

**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. The scope of this project is limited to the garage apartment.

**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

Connect the rear of a Contributing Bungalow Duplex with the east side of a Bungalow with an addition to create one structure.

- Paint the existing unpainted brick cladding on both existing structures
- Construct a 3' wide by 3' deep bump out on the north side of the existing duplex
- Remove a window on the north side of the existing Bungalow. The opening will be covered in painted brick.
- Proposed addition will involve constructing a roof that will unify the existing Bungalow and Bungalow Duplex. This will give the existing separate structures the appearance of a single, much larger structure.

See enclosed application materials and detailed project description on p. 4-19 for further details.

**Public Comment:** One writing in support. Please see Attachment A.

**Civic Association:** No comment received.

**Recommendation:** Denial - does not satisfy criteria

**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 within Houston Heights Historic District East. 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 ruining the historic brick cladding.</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 are 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" resulting in expansion, cracking, and splitting.</i>  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (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 found within Houston Heights Historic District East. The proposed painting of the existing unpainted brick cladding destroys a significant amount of historical and architectural material. Additional historical material is proposed to be removed in order to construct a north facing bump out on the Bungalow Duplex and removing a north facing window on the Bungalow.*

- (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 two smaller separate structures and other Contributing structures found within Houston Heights Historic District East.*
- (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.

**Staff suggests the following revisions in order to make this proposal more appropriate:**

- **Revise the addition to limit its size to roughly within the footprint of the existing garage apartment that was approved to be demolished.**
- **Connect the Bungalow and Bungalow Duplex to the new addition by small hyphens.**
- **Do not construct a unifying roof structure over all three structures.**
- **Do not remove a historic window on the Bungalow.**
- **Do not bump the wall out at the rear of the north elevation of the Bungalow Duplex.**
- **Do not paint the existing unpainted brick cladding.**

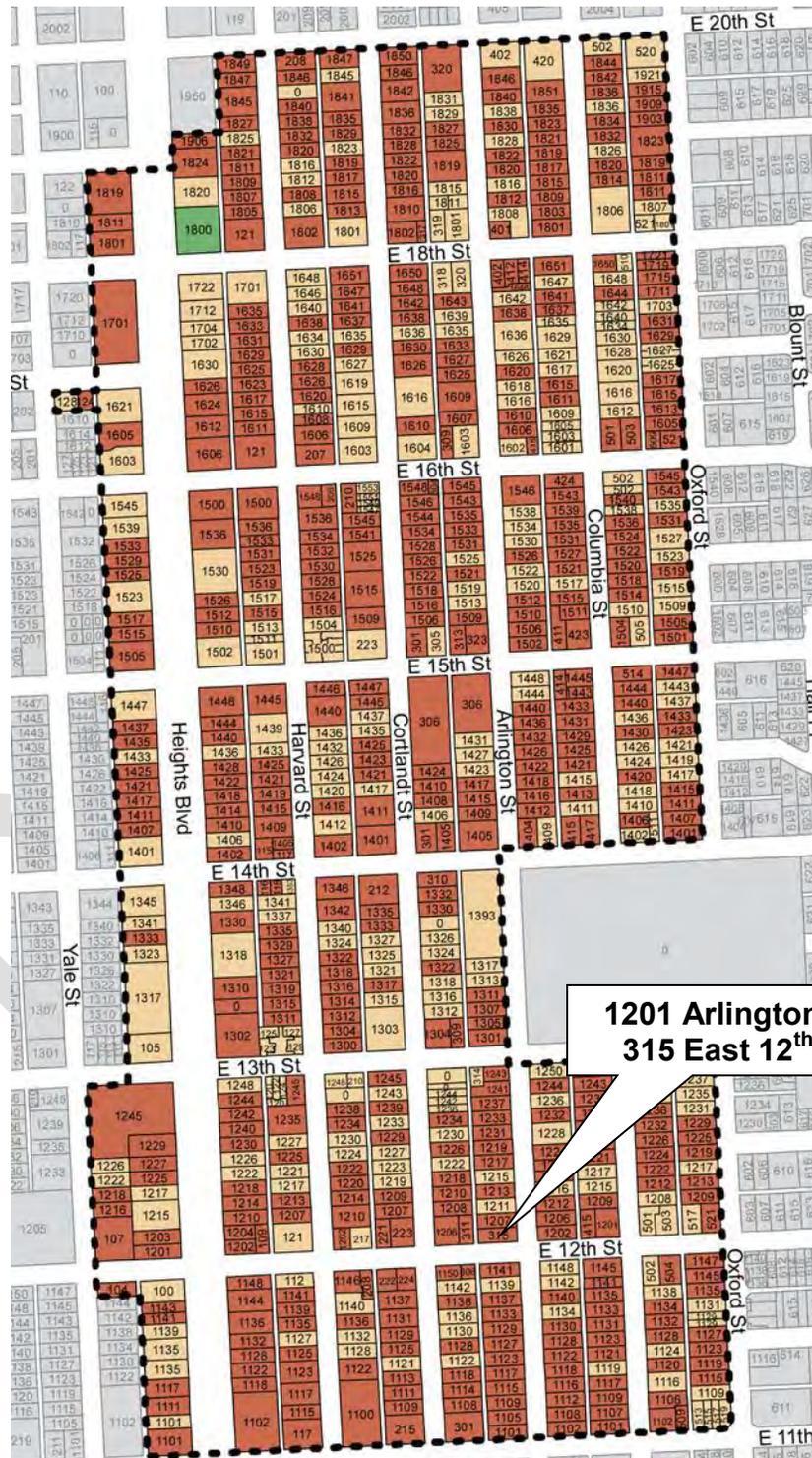
**These suggested revisions would result in clearer delineation between the existing and proposed structures as well as limit the loss of existing historic materials.**



