

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** November 25, 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 – Revision to a previously approved approximately 500 square foot addition to the rear of the 1,202 square foot residence. The applicant received approval in October 2014 for a rear addition that connected to the existing garage. In November of 2014, the roof was removed without approval or permits. The applicant is now seeking approval to:

- Reconstruct the roof to its original condition;
- Revise the one-story rear addition to be lower and not connect to the garage and;
- Reduce the size of the noncontributing garage.

See enclosed application materials and detailed project description on p. 4-28 for further details.

**Public Comment:** No public comment received at this time.

**Civic Association:** The Norhill Neighborhood Association is 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:** December 17, 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 - ADDITION**

**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:

- | <b>S</b>                            | <b>D</b>                 | <b>NA</b>                           | <b>S - satisfies</b> | <b>D - does not satisfy</b>   | <b>NA - not applicable</b> |  |
|-------------------------------------|--------------------------|-------------------------------------|----------------------|---|----------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (1)                  | The proposed activity must retain and preserve the historical character of the property;  |                            |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (2)                  | The proposed activity must contribute to the continued availability of the property for a contemporary use;   |                            |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (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;   |                            |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (4)                  | The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;   |                            |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (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;  |                            |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (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;   |                            |  |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (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; |                            |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (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;  |                            |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (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;   |                            |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (10)                 | The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s);   |                            |  |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | (11)                 | The proposed activity will comply with any applicable deed restrictions.  |                            |  |

**APPROVAL CRITERIA – NONCONTRIBUTING GARAGE**

**ALTERATIONS TO NONCONTRIBUTING STRUCTURES**

Sec. 33-241(c): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of any **noncontributing structure in an historic district** 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 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
- (2) For an addition to a noncontributing structure:
  - (a) The setback of the addition is no closer to the public right-of-way than the typical setback of existing contributing structures in the historic district;
  - (b) The height of the eaves of the addition to a noncontributing structure used or intended for use for residential purposes is not taller than the typical height of the eaves of existing contributing structures used for residential purposes in the historic district; and
  - (c) The height of an addition to a noncontributing structure used of intended for use for commercial purposes is not taller than the height of the existing structure.



