

CERTIFICATE OF APPROPRIATENESS

Applicant: Wyatt Parker, owner and Gamaliel A Yepes, agent

Property: 820 Fugate St, Lot 5, Block 205, East Norhill Subdivision. The property includes a historic 1,368 square foot, one-story wood frame single-family residence and detached garage situated on a 5,512 square foot interior lot.

Significance: Contributing Bungalow-style residence, constructed circa 1928 and remodeled c.1983, located in the Norhill Historic District. Non -historic detached garage-built c.1990.

Proposal: Alteration – Addition at rear and replacement windows at side/ rear (some alteration of openings)

- Existing footprint and rear corners of home are not original – see c. 1950s Sanborn map.
- Applicant proposes rear addition of 12’3” x6’ (about 72sq feet) for a bathroom that does not change the roof plan and aligns with existing rear building line and foundation of home, maintaining setbacks from the property line.
- Non-original shutters to be removed.
- Front elevation wood windows will be repaired with new glass (windows A, B)
- Side elevation window openings have been altered from 1950-1983.
- Right (west) side elevation: existing replacement aluminum windows to be replaced. Front window J to remain same size opening, replace with wood window. Windows H and I existing replacement aluminum windows to be replaced with paired 1/1 wood windows in enlarged opening.
- Left (east) side elevation: replacement aluminum window C replaced with wood window in same opening. Window D to remain
- Rear windows and door alterations exempt

Public Comment: No public comment received.

Civic Association: Project Approved by Norhill Deed Restrictions Review Committee

Recommendation: Approval

HAHC Action: -

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:

- | S | D | NA | S - satisfies | D - does not satisfy | NA - not applicable |
|-------------------------------------|--------------------------|-------------------------------------|----------------------|---|----------------------------|
| <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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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;
<i>Existing windows are replacement aluminum with altered openings and proposal includes wood-clad inset and recessed 1/1 windows that are more compatible with the bungalow style of this home.</i> | |
| <input checked="" type="checkbox"/> | <input 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; | |
| <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;
<i>Existing windows are replacement aluminum with altered openings and proposal includes wood-clad inset and recessed 1/1 windows that are more compatible with the bungalow style of this home</i> | |
| <input checked="" type="checkbox"/> | <input 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 | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input 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



820 W Fugate

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

INVENTORY PHOTOS



CURRENT PHOTOS





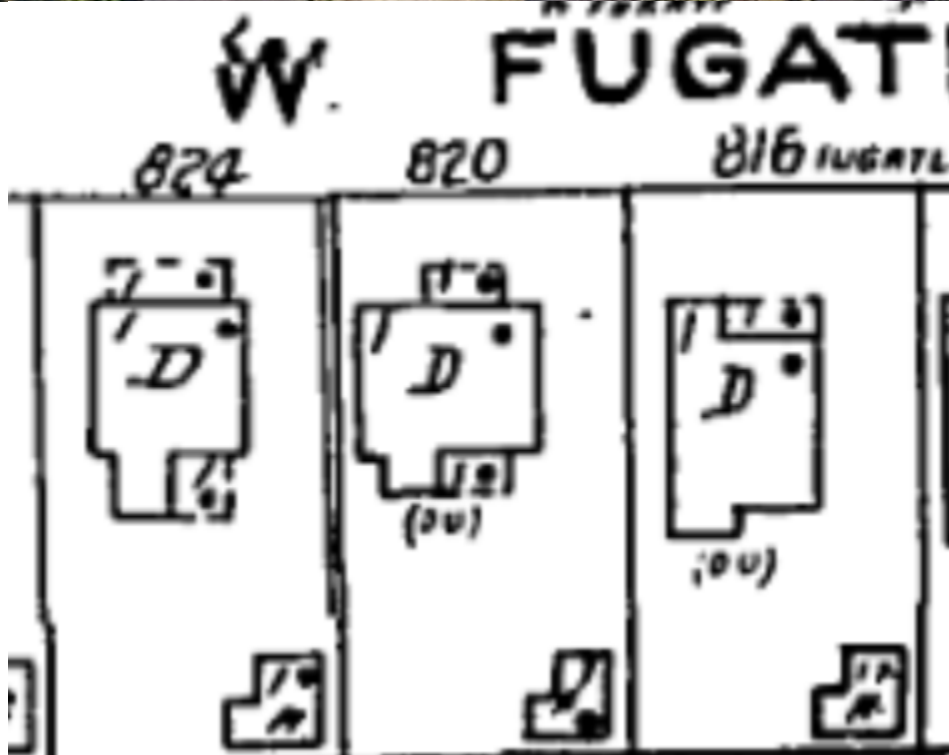
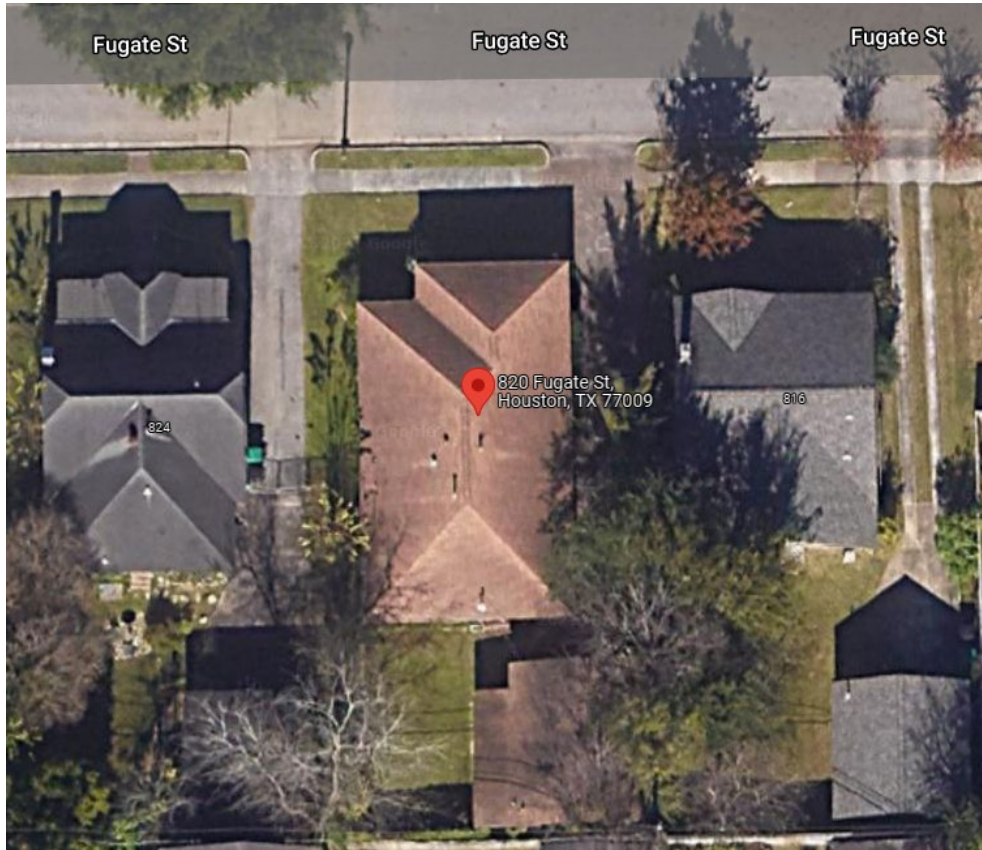




