

# CERTIFICATE OF APPROPRIATENESS APPLICATION FORM



PLANNING &  
DEVELOPMENT  
DEPARTMENT

## PROPERTY

Address 836 Fugate St Houston, TX 77009

Historic District / Landmark Historic District HCAD # 062118000001

Subdivision East Norhill Lot 1 Block 205

## DESIGNATION TYPE

- Landmark  Contributing
- Protected Landmark  Noncontributing
- Archaeological Site  Vacant

## PROPOSED ACTION

- Alteration or Addition  Relocation
- Restoration  Demolition
- New Construction  Excavation

## DOCUMENTS

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

## OWNER

Name Jeff Brumbaugh

Company \_\_\_\_\_

Mailing Address 836 Fugate St  
Houston, TX 77009

Phone 713-366-1906

Email [REDACTED]

Signature Jeffrey H. Brumbaugh

Date 8/30/2016

## APPLICANT (if other than owner)

Name Adam Wells

Company Ethos Design Group, LLC

Mailing Address 1940 Fountainview Dr  
#404

Phone 281.914.1741

Email [REDACTED]

Signature Adam Wells

Date 08.30.2016

## 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 APPLICATION INSTRUCTIONS



PLANNING &  
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Well in advance of the COA application deadline contact staff to discuss your project, application requirements, and, if necessary, to make an appointment to meet with staff for a project consultation. Visit the Historic Preservation Web Manual for historic district profiles, project guidance and forms. [www.houstontx.gov/HistoricPreservationManual](http://www.houstontx.gov/HistoricPreservationManual)

Historic Preservation Office	832.393.6556	historicpreservation@houstontx.gov
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## SUBMISSION INSTRUCTIONS

To submit application to Planning Department:

- email documents to historicpreservation@houstontx.gov (attachments must be less than 10MB)
- send a Dropbox shared folder invitation to historicpreservation@houstontx.gov, or
- contact staff to set up an appointment to drop off a disc or flash drive.

## MEETING SCHEDULE

- Applications are due **22 calendar days** in advance of the HAHC meeting by **12 PM (noon)** on the deadline date. Exception: revisions to items deferred or denied at the previous HAHC meeting are due 15 days in advance of the scheduled meeting.
- **Application deadlines are firm.** All materials must be submitted by the deadline to be considered at the following HAHC meeting. Designs must be final at time of application; revisions will not be accepted after the deadline.
- HAHC will not accept new material or redesigns presented at the HAHC meeting. Deferral until the following month's meeting may be necessary in such cases to allow for adequate review by staff and commissioners.
- HAHC monthly meetings are held at 3:00 PM at City Hall Annex, 900 Bagby Street, City Council Chambers, Public Level.

<b>2016 Meeting Dates</b> (Thursdays unless noted otherwise)	<b>COA Application Deadlines</b>	<b>Demolition / Relocation Posted Sign Deadlines</b>
January 28	January 6	January 18
February 25	February 3	February 15
March 24	March 2	March 14
April 21	March 30	April 11
May 19	April 27	May 9
June 16	May 25	June 6
July 28	July 6	July 18
August 25	August 3	August 15
September 22	August 31	September 12
October 20	September 28	October 10
November 17	October 26	November 7
December 14 (Wednesday)	November 22	December 4

# CERTIFICATE OF APPROPRIATENESS APPLICATION INSTRUCTIONS



PLANNING &  
DEVELOPMENT  
DEPARTMENT

## DEFINITIONS

**Addition:** any expansion to an existing building, structure or object.

**Alteration:** any change to the exterior of a building or structure, including adding, moving, removing or replacing an exterior feature.

**Demolition:** an act or process that destroys in whole, or a majority of, any building, structure, object or site.

**Excavation:** to expose, uncover, or remove by digging, cutting or hollowing out.

**Exterior Feature:** an element of the architectural character and the general arrangement of the external portion of a building, structure or object, including building materials and parts of the exterior wall assembly such as walls studs, interior shiplap and the foundation

**Mandatory Repair:** a repair of a building or structure that is necessary to comply with Article IX, Ch. 10, Houston Code of Ordinances, as evidenced by an order of the hearing official or the building and standards commission or by a citation.

**New Construction:** the erection of a new building, structure, or object, on a lot, site, or other property.

**Relocation:** any change in the location of a building, structure, or object.

**Restoration:** accurately recovering the form and detail of a building, structure, object, or site and its setting as it appeared at a particular period of time by means of the removal of later work, or by the replacement of missing earlier work, or both.

# CERTIFICATE OF APPROPRIATENESS ALTERATION & ADDITON 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.**

Complete all applicable items and submit with the COA application form. Staff can assist you in determining what items are required for your scope of work. An incomplete application may cause delays in processing or may be deferred to the next agenda. Application materials must clearly represent current and proposed conditions. Refer to Houston Code of Ordinances, Ch. 33 VII, Sec. 33-241 for approval criteria for alteration, rehabilitation, restoration and additions.

**PROPERTY ADDRESS:** 836 FUGATE ST HOUSTON, TX 77009

**BUILDING TYPE**

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> single-family residence | <input checked="" type="checkbox"/> garage   |
| <input type="checkbox"/> multi-family residence             | <input type="checkbox"/> carport             |
| <input type="checkbox"/> commercial building                | <input type="checkbox"/> accessory structure |
| <input type="checkbox"/> mixed use building                 | <input type="checkbox"/> other               |
| <input type="checkbox"/> institutional building             |  |

**ALTERATION TYPE**

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> addition                | <input checked="" type="checkbox"/> roof  |
| <input checked="" type="checkbox"/> foundation              | <input type="checkbox"/> awning or canopy |
| <input checked="" type="checkbox"/> wall siding or cladding | <input type="checkbox"/> commercial sign  |
| <input checked="" type="checkbox"/> windows or doors        | <input type="checkbox"/> ramp or lift     |
| <input type="checkbox"/> porch or balcony                   | <input type="checkbox"/> other            |

**WRITTEN DESCRIPTION**

- property description, current conditions and any prior alterations or additions
- proposed work; plans to change any exterior features, and/or addition description
- current building material conditions and originality of any materials proposed to be repaired or replaced
- proposed new materials description; attach specification sheets if necessary

**PHOTOGRAPHS** label photos with description and location

- elevations of all sides
- detail photos of exterior elements subject to proposed work
- historical photos as evidence for restoration work

**DRAWINGS** scale like drawings the same; include all dimensions and drawing scale; label with cardinal directions

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> current site plan      | <input checked="" type="checkbox"/> demolition plan                  |
| <input checked="" type="checkbox"/> proposed site plan     | <input type="checkbox"/> current roof plan                           |
| <input checked="" type="checkbox"/> current floor plans    | <input checked="" type="checkbox"/> proposed roof plan               |
| <input checked="" type="checkbox"/> proposed floor plans   | <input type="checkbox"/> current elevations (all sides)              |
| <input type="checkbox"/> current window and door schedule  | <input checked="" type="checkbox"/> proposed elevations (all sides)  |
| <input type="checkbox"/> proposed window and door schedule | <input checked="" type="checkbox"/> perspective and/or line of sight |

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www.edghouston.com

Designer: Ethos Design Group, LLC  
 Address: 1940 Fountainview Dr #404  
 Houston, TX 77057  
 Phone: 281.914.1741  
 Fax:  
 e-mail:

Engineer: <<unassigned>>  
 Address:

Phone:  
 e-mail:

Client: Jeff Brumbaugh  
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No.	Description	Date
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- Architectural drawings will show floor elevations, opening heights, etc; Contractor must refer to both architectural and structural drawings to ensure proper layout of project.
- Designed for 110 MPH winds (3 second gusts) as required by IRC-2012.
- Designed for City of Houston.

