

# CERTIFICATE OF APPROPRIATENESS APPLICATION FORM



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**PROPERTY**

Address 315 E. 12th St. Houston, TX 77008  
 Historic District / Landmark Houston Heights East HCAD # \_\_\_\_\_  
 Subdivision Houston Heights Lot 12 Block 139

**DESIGNATION TYPE**

- Landmark
- Protected Landmark
- Archaeological Site
- Contributing
- Noncontributing
- Vacant

**PROPOSED ACTION**

- Alteration or Addition
- Restoration
- New Construction
- Relocation
- Demolition
- Excavation

**DOCUMENTS**

Application checklist for each proposed action and all applicable documentation listed within are attached

**OWNER**

Name Cole Patchell  
 Company \_\_\_\_\_  
 Mailing Address 7419 Raton St  
Houston, TX 77055  
 Phone 713-906-4591  
 Email [REDACTED]  
 Signature [Signature]  
 Date 23-Nov-15

**APPLICANT (if other than owner)**

Name Alexander Proghay  
 Company Brickmoon Design  
 Mailing Address 1433 Campbell # 202  
Houston, TX 77055  
 Phone 713.805.3367.  
 Email [REDACTED]  
 Signature [Signature]  
 Date 11.23.15

**ACKNOWLEDGEMENT OF RESPONSIBILITY**

**Requirements:** A complete application includes all applicable information requested on checklists to provide a complete and accurate description of existing and proposed conditions. Preliminary review meeting or site visit with staff may be necessary to process the application. Owner contact information and signature is required. Late or incomplete applications will not be considered.

**Deed Restrictions:** You have verified that the work does not violate applicable deed restrictions.

**Public Records:** If attached materials are protected by copyright law, you grant the City of Houston, its officers, agencies, departments, and employees, non-exclusive rights to reproduce, distribute and publish copyrighted materials before the Houston Archaeological and Historical Commission, the Planning Commission, City Council, and other City of Houston commissions, agencies, and departments, on a City of Houston website, or other public forum for the purposes of application for a Certificate of Appropriateness or building permit, and other educational and not for profit purposes. You hereby represent that you possess the requisite permission or rights being conveyed here to the City.

**Compliance:** If granted, you agree to comply with all conditions of the COA. Revisions to approved work require staff review and may require a new application and HAHC approval. Failure to comply with the COA may result in project delays, fines or other penalties.

Planner: \_\_\_\_\_ Application received: \_\_\_/\_\_\_/\_\_\_ Application complete: \_\_\_/\_\_\_/\_\_\_

# CERTIFICATE OF APPROPRIATENESS DEMOLITION CHECKLIST



PLANNING &  
DEVELOPMENT  
DEPARTMENT

Well in advance of the COA application deadline contact staff to discuss your project and, if necessary, to make an appointment to meet with staff for a project consultation.

Submit all items with the COA application form. An incomplete application may cause delays in processing or may be deferred to the next agenda. Refer to Houston Code of Ordinances, Ch. 33 VII, Sec. 33-247 for demolition approval criteria. Demolition applicants must give public notice by posting a sign at the site of the structure. Refer to attached public notice sign requirements for instructions.

PROPERTY ADDRESS: 315 E. 12th STREET.

DEMOLITION TYPE:  unreasonable economic hardship  unusual or compelling circumstance

## WRITTEN DESCRIPTION

property description, current conditions and any prior alterations or additions

## PHOTOGRAPHS label photos with description and location

- elevations of all sides of structure  
 public notice sign(s) at the site upon installation with time stamp

