

CERTIFICATE OF APPROPRIATENESS

Application Date: October 26, 2016

Applicant: Clayton and Alexandra Mealer, owners

Property: 215 Bayland Ave, Tracts 23 and 24, Block 4, Woodland Heights Subdivision. The property includes a historic 3,560 square foot, two-story wood frame single-family residence situated on an 8,000 square foot (100' x 80') corner lot.

Significance: Contributing Queen Anne residence, constructed circa 1903, located in the Woodland Heights Historic District.

Proposal: Alteration – Addition.

Alter a one-story 1960s rear addition and construct a new two-story foot rear addition with attached garage. The proposed addition will:

- Add an additional 1,756 square feet to the 47' wide by 71' deep by 45' tall existing structure
- Have an approximate footprint of 59 feet wide by 31 feet deep
- Have a overall ridge height of 40 feet (with a garage ridge of 34 feet)
- Have an eave height of 26.5 feet to match existing (with a garage eave of 24.5 feet)
- Be inset 6 inches on the west (Beauchamp) elevation before extending out an additional 12.5 feet towards the street
- Extend 5.5 feet to the east to be even with the existing porch

Additionally, the existing non original porch roof will be removed and returned to its original condition as second story porch (a 36" tall railing system will be installed). All original windows are to remain (some non-original windows, and rear windows, will be relocated). The addition will be clad in cementitious lap siding.

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

Public Comment: One in favor. See Attachment A.

Civic Association: The Woodland Heights Civic Association is in support of the project. See Attachment B.

Recommendation: Denial - does not satisfy criteria 1 and 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 S - satisfies D - does not satisfy NA - not applicable

- (1) The proposed activity must retain and preserve the historical character of the property;
The scale of the addition does not preserve the historical character of the property. Although the addition is being constructed roughly on the previous addition, the second story mass overwhelms the lot. In an attempt to connect the proposed garage to the main house along with the corner condition, the proposed garage portion of the addition is out of scale and highly visible. Garages are secondary structures and should not have the same mass as the main structure. The scale and proportion of the addition should be reduced.
- (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 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;
- (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
The addition is not compatible with the massing, size, scale, and character of the property and context area. Although the addition is being constructed roughly on the previous addition and is lower than the original structure, the second story mass overwhelms the lot and original structure. In an attempt to connect the proposed garage to the main house, along with the corner condition, the proposed garage portion of the addition is out of scale and highly visible. Garages are secondary structures and should not have the same mass as the main structure. The scale and proportion of the addition should be reduced and the side street facing gable should be simplified or hipped. Further, the entire eave height of the addition should be reduced to a height below the original eave to help differentiate the addition from the existing structure, while on the east elevation, the addition should be inset from the rear corner of the original structure, not extend out.

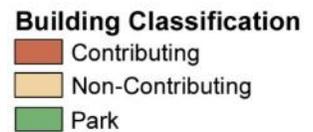
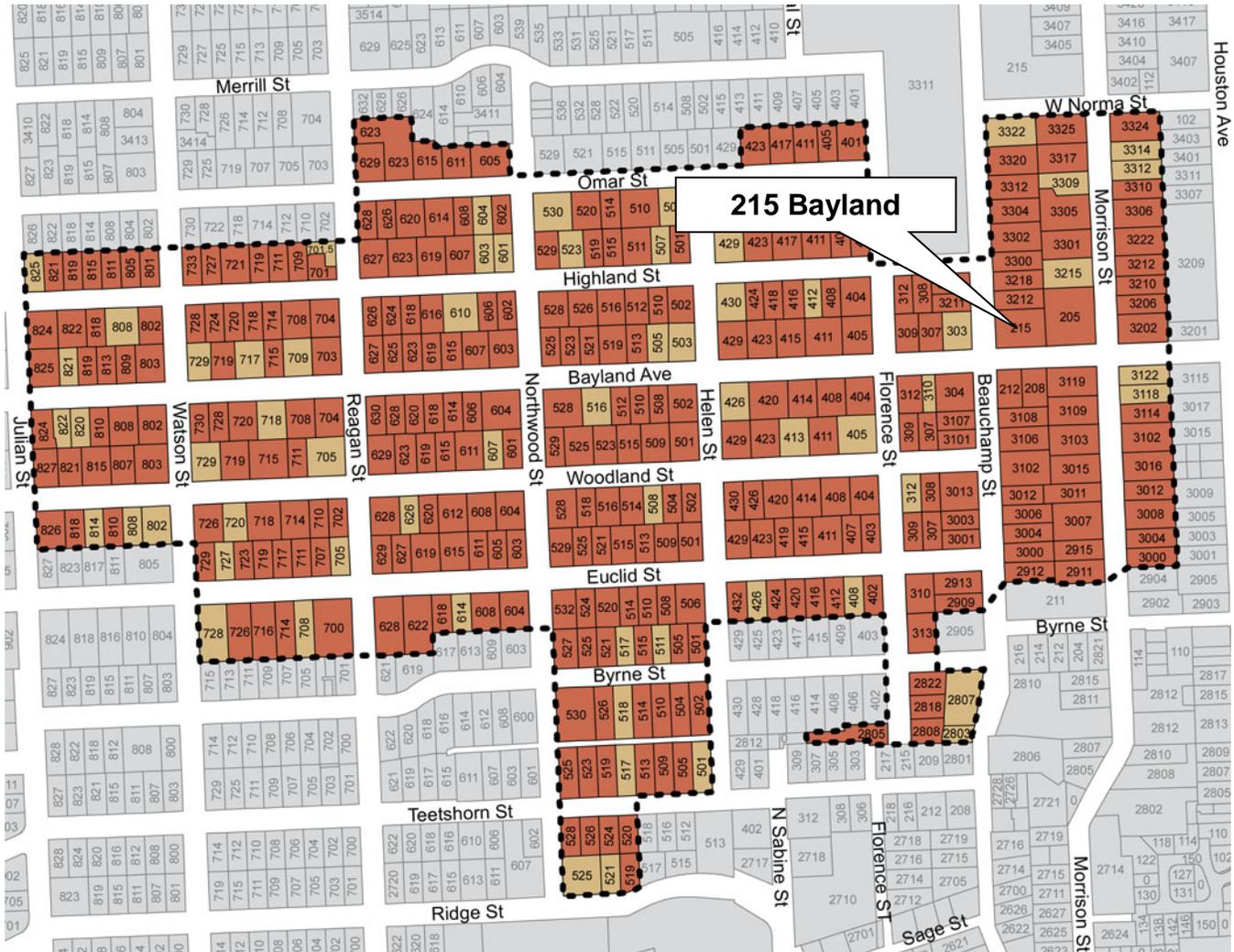
- (11) The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance to the property line of similar elements of existing contributing structures in the context area.