PROPERTY LOCATION  
NORHILL HISTORIC DISTRICT

**Building Classification**

- Contributing
- Non-Contributing
- Park



**INVENTORY PHOTO - RESIDENCE**



**CURRENT PHOTO - RESIDENCE**



**INVENTORY PHOTO - GARAGE**



**CURRENT PHOTO - GARAGE**



**NEIGHBORING PROPERTIES**



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

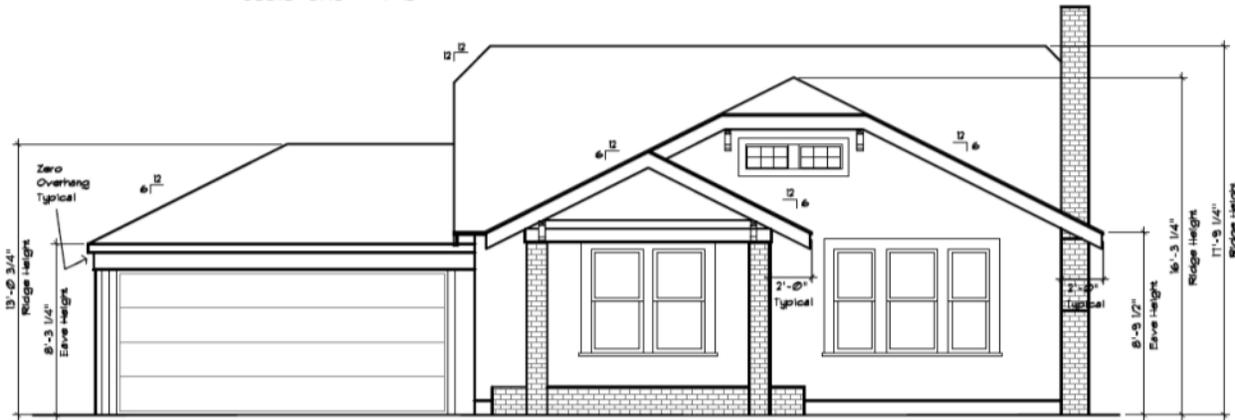


*816 W Fugate– Contributing – 1932 (neighbor)*

**STREET VIEW**



**NORTH ELEVATION – FRONT FACING W FUGATE**  
**ORIGINAL**

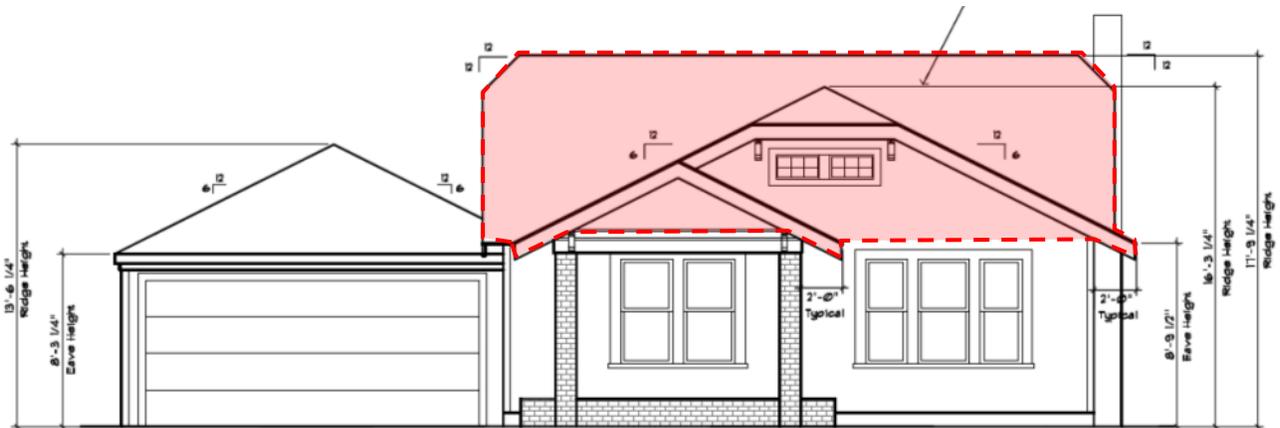


APPROVED 10/23/2014

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



