

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** October 1, 2014

**Applicant:** Humberto A Lara, Hal & Aly Properties, LLC, owner

**Property:** 812 W Fugate, lot 7, block 205, East Norhill Subdivision. The property includes a historic 1,202 square foot, one-story wood frame single-family residence and a detached garage situated on a 5,512 square foot (53' x 104') interior lot.

**Significance:** Contributing Bungalow-style residence, constructed circa 1928, located in the Norhill Historic District.

**Proposal:** Alteration – Construct an approximately 500 square foot addition to the rear of the 1,202 square foot residence and connect it with a covered courtyard and hallway to an existing garage. The garage ridge will be raised approximately 2'.

See enclosed application materials and detailed project description on p. 4-17 for further details.

**Public Comment:** No public comment received.

**Civic Association:** The Norhill Neighborhood Association is not in support of the project. See Attachment A.

**Recommendation:** Approval

**HAHC Action:** Approved

*All materials in exterior walls, including windows, siding, framing lumber, and interior shiplap must be retained except where removal or replacement has been explicitly approved by HAHC. Shiplap is an integral structural component of the exterior wall assembly in balloon framed structures and its removal can cause torqueing, twisting and collapse of exterior walls. Shiplap may be carefully shored and removed in small portions to insulate, run wire or plumbing, and should be replaced when the work is complete. Maintenance and minor in-kind repairs of exterior materials may be undertaken without HAHC approval, but if extensive damage of any exterior wall element is encountered during construction, contact staff before removing or replacing the materials. A revised COA may be required.*

**CERTIFICATE OF APPROPRIATENESS**

**Basis for Issuance:** HAHC Approval  
**Effective:** October 23, 2014



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

COA valid for one year from effective date. COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved project scope may require a new COA.

APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

Sec. 33-241(a): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark or protected landmark, (ii) any building, structure or object that is contributing to an historic district, or (iii) any building, structure or object that is part of an archaeological site, upon finding that the application satisfies the following criteria, as applicable:

S D NA

S - satisfies D - does not satisfy NA - not applicable

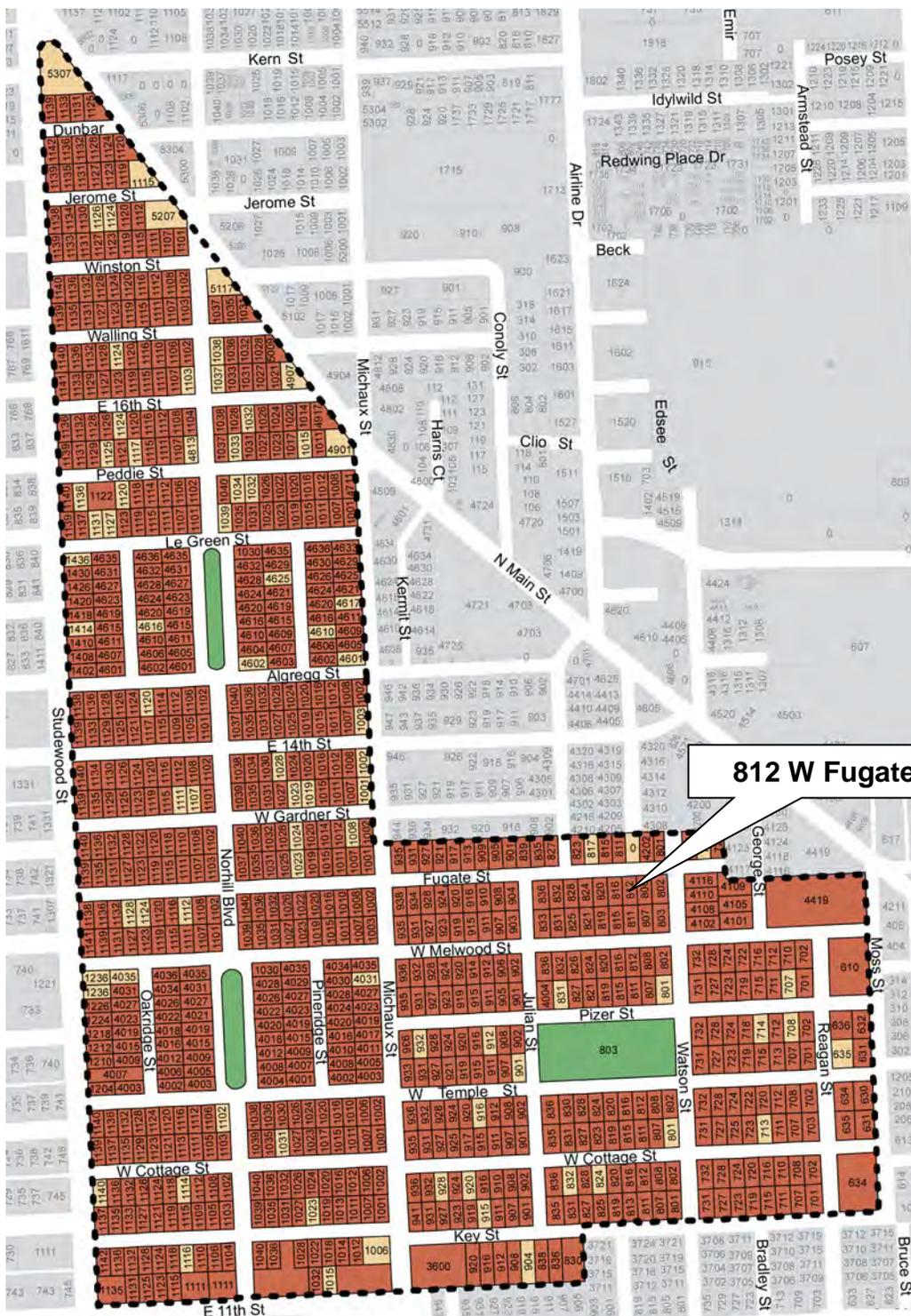
- (1) The proposed activity must retain and preserve the historical character of the property;
(2) The proposed activity must contribute to the continued availability of the property for a contemporary use;
(3) The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance;
(4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
(5) The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site;
(6) New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale;
(7) The proposed replacement of missing exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures;
(8) Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site;
(9) The proposed design for any exterior alterations or addition must not destroy significant historical, architectural or cultural material and must be compatible with the size, scale, material and character of the property and the area in which it is located;
(10) The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s);
(11) The proposed activity will comply with any applicable deed restrictions.