## DRAWINGS

current site plan or survey

## DOCUMENTATION

- certified appraisal of the value of the property conducted by a certified real estate appraiser  
 assessed value of the land and improvements according to the two most recent assessments, unless the property is exempt from local property taxes  
 all appraisals obtained by the owner in connection with the acquisition, purchase, donation, or financing of the property  
 all Listings of the property for sale or rent that are less than a year old at the time of the application  
 evidence of any consideration by the owner of uses and adaptive reuses of the property  
 rehabilitation cost estimates, itemized and detailed, for identified uses or reuses, including the basis of cost estimates  
 comparison costs of rehabilitation of the existing building, demolition of the building, and new construction  
 complete architectural plans and drawings of the intended future use of the property, including new construction, if applicable/available  
 plans to reuse, recycle or salvage list of building materials if a COA is granted  
 if applicant is a Nonprofit Organization, provide the following additional written information:  
 cost comparison of the performance of the organization's mission or function in the existing and new buildings  
 impact of reuse of the existing building on the organization's program, function or mission  
 additional costs 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  
 grants received, applied for or available to maintain or improve the property  
 budget of the nonprofit organization for the current and immediately past fiscal years

# CERTIFICATE OF APPROPRIATENESS DEMOLITION PUBLIC NOTICE SIGN



PLANNING &  
DEVELOPMENT  
DEPARTMENT

## SIGN REQUIREMENTS:

### Deadline & Duration:

Signs must be posted no less than ten days before the date of the meeting; refer to the schedule on the general application. Signs must be maintained and remain on the site until the close of the meeting at which the HAHC acts on the application. Refer to the Houston Code of Ordinances, Ch. 33 VII, Sec. 33-238.1 for further details.

### Location & Size:

A sign shall face each public right-of-way bordering the site. Signs shall be posted no more than 15 feet from the public right-of-way and each sign shall be a minimum of 4 feet by 8 feet with lettering legible from the public right-of-way.

### Information on Sign:

- Structure subject to proposal (i.e. residence, garage, commercial building) and address
- Application number (may be obtained from Planning staff)
- Date, time and location of the HAHC meeting
- Contact information for the applicant
- Contact information for the Planning and Development Department

### Example:

**NOTICE OF CERTIFICATE OF APPROPRIATENESS APPLICATION**  
**PROPOSED DEMOLITION OF RESIDENCE AT 123 PARK ST.**  
**APPLICATION #140101**

Houston Archaeological & Historical Commission will consider the application on:

January 1, 2014 at 3:00 p.m.  
City Hall Annex, Public Level  
Bagby Street, Houston, Texas

For information contact:

Mr. Person, applicant: 555-123-4567 or mrperson@email.com

– or –

Houston Planning & Development Department, Historic Preservation Office:  
713-837-7963 or historicpreservation@houstontx.gov



brickmoon  
DESIGN

To: Houston Archaeological and Historical Commission

From: Brickmoon Design

Date: November 23, 2015

Subject: COA Application – 315 E. 12<sup>th</sup> St. Description

This property contains three independent structures that are all listed as contributing structures. There are single story, brick veneer structures on the East and West ends of the lot and a two story frame structure in the middle of the lot. The applicant is proposing to demolish the existing frame structure to allow for the construction of an addition that will tie the two brick veneer structures together into a single residence.

The existing frame structure consists of a low, three car garage with an accessory dwelling unit above it. The upper portion of the façade facing 12<sup>th</sup> street is original wood siding, the remaining siding (approximately 75% of the structure) has been replaced with cementitious siding. The current garage doors are constructed of plywood sheets, and the framing has been significantly revised and altered.

While this COA application covers just the demolition of the frame structure, it is the intent of the applicant to construct a new structure that will tie the brick structures together and will be of an appropriate scale and layout to highlight the unique features of the existing brick veneer structures.



