



ITEM B09
HPO File #: HP2026_0121

May 21, 2026

1011 Fugate St
Norhill

Applicant: Thomas Waldron, owner / Creole Design, agent

Property: 1011 Fugate Street, Lot 18, Block 120, North Norhill Subdivision. The property includes a historic 1,078 square foot, one-story, wood, single-family residence and detached garage situated on a 5,000 square foot interior lot.

Significance: Bungalow style residence, constructed circa 1926, located in the Norhill Historic District.

Proposal: Alteration – Addition

The application is proposing to:

- Construct an interior remodel of the existing garage.
- Construct a 578 sq ft addition
- Construct the addition with a 6/12 roof pitch to match existing.
- The eave height of the addition will be 15'-3" with a maximum ridge height of 17'-11".
- Demolish the existing garage roof ridge of 21'-7", and propose a new ridge height of 24'-2"
- Construct the addition to the home with a 5 ½" reveal with cementitious siding.
- Change the fenestration on the existing garage.
- Remove one of the garage doors and cover with cementitious siding.
- Construct the addition with composition roof shingles.
- New windows to be wood or wood clad windows, inset and recessed.

Public Comment: See attachments.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -



ITEM B09
HPO File #: HP2026_0121

May 21, 2026

1011 Fugate St
Norhill

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
(1) The proposed activity must retain and preserve the historical character of the property;
(2) The proposed activity must contribute to the continued availability of the property for a contemporary use;
(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;
(4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
(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;
(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;
(7) The proposed replacement of 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;
(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;
(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;
(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
(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.



CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

ITEM B09
HPO File #: HP2026_0121

May 21, 2026

1011 Fugate St
Norhill

DISTRICT MAP





CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

ITEM B09
HPO File #: HP2026_0121

May 21, 2026

1011 Fugate St
Norhill

INVENTORY PHOTO



CURRENT PHOTO





CERTIFICATE OF APPROPRIATENESS

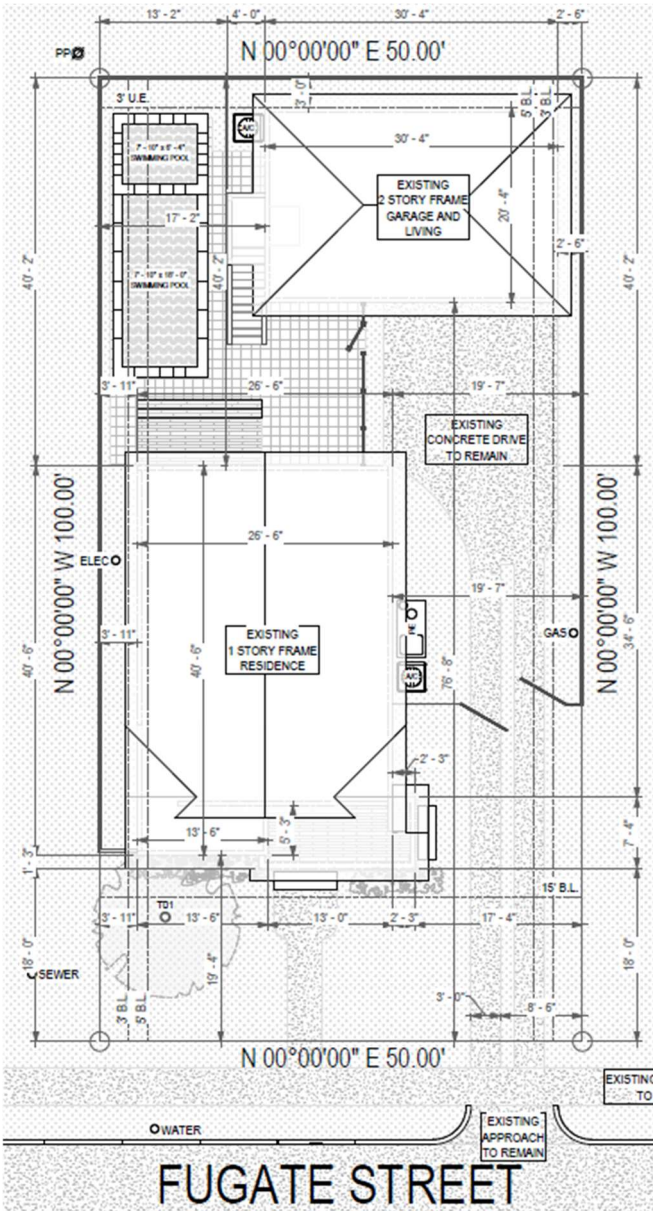
Reviewed by the Houston Archaeological and Historical Commission