DRAFT



PROPERTY LOCATION

WOODLAND HEIGHTS HISTORIC DISTRICT



INVENTORY PHOTO



CONTEXT AREA



215 Bayland – Contributing – 1910 (project site)



205 Bayland – Contributing – 1910 (neighbor)



3119 Morrison – Contributing – 1924 (across street)



208 Bayland – Contributing – 1928 (across street)



212 Bayland – Contributing – 1924 (across street)



304 Bayland – Contributing – 1930 (across street)

SOUTH ELEVATION – FRONT FACING BAYLAND

EXISTING



PROPOSED

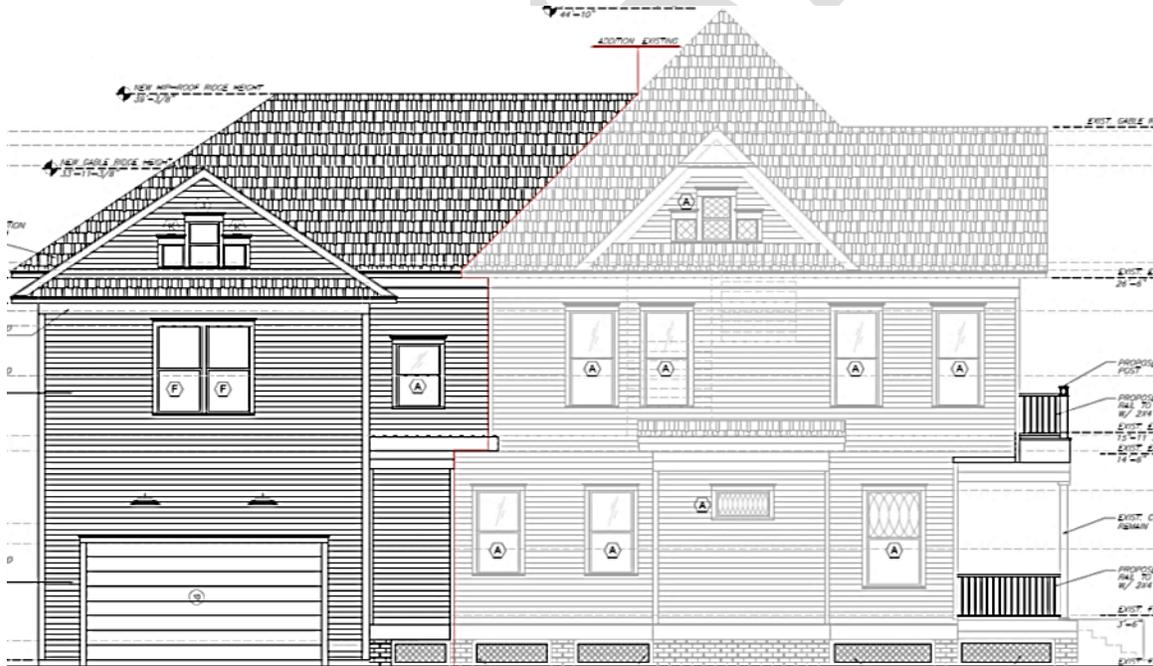


WEST SIDE ELEVATION – FACING BEAUCHAMP STREET

EXISTING



PROPOSED



EAST SIDE ELEVATION
EXISTING



PROPOSED



NORTH (REAR) ELEVATION

EXISTING

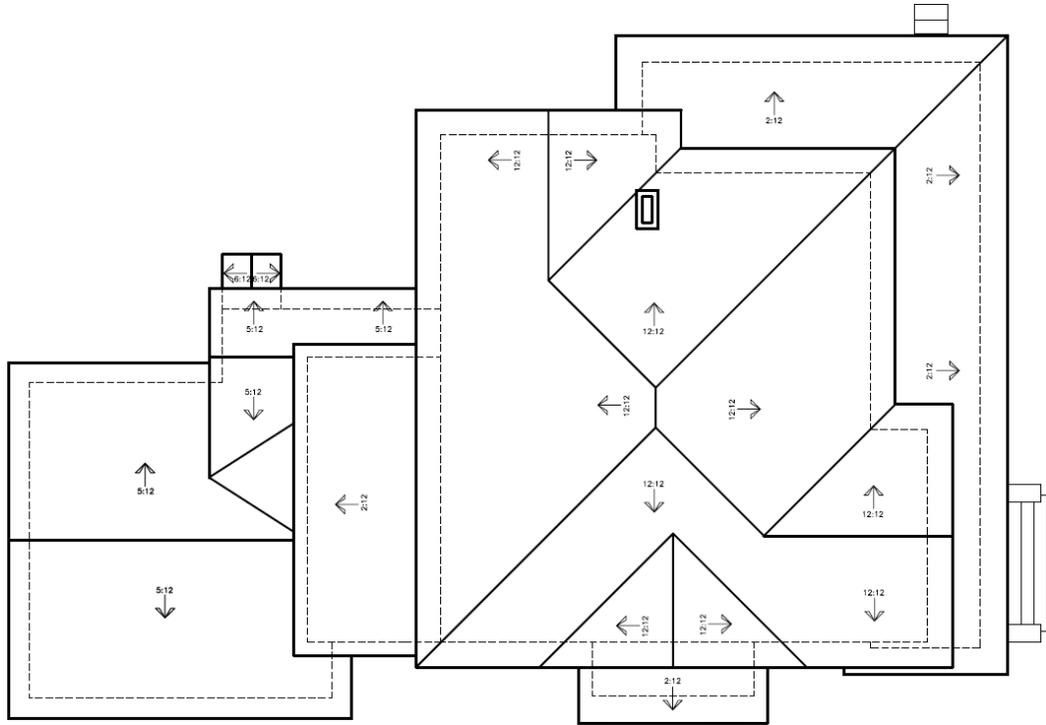


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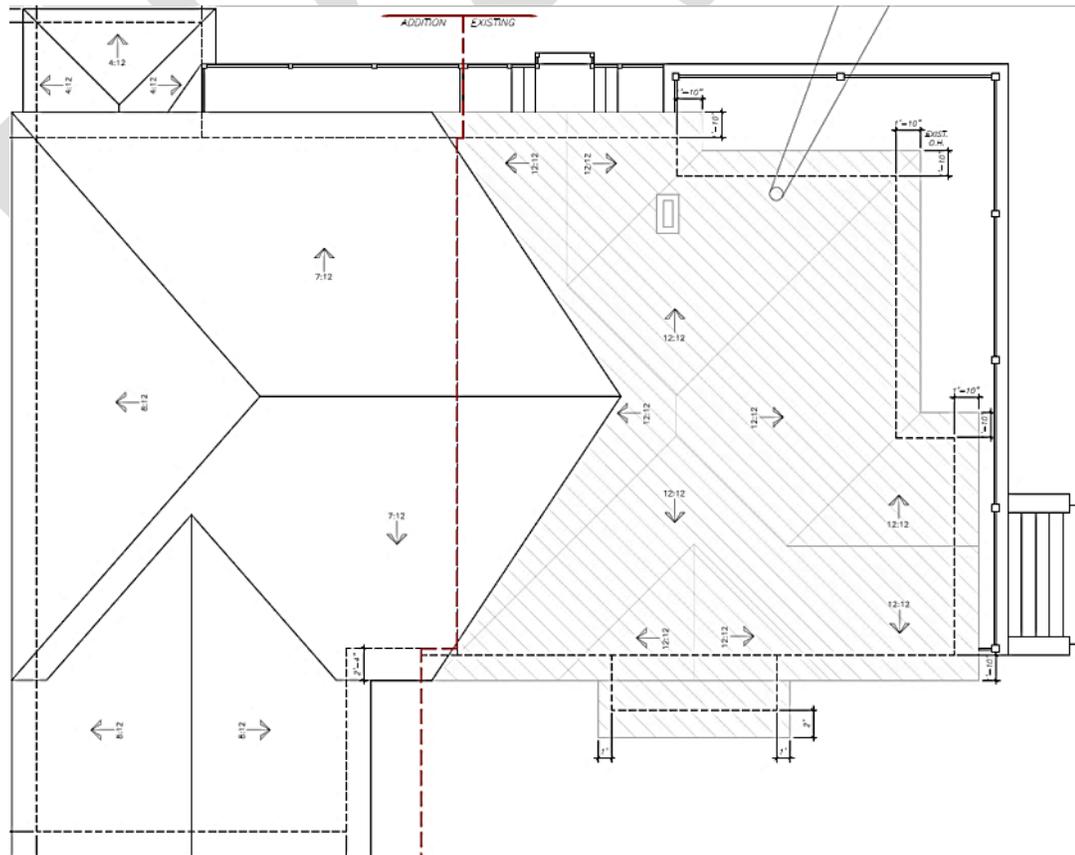