The Existing frame structure  
showing plywood garage doors  
facing 12<sup>th</sup> Street











brickmoon  
DESIGN

To: Houston Archaeological and Historical Commission

From: Brickmoon Design

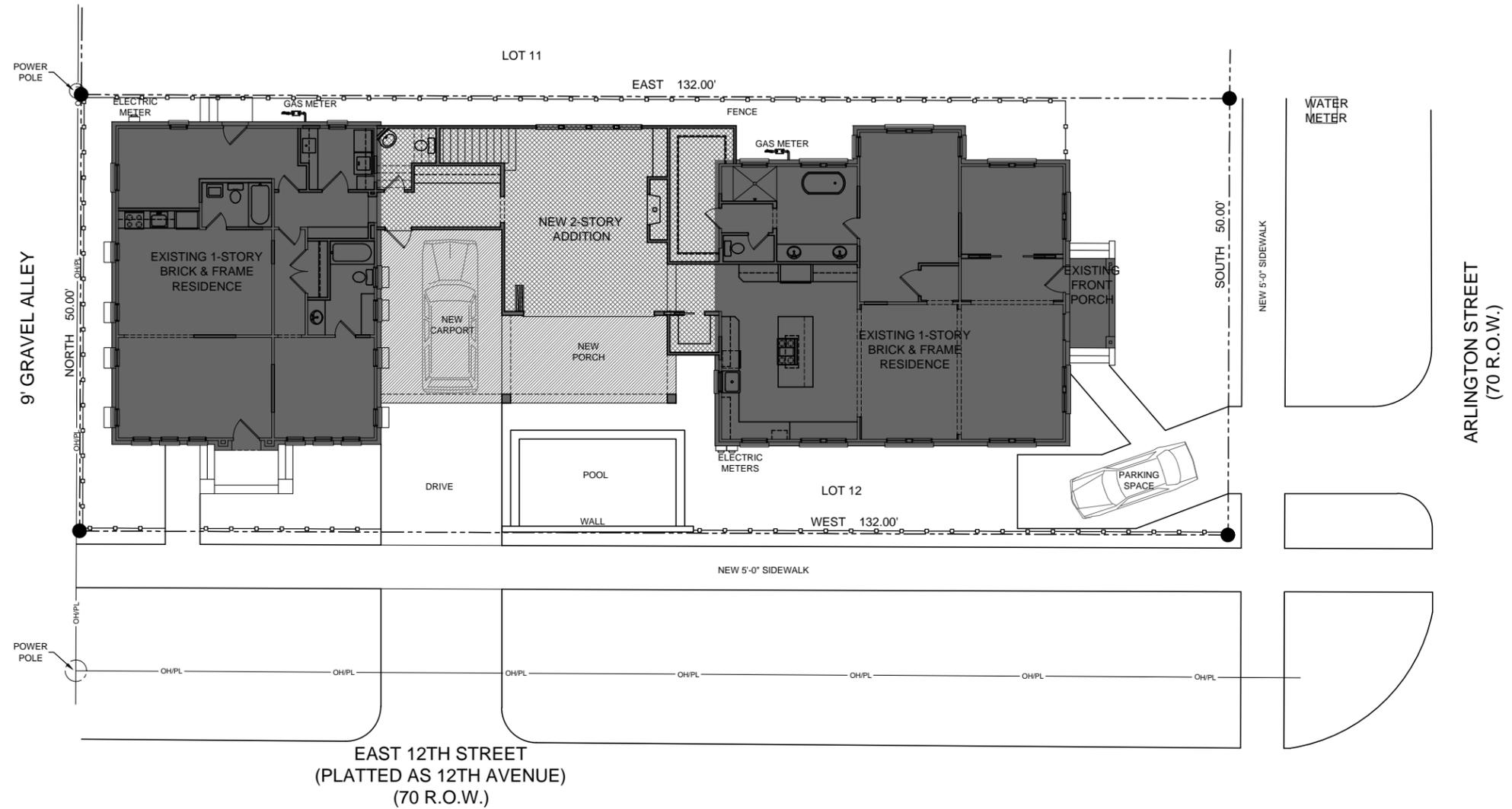
Date: November 23, 2015

Subject: COA Application – 315 E. 12<sup>th</sup> St. Description

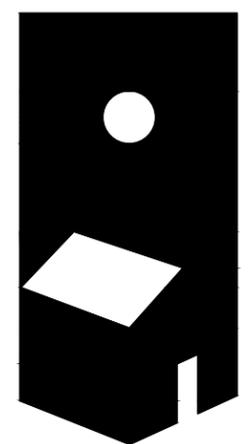
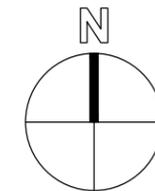
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LEGEND	
	EXISTING RESIDENCE TO BE REMODELED
	NEW COVERED AREA
	NEW ADDITION