ITEM B09
HPO File #: HP2026_0121

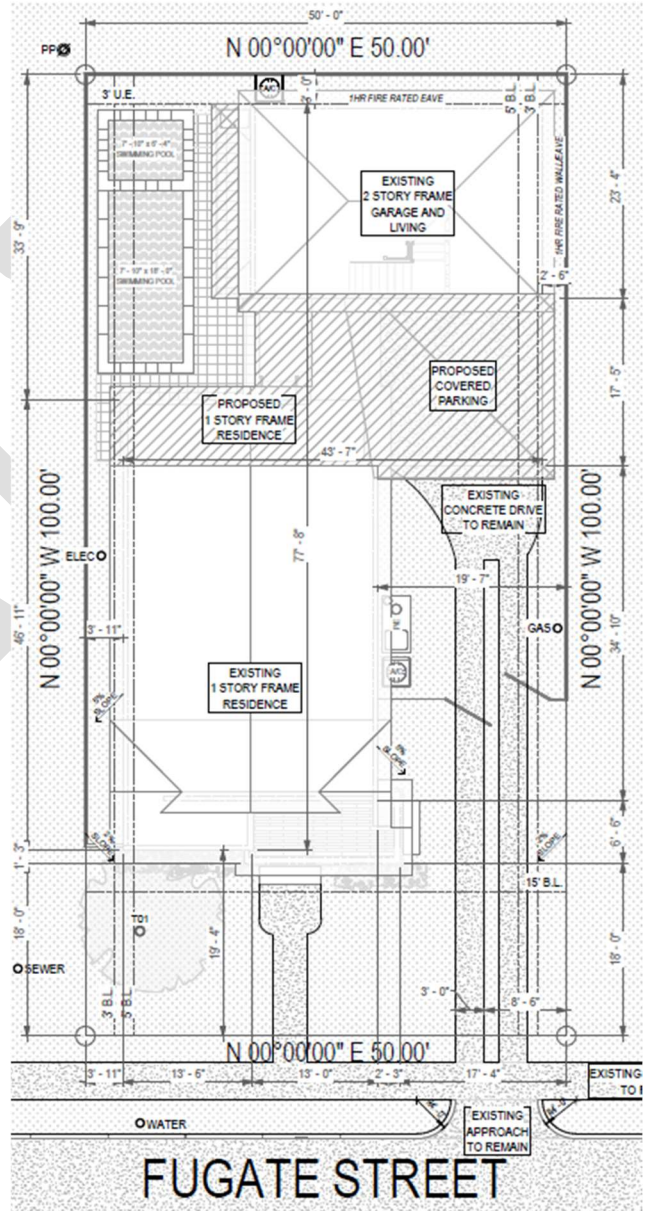
May 21, 2026

1011 Fugate St
Norhill

SITE PLAN EXISTING



SITE PLAN PROPOSED





CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

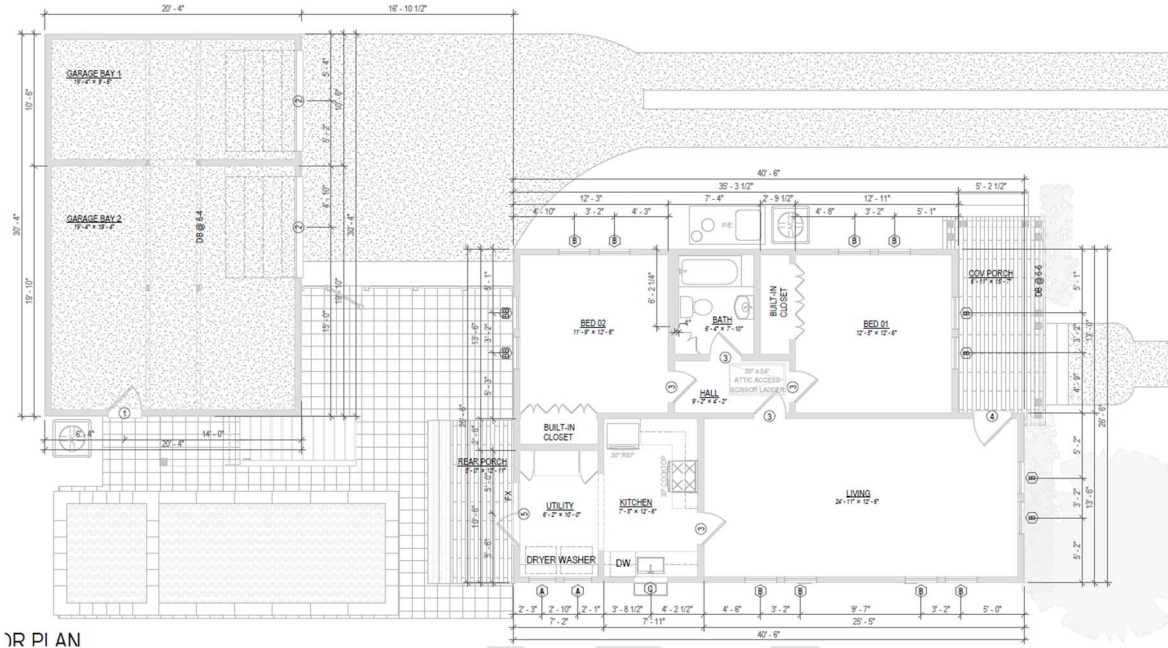
ITEM B09
HPO File #: HP2026_0121

May 21, 2026

1011 Fugate St
Norhill

FIRST FLOOR PLAN

