

CERTIFICATE OF APPROPRIATENESS

Applicant: Tabitha Hensley/Kevin Simmons, owners

Property: 1138 W Fugate Street Lot 10 Block 22, North Norhill Subdivision. The property included a 1,216 square foot, brick single-family residence situated on a 5,000 square foot (50' x 100') corner lot.

Significance: Contributing Brick Bungalow, constructed circa 1925, located in the Norhill Historic District.

Proposal: Demolition – The applicant is proposing the following:

- Demolish existing contributing home.
- Present the new design (see below).
- Owners submitted the B28 Form to Public Works (June 5, 2025), stating that the demolition factor was 2.80.
- The home significantly but partially collapsed during construction of the new, previously approved, addition. Due to the threat to life and safety significantly destabilized house posed, as seen by the City, the owner demolished what remained of the house.

See enclosed application materials and detailed project description for further details.

Civic Association: Norhill Neighborhood Association No Comment.

Recommendation: Denial of COA

HAHC Action: -

REPORT SUBJECT TO CHANGE

DEMOLITION OF A LANDMARK, PROTECTED LANDMARK, CONTRIBUTING STRUCTURE, OR WITHIN AN ARCHAEOLOGICAL SITE

Sec. 33-247(a): The issuance of a certificate of appropriateness for the demolition of a landmark, a protected landmark, or a contributing structure, or for the demolition of a building, structure or object on or in an archaeological site shall be granted only if:

S D NA

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

- | | |
|---|---|
| <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | (1) The building, structure, or object has seriously deteriorated to an unusable state and is beyond reasonable repair; and
<i>Due to the construction practices, there was a partial collapse of the contributing structure, thus causing the building to be in a seriously deteriorated and unusable state.</i> |
| <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> | (2) The HAHC finds, based on the preponderance of credible evidence presented subject to the establishment by the applicant, the existence of an unreasonable economic hardship under subsection (c) of this section or the establishment of an unusual and compelling circumstance pursuant to subsection (d) of this section. |

(c) Determination of the existence of an **unreasonable economic hardship** shall be based upon the following criteria:

- | | |
|---|---|
| <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> | (1) That the property is incapable of earning a reasonable return, regardless of whether the return is the most profitable return, including without limitation, regardless of whether the costs of maintenance or improvement of the property exceed its fair market value; |
| <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> | (2) That the owner has demonstrated that the property cannot be adapted for any other use, whether by the current owner, by a purchaser or by a lessee, that would result in a reasonable return; |
| <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> | (3) That the owner has demonstrated reasonable efforts to find a purchaser or lessee interested in acquiring the property and preserving it, and that those efforts have failed; and |
| <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> | (4) If the applicant is a nonprofit organization, determination of an unreasonable economic hardship shall instead be based upon whether the denial of a certificate of appropriateness financially prevents or seriously interferes with carrying out the mission, purpose, or function of the nonprofit corporation |

OR

(d) Determination of the existence of an **unusual and compelling circumstance** shall be based upon the following criteria:

- | | |
|---|--|
| <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> | (1) That current information does not support the historic or archaeological significance of this building, structure or object or its importance to the integrity of an historic district, if applicable; |
| <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> | (2) Whether there are definite plans for reuse of the property if the proposed demolition is carried out and what effect such plans have on the architectural, cultural, historical or archaeological character of the context area; and |
| <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> | (3) Whether reasonable measures can be taken to save the building, structure or object from further deterioration, collapse, arson, vandalism or neglect. |

NEW CONSTRUCTION IN A HISTORIC DISTRICT

Sec. 33-242(a): HAHC shall issue a certificate of appropriateness for new construction in a historic district upon finding that the application satisfies the following criteria:

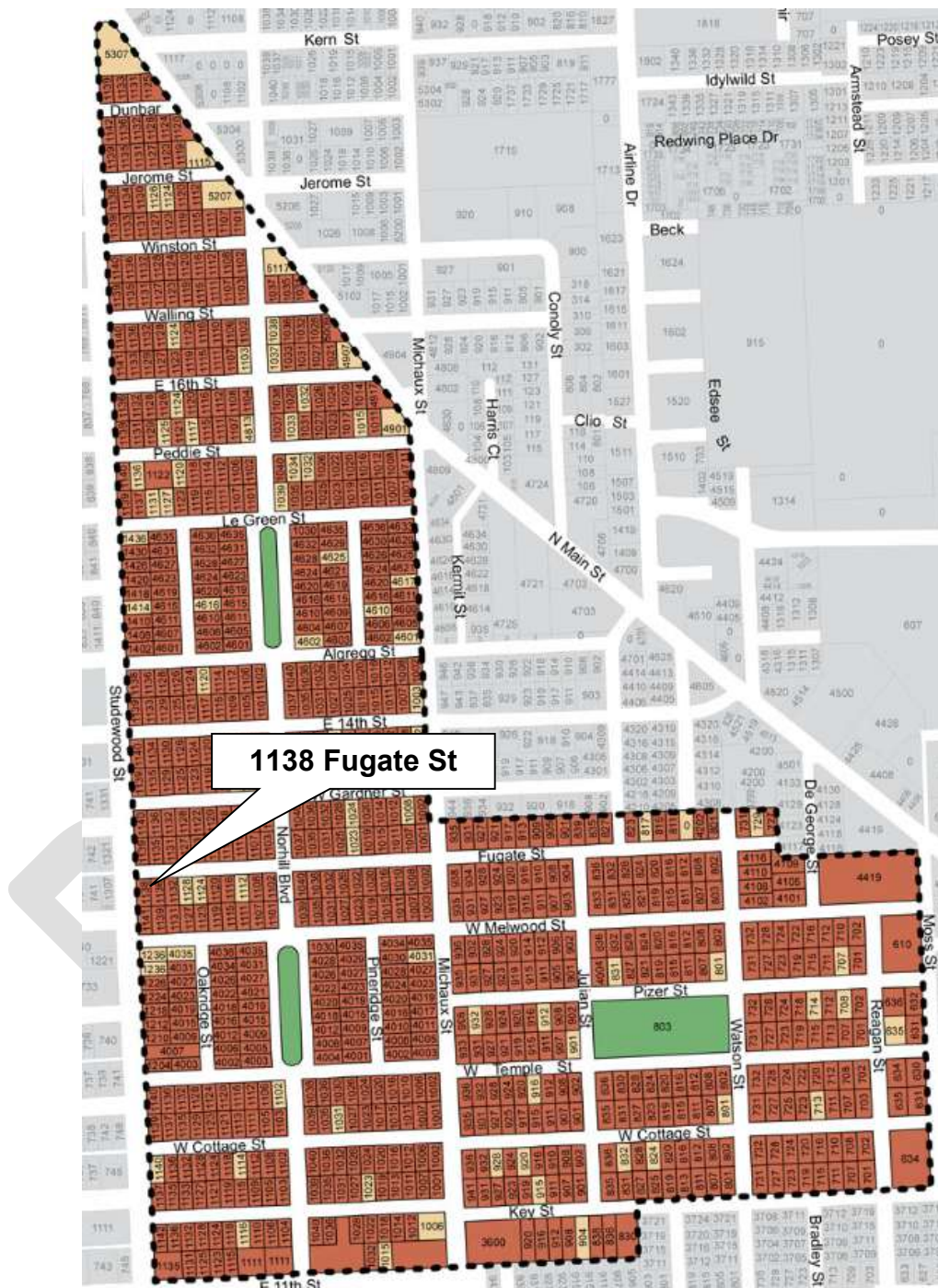
S D NA

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

- ☐ ☒ ☐ (1) The distance from the property line of the front and side walls, porches, and exterior features of any proposed new construction must be compatible with the distance from the property line of similar elements of existing contributing structures in the context area;
The distance of where the second story of this proposed design begins is not compatible with the distance of second stories in the context area.
- ☐ ☒ ☐ (2) The exterior features of the new construction must be compatible with the exterior features of existing contributing structures in the context area;
The exterior features of the new construction may be compatible, however there are no attached garages on the contributing structures in the context area.
- ☐ ☐ ☐ (3) The scale and proportions of the new construction, including the relationship of the width and roofline, overall height, eave height, foundation height, porch height, roof shape, and roof pitch, and other dimensions to each other, must be compatible with the typical scale and proportions of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical scale and proportions;
The scale and proportions of this new construction are much larger than those of the context area. Proportionally, this home is larger than all the homes on the blockface.
- ☐ ☐ ☐ (4) The height of the new construction must not be taller than the typical height of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical height, except that;
- (a) Design guidelines for an individual historic district may provide that a new construction with two stories maybe be constructed in a context area with only one-story contributing structures as long as the first story of the new construction has proportions compatible with the contributing structures in the context area, and the second story has similar proportions to the first story; and
There are no City of Houston design guidelines for the district, however the proportions of the second story of this new construction are larger than the second story of any contributing structure in the context area.
- (b) A new construction shall not be constructed with more than one story in a historic district that is comprised entirely of one-story contributing structures, except as provided for in design guidelines for an individual historic district.
There are no City of Houston design guidelines for the district, however the block-face of Fugate is comprised of homes with no additions, small intimate additions, and one large addition.