Year Built	Remodeled
1928	1983

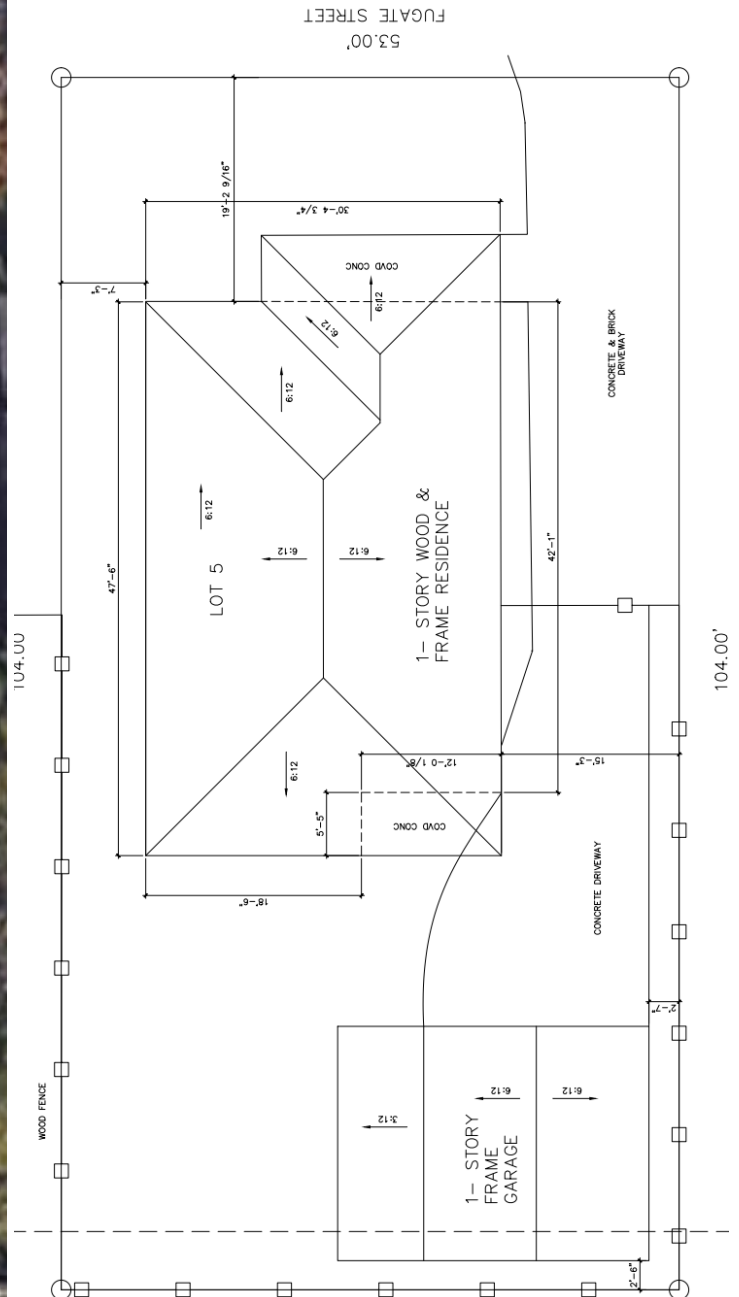
Final building measurements are done from the exterior.

