

CERTIFICATE OF APPROPRIATENESS APPLICATION FORM



**PLANNING &
DEVELOPMENT
DEPARTMENT**

PROPERTY

Address 404 Bayland
 Historic District / Landmark Woodland Heights HCAD # _____
 Subdivision Woodland Heights Lot 1 Block 14

DESIGNATION TYPE

- Landmark Contributing
 Protected Landmark Noncontributing
 Archaeological Site Vacant

PROPOSED ACTION

- Alteration or Addition Relocation
 Restoration Demolition
 New Construction Excavation

DOCUMENTS

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

OWNER

Name Craig Vollmers
 Company _____
 Mailing Address 404 Bayland Ave
Houston, TX 77009
 Phone _____
 Email _____
 Signature [Signature]
 Date 1/6/16

APPLICANT (if other than owner)

Name Clint Johnson
 Company Newberry Architects
 Mailing Address 6990 Portwest Drive
Suite 190, Houston, TX 77024
 Phone 713-862-7992
 Email [REDACTED]
 Signature [Signature]
 Date 1/6/16

ACKNOWLEDGEMENT OF RESPONSIBILITY

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

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

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

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

Planner: _____ Application received: ___ / ___ / ___ Application complete: ___ / ___ / ___

CERTIFICATE OF APPROPRIATENESS ALTERATION & ADDITON CHECKLIST



PLANNING &
DEVELOPMENT
DEPARTMENT

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

Complete all applicable items and submit with the COA application form. Staff can assist you in determining what items are required for your scope of work. An incomplete application may cause delays in processing or may be deferred to the next agenda. Application materials must clearly represent current and proposed conditions. Refer to Houston Code of Ordinances, Ch. 33 VII, Sec. 33-241 for approval criteria for alteration, rehabilitation, restoration and additions.

PROPERTY ADDRESS: 404 BAYLAND

BUILDING TYPE

- | | |
|---|--|
| <input checked="" type="checkbox"/> single-family residence | <input type="checkbox"/> garage |
| <input type="checkbox"/> multi-family residence | <input type="checkbox"/> carport |
| <input type="checkbox"/> commercial building | <input type="checkbox"/> accessory structure |
| <input type="checkbox"/> mixed use building | <input type="checkbox"/> other |
| <input type="checkbox"/> institutional building | |

ALTERATION TYPE

- | | |
|--|---|
| <input checked="" type="checkbox"/> addition | <input type="checkbox"/> roof |
| <input type="checkbox"/> foundation | <input type="checkbox"/> awning or canopy |
| <input type="checkbox"/> wall siding or cladding | <input type="checkbox"/> commercial sign |
| <input type="checkbox"/> windows or doors | <input type="checkbox"/> ramp or lift |
| <input type="checkbox"/> porch or balcony | <input type="checkbox"/> other |

WRITTEN DESCRIPTION

- property description, current conditions and any prior alterations or additions
- proposed work; plans to change any exterior features, and/or addition description
- current building material conditions and originality of any materials proposed to be repaired or replaced
- proposed new materials description; attach specification sheets if necessary

PHOTOGRAPHS

 label photos with description and location

- elevations of all sides
- detail photos of exterior elements subject to proposed work
- historical photos as evidence for restoration work

DRAWINGS

 scale like drawings the same; include all dimensions and drawing scale; label with cardinal directions

- | | |
|--|---|
| <input checked="" type="checkbox"/> current site plan A1.1.1 | <input checked="" type="checkbox"/> demolition plan A1.3.1 |
| <input checked="" type="checkbox"/> proposed site plan A1.1.1 | <input checked="" type="checkbox"/> current roof plan A1.1.1 |
| <input checked="" type="checkbox"/> current floor plans A1.2.1 | <input checked="" type="checkbox"/> proposed roof plan A1.1.1 |
| <input checked="" type="checkbox"/> proposed floor plans A1.4.1 | <input checked="" type="checkbox"/> current elevations (all sides) A2.1.1 / A2.2.1 |
| <input checked="" type="checkbox"/> current window and door schedule A1.4.1 | <input checked="" type="checkbox"/> proposed elevations (all sides) A2.3.1 / A2.4.1 |
| <input checked="" type="checkbox"/> proposed window and door schedule A1.4.1 | <input checked="" type="checkbox"/> perspective and/or line of sight |



January 6, 2016

Property Address

404 Bayland Avenue, Houston, TX 77009

Written Description

We are requesting approval of a Certificate of Appropriateness to make the attached additions and modifications to the residence at 404 Bayland Avenue, Houston, TX.

The current residence is a hipped two story craftsman bungalow, single family residence originally constructed around 1915. The current total area of 5,205.5 square feet includes an addition completed in 2001 to the rear of the home. This later addition contains attached two car garage as well as rear stair, in addition on the second floor a master suite including master closet and bath, study and guest bedroom was added.

404 Bayland Avenue is in good condition. The foundation appears to be solid and level. The exterior of the building is in good repair with updated paint and lack of rot or signs of damage. The original covered porch is solid and level. There is no evidence of sagging in the structure or roofline.

Proposed Work

Our proposed addition and modifications only concern the area of the later addition. The original existing structure is to remain unchanged. The proposed work includes the addition of 299.5 square feet to the footprint of the house. The first floor addition includes the addition of mudroom, pool powder and storage. We are proposing the addition of 181 square feet to the second floor. The second floor addition includes the addition of a balcony and expansion of the existing master closet and master bedroom.

On the exterior elevation facing Bayland Avenue we are proposing relocating an original exterior door to the proposed mudroom with the addition of an awning. In the second floor master balcony we are proposing a new column painted to match existing columns, as well as wood railing to match existing railings. In addition, we are proposing a new three - panel sider door with detail to match existing doors.

The exterior elevation facing Florence Avenue contains a pair of windows in the master bedroom that we intend to separate, as well as the addition of one window to match existing master closet windows. In addition, we are proposing to relocate the existing window in garage. The existing first floor roof will be cut back to provide an awning over existing garage doors. We are also proposing to remove an existing non-original trellis.

Existing Structure Materials and Conditions

Exterior Materials:

- Composition Shingles (30 year)
- 1x6 smooth texture, cementitious lap siding
- 1x3 patio decking treated
- Bead board ceiling
- Mahogany stained front door and garage doors
- Painted aluminum clad windows
- Block and beam foundation, with slab on grade at garage



Proposed Exterior Materials:

- Composition Shingles (30 year), to match existing
- 1x6 smooth texture, cementitious lap siding, to match existing
- 1x3 patio decking treated, painted, to match existing
- Bead board ceiling, painted, to match existing
- Marvin fixed picture window, to match existing - see below examples
- Marvin 3 panel sliding door, to match existing - see below examples



CLAD ULTIMATE CASEMENT/FLUSH OUT CASEMENT



CLAD ULTIMATE SLIDING FRENCH DOOR

Proposed Interior Materials:

- Sheetrock application throughout addition
- Crown molding throughout addition to match existing
- Baseboard throughout addition to match existing
- Master closet and bedroom wood floors to match existing
- Pool powder and mudroom to be tile
- Centralized A/C and Heat

Criteria Adherence:

The attached project drawings and specifications adhere to and satisfy the criteria as stated in Section 33-241(b) for a contributing structure in the City of Houston.