PROPERTY LOCATION  
HISTORIC DISTRICT

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 ARLINGTON VIEWING SOUTH



FACING EAST 12<sup>th</sup> STREET VIEWING NORTH



**EAST ELEVATION – FRONT FACING ARLINGTON STREET**

EXISTING



PROPOSED



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

EXISTING



PROPOSED



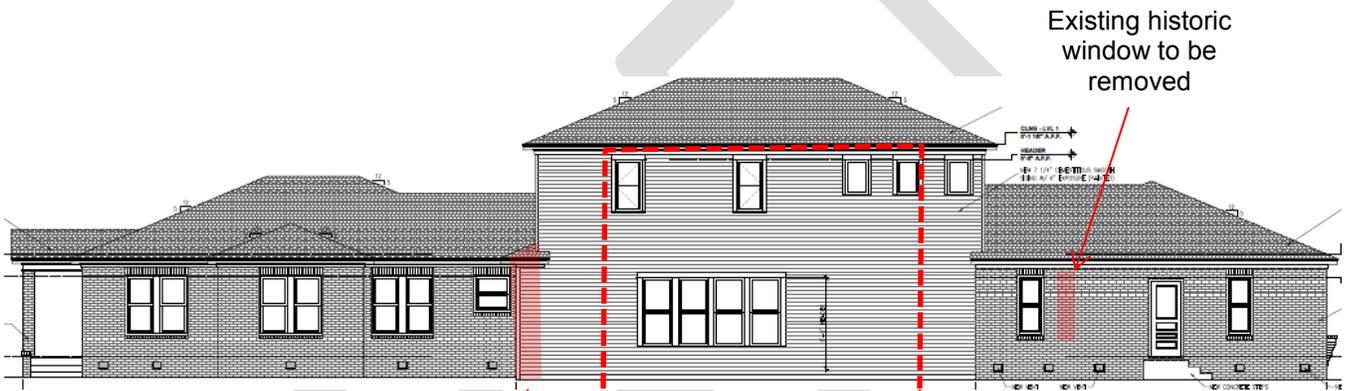
Outline of existing garage apartment

**NORTH SIDE ELEVATION**

EXISTING



PROPOSED



Existing historic window to be removed