CURRENT AERIAL VS. 1950s SANBORN MAPS – existing rear corner is not original*



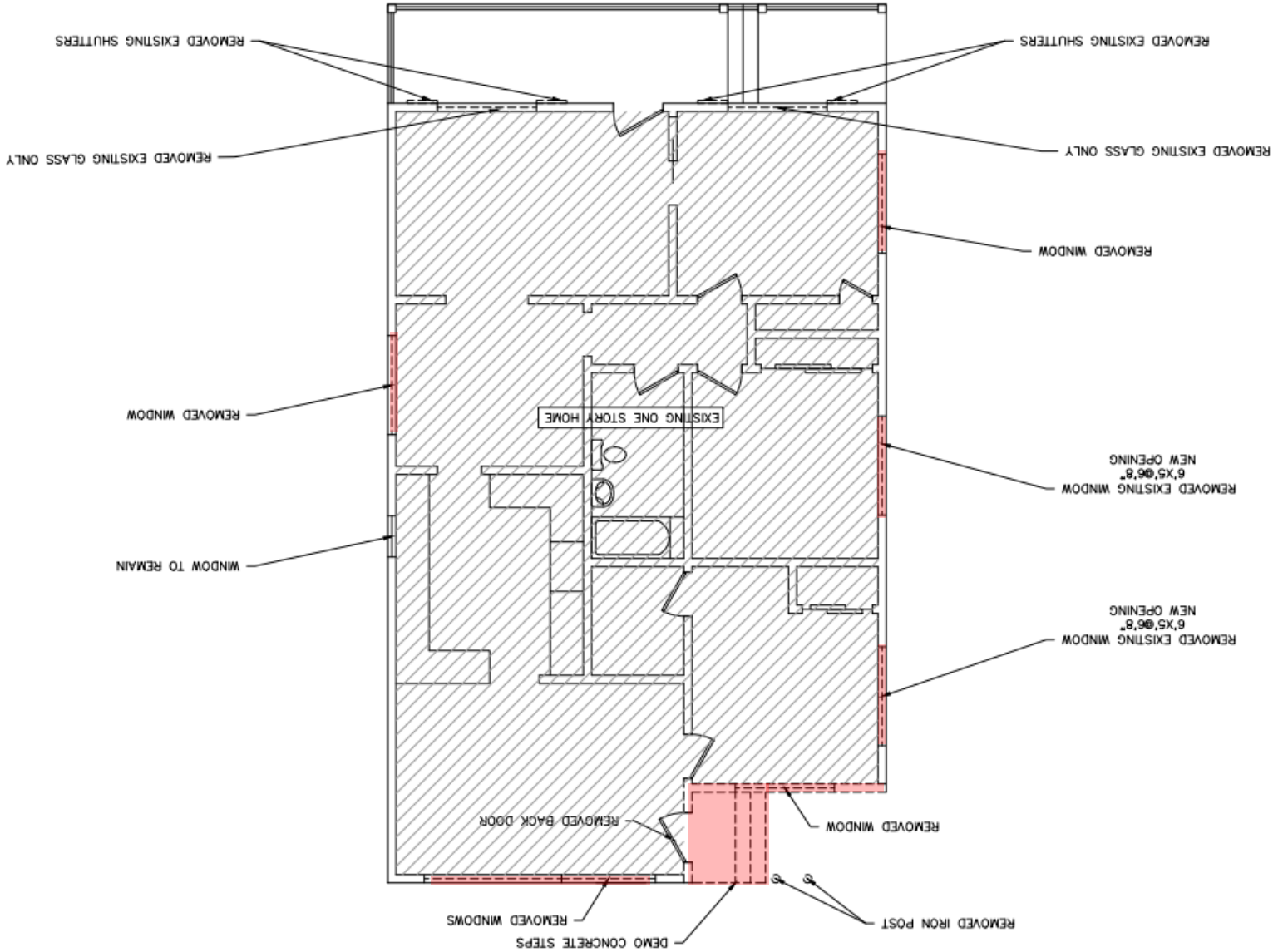


CURRENT/PROPOSED SITE PLAN – no change to roof plan*





DEMOLITION PLAN



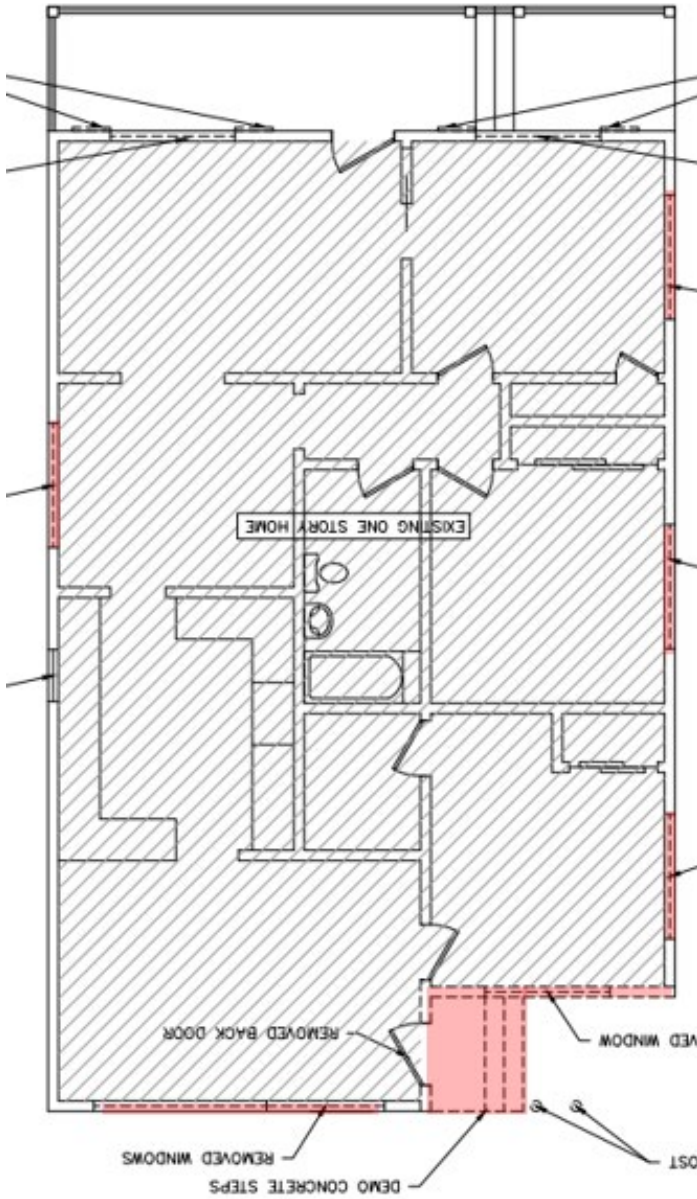
DEMO PLAN

SCALE: 1/4"=1'-0"

