

CERTIFICATE OF APPROPRIATENESS APPLICATION FORM



PLANNING &
DEVELOPMENT
DEPARTMENT

PROPERTY

Address 801 W. Fugate Street

Historic District / Landmark Norhill

HCAD # 0621140000007

Subdivision East Norhill

Lot 7

Block 202

DESIGNATION TYPE

- Landmark
 Protected Landmark
 Archaeological Site
 Contributing
 Noncontributing
 Vacant

PROPOSED ACTION

- Alteration or Addition
 Restoration
 New Construction
 Relocation
 Demolition
 Excavation

DOCUMENTS

Application checklist for each proposed action and all applicable documentation listed within are attached

OWNER

Name Jeanette Jenkins

Company -

Mailing Address 618 Bayland Avenue
Houston, TX 77009

Phone 713-206-7965

Email [REDACTED]

Signature *Jeanette Jenkins*

Date 26 April 2016

APPLICANT (if other than owner)

Name David Jefferis

Company Grayform Architecture

Mailing Address 6648 Merry Lane
Houston, TX 77023

Phone 832-741-9997

Email [REDACTED]

Signature *David Jefferis*

Date 26 April 2016

ACKNOWLEDGEMENT OF RESPONSIBILITY

Requirements: A complete application includes all applicable information requested on checklists to provide a complete and accurate description of existing and proposed conditions. Preliminary review meeting or site visit with staff may be necessary to process the application. Owner contact information and signature is required. Late or incomplete applications will not be considered.

Deed Restrictions: You have verified that the work does not violate applicable deed restrictions.

Public Records: If attached materials are protected by copyright law, you grant the City of Houston, its officers, agencies, departments, and employees, non-exclusive rights to reproduce, distribute and publish copyrighted materials before the Houston Archaeological and Historical Commission, the Planning Commission, City Council, and other City of Houston commissions, agencies, and departments, on a City of Houston website, or other public forum for the purposes of application for a Certificate of Appropriateness or building permit, and other educational and not for profit purposes. You hereby represent that you possess the requisite permission or rights being conveyed here to the City.

Compliance: If granted, you agree to comply with all conditions of the COA. Revisions to approved work require staff review and may require a new application and HAHC approval. Failure to comply with the COA may result in project delays, fines or other penalties.

Planner: _____

Application received: ___/___/___ Application complete: ___/___/___

CERTIFICATE OF APPROPRIATENESS DEMOLITION CHECKLIST



PLANNING &
DEVELOPMENT
DEPARTMENT

Well in advance of the COA application deadline contact staff to discuss your project and, if necessary, to make an appointment to meet with staff for a project consultation.

Submit all items with the COA application form. 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 demolition approval criteria. Demolition applicants must give public notice by posting a sign at the site of the structure. Refer to attached public notice sign requirements for instructions.

PROPERTY ADDRESS: 801 W. Fugate Street, Houston, TX 77009

DEMOLITION TYPE: unreasonable economic hardship unusual or compelling circumstance

WRITTEN DESCRIPTION

property description, current conditions and any prior alterations or additions

PHOTOGRAPHS label photos with description and location

elevations of all sides of structure

public notice sign(s) at the site upon installation with time stamp

DRAWINGS

current site plan or survey

DOCUMENTATION

certified appraisal of the value of the property conducted by a certified real estate appraiser

assessed value of the land and improvements according to the two most recent assessments, unless the property is exempt from local property taxes

all appraisals obtained by the owner in connection with the acquisition, purchase, donation, or financing of the property

all Listings of the property for sale or rent that are less than a year old at the time of the application

evidence of any consideration by the owner of uses and adaptive reuses of the property

rehabilitation cost estimates, itemized and detailed, for identified uses or reuses, including the basis of cost estimates

comparison costs of rehabilitation of the existing building, demolition of the building, and new construction

complete architectural plans and drawings of the intended future use of the property, including new construction, if applicable/available

plans to reuse, recycle or salvage list of building materials if a COA is granted

if applicant is a Nonprofit Organization, provide the following additional written information:

cost comparison of the performance of the organization's mission or function in the existing and new buildings

impact of reuse of the existing building on the organization's program, function or mission

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

grants received, applied for or available to maintain or improve the property

budget of the nonprofit organization for the current and immediately past fiscal years

CERTIFICATE OF APPROPRIATENESS

GARAGE DEMOLITION

801 W. Fugate Street
Houston, TX 77009

Property Description

Property is located in the Norhill Historic District. Existing 912 square foot single-story frame residence on Lot 7, Block 202, East Norhill. House is currently being remodeled, reference HAHC Administrative Approval HPO file no. 160315. Existing 282.8 square foot single story metal garage at northern edge (rear) of property.

