

CERTIFICATE OF APPROPRIATENESS

Applicant: Emiliano Zazueta, agent /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: New Construction - The applicant is proposing to:

- Construct a two-story home
- To be constructed with a 1, 500 sq ft first floor and a 775 sq ft second floor, bringing the livable square footage to 2,275 sq ft.
- Construct a two-story garage, which is not included in this application. Shown for reference.
- Include a max ridge height of 28'-10" with a 23'-3" top plate height.
- The first-floor ceiling will be 9'-0" and the second-floor ceiling will be 9'-0"
- Construct addition with inset and recessed windows.
- The home will be clad with smooth cementitious siding.
- Include a 15'-7" x 9'-10" rear porch.
- To be constructed with a 4'-0" rear setback (garage), a 14' side setback at Studewood, and a 5'-0" (home) side setback from the neighboring property line.
- Construct the home with 4 over 12 and 6 over 12 roof pitch.
- To be constructed with a unconditioned walk-way to garage at the second floor with casement windows.

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

Civic Association: Norhill Neighborhood Association No Comment.

Recommendation: Approval

HAHC Action: -

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**

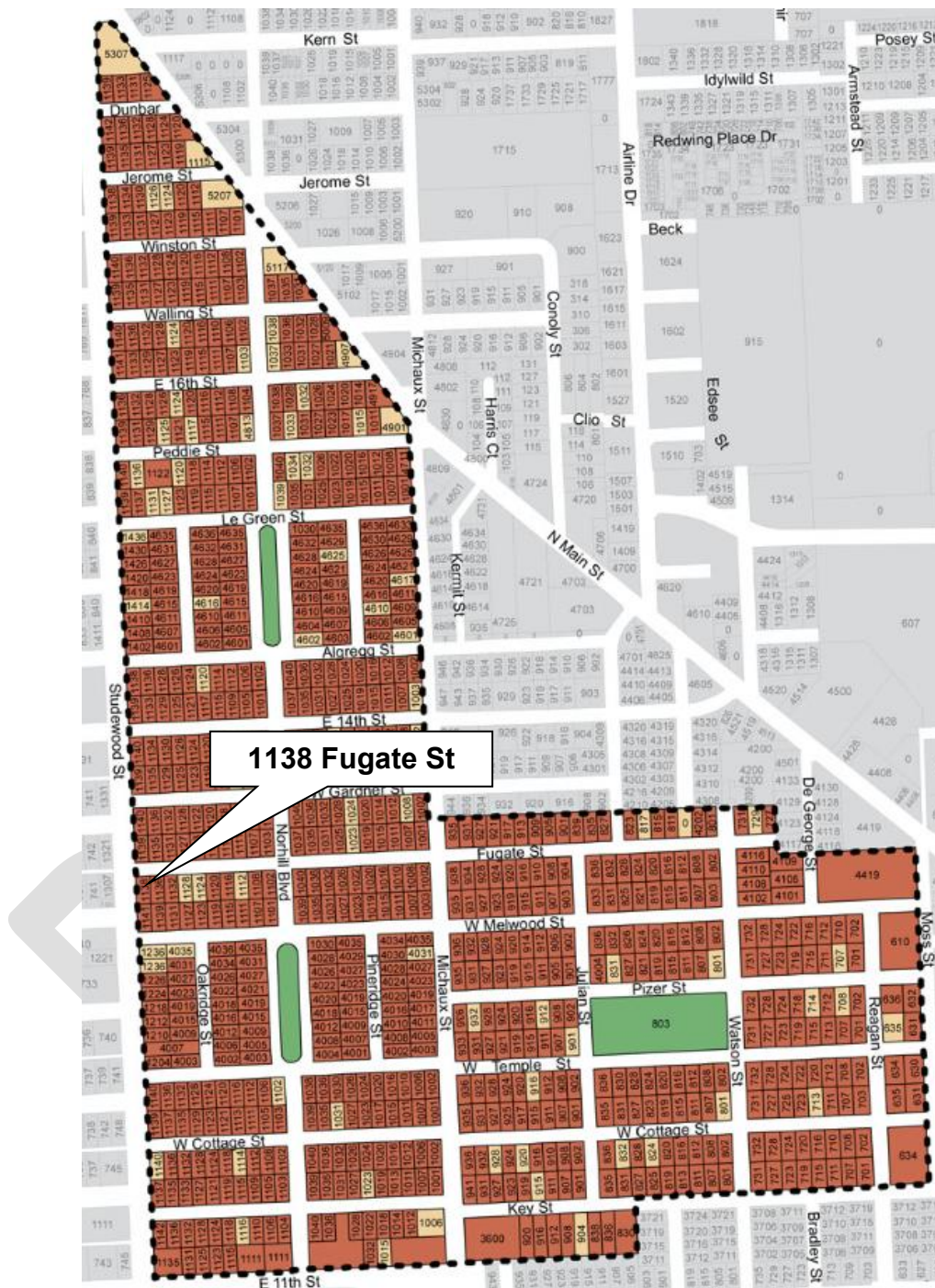
- | | |
|---|---|
| ☒ ☐ ☐ | (1) The distance from the property line of the front and side walls, porches, and exterior features of any proposed new construction must be compatible with the distance from the property line of similar elements of existing contributing structures in the context area; |
| ☒ ☐ ☐ | (2) The exterior features of the new construction must be compatible with the exterior features of existing 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; |
| ☒ ☐ ☐ | (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 may 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