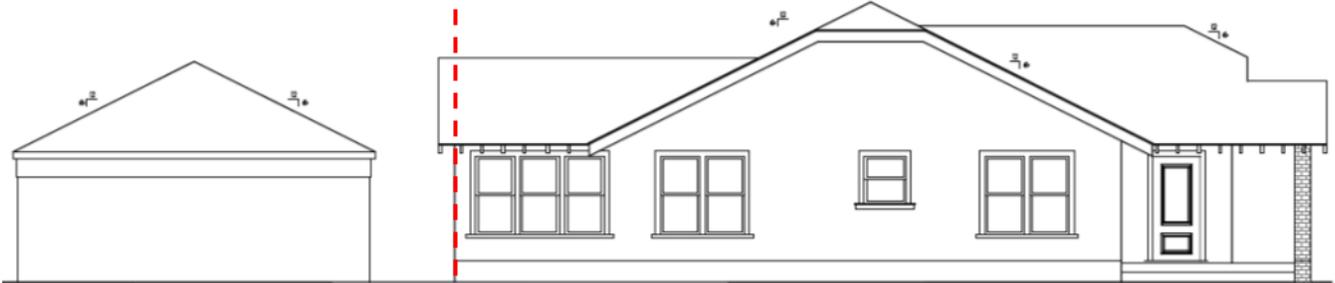
PROPOSED



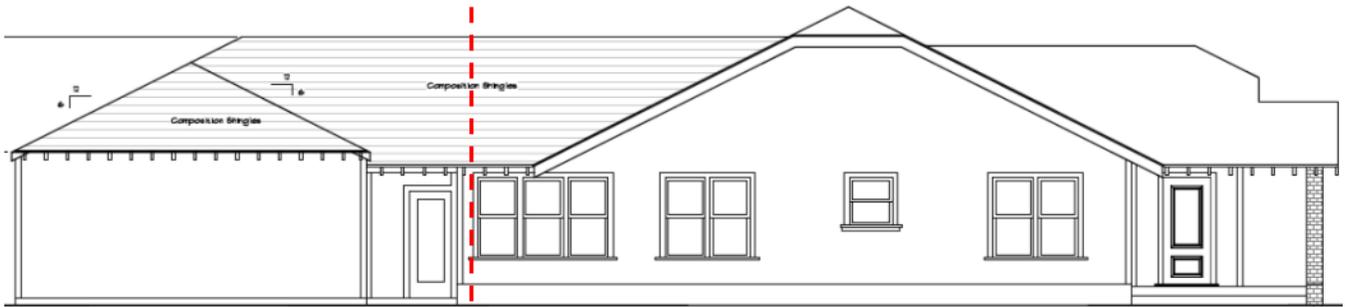
REBUILD ROOF TO ORIGINAL CONDITION

**EAST SIDE ELEVATION**

ORIGINAL

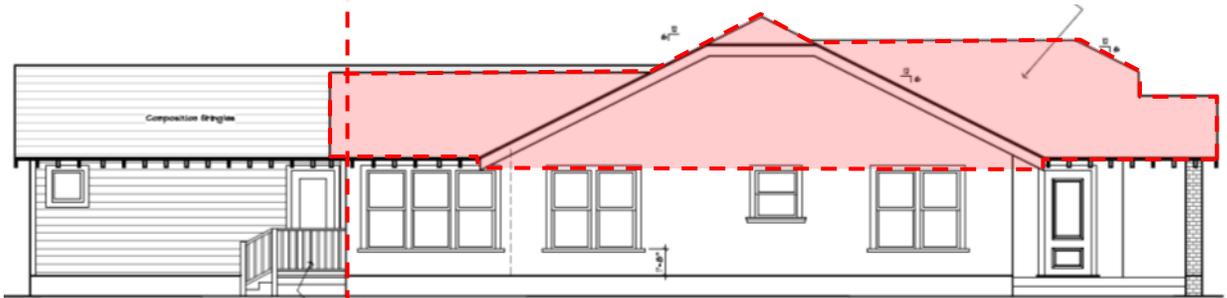


APPROVED 10/23/2014



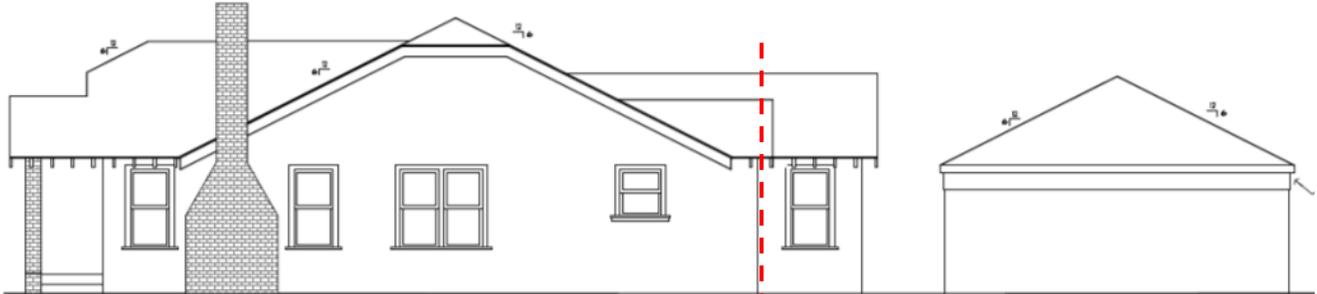
*EXISTING REAR WALL*

**PROPOSED**

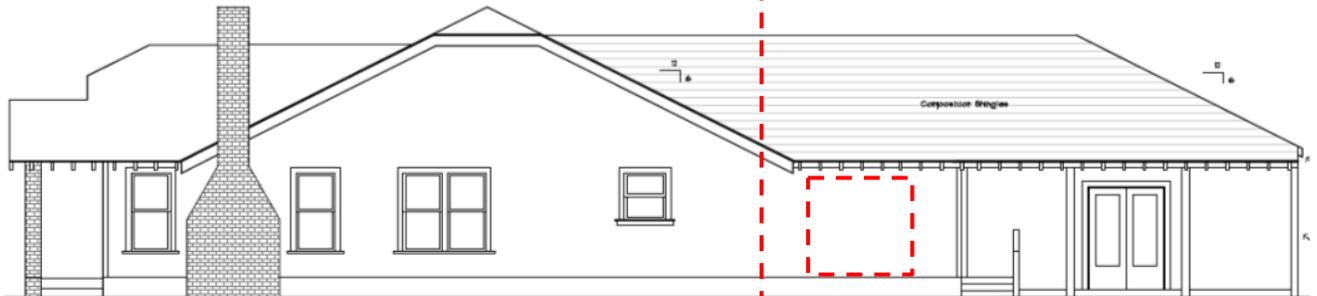


*REBUILD ROOF TO ORIGINAL CONDITION*

**WEST SIDE ELEVATION**  
**ORIGINAL**

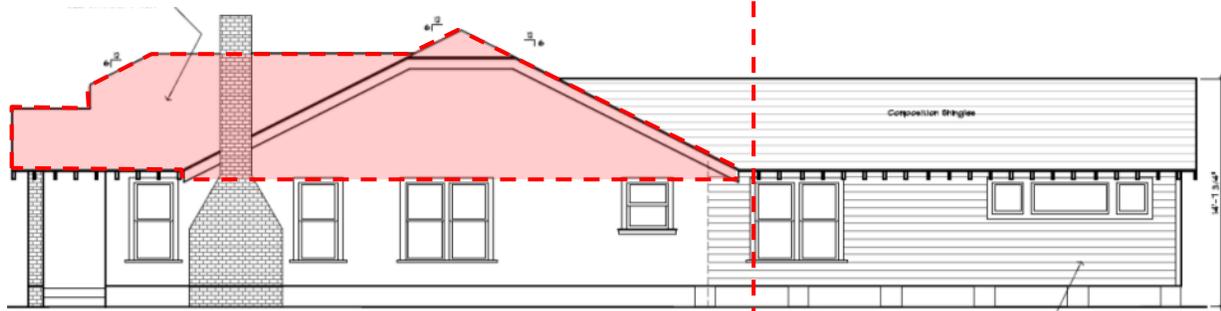


**APPROVED 10/23/2014**



**PROPOSED**

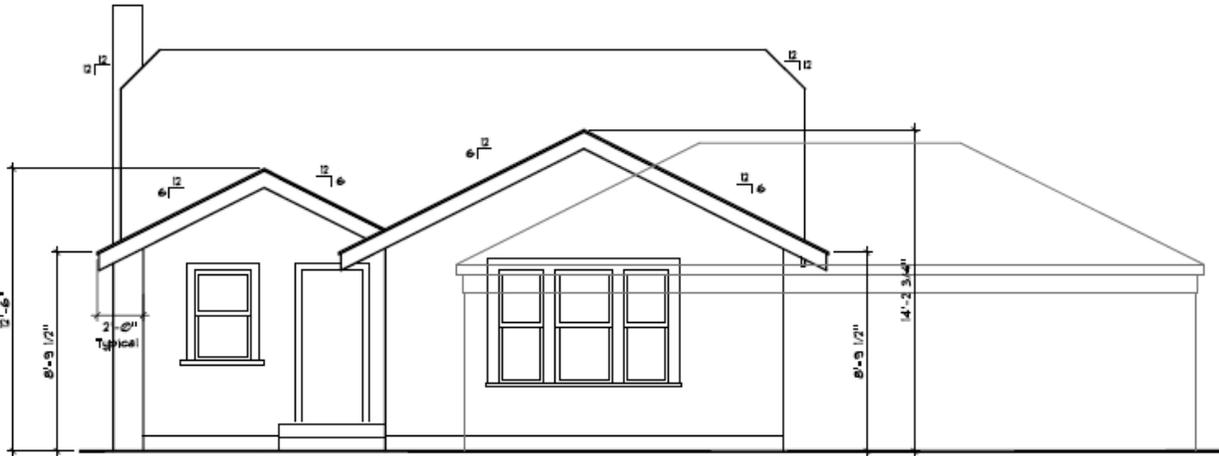
*INSERT TWO WINDOWS*



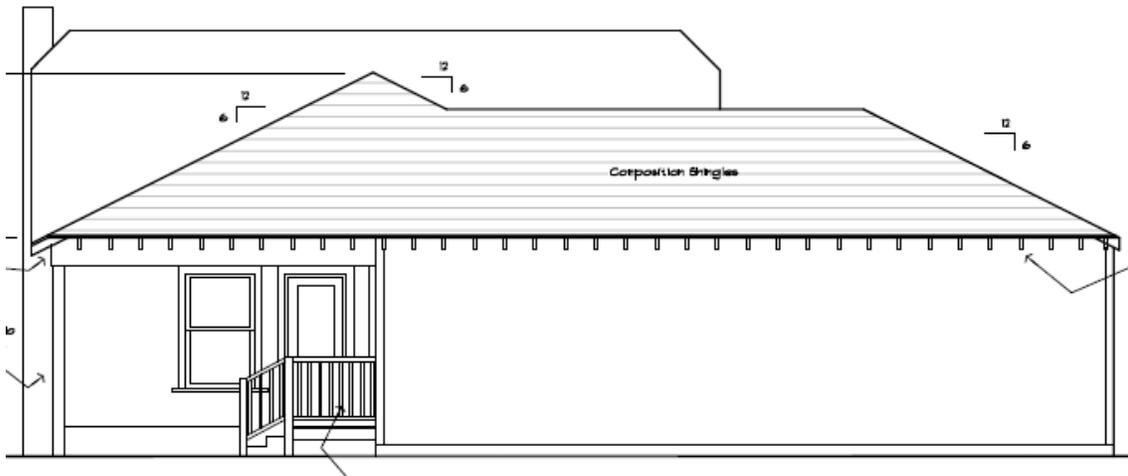