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

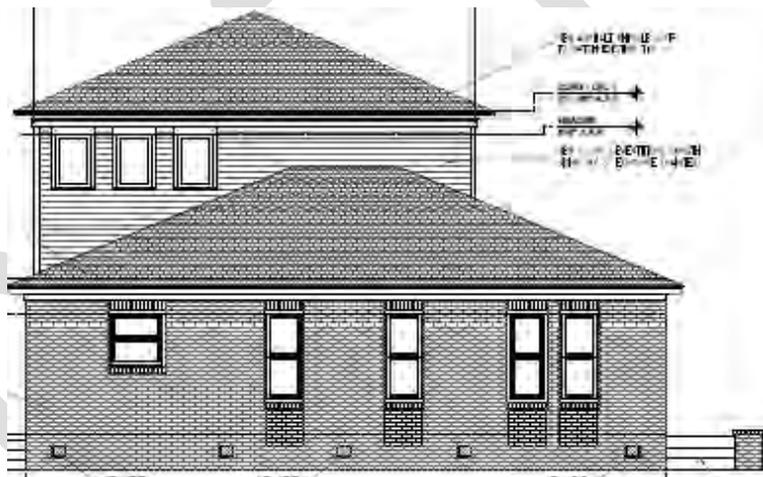
Outline of existing garage apartment

**WEST (REAR) ELEVATION**

EXISTING



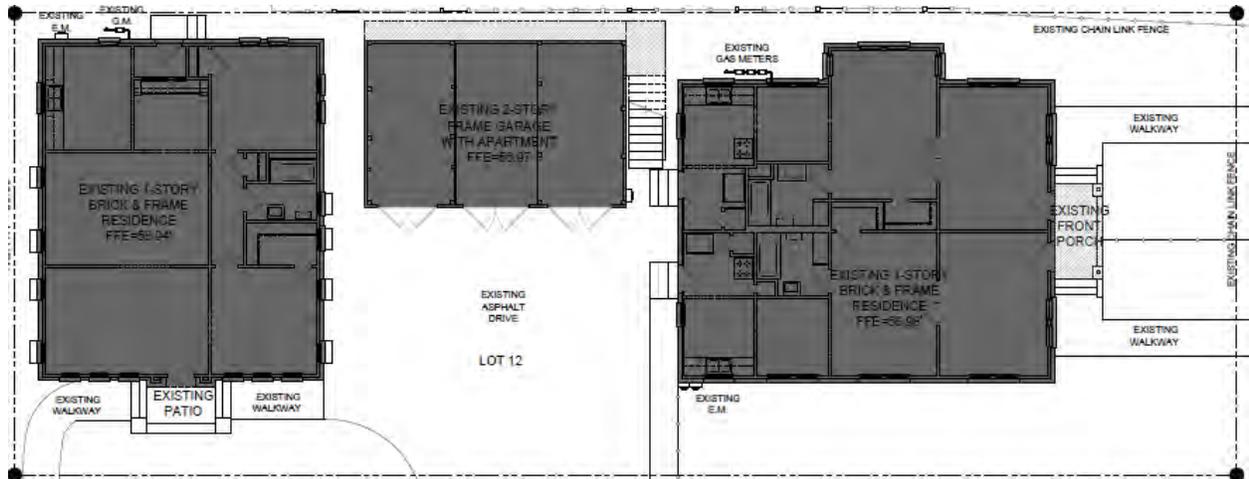
PROPOSED





**SITE PLAN**

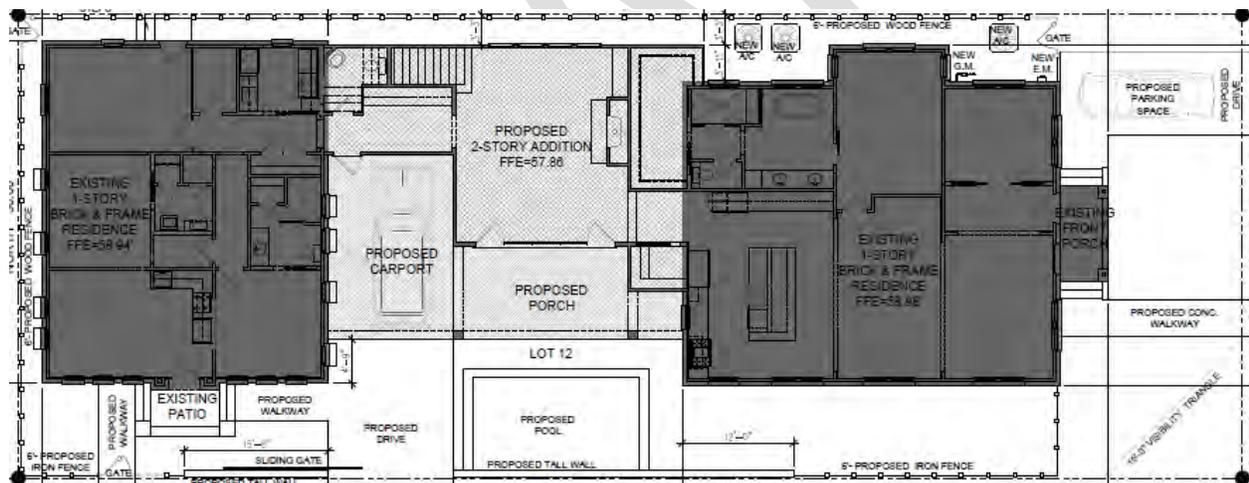
**EXISTING**



*Arlington Street*

*East 12<sup>th</sup> Street*

**PROPOSED**

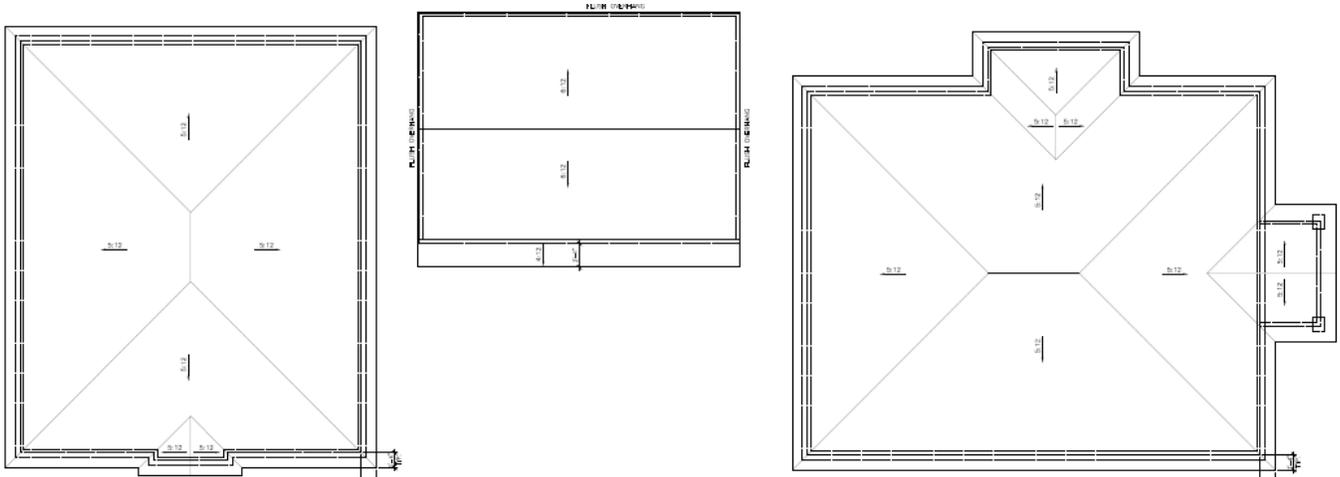


*Arlington Street*

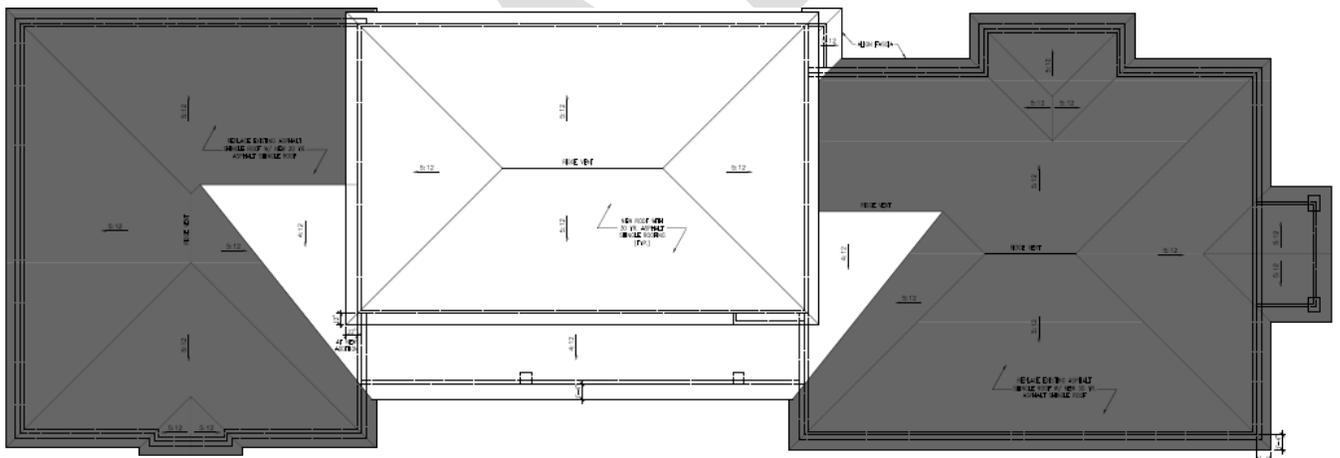
*East 12<sup>th</sup> Street*



ROOF PLAN  
EXISTING