(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. |



PROPERTY LOCATION
NORHILL HISTORIC DISTRICT



Building Classification

- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO

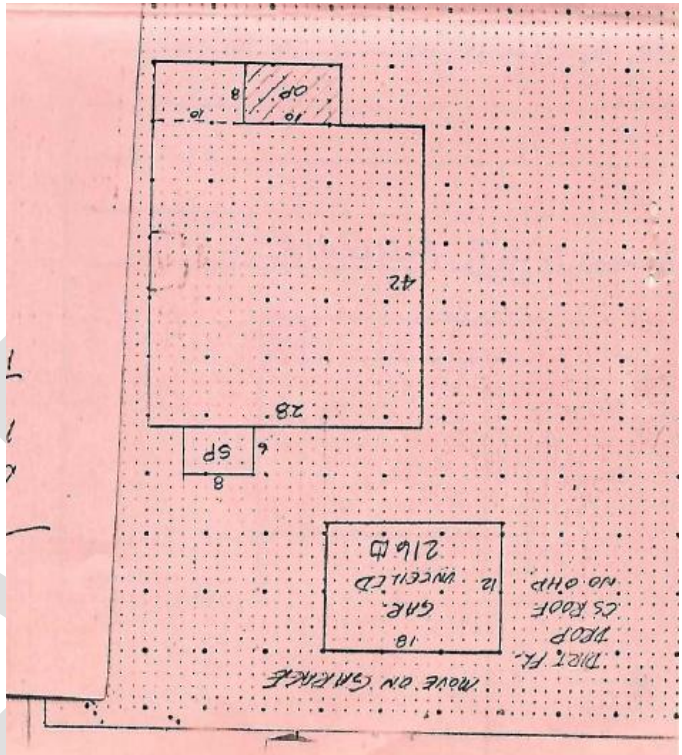
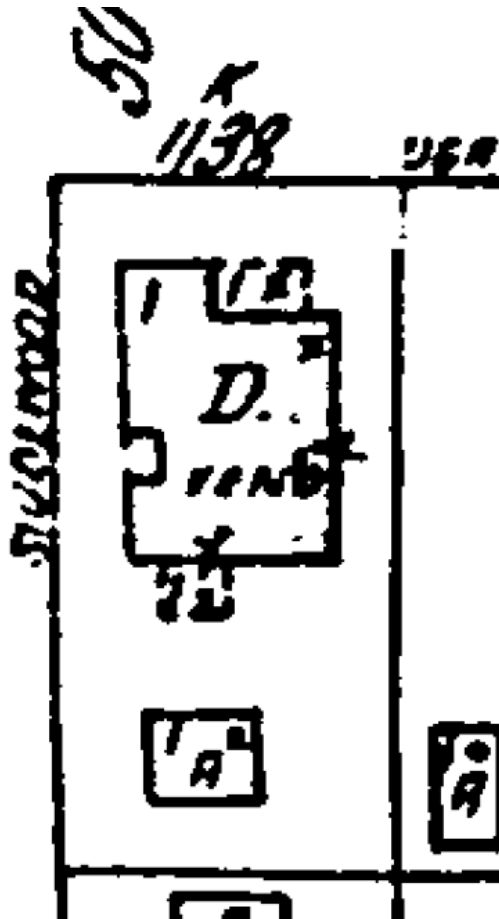


Figure 1- Original House



Figure 2- Garage

1924-1951 SANBORN MAP & BLA 1969



CONTEXT AREA PHOTOS



Figure 3: 1139 Fugate, Directly across the street. No Addition.



Figure 4: 1134 Fugate, Next door. No Addition.











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CONTEXT AREA PHOTOS

EXISTING CORNER LOTS



1138 FUGATE TIMELINE OF EVENTS:

March 3, 2025

COA Application Submitted

April 10, 2025

HAHC Meeting

- HAHC acted on the COA to approve a **2,250 square foot addition**, 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.

July 17, 2025: Staff recommended denial of a COA and Issuance of a COR for demolition

- The HAHC approved staff recommendations and added the following conditions:
- Denial of a COA and issuance of a COR for the illegal demolition of the property
- Revocation of the previously approved COA for an alteration-addition.
- Any new construction must apply for a COA to be reviewed by the HAHC, which must meet all applicable ordinances and codes.
- The new construction must comply with the illegal demolition provision in the preservation ordinance.

August 25, 2025:

HPAB Meeting

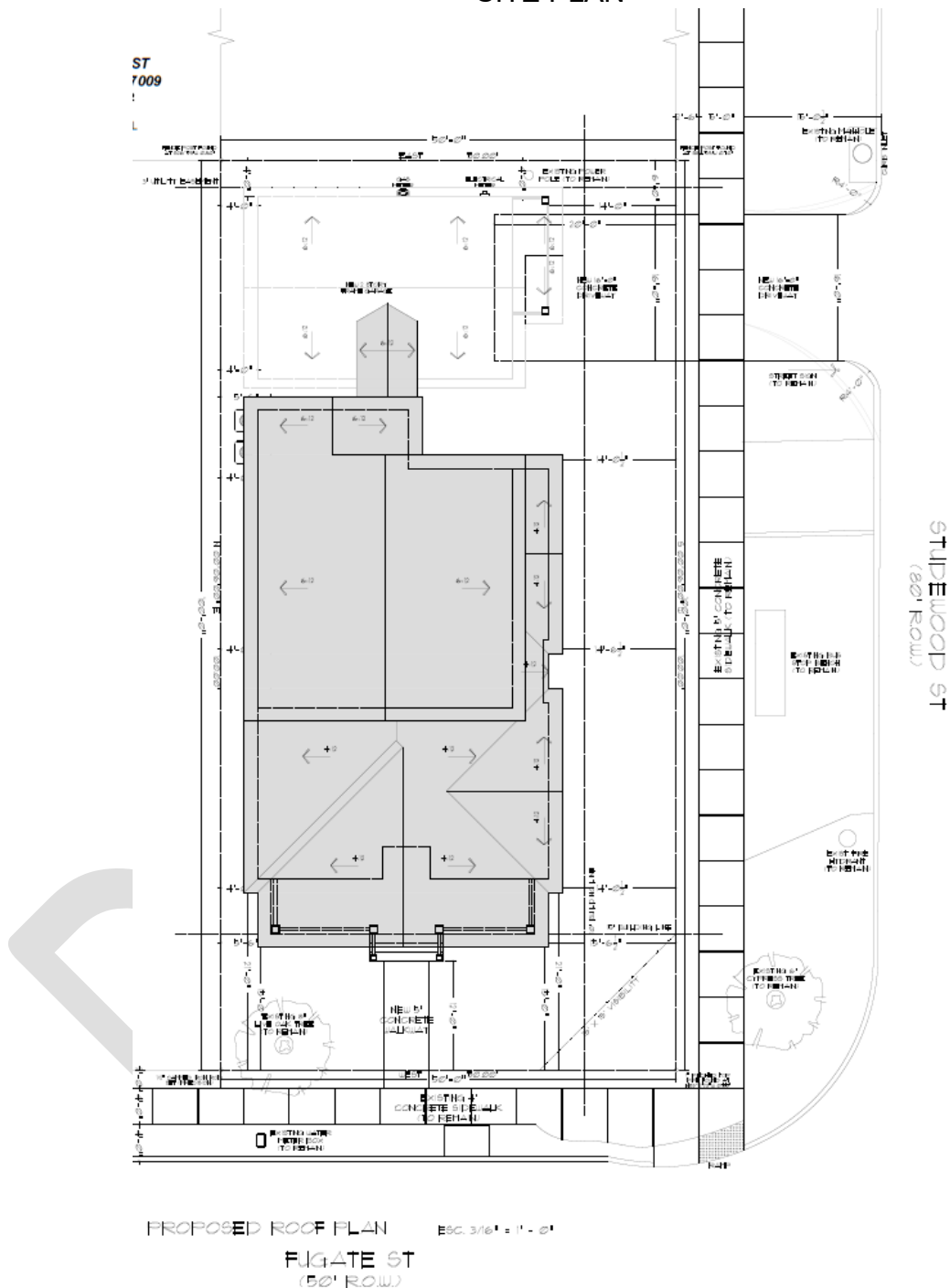
- Applicant appealed. HPAB acted on the appeal of the COA to remove the illegal demolition and remand the project back to the HAHC to review the project with the proposed new construction.

