

CERTIFICATE OF APPROPRIATENESS APPLICATION FORM



PLANNING &
DEVELOPMENT
DEPARTMENT

PROPERTY

Address 215 Bayland Ave.

Historic District / Landmark Woodland Heights

HCAD # 0372690000023

Subdivision Woodland Heights

Lot TRS 23 & 24 Block 4

DESIGNATION TYPE

- Landmark
 Protected Landmark
 Archaeological Site
 Contributing
 Noncontributing
 Vacant

PROPOSED ACTION

- Alteration or Addition
 Restoration
 New Construction
 Relocation
 Demolition
 Excavation

DOCUMENTS

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

OWNER

Name Clayton & Alexandra Mealer

Company

Mailing Address 215 Bayland Ave.

Houston, TX 77009

Phone (260) 402-3781

Email

Signature *Clayton Mealer*

Date 26 October 2016

APPLICANT (if other than owner)

Name

Company

Mailing Address

Phone

Email

Signature

Date

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: 215 Bayland Ave.

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 ³all 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 | <input checked="" type="checkbox"/> demolition plan |
| <input checked="" type="checkbox"/> proposed site plan | <input checked="" type="checkbox"/> current roof plan |
| <input checked="" type="checkbox"/> current floor plans | <input checked="" type="checkbox"/> proposed roof plan |
| <input checked="" type="checkbox"/> proposed floor plans | <input checked="" type="checkbox"/> current elevations (all sides) |
| <input checked="" type="checkbox"/> current window and door schedule | <input checked="" type="checkbox"/> proposed elevations (all sides) |
| <input checked="" type="checkbox"/> proposed window and door schedule | <input checked="" type="checkbox"/> perspective and/or line of sight |

215 Bayland Avenue – COA Application – House Addition

Description letter:

We are submitting the attached application for the addition to our home at 215 Bayland Avenue, in the Woodland Heights. Our house is a very large Queen Anne, two-story structure with a front porch. Below is a description of our scope of work:

1. We propose the following addition:
 - a) 1st floor: add outdoor area, garage, living room and mud room to the back of the house;
 - i. Of note, the garage encompasses 94% of the new 1st floor addition footprint;
 - ii. Addition of living room allows the preservation of original 1st floor layout of our home (parlor, kitchen, dining room) and the preservation of pocket doors.
 - b) 2nd floor: reconfigure the floor plan and recreate the original front porch with a second floor rail not covered;
 - c) add a basement.
2. We propose to demo the rear non-original portion of the house and the non-original roof on the front that is covering the original front porch.
3. Any damaged siding will be replaced with matching wood siding. On the new construction, the siding and trim will match the existing siding. All original siding on the back portion of the house will be preserved and reused.
 - a) Update: proposed 1x12 wood band board removed from addition per staff's suggestion to delineate addition.
4. All windows in the house will remain, if any are removed, they will be reused on the new addition.
5. Windows in the addition will be a combination of wood double hung and wood fixed windows – Jeldwen Tradition Plus Windows. See plans for size and location.
 - a) Update: proposed decorative windows on new addition removed per staff's suggestion to delineate addition from existing
6. The current ceiling height is 11'3" on the first floor and 10'9" on the second floor. Additions to the first floor and the second floor addition will match the existing ceiling heights.
7. The new addition will match the existing roof overhangs. The pitch on the new roof will be 8 on 12 and 7 on 12 on the addition. The existing pitch is 12 on 12.
 - a) Note: pitch cannot be decreased further without violating engineering / construction best practices; results in roof being uninsurable;
 - b) The existing eave height is approximately 26' 5 ¾", and the new gable eave height is 24'8 ¾"
 - i. Update: proposed eave height lowered 1'9" to subordinate to the existing structure per staff guidance.
 - c) The top ridge height on the addition will be 39' 3/8". Existing top ridge height is 44'10";
 - ii. Update: ridge height reduced an additional ~1' to further subordinate the addition to the existing home per staff guidance.
 - d) Proposed addition gable ridge height 33'11 3/8".

iii. Update: proposed gable ridge height reduced 1'9" and pitch reduced to differentiate and subordinate to existing gables per staff guidance.