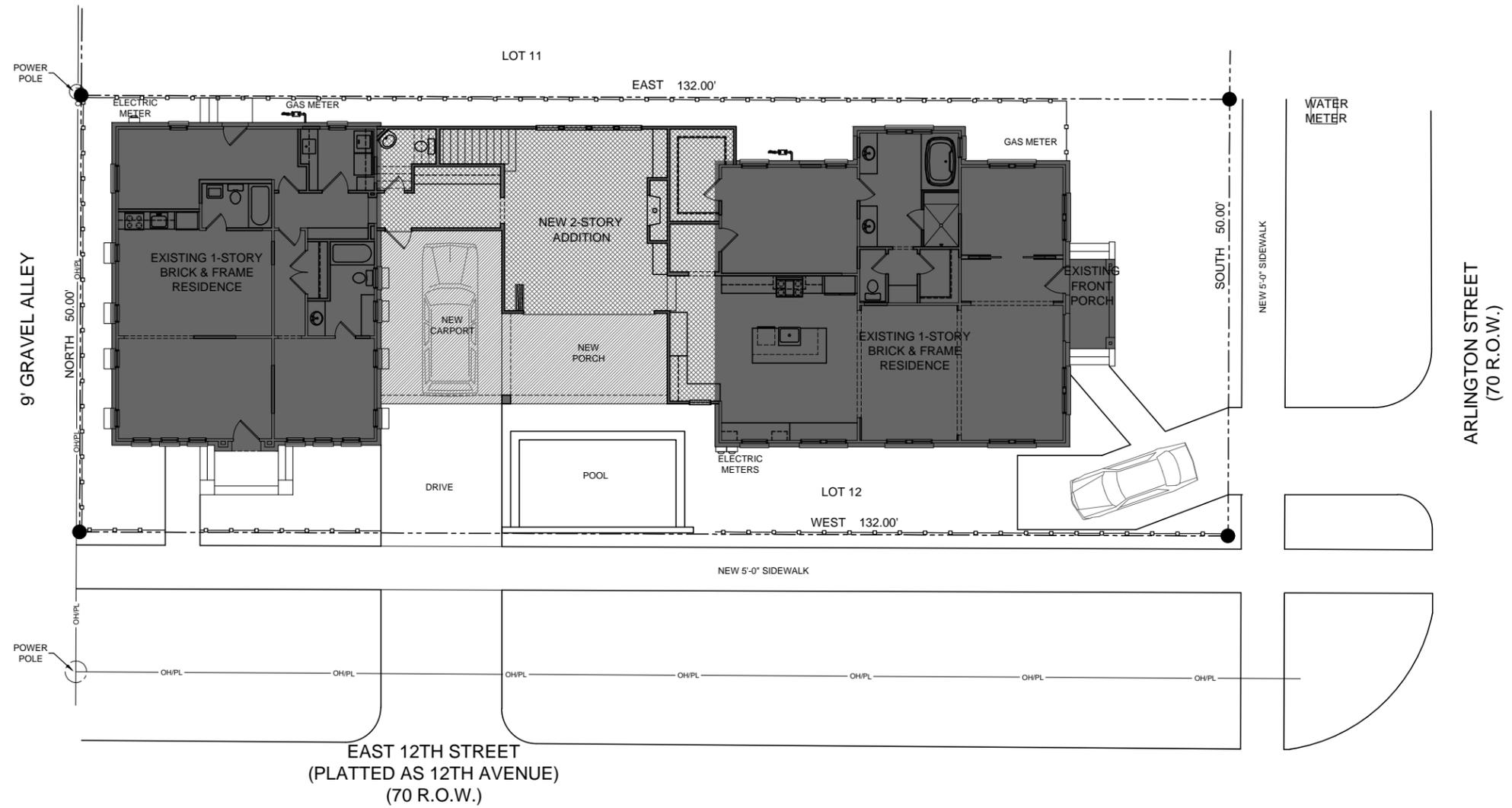


# PROPOSED SITE PLAN-A

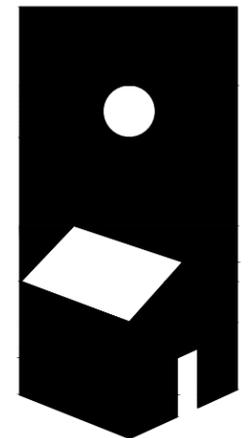
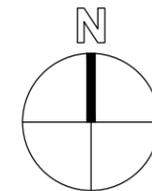
1/16" = 1'-0"

11.19.15  