NEWBERRY
ARCHITECTS



6990 Portwest Dr, Ste 190, Houston, Texas 77024
T 713.862.7992 | F 713.862.7914
www.NEWBERRYCAMPA.com

Current Photographs:



Corner view looking at east and north elevation



Corner view looking at east and north elevation

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North elevation looking south



East elevation looking north

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East elevation looking west



North elevation looking south

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East elevation looking south



East elevation looking west

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West elevation looking north



West elevation looking south

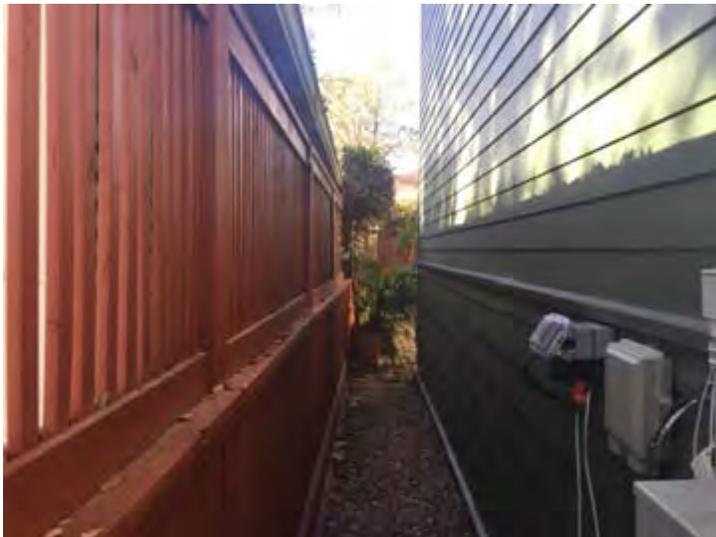
NEWBERRY
ARCHITECTS



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www.NEWBERRYCAMPA.com



South elevation looking east



South elevation looking west

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ARCHITECTS



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Current Details:



Eave and soffit



Bracket

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Columns and railing

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Existing non-original door to be relocated



Existing garage doors

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Existing window trim, detail & siding

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Existing rear balcony painted door



Existing side balcony stained door

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Existing front porch



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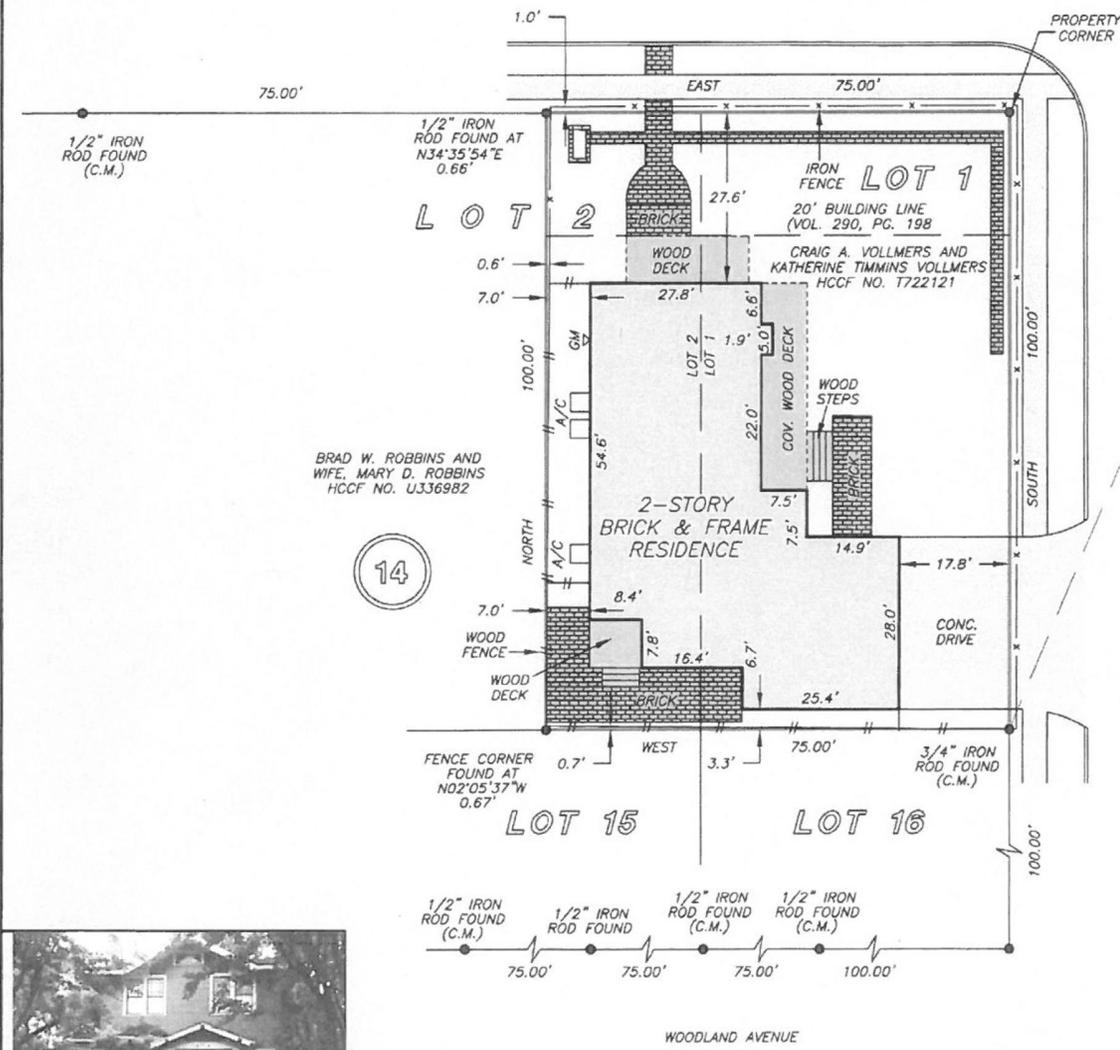
Existing east side porch



Existing second floor rear balcony

BAYLAND AVENUE

CITY OF HOUSTON
ENGINEERING DEPT.
REF. ROD #455
3/4" IRON ROD FOUND
(C.M.)



BRAD W. ROBBINS AND WIFE, MARY D. ROBBINS
HCCF NO. U336982

14

FLORENCE AVENUE
(60' R.O.W.)



THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS PER FIRM PANEL NO. 48201C 0670 M MAP REVISION: 06/09/2014 ZONE X BASED ONLY ON VISUAL EXAMINATION OF MAPS. INACCURACIES OF FEMA MAPS PREVENT EXACT DETERMINATION WITHOUT DETAILED FIELD STUDY

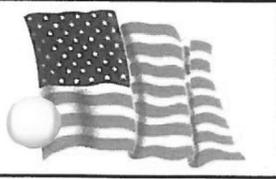
A SUBSURFACE INVESTIGATION WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L. = DIRECTIONAL CONTROL LINE
RECORD BEARING: VOL. 2, PG. 33, HCMR

DRAWN BY: SV

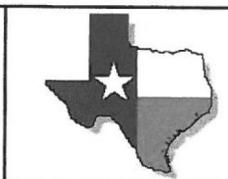
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN HEREON. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY AND ABSTRACTING PROVIDED IN THE ABOVE REFERENCED TITLE COMMITMENT WAS RELIED UPON IN PREPARATION OF THIS SURVEY.