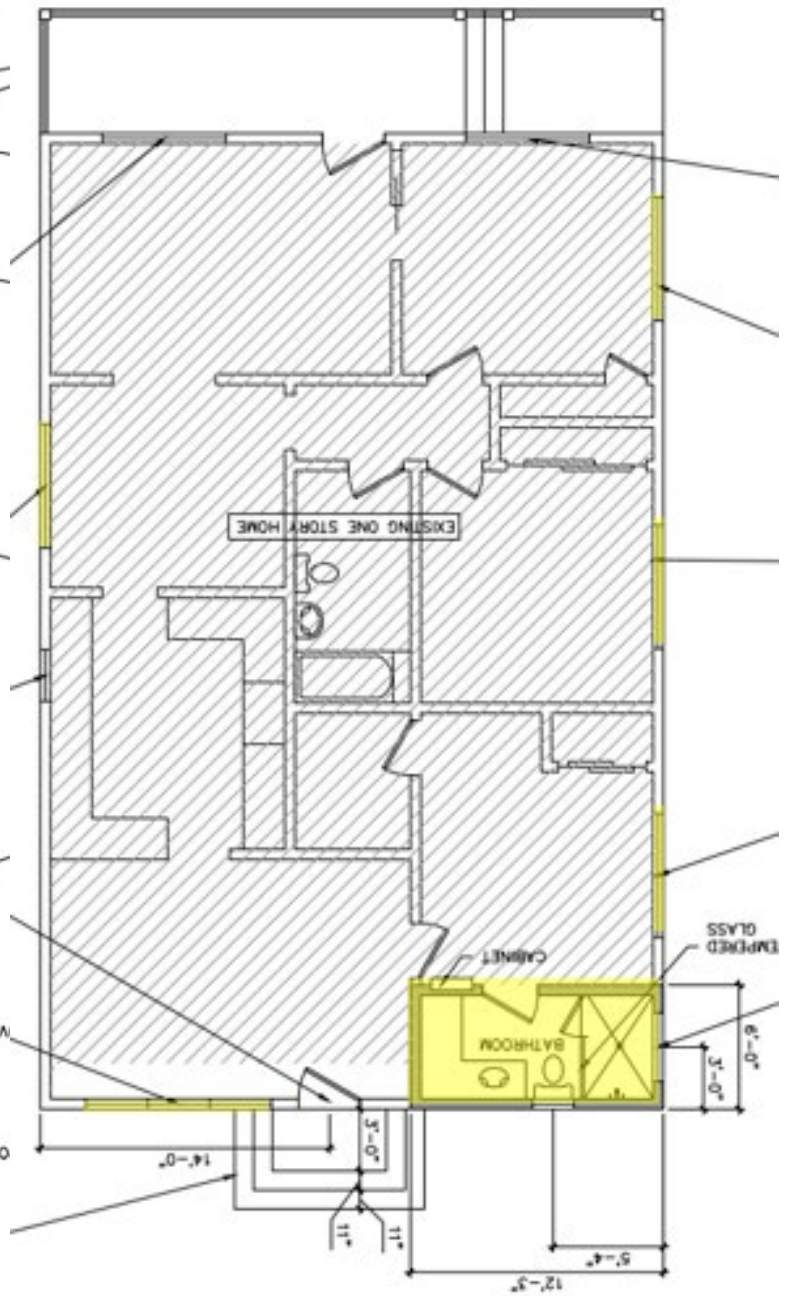




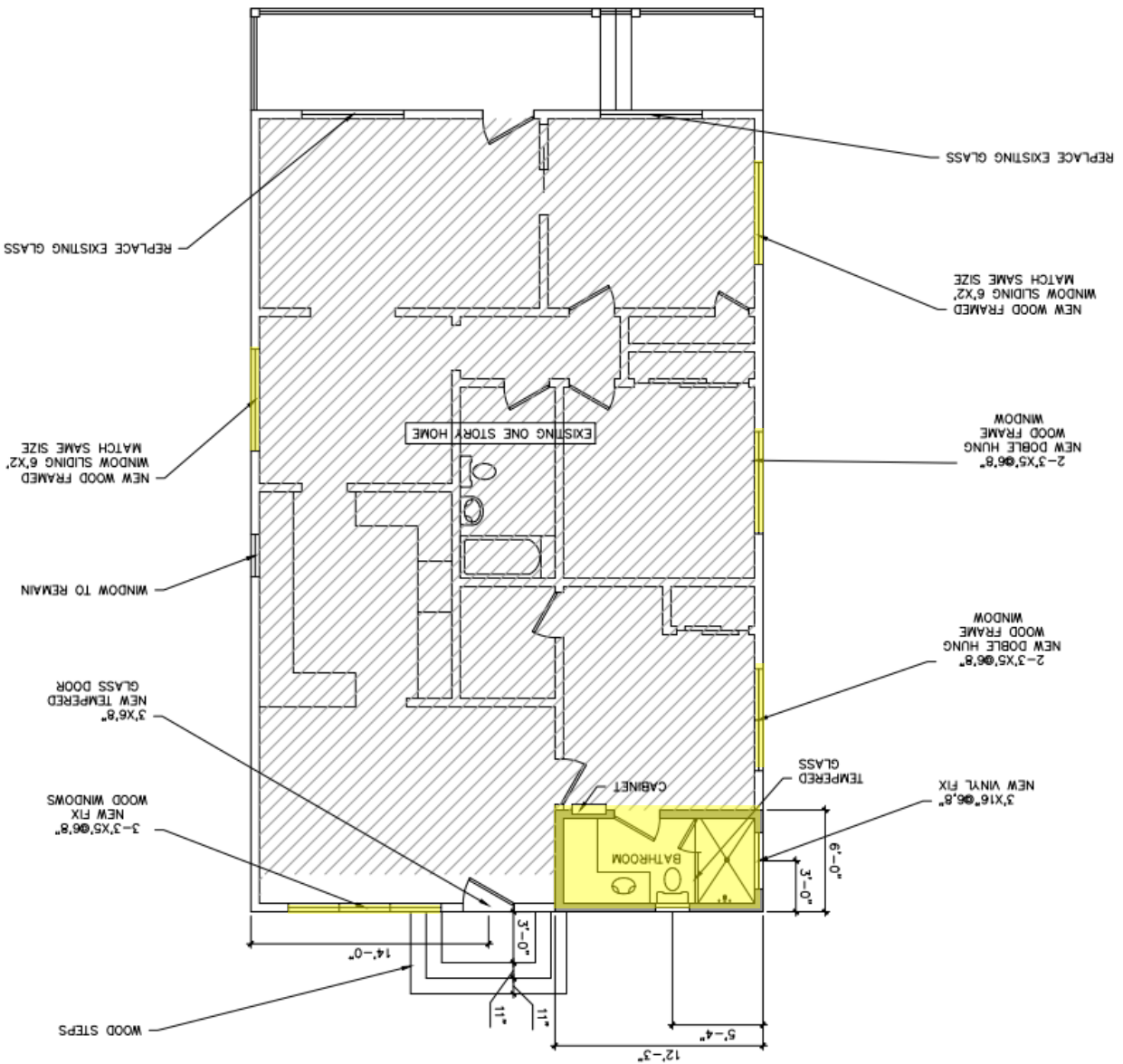
DEMOLITION PLAN



PROPOSED FIRST FLOOR PLAN






PROPOSED FIRST FLOOR PLAN



PROPOSED FLOOR PLAN

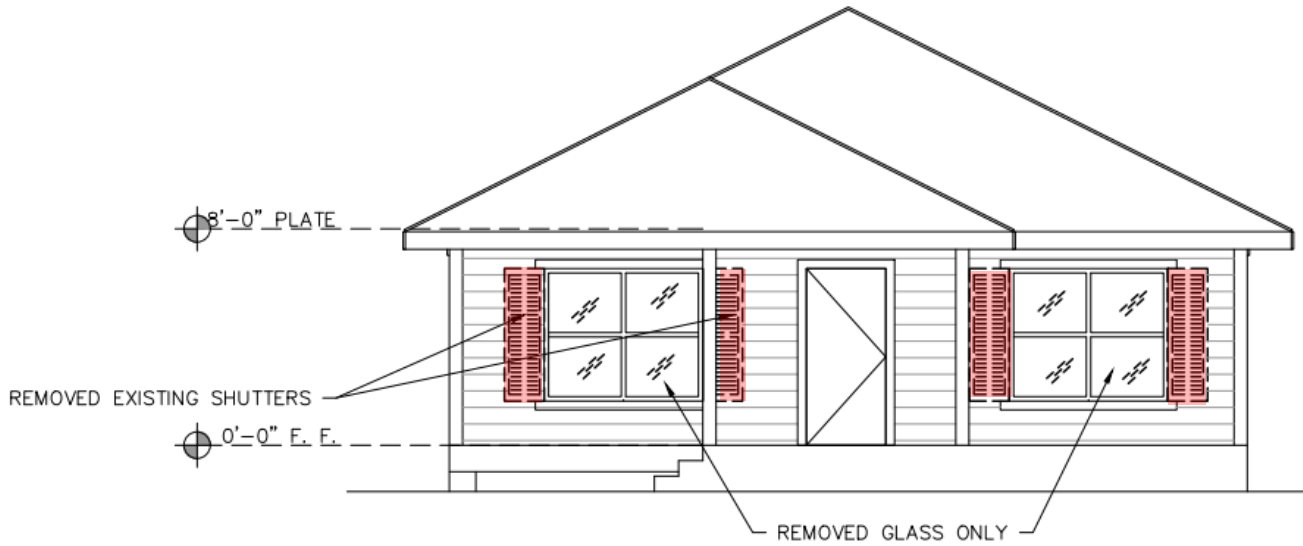