September 11, 2025

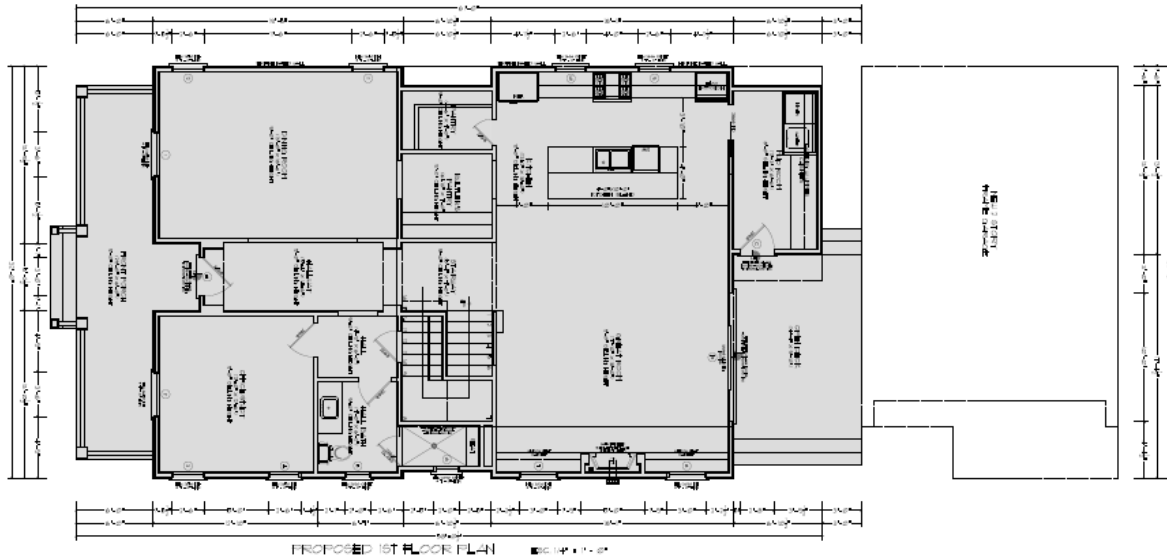
HAHC Meeting

- The applicant proposed the demolition of the original contributing structure, which was approved as a COR by the HAHC.
- The proposed new construction was reviewed by the HAHC. The HAHC ruled that the proposed new construction as a denial of a COA, because the project does not meet the criteria.

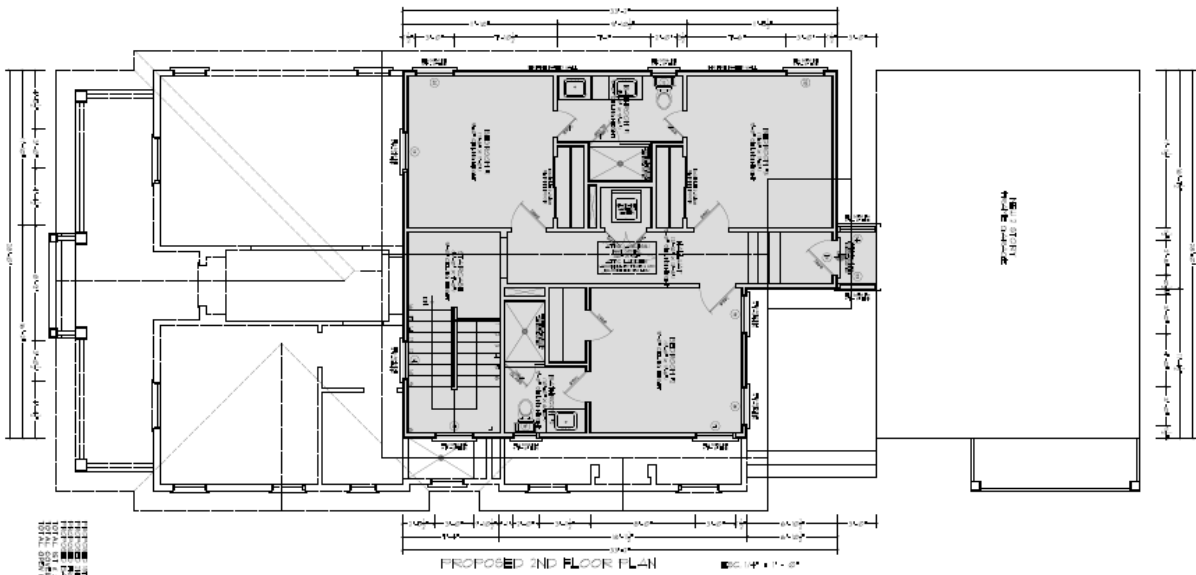
11/06/2025 HAHC NEW CONSTRUCTION
SITE PLAN