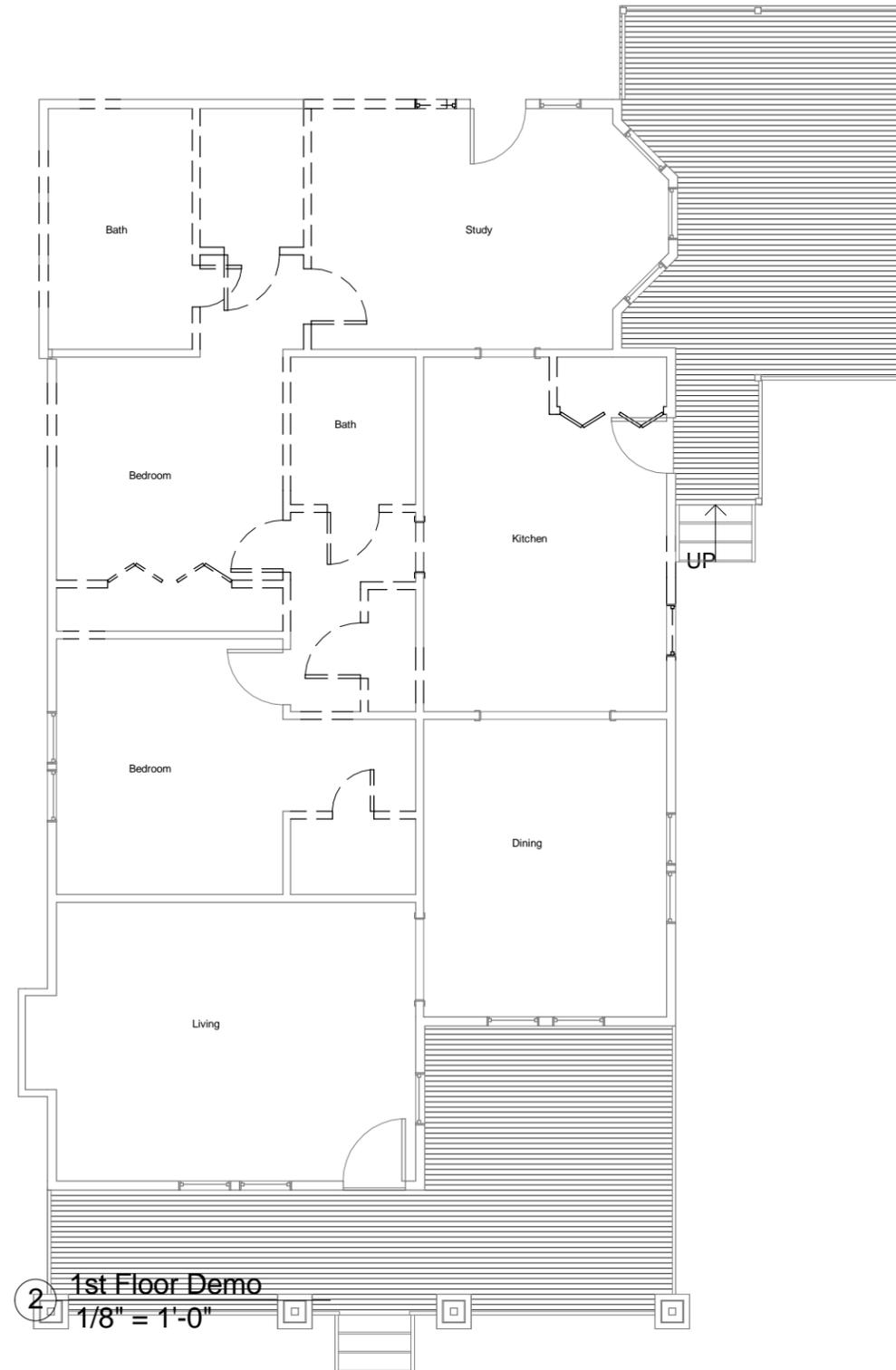
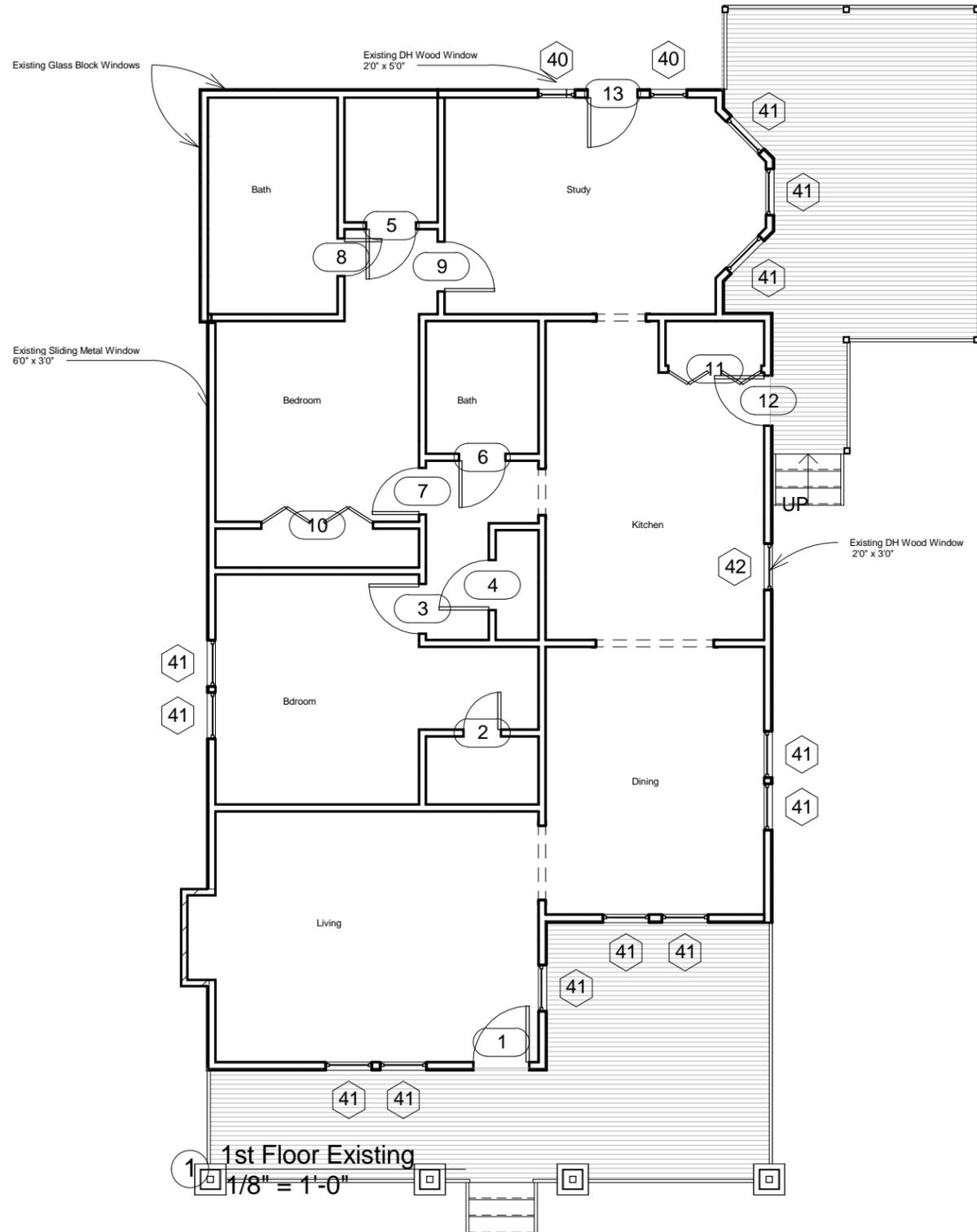
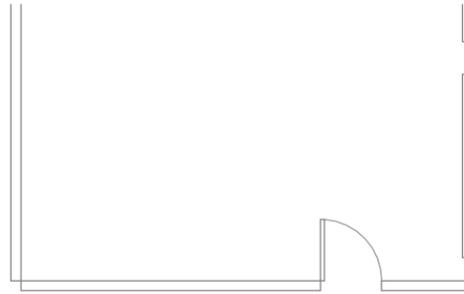
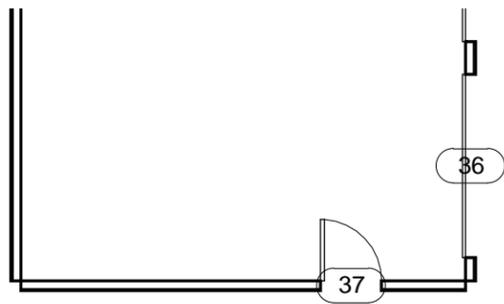
This plan set is an instrument of service and shall remain the property of the designer. Using these drawings on any other project or extension to this project is prohibited without the written consent of both the engineer of record and the designer. Ethos Design Group, LLC, acting as the designer, will neither be responsible nor liable for construction methods or materials, including safety programs regarding this project unless specifically hired as the general contractor.