Current Conditions - Garage

The existing single story metal garage is in disrepair. The metal cladding is damaged and covered in graffiti. The existing concrete paving is also damaged and is too narrow to be used by a modern vehicle. The structure does not appear to be original to the property.

Proposed Work

Demolish existing garage, existing driveway, and existing walkway between garage and residence. Construct new, 500 square foot frame carport. Construct new concrete driveway and walkway.



801 S FUGATE ST

Houston, TX 77009



\$215,001

-

\$250,000

Recently Sold

on:

02/19/2016

Single Family

2 Beds

1 Bath

912 Built

Sqft./Appraisal

District

4,100 Lot

Sqft./

Bring your buyer's looking to build or your investors looking for a great location! Historic District, located minutes from downtown. Proctor Park within walking distance. This corner lot has great potential!



General Description

Sold Price Range:	\$215,001 - \$250,000	Address:	801 S FUGATE ST
City:	Houston	State:	TX
Zip Code:	77009	County:	Harris County
Subdivision:	East Norhill	Property Type:	Single Family
Listing Status:	Sold	Bedrooms:	2 Bedroom(s)
		Baths:	1 Full Bath(s)
Stories:	1	Style:	Traditional
Year Built:	1930 / Appraisal District	Building Sqft:	912 /Appraisal District
Lotsize:	4,100 Sqft./Appraisal District	Market Area:	Heights/Greater Heights
MLS#:	50199934 (HAR)		

Rooms/ Lot Dimensions

Utility Room Desc: Utility Rm In House

Interior Features

Cooling:	Window Units	Heating:	Space Heater
Bedrooms:	All Bedrooms Down	Range:	Gas Range

Exterior Features

Foundation:	Block & Beam	Roof:	Composition
Exterior Type:	Wood	Water Sewer:	Public Water, Public Sewer

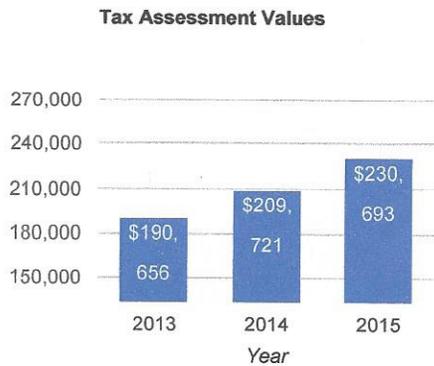
Private Pool: No

Front Door: South

Exterior: Storage Shed

Property Tax

3 Years of Appraised Values



Cost/sqft based on Tax Value

Year	Cost/sqft	Assessment	change%
2015	\$ 252.95	\$ 230,693	10.00% ↑
2014	\$ 229.96	\$ 209,721	10.00% ↑
2013	\$ 209.05	\$ 190,656	--

2015 Harris County Appraisal District Tax Value

Market Land Value	\$241,900
Market Improvement Value	\$51,195
Total Market Value	\$293,095

Tax History

2015 Appraised Value/Appraisal District	\$230,693
2014 Appraised Value/Appraisal District	\$209,721
2013 Appraised Value/Appraisal District	\$190,656

