

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** January 6, 2016

**Applicant:** Alexander Ridgeway of Brickmoon Design for Cole Patchell, owner

**Property:** 1201 Arlington Street, Lot 12 Block 89, Houston Heights East Subdivision. The property includes a historic 1,692 square foot Contributing Brick Bungalow Duplex, a 548 square foot Contributing Garage Apartment, and a 1,147 square foot Contributing Brick Bungalow situated on a 6,600 square foot (50' x 133') corner lot.

**Significance:** Contributing Brick Bungalow Duplex constructed circa 1930 and a Brick Bungalow facing East 12<sup>th</sup> Street located in the Houston Heights Historic District East. A two-story Contributing garage-apartment exists between these two structures. A Certificate of Appropriateness to demolish the garage-apartment was granted in December of 2015.

**Proposal:** Alteration – Addition. Revision. The applicant was deferred in January 2016 to connect the rear of a Contributing 1,387 square foot Bungalow Duplex with the east side of a 1,144 square foot Bungalow with a 1,687 square foot addition to create one 4,281 square foot structure.

The applicant now proposes to connect the rear of a Contributing 1,387 square foot Bungalow Duplex with the east side of a 1,144 square foot Bungalow with a 1,681 square foot addition to create one 4,212 square foot structure.

- Addition will have a width of 39' and a depth of 32' with a ridge height of 26.5
- Existing unpainted brick cladding will be painted
- Proposed project will involve constructing a two-story addition between (and abutting) the two existing one-story buildings. This will give the existing separate structures the appearance of a single, much larger structure.

At the January 2015 HAHC meeting, the Commissioners offered several suggestions to the applicant in order to make the proposal more appropriate. These included that the proposed addition be more compatible with the original scale of the existing garage (to be demolished). The addition should have a side gable roof, be lower, and connect further back to have some undulation differentiating the three pieces. Additionally, it was suggested that if that piece in the middle were rebuilt as new, as proposed, that it should be no wider than the exiting garage (to be demolished) and then feature recessive connectors.

See enclosed application materials and detailed project description on p. 4-21 for further details.

**Public Comment:** Public comment was received for this item, nine in support and two in opposition; please see Attachment A. See Attachment B for the letter that was circulated. See Attachment C for a petition that was circulated.

**Civic Association:** No comment received.

**Recommendation:** Denial - does not satisfy criteria 1, 4, 5, 8, 9, 10

**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                       |   |
|-------------------------------------|-------------------------------------|--------------------------|---|
|                                     | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (1) The proposed activity must retain and preserve the historical character of the property;<br><i>The proposed addition results in two separate Contributing structures being combined into a new taller and wider single structure. This alteration is incompatible with the historical character of the property, which originally featured three smaller structures.</i>  |
| <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 type="checkbox"/>            | <input checked="" 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;<br><i>The existing structure's modest stature, simple massing, and unpainted brick cladding are distinguishing qualities of this property and of other Contributing structures. The proposed activity of constructing a two-story addition to combine the Bungalow and Bungalow Duplex undermines these distinguishing qualities by resulting in a single structure that is significantly larger and more complex. The proposed activity of painting the existing unpainted brick undermines this distinguishing quality by potentially permanently damaging the historic brick cladding. Installing a combination of fixed and operable divided-lite doors on the front of the addition (facing E 12<sup>th</sup>) creates a more modern design not typically found on bungalows within the context area and does not preserve the character of the existing structures.</i> |
| <input type="checkbox"/>            | <input checked="" 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;<br><i>The unpainted brick cladding on the Bungalow and Bungalow Duplex is a distinctive stylistic exterior feature. The proposed activity of painting the brick represents a failure to preserve this quality by permanently altering the texture of the brick surface. Painting brick that was not intended to be painted will ruin the masonry as the existing porous brick surface will not be able to function properly.</i>   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input 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;   |
| <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 type="checkbox"/>            | <input checked="" 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;<br><i>The proposed painting of existing unpainted masonry cladding will impair the integrity of this historic material. Unpainted brick features a permeable surface that needs to be exposed to the elements in order to function. Sealing this surface with paint will prevent the brick from "breathing," which may result in expansion, cracking, and splitting.</i>   |

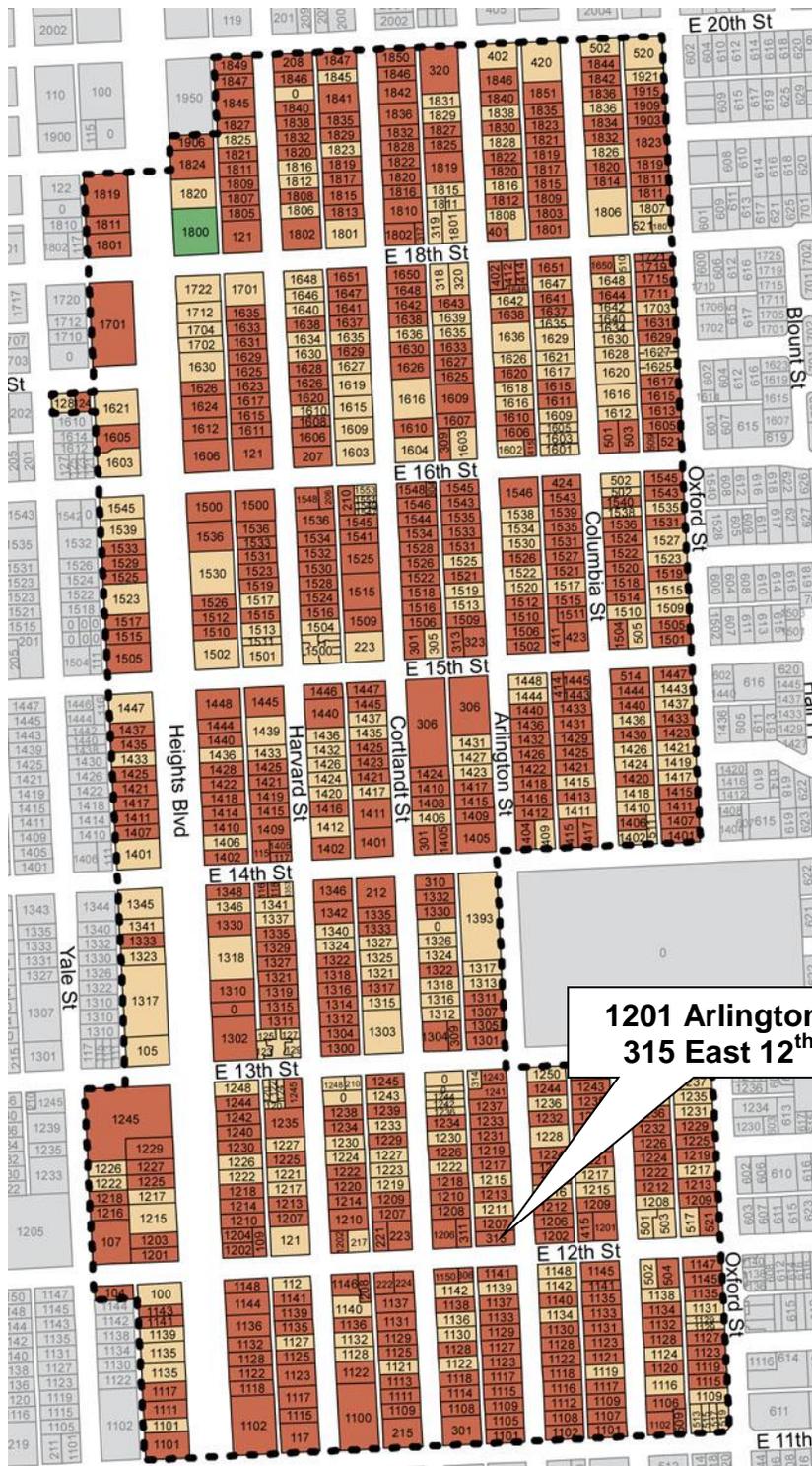
- (9) The proposed design for any exterior alterations or addition must not destroy significant historical, architectural, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements and must be compatible with the size, scale, material and character of the property and the area in which it is located;  
*The proposed addition creates a single large structure, which is of an incompatible size and scale compared to two smaller separate structures and other Contributing structures. The proposed painting of the existing unpainted brick cladding destroys a significant amount of historical and architectural material.*
- (10) The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area;  
*The proposed addition creates a single large structure, which is of an incompatible size and scale compared to the two smaller separate buildings and other Contributing structures found within the context area.*  
*The proposed addition should be more sensitively attached to the existing buildings, to create a more standalone feature (more closely resembling the development pattern of the existing garage before demolition). A more clear delineation of the three masses could be achieved by separating the addition with gaps between the existing buildings. These gaps can be bridged by simple halls, connecting the original buildings to the addition. The eaves of the proposed connectors should be lower than the existing eaves.*
- (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.

At the January 2016 HAHC meeting staff gave several suggestions to make the proposal more compatible, including revising the addition to limit its size roughly within the footprint of the existing garage apartment that is approved to be demolished; Connect the Bungalow and Bungalow Duplex to the new addition by small hyphens; Not constructing a unifying roof structure over all three structures; Not removing a historic window on the Bungalow; Not bumping the wall out at the rear of the north elevation of the Bungalow Duplex; and Not painting the existing unpainted brick cladding.

Staff has reiterated to the applicant on numerous occasions, even prior submitting and application, to roughly retain the footprint of the existing garage and to connect all three buildings with small hyphens. As stated above and at the January 2016 meeting, these suggested revisions would result in clearer delineation between the existing and proposed structures.