GEORGE GALE
PROFESSIONAL LAND SURVEYOR
NO. 4678
JOB NO. 15-03385
APRIL 24, 2015



Declaration Title

BRETT BARBISCH
281-378-4700

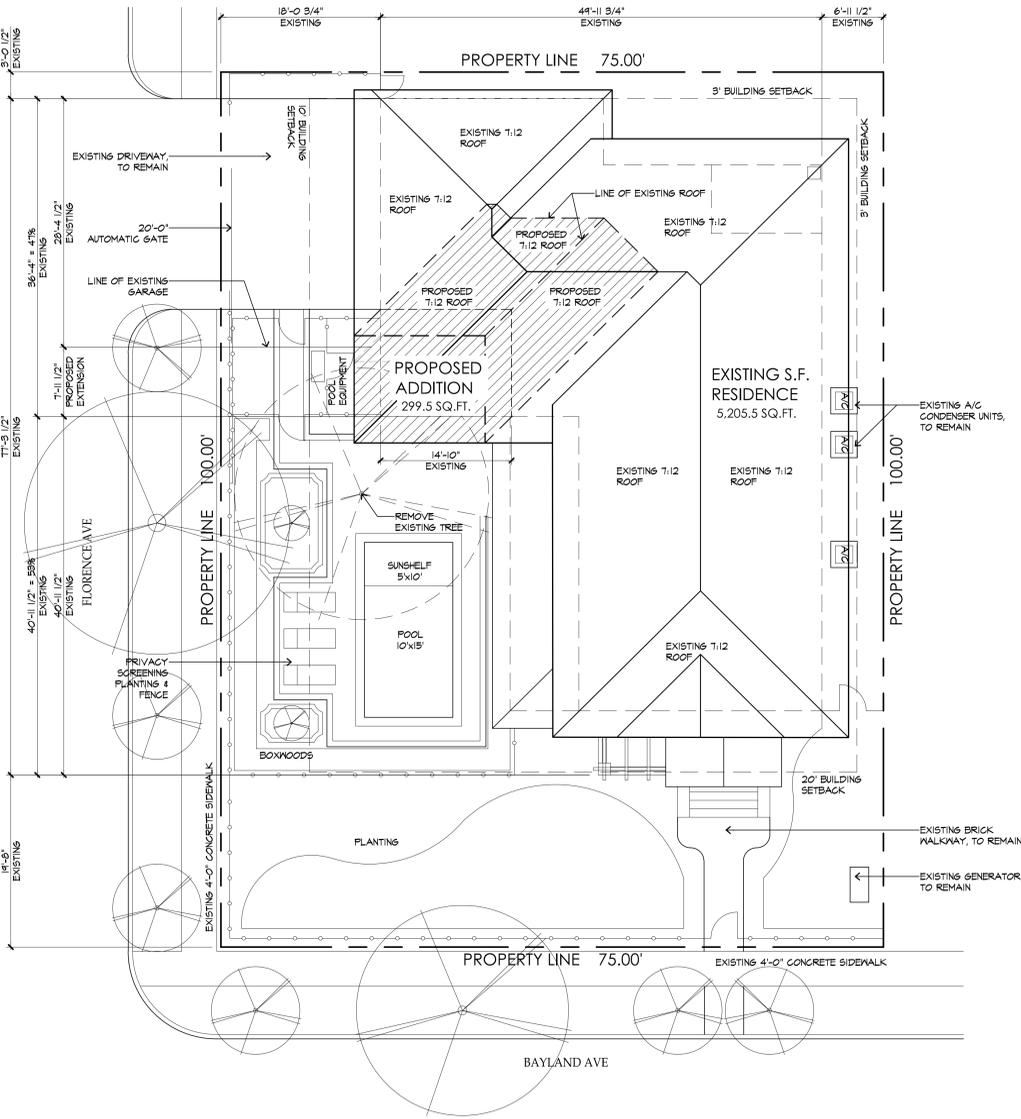


PRECISION
surveyors

1-800-LANDSURVEY
www.precisionssurveyors.com

281-496-1586 FAX 281-496-1867 210-829-4941 FAX 210-829-1555
950 THREADNEEDLE STREET SUITE 150 HOUSTON, TEXAS 77079 1777 NE LOOP 410 SUITE 600 SAN ANTONIO, TEXAS 78217
FIRM NO. 10063700

NOT FOR CONSTRUCTION



EXISTING AREA CALCULATIONS:

FRAMED FIRST FLOOR		
LIVING	1,722.5 SF	
COVERED PORCHES	464.5 SF	
GARAGE/STORAGE	641 SF	
SECOND FLOOR		
LIVING	2,279.5 SF	
COVERED PORCHES	49 SF	
TOTAL LIVING	3,996 SF	
TOTAL FRAMED, NON-LIVING	1,209.5 SF	
TOTAL LIVING/NON-LIVING	5,205.5 SF	

NOTE: SQUARE FOOTAGE CALCULATIONS ARE BASED ON ANSI Z765-2003 & PLAN DIMENSIONS ONLY AND MAY VARY FROM THE SQUARE FOOTAGE OF THE HOUSE AS BUILT.