2015 Tax Rates

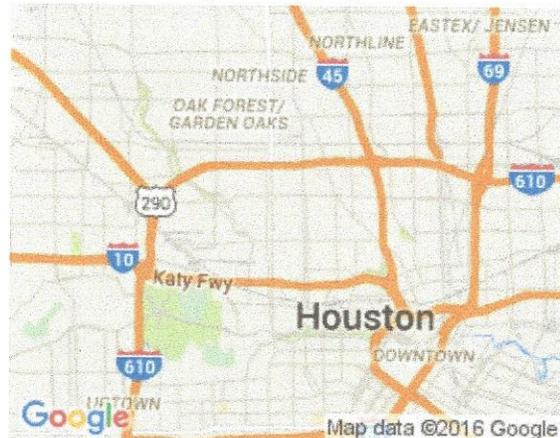
HOUSTON ISD	1.1967 %
HARRIS COUNTY	0.4192 %
HC FLOOD CONTROL DIST	0.0273 %
PORT OF HOUSTON AUTHORITY	0.0134 %
HC HOSPITAL DIST	0.1700 %
HC DEPARTMENT OF EDUCATION	0.0054 %
HOUSTON COMMUNITY COLLEGE	0.1019 %
HOUSTON CITY OF	0.6011 %
Total Tax Rate	2.5352 %

Neighborhood Information

2015 Subdivision Facts

Subdivision Name	EAST NORHILL
County / Zip Code	77009
Single Family Properties	259
Average Bedrooms	2.50
Average Baths	1.58
Median Square Ft.	1,289
Median Lot Square Ft.	5,512
Median Year Built	1924
Median Appraised Value	\$375,125
Neighborhood Value Range	\$332 - \$564 K
Median Price / Square ft.	\$368.04

MLS Market Area Heights/Greater Heights



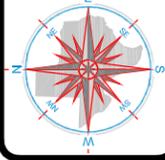
Sponsored by



School Information

Assigned Schools for this property

Elementary School	Middle School	High School	School District
Browning Elementary School	Hogg Middle School	Reagan High School	Houston



801 Fugate Street

Being Lot Seven (7), in Block Two Hundred Two (202), of East Norhill, a subdivision in Harris County, Texas, according to map or plat thereof, recorded Volume 6, Page 65 of the Map Records of Harris County, Texas.