PROPERTY LOCATION  
HOUSTON HEIGHTS HISTORIC DISTRICT EAST



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

**CURRENT PHOTO**

BUNGALOW FACING EAST 12<sup>th</sup> STREET



**CURRENT PHOTO**

BUNGALOW DUPLEX FACING ARLINGTON STREET



**NEIGHBORING PROPERTIES**



1207 Arlington – Contributing – 1915 (neighbor to the north)



311 E 12<sup>th</sup> Street – Contributing – 1930 (neighbor to the west)



1202 Arlington – Contributing – 1905 (across street)



1141 Arlington – Contributing – 1915 (across 12<sup>th</sup> street)



1211 Arlington – Noncontributing – 1992 (neighbor two doors to the north)



1206 Arlington – Contributing – 1915 (across street)

**3D RENDERING**

FACING SOUTHEAST (THE CORNER OF ARLINGTON AND EAST 12<sup>TH</sup>)  
(DEFERRED JANUARY 2016)



**PROPOSED**



**3D RENDERING**

FACING EAST 12<sup>TH</sup> STREET VIEWING NORTH  
(DEFERRED JANUARY 2016)



**PROPOSED**



**EAST ELEVATION – FRONT FACING ARLINGTON STREET**

**EXISTING**



**DEFERRED JANUARY 2016**



**PROPOSED**



**SOUTH FACING EAST 12<sup>th</sup> STREET**

EXISTING



DEFERRED JANUARY 2016

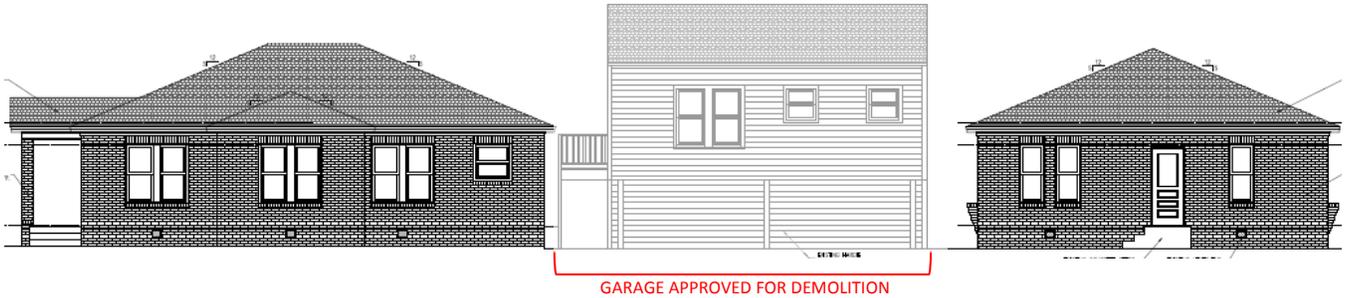


PROPOSED

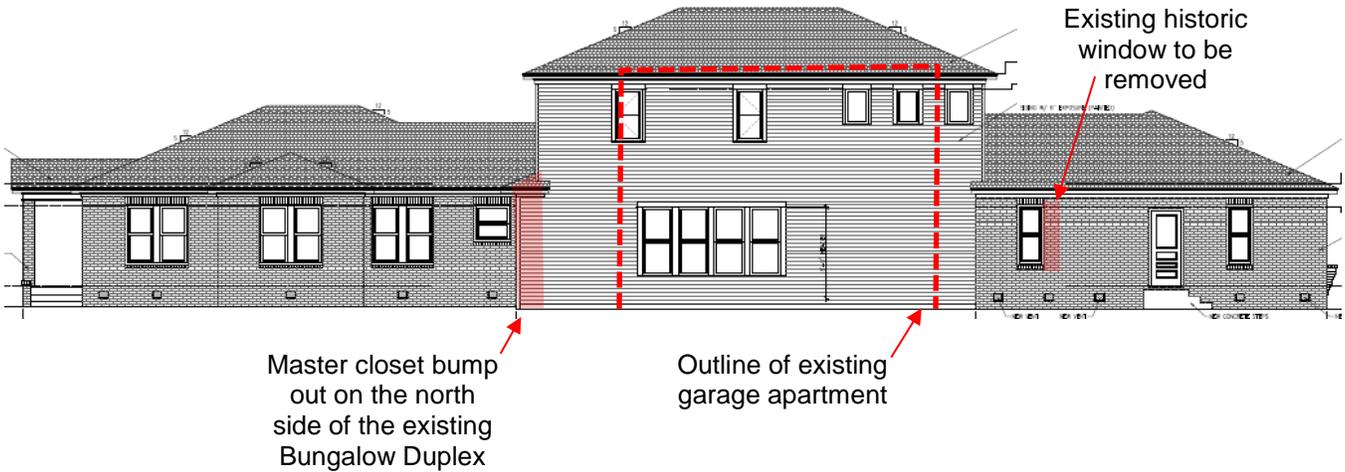


**NORTH SIDE ELEVATION**

EXISTING



DEFERRED JANUARY 2016

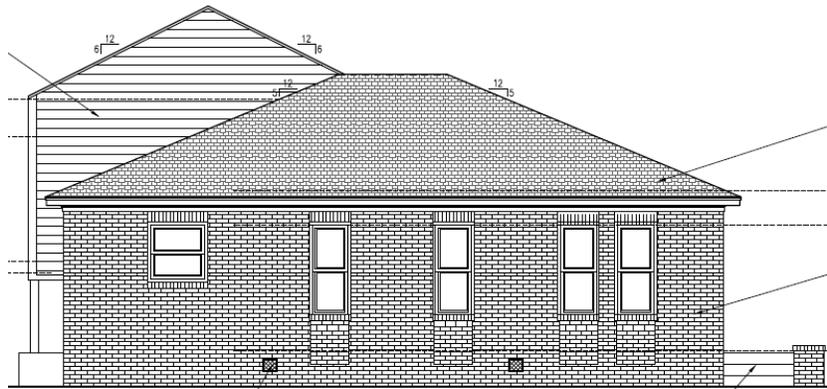


PROPOSED

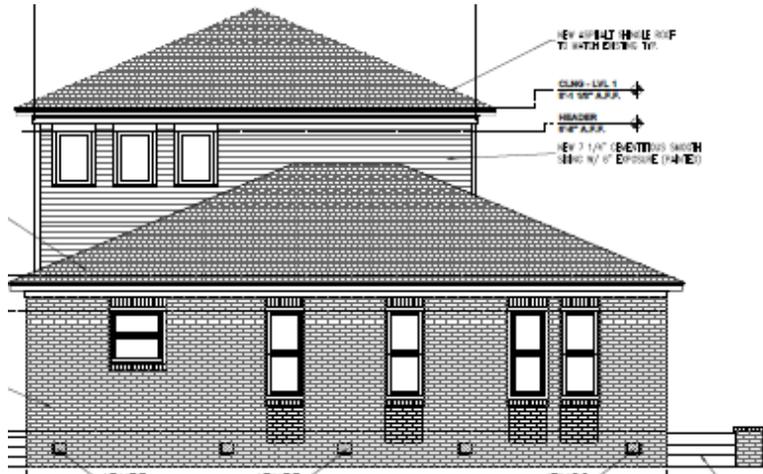


**WEST (REAR) ELEVATION**

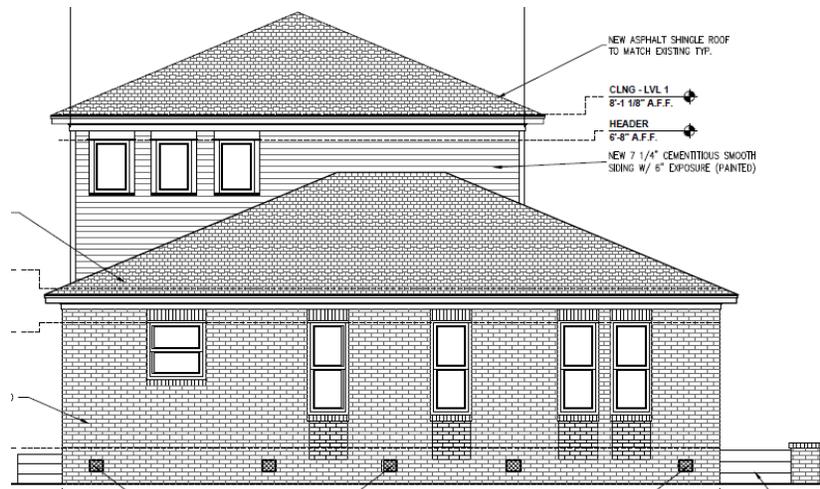
EXISTING



**DEFERRED JANUARY 2016**



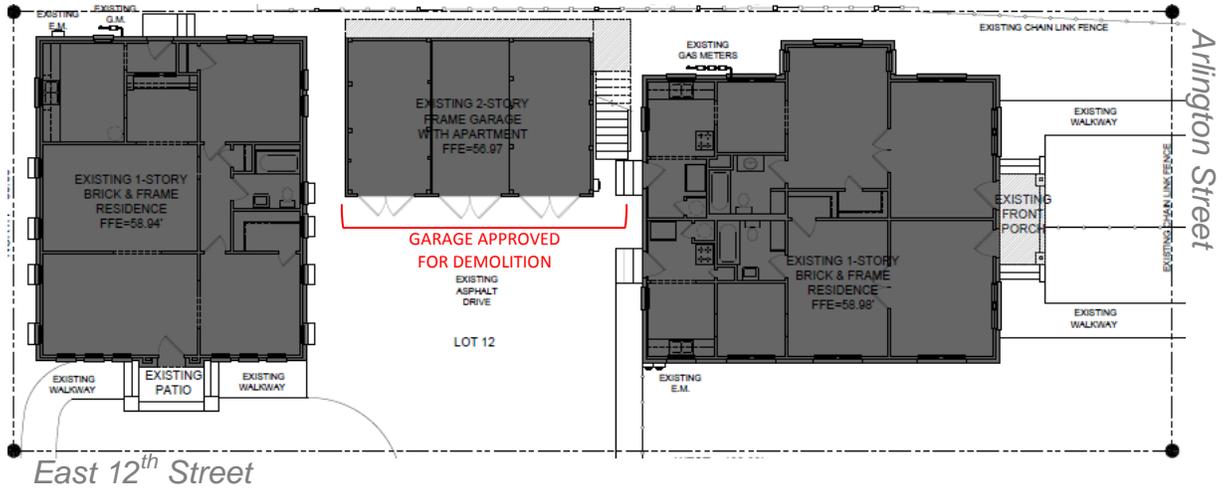
**PROPOSED**



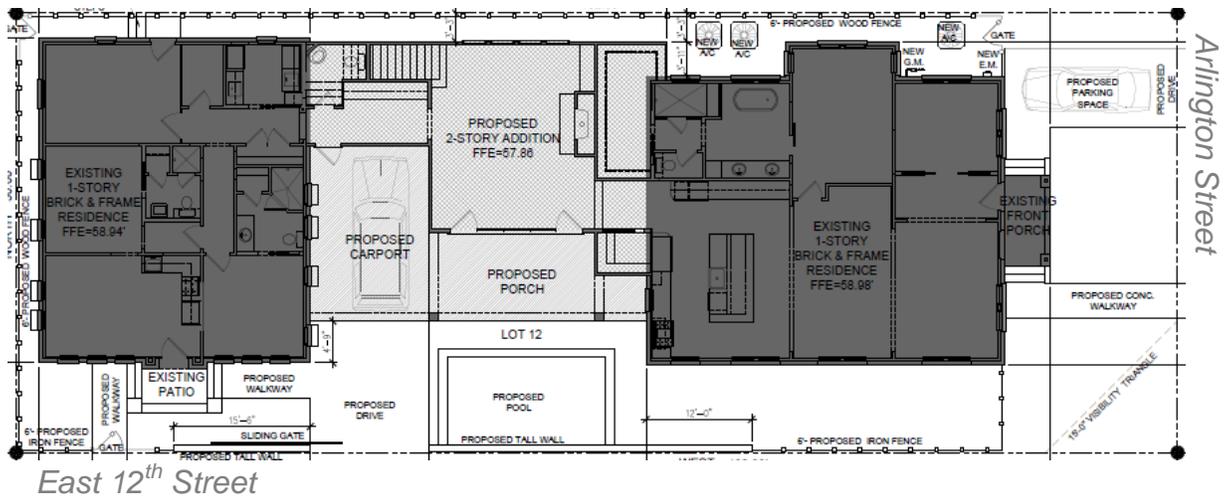


**SITE PLAN**

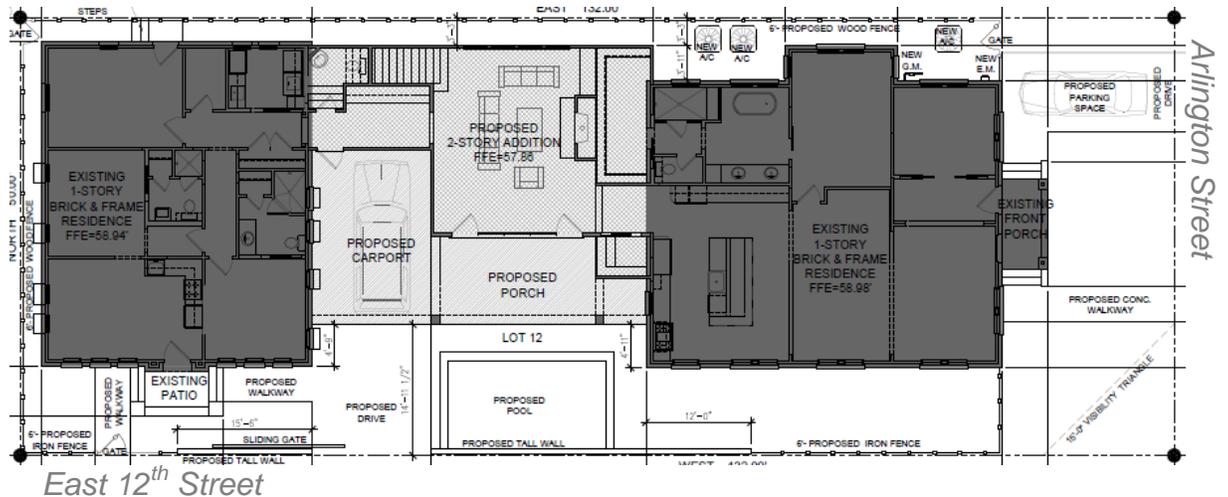
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**DEFERRED JANUARY 2016**