## Brumbaugh Renovation Existing & Demo

Project number	FU-836
Date	07.20.2016
Drawn by	awells
Checked by	awells

# A-0.0

Scale 1/8" = 1'-0"  
 Print 11x17 "Borderless" to scale drawings





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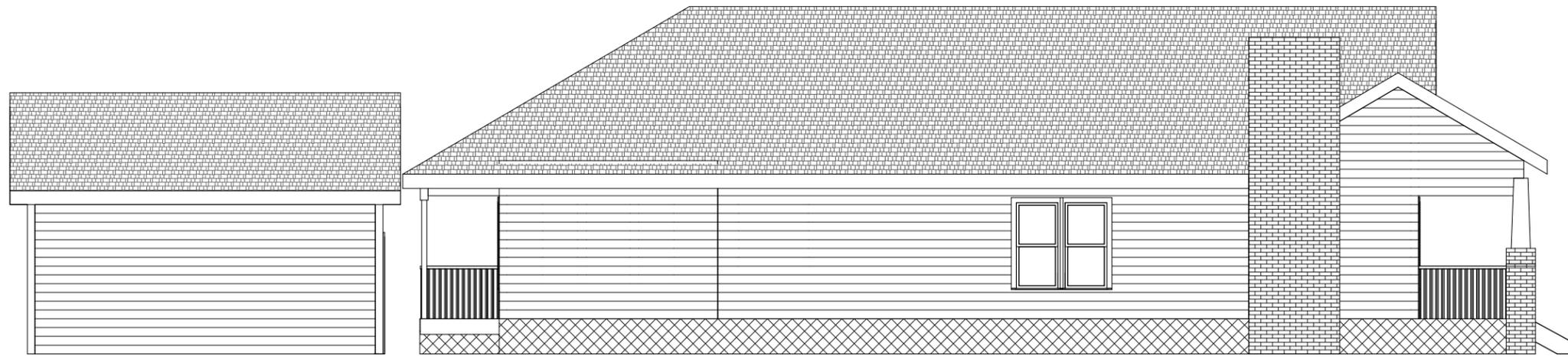
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**Brumbaugh  
Renovation  
Existing Exterior  
Elevations**

Project number FU-836  
Date 07.20.2016  
Drawn by awells  
Checked by awells

**A-0.1**

Scale 1/8" = 1'-0"  
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① West-Existing  
1/8" = 1'-0"



② East-Existing  
1/8" = 1'-0"



③ North-Existing  
1/8" = 1'-0"



④ South-Existing  
1/8" = 1'-0"