**315 E. 12th. St.**

PATCHELL RESIDENCE



LEGEND	
	EXISTING RESIDENCE TO BE REMODELED
	NEW COVERED AREA
	NEW ADDITION

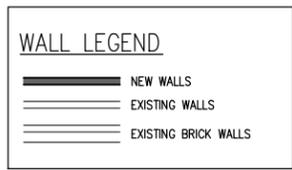
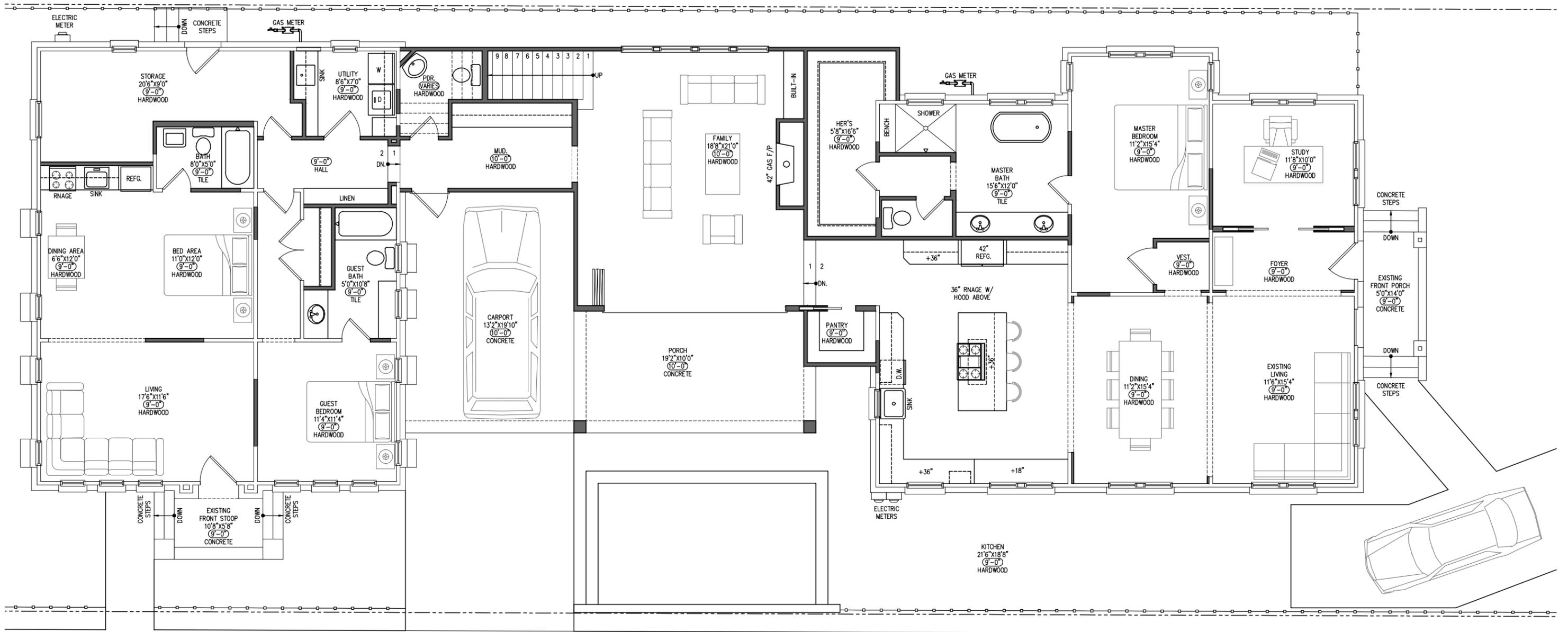