8. The current living square footage is 3,402 square feet. We are adding 1,756 square feet.

9. Foundation type on the existing house is pier and beam foundation. The addition will be both: pier and beam and slab.

10. The existing Finish Floor height is 3'6" above grade. The new finish floor height will match the existing.

Please let us know if there are any questions, concerns or if we need to provide any additional information.

Thank you!

Clayton & Alexandra Mealer

215 Bayland Ave.
Houston, TX 77009

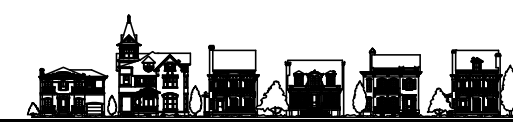
Email: 

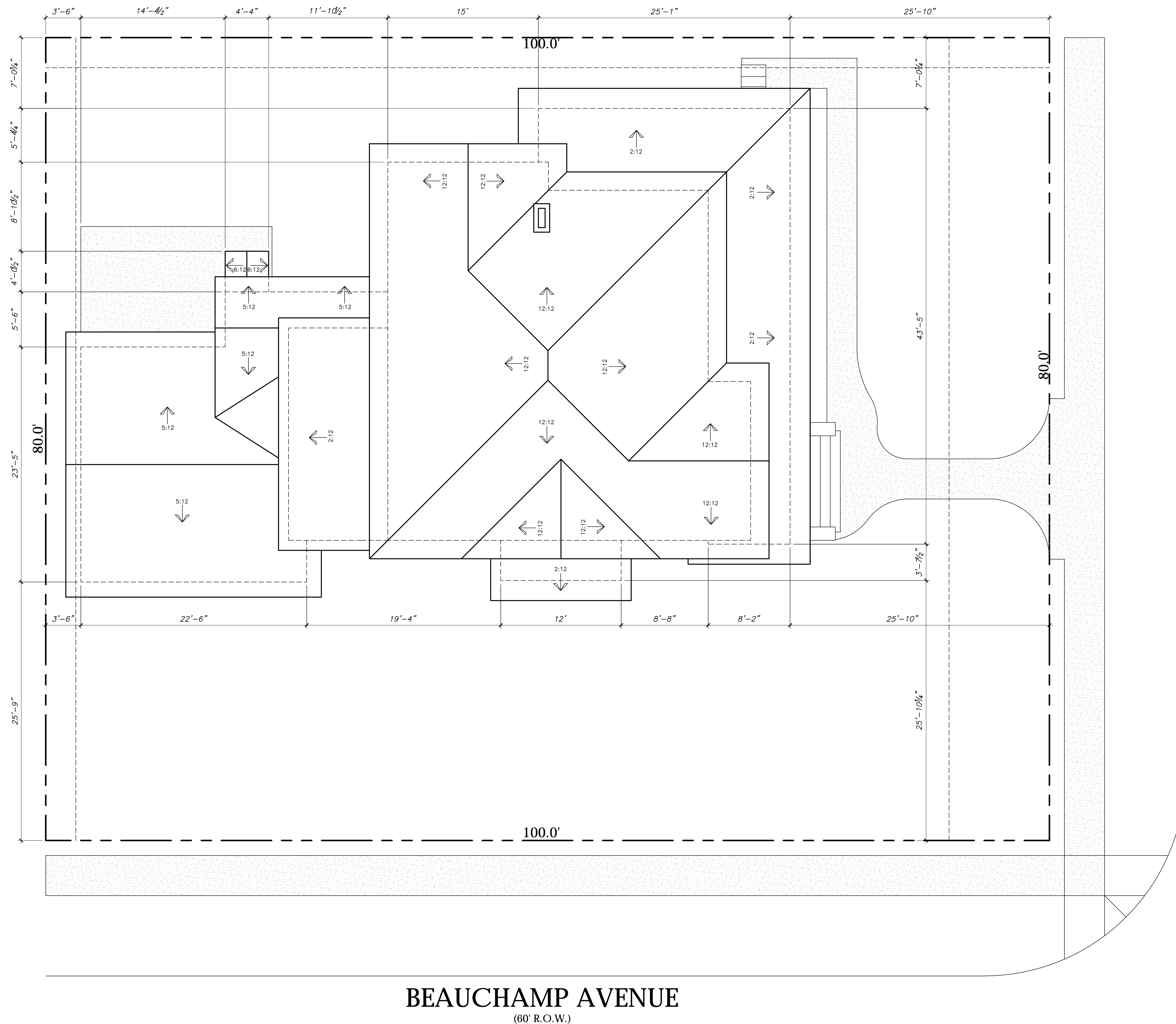


MEALER RESIDENCE
215 BAYLAND AVENUE
HOUSTON, TEXAS

CREOLE DESIGN L.L.C

505 MERRILL
HOUSTON, TX 77009