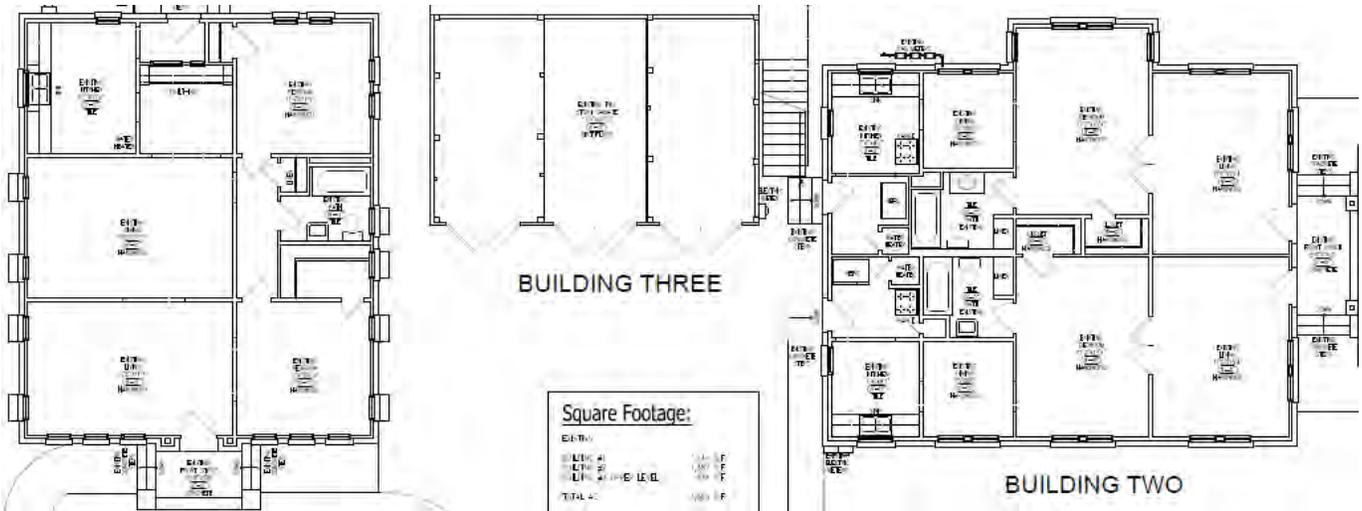
PROPOSED





FIRST FLOOR PLAN

EXISTING

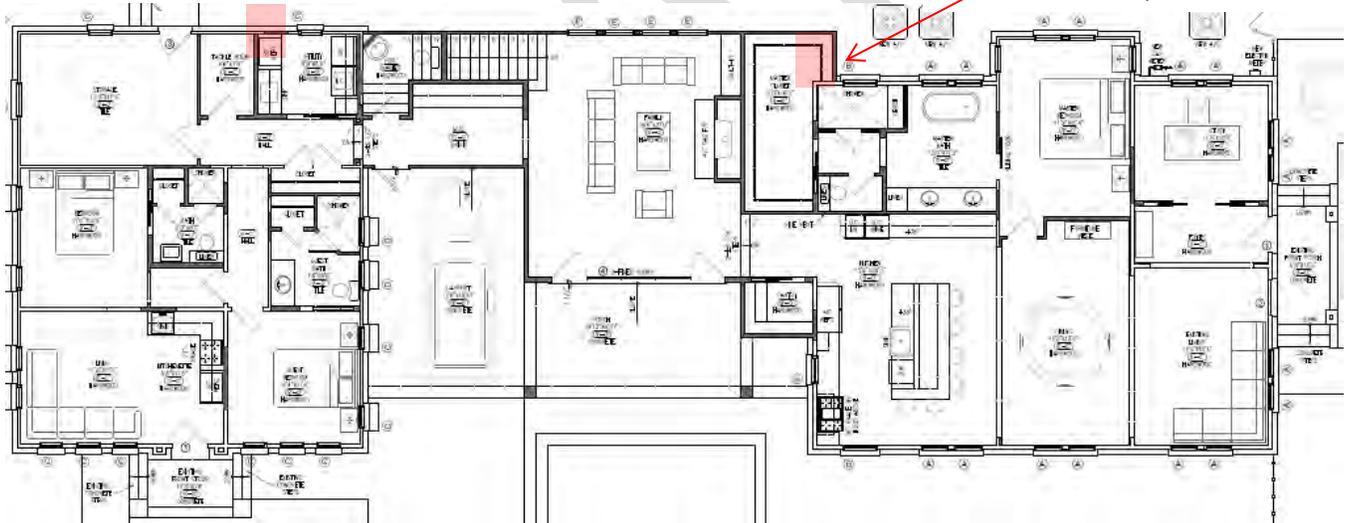


Existing historic window to be removed



PROPOSED

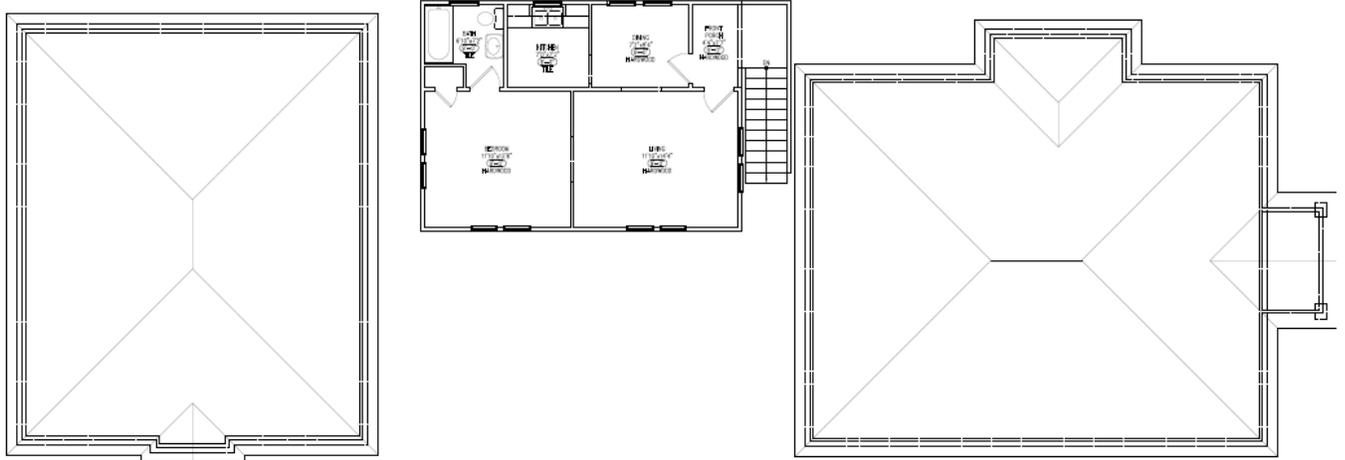
Master closet bump out on the north side of the existing Bungalow Duplex





**SECOND FLOOR PLAN**

EXISTING



PROPOSED



## WINDOW / DOOR SCHEDULE

| WINDOW SCHEDULE |     |  |        |             |      |   |
|-----------------|-----|--|--------|-------------|------|---|