PROPERTY LOCATION  
NORHILL HISTORIC DISTRICT

**Building Classification**

- Contributing
- Non-Contributing
- Park



812 W Fugate

**INVENTORY PHOTO - RESIDENCE**



**INVENTORY PHOTO – GARAGE**



**NEIGHBORING PROPERTIES**



*808 W Fugate– Contributing – 1928 (neighbor)*



*816 W Fugate– Contributing – 1932 (neighbor)*

**STREET VIEW**



**NORTH ELEVATION – FRONT FACING W FUGATE**

EXISTING

Scale: 3/16" = 1'-0"



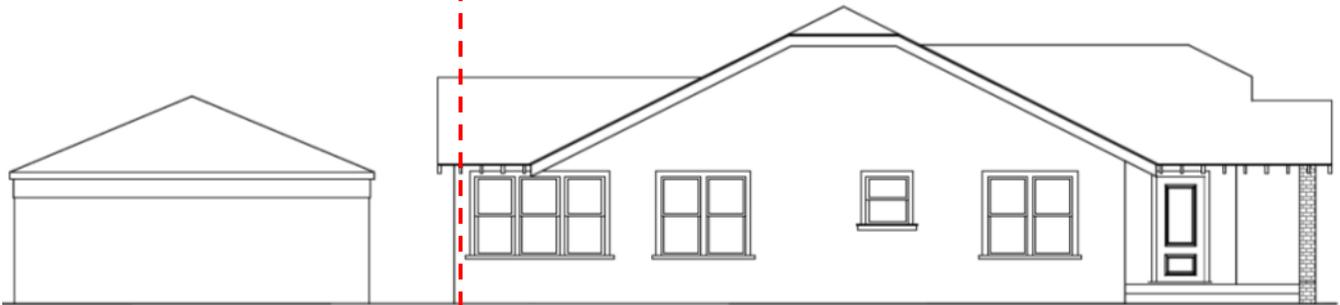
PROPOSED

Scale: 3/16" = 1'-0"