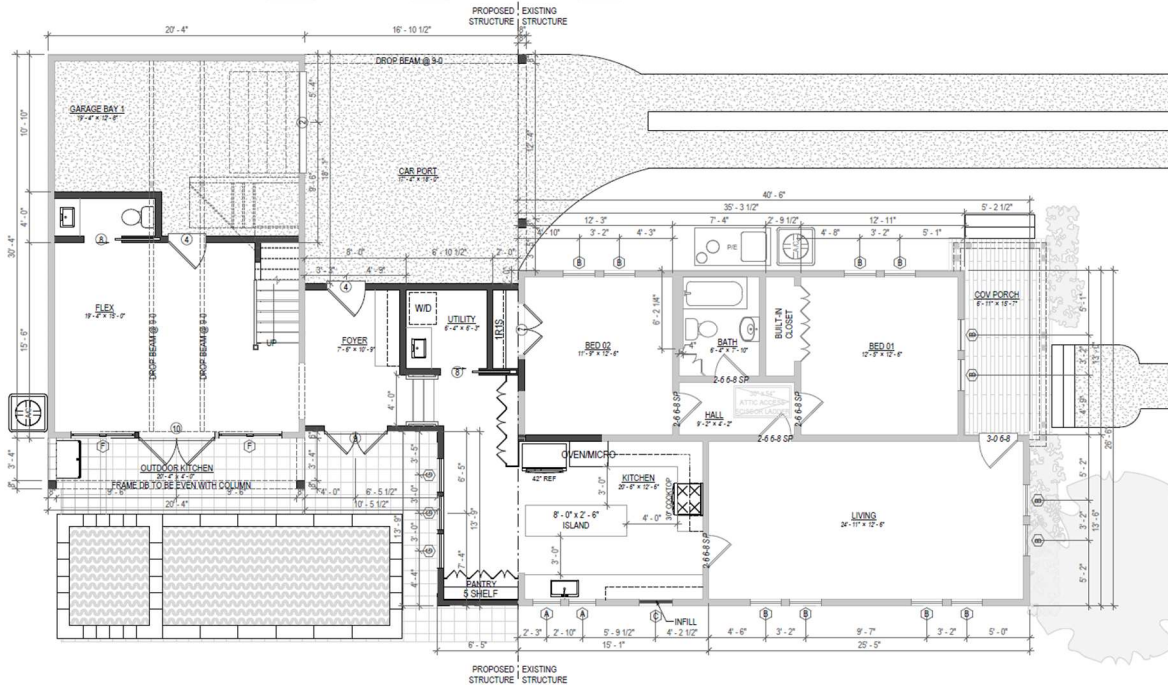
EXISTING



OR PLAN

FIRST FLOOR PLAN

PROPOSED





CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

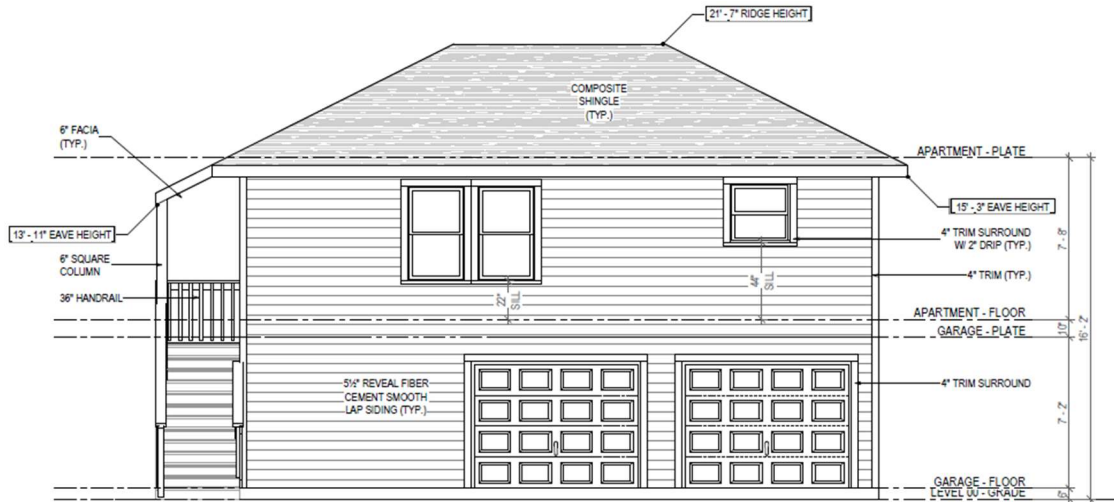
ITEM B09
HPO File #: HP2026_0121

May 21, 2026

1011 Fugate St
Norhill

SOUTH ELEVATIONS (GARAGE)

EXISTING



SOUTH ELEVATIONS (GARAGE)