| MARK            | QTY | WIDTH  | HEIGHT | TYPE        | WALL | DESCRIPTION                               |
| (A)             | 16  | 2'-4"  | 5'-0"  | SINGLE HUNG | 2X4  | EXISTING WINDOWS TO REMAIN (FIELD VERIFY) |
| (B)             | 3   | 3'-0"  | 3'-0"  | SINGLE HUNG | 2X4  | EXISTING WINDOWS TO REMAIN (FIELD VERIFY) |
| (C)             | 14  | 2'-0"  | 5'-0"  | SINGLE HUNG | 2X4  | EXISTING WINDOWS TO REMAIN (FIELD VERIFY) |
| (D)             | 2   | 2'-4"  | 3'-0"  | SINGLE HUNG | 2X4  | EXISTING WINDOWS TO REMAIN (FIELD VERIFY) |
| (E)             | 4   | 2'-8"  | 6'-0"  | DOUBLE HUNG | 2X4  | FAMILY                                    |
| (F)             | 1   | 2'-4"  | 3'-6"  | DOUBLE HUNG | 2X4  | KITCHEN                                   |
| (G)             | 6   | 2'-4"  | 4'-6"  | CASEMENT    | 2X4  | BEDROOMS #3, #4 AND #5                    |
| (H)             | 2   | 2'-0"  | 3'-0"  | DOUBLE HUNG | 2X4  | BATH #3 AND #4                            |
| (J)             | 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**