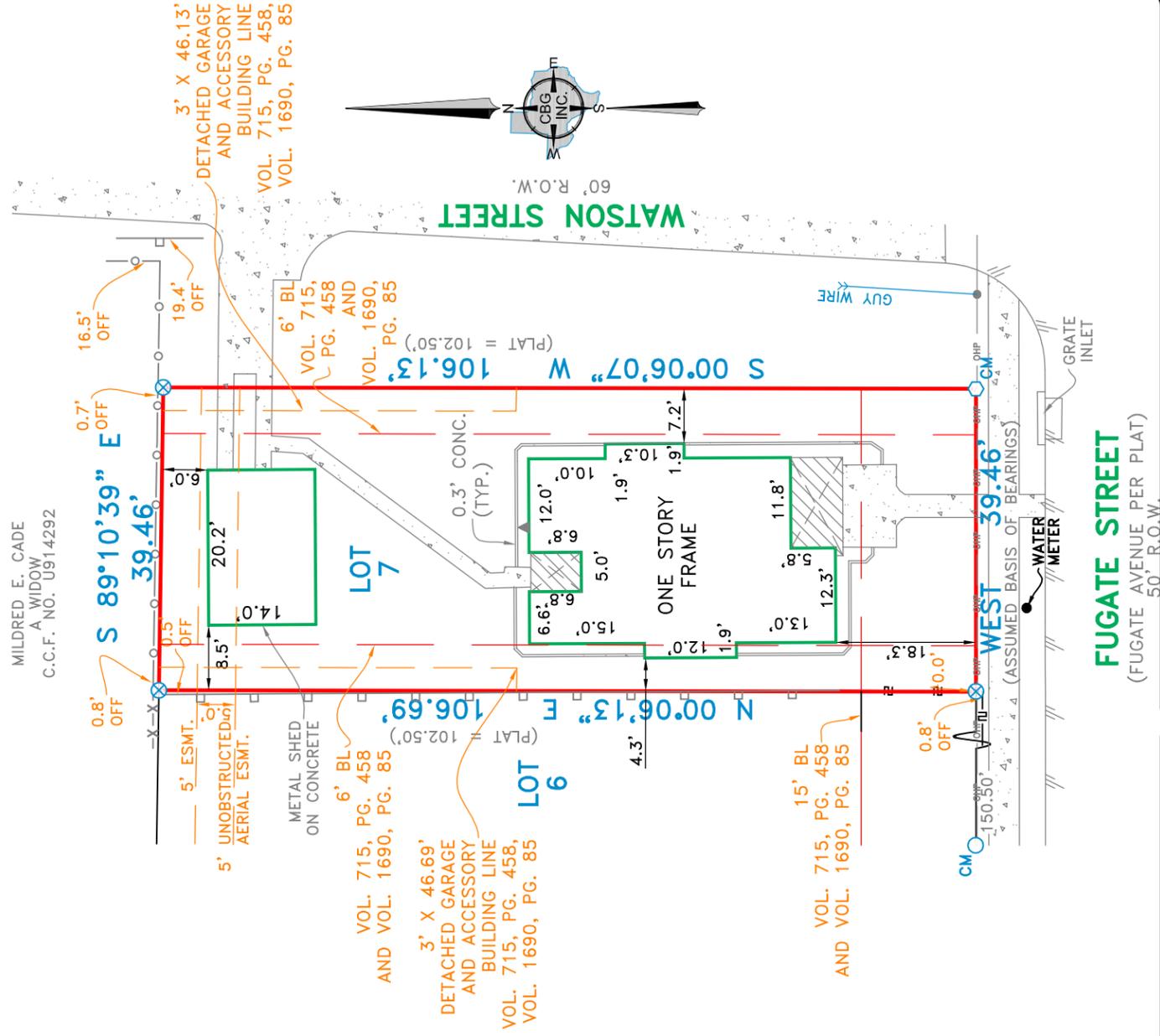


Fidelity National Title
Insurance Company



LEGEND

- 1/2" ROD FOUND
- ⊗ 1/2" ROD SET
- 1" PIPE FOUND
- ⊗ "X" FOUND/SET
- ⊕ 60d NAIL FOUND
- FENCE POST FOR CORNER
- CONTROLLING MONUMENT
- CM AIR CONDITIONER
- PE POOL
- TE TRANSFORMER PAD
- BRICK COLUMN
- POWER POLE
- ▲ UNDERGROUND ELECTRIC
- △ OVERHEAD ELECTRIC
- OHP— OVERHEAD ELECTRIC POWER
- OES— OVERHEAD ELECTRIC SERVICE
- CHAIN LINK
- WOOD FENCE 0.5' WIDE TYPICAL
- |— IRON FENCE
- X— BARBED WIRE
- //— EDGE OF ASPHALT
- ▲— EDGE OF GRAVEL
- ▨ CONCRETE
- ▩ COVERED AREA



EXCEPTIONS:

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENT RECORDED IN VOL. 6, PG. 65, VOL. 715, PG. 458, VOL. 1690, PG. 85, H.C.C.F. NO. H007800, N095548, N620331, N740388

NOTES:

NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.
FLOOD NOTE: According to the F.I.R.M. No. 48201C0670 M, this property does lie in Zone X and does not lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by Fidelity National Title Insurance Company. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Drawn By: CMR
 Scale: 1" = 20'
 Date: 02/15/16
 GF No.: FTH-86F-FAH1600 0797CC
 Job No. 1602385

C.B.G. Surveying, Inc.
 12025 Shiloh Road, Ste. 430
 Dallas, TX 75228
 P 214.349.9485
 F 214.349.2216
 Firm No. 10168800
www.cbgsurveying.com