**PROPOSED SITE PLAN-B**

1/16" = 1'-0"

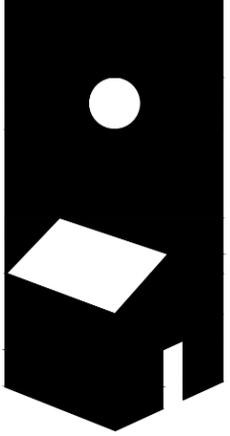
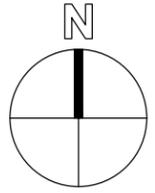
11.19.15  
**315 E. 12th. St.**

PATCHELL RESIDENCE



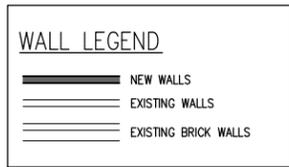
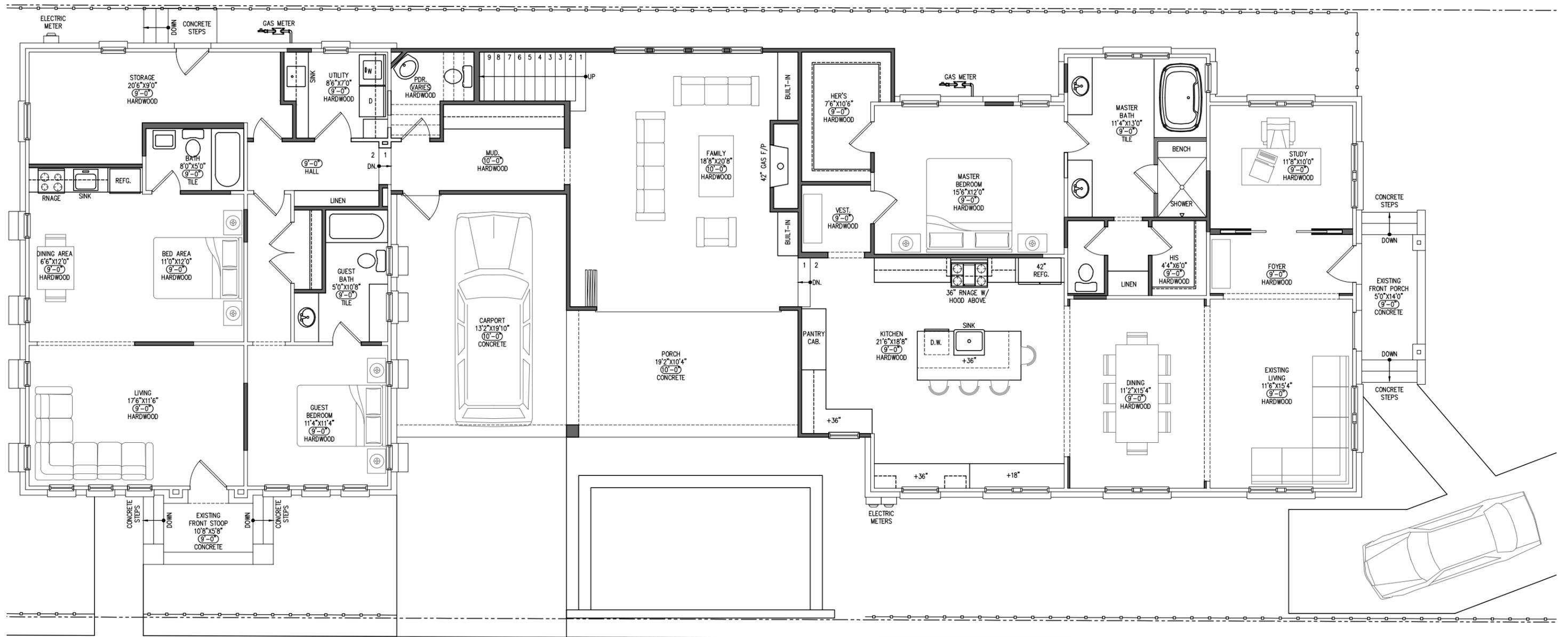
**Square Footage:**