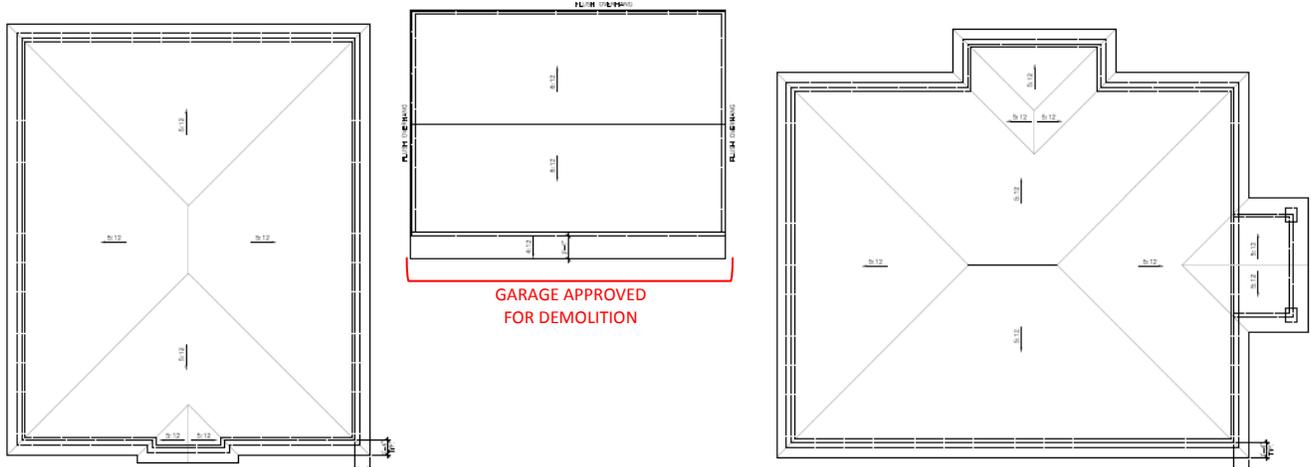


**PROPOSED**

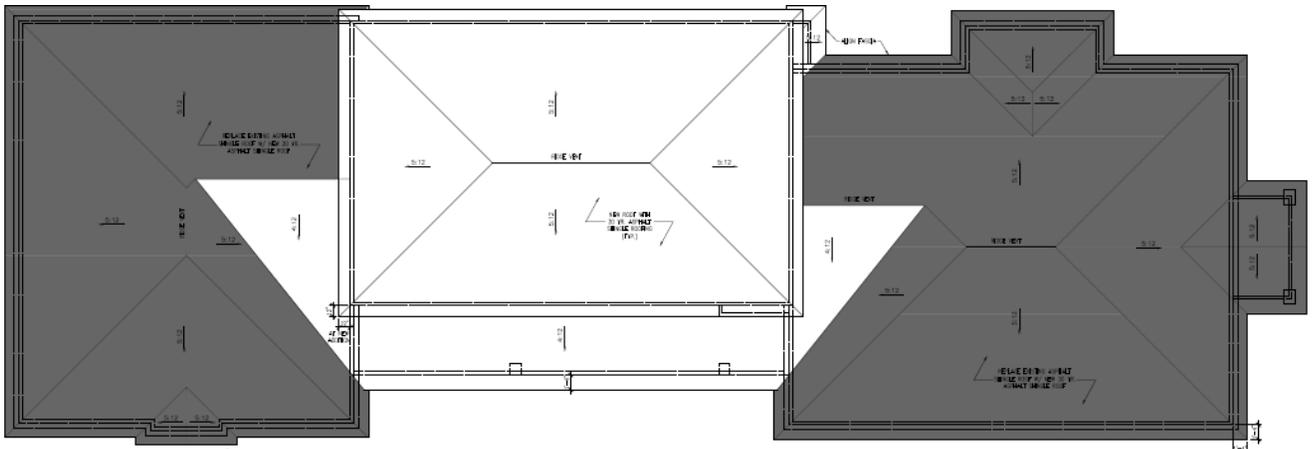




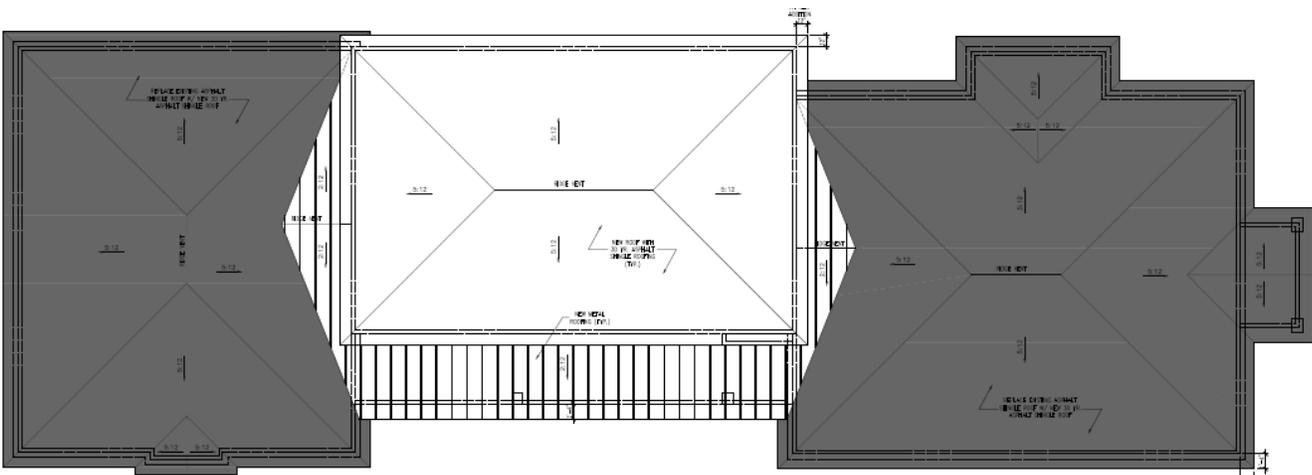
**ROOF PLAN  
EXISTING**



DEFERRED JANUARY 2016



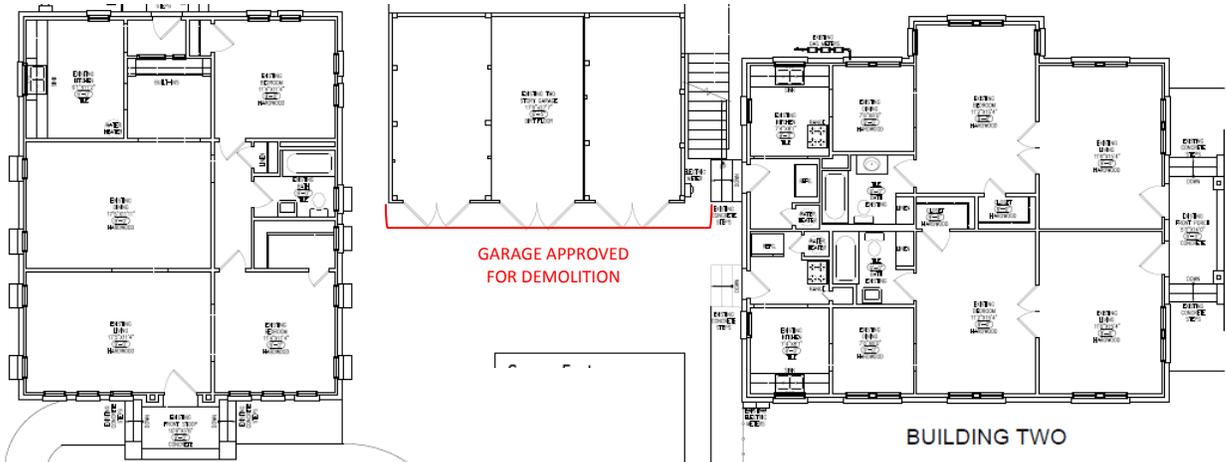
**PROPOSED**





FIRST FLOOR PLAN

EXISTING



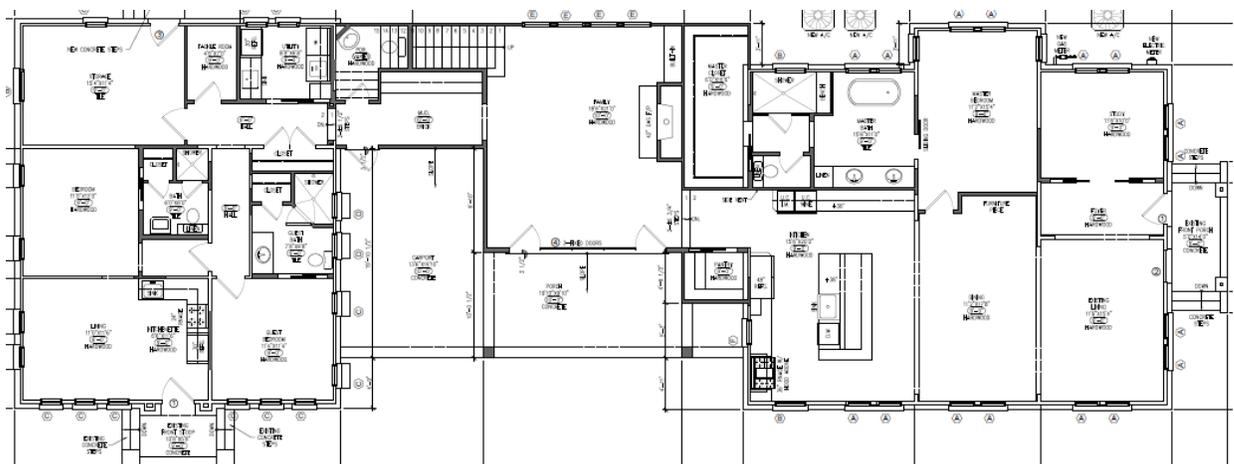
Existing historic window to be removed

DEFERRED JANUARY 2016

Master closet bump out on the north side of the existing Bungalow Duplex



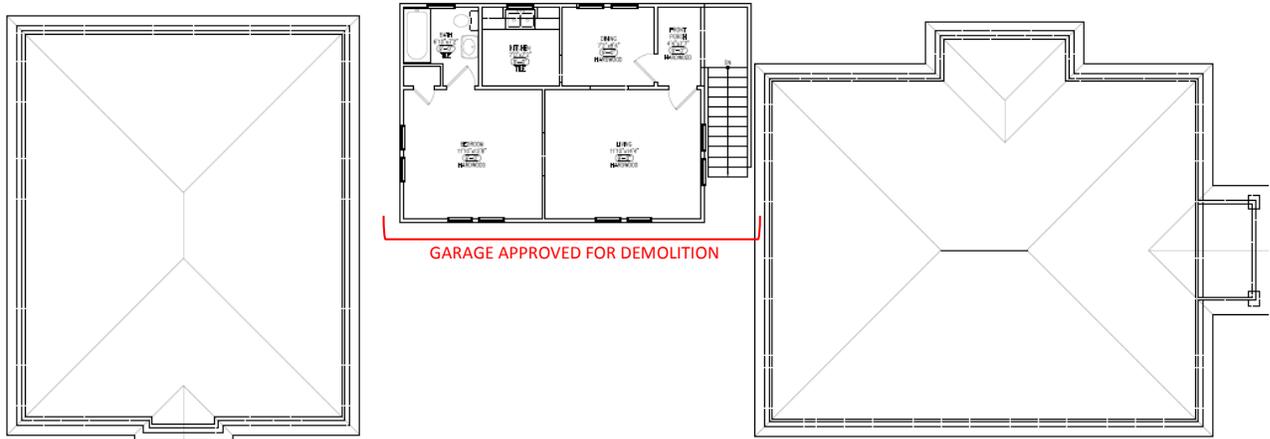
PROPOSED



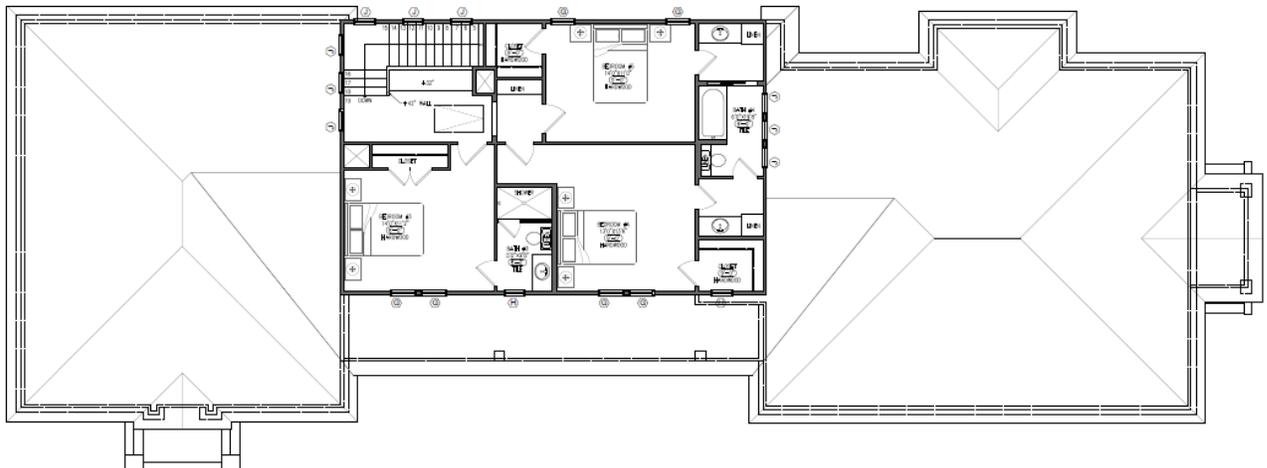


**SECOND FLOOR PLAN**

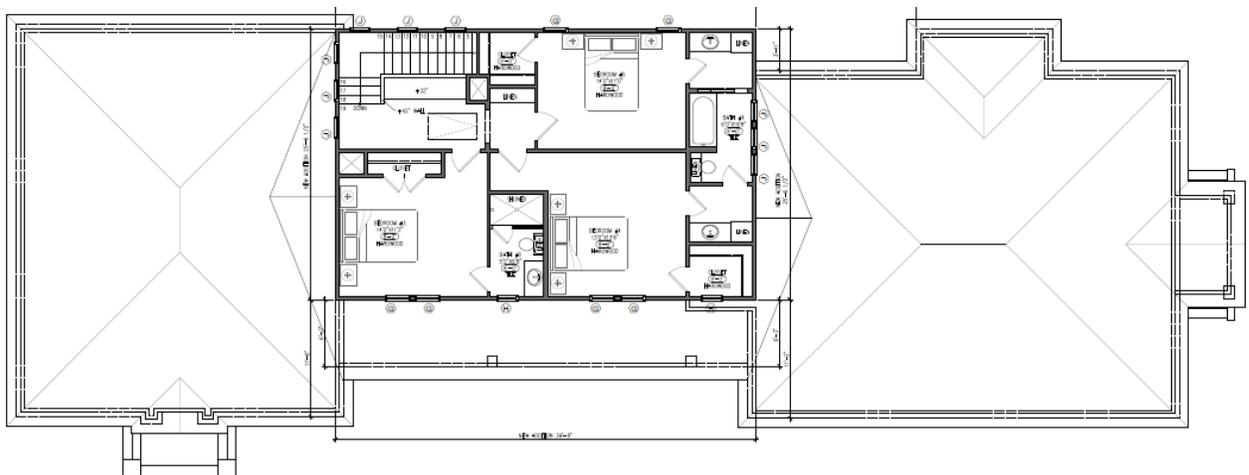
**EXISTING**



**DEFERRED JANUARY 2016**



**PROPOSED**



**WINDOW / DOOR SCHEDULE**

WINDOW SCHEDULE						
MARK	QTY	WIDTH	HEIGHT	TYPE	WALL	DESCRIPTION
