

CERTIFICATE OF APPROPRIATENESS APPLICATION FORM



PLANNING &
DEVELOPMENT
DEPARTMENT

PROPERTY

Address 815 FUGATE
Historic District / Landmark NORTHILL HCAD # 0621140000018
Subdivision NORTHILL Lot 3 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 DRAGO, KATHERINE L.
Company _____
Mailing Address 815 FUGATE STREET
Phone 713-410-5859
Email _____
Signature Katherine L. Drago
Date 10/6/16

APPLICANT (if other than owner)

Name _____
Company _____
Mailing Address _____
Phone _____
Email _____
Signature _____
Date _____

ACKNOWLEDGEMENT OF RESPONSIBILITY

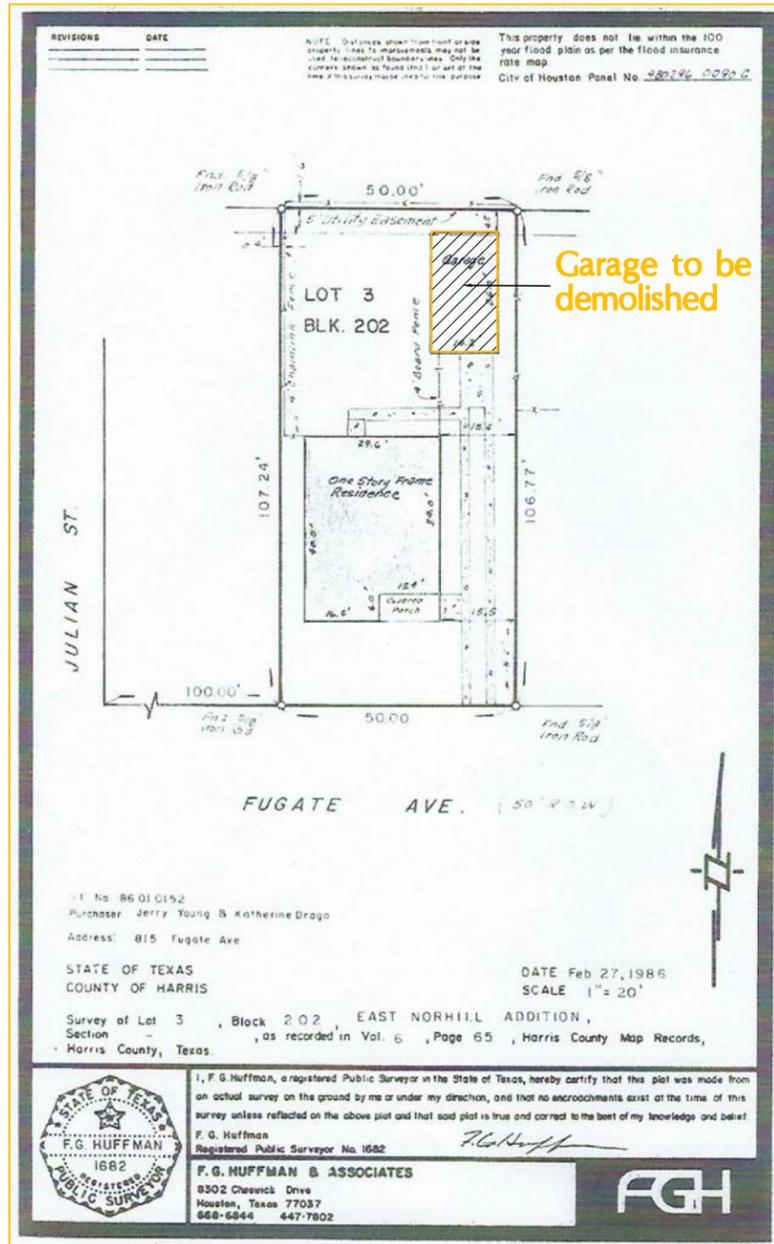
Requirements: A complete application includes all applicable information requested on checklists to provide a complete and accurate description of existing and proposed conditions. Preliminary review meeting or site visit with staff may be necessary to process the application. Owner contact information 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: ___/___/___



SURVEY



Existing Residence & Garage



Existing Garage - South



Existing Garage - West

EXISTING CONDITIONS

Property Description

Location: 815 Fugate, Norhill District
 Square Feet: 364
 Contributing Structure: Yes

The existing garage/storage building is a 90+ years old, 364 square foot wood frame building which has outlived its usefulness.

Once a useful farm storage building, it has become a garage and now a combination art studio and storage building.

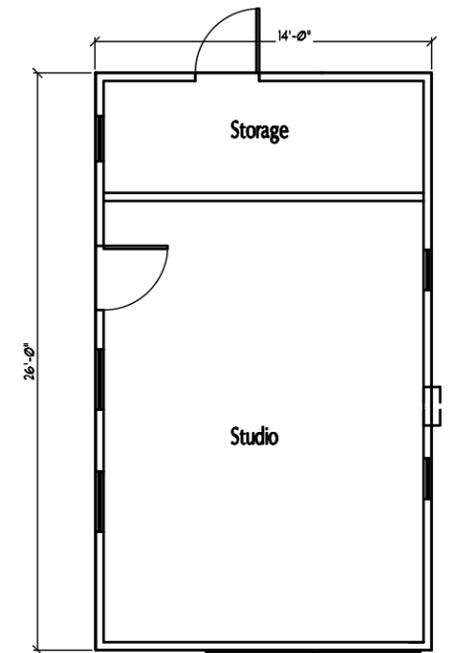
The building has lived through countless flooding and wind storm events and these natural occurrences have taken its toll.

The owners wish to replace it with a replica which will meet and enhance the historic neighborhood building guidelines.

Property Condition

1. Floor is at ground level and has flooded three times during 2015 and 2016.
2. Existing concrete perimeter beam is cracked.
3. Existing wood sub-floor framing has rotted and is a safety hazard.
4. Wood framing has rotted throughout the building.
5. Unsupported ridge beam is deflecting and is losing structural integrity.

Owner: Kathy Drago
 815 Fugate
 Houston, Texas 77009
 713-410-5859



EXISTING FLOOR PLAN

PETER / MILLER
 ARCHITECTS •
 281-240-4106

DRAGO GARAGE

815 FUGATE HOUSTON, TEXAS 77009 NORHILL HISTORICAL DISTRICT