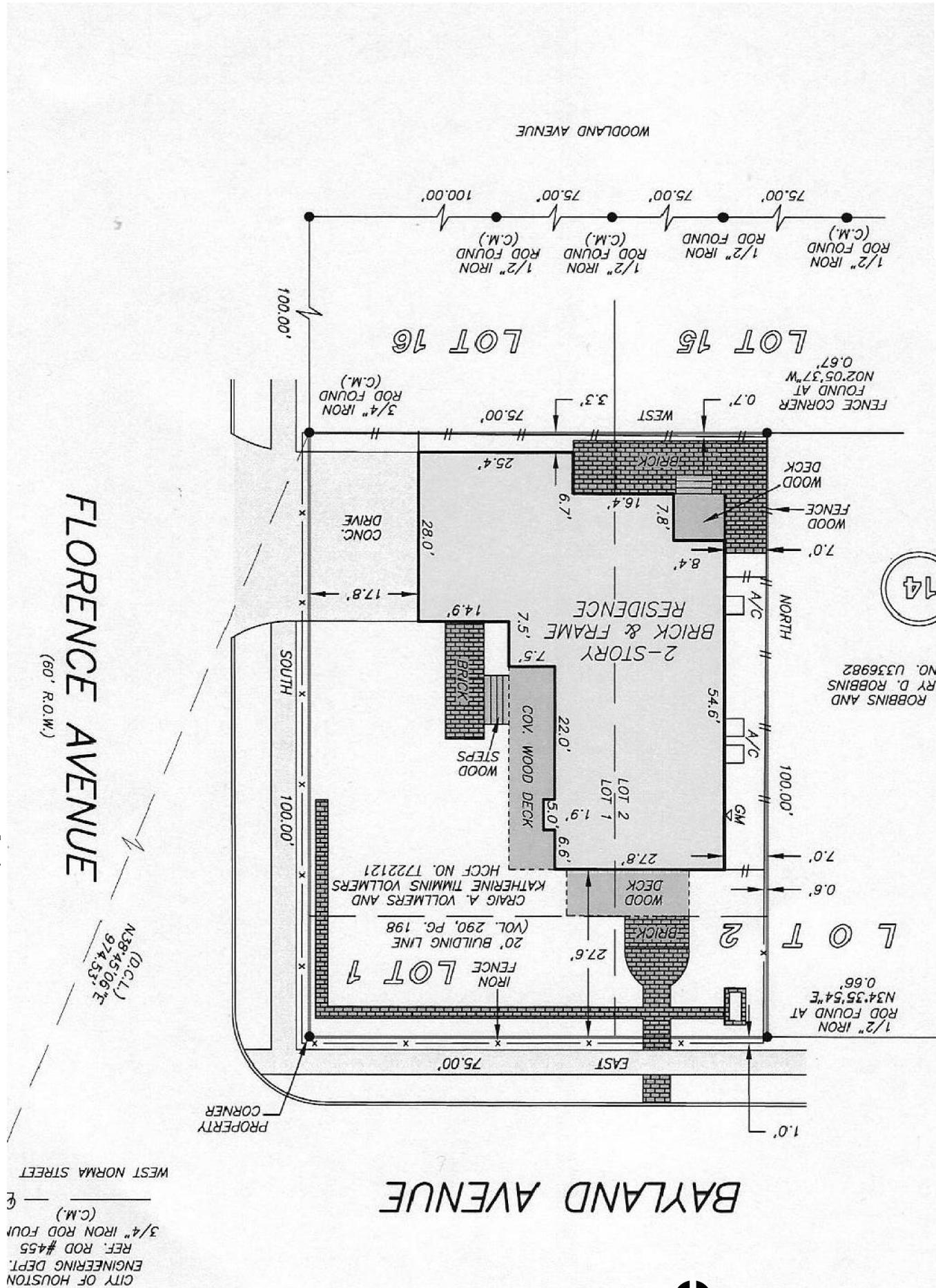
EXISTING + PROPOSED AREA CALCULATIONS:

FRAMED FIRST FLOOR			
LIVING	1,840.5 SF	464.5 SF	
COVERED PORCHES		641 SF	
GARAGE/STORAGE			
SECOND FLOOR			
LIVING	2,361 SF	142 SF	
COVERED PORCHES			
TOTAL LIVING	4,201.5 SF		
TOTAL FRAMED, NON-LIVING	1,309.5 SF		
TOTAL LIVING/NON-LIVING	5,505 SF		