**11/06/2025 HAHC NEW CONSTRUCTION
FIRST FLOOR PLAN**



**11/06/2025 HAHC NEW CONSTRUCTION
SECOND FLOOR PLAN**



PROPOSED 1ST FLOOR LIVING AREA = 1,500.00 SqF

PROPOSED 2ND FLOOR LIVING AREA = 775.00 SqF

PROPOSED FRONT PORCH AREA = 190.00 SqF

PROPOSED BACK DECK AREA = 140.00 SqF

TOTAL 1ST & 2ND FLOOR LIVING AREA = 2,275.00 SqF

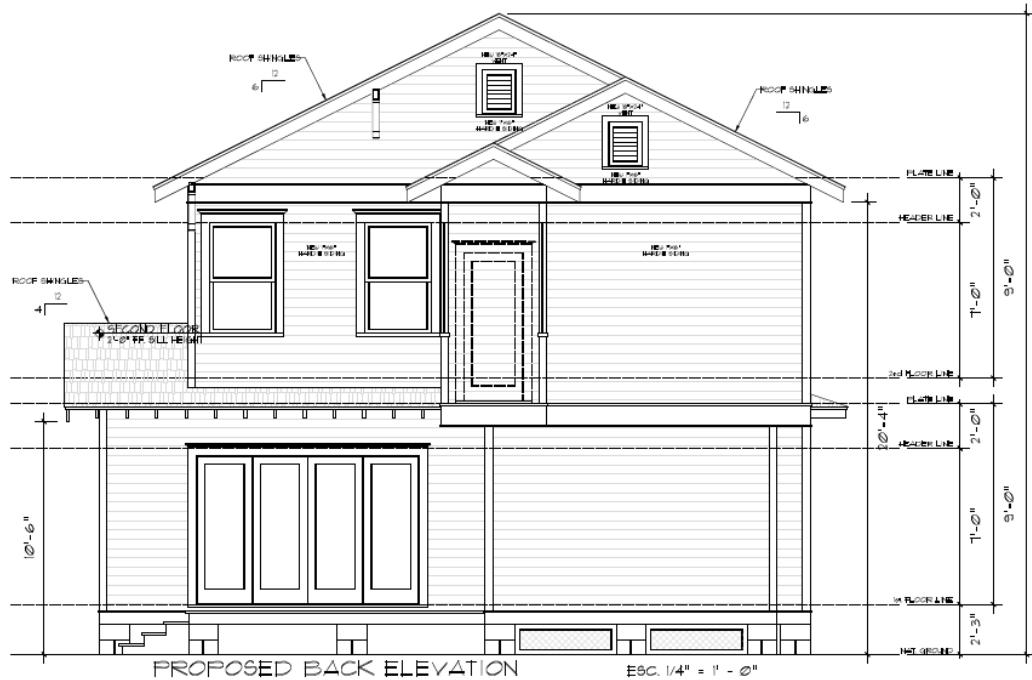
TOTAL COVERED PORCH AREA = 425.00 SqF

TOTAL OPEN PORCH AREA = 140.00 SqF

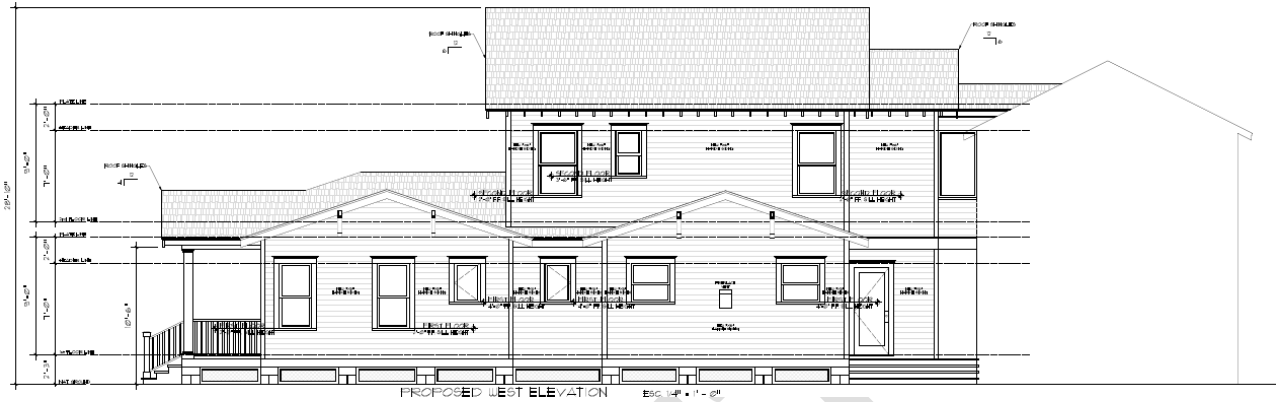
11/06/2025 HAHC NEW CONSTRUCTION
FRONT ELEVATION



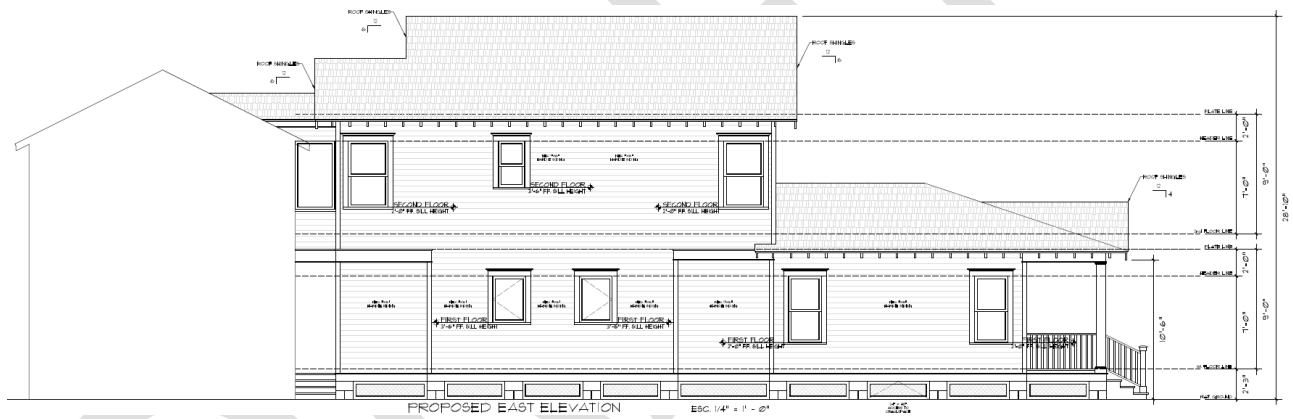
REAR ELEVATION



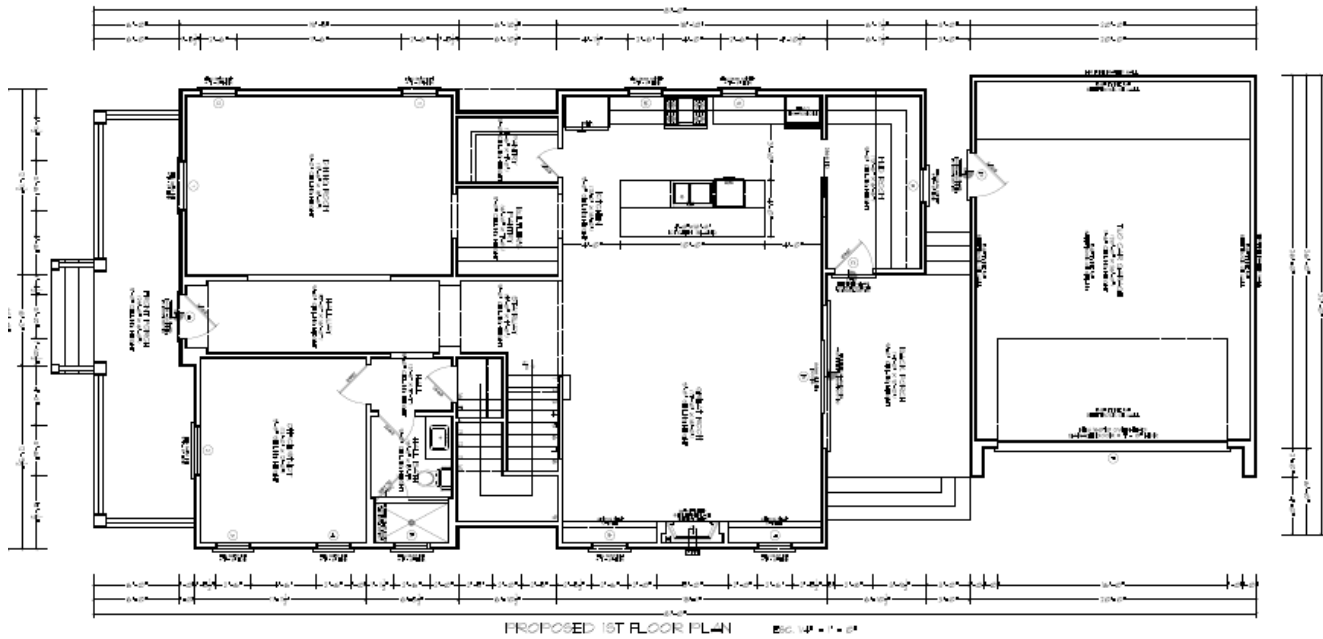
11/06/2025 HAHC NEW CONSTRUCTION
SIDE ELEVATION