SCALE: 1/4"=1'-0"

LEGEND

-  EXISTING WALL
-  NEW WALL
-  EXISTING TO REMAIN

NORTH ELEVATION – FRONT FACING FUGATE ST

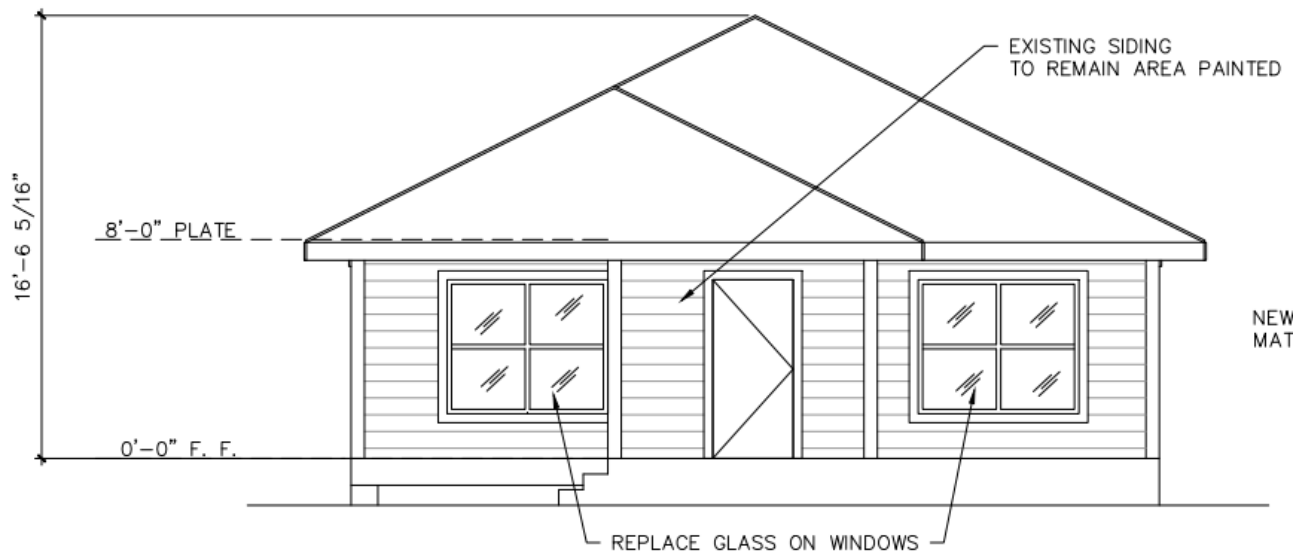
EXISTING



EXISTING FRONT ELEVATION

SCALE: 1/4"=1'-0"

