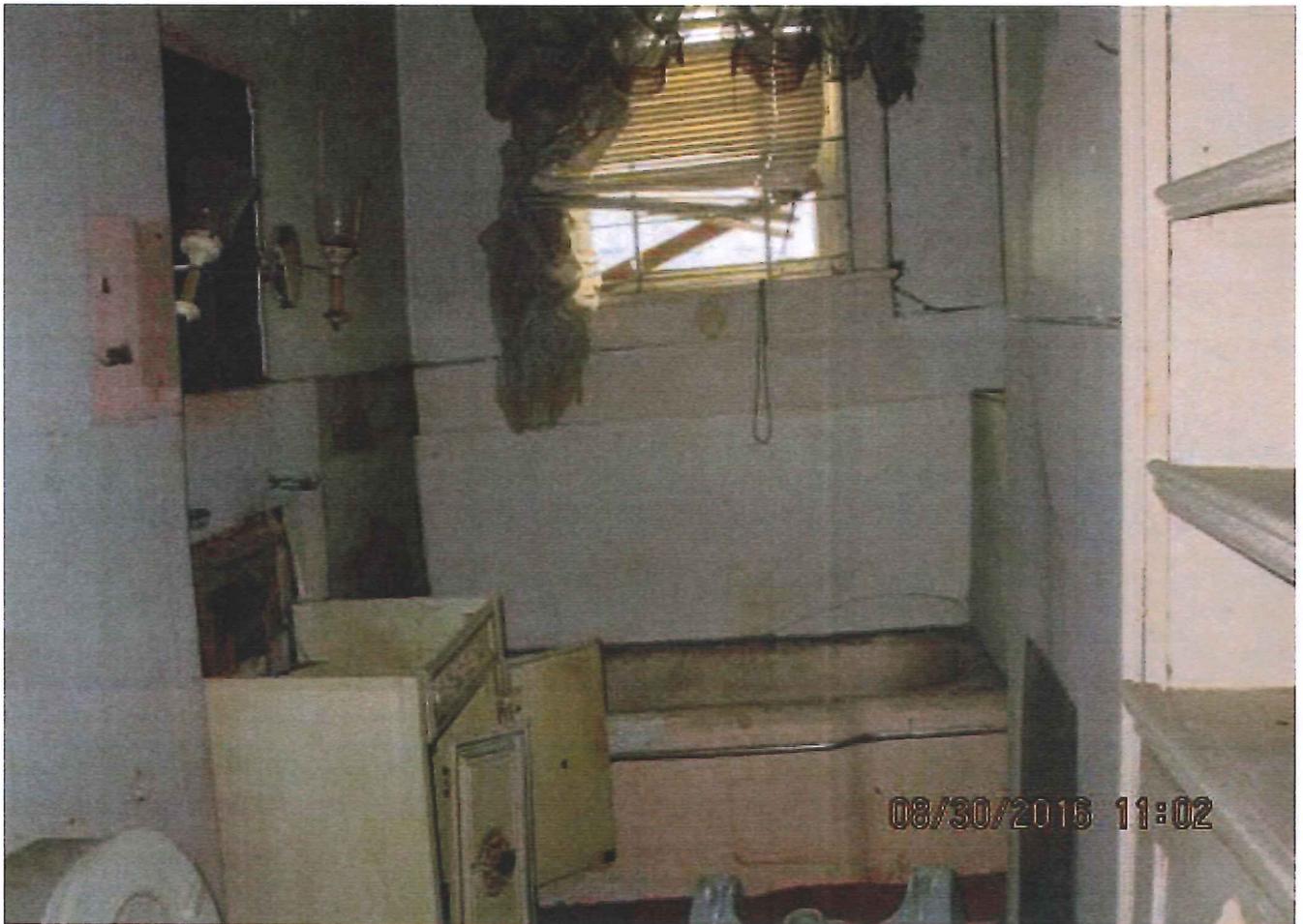




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