PROPOSED





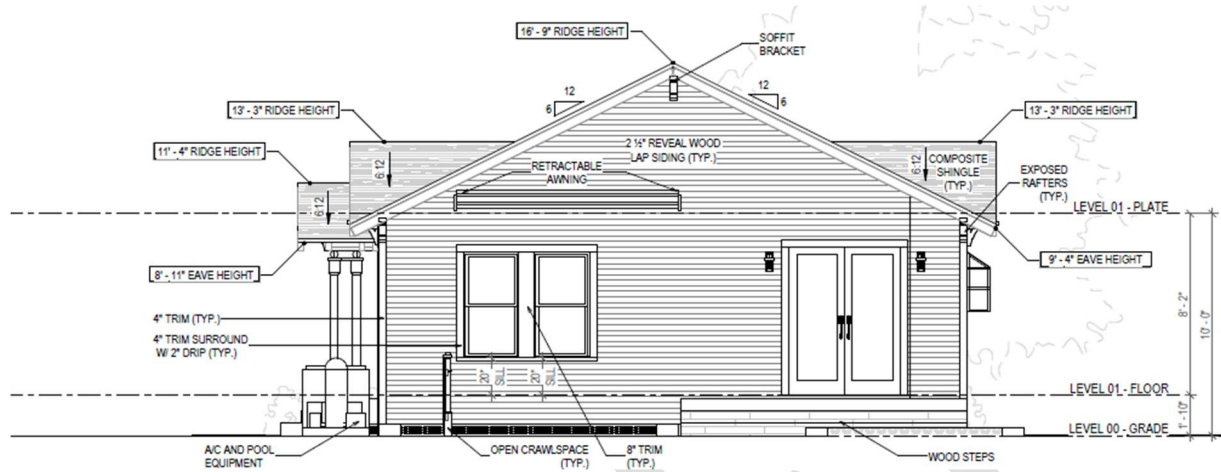
ITEM B09
HPO File #: HP2026_0121

May 21, 2026

1011 Fugate St
Norhill

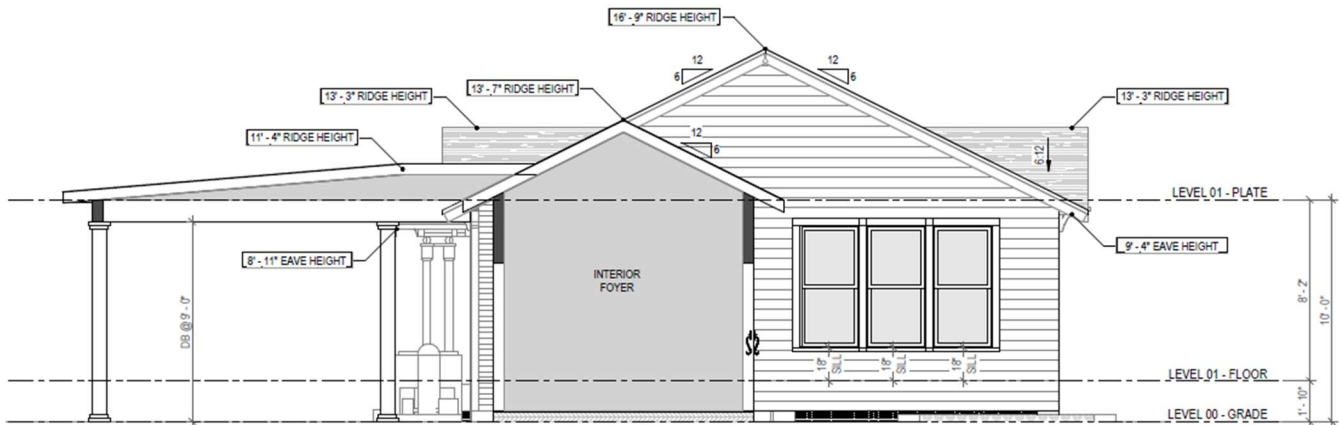
NORTH ELEVATIONS

EXISTING



NORTH ELEVATIONS

PROPOSED





CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

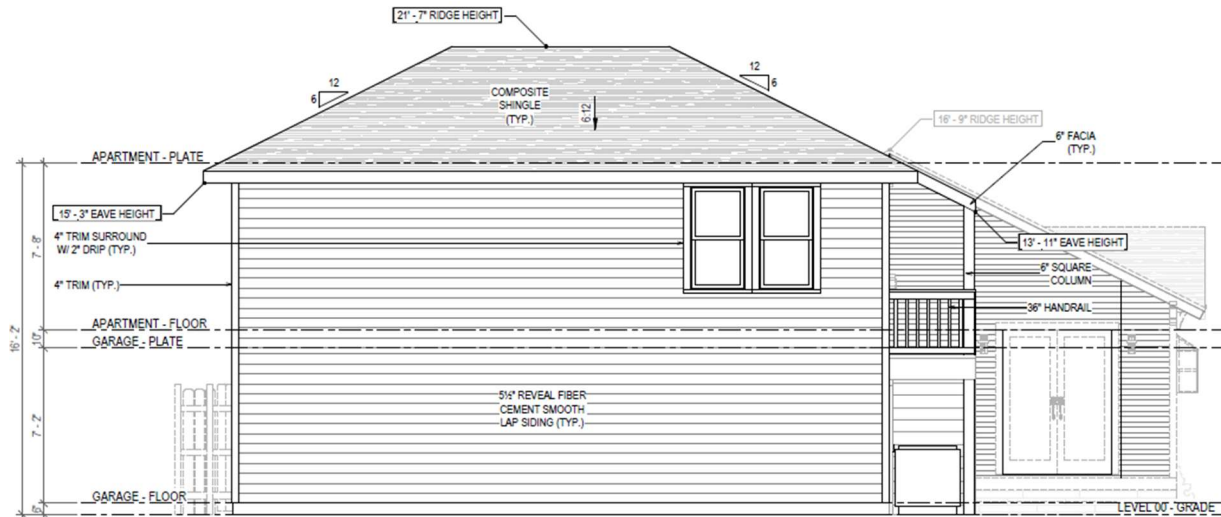
ITEM B09
HPO File #: HP2026_0121

May 21, 2026

1011 Fugate St
Norhill

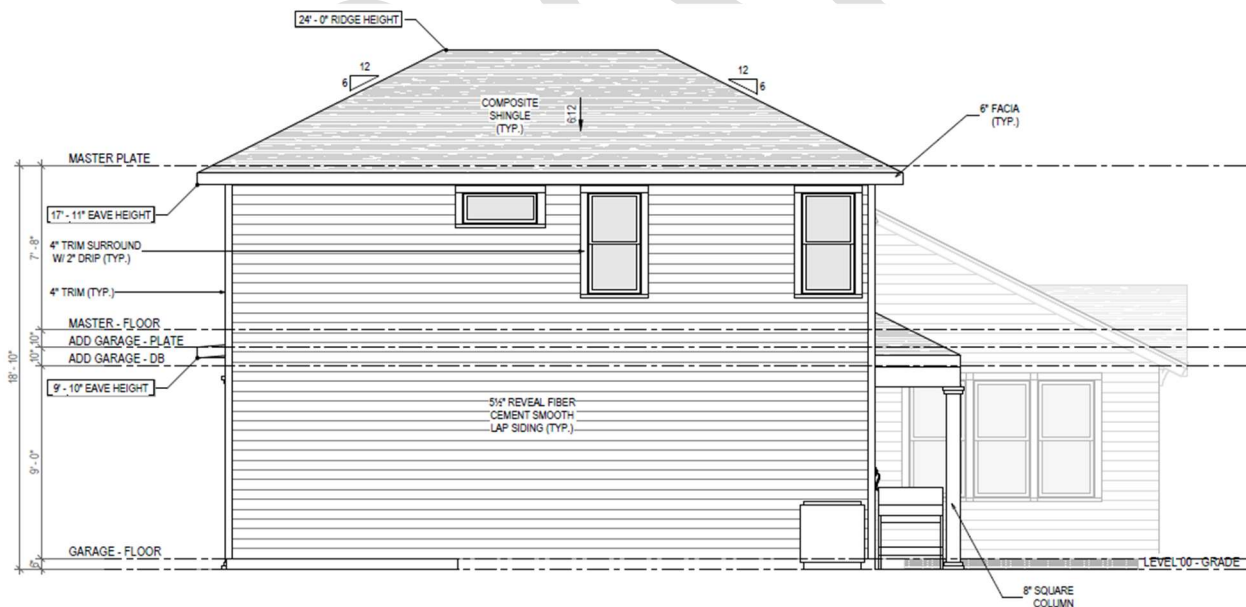
NORTH ELEVATIONS (GARAGE)

EXISTING



NORTH ELEVATIONS (GARAGE)