ROOF PLAN
EXISTING

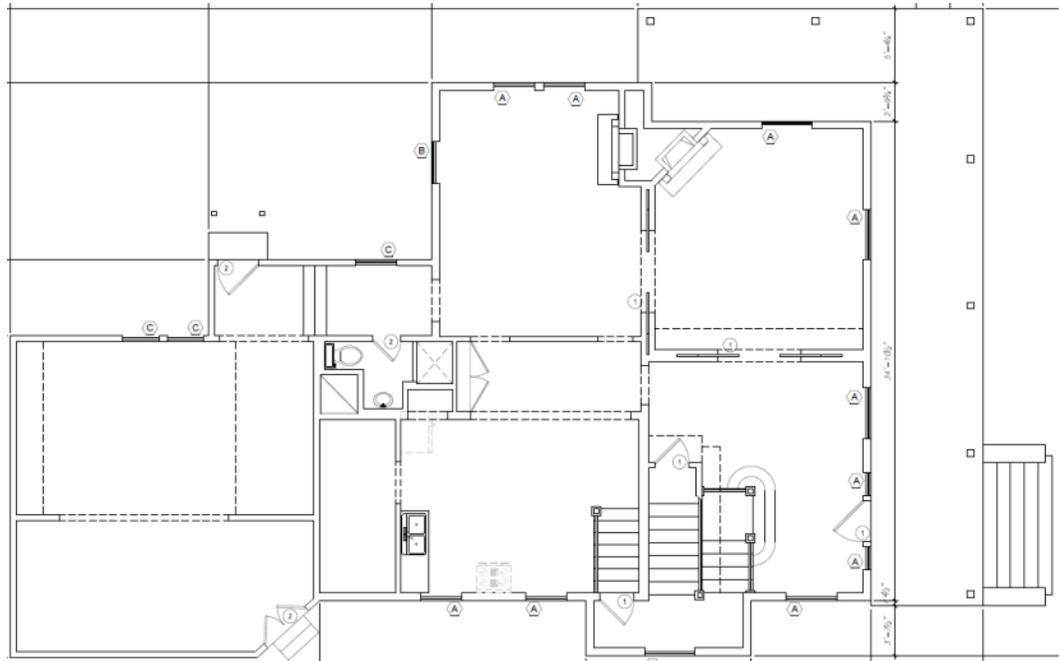


PROPOSED

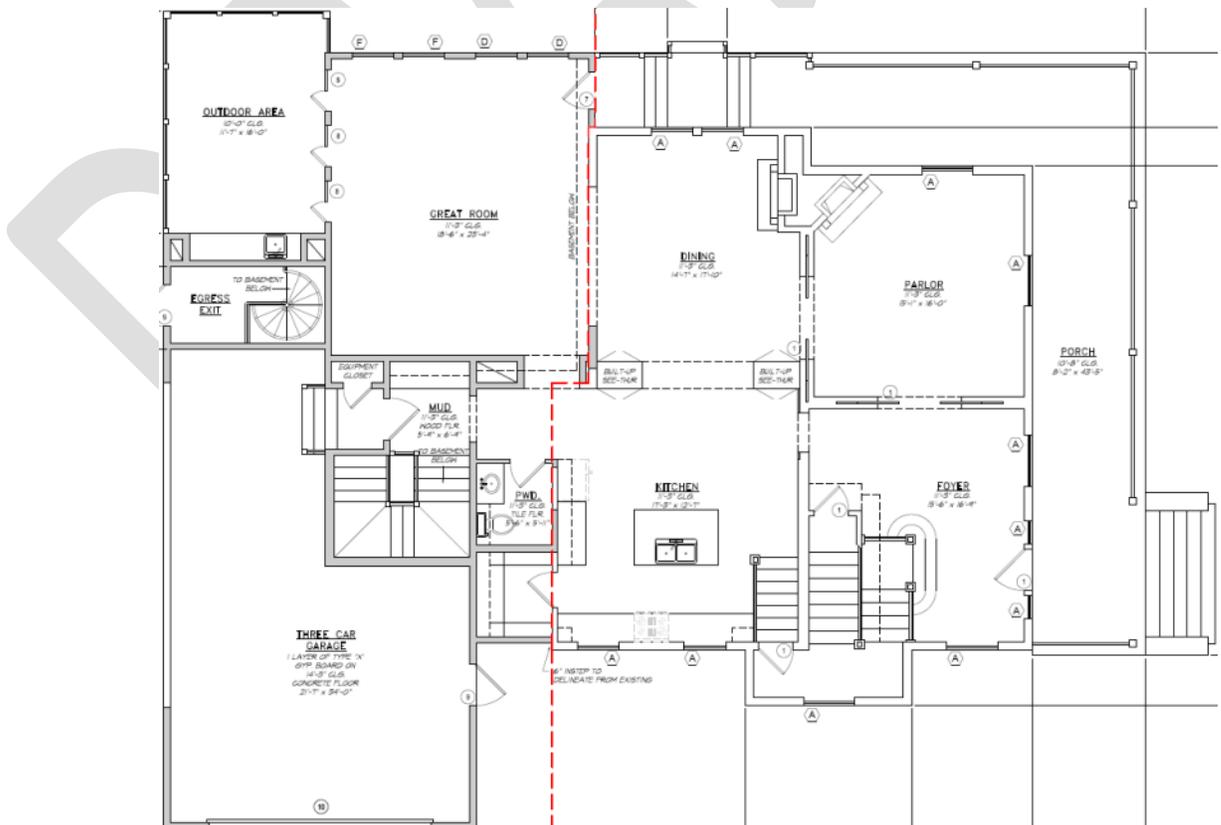


FIRST FLOOR PLAN

EXISTING