**EAST SIDE ELEVATION**

EXISTING



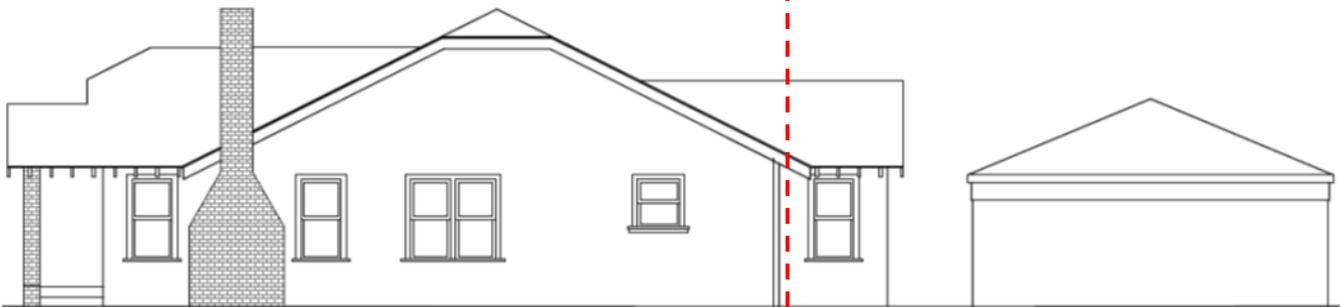
PROPOSED



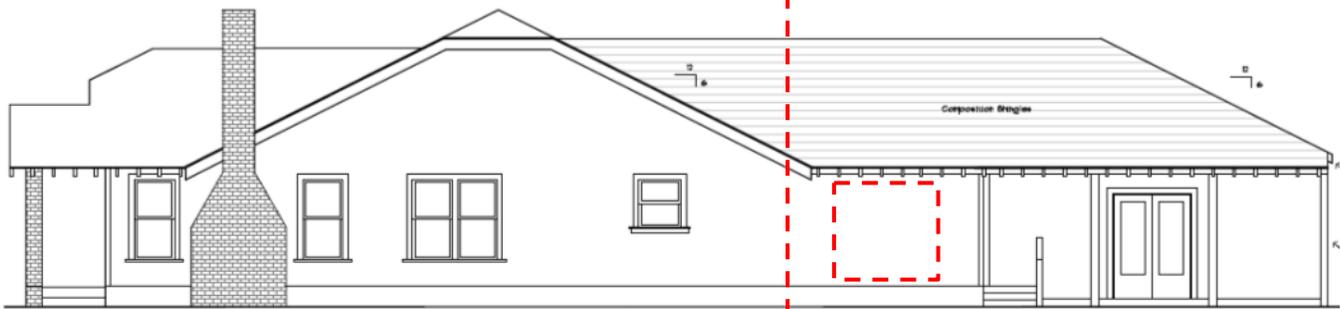
*EXISTING REAR WALL*