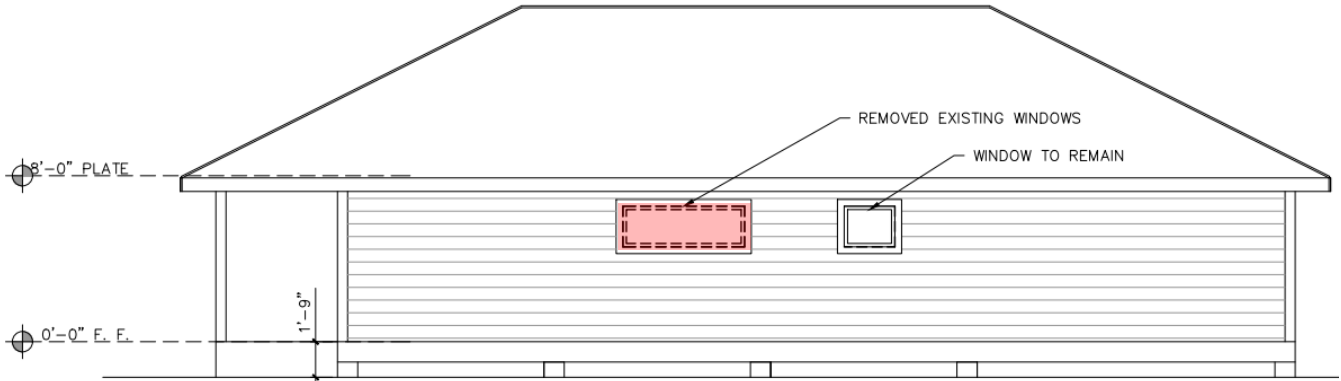
PROPOSED



FRONT ELEVATION TO REMAIN

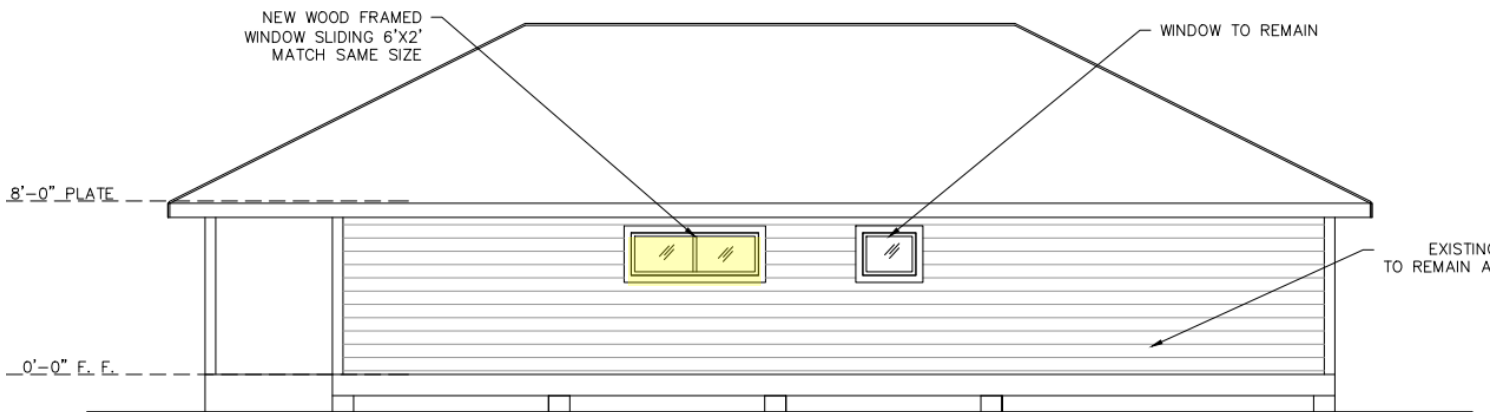
SCALE: 1/4"=1'-0"

WEST SIDE ELEVATION
EXISTING



EXISTING RIGHT ELEVATION
SCALE: 1/4"=1'-0"

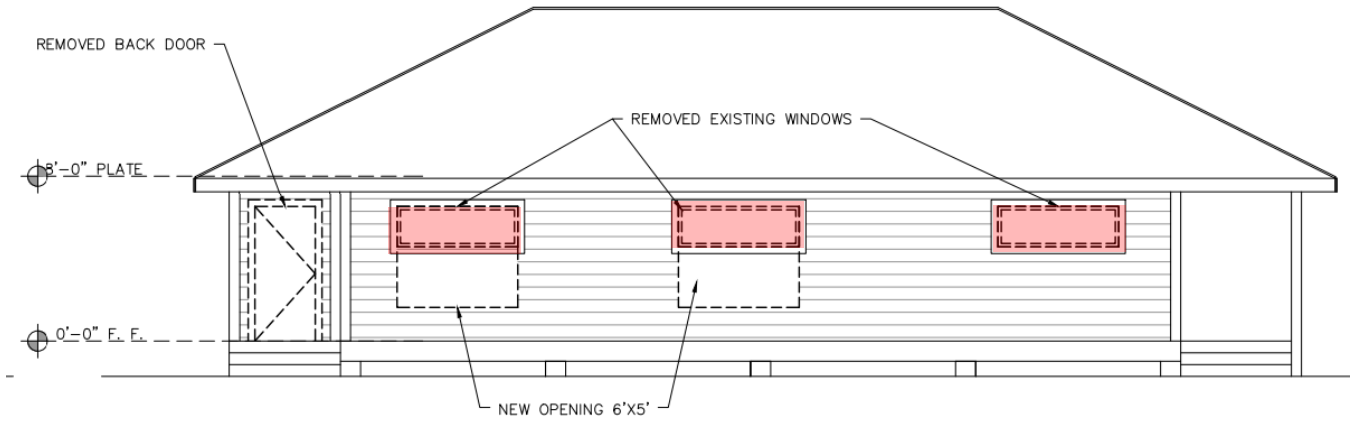
PROPOSED



RIGHT ELEVATION TO REMAIN
SCALE: 1/4"=1'-0"

EAST SIDE ELEVATION

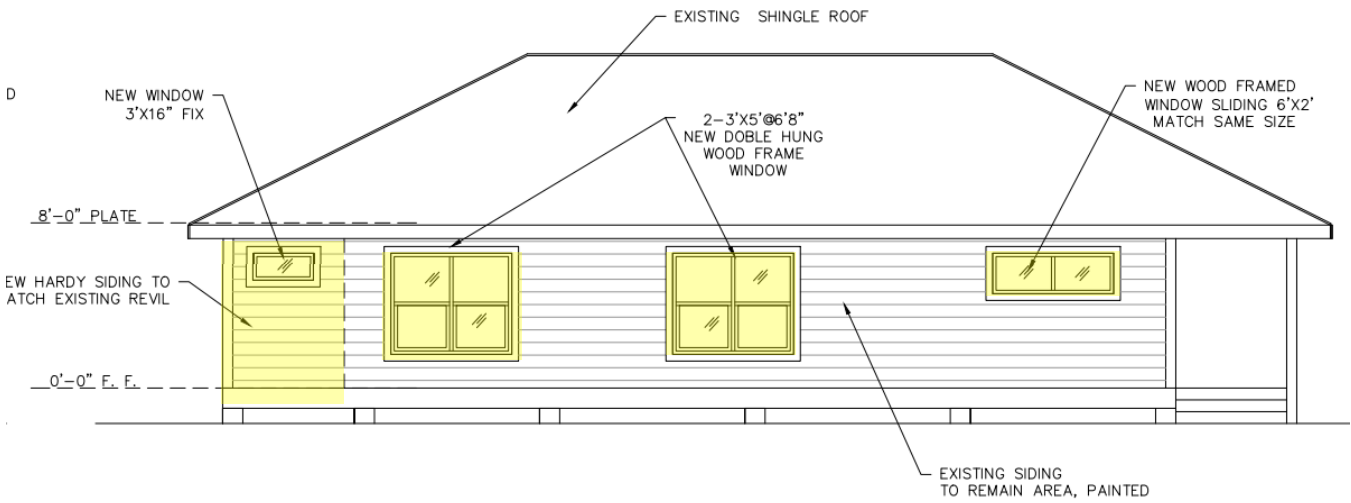
EXISTING



EXISTING LEFT ELEVATION

SCALE: 1/4"=1'-0"