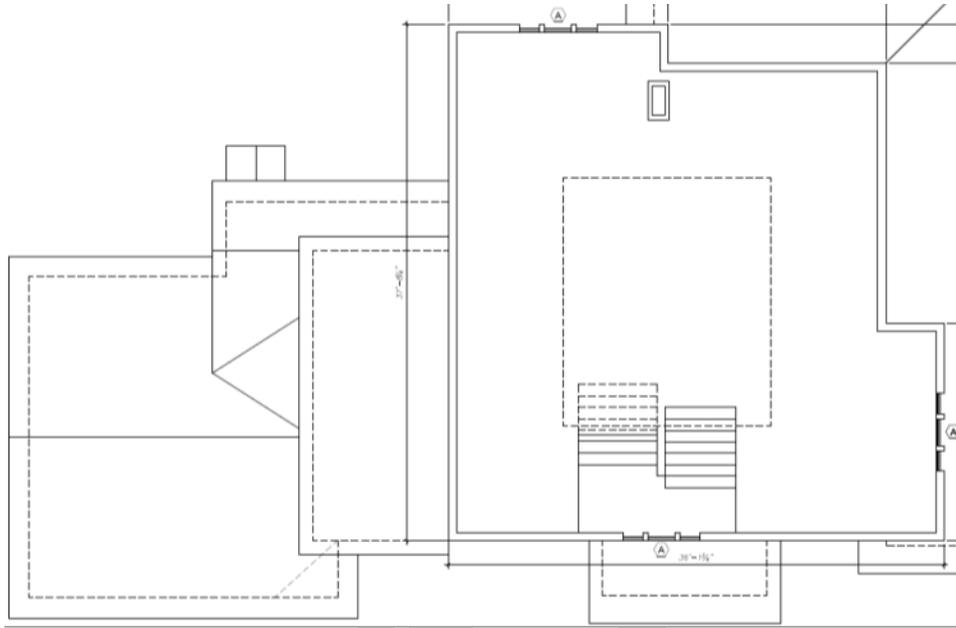
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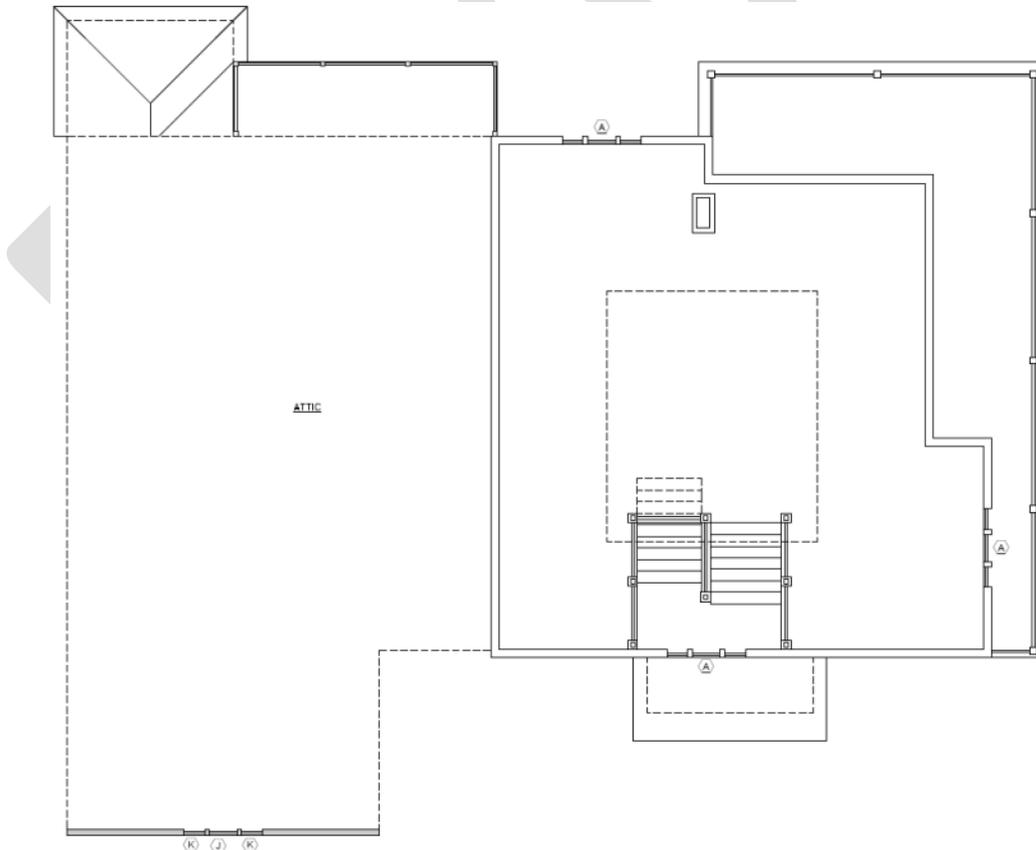