**WEST SIDE ELEVATION**

EXISTING



PROPOSED

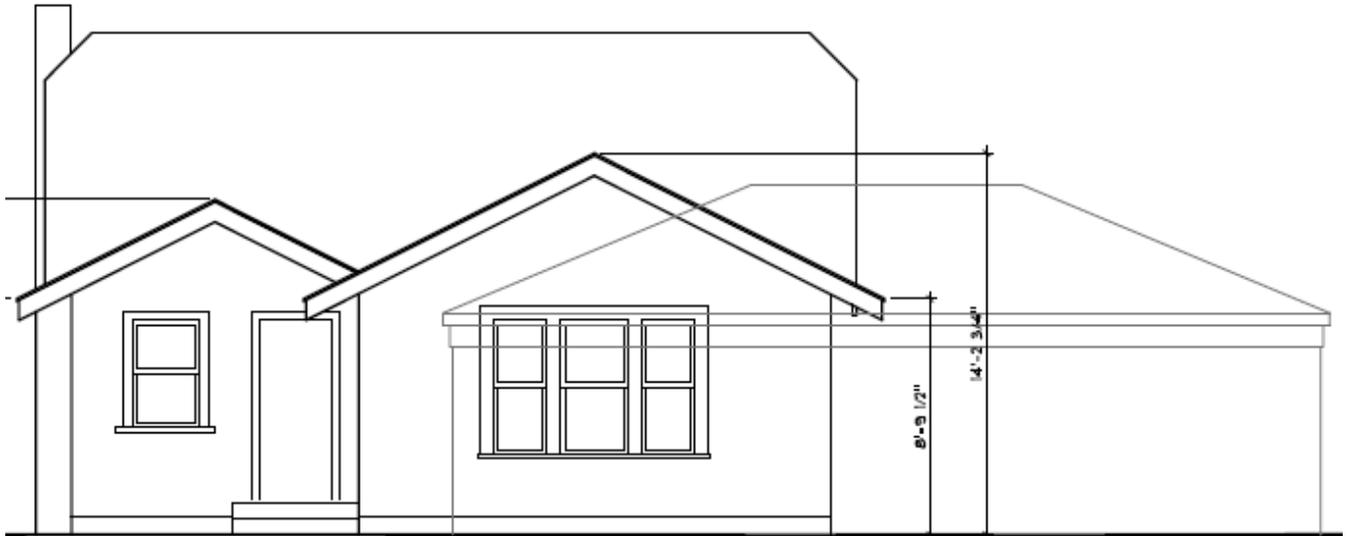


*EXISTING REAR WALL*

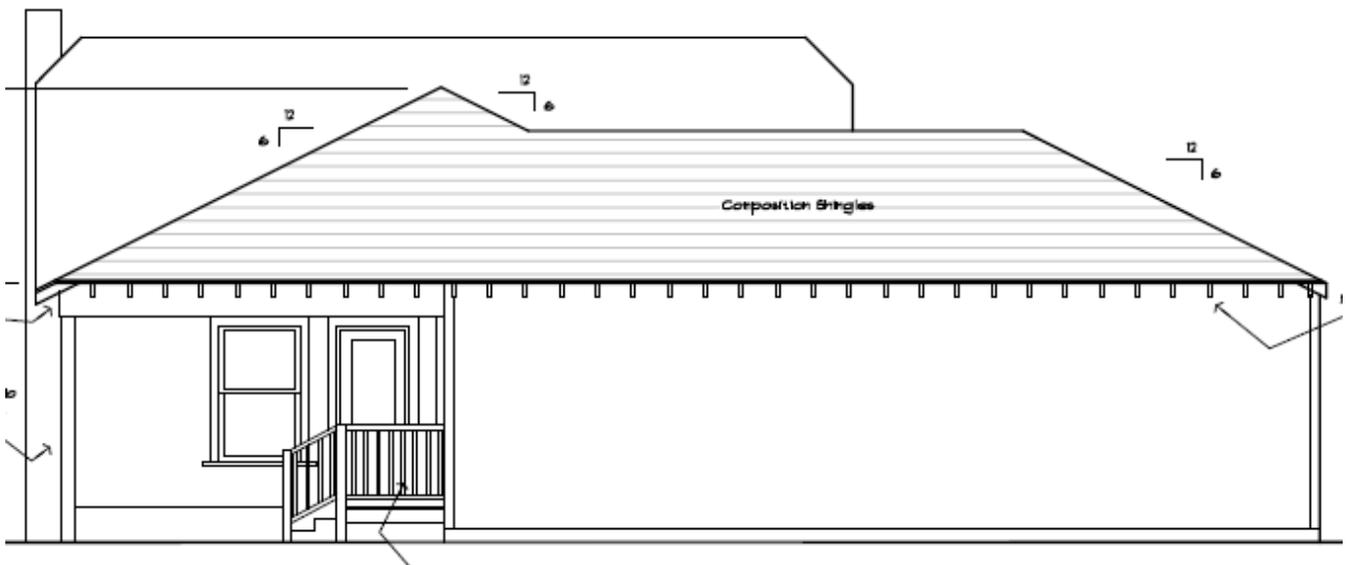