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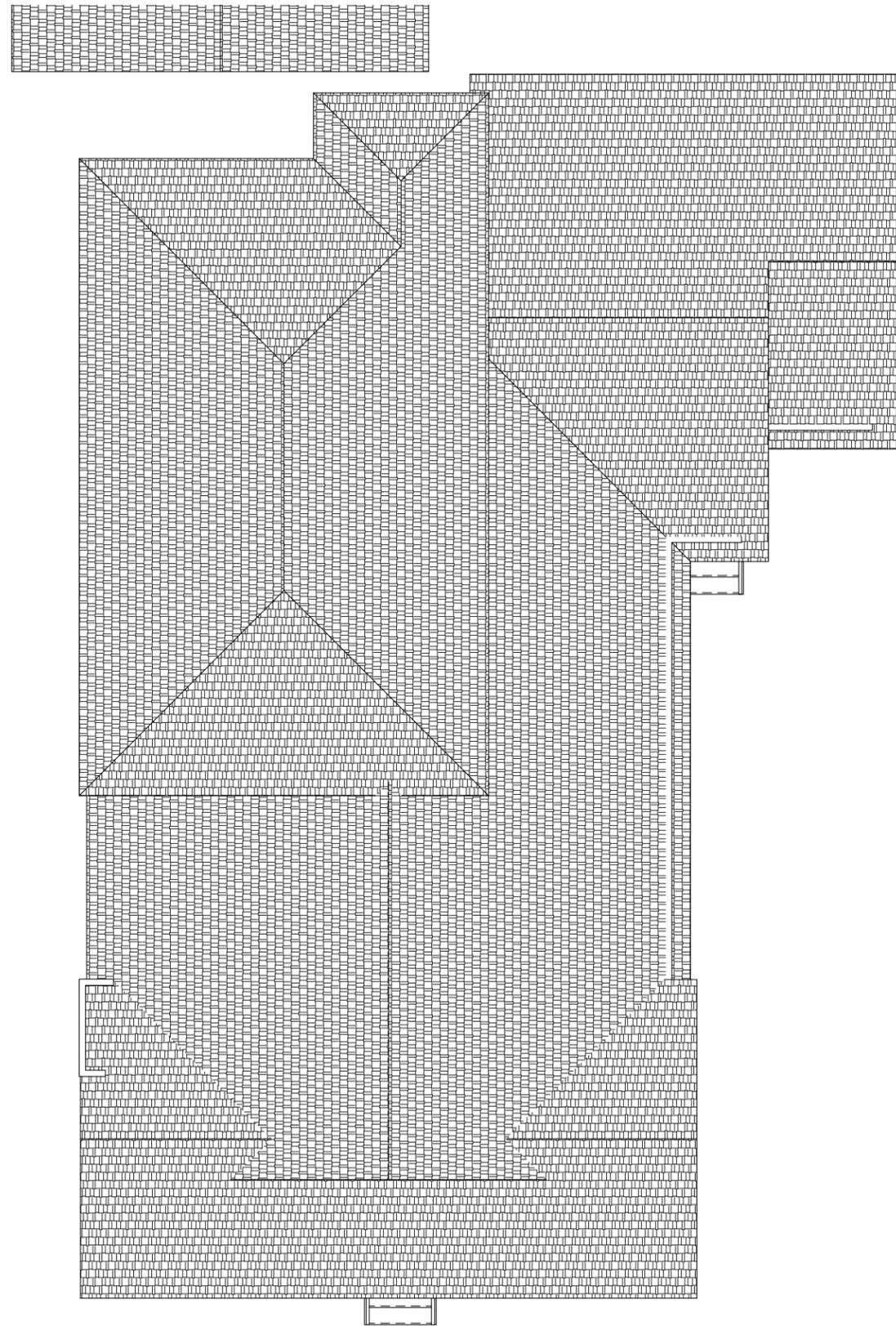
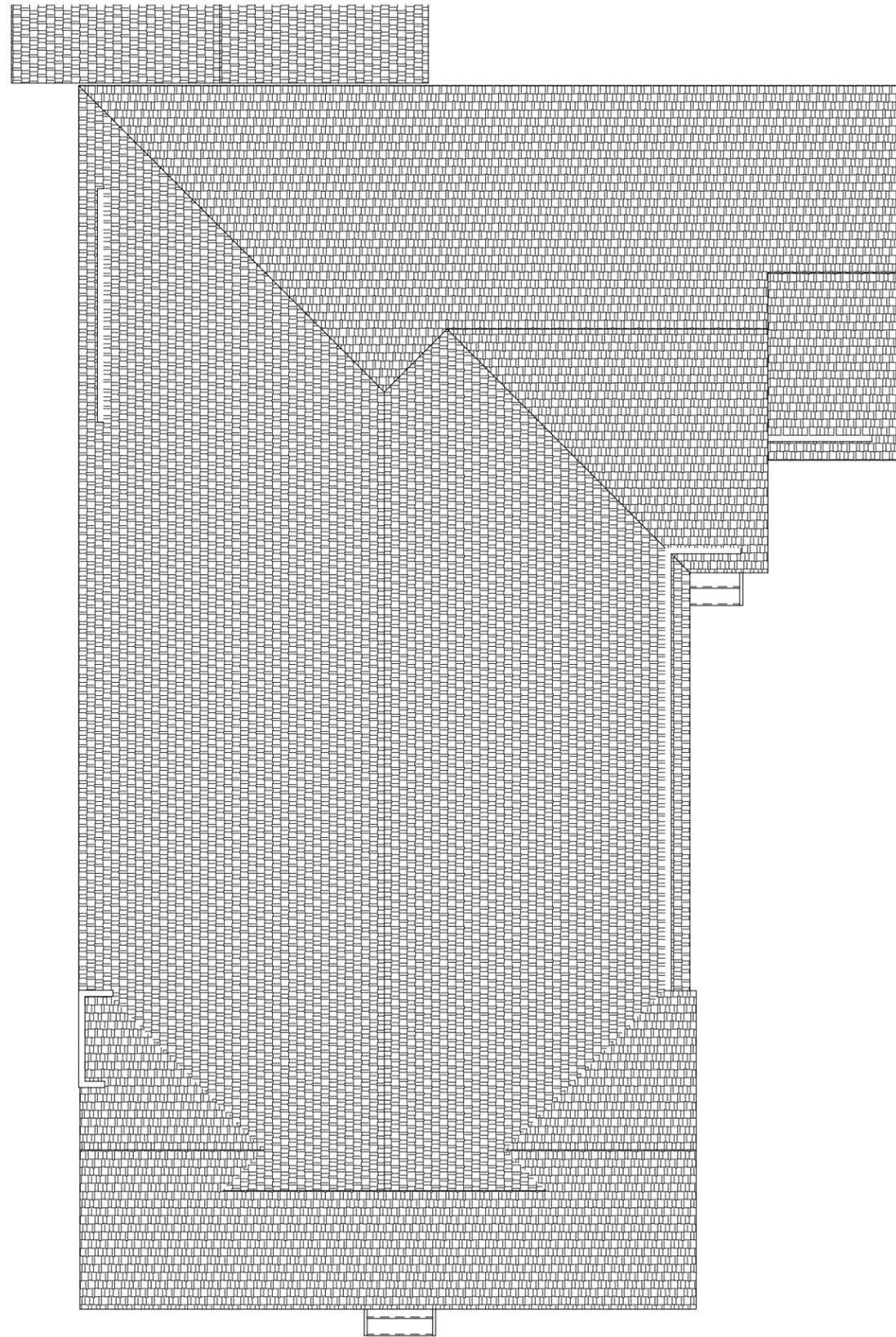
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### Brumbaugh Renovation Roof Plans