PROPOSED

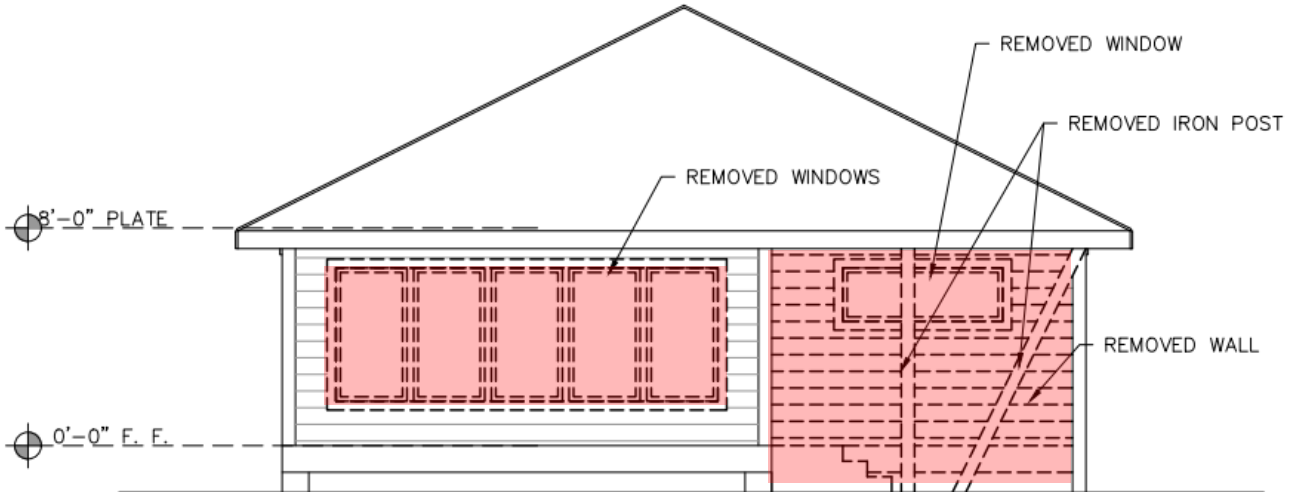


PROPOSED LEFT ELEVATION

SCALE: 1/4"=1'-0"

SOUTH (REAR) ELEVATION

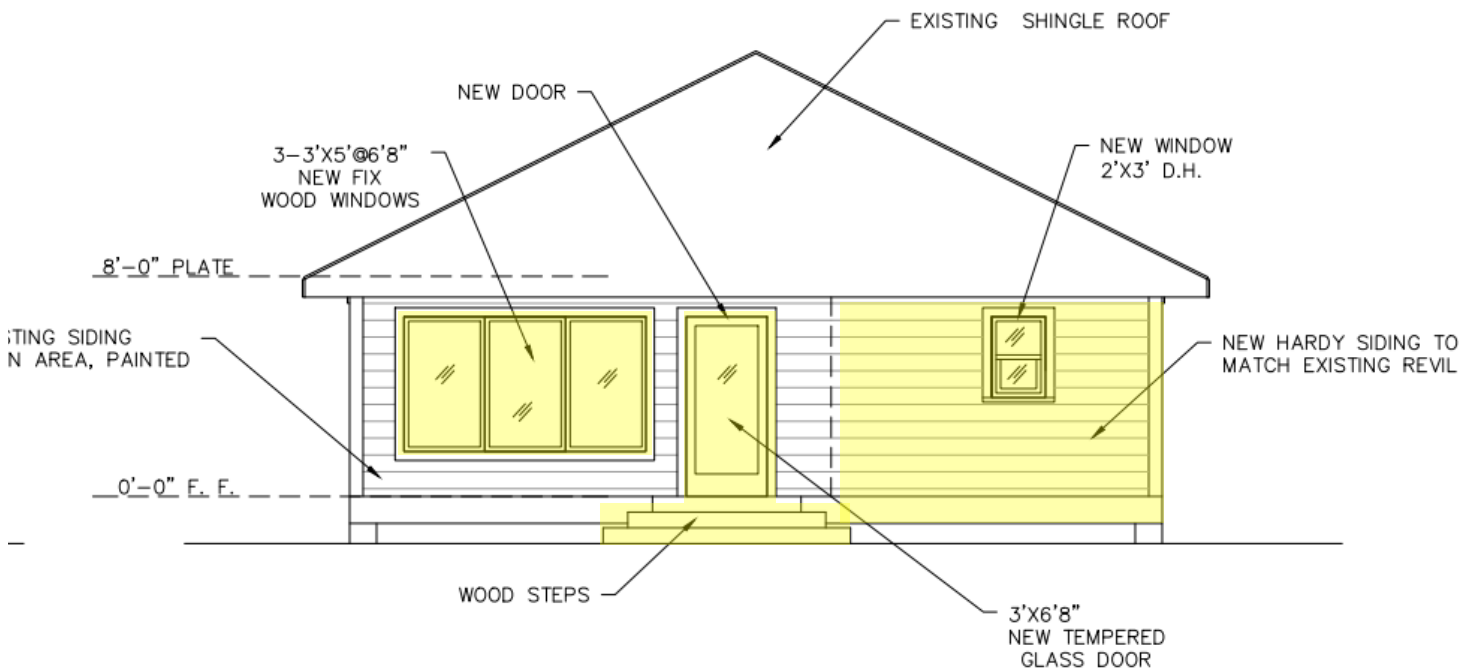
EXISTING



EXISTING REAR ELEVATION

SCALE: 1/4"=1'-0"

PROPOSED



PROPOSED REAR ELEVATION

SCALE: 1/4"=1'-0"

WINDOW A (FRONT ELEVATION)- TO REMAIN, GLASS REPLACED



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WINDOW B (FRONT ELEVATION) – TO REMAIN, GLASS REPLACED, REPAIR



WINDOW C (RIGHT ELEVATION) REPLACEMENT ALUMINUM, PROPOSED: NEW WINDOW, SAME SIZE



WINDOW D (RIGHT ELEVATION CENTER)- TO REMAIN – NO CHANGE



WINDOW E (REAR ELEVATION – EXEMPT)



WINDOW F – REAR ELEVATION - EXEMPT



WINDOW H (LEFT ELEVATION REAR, REPLACEMENT ALUMINUM)
PROPOSED REPLACEMENT WITH DOUBLE HUNG, PAIRED WOOD WINDOW, NEW OPENING



WINDOW I (LEFT ELEVATION CENTER, REPLACEMENT ALUMINUM)