*INSERT TWO WINDOWS*

**SOUTH (REAR) ELEVATION**

EXISTING



PROPOSED

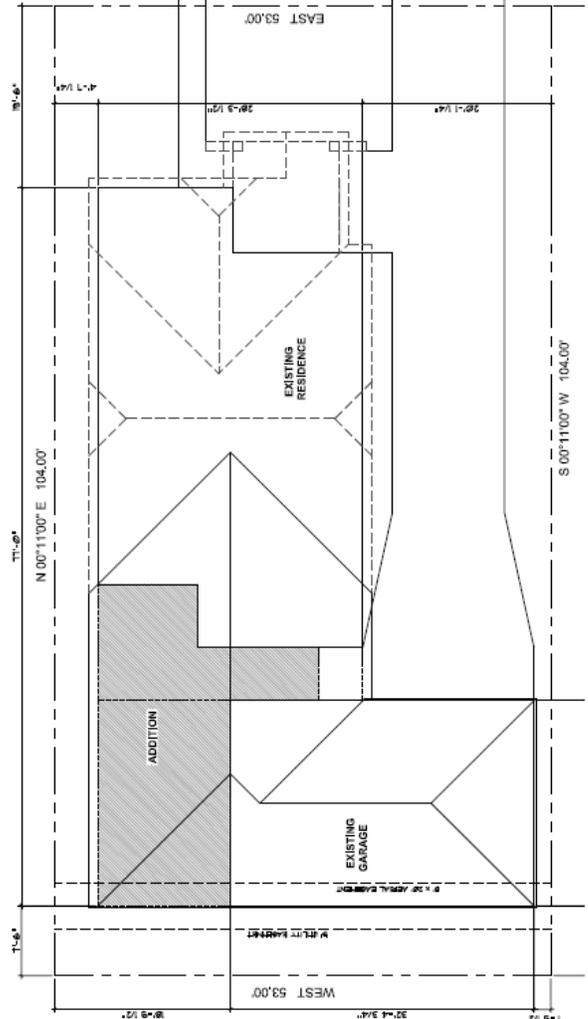
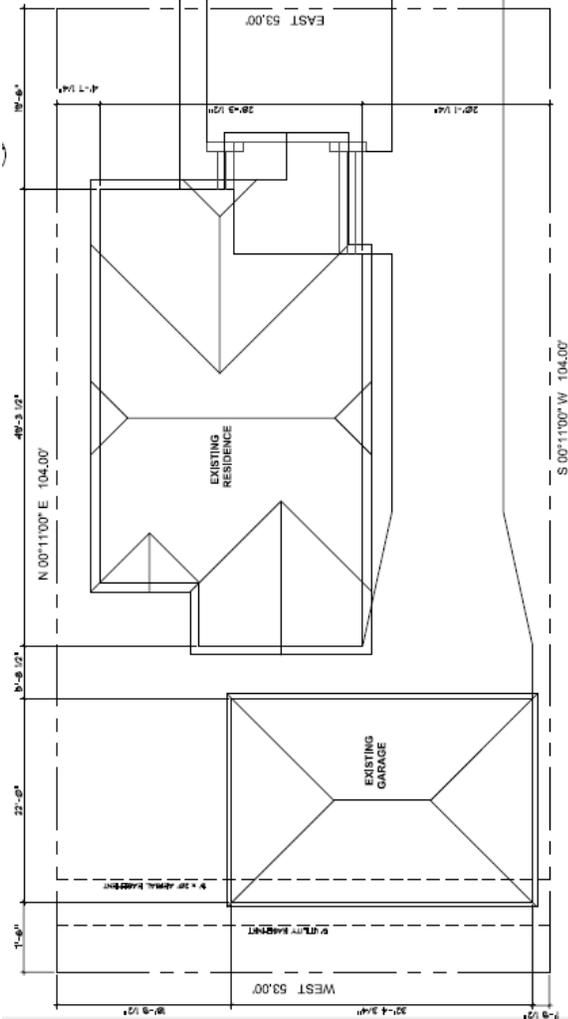