PROPERTY LOCATION
NORHILL HISTORIC DISTRICT



Building Classification

- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO

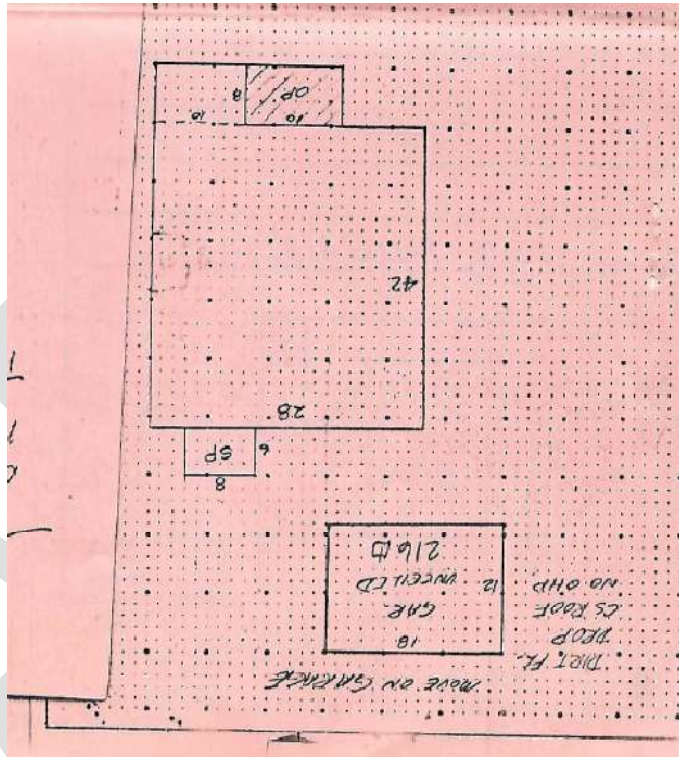
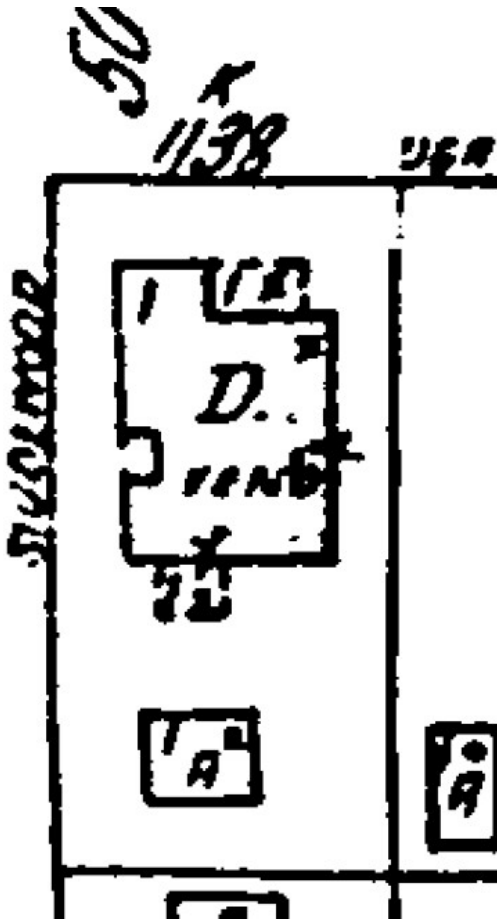


Figure 1- Original House



Figure 2- Garage

1924-1951 SANBORN MAP & BLA 1969



1138 FUGATE TIMELINE OF EVENTS:

March 3, 2025

COA Application Submitted

April 10, 2025

HAHC Meeting

- HAHC acted on the COA to approve with conditions: Accepted the project as submitted with the condition that the open rafter tails remain, applicant can install fascia board and a suitable scratch face brick to be installed at the original contributing structure.

May 19, 2025

HPAB Meeting

- Applicant appealed. HPAB acted on the appeal of the COA to reverse the decision of the HAHC with conditions: Accept the project as submitted with the condition that the open rafter tails remain, applicant can install fascia board and allow siding to be installed at the original contributing structure.

June 4, 2025

Staff Received a call from the owner that the building has collapsed

- Staff contacted the inspector to meet at the site to review the condition of the building and take photos.

June 5, 2025

- Owners submitted the B28 Form to Public Works, stating that the demolition factor was 2.80, with the maximum demolition factor of 1..50.

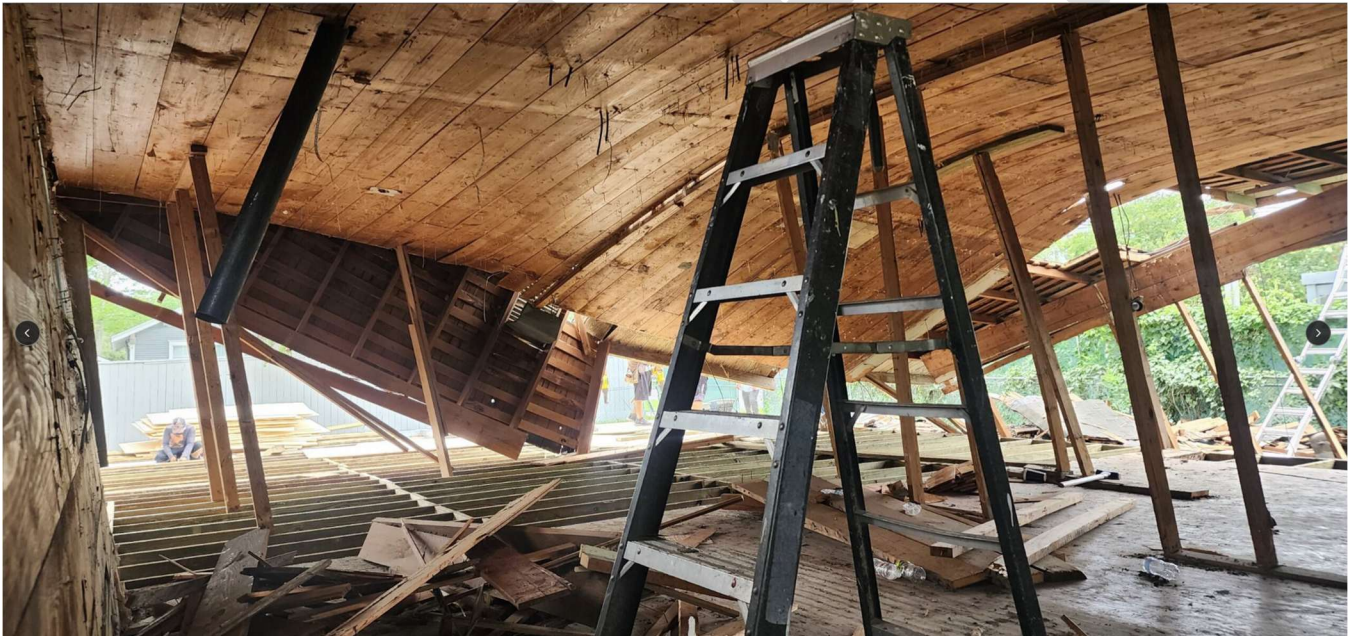
June 16, 2025

Staff spoke with inspections

- Staff was informed that the building was hazardous and needed to come down as soon as possible.
- Staff informed the owners that they needed to secure the site with a fence.

PHOTOS











DRAFT









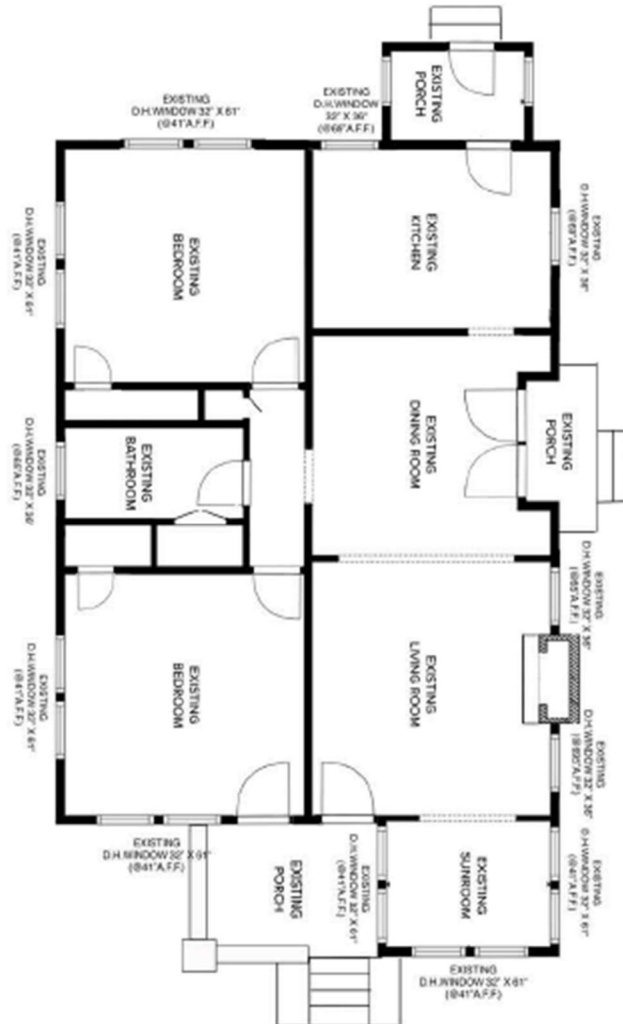








JUNE 4th VISIT



PLEASE SEE THE PHOTOS INCLUDED IN THIS PACKAGE.

COST SUMMARY

Figure 3-Provided by Applicant in Support of Application for COA for Demolition

Cost Incurred as of June 23 2025 for 1138 Fugate St

Group Description	Cost Incurred
Architect/Eng Design	7850
Concrete	12001.14
Demolition	8218.89
Foundation	5607.98
Gen. C.-Builder Risk Ins	1850.26
Gen.C.-Temp. Utilities	700
Lumber & Siding	3596.36
Permitting Fees	3922.3
Trash Containers	728
Grand Total	44474.93

Job Cost Summary

Job Address: 1138 Fugate St Houston TX 77009

Job Cost Total : 350,000.00				
Group	Group Description	Budget	Acutals	Delta
112	Architect/Eng Design	\$8,600.00		
100	Permitting Fees	\$1,500.00		
115	Blue Prints	\$500.00		
118	Gen. C.-Builder Risk Ins	\$3,500.00		
120	Gen.C.-Temp. Utilities	\$1,000.00		
135	Demolition	\$5,000.00		
150	Gen.C.-Survey	\$500.00		
155	Gen.C.-Portable Toilet	\$800.00		
175	Concrete	\$15,000.00		
200	Foundation	\$6,000.00		
220	Lumber & Siding	\$30,000.00		
240	Frame Labor	\$20,000.00		
260	Windows: Wood	\$12,000.00		
262	Exterior Doors	\$3,000.00		
280	Roof Turnkey	\$10,000.00		
284	Fireplace	\$500.00		
300	Plumbing	\$11,000.00		
302	Plumbing Fixtures	\$7,000.00		
304	Master Bath Tub	\$1,500.00		
320	Electrical	\$8,500.00		
322	Lighting Fixtures	\$4,000.00		
340	HVAC	\$12,000.00		
360	Insulation	\$4,000.00		
380	Sheetrock Turnkey	\$10,000.00		
401	Brick Labor	\$2,500.00		
422	Cabinet Materials	\$15,000.00		
430	Garage Door & Openers	\$2,000.00		
440	Trim Material	\$10,000.00		
441	Interior Doors	\$4,000.00		
445	Stair Railing/Steps	\$2,000.00		
450	Trim Labor	\$6,000.00		
480	Paint	\$12,000.00		
502	Countertops	\$10,000.00		
509	Tile Material	\$5,000.00		
510	Tile Labor	\$5,000.00		
520	Wood Floor Labor	\$9,000.00		

Houston Archaeological & Historical Commission

Application Date: July 17, 2025

HPO File No. HP2025_0176/HP2025_0241

C01

1138 W Fugate Street

Norhill

522	Wood Floor Material	\$8,000.00		
540	Hardware	\$1,500.00		
600	Appliances	\$20,000.00		
626	Trash Containers	\$3,000.00		
640	Landscaping	\$3,000.00		
650	Gutter	\$2,000.00		
656	Fence	\$10,000.00		
668	Shower Door	\$3,000.00		
802	Eng. Inspection	\$800.00		
850	Extras/Contingency	\$40,300.00		
		\$350,000.00		

Figure 4-This and Previous Page Additional Cost Information from Applicant

DEMOLITION TRACKING LIST

Tabitha Hensley is the "Owner" of the property and is referred to as the "Owner." This tracking sheet was filled out by the "Owner."