Project number FU-836  
Date 07.20.2016  
Drawn by awells  
Checked by awells

# A-0.2

Scale 1/8" = 1'-0"  
Print 11x17 "Borderless" to scale drawings



1 Existing Roof Plan  
1/8" = 1'-0"







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Designer: Ethos Design Group, LLC  
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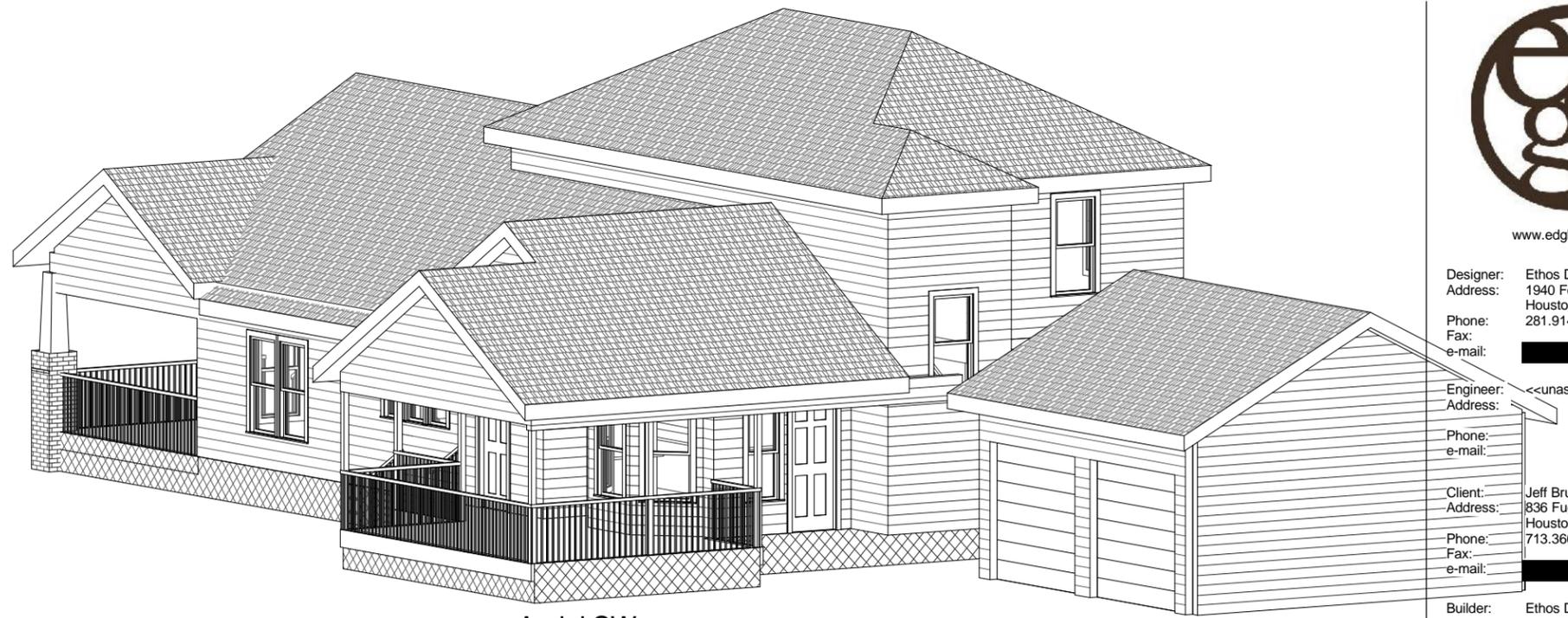
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### Brumbaugh Renovation Renderings