NOTE: SQUARE FOOTAGE CALCULATIONS ARE BASED ON ANSI Z765-2003 & PLAN DIMENSIONS ONLY AND MAY VARY FROM THE SQUARE FOOTAGE OF THE HOUSE AS BUILT.



13 PROPOSED SITE PLAN
1/8" = 1'-0"



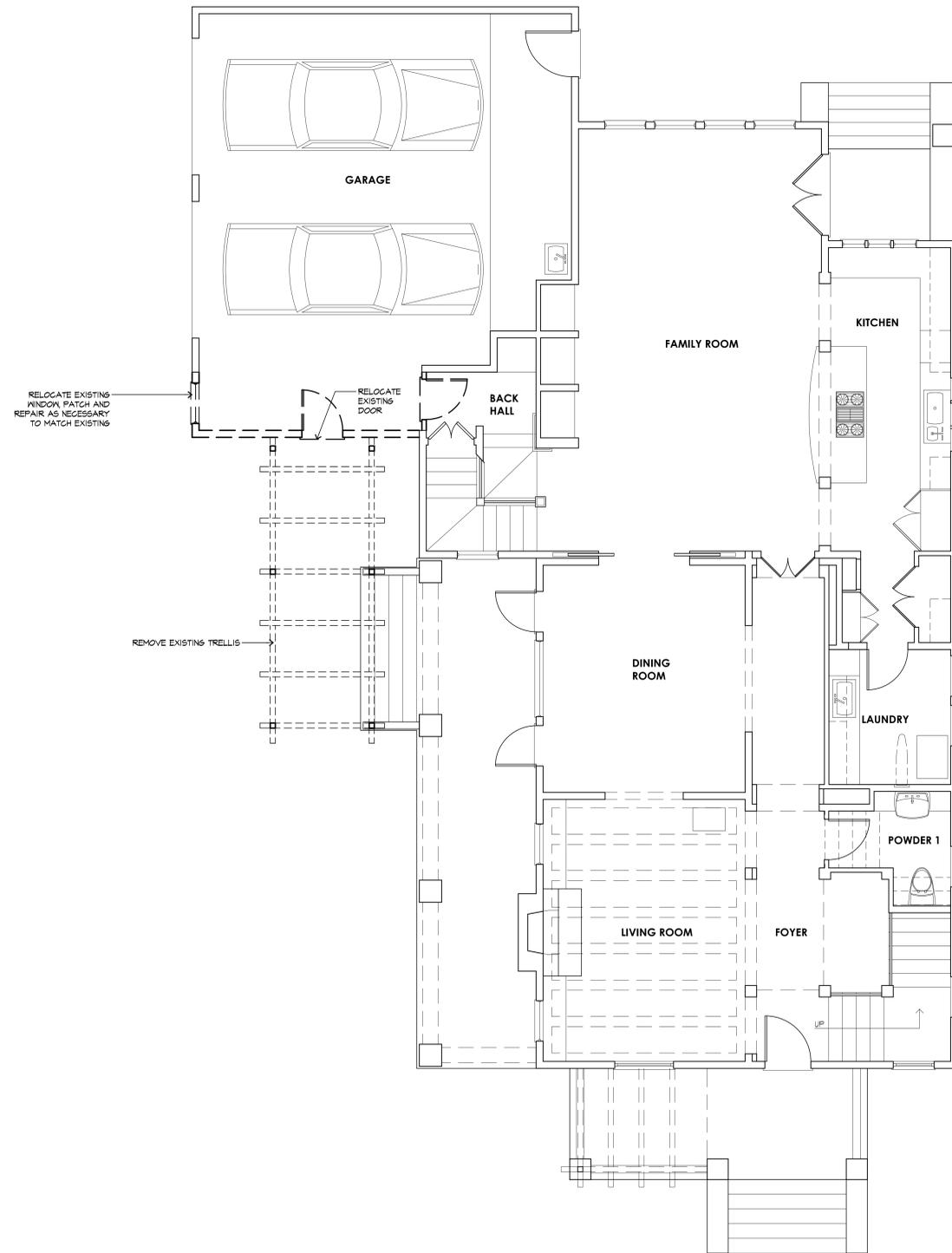
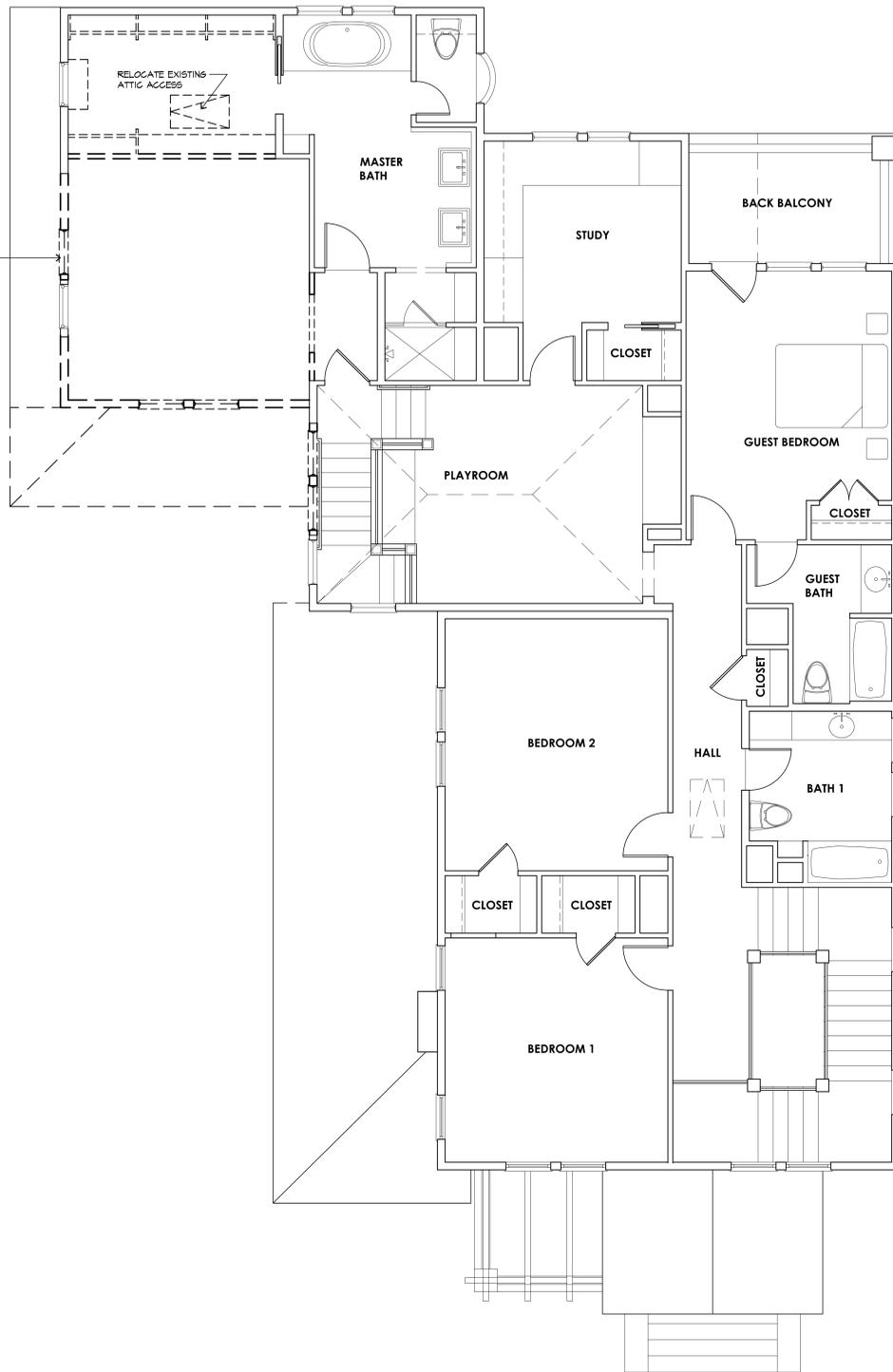
CITY OF HOUSTON
ENGINEERING DEPT.
REF. ROD #455
3/4" IRON ROD FOUND (C.M.)
WEST NORMA STREET