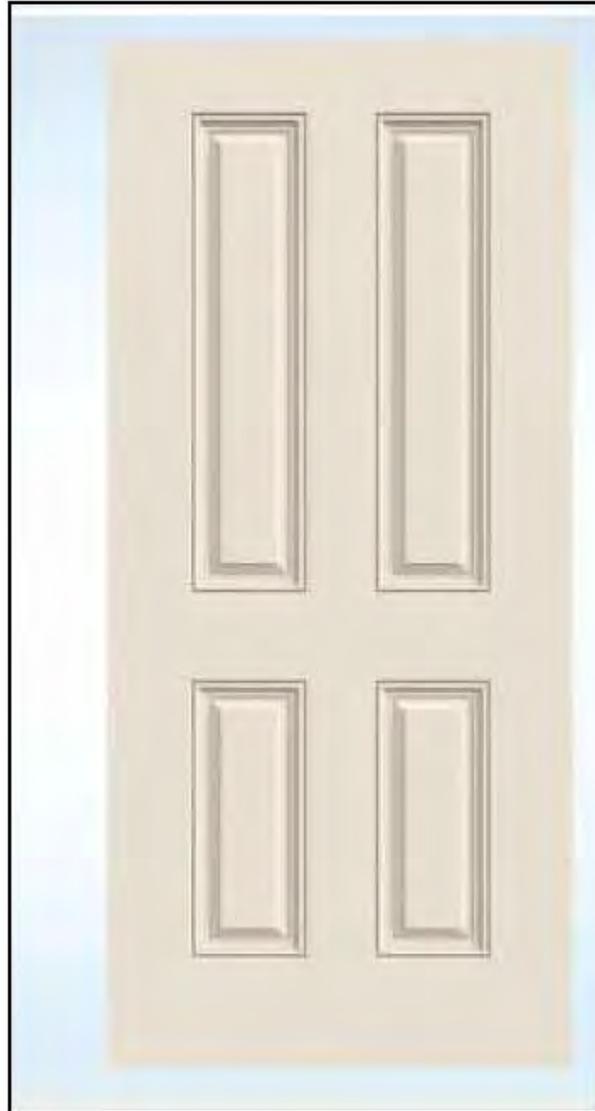
**EXISTING – BUNGALOW DUPLEX**



**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".

**Proposed addition:** 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".

**Setbacks:** 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. The proposed addition will be built to within 15' of the front (south) property line, 3' 3" from the north and will connect to the rear of the Bungalow Duplex on the east and the side of the Bungalow to the west.

**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' finished floor height. The proposed addition will feature a concrete slab foundation with a 11" finished floor height. Vents will be installed over the existing crawlspace.

**Windows/Doors:** 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.

**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.

**Roof:** Both existing structures feature hipped roofs with a 5:12 pitch. The addition will feature a hipped roof with a 5:12 pitch over the second floor. The first floor of the addition will feature a 4:12 pitched roof connecting all three structures.

**Front Elevation:** Two non-original front doors of the Bungalow Duplex will be replaced. An 11' wide section of the (East) east side wall of the Bungalow will be removed in order to connect the addition. The addition will feature three windows on the second floor visible from Arlington Street.

**Side Elevation:** The addition will be constructed in between the existing structures. A 4:12 pitched roof will be (South) built to overlap the east side of the Bungalow and the rear of the Bungalow Duplex. The addition will feature a porch with square columns. The first floor will feature five 3' wide by 8' tall adjoining glass doors and a single entry door. The second floor will feature 6 windows.

**Side Elevation:** The rear 3' of exterior wall on the Bungalow Duplex will be removed in order to incorporate a

**(North)** section of encroachment of the proposed addition. A historic window will be removed on the north side of the Bungalow and the opening will be filled with painted brick. The addition will feature 4 windows on the first floor and 5 on the second.

**Rear Elevation:** The addition will feature 3 windows facing west.

**(West)**

DRAFT

**ATTACHMENT A**  
**PUBLIC COMMENT**

Dear HAHC,

I live at 1127 Arlington St., and I am writing to offer my support of the COA Application for 315 E. 12<sup>th</sup> St., which involves the demolition of a two story frame structure in the middle of the lot and the construction of an addition that would tie two structures together into a single residence. The plan appears to be of an appropriate scale and layout as to create a nice, single family residence in keeping with the qualities of similar structures in the Historic Heights.

Best regards,

Aaron

**Aaron Scheffler**

DRAFT