(713)880-3158





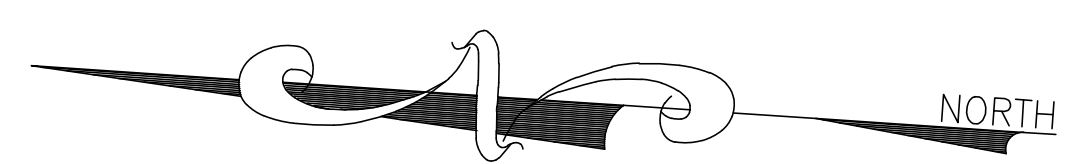
BAYLAND AVENUE
(60' R.O.W.)

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

EXISTING LOT CALCULATION OF IMPERVIOUS PERCENTAGE	
HOUSE	2,468 SQ.FT.
CONCRETE PAD/SIDEWALK	476 SQ.FT.
TOTAL IMPERVIOUS COVER	2,944 SQ.FT.
LOT AREA	8,000 SQ.FT.
PERCENTAGE IMPERVIOUS AREA	36.80%

LEGAL DESCRIPTION
BLOCK-4, LOT-23 AND 24
WOODLAND HEIGHTS
RECORD IN VOLUME 2, PAGE 33 OF
THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

EXISTING SITE PLAN
Scale: 3/16" = 1' - 0"



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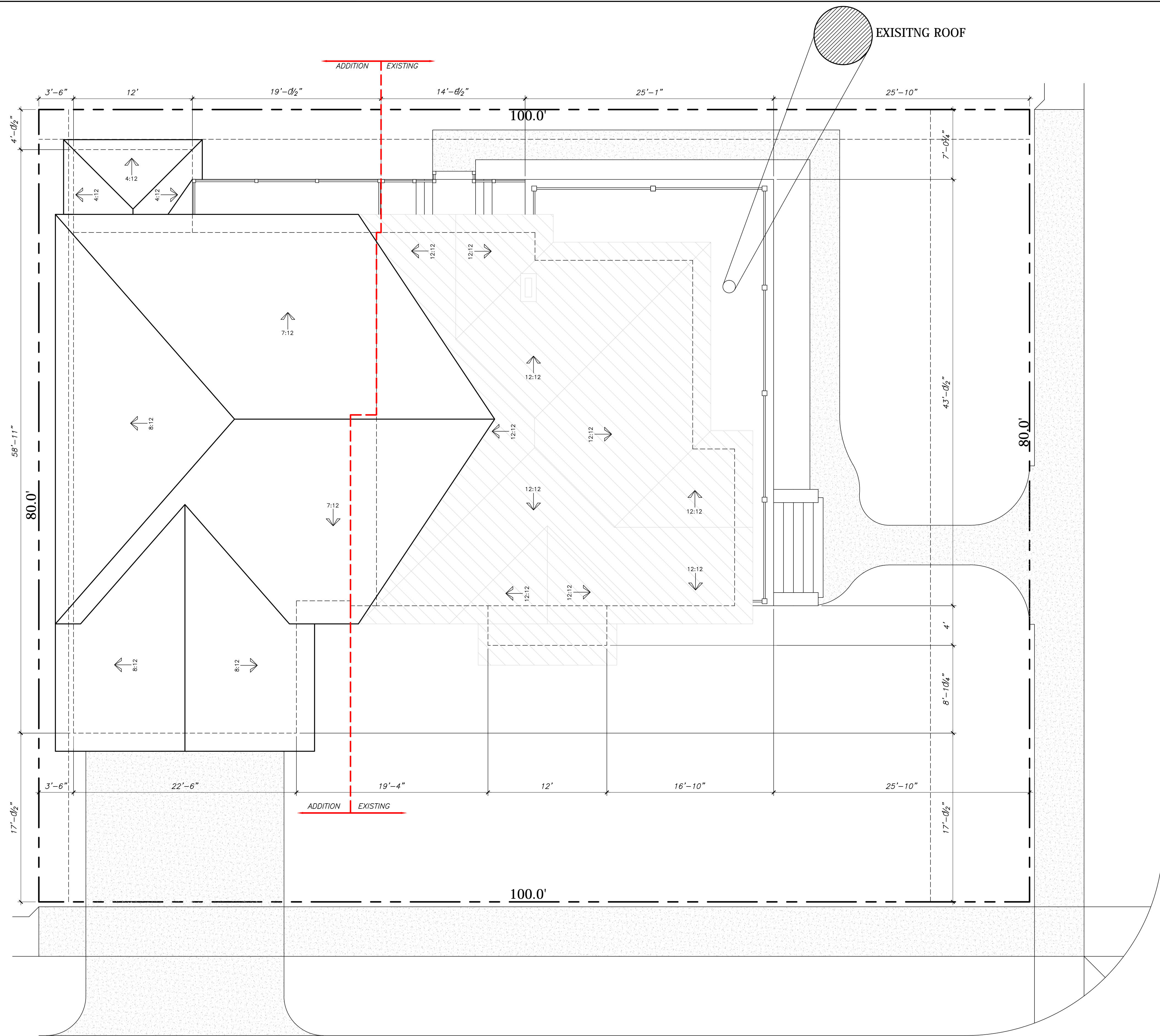
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HOUSTON, TEXAS 77009