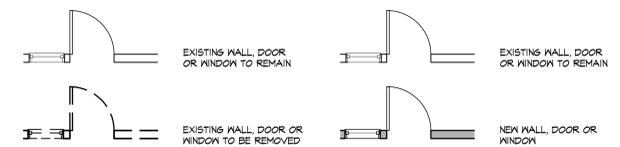
01 SURVEY
1/8" = 1'-0"



NOT FOR CONSTRUCTION



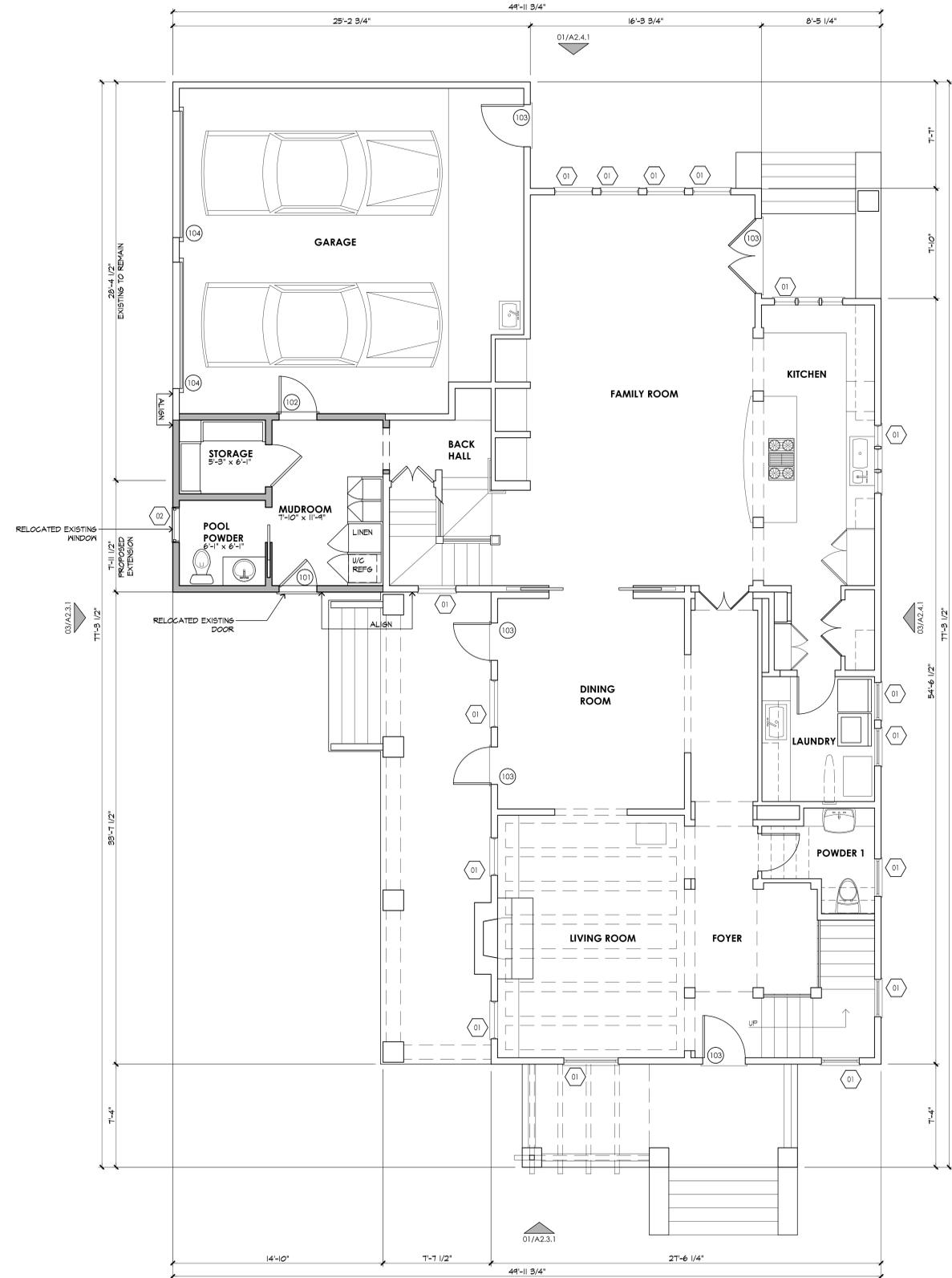
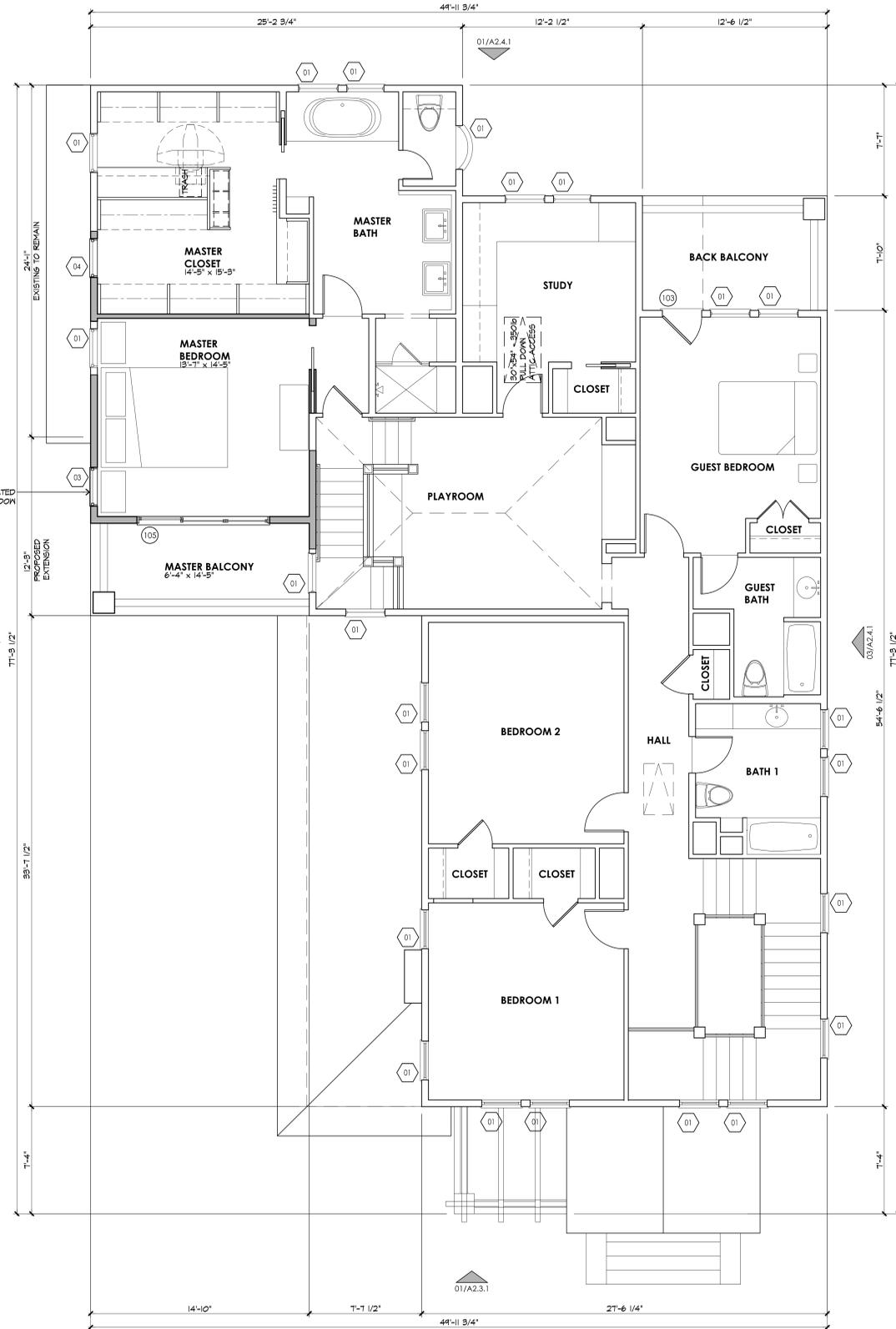
REMOVAL FLOOR PLANS



LEGEND



NOT FOR CONSTRUCTION

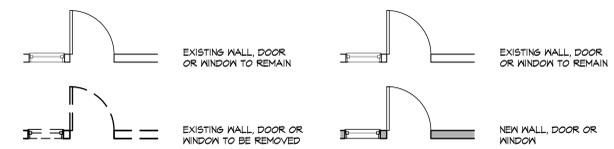


WINDOW SCHEDULE

TAG	QUANTITY	SIZE	FUNCTION
01	34	EXISTING TO REMAIN	
02	1	RELOCATED EXISTING	PICTURE
03	1	RELOCATED EXISTING	DOUBLE HING
04	1	2'-8" X 3'-0"	PICTURE MARVIN OR SIMILAR

DOOR SCHEDULE

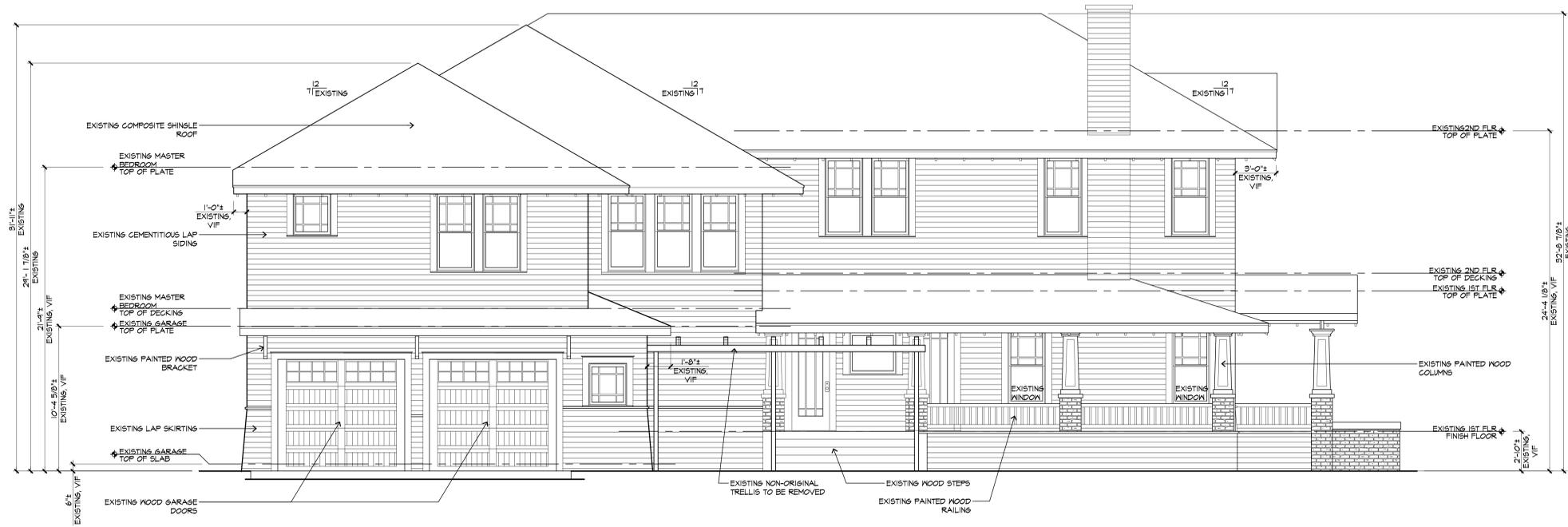
TAG	QUANTITY	SIZE	FUNCTION
101	1	RELOCATED EXISTING	
102	1	9'-0" X 8'-0"	SWING, 20 MIN FIRE RATED DOOR WITH CLOSURE
103	6	EXISTING TO REMAIN	
104	2	EXISTING TO REMAIN	OVERHEAD GARAGE DOOR
105	1	4'-0" X 8'-0"	3-PANEL SLIDER MARVIN OR SIMILAR