Section 33-247 Code	33-247 Requirement	Response
The issuance of a certificate of appropriateness for the demolition of a landmark, a protected landmark, or a contributing structure, or for demolition of a building, structure or object on or in an archaeological site shall be granted only if:	The building, structure, or object has seriously deteriorated to an unusable state and is beyond reasonable repair; and	
a.1		
a.2	The HAHC finds, based on the preponderance of credible evidence presented by the applicant, the existence of an unreasonable economic hardship under subsection (c) of this section or the establishment of an unusual and compelling circumstance pursuant to subsection (d) of this section.	
An application for a certificate of appropriateness for demolition shall contain the following information:	Photographs and other documented evidence detailing the deteriorated state of the property and the inability to reasonably repair the property;	Pictures included in Demolition COA submission under file name 1138 Fugate Pictures Post Collapse.pdf . The building collapsed while undergoing renovation June 4, 2025 under approved Alteration and Addition COA project #HP2025-0071. The entire existing home is beyond repair and has been demolished per instruction from City of Houston Permitting and HAHC in order to make the site safe. The only remaining structure is the original and new foundation and front approach including whatever remaining brick was in place at the time of collapse on the front of the home
b.1		
b.2	A certified appraisal of the value of the property conducted by a certified real estate appraiser that takes into account that the property is a landmark, protected landmark or contributing structure in a historic district as well as the two most recent assessments of the value of the property unless the property is exempt from local property taxes;	Since the house is now demolished in order to make the site safe, it seems unrealistic to get a new appraisal on a home that no longer exists. HCAD records are submitted as part of the Demolition COA application



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Section 33-247 Code	33-247 Requirement	Response
b.3	All appraisals obtained by the owner in connection with the acquisition, purchase, donation, or financing of the property, or during the ownership of the property;	Home and property were purchased by the current owner with cash in January 2025. No appraisal was required as such and was not done
b.4	All listings for the sale or lease of the property by the owner within the last year, and a statement by the owner of any bids and offers received and counteroffers given on the property;	Property was purchased by the owner in January 2025, since that time no listings have been made and no bids have been received
b.5	Evidence of any consideration by the owner of uses and adaptive reuses of the property;	An alteration and addition COA was submitted to the HAHC and approved on May 19, 2025 (HP2025-0071). The intended purpose of obtaining the COA was to rehabilitate and re-sell the home; See previously approved COA's in the new Demolition COA application under file name Original Alteration and Addition COA....pdf
b.(6)	Itemized and detailed rehabilitation cost estimates for the identified uses or reuses, including the basis of the cost estimates;	Owner created a budget for original alteration and addition work prior to building collapse and demolition; it is submitted in the Demolition COA under file name 1138 Fugate Building Budget.pdf
b.6	Any financial statements showing revenue and expenses incurred for the property;	No revenue has been made since purchase of the property in January 2025. Expenses to date include permitting fees, architectural designs, first and second demolition costs and costs related to foundation and concrete work. Spread sheet on expenses incurred to date are submitted in the Demolition COA under file name Costs Incurred 1138 Fugate St.pdf
b.7	Complete architectural plans and drawings of the intended future use of the property, including new construction, if applicable;	Submitted in the Demolition COA under file name xxx. The plans will be virtually the same as the plans submitted for the original alteration and addition COA which were previously approved by HAHC, but will now be categorized as new construction. A new construction COA has also been filed with project number HP2025-0182 which utilizes the same plans



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Section 33-247 Code	33-247 Requirement	Response
	Plans to salvage, recycle, or reuse building materials if a certificate of appropriateness is granted;	As prescribed by the HAHC on June 17 th via email, any remaining brick on the front columns or porch will remain until a new construction COA is granted. All other materials will be donated to local business that deal in the reuse of historic material (e.g. shiplap, portions of windows that were not destroyed in building collapse etc.)
b.8		
		NotApplicable
b.(10)	An applicant who is a nonprofit organization shall provide the following additional information:	NotApplicable
	a. A comparison of the cost of performance of the mission or function of the nonprofit organization in the existing building and in a new building;	
	b. The impact of the reuse of the existing building on the organization's program, function or mission;	NotApplicable
		NotApplicable
	c. The additional cost, if any, attributable to the building of performing the nonprofit organization's function within the context of costs incurred by comparable organizations, particularly in the Houston area;	
	d. Grants received, applied for or available to maintain or improve the property; and	NotApplicable
		NotApplicable
	e. The nonprofit organization's budget for the current and immediately past fiscal years.	
b.(11)	Any additional information the director determines is reasonably necessary to the review the application	Additional requests for documentation can be accommodated upon request
Detemination of an unreasonable economic hardship shall be based upon the following criteria:		
c. 1	That the property is incapable of earning a reasonable return, regardless of whether the return is the most profitable return, including without limitation, regardless of whether the costs of maintenance or improvement of the property exceed its fair market value;	See photographs of the property post collapse and post demolition. The building no longer exists since demolition has occurred to make the site safe as endorsed by the City of Houston Permitting and HAHC. It is incapable of earning a reasonable return, only the lot has value

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Section 33-247 Code	33-247 Requirement	Response
		See photographs of the property post collapse and post demolition. The building no longer exists since demolition has occurred to make the site safe as endorsed by the City of Houston Permitting and HAHC. It is incapable of earning a reasonable return, only the lot has value
c.2	That the owner has demonstrated that the property cannot be adapted for any other use, whether by the current owner, by a purchaser or by a lessee, that would result in a reasonable return;	
c.3	That the owner has demonstrated reasonable efforts to find a purchaser or lessee interested in acquiring the property and preserving it, and that those efforts have failed; and	The owner has no intention of finding another purchaser or lessee. The owner has submitted a new construction COA project #HP2025-0182 and wants to rebuild a home on the site that fits within the design standards in the neighborhood
c.4	If the applicant is a nonprofit organization, determination of an unreasonable economic hardship shall instead be based upon whether the denial of a certificate of appropriateness financially prevents or seriously interferes with carrying out the mission, purpose, or function of the nonprofit corporation.	Not applicable
Detemination of the existence of an unusual or compelling circumstance shall be based upon the following criteria:		Prior to collapse, the property was designated as a contributing structure within a historic district. Owner is not contesting this fact
d.1	That current information does not support the historic or archaeological significance of the building, structure or object or its importance to the integrity of a historic district, if applicable;	
d.2	Whether there are definite plans for reuse of the property if the proposed demolition is carried out and what effect such plans have on the architectural, cultural, historical or archaeological character of the context area; and	The owner has submitted a new construction COA project #HP2025-0182 and wants to rebuild a home on the site that fits within the design standards in the neighborhood
d.3	Whether reasonable measures can be taken to save the building, structure or object from further deterioration, collapse, arson, vandalism or neglect.	Per the photographs submitted, there are no reasonable measures that can be taken to save the building and it was demolished per direction from City of Houston Permitting and HAHC to demolish what remained of the home to make the site safe



City of Houston
Building Code Enforcement
CODE WORD 2021

INTERPRETATIONS AND APPLICATIONS OF
THE HOUSTON ADOPTED CODES,
2021 IBC, 2021 IRC, 2021 IFC, 2021 IEBC, 2021 UMC, 2021 UPC,
2021 IECC and ASHRAE 90.1-2019, 2021 ISPSC, & 2023 NEC
Published 01-02-2024

CW No:	2021-B28	Page:	2	of	2
Administrative Processes for Alteration/Remodel/Demo, Cont.					

- D. **Building demolition** means the demolition, removal, or disassembly of any portion of the structure that meets or exceeds the "total calculated demolition factor" of **1.50**. Please fill out the cells provided below to determine the "total calculated demolition factor".

AREA	EXISTING	REMOVED	CALCULATED DEMOLITION FACTOR
ROOF AREA (SQ.FT.)	1,572.00	1,572.00	1.00
INTERIOR AREA (SQ.FT.)	934.00	934.00	1.00
EXTERIOR WALL LENGTH (FT)	135.00	108.00	0.80
TOTAL CALCULATED DEMOLITION FACTOR			2.80

Demolition, removal, or disassembly that exceeds the "total calculated demolition factor" of **1.50** at any time during an alteration project constitutes a building demolition and requires plan review and inspection as new construction.

Proposed construction on an existing foundation of project types identified in items C and D above, relocated buildings, and new construction on new foundations will be reviewed as a new structure or building. No vertical building additions or floor additions shall be approved on existing foundations without a structural analysis of the existing foundation and supporting framing that is sealed, signed, and dated by a Texas registered professional engineer indicating compliance with all appropriate provisions of the Houston *Construction Code* for the occupancy, type of construction, and number of stories proposed.


Approved: 
Byron D. King
Houston Building Official

Figure 5- Public Works Administrative Processes for Alterations, Remodels, and Demolitions

*****RECEIVED FROM OWNERS ON JUNE 5TH AT 4:24 PM*****

Sec. 33-203. - Enforcement and penalties; remedies cumulative; other action not limited.

(a) The procedures set forth in this article are cumulative of all other remedies available to the city relating to the subject matter hereof. Specifically, the city attorney may institute any legal action necessary to enforce this article or enjoin or otherwise cause the abatement of any violations hereof, including legal action necessary to recover damages or require restoration or reconstruction under section 315.006 of the Texas Local Government Code. The city council finds that alteration, rehabilitation, restoration, construction, relocation or demolition of any building, structure, object or site that is subject to the provisions of this article without a certificate of appropriateness as required under this article adversely affects the structural, physical or visual integrity of the building, structure, object or site.