SHEET TITLE
EXISTING SITE PLAN

SHEET NO.
A0.1



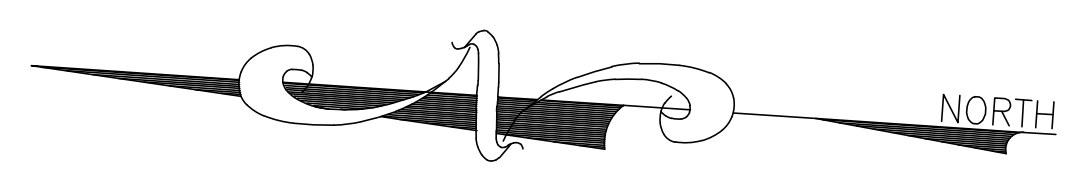
BAYLAND AVENUE
(60' R.O.W.)

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

LOT CALCULATION OF IMPERVIOUS PERCENTAGE	
HOUSE	3,337 SQ.FT.
DRIVEWAY/SIDEWALK	702 SQ.FT.
TOTAL IMPERVIOUS COVER	4,039 SQ.FT.
LOT AREA	8,000 SQ.FT.
PERCENTAGE IMPERVIOUS AREA	50.48%

LEGAL DESCRIPTION
 BLOCK-4, LOT-23 AND 24
 WOODLAND HEIGHTS
 RECORD IN VOLUME 2, PAGE 33 OF
 THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

PROPOSED SITE PLAN
 Scale: 3/16" = 1' - 0"