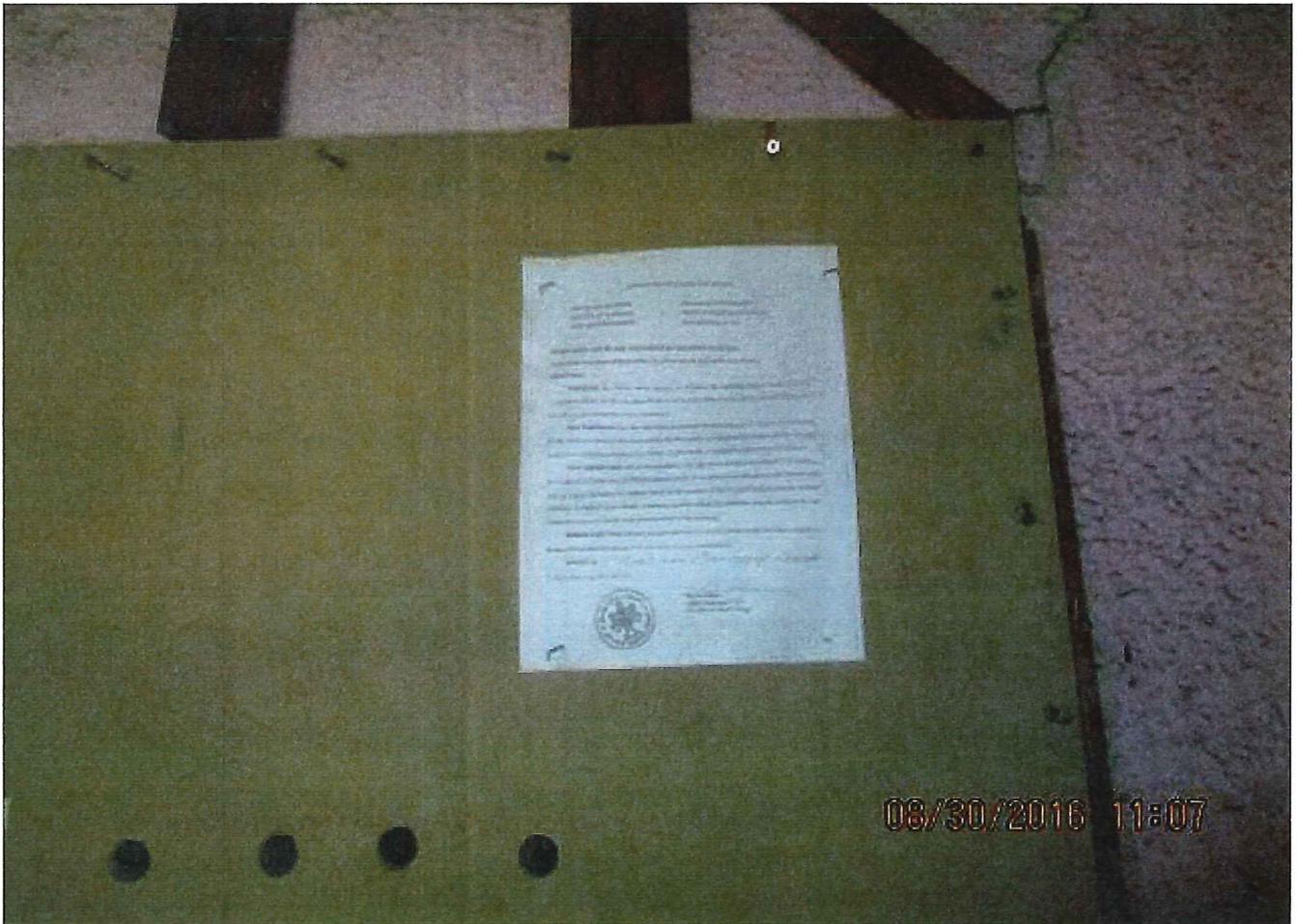




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