PROPOSED





CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

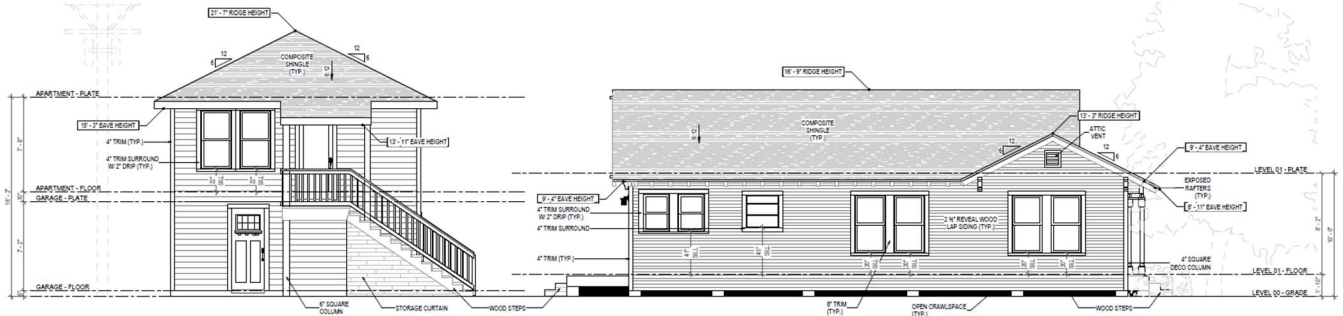
ITEM B09
HPO File #: HP2026_0121

May 21, 2026

1011 Fugate St
Norhill

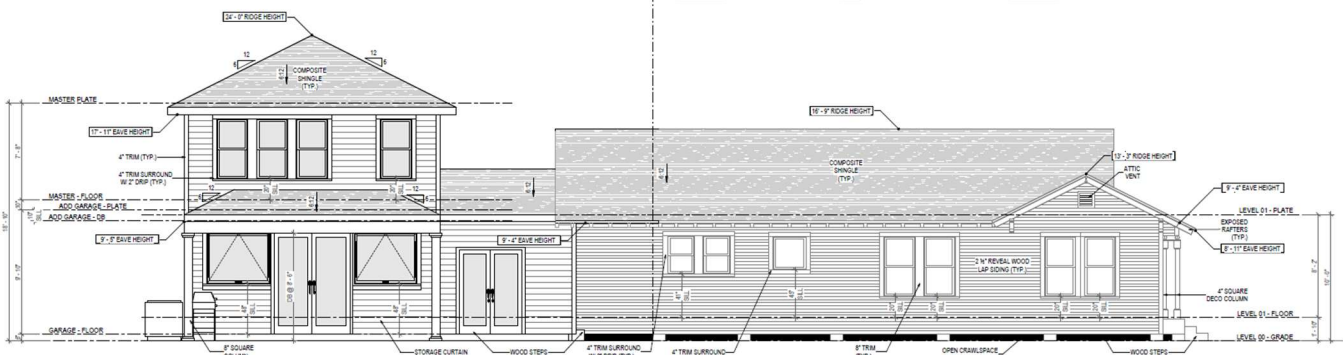
WEST ELEVATION

EXISTING



WEST ELEVATION

PROPOSED





CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

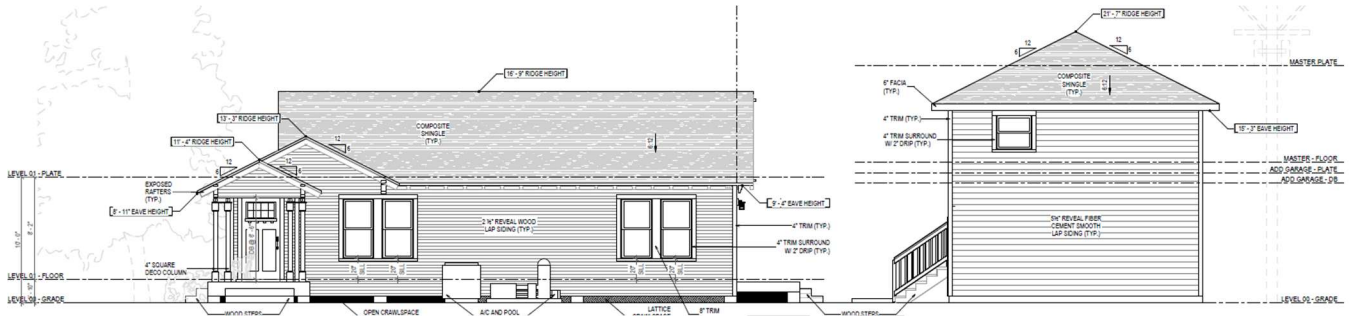
ITEM B09
HPO File #: HP2026_0121

May 21, 2026

1011 Fugate St
Norhill

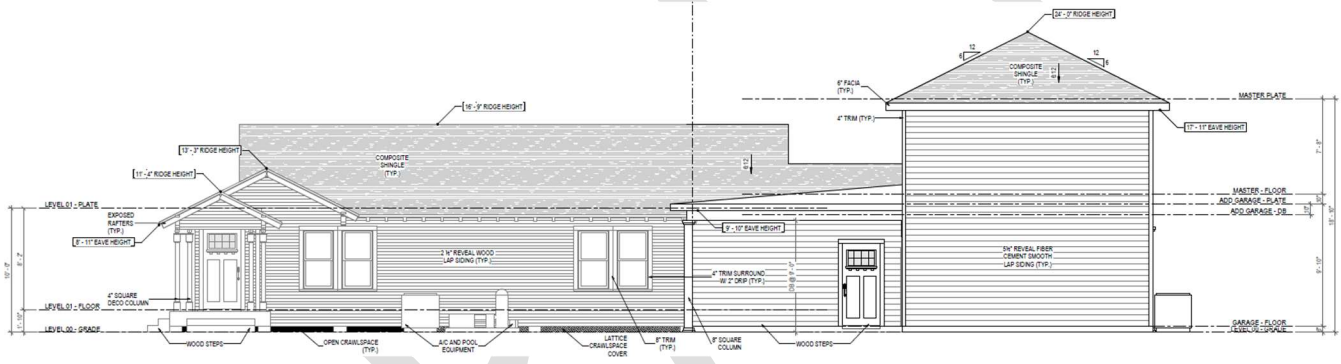
EAST ELEVATION

EXISTING



EAST ELEVATION

PROPOSED





CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

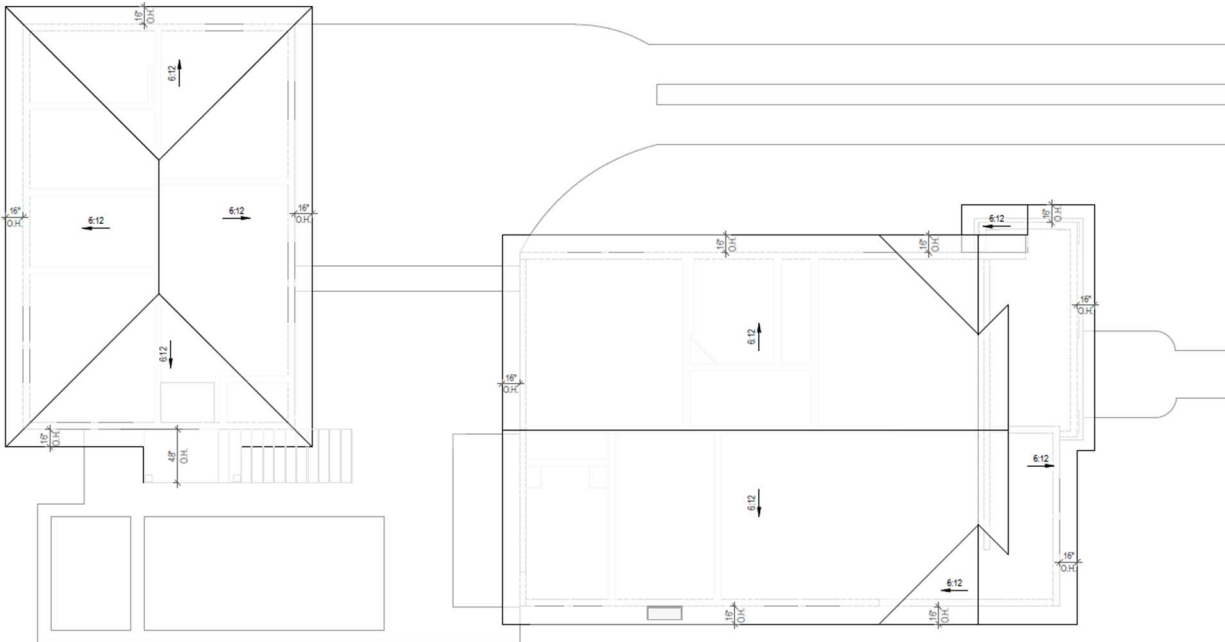
ITEM B09
HPO File #: HP2026_0121

May 21, 2026

1011 Fugate St
Norhill

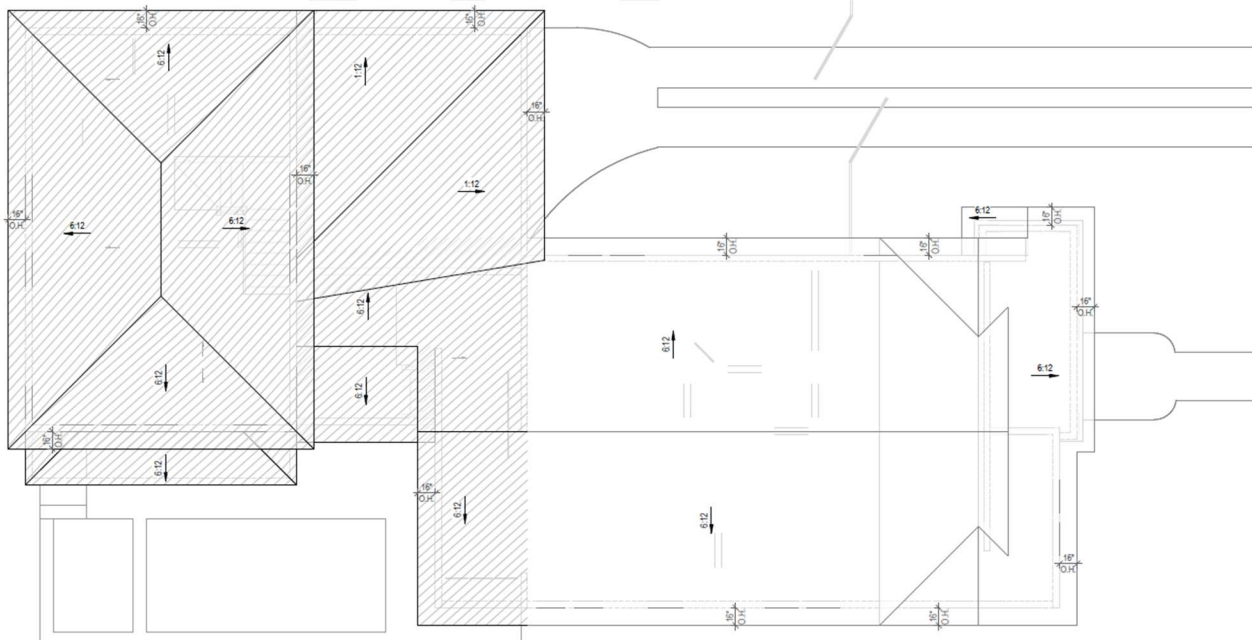
ROOF PLAN

EXISTING



ROOF PLAN

PROPOSED





CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

ITEM B09
HPO File #: HP2026_0121

May 21, 2026

1011 Fugate St