THIRD / ATTIC FLOOR PLAN

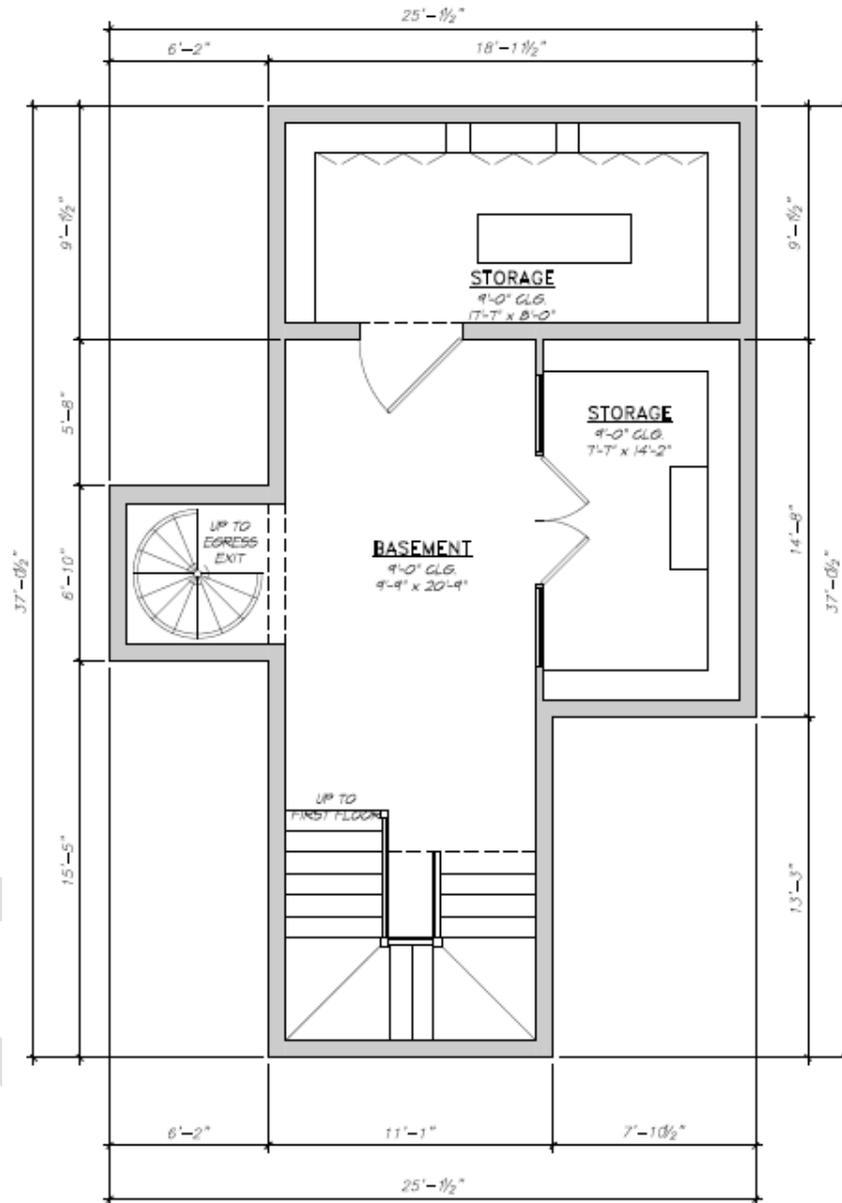
EXISTING



PROPOSED



Proposed Basement Plan



WINDOW / DOOR SCHEDULE

<i>WINDOW SCHEDULE</i>				
<i>MARK</i>	<i>QTY</i>	<i>WIDTH</i>	<i>HEIGHT</i>	<i>DESCRIPTION</i>
<i>(A)</i>	-	-	-	<i>EXISTING TO REMIAN</i>
<i>(B)</i>	-	-	-	<i>EXISTING TO BE RELOCATED</i>
<i>(C)</i>	-	-	-	<i>NOT ORIGINAL TO BE REMOVED</i>
<i>(D)</i>	-	-	-	<i>EXISTING TO BE RELOCATED</i>
<i>(E)</i>	-	-	-	<i>EXISTING TO BE RELOCATED</i>
<i>(F)</i>	6	3'-0"	6'-6"	<i>SINGLE HUNG</i>
<i>(G)</i>	2	3'-0"	6'-0"	<i>SINGLE HUNG</i>
<i>(H)</i>	1	4'-0"	4'-0"	<i>SINGLE HUNG, TEMPERED</i>
<i>(J)</i>	1	2'-0"	3'-0"	<i>FIXED</i>
<i>(K)</i>	2	1'-6"	1'-6"	<i>FIXED</i>