Ⓐ	16	2'-4"	5'-0"	SINGLE HUNG	2X4	EXISTING WINDOWS TO REMAIN (FIELD VERIFY)
Ⓑ	3	3'-0"	3'-0"	SINGLE HUNG	2X4	EXISTING WINDOWS TO REMAIN (FIELD VERIFY)
Ⓒ	15	2'-0"	5'-0"	SINGLE HUNG	2X4	EXISTING WINDOWS TO REMAIN (FIELD VERIFY)
Ⓓ	2	2'-4"	3'-0"	SINGLE HUNG	2X4	EXISTING WINDOWS TO REMAIN (FIELD VERIFY)
Ⓔ	4	2'-8"	6'-0"	DOUBLE HUNG	2X4	FAMILY
Ⓕ	1	2'-4"	3'-6"	DOUBLE HUNG	2X4	KITCHEN
Ⓖ	6	2'-4"	4'-6"	CASEMENT	2X4	BEDROOMS #3, #4 AND #5
Ⓗ	2	2'-0"	3'-0"	DOUBLE HUNG	2X4	BATH #3 AND #4
Ⓙ	9	2'-0"	3'-0"	FIXED	2X4	STAIR AND BATH #4
DOOR SCHEDULE						
MARK	QTY	WIDTH	HEIGHT	TYPE	WALL	DESCRIPTION
①	2	NEW DOOR TO MATCH OPENING (FIELD VERIFY)				
②	1	NEW DOOR TO MATCH OPENING AND TO BE FIXED (FIELD VERIFY)				
③	1	NEW DOOR TO MATCH OPENING (FIELD VERIFY)				
④	1	(5) 3'-0"	8'-0"	EXTERIOR	2X4	FAMILY (2 OPERABLE AND 3 FIXED)