Date: _____
 Accepted by: Purchaser
 Purchaser

A002

Survey

Fugate Garage
 801 W. Fugate
 Houston TX 77009

ISSUE DATE
 HAHC Review 4-27-16

GRAYFORM ARCHITECTURE

6648 Merry Lane
Houston, TX 77023



06 South Elevation - Facing Residence
NOT TO SCALE



05 East Elevation - Facing Watson Street
NOT TO SCALE



03 North Elevation
NOT TO SCALE

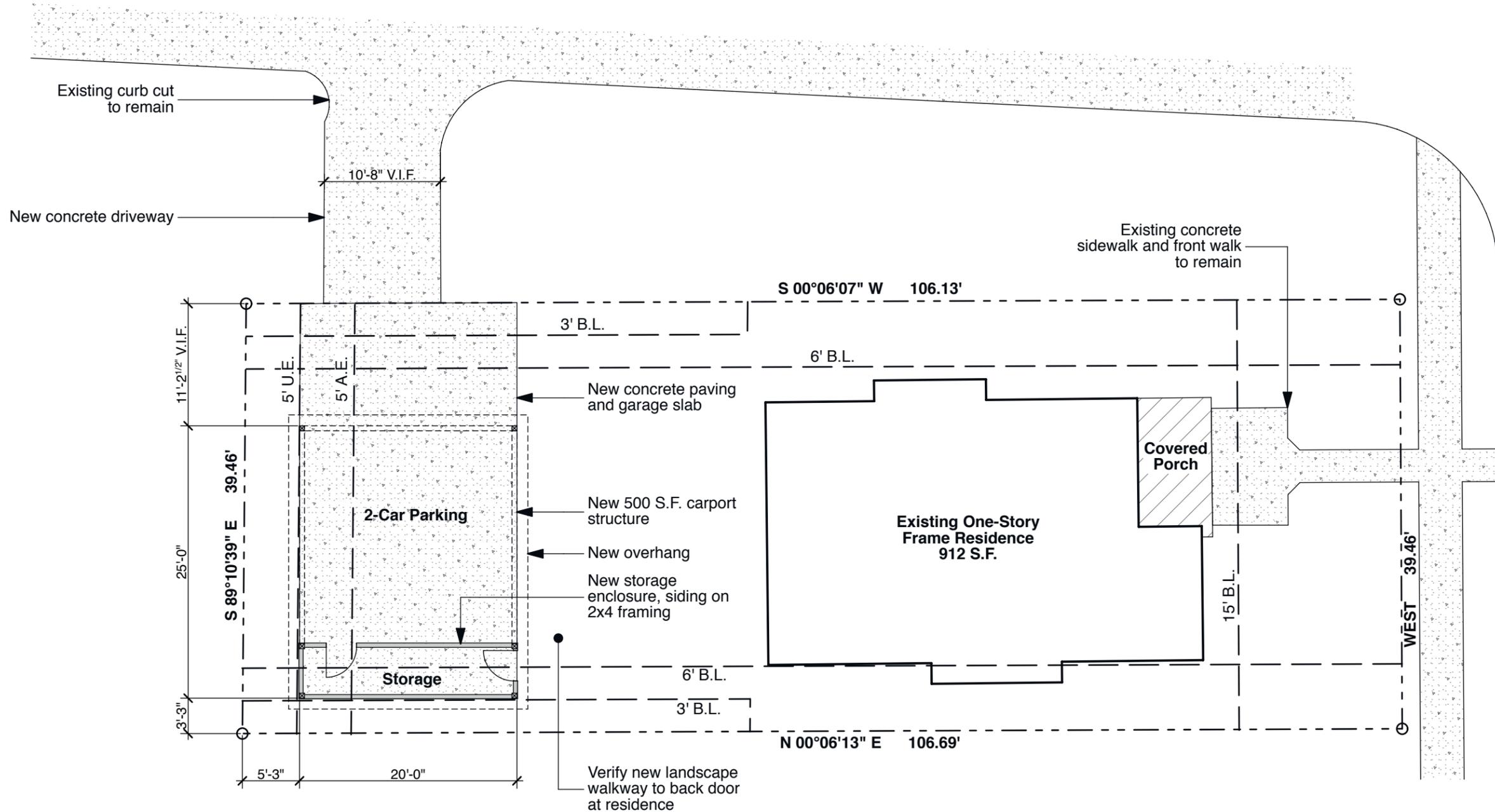


02 West Elevation
NOT TO SCALE



David Jeffers
27 April 2016

**Watson Street
60' R.O.W.**



**GRAYFORM
ARCHITECTURE**

6648 Merry Lane
Houston, TX 77023

Fugate Garage

801 W. Fugate
Houston TX 77009

ISSUE	DATE
HAHC Review	4-27-16

Site Plan
Proposed

A101



David Jeffers

27 April 2016



03 Site Plan

SCALE: 3/32" = 1'-0"