<i>DOOR SCHEDULE</i>				
<i>DOOR NO.</i>	<i>QTY.</i>	<i>WIDTH</i>	<i>HEIGHT</i>	<i>DESCRIPTION</i>
1	-	-	-	<i>EXISTING TO REMAIN</i>
2	-	-	-	<i>TO BE REMOVED</i>
3	-	-	-	<i>EXISTING TO BE RELOCATED</i>
4	-	-	-	<i>EXISTING TO BE RELOCATED</i>
5	-	-	-	<i>EXISTING TO BE RELOCATED</i>
6	-	-	-	<i>EXISTING TO BE RELOCATED</i>
7	2	3'-0"	8'-0"	<i>EXTERIOR TEMPERED DOOR</i>
8	3	(2)1'-6"	8'-0"	<i>EXTERIOR DOOR</i>
9	2	3'-0"	8'-0"	<i>EXTERIOR DOOR</i>
10	1	3'-0"	3'-0"	<i>GARAGE DOOR</i>

APPLICANT SUBMITTED PHOTOS



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APPLICANT SUBMITTED PHOTOS



HISTORIC PHOTOS



HISTORIC PHOTOS



PROJECT DETAILS

Shape/Mass: The existing residence (including the original structure along with a one-story 1960s addition) features 3,402 square feet of conditioned space and 1,715 square feet of unconditioned space. The existing structure has a maximum width of 47'-0½" and a maximum depth of 70'-8". The existing main ridge has a height of 44'-10" while the secondary ridges have an eave of 36'-9". The existing partial wraparound porch has an eave height of 14'-6".

The existing rear addition will be demolished (with the exception of the rear wall. The proposed addition will be constructed at the rear of the existing residence and over the footprint of the existing 1960s addition and will also expand to the west and south. The addition will have a width of 58'-11" and a depth of 31'-0½". The overall width of the existing residence and addition will be 58'-11" while the overall depth will be 70'-8". A 37'-1" wide by 25'-1½" deep basement will also be constructed under a portion of the rear addition. The existing porch roof will be removed and replaced with a second-level porch. The eave height of this porch is to remain as existing, although the existing porch header will be replaced with a more substantial header system (which will be thicker than existing). See drawings for more detail.

Setbacks: The existing residence has a south (front) setback of 25'-10"; a west (Beauchamp) setback of 25'-9"; an east side setback of 7'-0¼"; and a north (rear) setback of 3'-6".

With the proposed addition, the residence will have a south (front) setback of 25'-10"; a west (Beauchamp) setback of 17'-0½"; an east side setback of 4'-0½"; and a north (rear) setback of 3'-6". See drawings for more detail.

Foundation: The existing structure has a pier and beam foundation. The existing original residence has a finished floor height of 3'-6" while the 1960s addition has a finished floor height of 1'-9".

The proposed addition will maintain the existing pier and beam 3'-6" finished floor height of the original structure. The proposed garage portion of the addition will have a 6" slab on grade concrete foundation. See drawings for more detail.

Windows/Doors: The residence currently features a variety of windows, with the majority being large wood single-hung windows. All of the front windows feature a decorative top sash. One window on the west elevation and one on the east elevation also feature decorative top sashes. Three part decorative fixed windows are located in the intersecting cross gable on the east and west elevations, while an additional decorative fixed window is located on the west elevation. The remaining windows on the original portion of the house are 1-over-1 single-hung wood windows. The windows on the original portion of the house are to remain and will be repaired if needed. The previous additions contain 1-over-1 and fixed windows. These windows are to remain or will be relocated to portions of the addition. The existing entry features a front door sidlites and transom. The entire front entry is to remain.

The proposed addition will contain 1-over-1 single-hung wood windows along with fixed wood windows. The gable of the garage portion will have a simplified three part window configuration that mimics the existing configuration. See drawings and window/door schedule for more detail.

Exterior Materials: The existing structure is clad in wood lap siding. The wood lap siding is to remain. The existing square wood front porch columns are to remain. The brick chimney located on the east elevation is to remain. The All other existing material on the original structure is to remain.

The proposed addition will be clad in wood lap sing to match original. Porch railing will be installed along the porch. The existing porch roof will be removed and replaced with a second-story porch railing. Both railings will be constructed from 1x1 balusters and will be 36" in height. This will return the porch to its original configuration, as substantiated by historic photos. See drawings for more detail.

Roof: The existing composition shingle hipped roof features a pitch of 12:12 and an eave height of 26'-6". The partial wraparound porch has a pitch of 2:12 while the existing 1960s addition has a roof pitch of 5:12. The secondary intersecting roofs feature open end gables. The existing roof has as 1'-10" eave overhang.

The proposed addition will have a composition shingle hipped roof with a main pitch of 7:12 and an eave height of 26'-6". The rear portion of the roof has a pitch of 8:12. The garage portion of the addition has a pitch of 8:12 and an eave height of 24'-8³/₄". A rear cover porch will have a roof pitch of 4:12. See drawings for more detail.

Front Elevation: The first story features a partial wraparound porch topped by a roof. The porch spans the front of the structure and wraps the eastern corner. Five columns support the porch roof. The front entry is located on the western portion of the first floor and features a door, sidelites, and transom. To the east are two windows with decorative top sashes. A bay feature with a pair of windows is located on the western half of the second story. An additional pair of windows is located on the eastern half. The steep roof topping the residence features a gable and small pent roof with a three part decorative window (above the bay below). The remainder of the roof is hipped but features intersecting gables at both the east and west elevations. A brick chimney rises along the eastern side of the house.