EXISTING		NEW		TOTAL	
BUILDING #1	1,144 S.F.	LOWER LEVEL	757 S.F.	LOWER LEVEL	3,288 S.F.
BUILDING #2	1,387 S.F.	UPPER LEVEL	967 S.F.	UPPER LEVEL	967 S.F.
BUILDING #3 UPPER LEVEL	534 S.F.	TOTAL AC	1,724 S.F.	TOTAL AC	4,255 S.F.
TOTAL AC	3,065 S.F.	CARPORNT	277 S.F.	FRONT PORCH	53 S.F.
BUILDING #1 FRONT PORCH	53 S.F.	PORCH	197 S.F.	PORCH	197 S.F.
BUILDING #3 FRONT PORCH	33 S.F.	TOTAL COVERED	2,198 S.F.	TOTAL PORCH	250 S.F.
TOTAL PORCH	68 S.F.	BUILDING #3 GARAGE	510 S.F.	CARPORNT	277 S.F.
BUILDING #3 GARAGE	510 S.F.	TOTAL COVERED	3,643 S.F.	TOTAL COVERED	4,782 S.F.



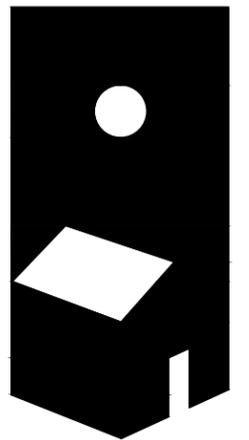
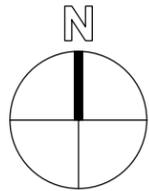
**NEW PROPOSED LOWER LEVEL-A**  
1/8" = 1'-0"

11.19.15  
**315 E. 12th. St.**  
PATCHELL RESIDENCE



**Square Footage:**

EXISTING		NEW		TOTAL	
BUILDING #1	1,144 S.F.	LOWER LEVEL	757 S.F.	LOWER LEVEL	3,288 S.F.
BUILDING #2	1,387 S.F.	UPPER LEVEL	967 S.F.	UPPER LEVEL	967 S.F.
BUILDING #3 UPPER LEVEL	534 S.F.	TOTAL AC	1,724 S.F.	TOTAL AC	4,255 S.F.
TOTAL AC	3,065 S.F.	CARPORT	277 S.F.	FRONT PORCH	53 S.F.
BUILDING #1 FRONT PORCH	53 S.F.	PORCH	197 S.F.	PORCH	197 S.F.
BUILDING #3 FRONT PORCH	33 S.F.	TOTAL COVERED	2,198 S.F.	TOTAL PORCH	250 S.F.
TOTAL PORCH	68 S.F.	BUILDING #3 GARAGE	510 S.F.	CARPORT	277 S.F.
BUILDING #3 GARAGE	510 S.F.	TOTAL COVERED	3,643 S.F.	TOTAL COVERED	4,782 S.F.



**NEW PROPOSED LOWER LEVEL-B**

1/8" = 1'-0"

11.19.15  
**315 E. 12th. St.**

PATCHELL RESIDENCE