**FRONT DOORS**

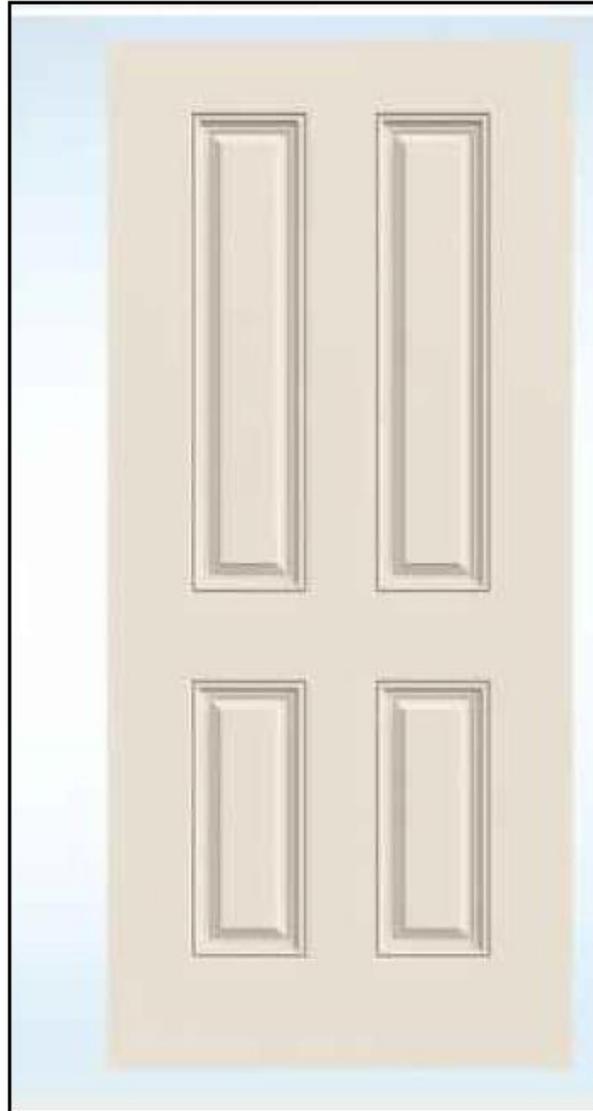
**EXISTING – BUNGALOW DUPLEX**



**EXISTING BUNGALOW**



**PROPOSED REPLACEMENT DOOR**



## PROJECT DETAILS

**Shape/Mass:** Bungalow Duplex: Faces Arlington Street. The existing 1,387 square foot one-story residence measures 45'-11" wide by 36'-8" deep and features an eave height of 9'-11" and a ridge height of 17' 8".

Bungalow: Faces East 12<sup>th</sup> Street. The existing 1,144 square foot one story residence measures 30'-11" wide by 37' deep and features an eave height of 10'-2" and a ridge height of 17'-6".

Garage to be Demolished: The existing garage is located between the two existing Bungalows. The existing garage has a width of 32'-6", a depth of 20'-2", a ridge height of 21'-3<sup>3</sup>/<sub>4</sub>", and an eave height of 16'-3<sup>1</sup>/<sub>4</sub>". The existing garage was located 4'-5" from the existing bungalow (to the west) and 5'-6<sup>1</sup>/<sub>2</sub>" from the existing bungalow duplex (to the east). A COA for demolition of the garage was granted in December 2015.

Deferred January 2016: The proposed 1,724 square foot two-story addition will face East 12<sup>th</sup> Street and will connect the rear of the Bungalow Duplex with the east side of the Bungalow. The addition will combine these two contributing structures into one. The addition will measure 40' 7" wide by 31' 9" deep and will feature an eave height of 20' 2" and a ridge height of 26' 5". The addition will encroach over the rear 3' of the north wall of the Bungalow Duplex, resulting in the removal of 3' of the existing north side wall.

When viewed from East 12<sup>th</sup> Street the proposed combined structure will measure 115' wide by 37' deep with an eave height of 20' 2" and a ridge height of 26' 5".

Proposed: The proposed 1,687 square foot two-story addition will face East 12<sup>th</sup> Street and will connect the rear of the Bungalow Duplex with the east side of the Bungalow. The addition will combine these two contributing buildings into one structure. The addition will have a maximum width of 38'-11" and a maximum depth of 31'-10<sup>1</sup>/<sub>2</sub>" and will have a ridge height of 26'-3". The first-story of the addition will be comprised of continuous inset walls enclosing three masses under a covered porch and carport. The first mass will be inset 10'-2" from the southern wall of the bungalow duplex and will be 5'-10" wide by 4'-9<sup>1</sup>/<sub>2</sub>" deep. The second mass will be inset the additional depth of the first mass and will be 18'-9<sup>1</sup>/<sub>2</sub>" wide by 9'-10" deep. The third mass will be inset the additional depth of the second mass and run 13'-6<sup>1</sup>/<sub>2</sub>" into the adjacent Bungalow. A 13'-6<sup>1</sup>/<sub>2</sub>" wide by 19'-10<sup>1</sup>/<sub>2</sub>" covered carport is located in front of this mass and will be inset 4'-9" from the eastern wall of the Bungalow. The proposed 24'-7<sup>1</sup>/<sub>2</sub>" wide by 10'-0<sup>1</sup>/<sub>2</sub>" wide porch will be inset 4'-11" from the rear wall of the Bungalow Duplex. The proposed second-story will be 39'-8" wide by 25'-6<sup>1</sup>/<sub>2</sub>" deep. The second-story will be inset 6'-3" from the first-story roof (11'-0" from the front of the bungalow and 11'-2" from the south side of the bungalow duplex).

When viewed from East 12<sup>th</sup> Street the proposed combined structure will measure 115' wide by 37' deep (42'-8" deep including the front stoop) with a ridge height of 26'-3". The proposed eastern connector roof will have a ridge height of 13'-7<sup>1</sup>/<sub>4</sub>" while the western connector roof will have a height of 13'-11 3/8". Although the ridge height of the connector roofs have been lowered, the eave height of the corrector roof is taller than the existing eaves of the adjacent bungalows. However, the porch header height is lower than the existing eaves at 9'-8 5/8". See drawings for more detail.

**Setbacks:** Existing: The existing Bungalow Duplex is situated 19' 8" from the front (east) property line, 10' from the south and 3' 3" to the north. The existing bungalow is situated 4' 6" from the front (south) property line, 2' 9" from the north, and 2' 6" from the west.

Proposed: The proposed first-story of the addition will be setback 14'-11<sup>1</sup>/<sub>2</sub>" from the south property line. The addition will be inset 4'-9" from the eastern wall of the existing bungalow (to the west) and 4'-11" from the rear wall of the bungalow duplex (to the east). The rear of the addition will be setback 3'-3" from the north property line. See drawings for more detail.

**Foundation:** The existing Bungalow Duplex is situated on a pier and beam foundation with a 1'-9" finished floor height. The existing Bungalow is also situated on a pier and beam foundation but with a 2'-0" finished floor height. The proposed addition will feature a concrete slab foundation with an 11½" finished floor height. Vents will be installed at the existing crawlspace. See drawings for more detail.

**Windows/Doors:** Deferred January 2016: The existing structures both feature historic wood 1-over-1 windows. The applicant proposes to remove one of them on the north elevation of the Bungalow and to cover the opening with painted brick. The rest of the windows on both structures will be retained. The proposed addition will feature wood 1-over-1 and casement windows.

The existing structures feature three non-original front doors. The applicant proposes to replace these with new recessed panel doors. The two existing door openings on the Arlington Street side of the Bungalow Duplex will be retained.

Proposed: Both existing structures feature historic wood 1-over-1 windows. All of the existing windows on both buildings will be retained. The proposed addition will have wood 1-over-1 double-hung and casement windows.

The existing structures feature three non-original front doors. The applicant proposes to replace these with new recessed panel doors. The two existing door openings on the Arlington Street side of the Bungalow Duplex will be retained. A combination of fixed and operable divided-lite doors will be installed on the front of the addition under the porch. See drawings for more detail.

**Exterior Materials:** The existing structure features wire cut unpainted brick. The applicant proposes to paint over all of it. The proposed addition will feature horizontal lap cementitious siding with a 6" reveal. See drawings for more detail.

**Roof:** Existing: Both existing structures feature composition shingle hipped roofs with a roof pitch of 5:12 and an eave height of 10'-2" for the bungalow (west building) and 10'-5" for the bungalow duplex (east building).

Deferred January 2016: The addition will feature a composition shingle hipped roof with a 5:12 pitch over the second floor. The addition will have an eave height of 20'-2". The first floor of the addition will feature a composition shingle roof with a 4:12 pitched roof connecting all three structures.

Proposed: The addition will feature a composition shingle hipped roof with a 5:12 pitch over the second floor. The addition will have an eave height of 20'-2". The first floor of the addition will feature a metal roof with a 2:12 pitched roof connecting all three structures. The proposed eastern connector roof will have a ridge height of 13'-7¼" while the western connector roof will have a height of 13'-11 3/8". Although the ridge height of the connector roofs have been lowered, the eave height of the corrector roof is taller than the existing eaves of the adjacent bungalows.

**Front Elevation:** Please see elevation drawings for details.  
(East)

**Side Elevation:** Please see elevation drawings for details.  
(South)

**Side Elevation:** Please see elevation drawings for details.  
(North)

**Rear Elevation:** Please see elevation drawings for details.  
(West)

**ATTACHMENT A**  
PUBLIC COMMENT

## Willett, Lorelei - PD

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**From:** Donna Buchanan [REDACTED] >  
**Sent:** Monday, February 01, 2016 9:55 AM  
**To:** PD - Historic Preservation  
**Cc:** [REDACTED]  
**Subject:** 315 E 12th / 1201 Arlington

I am a homeowner at 1137 Arlington, in the Heights since 1999. I live a few doors away from the above referenced property.

I am also the owner of Buchanan's Native Plants, located just a couple of blocks away.

I want to express my support for the pending project planned. I am very familiar with this property as I walk past it several times a week.

I feel the improvements planned will benefit the neighborhood by allowing the homeowners to build a dwelling for themselves, rather than rent the units as before.

Good luck to the Patchells!

Donna Buchanan  
[REDACTED]

1137 Arlington  
611 E 11th  
713-249-2283

## Willett, Lorelei - PD

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**From:** Glenda Winburn [REDACTED] >  
**Sent:** Monday, February 01, 2016 9:50 AM  
**To:** PD - Historic Preservation  
**Subject:** 312 East 12th St/1201 Arlington

Historic Preservation Committee,

My husband and I own and live at 1202 Arlington and we received a letter from the owners of the above referenced property providing us an elevation of the proposed changes. Based on what they have provided us, we are NOT in favor of this addition. If you want to keep the Heights Historic looking, attaching a garage in between two historic bungalows would not be the right thing to do. Garages were always detached in the early 1900's houses when they were built. Our street has a significant amount of one story bungalows that will soon be extinct if the committee continues to allow these structures to be destroyed by either tearing them down or adding additions that do not make since for the neighborhood.

Please DO NOT allow this project to continue.

Thanks,  
**Glenda Winburn**

## Willett, Lorelei - PD

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**From:** Aaron Scheffler [REDACTED] >  
**Sent:** Monday, February 01, 2016 2:20 PM  
**To:** PD - Historic Preservation  
**Subject:** 315 E. 12th St./1201 Arlington St.