A porch railing will be installed along the first-story portion of the porch. The existing porch roof will be removed and replaced with second-story porch (to mimic historic photos of the house). New lattice skirting will be installed between the existing brick piers. Extending out to the west, will be a portion of the new two-story garage. No fenestration will be located on the first-story and a pair of single-hung windows on the second-story). The roof of the garage is a side gable facing towards west (Beauchamp). See drawings for more detail.

Side Elevation: The profile of the front porch is located on the southern portion of the east elevation. A single window with a decorative top sash is located to the north of the porch. A small bump-out extends to the north of this window and features a decorative fixed window. Two additional windows are located at the rear of the original structure. At the rear is the 1960s attached addition. Besides a divided-lite door and sidelite there is no additional fenestration. The second-story features four windows on the original portion of the structure and an additional window on a later addition. Centered in the large main hipped roof is the front of the intersecting gable. Like the front gable, there is a pent roof and decorative three part window.

A porch railing will be installed along the first-story portion of the porch. The existing porch roof will be removed and replaced with second-story porch (to mimic historic photos of the house). New lattice skirting will be installed between the existing brick piers. The addition will begin at the rear of the original structure. The portion of the addition that connects to the garage will not feature fenestration of the first-story and will have a single window on the second story. The garage faces the west and contains a single garage door on the first story. A pair of windows is centered above the garage door on the second-story. The gable roof above the garage portion features a pent roof and three part window, although these windows are simple and do not feature any decorative pattern. The garage ridge and eave are slightly lower than the main roof of the addition. On the main portion of the addition, the eave height matches the existing original eave, while the ridge of the addition is lower than existing. See drawings for more detail.

Side Elevation: The side profile of the front porch is located at the south of the structure while the portion that wraps around extends along the east elevation. A single window (with a decorative sash) is located under the covered porch. The rear of the original structure is comprised of a two-story bay feature. A pair of windows is located on each level. Additionally, the second-story of the original structure features an additional window and a door (currently leading to the roof of the porch). The previous rear addition has a single window and door and an additional pair of fixed windows.

A porch railing will be installed along the first-story portion of the porch. The existing porch roof will be removed and replaced with second-story porch (to mimic historic photos of the house). New lattice skirting will be installed between the existing brick piers. A door will be installed in the opening on the second level. At the rear of the original structure, a one-story addition

will extend out to match the depth of the side porch. This portion of the addition will have two pairs of windows and will be topped by a second level porch (to match the other porches on the original structure. To the north will be a covered porch topped by a hipped roof. The second-story of the addition will have two windows and a single door leading out to the new second level porch. The main portion of the addition will have a hipped roof with an eave height that matches the original structure and an ridge height that will be lower than original. See drawings for more detail.

Rear Elevation: The rear elevation of the residence is not visible from the public Right-of-Way. See drawings for more detail.

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ATTACHMENT A
PUBLIC COMMENT

October 25, 2016

From: 215 Bayland Avenue Neighbors

To: Houston Archaeological and Historical commission (HAHC)

Dear Commission Members:

As immediate neighbors to the family at 215 Bayland Avenue for the last 9 months, we would like to write in support of their plans to restore their historic home at 215 Bayland Avenue, Houston, TX 77009.

We have toured the property several times and have had the opportunity to comment on their renovation plans, and we believe their current plans preserve the key character defining features of their home.

As a large corner lot on Bayland Avenue, we understand that a home of this mass (over 3,500 of existing sq. ft.) is going to have a significant imprint on our neighborhood predominated with 5,000 sq. ft. lots and 1,200 sq. ft. bungalows.

However, our block and street is distinct from the rest of the neighborhood as it also houses the home of William A. Wilson (the founder of the Woodland Heights) and all of the homes on our block sit on larger lots and are of a grand scale and design compared to the greater Woodland Heights.

We do not feel it is in the best interest of the neighborhood or the homes original design and character to drastically alter the current plans in order to further differentiate the addition from the existing home.

We have seen the recommended changes from the staff at HAHC and are opposed to relegating any addition to the equivalent of tract home in order to further differentiate the addition from the existing home.

We believe the current plans preserve the historic integrity of the home and our neighborhood block by balancing the at times competing goals of differentiating the addition from the existing structure while also ensuring that the addition does not detract from the home's or the neighborhood's historic design and character.

Respectfully,

Richard E Gambrel

Dona & Richard Gambrel

208 Bayland Ave.
Houston, TX 77000

ATTACHMENT B
CIVIC ASSOCIATION COMMENT



October 26, 2016

Houston Archaeological and Historic Commission
Planning & Development (P&D) Dept.
611 Walker Street, 6th Floor
Houston, TX 77002
Phone: 832.393.6600

The Woodland Heights Civic Association (“WHCA”) has reviewed the proposed renovation plans for 215 Bayland Ave., Houston, Texas 77009 and does not oppose the proposed renovation plans. Members of the WHCA have visited 215 Bayland Ave. and have met with the owners and believe that the proposed renovation is directly in line with the character of the Woodland Heights. Specifically, the WHCA is not opposed to the proposed renovation plans for the garage or the roof line on the garage structure.

Please feel free to contact me any time if you would like to discuss.

Sincerely,

A handwritten signature in black ink that reads "Casey Ballard". The signature is written in a cursive, flowing style.

Casey Ballard
President
Woodland Heights Civic Association