(b) The building official shall not issue a building permit for any activity that requires a certificate of appropriateness pursuant to this article unless the applicant for the building permit presents a certificate of appropriateness or a 90-day waiver certificate issued pursuant to [section 33-250](#) of this Code. The building official shall use any and all available enforcement mechanisms to enforce and require compliance with the provisions of this Code.

(c) Any person who violates any provision of this article shall be guilty of a misdemeanor, and, upon conviction, shall be punished by a fine of not less than \$50.00 nor more than \$500.00 for each violation. Each day during which any violation of this article continues shall constitute a separate offense.

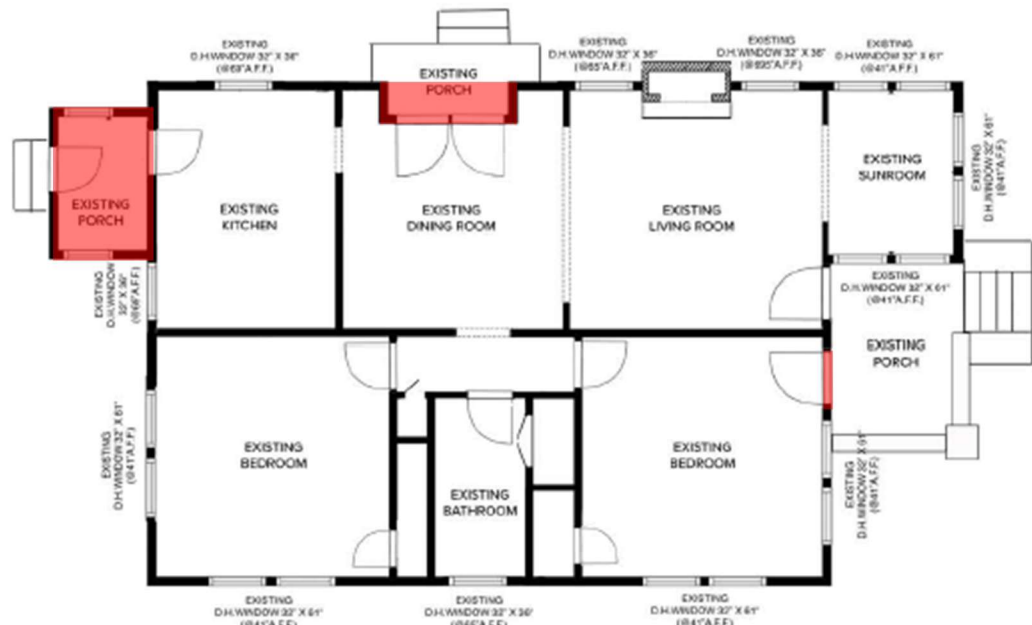
(d) If a landmark or protected landmark, archaeological site, or a contributing structure located in an historic district is demolished without a certificate of appropriateness required by this article or, in the case of a landmark or archaeological site only, a 90-day waiver certificate issued pursuant to [section 33-250](#) of this Code, or is ordered to be demolished by the city for public safety reasons after the property owner has received notice of neglect pursuant to [section 33-254](#) of this Code, the building official shall not issue a building permit, and no other person shall issue any other city permit, for the site where the landmark, protected landmark or structure was formerly located for a period of two years after the date of the demolition. After the period of two years after the date of demolition has elapsed, the HAHC may approve a certificate of appropriateness for new construction on the site of the demolished structure only if the size and dimensions of the new construction are substantially similar, and not larger, than the demolished structure. After a period of ten years after the date of demolition has elapsed, the HAHC may approve a certificate of appropriateness for new construction on the site of the demolished structure without the limitation imposed by this section. New construction approved pursuant to this section shall not be eligible to receive a certificate of appropriateness for demolition or relocation before ten years after the date of demolition.

(e) If activity that requires a certificate of appropriateness is performed outside the scope of a certificate of appropriateness, which for purposes of this section shall include work done without a certificate of appropriateness, the building official shall not issue a permit, and no other person shall issue any other city permit, except as required to perform work required under a certificate of remediation under this subsection, for the site where the activity occurred until either:

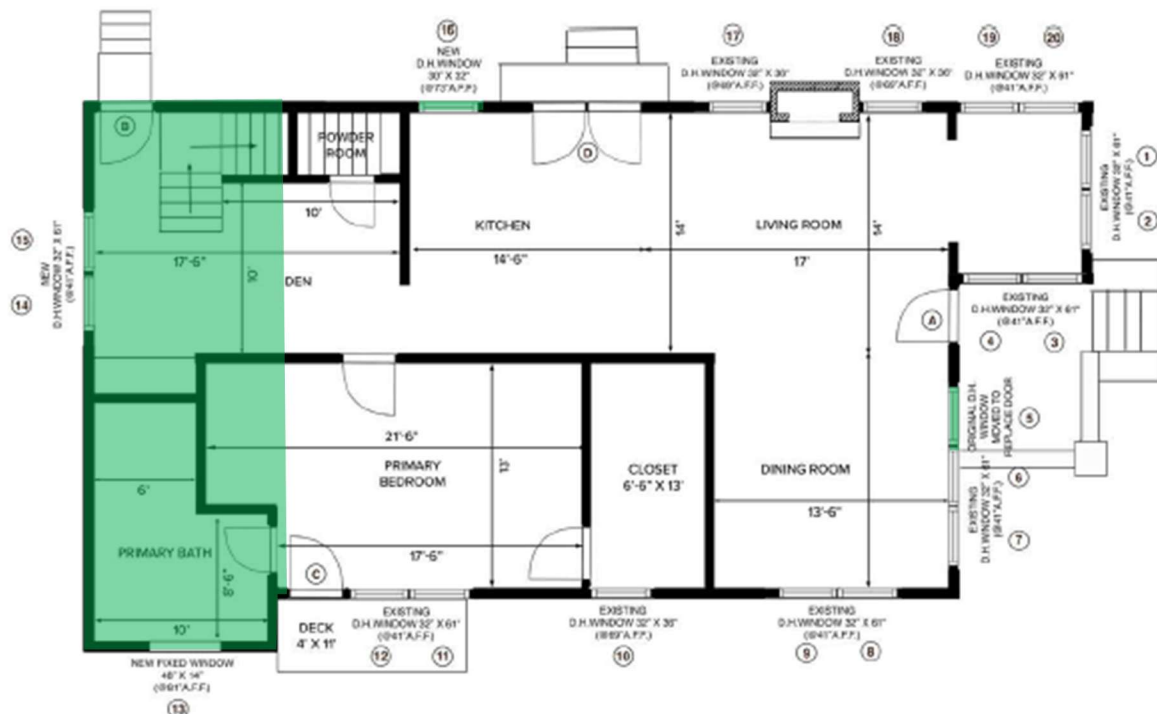
(1) The commission issues a certificate of appropriateness for the work that was performed outside the scope of a certificate of appropriateness; or

(2) The commission finds that the work that was performed outside the scope of a certificate of appropriateness does not satisfy the criteria of this article and issues a certificate of remediation for the work that was performed outside the scope of a certificate of appropriateness; and the commission may, as a condition of granting the certificate of remediation, also require that the applicant repair, reconstruct, or restore all or part of the work that was done without a certificate of appropriateness prior to the issuance of any permits besides those required for the reconstruction or restoration, using as many historically appropriate or salvage materials as are reasonably available.