Dear Commission,

I live at 1127 Arlington St. I have carefully reviewed the plans that have been submitted with respect to 315 E. 12th St./1201 Arlington St., and I am in full support of the plans as they currently exist. The Patchells' proposal carefully maintains the architectural history of these structures while thoughtfully updating two poorly maintained rental units into a beautiful single-family home.

As is stated in the Historic Preservation Manual in respect of the Houston Heights, following the abandonment of the deed restrictions in 1918, small houses were built in between large houses, large houses were replaced by apartment complexes and "the neighborhood declined." The Patchells are proposing to making a significant investment in this community, creating value by taking a property in decline and turning it into a long-standing, valuable asset for the neighborhood.

Best regards,

Aaron Scheffler

**Willett, Lorelei - PD**

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**From:** [REDACTED]  
**Sent:** Monday, February 01, 2016 9:17 AM  
**To:** PD - Historic Preservation  
**Subject:** 315 E. 12th St./1201 Arlington

I live at 1134 Arlington.

I think the remodel at 315 E 12th/1201 Arlington would be a nice contribution to the neighborhood and would still be in the spirit of the historic ordinance. I am in support of approval of their plan.

Best,  
Guy Oliphint  
281-221-6171

## Willett, Lorelei - PD

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**From:** Sallie Diederich [REDACTED] >  
**Sent:** Monday, February 01, 2016 1:23 PM  
**To:** PD - Historic Preservation  
**Subject:** 315 E. 12th St/1201 Arlington - Neighbor comments response  
**Attachments:** Cover Letter 1201 Arlington.jpg; Elevation 1201Arlington.jpg; Photo 315 E 12th.jpg

HAHC,

I do NOT support the proposed plans for the above referenced home based on the information being provided. I am at 1206 Arlington, across the street from what appears to be the Main Entrance per the Floorplans but the attached information implies that East 12<sup>th</sup> Street is the front of the house. It is disquieting for the information to be so misleading. Clearly, per the floorplans, the main entrance is on Arlington, yet we see no elevation plans for Arlington. Since the floorplans show a stubby driveway on Arlington (right next to the stop sign), seeing the actual Front elevation is as crucial to evaluating the appropriateness of the dwelling as is the misleading side elevation.

The information also states changing to a single family home, yet the floorplans at the below reference website, show that the entrance from 12<sup>th</sup> street is to a very small 2 room apartment with small kitchenette and bath with no connection to the remainder of the dwelling.

The proposed 2<sup>nd</sup> story garage conversion is certainly not in keeping with anything in this historic neighborhood – neither homes in the 1920s through to modern homes would create such a monstrosity. Perhaps a farmhouse in the country would try to join such disconnected buildings but certainly not a residential neighborhood. It would actually be better to let them create camel backs to the 2<sup>nd</sup> story of the middle building so that the look from either street (12<sup>th</sup> or Arlington) would see a progressive transition – not a “cigar box look” between two buildings.

Additionally, if notification to the neighbors is a requirement, I did NOT receive any information about these requested changes – my neighbor shared these elevation plans and documents.

Regards,  
Sallie Diederich  
1206 Arlington St.

Floorplans site:

[http://www.houstontx.gov/planning/Commissions/docs\\_pdfs/hahc/Application\\_Materials/December\\_MATERIALS/315\\_E\\_12th\\_MATERIALS.pdf](http://www.houstontx.gov/planning/Commissions/docs_pdfs/hahc/Application_Materials/December_MATERIALS/315_E_12th_MATERIALS.pdf)

## Willett, Lorelei - PD

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**From:** Suemcf [REDACTED]  
**Sent:** Monday, February 01, 2016 10:15 AM  
**To:** PD - Historic Preservation  
**Subject:** Houston Heights East Residence

To Historic Preservation Staff,

I have recently viewed the proposed changes to the residence at 315 East 12th/1201 Arlington and I would like to give it a solid thumbs up for approval.

The residence has been in decay over many, many years. These changes will be a welcome addition to our neighborhood and in keeping with the historic guidelines. I applaud the young couple for working with the staff to keep informed of what changes are allowed.

It looks like there will be little change viewing from the outside on either the front on Arlington as well as the view on E. 12th. They have done a great job keeping with the existing elevation level to the proposed changes. Unlike so many of the new "boxes" that have been approved or built, this one fits right in with the scale of the neighborhood. The two main brick houses will show very little change. What more can you ask?

My husband and I live in the 1500 block of Arlington. We have strongly supported the Historic Districts all along. I believe that this proposal meets all of the criteria and at the same time gives this family a wonderful home.

Thank you for your time.  
Sue McFarland  
1534 Arlington

## Willett, Lorelei - PD

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**From:** Robert Owen [REDACTED]  
**Sent:** Wednesday, February 17, 2016 10:26 PM  
**To:** PD - Historic Preservation  
**Cc:** Cole Patchell  
**Subject:** 1201 Arlington / 315 E. 12th Street - Patchell Proposed Design Should Be Issued A Certificate of Appropriateness

To the Houston Archeological and Historical Commission:

The Commission recently deferred its decision regarding whether to issue a certificate of appropriateness for the Patchells' proposed plans for 1201 Arlington St./315 E. 12th Street. I write to advise the Commission that, as a close neighbor, I believe the Patchells' design preserves the historical character of the property and neighborhood while updating and improving the property to make it suitable for contemporary use.

My wife and I are the owners of a property less than a half block north of 1201 Arlington St. Our house is a bungalow built in the 1920s, which my wife and I have painstakingly restored. My wife and I are extremely interested in preserving the historic character of the Heights, as the character of the neighborhood is one of the primary reasons we purchased a home in the neighborhood nearly ten years ago.

The Commission's minutes indicate that the Commission is concerned that the Patchells' proposed expansion of a garage between two brick buildings fails to preserve the historic character of the property. The Commission indicated that the Patchells should use hyphens or breezeways to loosely connect two brick buildings with a proposed new garage. In my opinion, the Commission's suggestions are not a good use of very limited space, and does no more to preserve the historic character of the property than the Patchells' thoughtful design already does. The Patchells propose to replace the dilapidated garage (for which the Commission has already approved demolition) by constructing a new building utilizing modern standards that incorporates the look and feel of the old garage. The proposed new building even incorporates specific elements of the old garage (e.g., siding, general size). This is precisely what the Commission should want property owners to do when updating historic properties for contemporary use.

As a close neighbor who will be directly effected by however 1201 Arlington is changed, I wholeheartedly support the Patchells' design. I respectfully request that the Commission issue the Patchells a certificate of appropriateness and allow them to begin the process of updating and repairing a property that badly needs it.

Very Truly Yours,

Robert Owen

## Willett, Lorelei - PD

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**From:** [REDACTED]  
**Sent:** Tuesday, February 02, 2016 1:31 PM  
**To:** PD - Historic Preservation  
**Cc:** [REDACTED]  
**Subject:** Historic Preservation: 315 E 12th / 1201 Arlington – proposed improvements

**Categories:** Digital Folder Created, Responded

Houston Archaeological and Historical Commission (HAHC)  
Planning & Development (P&D) Dept.  
611 Walker Street  
Houston, TX 77002

Re: 315 E 12<sup>th</sup> / 1201 Arlington – proposed improvements

Dear Commission members

The new owners of the above address(es) have shared their proposed changes to the property. **The plan shown is truly more acceptable than what currently exists and is acceptable to me as represented.** However, I strongly feel that having the new construction better blend with the two existing buildings, to appear more as one unified structure, would be more aesthetically pleasing while still preserving the presence of the two cottages. I have lived three doors down since 1994, and walk by these cute cottages every day – glad they aren't being torn down.

The south view plan shown to me presents as three separate rooflines giving the appearance of a third building shoved into the middle of the other two. It is of different material and tied to the other buildings with not much more than what looks like a metal awning. That is the most prominent item that sticks out - it is as if the existing garage apartment expanded and got a facelift. Perhaps if the rooflines were better tied in, it would present as a more appealing structure. The main body of the cottages would still be apparent and preserved. Additionally, carrying the brick through to the new construction, either as trim, or on one or both levels would help, but as I look at the drawing, it is the appearance of three separate buildings that looks off. Brick won't fix that, but a different roof line could.

This would not be very different than the multitude of 'camel-back' additions approved in our area over the years – cottages or bungalows with two story additions added. The existing roof is modified and extended to meet the new second story addition (e.g. 1300 Harvard pic below) and in the best of cases, the eaves on the lower level are consistent. I think that would make a world of difference in this case, since the south side of the property facing the street is so visible.

Best wishes,

**Deborah Cole**  
1213 Arlington Street  
Houston, TX 77008  
D +1 281 879 3922 | M +1 832 265 1188

*"PLANNING IS AS NATURAL TO THE PROCESS OF SUCCESS  
AS ITS ABSENCE IS TO THE PROCESS OF FAILURE." – R. Sieger*



**finney newbery**

1207 arlington street houston texas 77008

02012016

re: 315 East 12<sup>th</sup> Street / 1201 Arlington Street

Dear City of Houston - HAHC,

We are pleased to write this letter of support for the Patchel family's proposed renovations / revisions to the property next door.

Before even having a design in hand the Patchels made an effort to meet us, their immediate neighbors, and say hello. They asked us about the neighborhood and told of their plans to consolidate and renovate. They sought our input and were responsive to our concerns of scale and light.

We were excited that this absentee landlord 4 unit rental property was going to change. We have lived at 1207 Arlington, just abutting their property to the North, for 9 years or so and have endured the continually wet, rotting (rats!) garage apartment built virtually on the lot line.

We were very pleased to learn that they were not planning to max out their lot, but rather, to build what they needed and be thoughtful about the scale and situation of our neighborhood. They shared drawings with us and recently told us that they could use some support and here is what we share with you:

-we applaud their design. We think it thoughtful and sensitive to the neighbors and neighborhood.

- we believe that they SHOULD make their addition between the two existing structures to make a single unified residence out of the three. Neither of the two are big enough to accommodate a family in and of themselves. Joining them all together is sensible and seamless. The way they have joined them is appropriate and seems almost expected in that the massing follows what has been there for a long period. We would have no objection if, within the scale of the drawings we have seen, they made a greater incursion into the roof lines of the two existing structures and made a more seamless roofline.

- we think their lot layout, with two 'equal'-ish small houses on a corner lot prevent them from the more usual 'hiding' of the mass of their addition to the rear of the lot as the rules encourage. The design, with a middle addition, keeps a natural neighborhood scale on all fronts.