08/30/2016 11:06





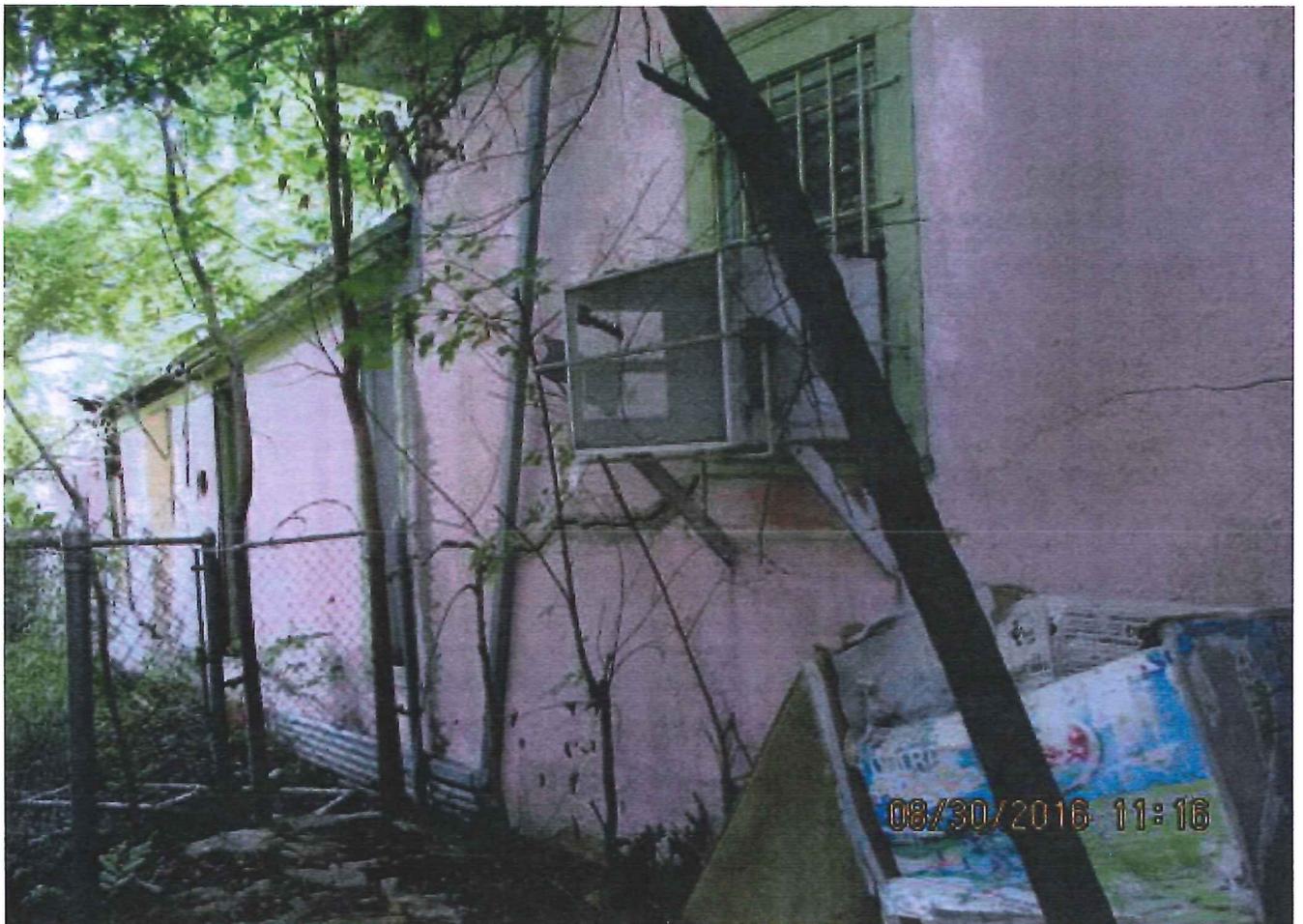