APPROVED COA HP2025_0071 - FLOOR PLAN

EXISTING
FIRST FLOOR

PROPOSED



FLOOR PLAN
SECOND FLOOR

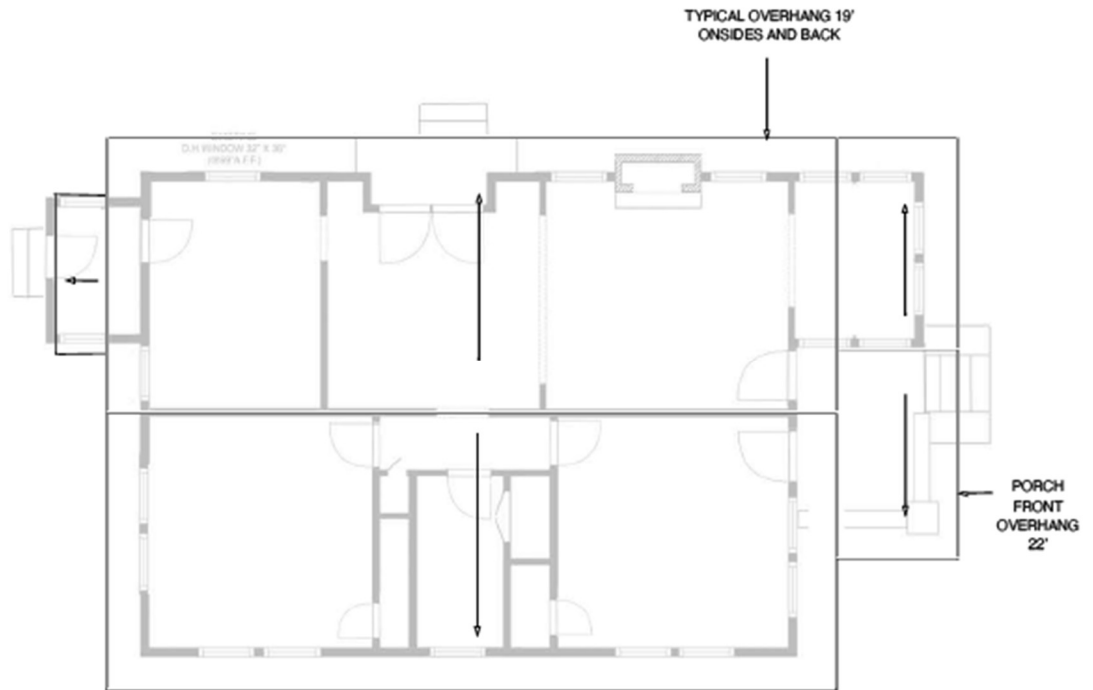


SECOND LEVEL

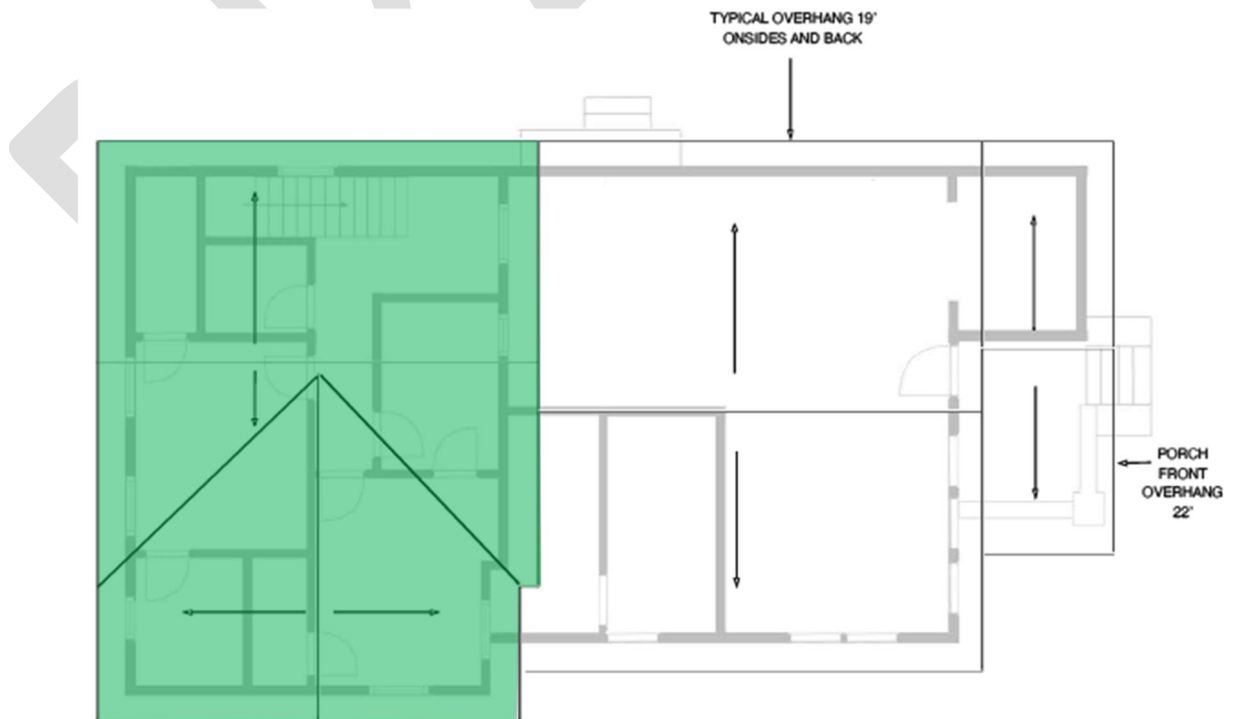
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ROOF PLAN