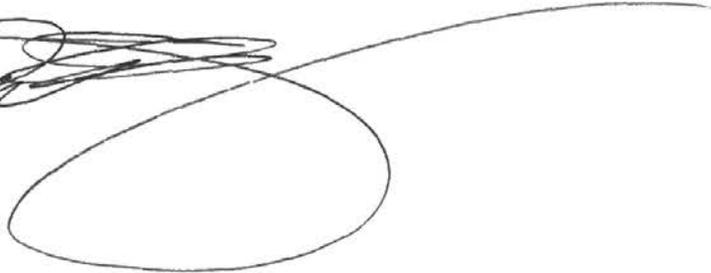
- we believe that the two brick houses, while historical in era perhaps, and scale, do not have much architectural merit in and of themselves. They lack the deep porches

and details of most bungalows. Many brick-faced houses in the area have been painted. We prefer that ourselves. Another brick house on our block has just been painted a gray color from its former white.

- we support the Patchel's design intents and plans and look forward to having them as neighbors.

If it helps add weight to this letter please know that our backgrounds and professional lives have been in architecture and landscape architecture. We have designed residences in the Heights, elsewhere in Houston and the USA.

Sincerely,



Garrett Finney

Sarah Newbery

*Sarah Newbery - Project Manager Memorial Park, former Partner in Landscape Curtis and Windham Architects, MArch and MLA Harvard*

*Garrett Finney - founder and CEO TAXA Inc., Farostudio Inc., former Senior Architect at the NASA JSC's Habitability Design Center, MArch Yale*



**Willett, Lorelei - PD**

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**From:** Stephen Siegel [REDACTED]  
**Sent:** Sunday, January 31, 2016 4:55 PM  
**To:** PD - Historic Preservation  
**Subject:** Support for proposed improvements - 315 E. 12th / 1201 Arlington

HAHC,

This email serves as providing our full support for the improvements being proposed for the property of 315 E. 12th / 1201 Arlington Street. We have met with Cole and Erin Patchell to review their proposed improvements. As a dedicated Heights member and supporter of the HAHC, we can say that Cole and Erin have designed their improvement with HAHC standards in mind.

We look forward to you approving their improvement plan to better the 1200 block of Arlington.

Should you have any questions or comments, please contact me directly.

Thank you.

Stephen Siegel  
1228 Arlington St

## Willett, Lorelei - PD

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**From:** Judy Cummings [REDACTED] >  
**Sent:** Monday, February 01, 2016 10:07 PM  
**To:** PD - Historic Preservation  
**Cc:** [REDACTED]  
**Subject:** 315 E 12th Street

We are writing in support of connecting the structures for the above mentioned address as indicated in the drawings. We reside around the corner at 1219 Arlington and restored our residence in 2014. We think this would look great and follow guidelines by connecting the existing structures. We support their efforts!

Judy and Bill Cummings  
1219 Arlington 832-647-8365

Sent from my iPad

**ATTACHMENT B**  
CIRCULATED LETTER

30-Jan-16

**315 E. 12<sup>th</sup> Street / 1201 Arlington - Alteration**

Hello Neighbors,

My wife, Erin Patchell, and I purchased 315 E. 12<sup>th</sup> Street / 1201 Arlington in July 2015. We look forward to moving into the neighborhood, but we have a few hurdles to complete before we can preserve this property and bring it back to life.

We have approached the Houston Archeological and Historical Commission (HAHC) with the enclosed proposed improvements to the property. It is our goal to maintain the historical identity of this unique property and be sensitive to the current scale. Our proposed design will keep more than 95% of both brick bungalows intact and allow this property to become a single family residence instead of its current state of four rental units.

The HAHC, as well as ourselves, are very sensitive to the opinions of the community. We would greatly appreciate your support on this proposed plan. It can make an impactful difference on our acceptance.

We kindly ask that if you are willing to provide your support to please email the historic preservation expressing your support and reference your name, address, and our address (315 E. 12th St/1201 Arlington). All emails and emailed letters can be sent to [historicpreservation@houstontx.gov](mailto:historicpreservation@houstontx.gov).

Emails are due by 5:00pm Tuesday, February 2nd

We greatly appreciate your time and can't thank you enough! Please call or email us if you have any questions. We hope to meet you in the neighborhood soon!

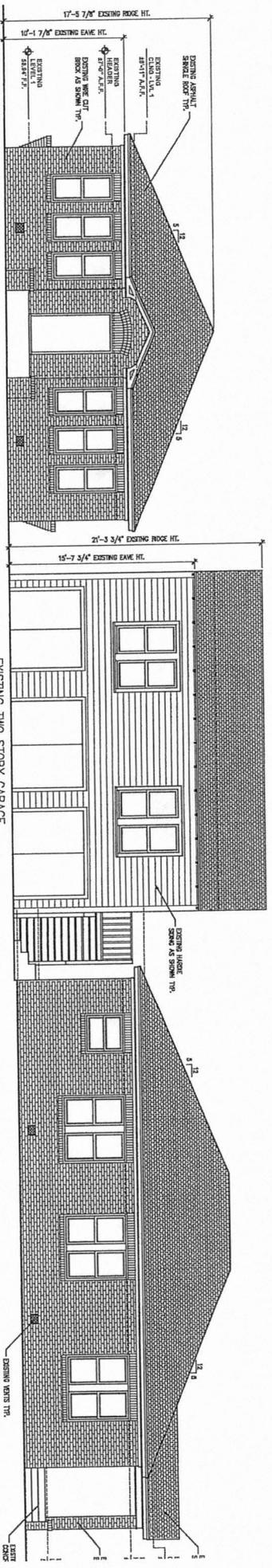
Sincerely,

Cole & Erin Patchell

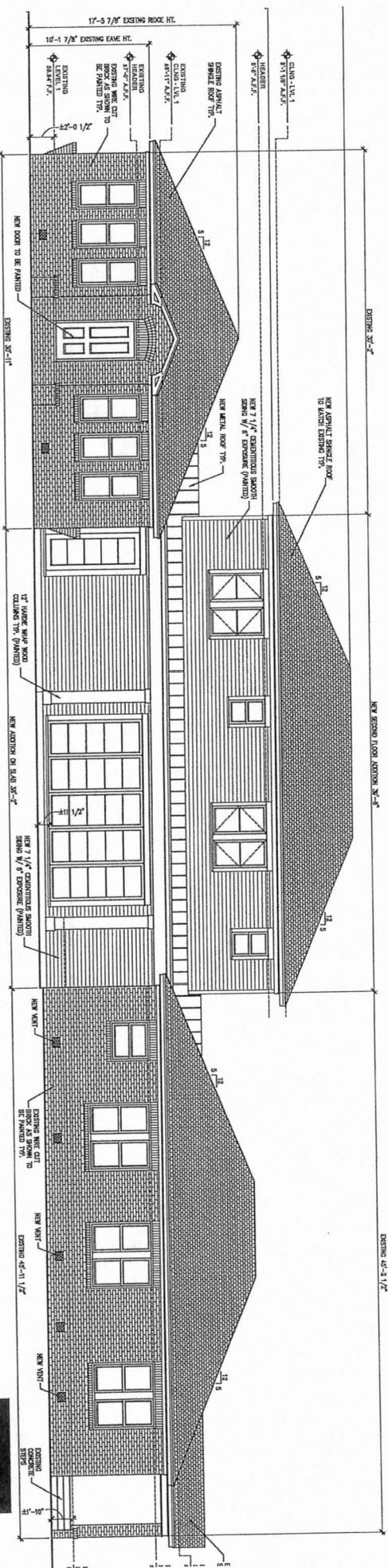


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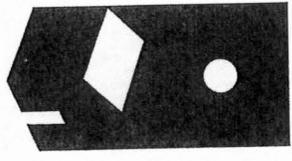
EXISTING TWO STORY GARAGE  
 TO BE DEMOLISHED  
 APPROVED BY COA  
**EXISTING LEFT ELEVATION**



**PROPOSED LEFT ELEVATION**

**EXISTING VS PROPOSED EXTERIOR ELEVATIONS**  
 1/8" = 1'-0"

1.29.16  
**315 E. 12th. St.**  
 PATCHELL RESIDENCE



**ATTACHMENT C**  
CIRCULATED PETITION

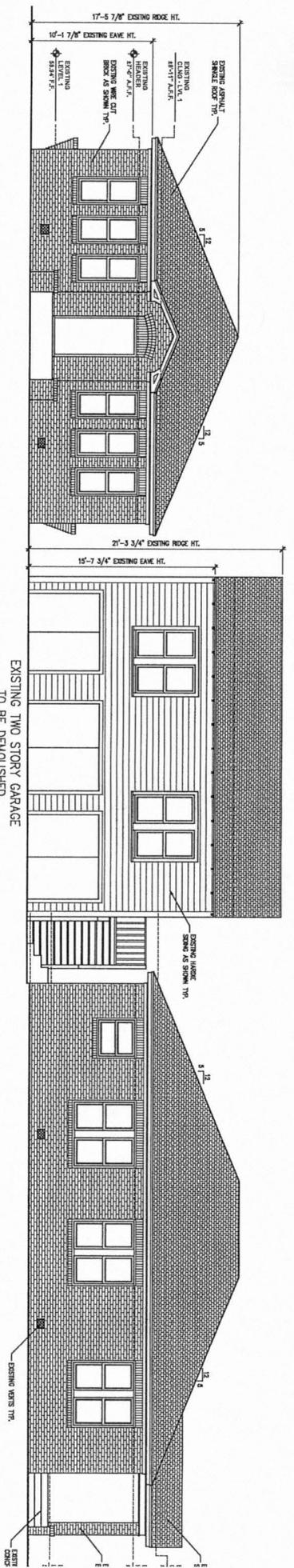
315 E. 12th Street / 1201 Arlington - Alteration Support

We, the neighbors of 315 E. 12th Street/1201 Arlington and residents of the Houston Heights East Historic District, support acceptance of the proposed plan for 315 E. 12th Street/1201 Arlington submitted to the Houston Archeological and Historical Commission.