SITE PLAN

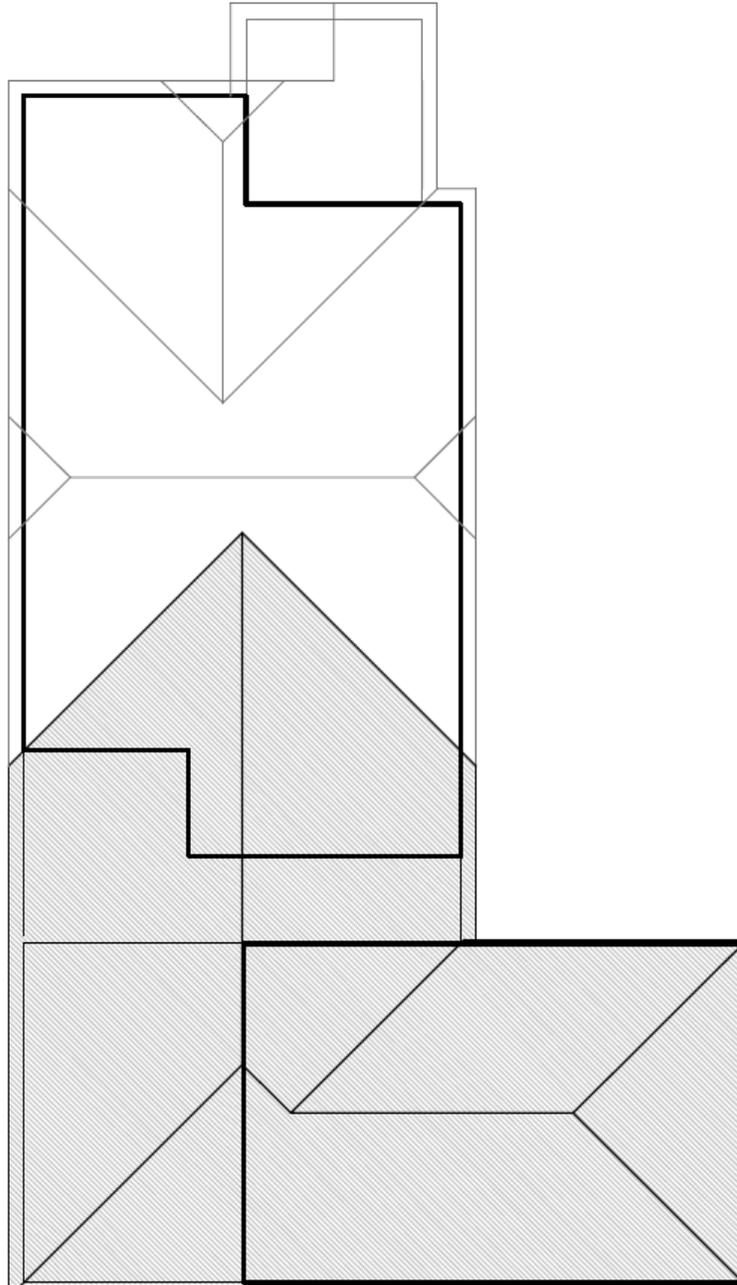
EXISTING

PROPOSED





ROOF PLAN  
PROPOSED

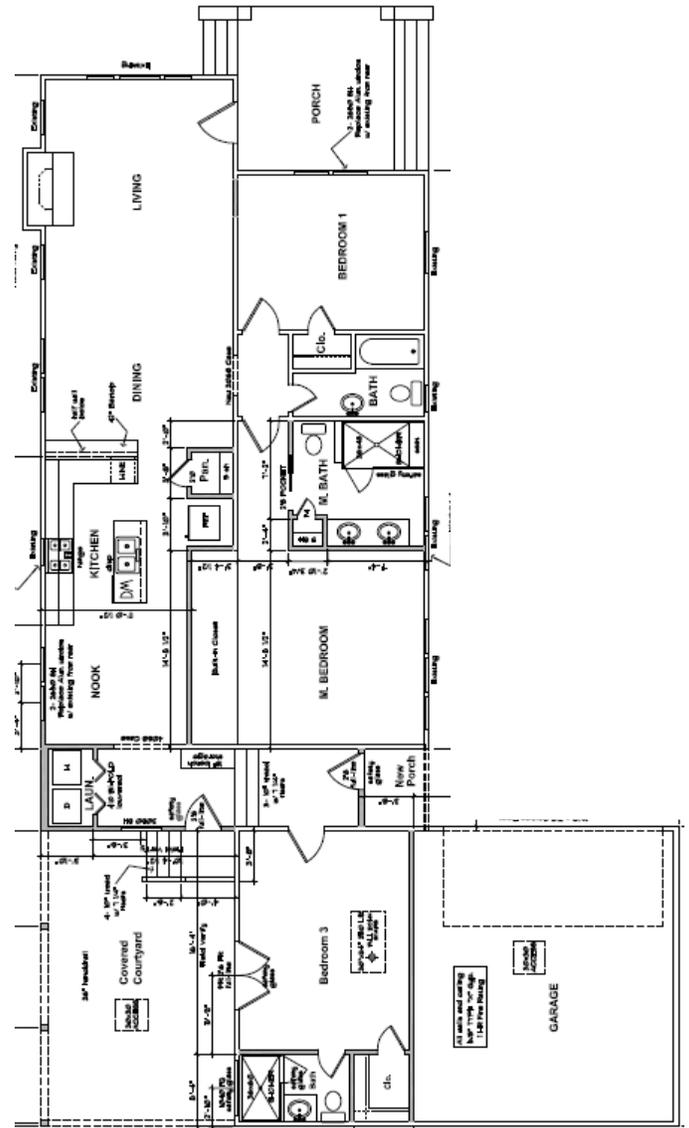
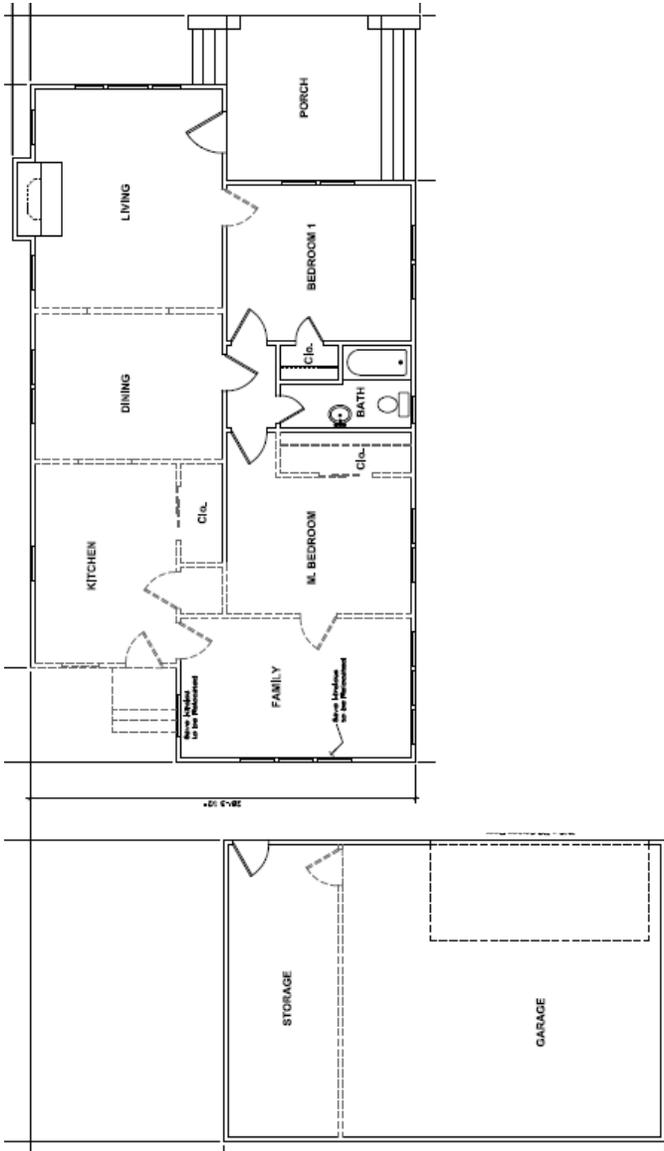




FIRST FLOOR PLAN

EXISTING

PROPOSED



PHOTOS PROVIDED BY APPLICANT





PHOTO OF REAR FROM HAR



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**PROJECT DETAILS**

**Shape/Mass:** The existing residence is 29'-11" at its widest by 54'-3 1/2" deep by 18'-8 1/4" tall. The existing garage is 32'-4" wide by 22' deep by 13'-3/4" tall. The addition at the rear of the residence spans the width of the house at 28'- 3 1/2" and extends 12'-6" from the rear on the west side and 5'-8 1/2" on the east side to connect to the front of the garage, and a 16'-9 1/2" ridge height. The garage ridge will increase to 15'-2 3/4". The roof cover over the yard is 14'-2 1/2" wide by 21'-8" deep by 16'-9 1/2" tall.

**Setbacks:** The existing residence is set back 19'-6" from the front (north), 4'-7 1/4" from the side (west), 20'-1 1/4" from the side (east), and 7'-6" from the rear (south) property lines. The roof of the covered courtyard will be in line with the rear setback.