EXISTING

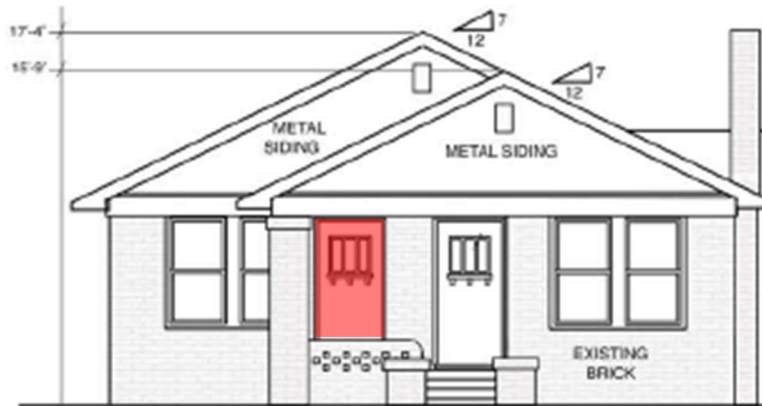


PROPOSED

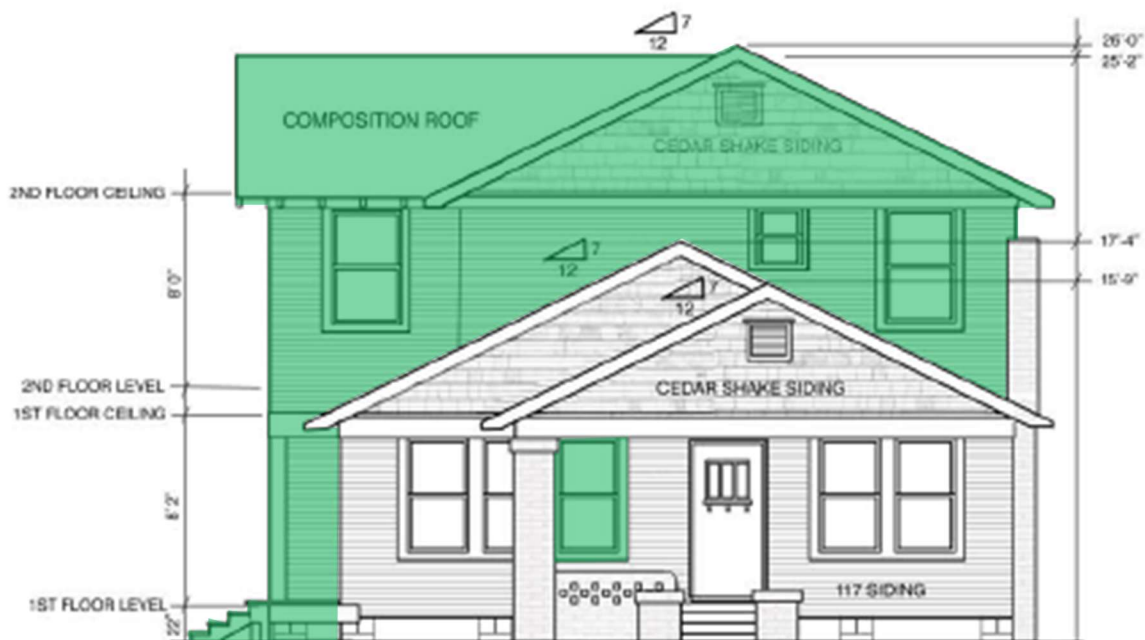


FRONT ELEVATIONS

EXISTING

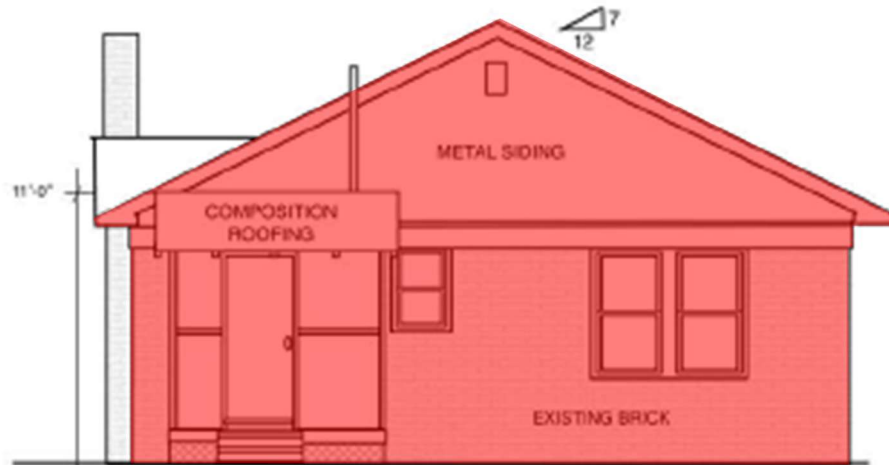


PROPOSED

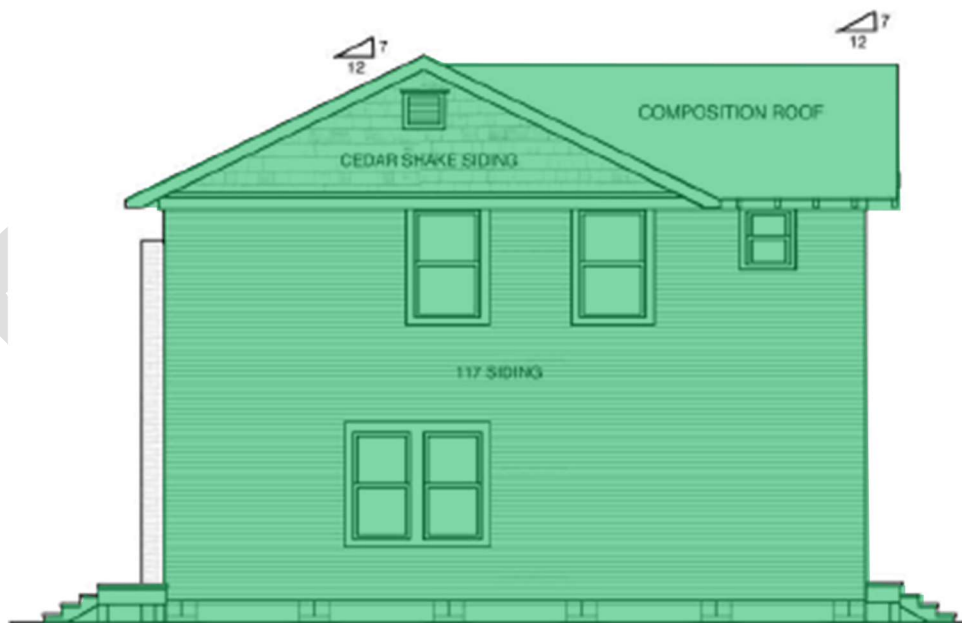


REAR ELEVATIONS

EXISTING

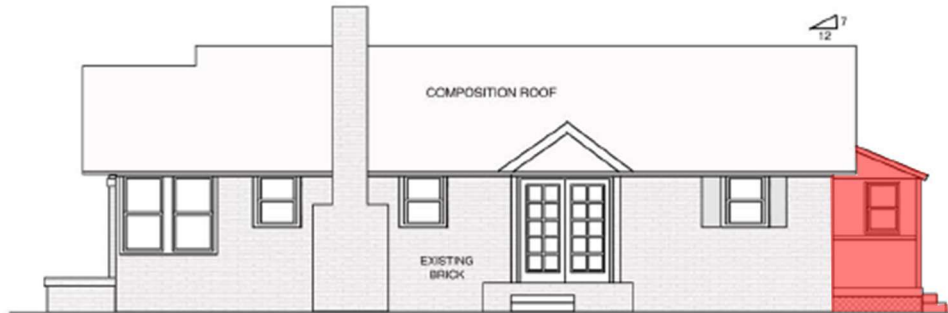


PROPOSED

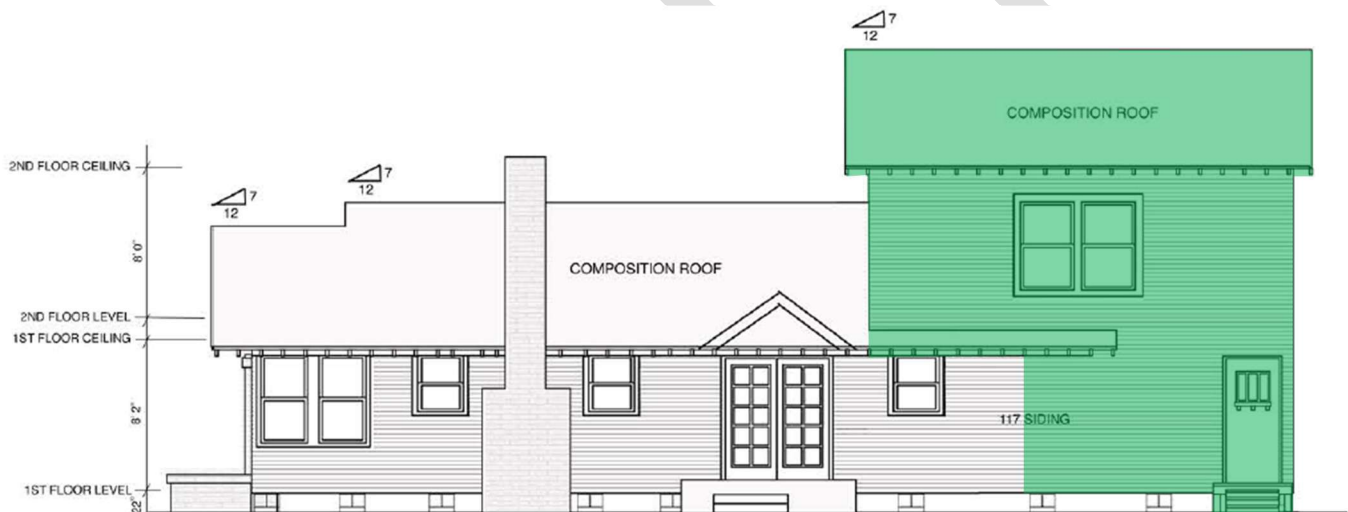


SIDE ELEVATIONS

EXISTING

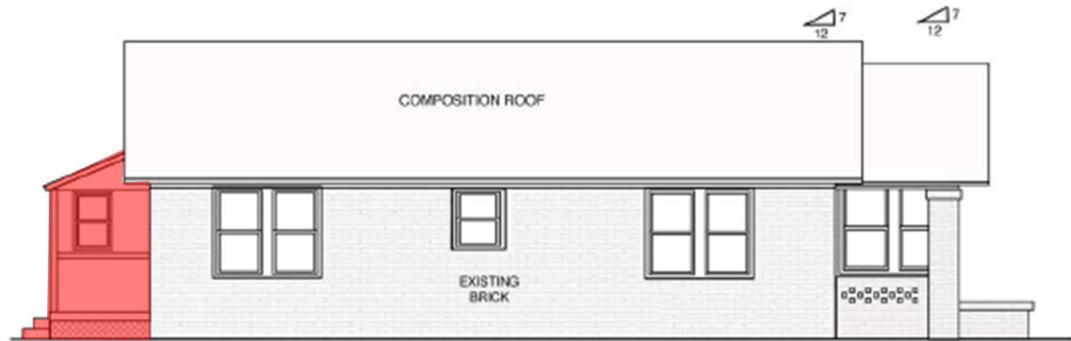