*REBUILD ROOF TO ORIGINAL CONDITION*

*EXISTING REAR WALL*

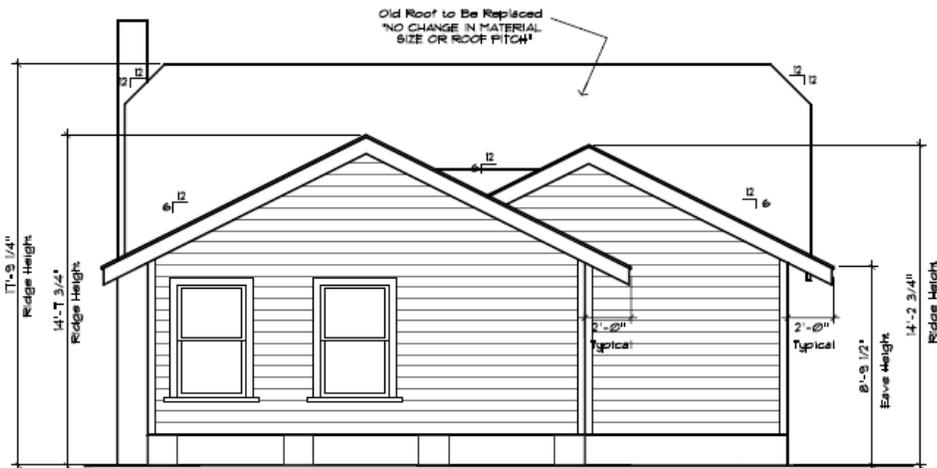
**SOUTH (REAR) ELEVATION**  
ORIGINAL



APPROVED 10/23/2014

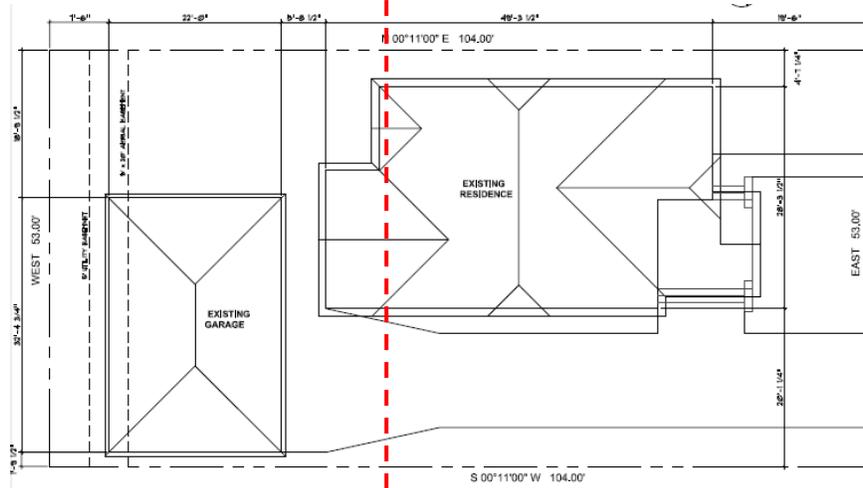


PROPOSED

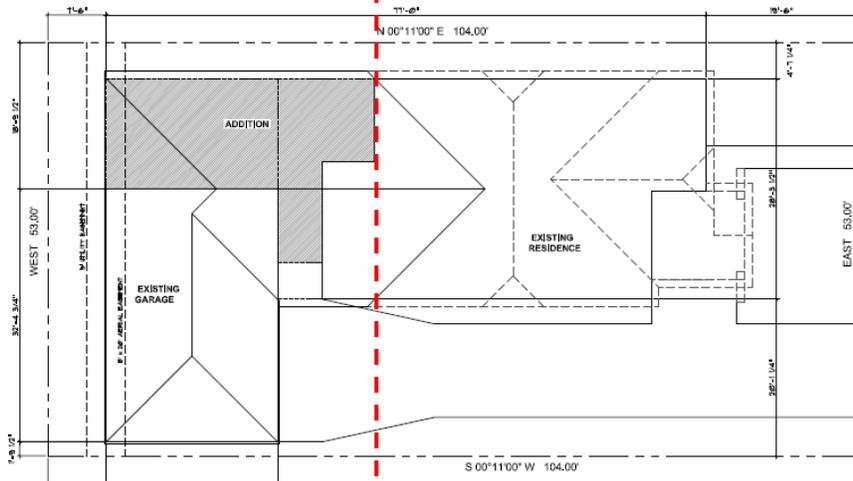




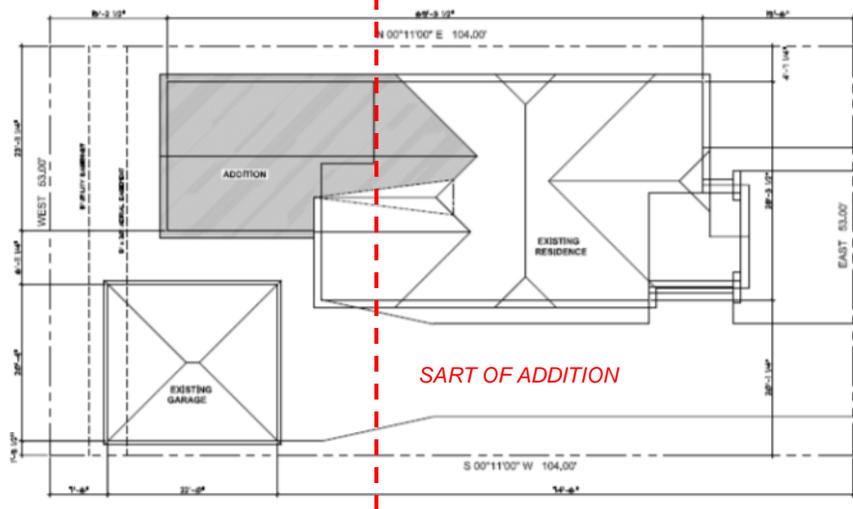
**SITE PLAN  
ORIGINAL**



APPROVED 10/23/2014



PROPOSED

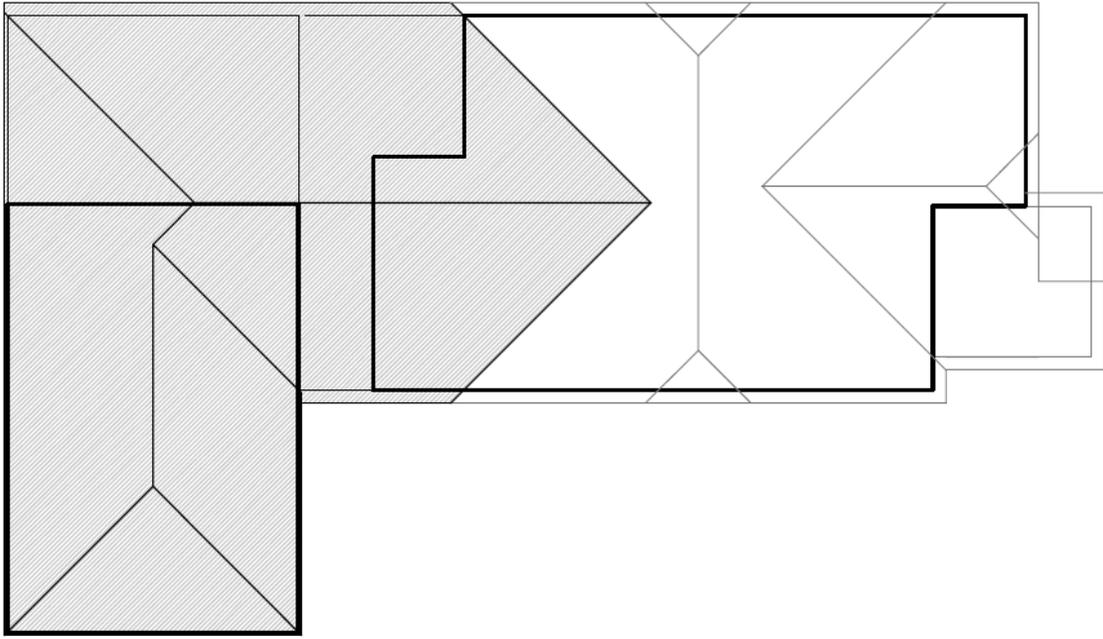


PART OF ADDITION

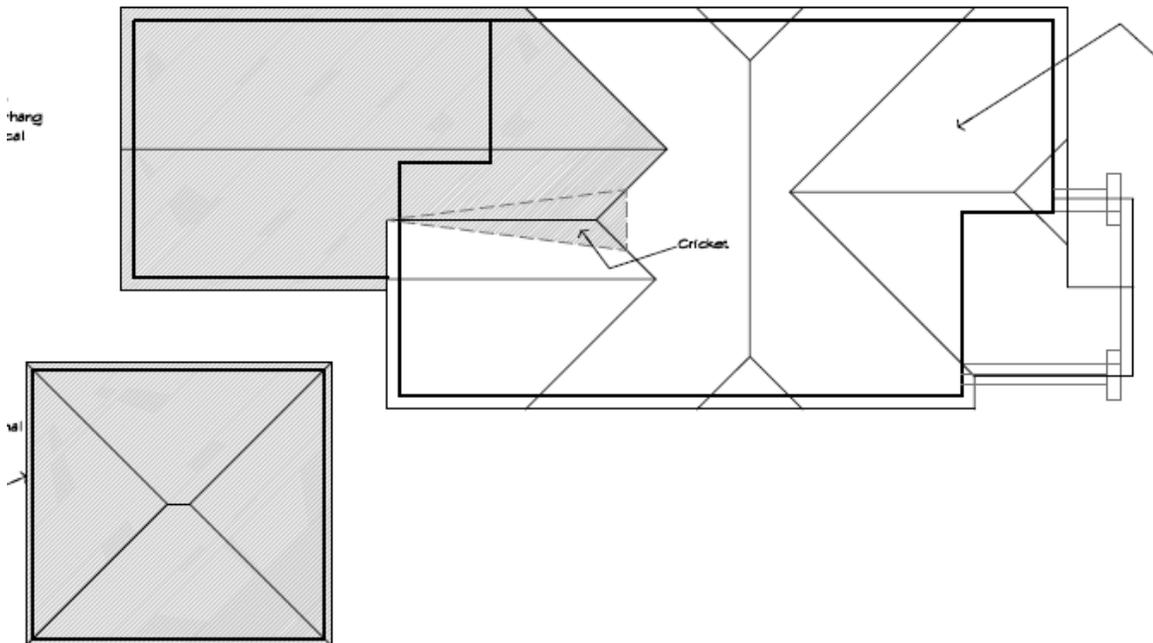


**ROOF PLAN**

APPROVED 10/23/2014

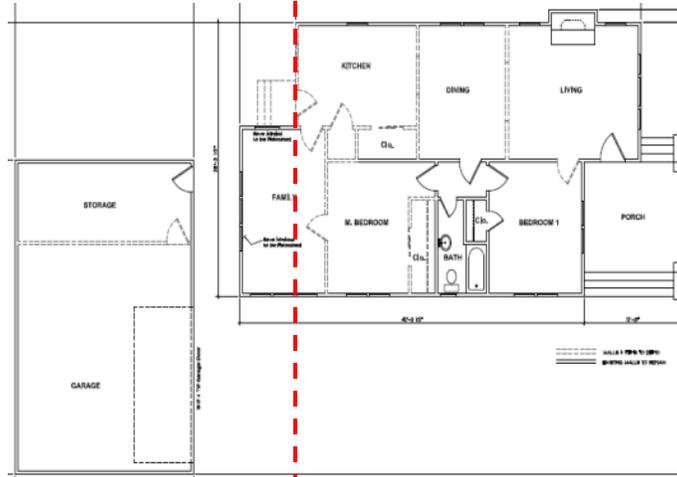


**PROPOSED**

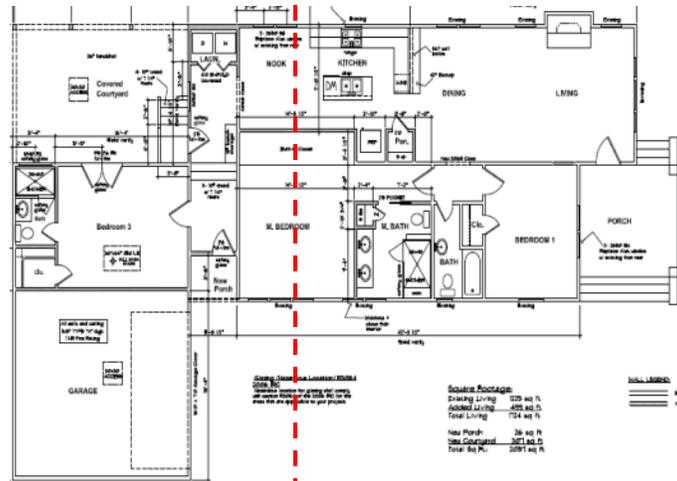




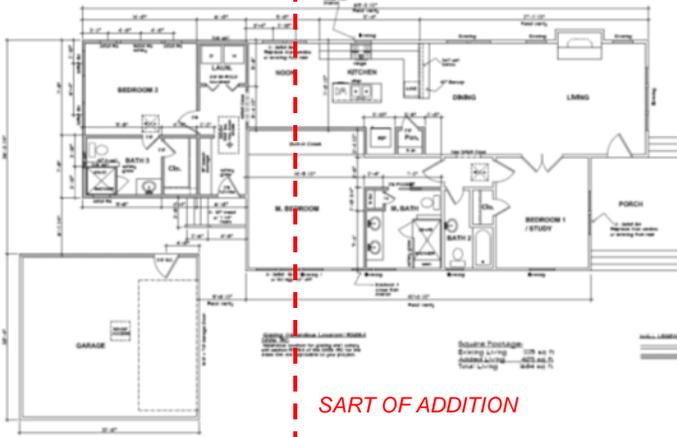
FIRST FLOOR PLAN  
ORIGINAL



APPROVED 10/23/2014

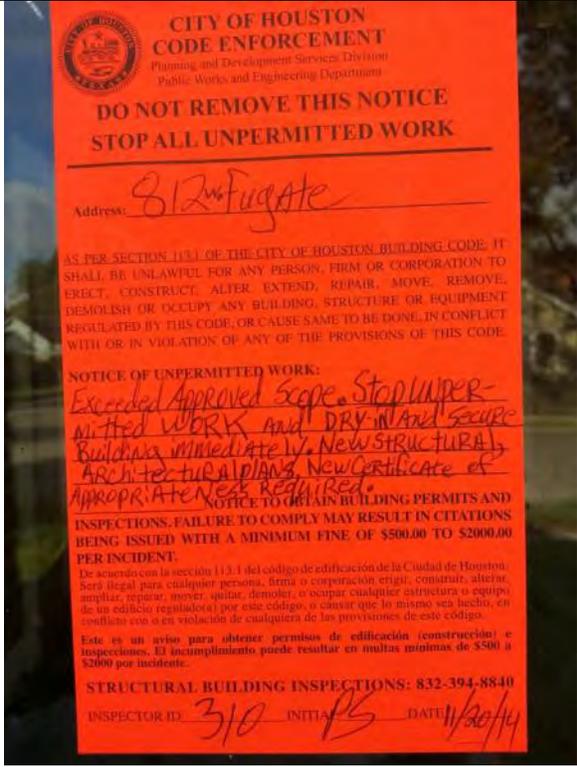


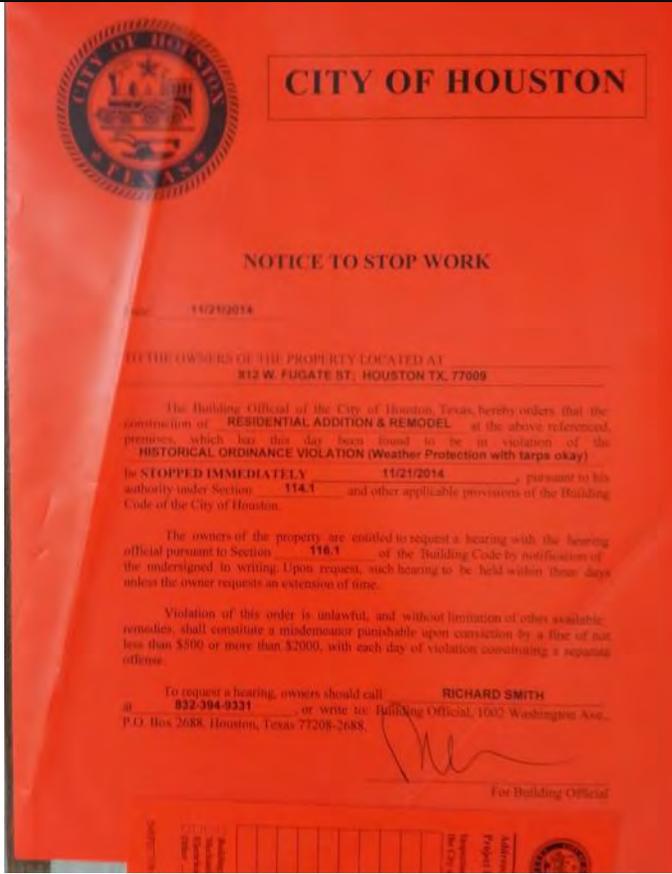
PROPOSED



PART OF ADDITION

**TIMELINE**

DATE	ACTION	PHOTO
10/23/2014	Received COA for rear addition attached to garage	
10/30/2014	Plans stamped by staff	
11/06/2014	Received permit	
11/19/2014	Staff receives email and photos from neighborhood representative showing roof has been removed; Planning Dept. Deputy Director requests stop work	
11/20/14	Red tag posted at property stating stop unpermitted work; Hard holds placed on property; phone call with applicant	

<p>11/21/2014</p>	<p>Staff site visit with Senior Inspector, told applicant to cover and secure</p>	
<p>11/21/2014</p>	<p>Stop Work Notice posted</p>	
<p>11/25/2014</p>	<p>Administrative hearing with staff and Public Works; Applicant submitted COA application to rebuild roof and revise addition</p>	

STAFF PHOTOS 11/21/2014



**PHOTOS OF REMOVED WINDOWS AND BRACKETS TO BE REINSTALLED**



PHOTOS PROVIDED BY APPLICANT OF ORIGINAL STRUCTURE

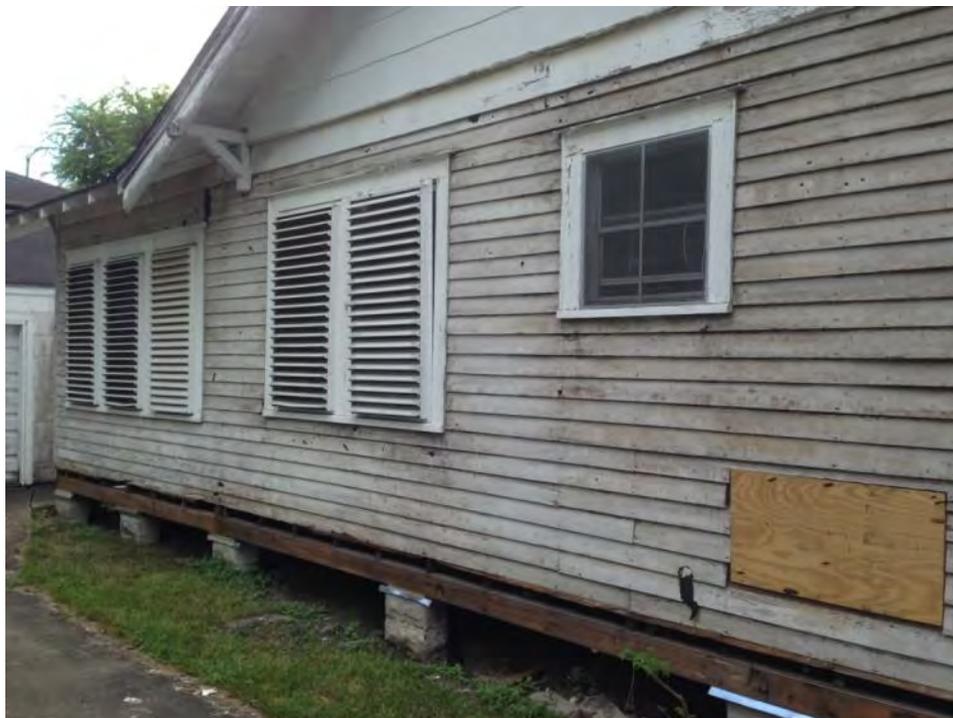


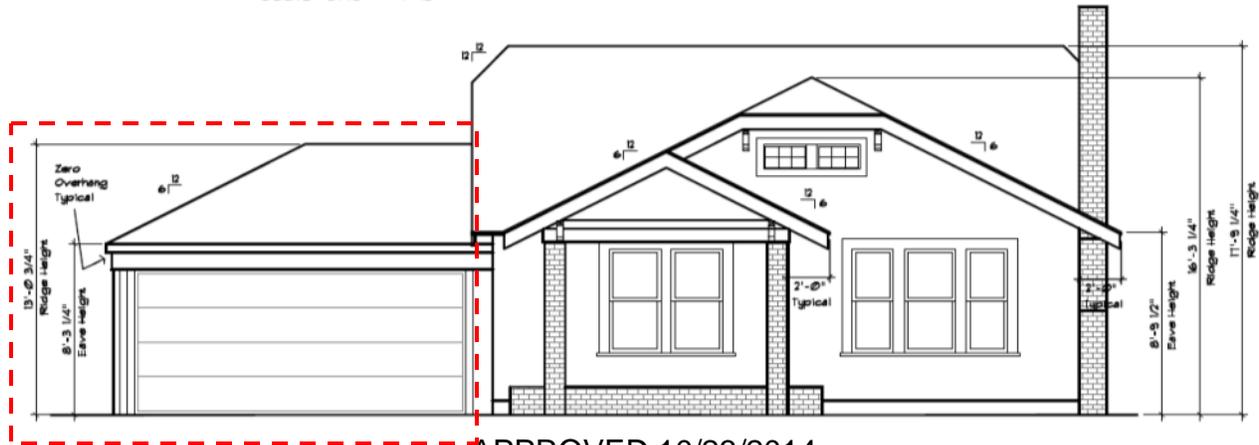


PHOTO OF REAR FROM HAR



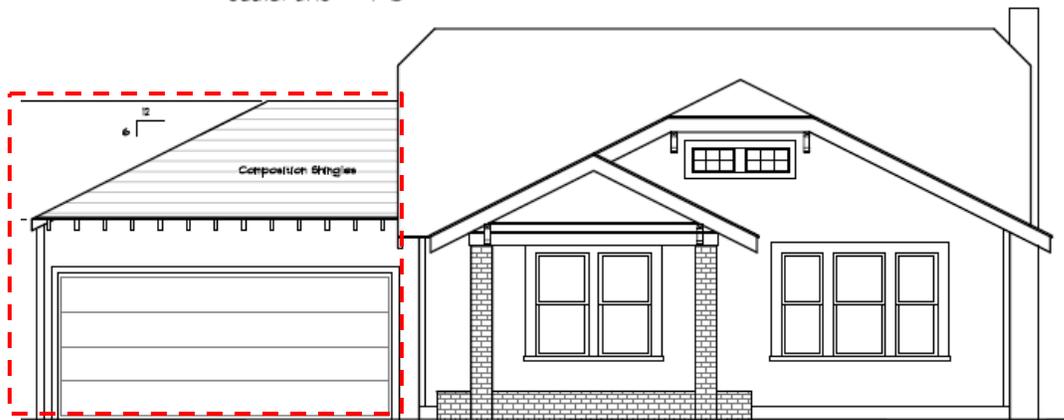
**GARAGE NORTH ELEVATION – FRONT FACING W FUGATE**

ORIGINAL

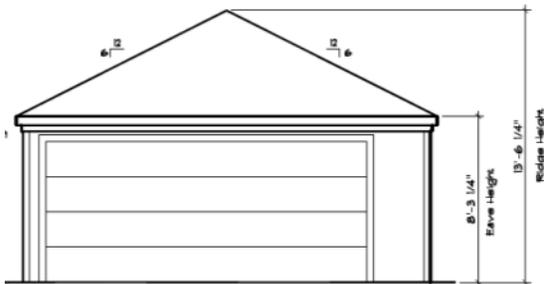


APPROVED 10/23/2014

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

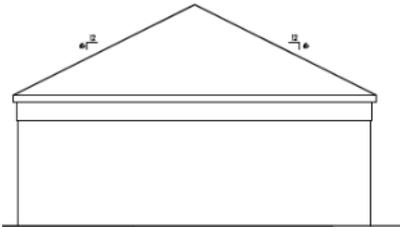


PROPOSED



**GARAGE EAST SIDE ELEVATION**

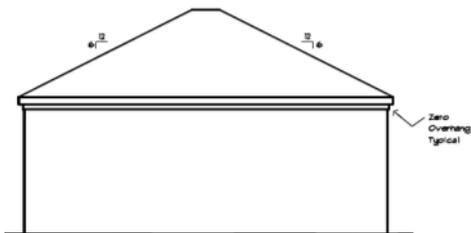
ORIGINAL



APPROVED 10/23/2014

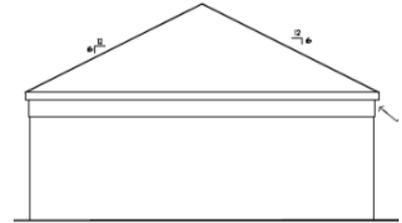


PROPOSED

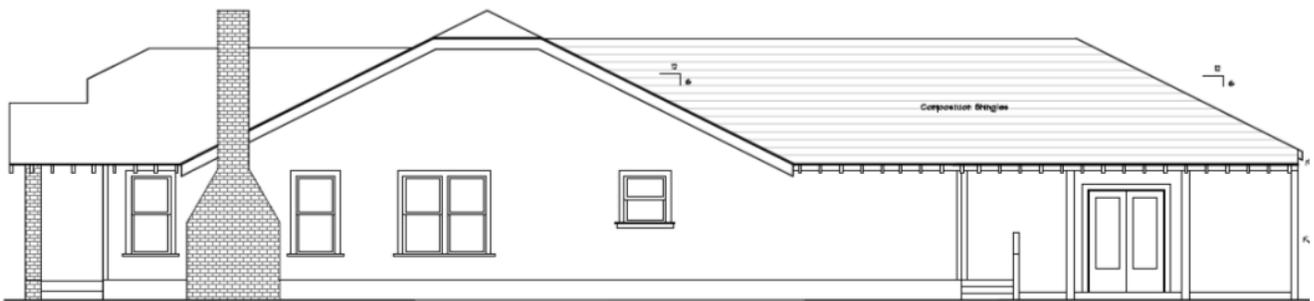


**GARAGE WEST SIDE ELEVATION**

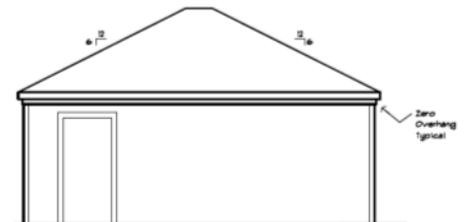
ORIGINAL



APPROVED 10/23/2014

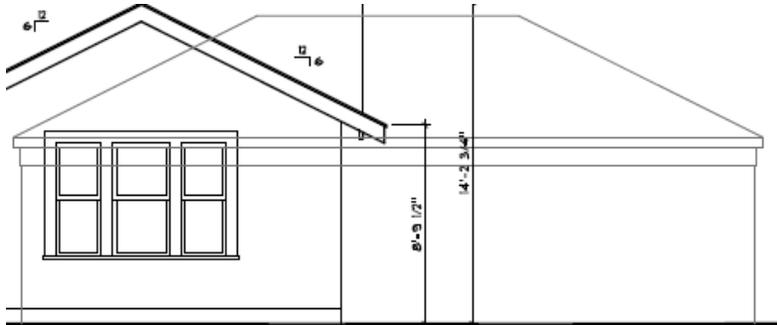


PROPOSED

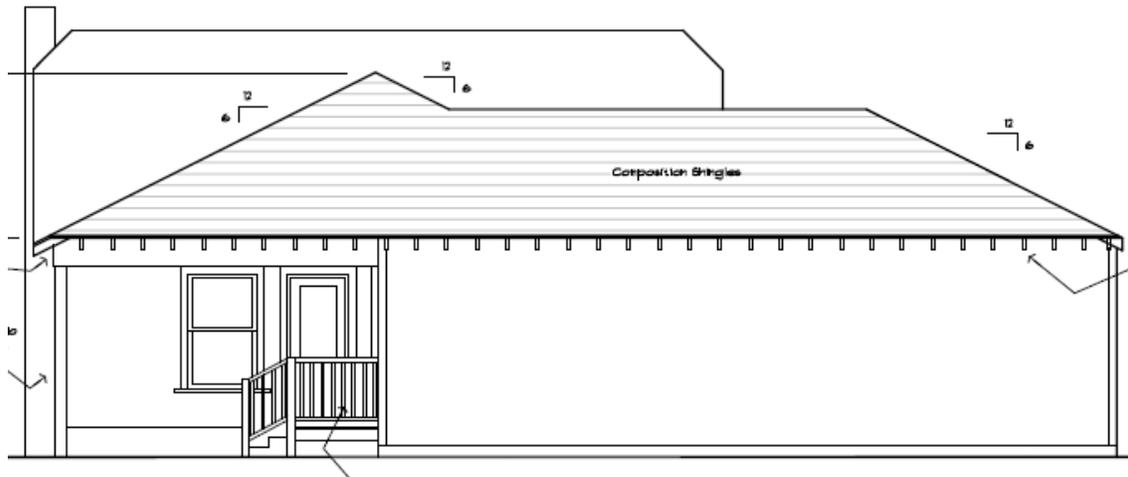


**GARAGE SOUTH (REAR) ELEVATION**

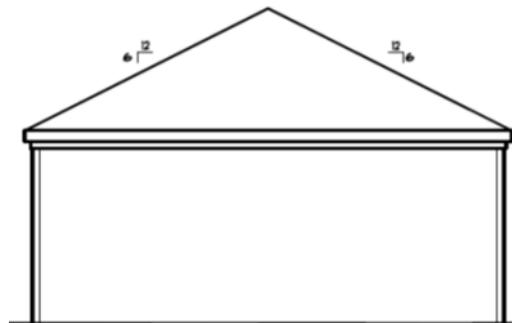
ORIGINAL



APPROVED 10/23/2014

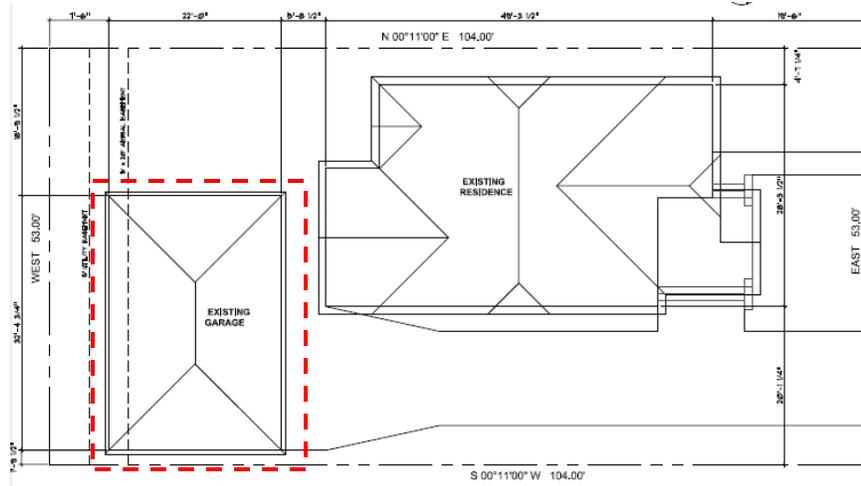


PROPOSED

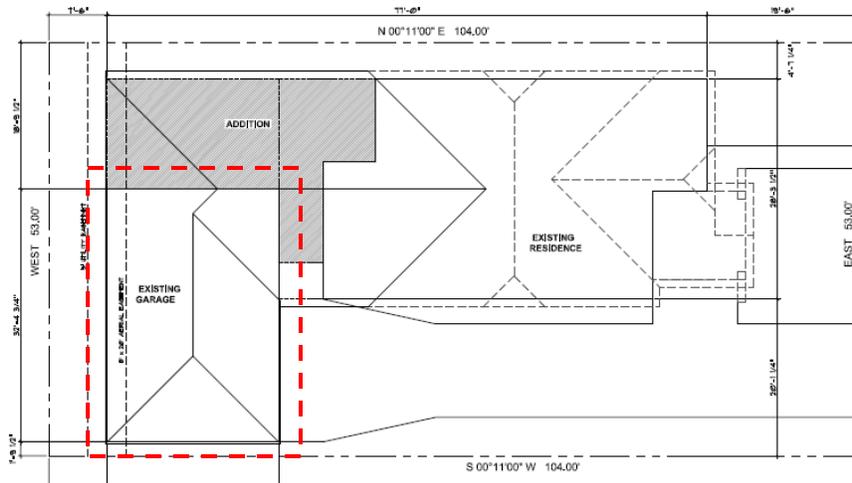




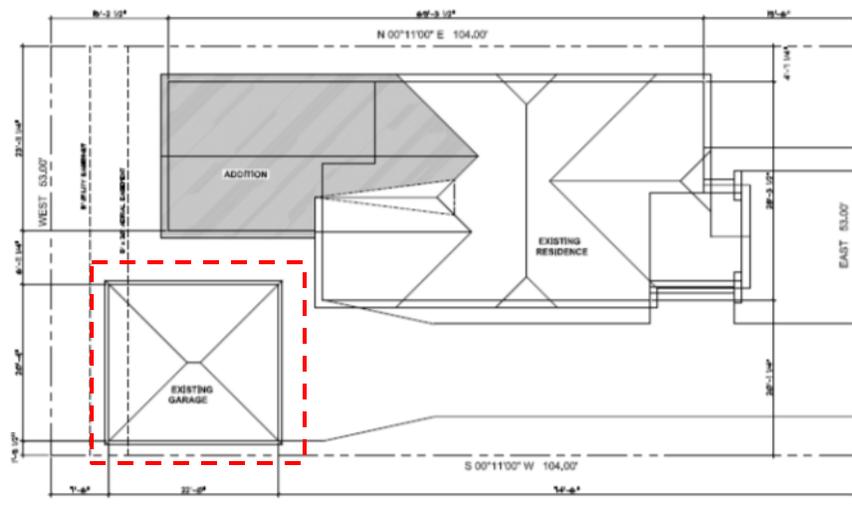
### GARAGE SITE / ROOF PLAN ORIGINAL



APPROVED 10/23/2014



PROPOSED



---

**PROJECT DETAILS**

**Shape/Mass:** The existing residence is 29'-11" at its widest by 54'-3 1/2" deep by 17'-9 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 is approximately 26'-9" deep by 19'-4" wide by 14'-7 3/4" tall. The garage measures 20'-4" wide by 22' deep by 13'-6 1/4" tall.

**Setbacks:** The existing residence is set back 19'-6" from the front (north), 4'-7 1/4" from the side (west) and 20'-1 1/4" from the side (east) property lines. The addition will be in line with the residence on the side (west) and 15'-2 1/2" from the rear (south property line). The existing garage is setback 1'-9 1/2" from the side (east) and 7'-6" from the rear property lines and will not be altered.

**Foundation:** The existing residence is on a pier and beam foundation. The existing garage is on a slab foundation. The rear addition will be on a pier and beam foundation and the garage will remain 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 retained and repaired per the hearing agreement, and two aluminum windows on the front will be replaced with repurposed wood windows from the rear. The addition will contain new wood 1-over-1 and fixed windows.

**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. The removed gable brackets, vents, windows and siding will be reinstalled to their original locations. The addition will be clad in wood lap siding to match the original structure.

**Roof:** The roof of the original structure was removed without approval and without permits. The applicant will rebuild the roof to its previous condition as described.

The existing residence has a cross, clipped-gable roof with two smaller gables in the rear. The maximum ridge height is 17'-9 1/4", the ridge height of the front gable is 16'-3 1/4", and the rear east gable ridge height is 14'-2 3/4". The eave height is 8'-9 1/2" with open and closed rafters with a 2' overhang. The roof pitch is 6-over-12 with the front clipped gable at 6-over-12 and the side clipped gables at 12-over-12. The four gables have a pair of brackets that will be reinstalled and are clad with 6" wood lap siding.

The addition will have a gable and a ridge height of 14'-7 3/4" and an eave height to match the existing residence with a 2' overhang, open rafters and a 6-over-12 pitch.

The original garage had a hipped roof with a ridge height of 13'-3/4", an eave height on 8'-3 1/4" and closed rafters with a 6-over-12 pitch. The garage will have a ridge height of 13'-6 1/4", an eave height of 8'-3 1/4", no overhang and have a 6-over-12 pitch.

**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 has a front-loading door.

**Side Elevation:** The residence has a pedestrian door and eight wood 1-over-1 windows.  
(East)

**Side Elevation:** The residence has five wood 1-over-1 windows. The garage has a pedestrian door.  
(West)

**Rear Elevation:** Not visible from public right of way.  
(South)

ATTACHMENT A

NORHILL NEIGHBORHOOD ASSOCIATION COMMENT

File	Message	McAfee E-mail Scan	Adobe PDF
From:	<input type="checkbox"/> Alberto Alaniz		Sent: Mon 12
To:	<input checked="" type="checkbox"/> Willett, Lorelei - PD		
Cc:			
Subject:	Fwd: 812 Fugate Approval		

Lorelei I Wanted to share this for you files. I look forward to hearing from you on wends. Let me know when you would like me to bring the plans to your office.

Regards.

Alberto S Alaniz II

Prime Texas Properties  
713.869.7897  
713.869.1008 fax

Begin forwarded message:

**From:** "Febo, Lawrence A"  
**Date:** December 15, 2014 at 5:49:07 PM CST  
**To:** "Alberto Alaniz"; "Humberto A Lara"  
**Cc:** "Tom Patton"; "michael clennan"  
**Subject:** 812 Fugate Approval

Hi Alberto and Humberto,

The Norhill Neighborhood Association met on Thursday last week and unanimously approved of your revised designs as submitted. We appreciate you working with us in the planning process and wish you the best of luck with your renovation endeavors. Please feel free to contact us if you have any questions.

Best regards,  
-Lawrence

Lawrence Febo  
NNA Deed Restrictions