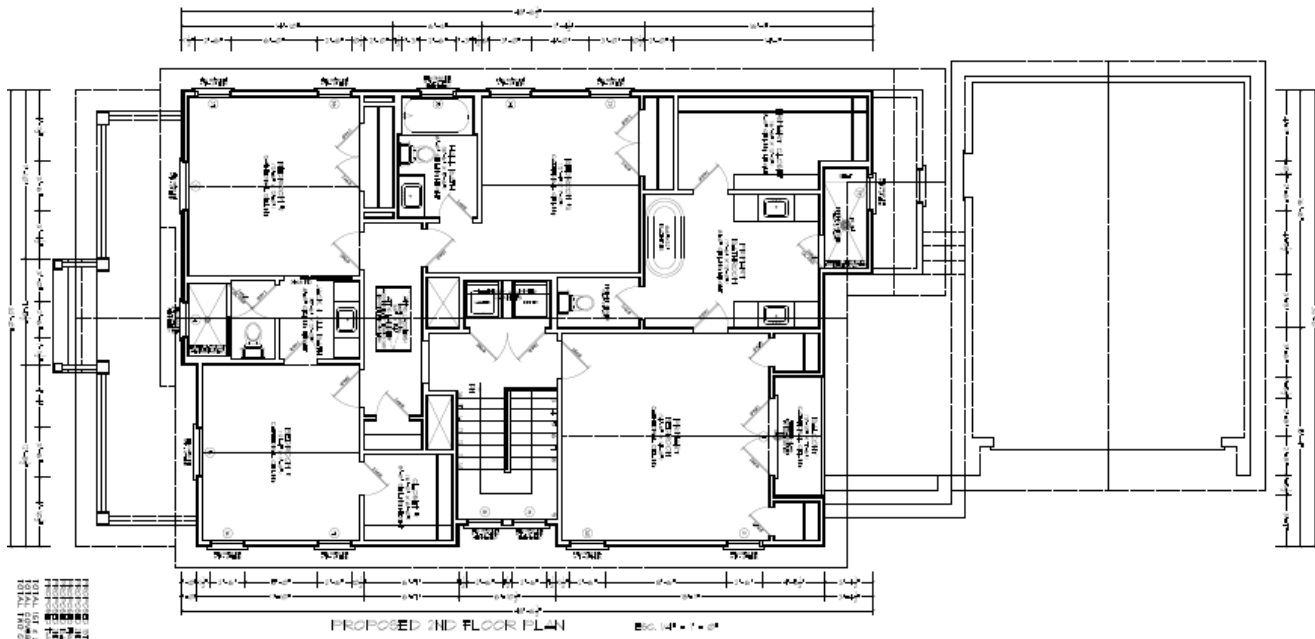
11/06/2025 HAHC NEW CONSTRUCTION
SIDE ELEVATION