**Foundation:** The existing residence is on a pier and beam foundation. The existing garage is on a slab foundation. The rear addition on the west side will be on a pier and beam foundation whereas the addition on the east that connects to the garage will be on a slab foundation.

**Windows/Doors:** The existing residence contains wood and aluminum 1-over-1 windows. The garage has a front-loading door. The existing wood windows will be repaired and retained, and two aluminum windows on the front will be replaced with repurposed wood windows from the rear.

**Exterior Materials:** The residence is clad in wood lap siding and the garage is clad in asbestos shingles. The siding will be retained and repaired and replaced where needed.

**Roof:** The existing residence has a cross, clipped-gable roof with two smaller gables in the rear that will be removed, a ridge height of 18'-9 1/2", and an eave height of 8'-9 1/2" with open and closed rafters. The existing garage has a hipped roof with a ridge height of 13'-3/4", an eave height on 8'-3 1/4" and closed rafters. The addition will have a hipped roof with a ridge height of 16'-9 1/2" and an eave height of 8'-9 1/2". The garage ridge will be raised to 15'-2 3/4" and the eave height will be raised to 9'- 7 1/4" and rafter details will be added to match the rear of the existing residence. The roof is clad in composite shingles.

**Front Elevation:** The residence has three wood 1-over-1 windows and two aluminum windows. The garage has a front-loading door. The aluminum windows will be replaced with repurposed wood 1-over-1 windows from the rear. The garage ridge will be raised approximately 2' from 13'-3/4" to 15'-2 3/4" and the eave height will be raised from 8'-3 1/4" to 9'- 7 1/4". Rafter details will be added to match the rear of the existing residence.

**Side Elevation:** The residence has a pedestrian door and eight wood 1-over-1 windows. There is approximately 5'-8" between the rear of the residence and the front of the garage. The addition extends the roofline from the rear approximately 5'-8" and has an porch inset approximately 4' at the back wall with a glass and wood pedestrian door facing east.

**Side Elevation:** The residence has five wood 1-over-1 windows. The addition extends 12'-6" from the rear wall and a roof cover over the yard extends 21'-8" to the rear from the addition. Three wood posts spaced approximately 7' apart support the roof. On the west wall of the garage is a pair of wood and glass French doors.

**Rear Elevation:** The residence has two small gables and the garage is hipped. The roof changes to a large hipped roof that encloses the two smaller gables and attaches to the garage roof which is raised 2'. Rafter details are installed and a repurposed window and door are installed on the rear wall of the residence.

ATTACHMENT A

NORHILL NEIGHBORHOOD ASSOCIATION COMMENT

**From:** Febo, Lawrence A  
**Sent:** Wednesday, October 22, 2014 5:52 PM  
**To:** Willett, Lorelei - PD  
**Cc:** Harris-Finch, Delaney - PD; Tom Patton  
**Subject:** RE: Norhill projects

Hello Lorelei,

Thanks for discussing this with me on the phone a few minutes ago.

4102 Watson: we will make a decision on this at our November 13<sup>th</sup> board meeting. We did not receive the plans in time for the October 7<sup>th</sup> board meeting.

812 Fugate: We did not approve the plans for the covered patio and connecting the house to the garage. However, we will meet with Alberto this evening at 7:30 to discuss a way to get his project moving forward.

4624 Norhill: We did not receive the plans in time for the October meeting so will review them at the November 13<sup>th</sup> meeting. It seems highly reasonable that what they plan to do in their COA would be okay with us.

Thanks,  
-Lawrence

**From:** Tom Patton  
**Sent:** Wednesday, October 22, 2014 6:04 PM  
**To:** Febo, Lawrence A  
**Cc:** Willett, Lorelei - PD; Harris-Finch, Delaney - PD  
**Subject:** Re: Norhill projects

Regarding 812 Fugate ,the NNA board did not approve covering the entire backyard including a attached garage partly because our deed restrictions indicate detached garages and the COH Historic Preservation guidelines list "garages attached to the building" - incompatible. Pls see link>>>>>

[http://www.houstontx.gov/planning/HistoricPres/HistoricPreservationManual/historic\\_districts/norhill\\_setting.html](http://www.houstontx.gov/planning/HistoricPres/HistoricPreservationManual/historic_districts/norhill_setting.html)

Thanks,

Tom Patton