Norhill

WINDOW SCHEUDLE

| WINDOW SCHEDULE (PROPOSED HISTORICAL) | | | | | | | | |
|---------------------------------------|---------------|-------|-------|--------|--------|-------------|------|----------|
| TAG | PHASE CREATED | COUNT | SIZE | | SUFFIX | HEAD HEIGHT | MAT | COMMENTS |
| | | | WIDTH | HEIGHT | | | | |
| GARAGE - FLOOR | | | | | | | | |
| F | PROPOSED | 2 | 60" | 48" | PT | 8' - 0" | | |
| LEVEL 01 - FLOOR | | | | | | | | |
| A | EXISTING | 2 | 26" | 37" | SH | 6' - 6" | WOOD | |
| C | EXISTING | 1 | 32" | 32" | BOX | 6' - 5" | N/A | |
| B | EXISTING | 12 | 30" | 57" | SH | 6' - 5" | WOOD | |
| G | PROPOSED | 3 | 32" | 66" | SH | 7' - 0" | WOOD | |
| MASTER - FLOOR | | | | | | | | |
| H | PROPOSED | 1 | 42" | 18" | FX | 6' - 5" | WOOD | |
| B | PROPOSED | 8 | 30" | 57" | SH | 6' - 5" | WOOD | |
| LEVEL 02 - FLOOR | | | | | | | | |
| B | PROPOSED | 1 | 30" | 57" | SH | 6' - 1" | WOOD | |