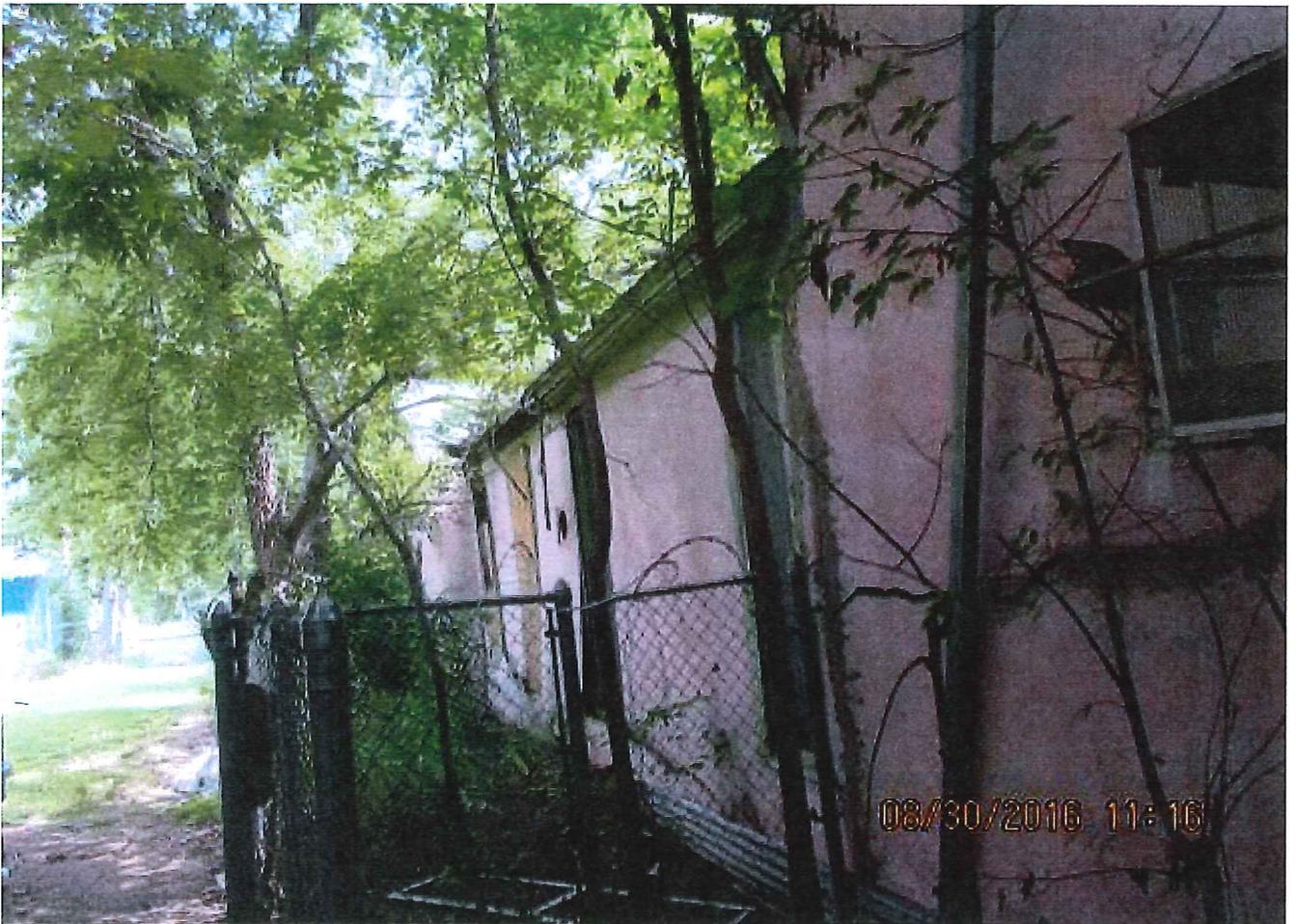








08/30/2016 11:16



08/30/2016 11:16