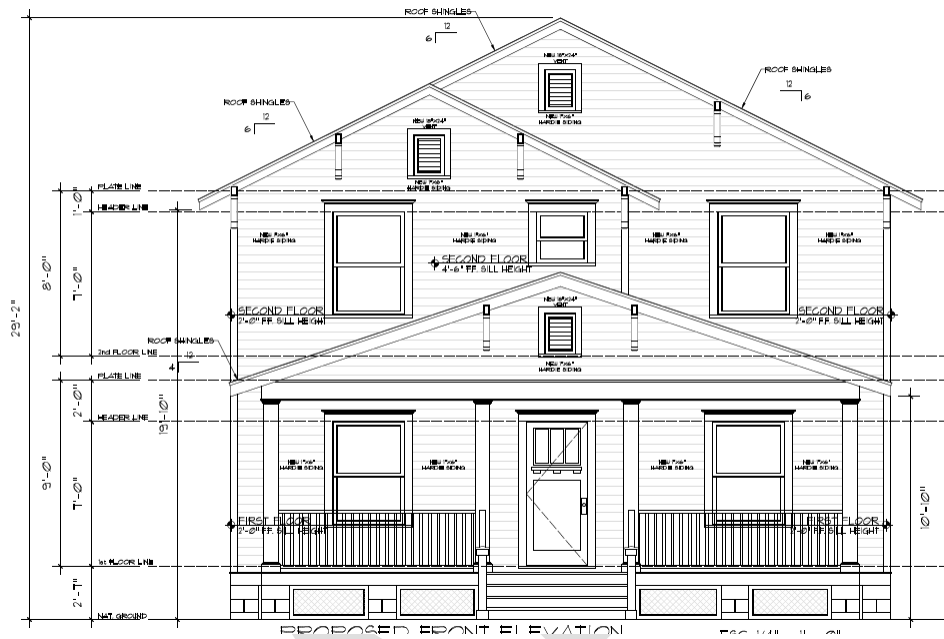


10/09/2025 HAHC NEW CONSTRUCTION
FIRST-FLOOR PLAN



10/09/2025 HAHC NEW CONSTRUCTION
SECOND-FLOOR PLAN

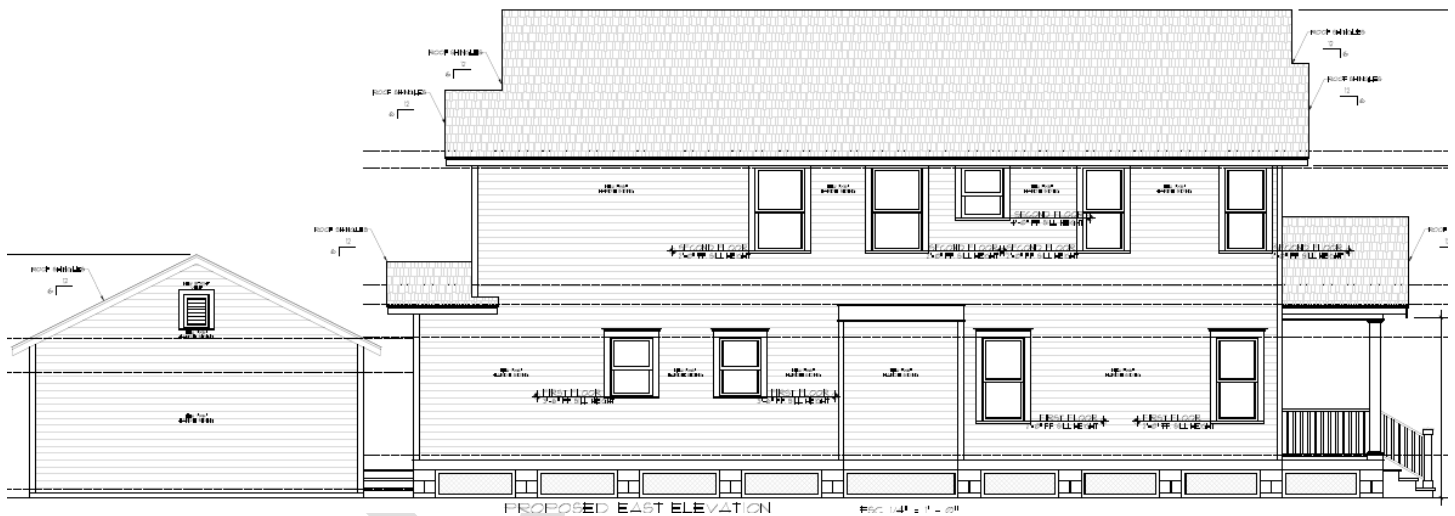


**10/09/2025 HAHC NEW CONSTRUCTION
FRONT ELEVATION****10/09/2025 HAHC NEW CONSTRUCTION
REAR ELEVATION**

**10/09/2025 HAHC NEW CONSTRUCTION
SIDE ELEVATION @ STUDEWOOD**



**10/09/2025 HAHC NEW CONSTRUCTION
SIDE ELEVATION**

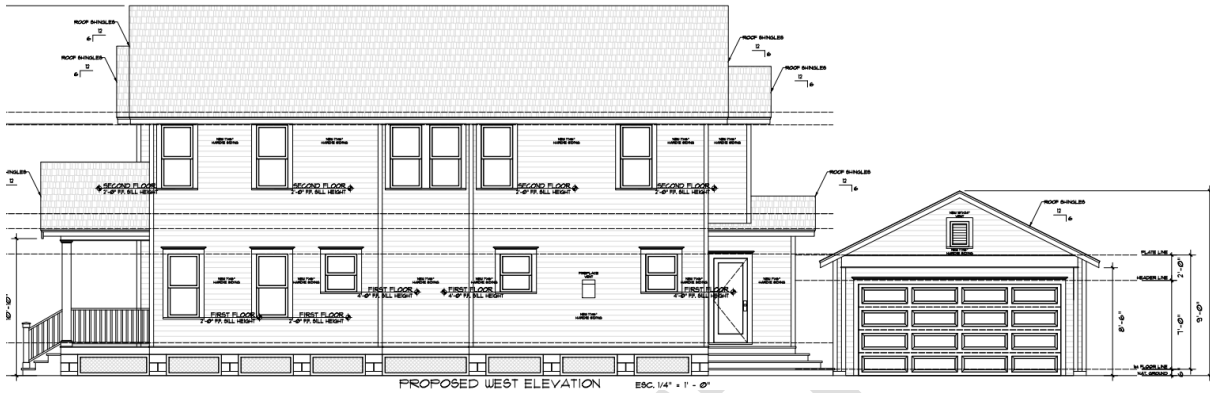


HAHC APPROVED TWO-STORY ADDITIONS

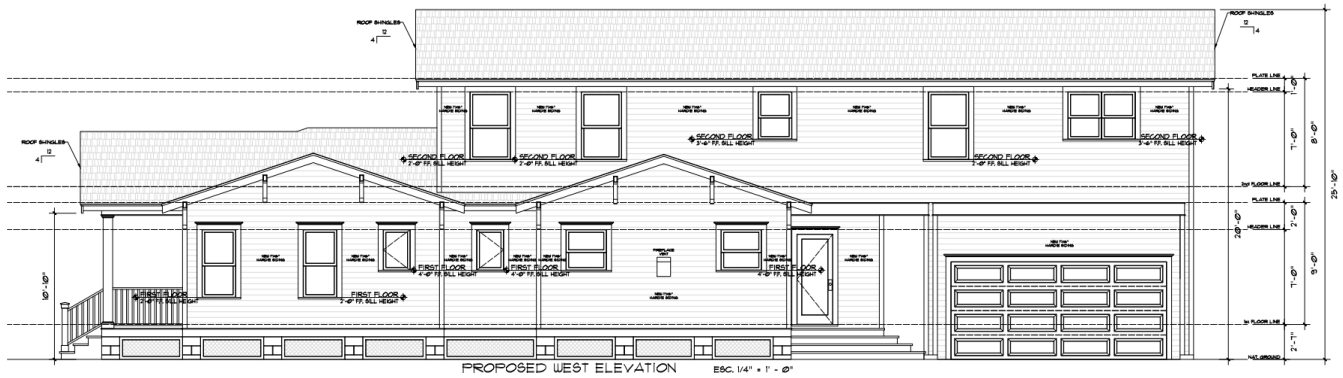
HAHC Approved Two-story Additions - Norhill						
Address	Existing SF	Addition	Total SF	Lot SF	FAR	HAHC Date
1008 E 14th St	1,976	538	2,514	5,250	0.48	Sept '25
731 Key St	1,674	950	2,624	6,282	0.42	Jun '25
1040 W Cottage	1,270	985	2,255	5,000	0.45	Feb '25
1101 W Melwood	1,651	1,082	2,733	5,000	0.55	May '25
1115 Le Green	1,238	622	1,860	5,000	0.37	May '25
1011 W Cottage	920	1,345	2,265	5,000	0.45	Jan '25
1031 E 16th	1,108	919	2,027	5,000	0.41	Jun '24
1129 W Gardner	1,176	750	1,926	5,000	0.39	Dec '23
725 W Cottage	1,105	1,540	2,645	5,616	0.47	Jun '23
4005 Michaux	1,198	990	2,188	5,400	0.41	Aug '23
927 W Cottage	1,176	561	1,737	5,200	0.33	Feb '23
4018 Norhill	1,146	1,105	2,251	5,000	0.45	Jan '23
901 Key	1,360	1,561	2,921	5,200	0.56	Jun '22
1204 Studewood	1,256	899	2,155	5,000	0.43	Dec '22
916 Prizer	1,195	995	2,190	5,000	0.44	Nov '22
802 W Temple	1,543	1,227	2,770	6,157	0.45	Sep '22
1410 Studewood	1,068	911	1,979	5,000	0.40	Apl '22
Average			2,296		0.44	