LEGEND



NOT FOR CONSTRUCTION



03 EXISTING ELEVATION
1/4" = 1'-0"



01 EXISTING ELEVATION
1/4" = 1'-0"

NOT FOR CONSTRUCTION



03 EXISTING ELEVATION
1/4" = 1'-0"

GENERAL NOTES:



01 EXISTING ELEVATION
1/4" = 1'-0"

SHEET CONTENTS:

AS BUILT
EXTERIOR ELEVATIONS

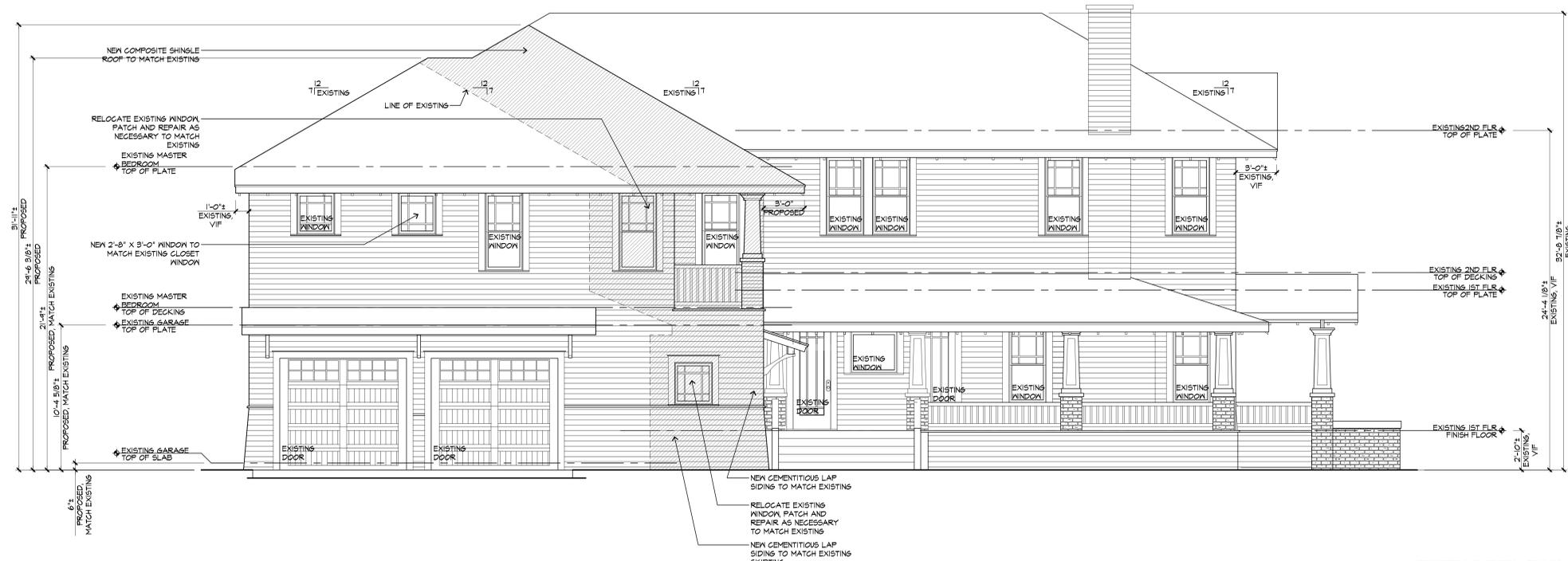
DATE OF PLOT: 01/06/16

DRAWN BY: JS
CHECKED BY: CJ
FILE: F: Vollmers - 15120p - A21 - Exterior Elevations

SHEET:

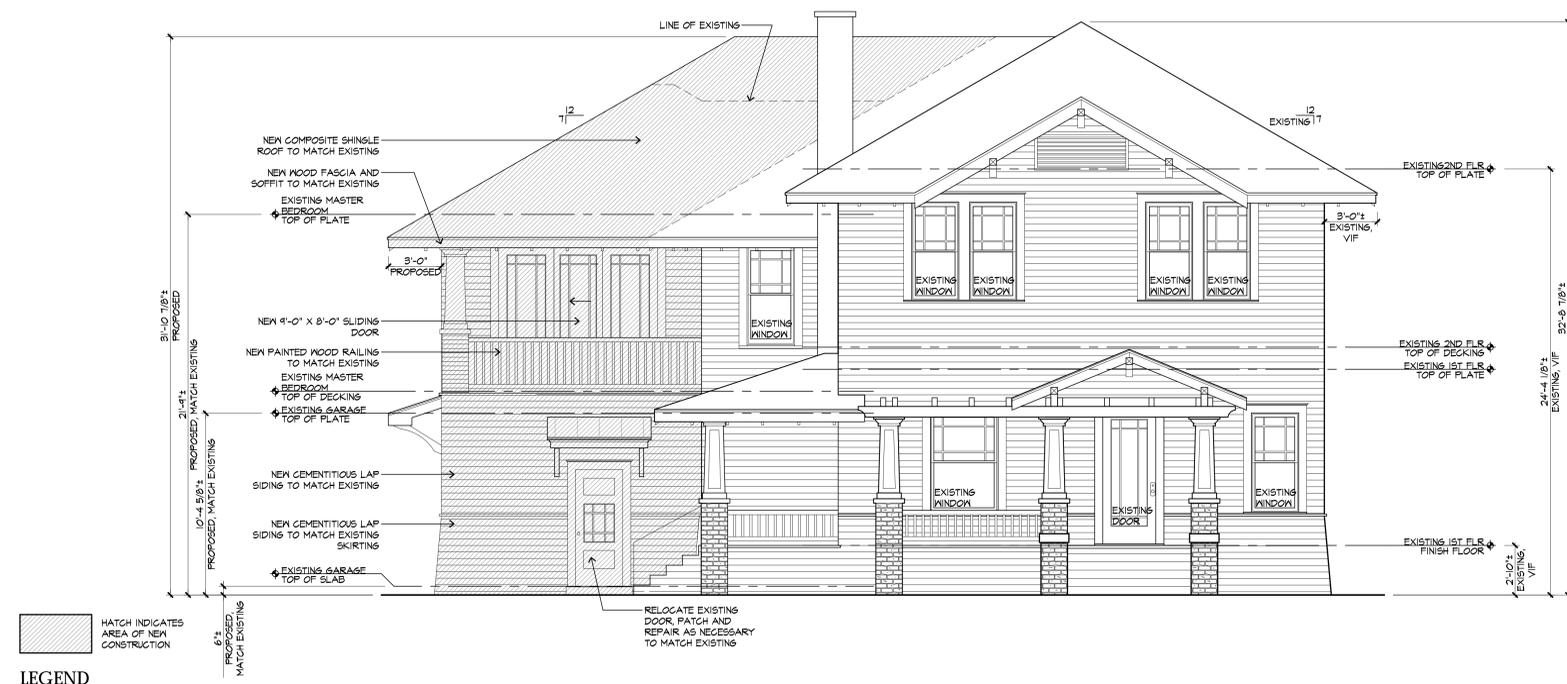
A2.2.1

NOT FOR CONSTRUCTION



03 EXISTING ELEVATION
 1/4" = 1'-0"

GENERAL NOTES:



LEGEND
 HATCH INDICATES AREA OF NEW CONSTRUCTION

01 PROPOSED ELEVATION
 1/4" = 1'-0"

SHEET CONTENTS:

PROPOSED EXTERIOR ELEVATIONS

DATE OF PLOT: 01/06/16

DRAWN BY: JS

CHECKED BY: CJ

FILE: F: Vollmers - 15120p - A21 - Exterior Elevations

SHEET:

A2.3.1

NOT FOR CONSTRUCTION



03 EXISTING ELEVATION
 1/4" = 1'-0"

GENERAL NOTES:



HATCH INDICATES AREA OF NEW CONSTRUCTION

LEGEND

01 EXISTING ELEVATION
 1/4" = 1'-0"

SHEET CONTENTS:

PROPOSED EXTERIOR ELEVATIONS

DATE OF PLOT: 01/06/16

DRAWN BY: JS

CHECKED BY: CJ

FILE: F_Vollmers - 15120p - A21 - Exterior Elevations

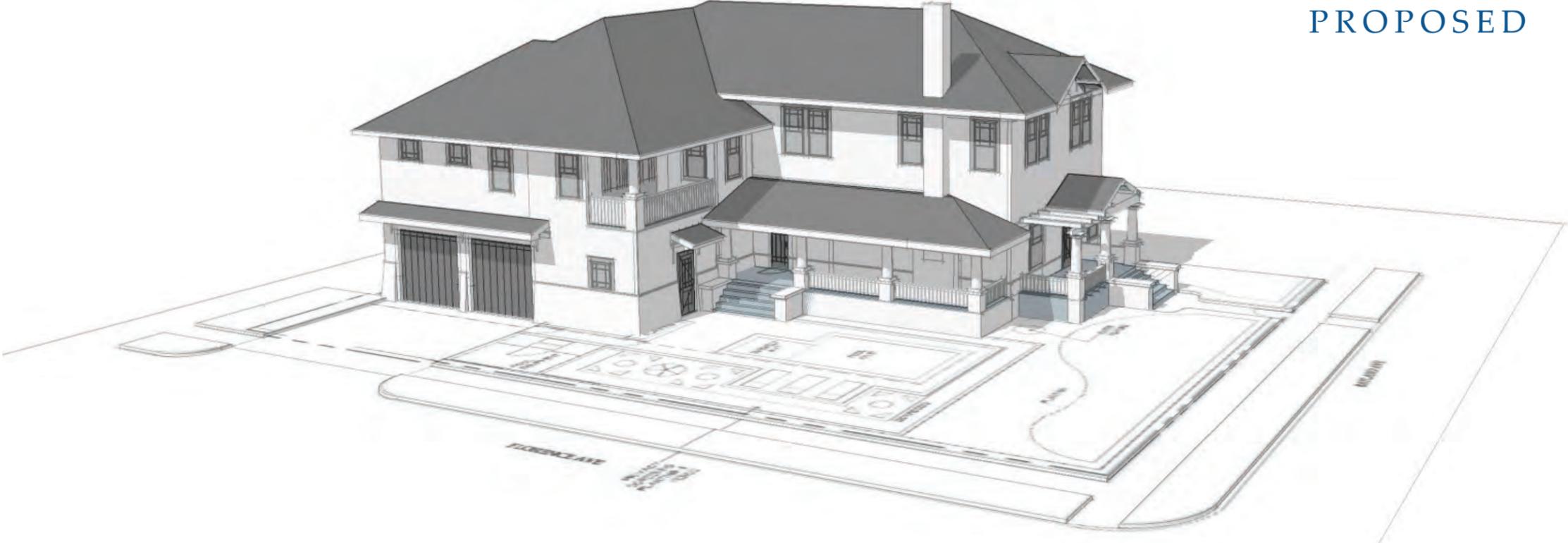
SHEET:

A2.4.1

EXISTING



PROPOSED



EXISTING



Looking Southwest



Looking South



Looking Northwest

PROPOSED



Looking Southwest



Looking South



Looking Northwest

ADDITION WORKSHEET

	EXISTING	CHANGES TO EXISTING	PROPOSED ADDITION
STORIES	2		2
SQUARE FOOTAGE			
CONDITIONED	3,996 sf		4,201.5 sf
UNCONDITIONED	1,209.5 sf		1,303.5 sf
SETBACKS*	N: 20' E: 10' S: 3' W: 3'	N: E: S: W:	N: 20' E: 10' S: 3' W: 3'
HEIGHTS			
Ridge	32'-8 ⁷ / ₈ " +/-		31'-10 ⁷ / ₈ "
Eave	24'-4 ¹ / ₈ " +/-		21'-9"
FOOTPRINT			
MAX WIDTH	49'-11 ³ / ₄ "		49'-11 ³ / ₄ "
MAX DEPTH	77'-3 ¹ / ₂ "		77'-3 ¹ / ₂ "
ENCROACHMENT			
FOUNDATION			
Height to FF	2'-10"		6"
Type	Pier & beam		slab on grade
Material			
CLADDING			
Material	cementitious siding		cementitious siding
Reveal/Brick Info			
PORCH			
Eave Height	10'-4 ⁵ / ₈ "		21'-9"
Width	19'-6"		14'-10"
Depth	7'-4"		6'-4"
Material	brick / wood		wood
Column Style	brick / wood		wood
Column Dimensions	tapered		tapered
ROOF			
Style	Hip		HIP
Pitch	7/12		7/12
Material	composition shingle		composition shingle
Eave Design			
Eave Overhang	3'-0"		3'-0"
WINDOWS			

-- SEE WINDOWS WORKSHEET --

IMPORTANT NOTES:

* Setbacks measured from property line to nearest point of structure

- All required information on worksheet must be indicated on drawings
- All drawings must be fully dimensioned
- All elevations must be fully dimensioned from existing natural grade
- Existing natural grade is 0'-00"
- Specify the height of the existing natural grade relative to a fixed point in the right of way (i.e.: crown of the street or manhole cover)

Failure to include requested information may result in an incomplete application and a delay in the approval of the proposed project

Notes: