

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** September 27, 2016

**Applicant:** Adam Wells, Ethos Design Group, LLC for Jeff Brumbaugh, owner

**Property:** 836 Fugate, Lot 1, Block 205, Norhill Subdivision. The property includes a historic one-story wood frame single-family resident and a detached garage situated on a 6,136 square foot (59' x 104') corner lot.

**Significance:** Contributing bungalow residence, constructed circa 1930, located in the Norhill Historic District. The house has an existing 12.6' deep by 28.1' wide rear addition that was added in the 1990s.

**Proposal:** Alteration – Windows and Door

- Remove glass block from the east and south elevations of the existing addition.
- Install one 1-over-1 wood window on the south elevation,
- Install a group of three 1-over-1 wood window on the east elevation of the existing addition.
- Remove one non-original wood door on the east elevation and close the opening with matching 117 wood siding. Door was added in the 1990s when the side porch was added.
- Applicant received an administrative approval for a “shall approve” second-story addition in October, 2016.

See enclosed application materials and detailed project description on p. 3-19 for further details.

**Civic Association:** No comment received. Norhill Civic Association is in support of the project. See Attachment A.

**Recommendation:** **Approval with conditions: Approved with the condition that the applicant install a 1-over-1 wood window (to match other windows on the existing structure) in place of the proposed single light fixed window.**

**HAHC Action:** **Approved with Conditions: Approved with the condition that the applicant install a 1-over-1 wood window (to match other windows on the existing structure) in place of the proposed single light fixed window.**

*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 20, 2016



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

COA valid for two years 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: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building in a historic district 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 type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | (1)                  | The proposed activity must retain and preserve the historical character of the property;<br><i>The original house features all wood 1-over-1 windows and the proposed fixed window on the east elevation does not retain and preserve the historical character of the property</i>  |                            |  |
| <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 type="checkbox"/>            | <input checked="" 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;<br><i>The original house features all wood 1-over-1 windows and the proposed fixed window on the east elevation seeks a later appearance.</i>   |                            |  |
| <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 type="checkbox"/>            | <input checked="" 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;<br><i>The original house features all wood 1-over-1 windows and the proposed fixed window on the east elevation does not maintain or replicate the style of window that is found throughout the original house.</i>  |                            |  |
| <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 checked="" type="checkbox"/> | <input 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;<br><i>The original house features all wood 1-over-1 windows and the proposed fixed window on the east elevation does not replicate the style of window that is found throughout the original house.</i> |                            |  |
| <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, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements.   |                            |  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | (10)                 | The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; and<br><i>The original house features all wood 1-over-1 windows and the proposed fixed window on the east elevation does not maintain the size or character of the original 1-over-1 windows.</i>   |                            |  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | (11)                 | The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance to the property line of   |                            |  |

similar elements of existing contributing structures in the context area.



PROPERTY LOCATION  
NORHILL HISTORIC DISTRICT

- Building Classification**
- Contributing
  - Non-Contributing
  - Park



**CURRENT PHOTO**



WEST ELEVATION



**SOUTH ELEVATION**



**EAST ELEVATION**



**NON-ORIGINAL WINDOWS AND DOOR**



**NORTH ELEVATION – FRONT FACING FUGATE STREET**

EXISTING

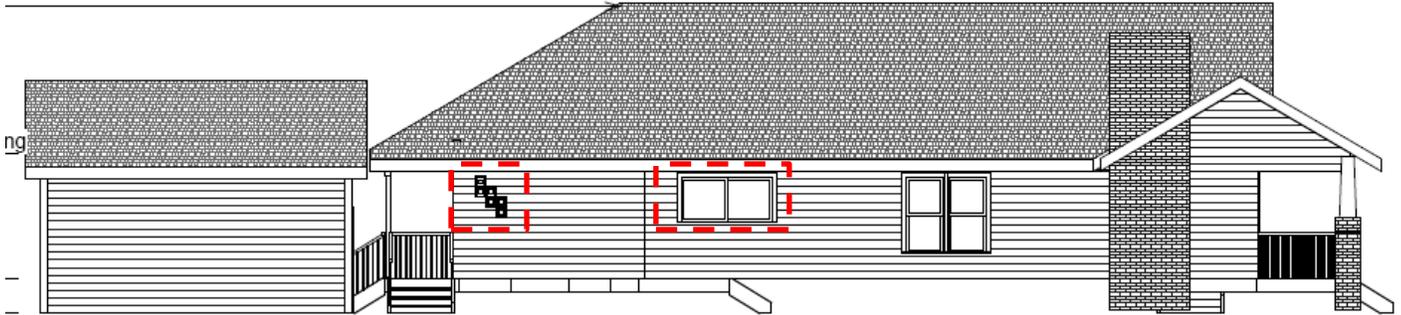


PROPOSED

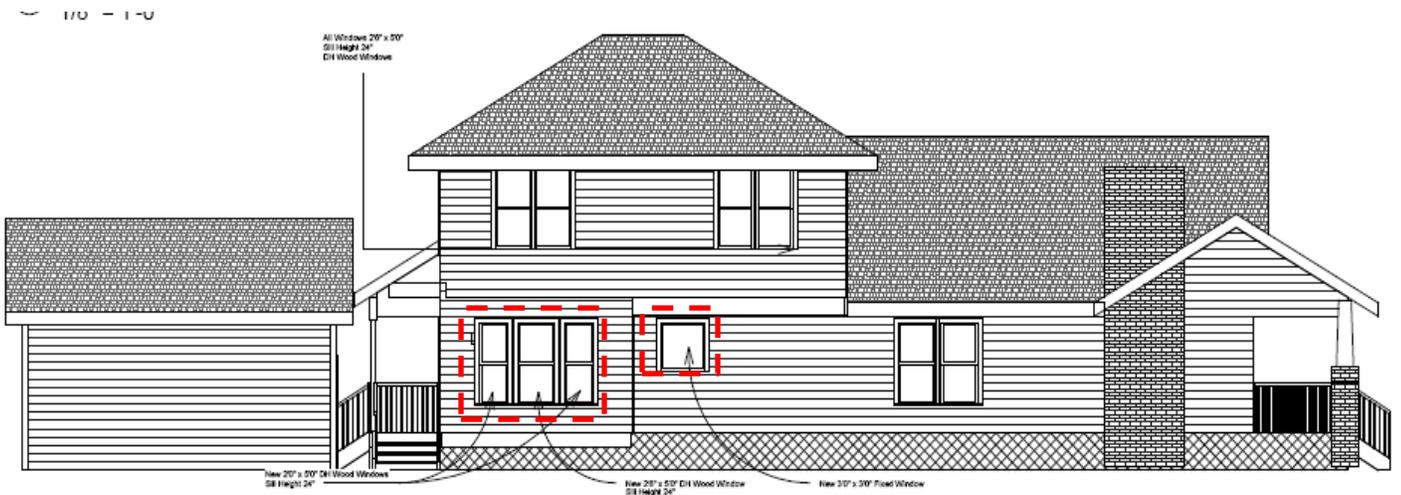


EAST SIDE ELEVATION

EXISTING



PROPOSED

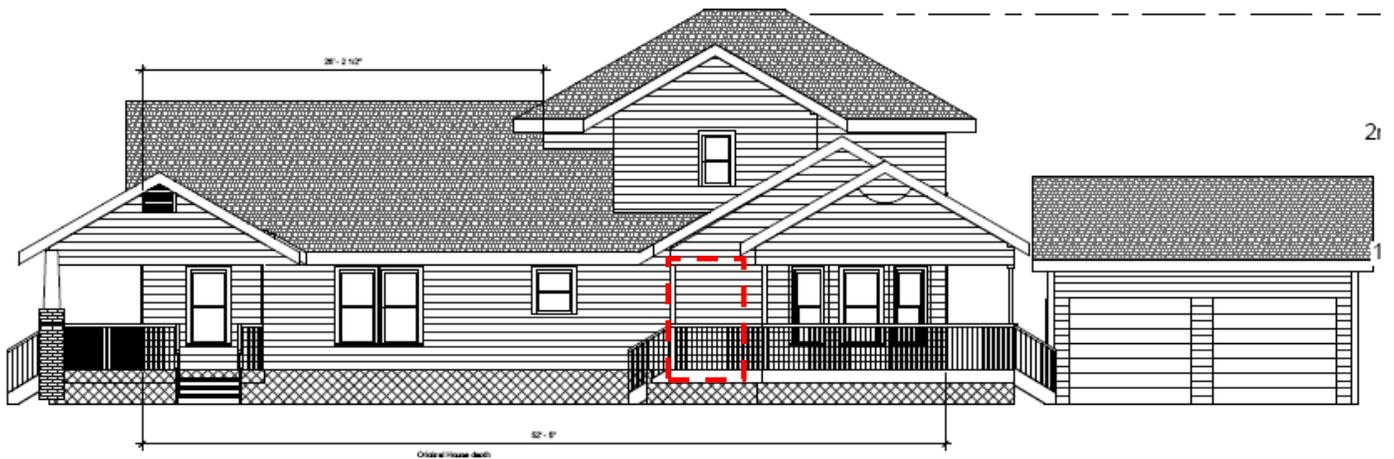


WEST SIDE ELEVATION

EXISTING



PROPOSED

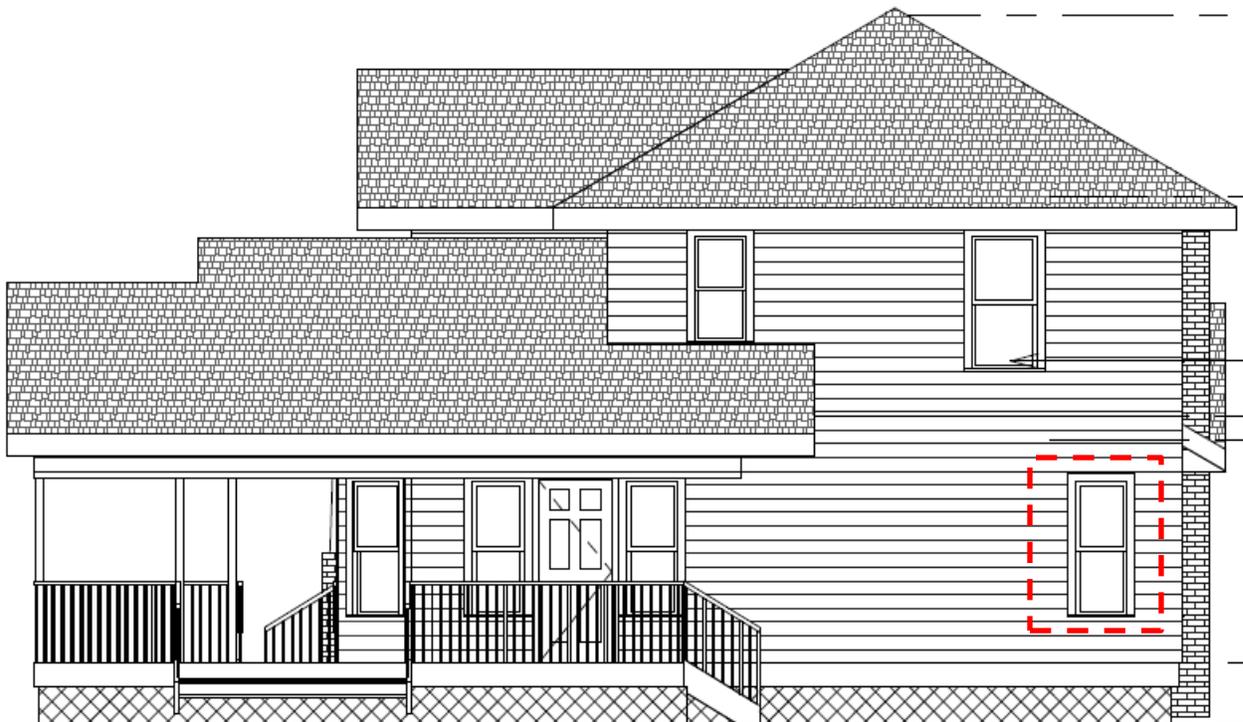


**SOUTH (REAR) ELEVATION**

EXISTING



PROPOSED

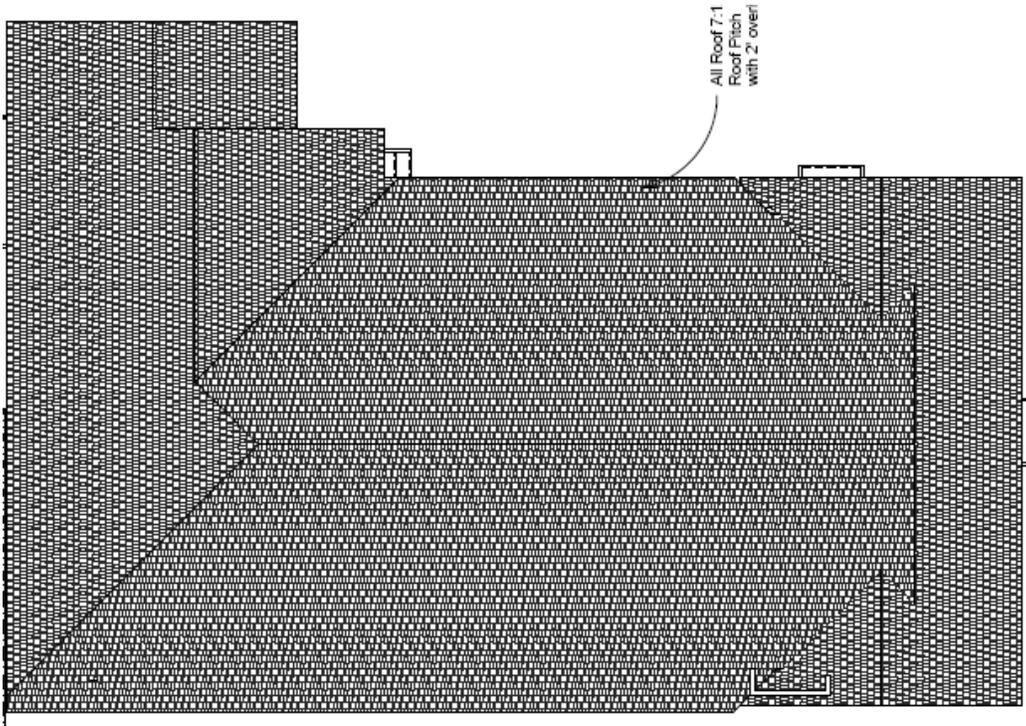




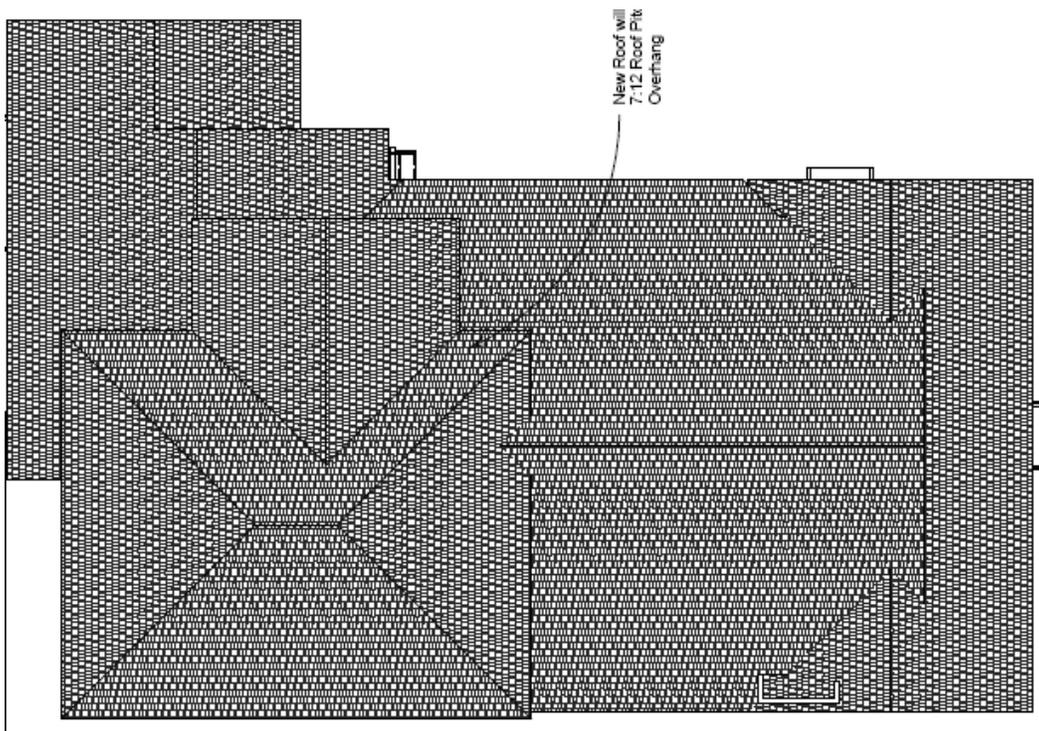


ROOF PLAN

EXISTING



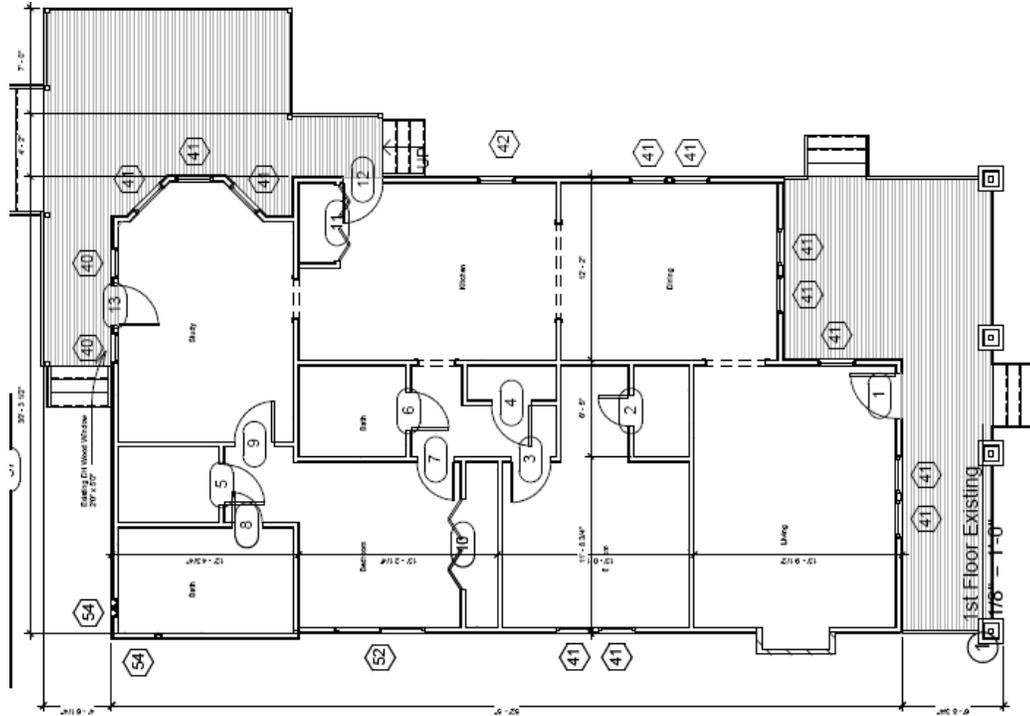
PROPOSED



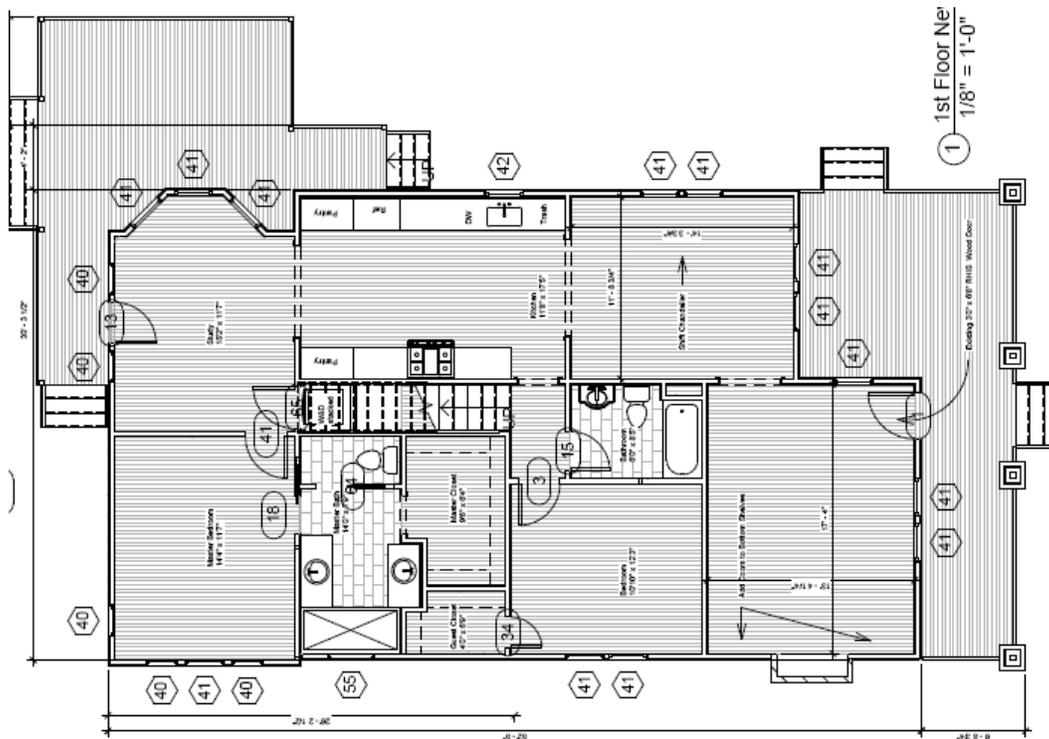


FIRST FLOOR PLAN

EXISTING



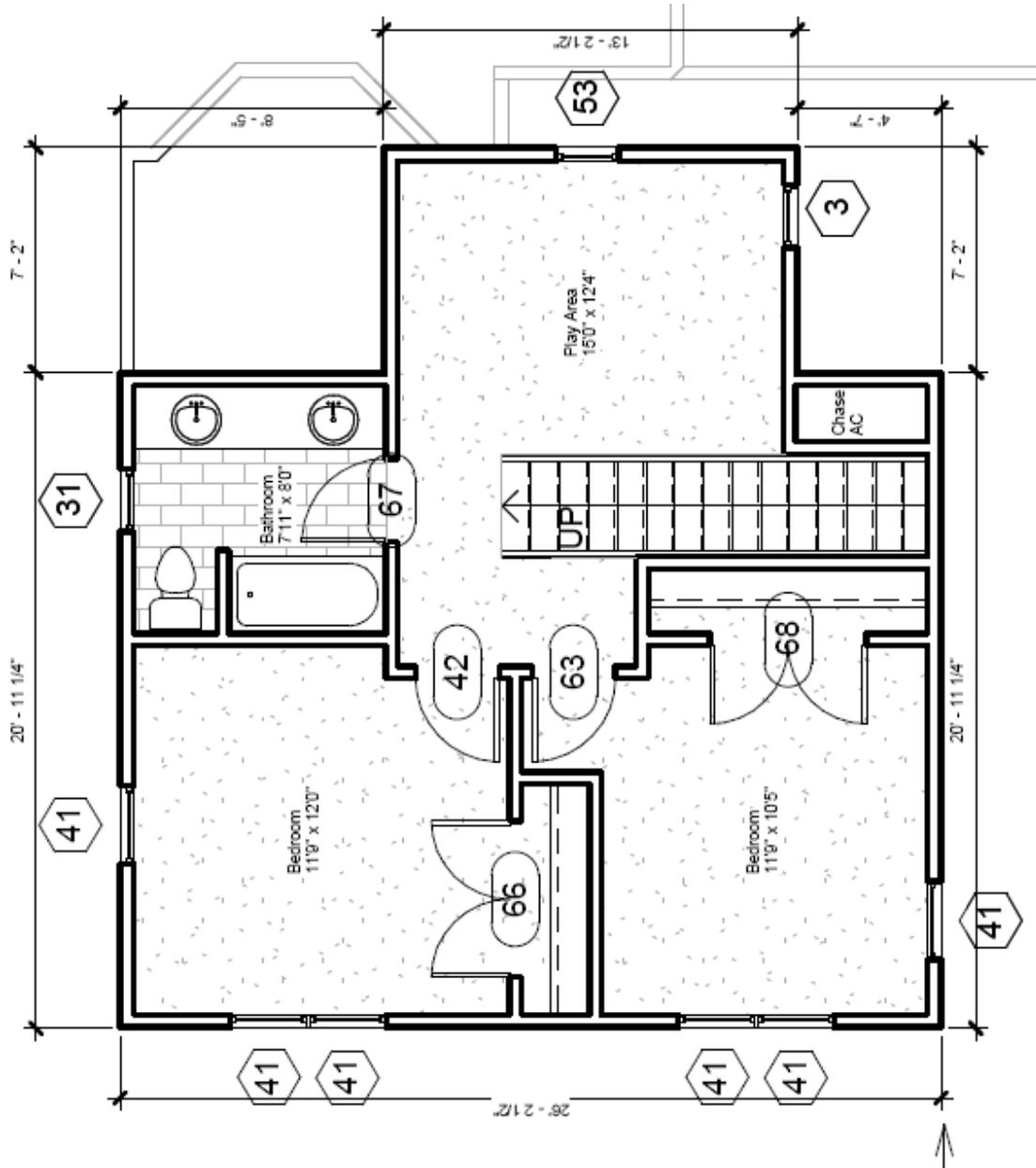
PROPOSED





SECOND FLOOR PLAN

PROPOSED





**WINDOW / DOOR SCHEDULE**

Door Schedule						
Type Mark	Family	Type	Phase Created	Phase Demolished	Width	Height
13	Double-Flush	60" x 80"	New Construction	None	5' - 0"	8' - 8"
13	Double-Flush	60" x 80"	New Construction	None	5' - 0"	8' - 8"
31	Overhead-Sectional	8' x 7'	Existing	None	8' - 0"	7' - 0"
31	Overhead-Sectional	8' x 7'	Existing	None	8' - 0"	7' - 0"
46	Single-Panel 4	30" x 80"	Existing	New Construction	2' - 8"	8' - 8"
46	Single-Panel 4	30" x 80"	Existing	New Construction	2' - 8"	8' - 8"
46	Single-Panel 4	30" x 80"	New Construction	None	2' - 8"	8' - 8"
47	Single-Panel 4	36" x 80"	Existing	None	3' - 0"	8' - 8"
60	Single-Panel 4	24" x 80"	Existing	New Construction	2' - 0"	8' - 8"
60	Single-Panel 4	24" x 80"	Existing	New Construction	2' - 0"	8' - 8"
60	Single-Panel 4	24" x 80"	New Construction	None	2' - 0"	8' - 8"
61	Single-Panel 4	32" x 80"	Existing	None	2' - 8"	8' - 8"
61	Single-Panel 4	32" x 80"	Existing	New Construction	2' - 8"	8' - 8"
61	Single-Panel 4	32" x 80"	Existing	New Construction	2' - 8"	8' - 8"
61	Single-Panel 4	32" x 80"	Existing	New Construction	2' - 8"	8' - 8"
61	Single-Panel 4	32" x 80"	Existing	None	2' - 8"	8' - 8"
61	Single-Panel 4	32" x 80"	Existing	None	2' - 8"	8' - 8"
61	Single-Panel 4	32" x 80"	New Construction	None	2' - 8"	8' - 8"
61	Single-Panel 4	32" x 80"	New Construction	None	2' - 8"	8' - 8"
61	Single-Panel 4	32" x 80"	New Construction	None	2' - 8"	8' - 8"
61	Single-Panel 4	32" x 80"	New Construction	None	2' - 8"	8' - 8"
61	Single-Panel 4	32" x 80"	New Construction	None	2' - 8"	8' - 8"
75	Single-Pocket	30" x 80" Pocket	New Construction	None	2' - 8"	8' - 8"
75	Single-Pocket	30" x 80" Pocket	New Construction	None	2' - 8"	8' - 8"
80	Bifold-4 Panel	60" x 84"	Existing	New Construction	5' - 0"	7' - 0"
81	Bifold-4 Panel	72" x 84"	Existing	New Construction	6' - 0"	7' - 0"

### PROJECT DETAILS

**Windows/Doors:** The existing house consists of all 1-over-1 original wood windows. The existing rear addition has all 1-over-1 wood windows and glass block windows on the east and south elevation. The east elevation has one non-original sliding aluminum window. Please refer to window and door schedule.

**Front Elevation:** No alterations to the north elevation. Please refer to the elevation plans.  
**(North)**

**Side Elevation:** Existing: The existing house has two original 1-over-1 window opening, one aluminum sliding window, and six glass blocks.  
**(East)**

Proposed: The non-original aluminum sliding window will be removed and a 3' wide by 3' tall fixed window will be installed. The glass blocks will be removed and three new grouped one-over-one wood windows will be installed.

**Side Elevation:** Existing: The existing house has four original 1-over-1 window openings, three non-original one-over-one window openings, and one non-original door opening.  
**(West)**

Proposed: The non-original door opening will be removed and filled in; the opening will be clad with matching wood siding.

**Rear Elevation:** Existing: The existing house has two original 1-over-1 window openings, twenty glass blocks, and one non-original door opening.  
**(South)**

Proposed: The non-original glass block will be removed and replaced with one, 1-over-1 wood window.

**ATTACHMENT A**

**CIVIC ASSOCIATION COMMENT**



Sept 28,2016

**BRUMBAUGH JEFFREY H  
836 FUGATE ST  
HOUSTON TX 77009-5010**

Re: Proposed remodel 2<sup>nd</sup> story addition

Dear Jeff,

Your request for approval of the above referenced project was considered and approved at the September NNA Board meeting. There were eight of the twelve board members present and the board voted unanimously to approve your application.

Sincerely,

NNA Board