HAHC NEW CONSTRUCTION COMPARISON

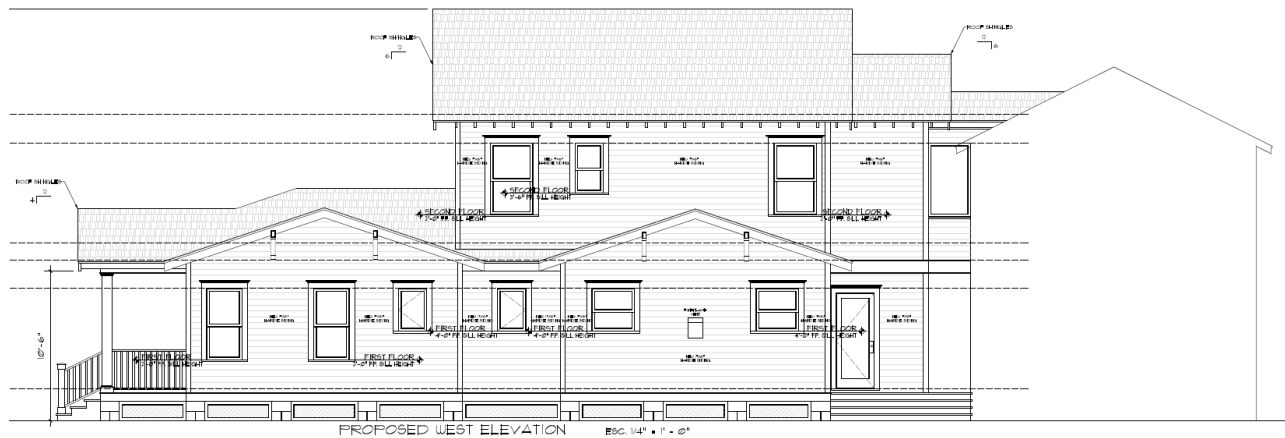
10/09/2025 SIDE ELEVATION



9/11/2025 SIDE ELEVATION

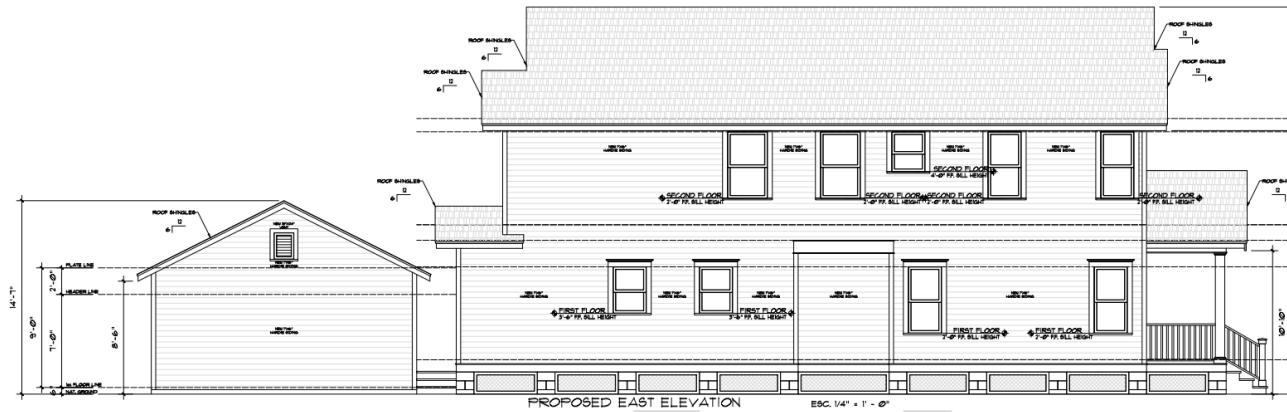


11/06/2025 SIDE ELEVATION

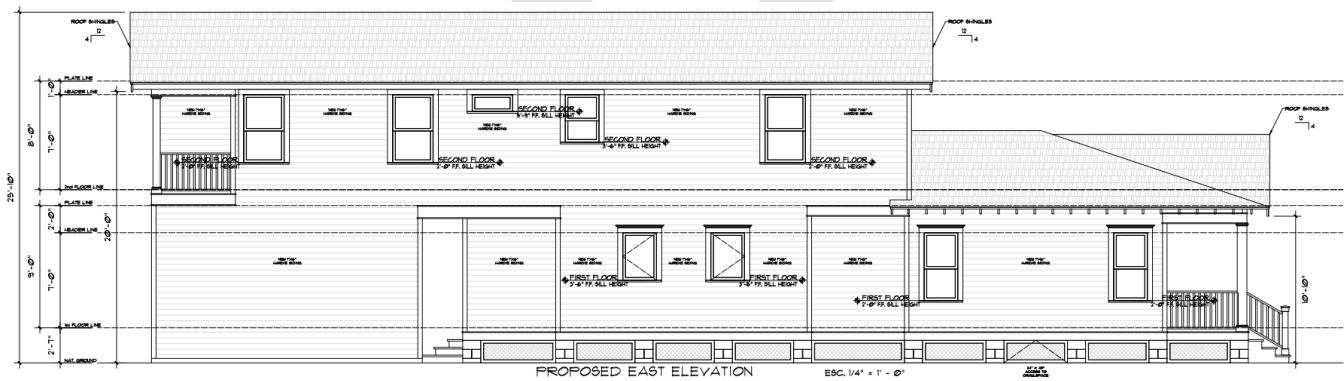


HAHC NEW CONSTRUCTION COMPARISON

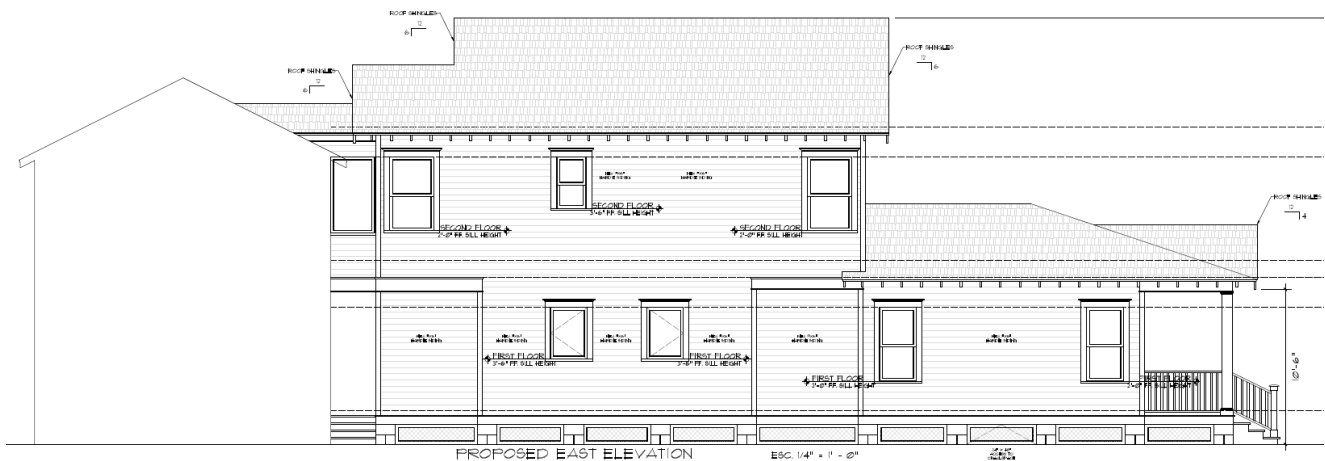
10/09/2025 SIDE ELEVATION



9/11/2025 SIDE ELEVATION



11/06/2025 SIDE ELEVATION



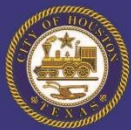
WINDOW AND DOOR SCHEDULES

NEW DOOR SCHEDULE

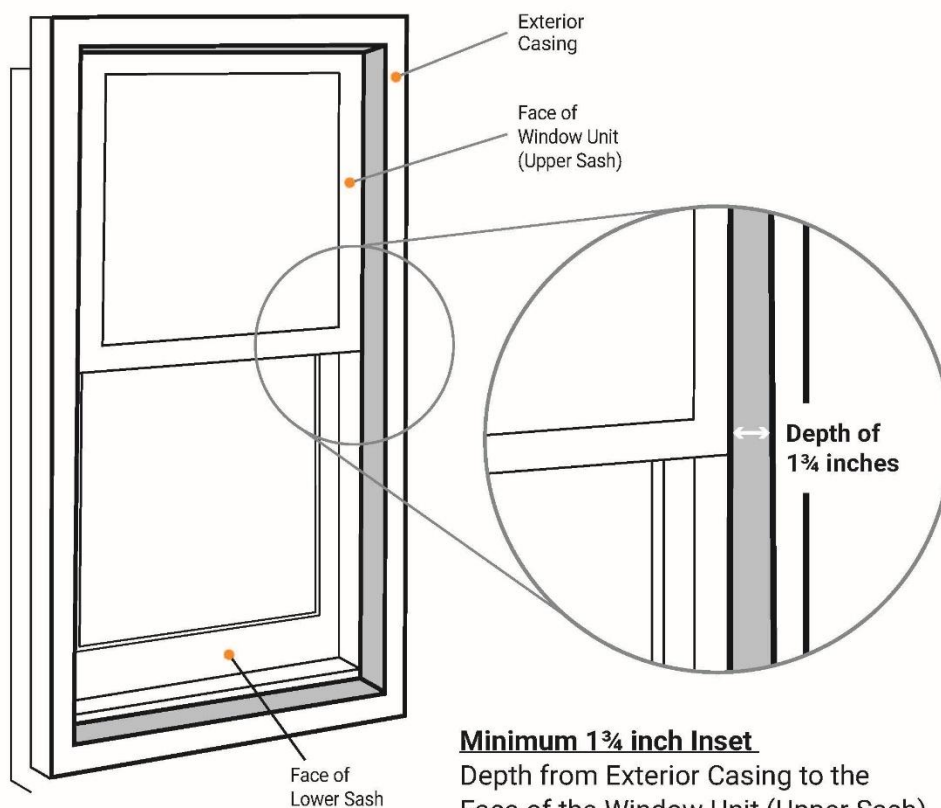
MARK	TYPE	WIDTH	HEIGHT	MATERIAL	GLASS	EXISTING TO REMAIN	
(A)	LH	3'-0"	6'-8"	WOOD FRAME	TEMPERED	NEW	
(B)	SLIDING	12'-0"	6'-8"	WOOD FRAME	TEMPERED	NEW	
(C)	LH	2'-8"	6'-8"	WOOD FRAME	TEMPERED	NEW	
(D)	LH	2'-8"	6'-8"	WOOD FRAME	TEMPERED	NEW	

NEW WINDOW SCHEDULE

MARK	LITE PATTERN	STYLE	DIMENSIONS	MATERIAL	MOUNTING PROFILE	EXISTING TO REMAIN	
1ST FLOOR							
(1)	1/1	DH	42"x60"	WOOD FRAME	RECESSED	NEW	
(2)	1/1	DH	42"x60"	WOOD FRAME	RECESSED	NEW	
(3)	1/1	DH	30"x60"	WOOD FRAME	RECESSED	NEW	
(4)	1/1	DH	30"x60"	WOOD FRAME	RECESSED	NEW	
(5)	1/1	DH	24"x36"	WOOD FRAME	RECESSED	NEW	
(6)	1/1	DH	24"x36"	WOOD FRAME	RECESSED	NEW	
(7)	1/1	DH	36"x36"	WOOD FRAME	RECESSED	NEW	
(8)	1/1	DH	36"x36"	WOOD FRAME	RECESSED	NEW	