DOOR SCHEDULE

| DOOR SCHEDULE (PROPOSED HISTORICAL) | | | | | | |
|-------------------------------------|---------------|-------|-----------|---------|-------------|----------|
| TAG | PHASE CREATED | COUNT | DOOR SIZE | | SUFFIX | COMMENTS |
| | | | WIDTH | HEIGHT | | |
| GARAGE - FLOOR | | | | | | |
| 2 | EXISTING | 1 | 8' - 0" | 6' - 0" | GARAGE DOOR | |
| 4 | PROPOSED | 2 | 3' - 0" | 6' - 8" | | |
| 8 | PROPOSED | 1 | 3' - 0" | 6' - 8" | PD | |
| 9 | PROPOSED | 1 | 5' - 0" | 6' - 8" | FR DR | |
| 10 | PROPOSED | 1 | 6' - 0" | 8' - 0" | FR DR | |
| LEVEL 01 - FLOOR | | | | | | |
| 3 | EXISTING | 5 | 2' - 6" | 6' - 8" | SP | |
| 4 | EXISTING | 1 | 3' - 0" | 6' - 8" | | |
| 8 | PROPOSED | 1 | 3' - 0" | 6' - 8" | PD | |
| 7 | PROPOSED | 1 | 4' - 0" | 6' - 8" | DD | |
| MASTER - FLOOR | | | | | | |
| 11 | PROPOSED | 1 | 2' - 6" | 6' - 8" | PD | |
| 12 | PROPOSED | 1 | 3' - 0" | 6' - 8" | DD | |
| 8 | PROPOSED | 1 | 3' - 0" | 6' - 8" | PD | |
| 13 | PROPOSED | 1 | 3' - 0" | 6' - 8" | SP | |
| LEVEL 02 - FLOOR | | | | | | |
| 14 | PROPOSED | 2 | 2' - 0" | 6' - 8" | PD | |



CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

ITEM B09
HPO File #: HP2026_0121

May 21, 2026

1011 Fugate St
Norhill

PUBLIC COMMENT(S)

(FROM OWNERS)

May 6, 2026

Dear Members of the Houston Archaeological and Historical Commission:

I am writing in support of our Certificate of Appropriateness application (HP2026_0121) for renovation and addition to the property at 1011 Fugate St. Unfortunately we cannot be at the hearing due to previously scheduled travel, but thank you for considering our application and supporting letter.

We recognize that the architectural character of Norhill is special. When we considered ways to change our property to better accommodate a modern family including two adults working from home and incorporate the space available in our existing two-story garage, we worked with our architect to figure out how to enhance the property while maintaining the historical character of the original home. This renovation will solve problems a modern family encounters in the original 1100 sq. ft. home such as lack of closet or other storage space, only one bathroom, and a small kitchen. Currently we go back and forth daily between the front house and the garage apartment to access kitchen storage, clothing, and home office and living space.

We decided on a design that preserves almost the entire footprint of the historical home. Because the 578 sq. ft. of additions are in the back of the house and invisible from the street, the design also preserves the charming Norhill streetscape. And it has minimal impact in terms of "massing" or disrupting the sunlight reaching our neighbors' properties.

We love living in Norhill, we value our community and our neighbors, and we look forward to continuing to enjoy them for years to come. These changes will allow us to remain in our home and will enhance our own property and the neighborhood as a whole.

Thank you for your consideration,

Danielle Traylor & Tom Waldron

1011 Fugate St.



ITEM B09
HPO File #: HP2026_0121

May 21, 2026

1011 Fugate St
Norhill

PUBLIC COMMENT

To: historicpreservation@houstontx.gov

Cc: dmtraylor2015@gmail.com; khickey@creoledesign.com

Dear Members of the Houston Archaeological and Historical Commission:

I am a Norhill Community neighbor of the Waldron/Traylors, and I support their Certificate of Appropriateness application (HP2026_0121) for renovation and addition to the property at 1011 Fugate St.

- The proposed changes to the property are appropriate and compatible with the surrounding homes.
The proposed changes are consistent with the overall aesthetic of Norhill while enhancing the property.
I appreciate that the applicants are preserving most of the historic footprint of their house, and that the changes made to the back of the property will not be evident from the street, and will preserve the Norhill streetscape as well.
Supporting projects like this helps ensure the long-term sustainability and desirability of our neighborhood.

Additional Comments (optional):

As the front neighbor, I believe this project thoughtfully balances preservation and the historic nature of our neighborhood.

I strongly support approval of this application

Signature/Date: Adolf Delcid

Printed Name: Adolf Delcid

Address: 1010 Fugate St.
Houston, Tx 77009



CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

ITEM B09
HPO File #: HP2026_0121

May 21, 2026

1011 Fugate St
Norhill

DRAFT