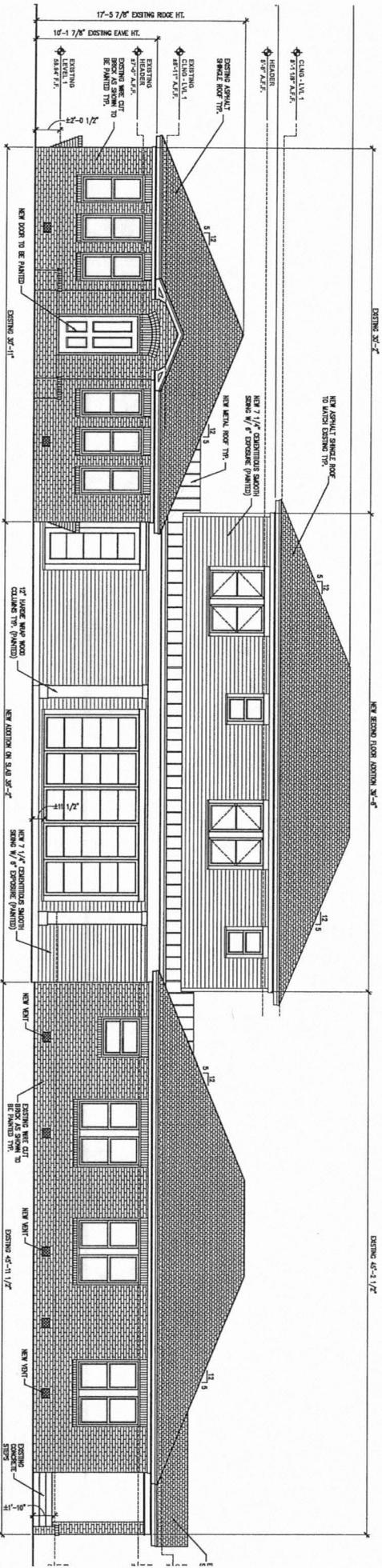
NAME	ADDRESS	SIGNATURE
<i>[Handwritten Signature]</i>	1212 Arlington St.	Laura Bernhausen
<i>[Handwritten Signature]</i>	1231 Arlington St.	Jonathan Simulani
Deborah Cole	1213 Arlington St	<i>[Handwritten Signature]</i>
Billy Steward	1217 Arlington St.	Billy J. Steward
<i>[Handwritten Signature]</i>	1233 Arlington St	<i>[Handwritten Signature]</i>
Paul Sack	1237 Arlington St.	<i>[Handwritten Signature]</i>
JUSTIN MASON	1222 ARLINGTON ST	<i>[Handwritten Signature]</i>
Robert Owen	1220 Arlington St	<i>[Handwritten Signature]</i>
Terry O'Connor	1216 Arlington St.	<i>[Handwritten Signature]</i>
John Toldi	1148 Arlington St.	<i>[Handwritten Signature]</i>
KAT GALLAGHER	1142 ARLINGTON ST.	<i>[Handwritten Signature]</i>
Rie Conceicao	1116 Arlington St.	<i>[Handwritten Signature]</i>
Berna Cortes	1128 Arlington St	<i>[Handwritten Signature]</i>
Bruce Wilcox	1128 Arlington	<i>[Handwritten Signature]</i>

315 E. 12th St -





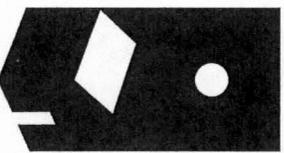
EXISTING TWO STORY GARAGE  
TO BE DEMOLISHED  
APPROVED BY COA  
EXISTING LEFT ELEVATION

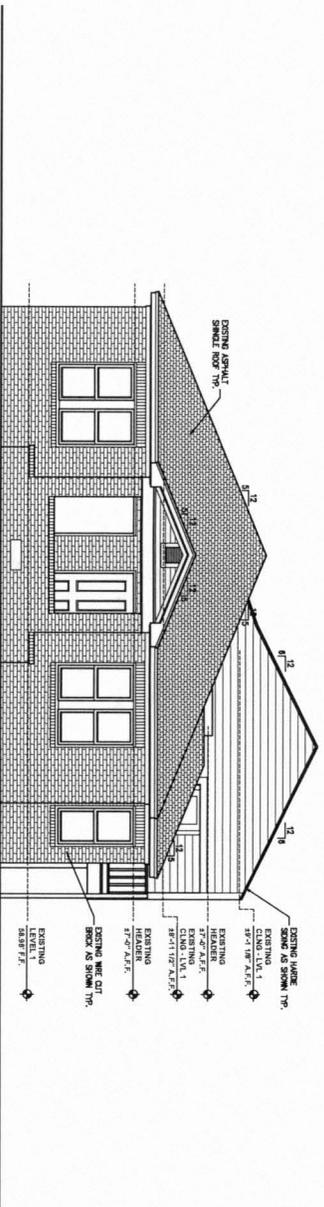


PROPOSED LEFT ELEVATION

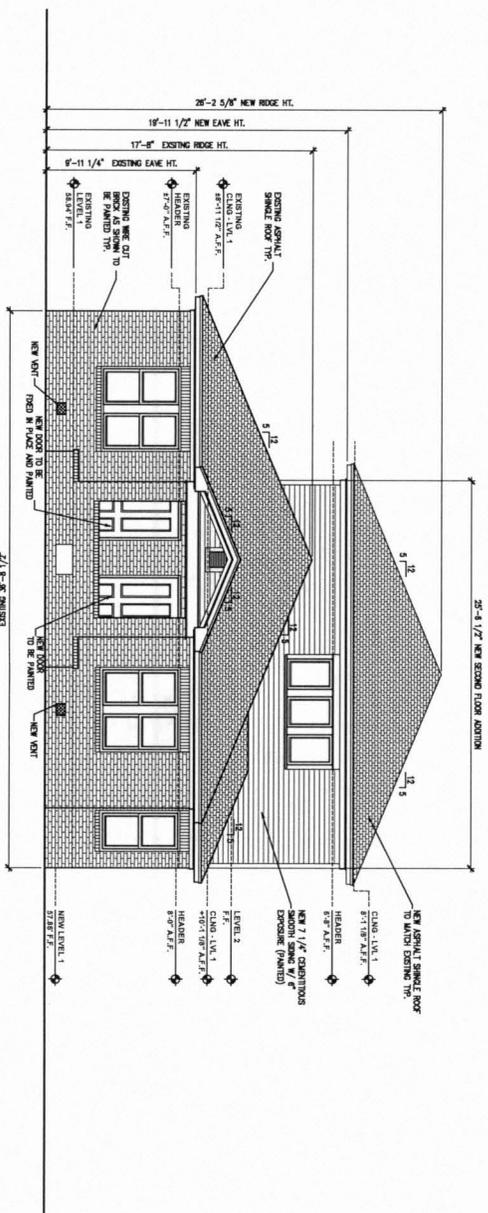
EXISTING VS PROPOSED EXTERIOR ELEVATIONS  
1/8" = 1'-0"

1.29.16  
315 E. 12th. St.  
PATCHELL RESIDENCE





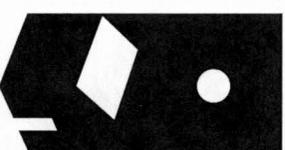
EXISTING FRONT

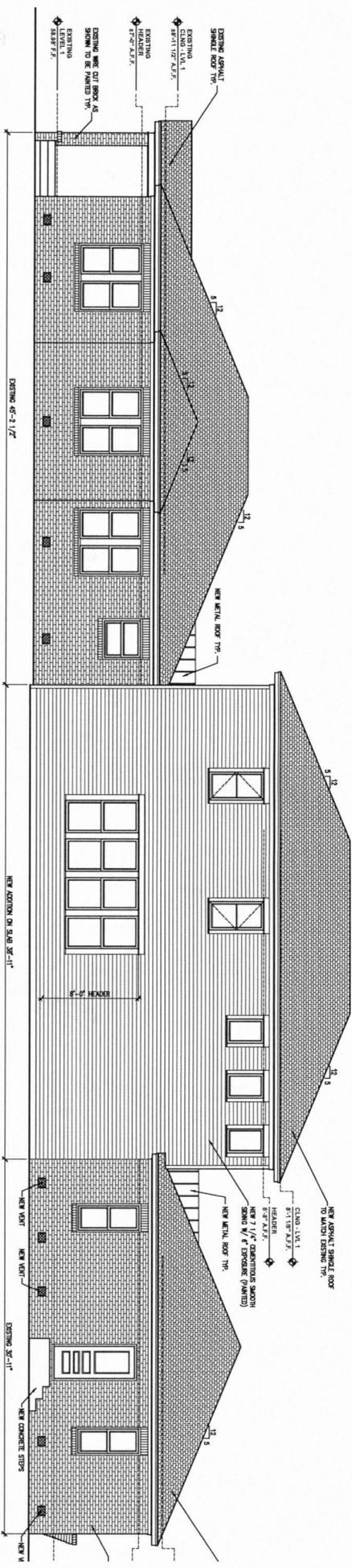


PROPOSED FRONT

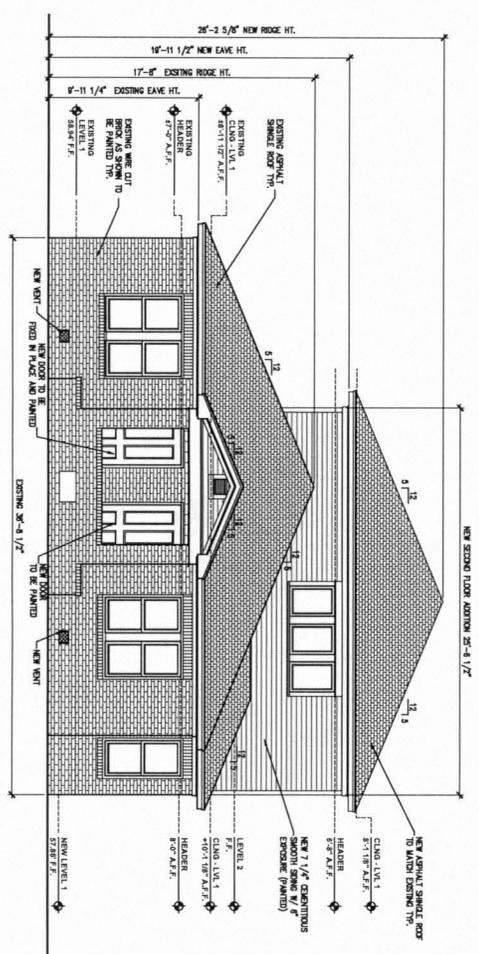
EXISTING VS PROPOSED EXTERIOR ELEVATIONS  
 1/8" = 1'-0"

1.28.16  
 315 E. 12th. St.  
 PATCHELL RESIDENCE





RIGHT

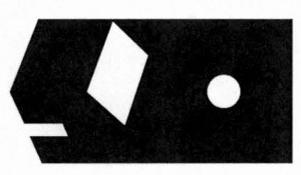


FRONT

PROPOSED EXTERIOR ELEVATIONS

1/8" = 1'-0"

1.29.16  
 315 E. 12th. St.  
 PATCHELL RESIDENCE



# Google Maps 315 E 12th St



Image capture: Oct 2015 © 2016 Google

Houston, Texas

Street View - Oct 2015