(9)	1/0	CASEMENT	30"x42"	WOOD FRAME	RECESSED	NEW	
(10)	1/0	CASEMENT	30"x42"	WOOD FRAME	RECESSED	NEW	
(11)	1/1	DH	30"x60"	WOOD FRAME	RECESSED	NEW	
(12)	1/1	DH	30"x60"	WOOD FRAME	RECESSED	NEW	
2ND FLOOR							
(13)	1/1	DH	36"x48"	WOOD FRAME	RECESSED	NEW	
(14)	1/1	DH	36"x48"	WOOD FRAME	RECESSED	NEW	
(15)	1/1	DH	36"x60"	WOOD FRAME	RECESSED	NEW	
(16)	1/1	DH	24"x42"	WOOD FRAME	RECESSED	NEW	
(17)	1/1	DH	36"x60"	WOOD FRAME	RECESSED	NEW	
(18)	1/1	DH	36"x60"	WOOD FRAME	RECESSED	NEW	
(19)	1/1	DH	36"x60"	WOOD FRAME	RECESSED	NEW	
(20)	1/1	DH	36"x60"	WOOD FRAME	RECESSED	NEW	
(21)	1/1	DH	24"x42"	WOOD FRAME	RECESSED	NEW	
(22)	1/1	DH	36"x60"	WOOD FRAME	RECESSED	NEW	
(23)	1/1	FIX	36"x60"	WOOD FRAME	RECESSED	NEW	
(24)	1/1	FIX	36"x60"	WOOD FRAME	RECESSED	NEW	



Historic Window Standard: New Construction & Replacement



Minimum 1 3/4 inch Inset

Depth from Exterior Casing to the
Face of the Window Unit (Upper Sash)

Windows must be 1-over-1
(equally horizontally divided)

1 3/4 inch minimum inset for Fixed Window

For more information contact:

Houston Office of Preservation

832-393-6556

historicpreservation@houstontx.gov

City of Houston | Planning and Development | Houston Office of Preservation

PUBLIC COMMENTS

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