PROPOSED

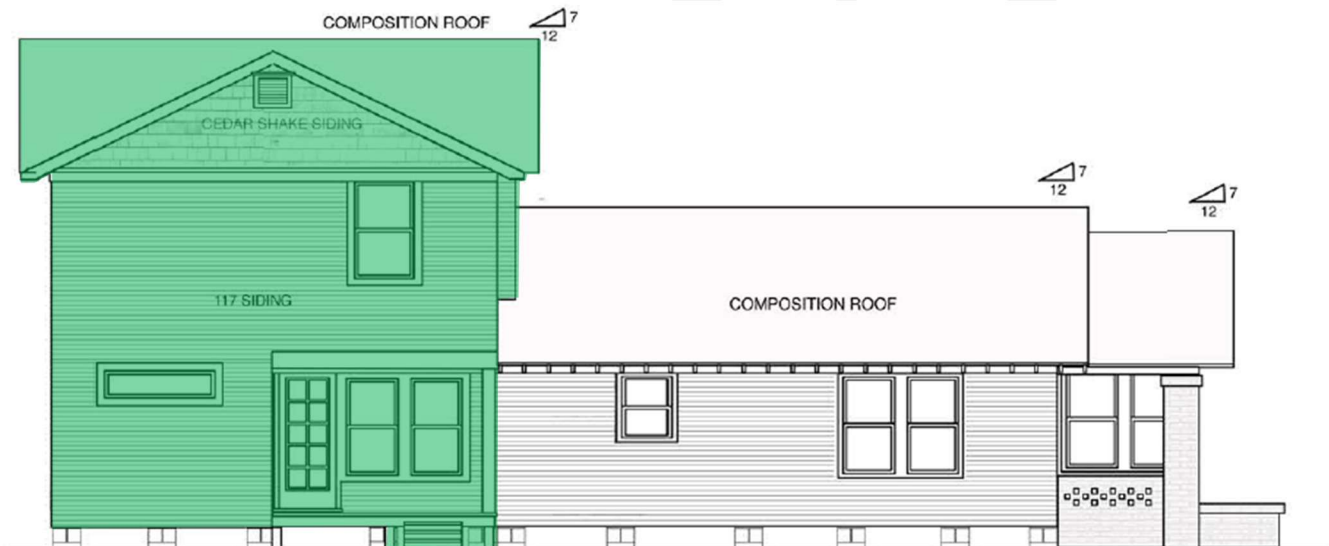


SIDE ELEVATIONS

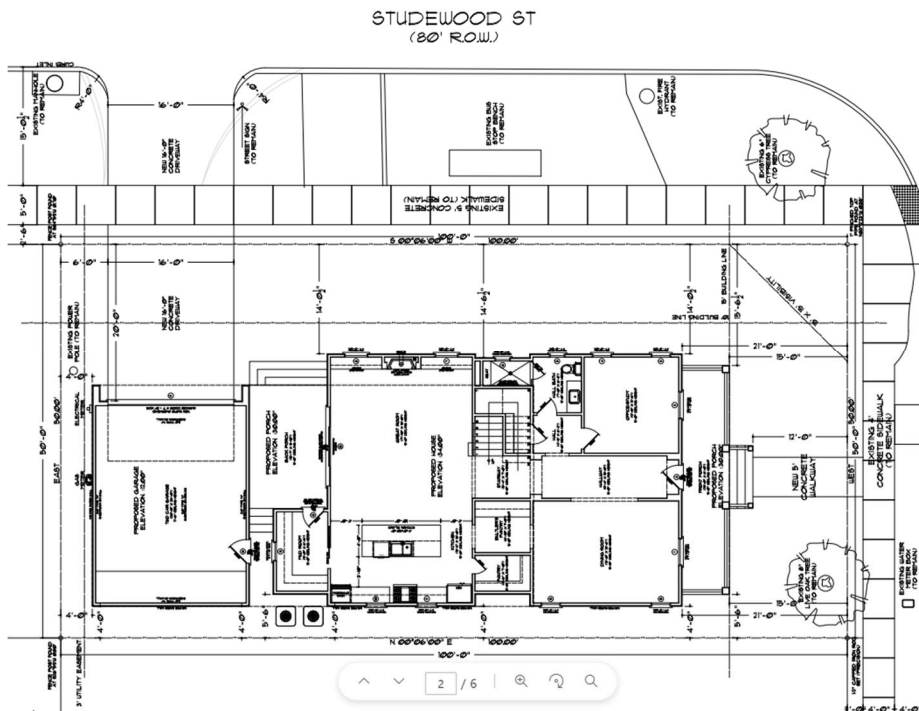
EXISTING



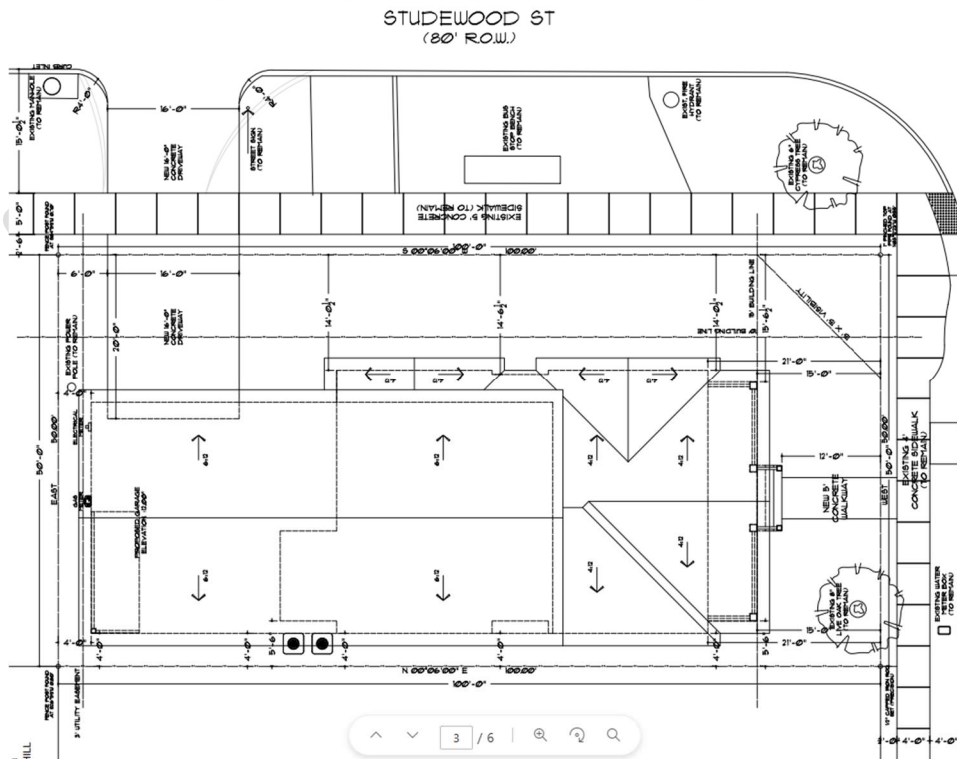
PROPOSED



PROPOSED - SITE PLAN

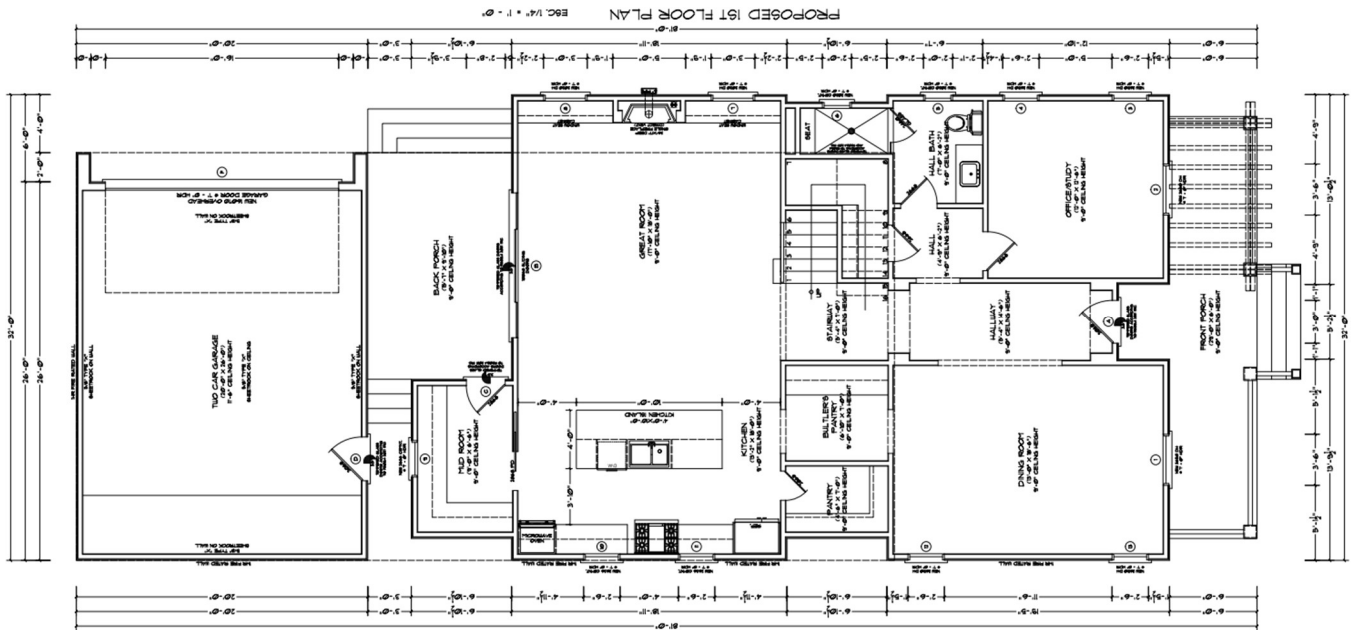


PROPOSED - ROOF PLAN

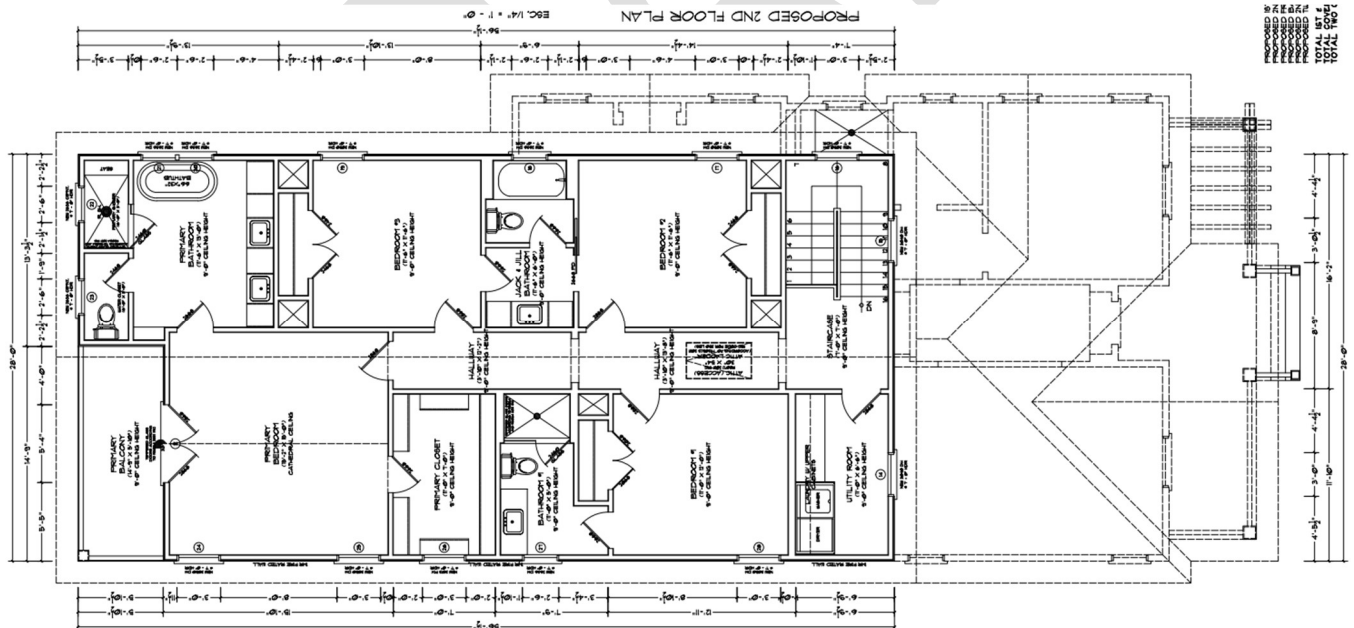


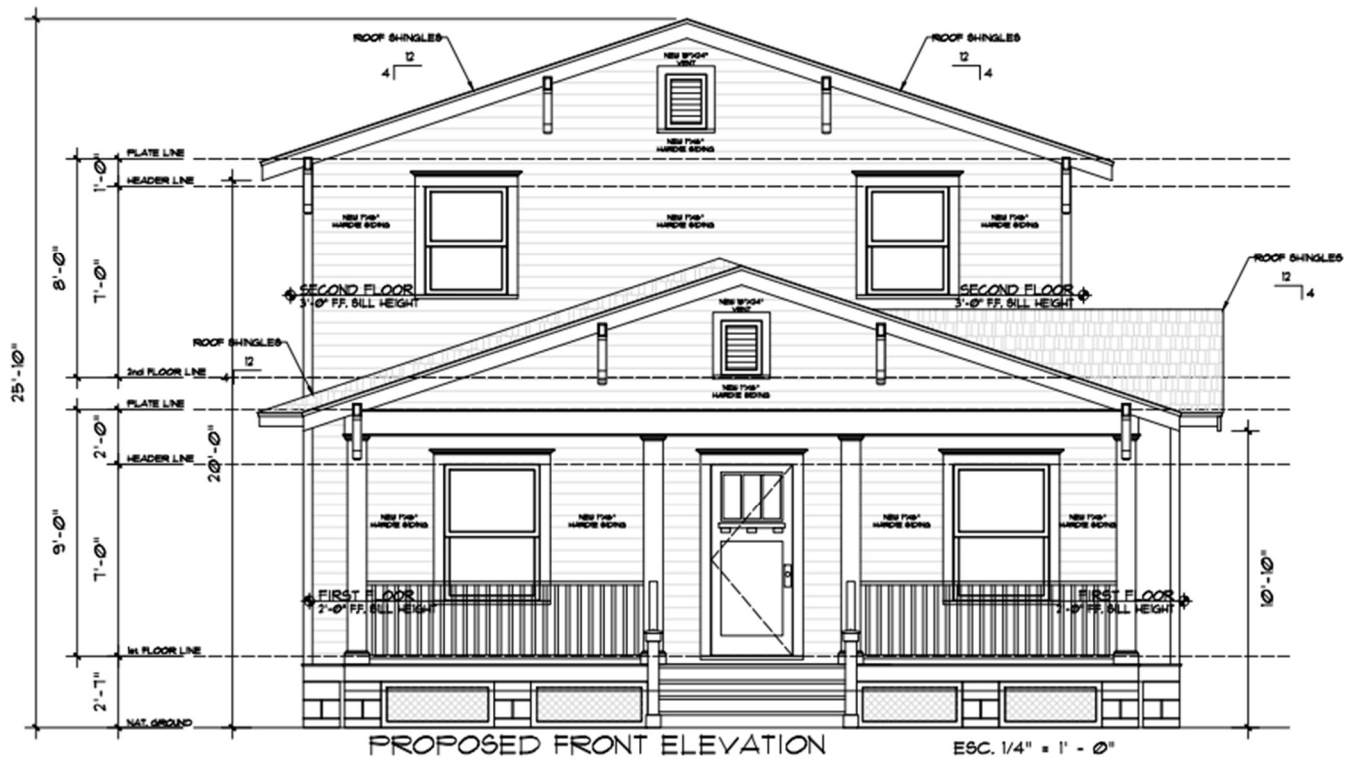
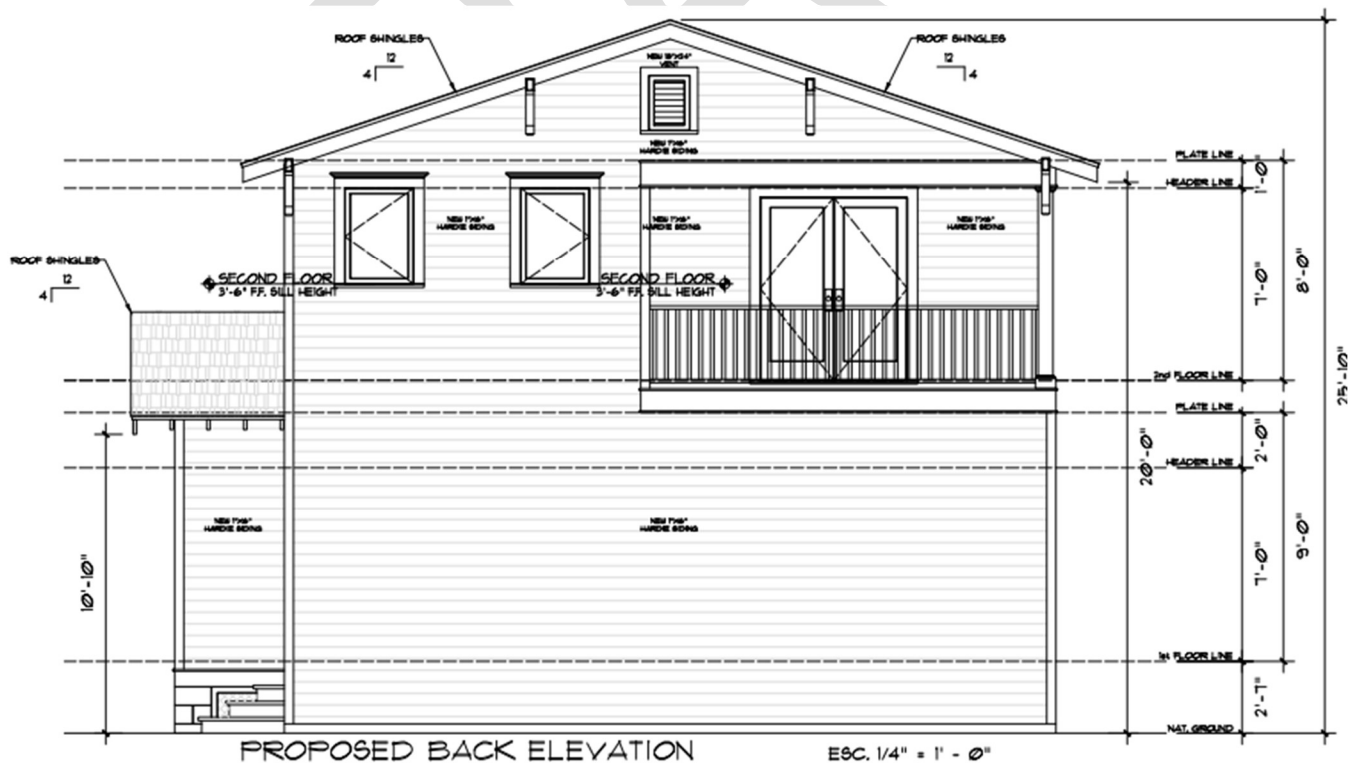
PROPOSED - FLOOR PLAN

FIRST FLOOR

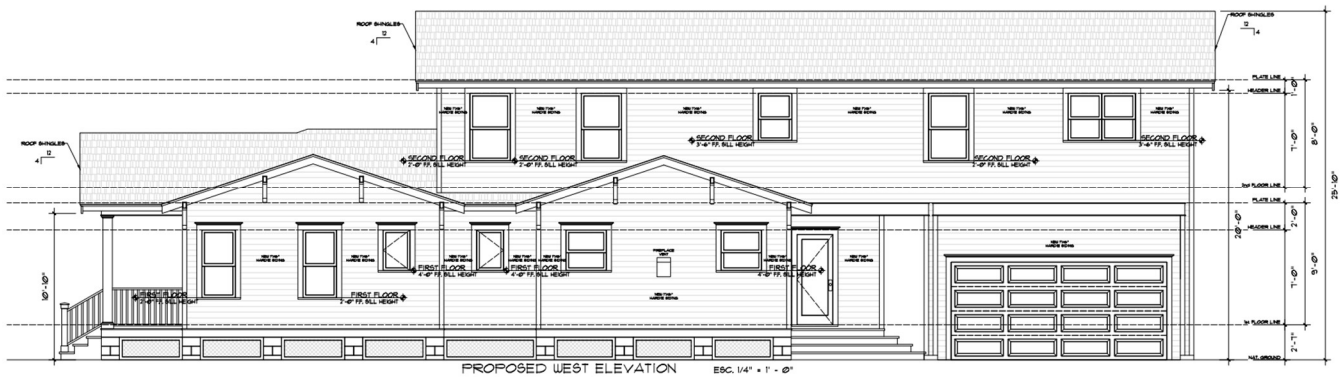


SECOND FLOOR

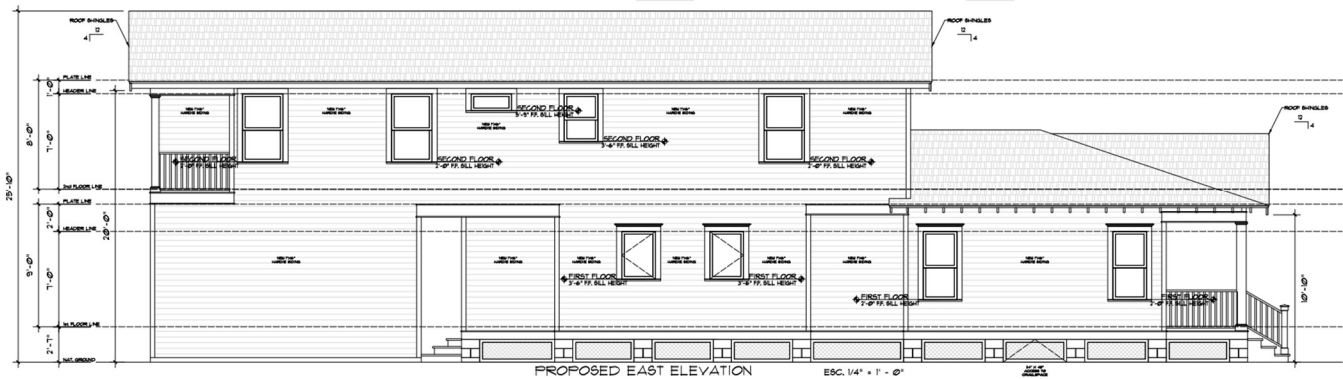


PROPOSED – NORTH ELEVATION**PROPOSED – SOUTH ELEVATION**

PROPOSED – WEST ELEVATION



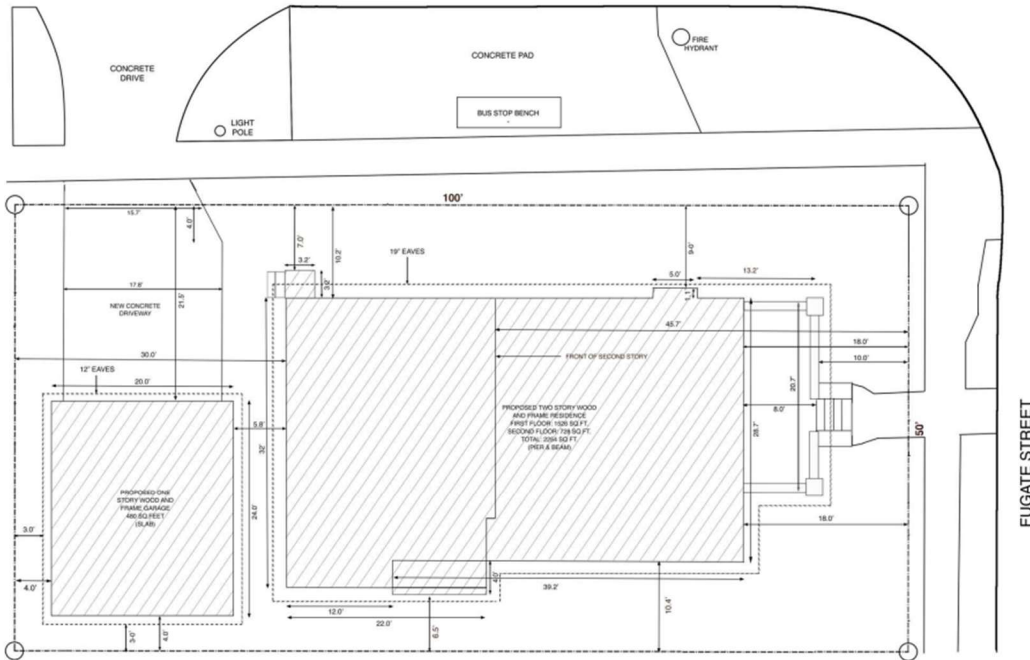
PROPOSED – EAST ELEVATION



ADDITION VS NEW CONSTRUCTION

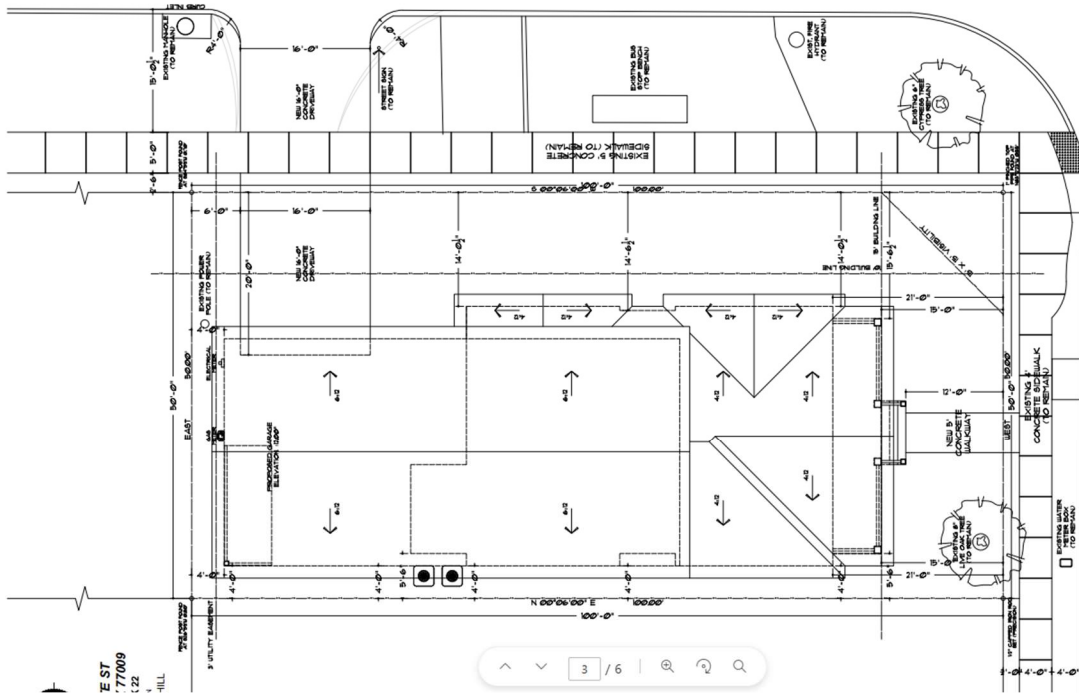
SITE PLAN - ADDITION

STUDEWOOD STREET



SITE PLAN - PROPOSED

STUDEWOOD ST
(80' ROW.)



PROPOSED ROOF PLAN
FUGATE ST
(50' ROW.)

ADDITION VS NEW CONSTRUCTION FRONT ELEVATION - ADDITION



FRONT ELEVATION - NEW CONSTRUCTION



ADDITION VS NEW CONSTRUCTION SIDE ELEVATION - ADDITION



SIDE ELEVATION – NEW CONSTRUCTION