PROPOSED REPLACEMENT WITH DOUBLE HUNG, PAIRED WOOD WINDOW – NEW OPENING



WINDOW J (FRONT LEFT ELEVATION/SIDE) REPLACEMENT ALUMINUM – KEEP OPENING, REPLACE WITH WOOD WINDOW



WINDOW SCHEDULE

CERTIFICATE OF APPROPRIATENESS

WINDOW WORKSHEET



PLANNING & DEVELOPMENT DEPARTMENT

EXISTING WINDOW SCHEDULE

Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Original/Replacement	Existing to Remain
Ex. A1	Wood	1/1	DH	32 x 66	Recessed	Original	No
A	WOOD	1/1	FIXED	72x60	RECESSED	REPLACEMENT	REPLACE GLASS
B	WOOD	1/1	FIXED	72x60	RECESSED	REPLACEMENT	REPLACE GLASS
C	METAL	Fullview	SLIDER	72x24	RECESSED	REPLACEMENT	NO
D	WOOD	Fullview	CASEMENT	30x42	RECESSED	REPLACEMENT	YES
E	WOOD	Fullview	FIXED	165x60	RECESSED	REPLACEMENT	NO
F	METAL	Fullview	SLIDER	72x24	RECESSED	REPLACEMENT	NO
H	METAL	Fullview	SLIDER	72x24	RECESSED	REPLACEMENT	NO
I	METAL	Fullview	SLIDER	72x24	RECESSED	REPLACEMENT	NO
J	METAL	Fullview	SLIDER	72x24	RECESSED	REPLACEMENT	NO

DAMAGE TO EXISTING WINDOWS

Window	Describe Damage
Ex. A1	Glass is broke, window is inoperable, rail is rotten, and frame is broken
A	GLASS IS BROKE, SEAL IS LEAKING
B	GLASS IS BROKE, SEAL IS LEAKING
C	INAPPROPRIATE - SINGLE PANE GLASS
E	GLASS IS BROKE, SEAL IS LEAKING - CHANGE TO ADD DOOR
F	REMOVE FOR ADDITION
H	INAPPROPRIATE - SINGLE PANE GLASS - CHANGE TO LAMBDA WINDOW
I	INAPPROPRIATE - SINGLE PANE GLASS - CHANGE TO LAMBDA WINDOW
J	INAPPROPRIATE - SINGLE PANE GLASS

PROPOSED WINDOW SCHEDULE

Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Brand/Vendor	Other
Ex. A1	Wood	1/1	DH	32 x 66	Recessed	Plygem	
A	WOOD	1/1	FIXED	72x60	RECESSED	—	GLASS ONLY
B	WOOD	1/1	FIXED	72x60	RECESSED	—	GLASS ONLY
C	WOOD	Fullview	SLIDER	72x24	RECESSED	JELD-WEN	
E	WOOD	Fullview	FIXED	168x60	RECESSED	JELD-WEN	
F'	WOOD	1/1	DH	26x37	RECESSED	JELD-WEN	
G	Vinyl	Fullview	FIXED	36x16	RECESSED	BUILDERS	OBSCURE GLASS/IS HOWEVER
H'	WOOD	1/1	DH	72x60	RECESSED	JELD-WEN	
I'	WOOD	1/1	DH	72x60	RECESSED	JELD-WEN	
J	WOOD	Fullview	SLIDER	72x24	RECESSED	JELD-WEN	

- Must include photos of all windows with labels indicated on this sheet
- Must include manufacture's specifications and details for all proposed windows
- *** Use additional sheets as necessary

Specification Example: Jeld-Wen Double hung wood windows

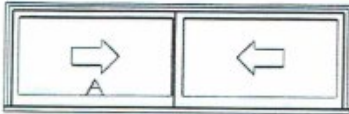


Diane Easley
 Grogan Building Supply
 300 Garden Oaks
 Houston, TX 77018

QUOTE BY : Diane Easley QUOTE # : JW210801HY9 - Version 0
 SOLD TO : Lucas Craftsmanship Inc SHIP TO :
 Steven
 2522 Yale Street
 Houston TX 77008
 Phone : 713.864.2510
 PO# : 7 DE-820 Fugate PROJECT NAME: 820 Fugate
 Ship Via : Ground REFERENCE : wood windows - Historic District
 U-Factor Weighted Average: 0.28 SHGC Weighted Average: 0.22

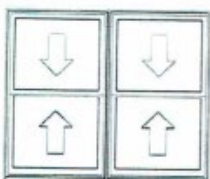
LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
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Line 1	Left Side Front Room Rough Opening : 71 X 23 1/4 J	Frame Size : 70 1/4 X 22 1/2 Siteline EX Wood Sliding Window, Auralast Pine, Primed Exterior, Natural Interior, No Exterior Trim, No Sill Nosing, 4 9/16 Jamb, Left Hand , White Hardware, US National-WDMA/ASTM, PG 30, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Standard Glz Bd, No Screen, Product Does Not Qualify for Accidental Glass Breakage Warranty Coverage, *Custom-Width*, *Custom-Height*, IGThick=0.756(1/8 / 1/8), **Screens on Wood Double Hung/Slide-By Units Without Trim Have No Method for Attachment.(NW) Clear Opening:32.2w, 18.5h, 4.1 sf PEV 2021.3.0.3624/PDV 6.420 (09/10/21)CW			
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Viewed from Exterior. Scale: 1/2" = 1'

Line 2	Left Side Middle Room Rough Opening : 71 X 61 1/4 I'	Frame Size : 70 1/4 X 60 1/2 W-2500 Wood Double Hung, Auralast Pine, 2 Wide Primed Exterior, Natural Interior, No Exterior Trim, No Sill Nosing, 4 9/16 Jamb, White Jambliner, Compression Jambliner & No Tilt Latches, With-Plow White Hardware, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, No Screen, **Any Screens For Wood Double Hung/Slide-By Units Within a Mull Without Trim Have No Method for Attachment. PEV 2021.3.0.3624/PDV 6.420 (09/10/21)CW			
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Viewed from Exterior.

On Oct 10, 2021, at 7:08 PM, NNA DCC
<norhilldeedrestrictions@gmail.com> wrote:

Joanna,

The NNA DCC has reviewed your plans for minor modifications to your home to add a bathroom where your rear porch is located, to upgrade your existing windows to the more historically-appropriate wooden double-hung windows, to relocate the rear door, and to remove the front shutters. Your plans for the fencing modifications are also approved. You will also require a CoA from the Historic Preservation office of the City of Houston before getting a building permit to complete this work on the home modifications (but not the fence). Good luck on your project.

Thanks,

Brian Wilson
NNA Interim VP of Deed Restrictions