Project number FU-836  
Date 07.20.2016  
Drawn by awells  
Checked by awells

# A-1.1

Scale  
Print 11x17 "Borderless" to scale drawings



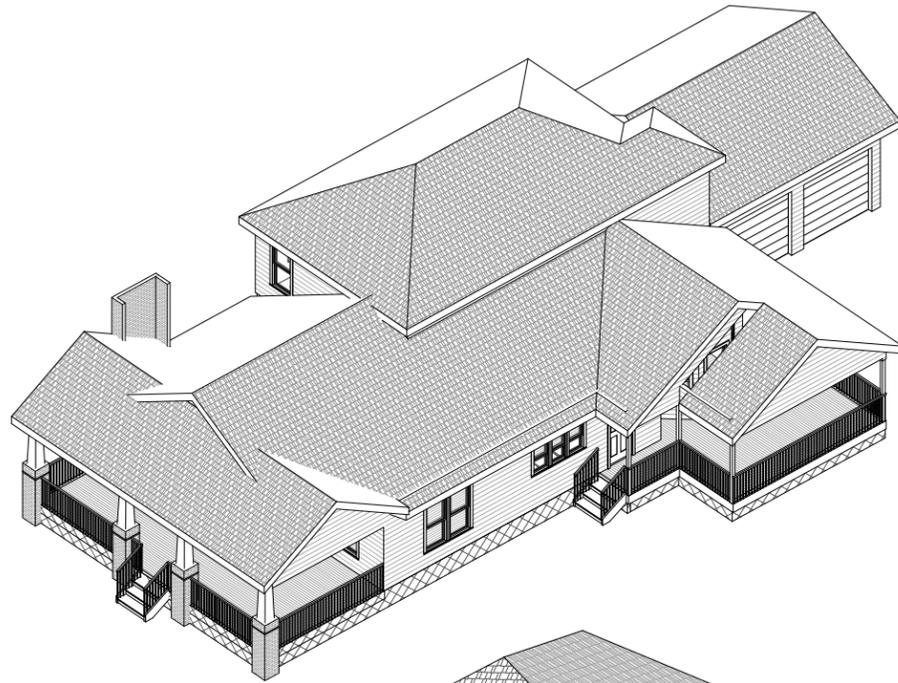
2 Aerial SW



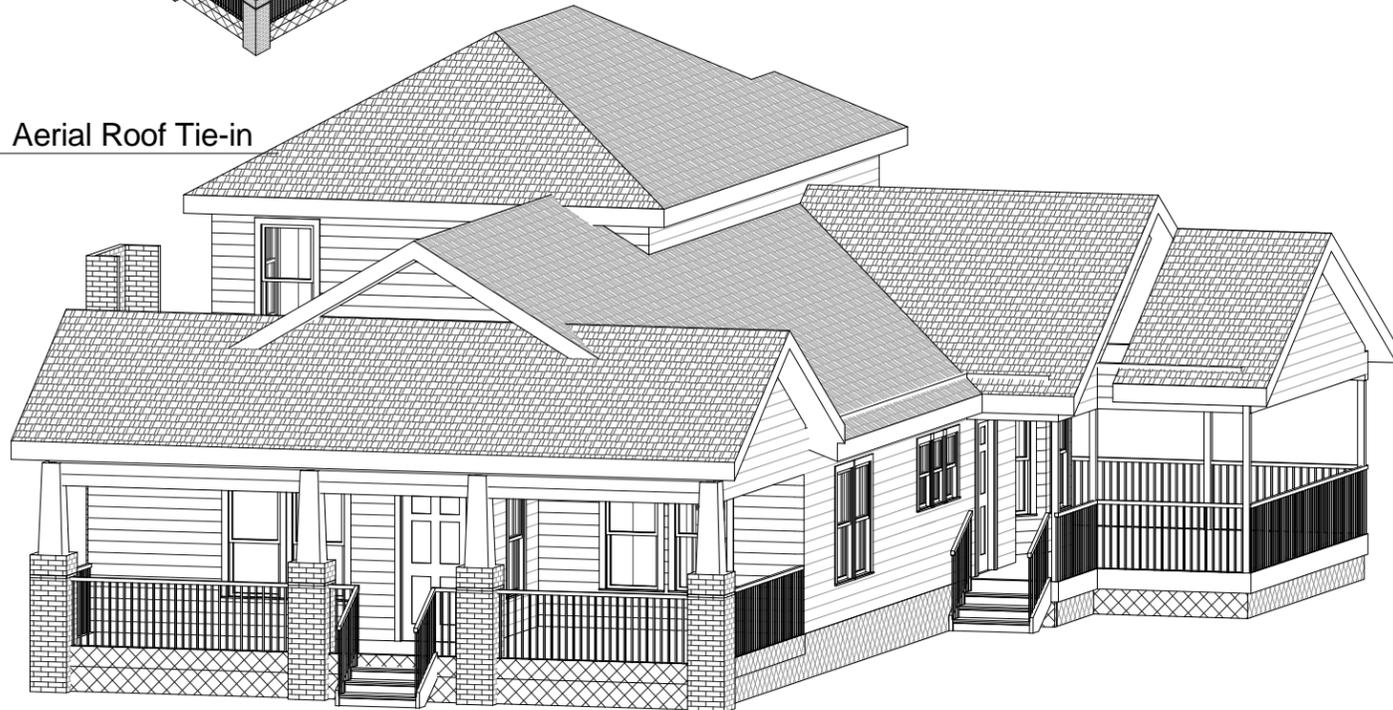
3 Street View NW



4 Street View SW



5 Aerial Roof Tie-in



1 Aerial NW



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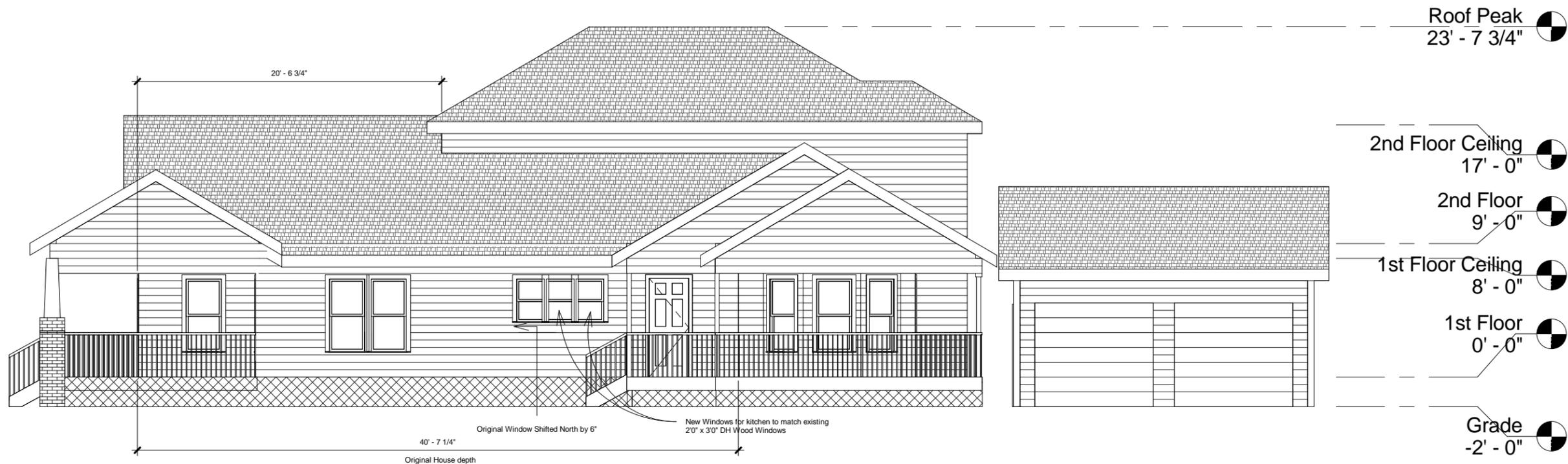
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### Brumbaugh Renovation New Exterior Elevations

Project number FU-836  
Date 07.20.2016  
Drawn by awells  
Checked by awells

## A-2.0

Scale 1/8" = 1'-0"  
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1 East  
1/8" = 1'-0"



2 West  
1/8" = 1'-0"



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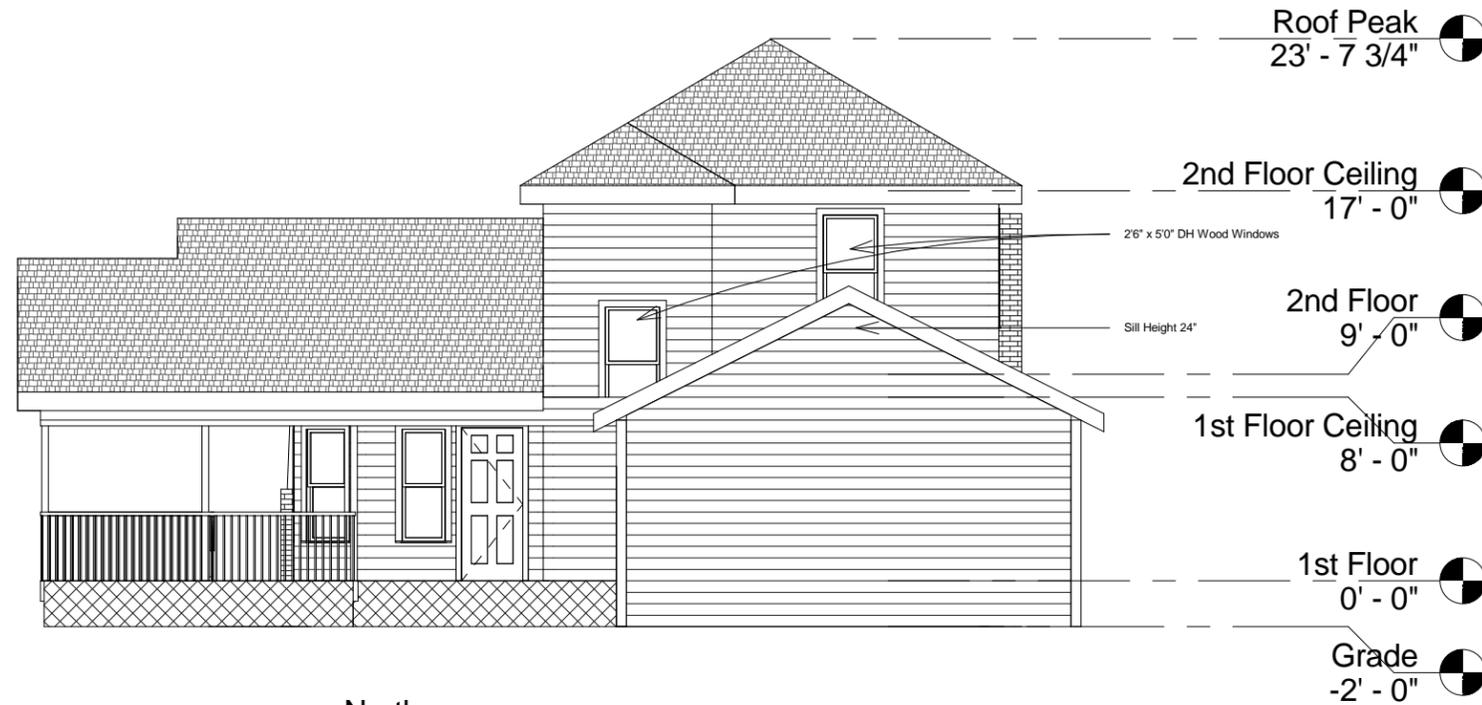
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Checked by awells

# A-2.1

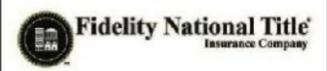
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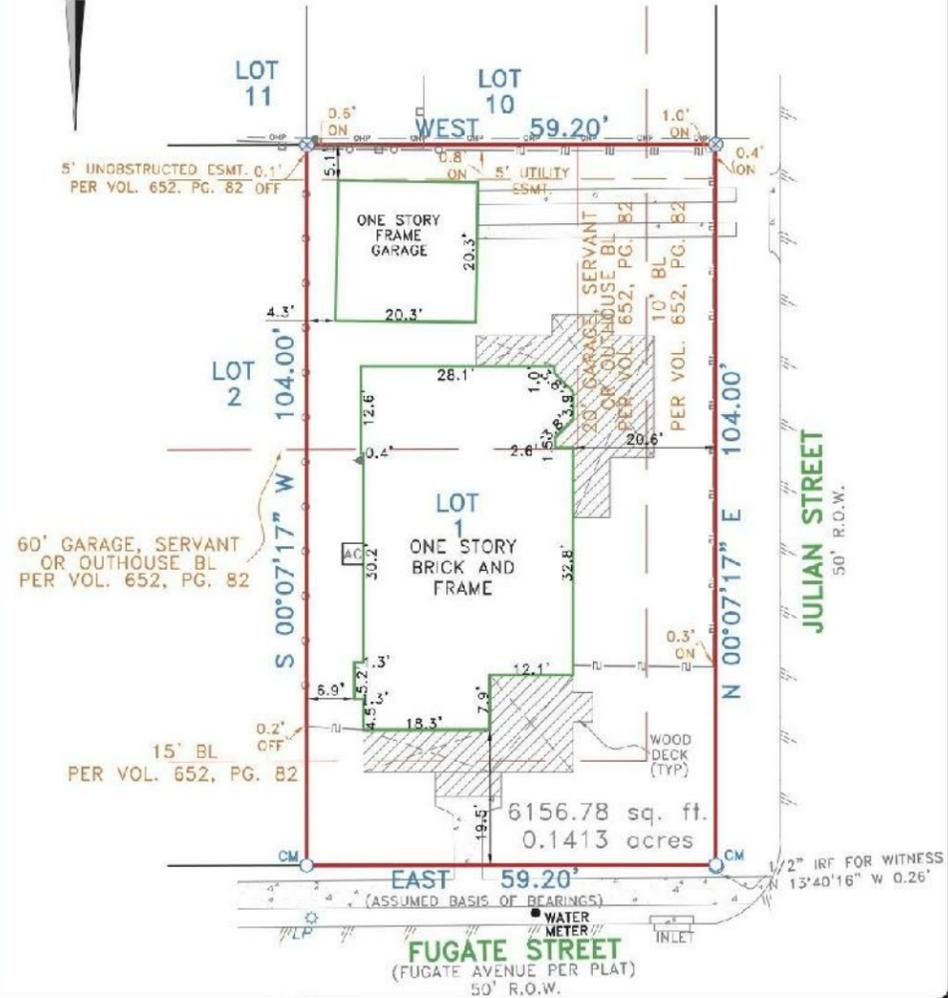
1 North  
1/8" = 1'-0"



2 South  
1/8" = 1'-0"



- LEGEND**
- 1/2" ROD FOUND
  - ⊙ 1/2" ROD SET
  - ⊙ 5/8" ROD FOUND
  - ⊙ "X" FOUND/SET
  - ⊙ 60d NAIL FOUND
  - FENCE POST FOR CORNER
  - CM CONTROLLING MONUMENT
  - AC AIR CONDITIONER
  - PE POOL EQUIPMENT
  - 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:**

EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY  
 VOL. 652, PG. 82, VOL. 1690, PG. 85  
 CC# H00780, N09554800  
 N620331, Y003191  
 20090189889

Accepted by: \_\_\_\_\_  
 Purchaser

Date: \_\_\_\_\_

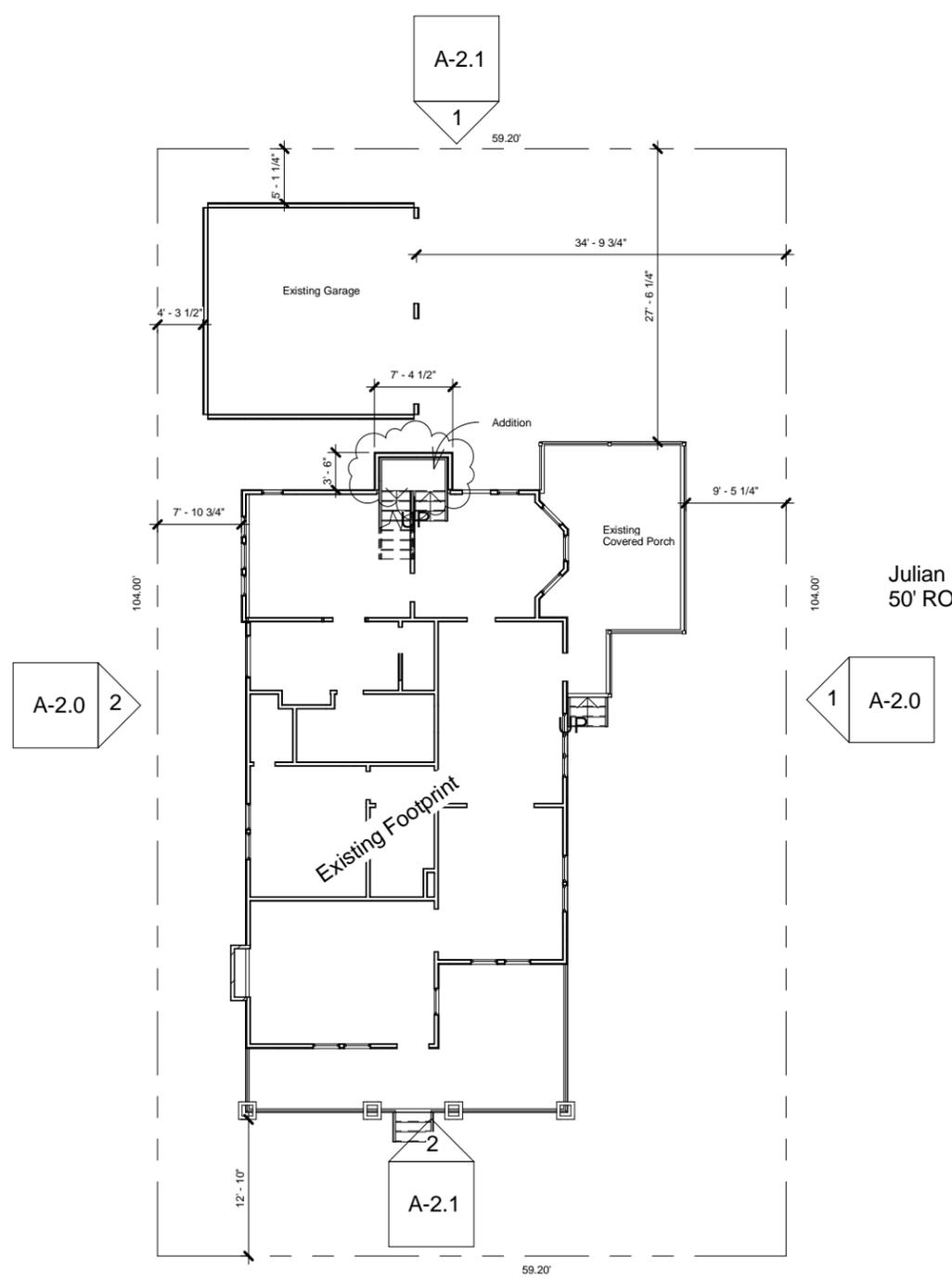
**NOTES:**  
 NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.  
 FLOOD NOTE: According to the F.I.R.M. No. 48201C0670M, this property does lie in Zone X and does not lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by Fidelity National Title. 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: E.L.  
 Scale: 1" = 20'  
 Date: 07/08/16

GF No.: FTH-86F-FAH16004851LL  
 Job No. 1613227

**C.B.G. Surveying, Inc.**  
 12025 Shiloh Road, Ste. 230  
 Dallas, TX 75228  
 P 214.349.9485  
 F 214.349.2216  
 Firm No. 10168800  
 www.cbgsfw.com



1 Site  
 1/16" = 1'-0"



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 e-mail: \_\_\_\_\_

Builder: Ethos Design Group, LLC  
 Address: 1940 Fountainview Dr #404  
 Houston, TX 77057  
 Phone: 281.914.1741  
 Fax: \_\_\_\_\_  
 e-mail: \_\_\_\_\_

No.	Description	Date
1	Revision 1	Date 1

1. Plans drawn to IRC-2012 standards (at minimum).
2. Contractor must verify all dimensions and field conditions.
3. Should any discrepancy exist between plans and actual project, both the engineer of record and the designer of record must be notified.
4. Architectural drawings will show floor elevations, opening heights, etc.; Contractor must refer to both architectural and structural drawings to ensure proper layout of project.
4. Designed for 110 MPH winds (3 second gusts) as required by IRC-2012.
5. Designed for City of Houston.

This plan set is an instrument of service and shall remain the property of the designer. Using these drawings on any other project or extension to this project is prohibited without the written consent of both the engineer of record and the designer. Ethos Design Group, LLC, acting as the designer, will neither be responsible nor liable for construction methods or materials, including safety programs regarding this project unless specifically hired as the general contractor.

**Brumbaugh  
 Renovation  
 Site Plans**

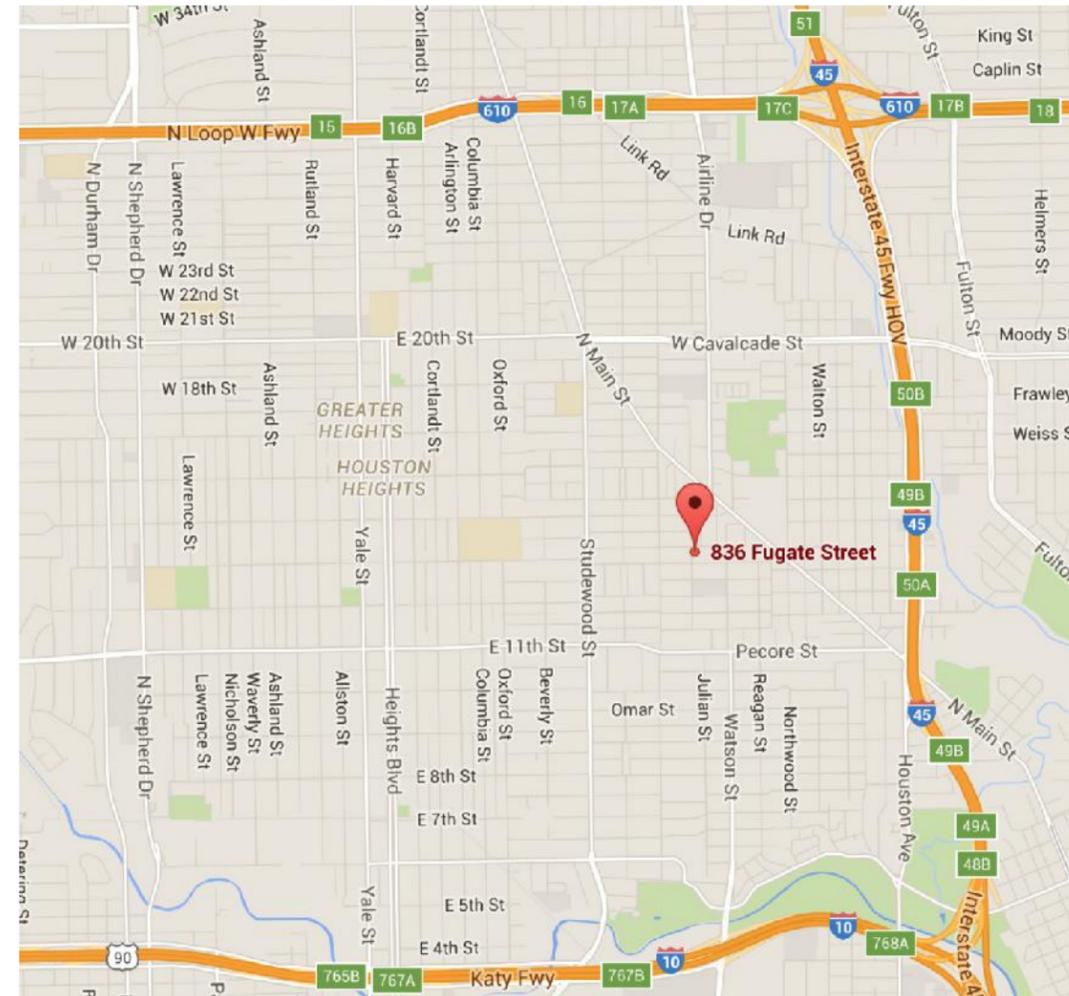
Project number: FU-836  
 Date: 07.20.2016  
 Drawn by: awells  
 Checked by: awells

**C-0.0**

836 Fugate St  
Houston, TX 77009

PROJECT INFO:

Remodel Interior	1,053
Addition of 2nd Story	609
<b>Total</b>	<b>1,662</b>



www.edghouston.com

Designer: Ethos Design Group, LLC  
Address: 1940 Fountainview Dr #404  
Houston, TX 77057  
Phone: 281.914.1741  
Fax: [REDACTED]  
e-mail: [REDACTED]

Engineer: <<unassigned>>  
Address:

Phone:  
e-mail:

Client: Jeff Brumbaugh  
Address: 836 Fugate St  
Houston, TX 77009  
Phone: 713.366.1906  
Fax: [REDACTED]  
e-mail: [REDACTED]

Builder: Ethos Design Group, LLC  
Address: 1940 Fountainview Dr #404  
Houston, TX 77057  
Phone: 281.914.1741  
Fax: [REDACTED]  
e-mail: [REDACTED]

No.	Description	Date
1	Schematic Design-Initial Draft	

- Plans drawn to IRC-2012 standards (at minimum).
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Brumbaugh  
Renovation  
Cover & Index

Project number FU-836  
Date 07.20.2016  
Drawn by awells  
Checked by awells

Cover

Scale  
Print 11x17 "Borderless" to scale drawings



1 Rendering

Sheet Index

- A-0.0 Existing & Demo
- A-0.1 Existing Exterior Elevations
- A-0.2 Roof Plans
- A-0.3 Schedules
- A-1.0 New Plan
- A-1.1 Renderings
- A-2.0 New Exterior Elevations
- A-2.1 New Exterior Elevations
- C-0.0 Site Plans