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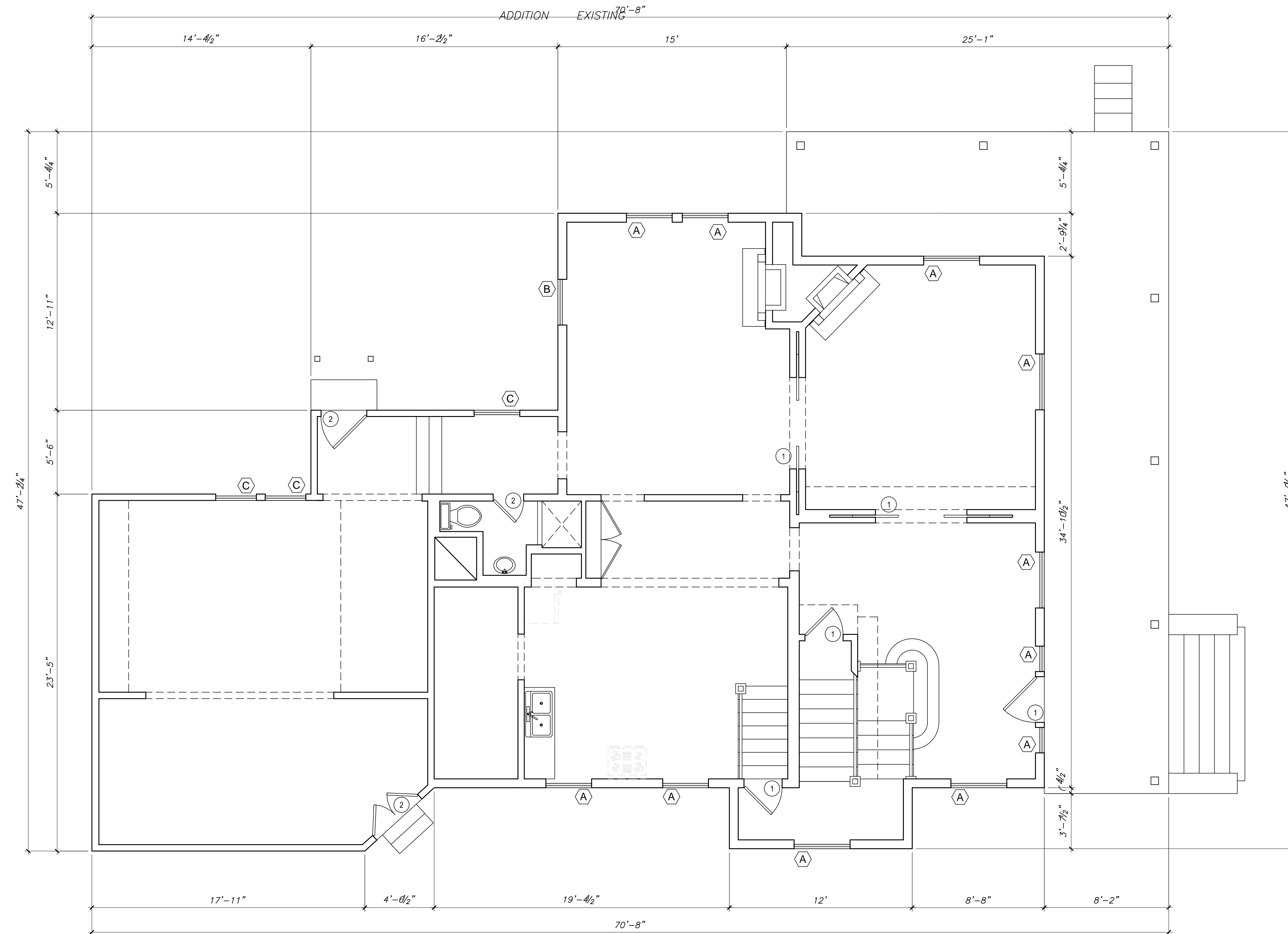
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 HOUSTON, TEXAS 77009

SHEET TITLE
PROPOSED SITE PLAN

SHEET NO.
A0.2

WINDOW SCHEDULE				
MARK	QTY	WIDTH	HEIGHT	DESCRIPTION
(A)	-	-	-	EXISTING TO REMAIN
(B)	-	-	-	EXISTING TO BE RELOCATED
(C)	-	-	-	NOT ORIGINAL TO BE REMOVED
(D)	-	-	-	EXISTING TO BE RELOCATED
(E)	-	-	-	EXISTING TO BE RELOCATED

DOOR SCHEDULE				
DOOR NO.	QTY.	WIDTH	HEIGHT	DESCRIPTION
1	-	-	-	EXISTING TO REMAIN
2	-	-	-	TO BE REMOVED
3	-	-	-	EXISTING TO BE RELOCATED
4	-	-	-	EXISTING TO BE RELOCATED
5	-	-	-	EXISTING TO BE RELOCATED
6	-	-	-	EXISTING TO BE RELOCATED

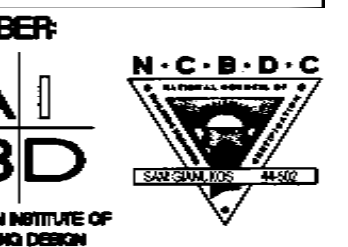


SQUARE FOOTAGE	
NAME	EXIST.
1ST. FLOOR PLAN	1,968
2ND. FLOOR PLAN	1,434
TOTAL LIVING	3,402
PORCH	490
ATTIC	1,225
TOTAL COVERED	3,892

FIRST FLOOR PLAN
Scale: 1/4" = 1' - 0"

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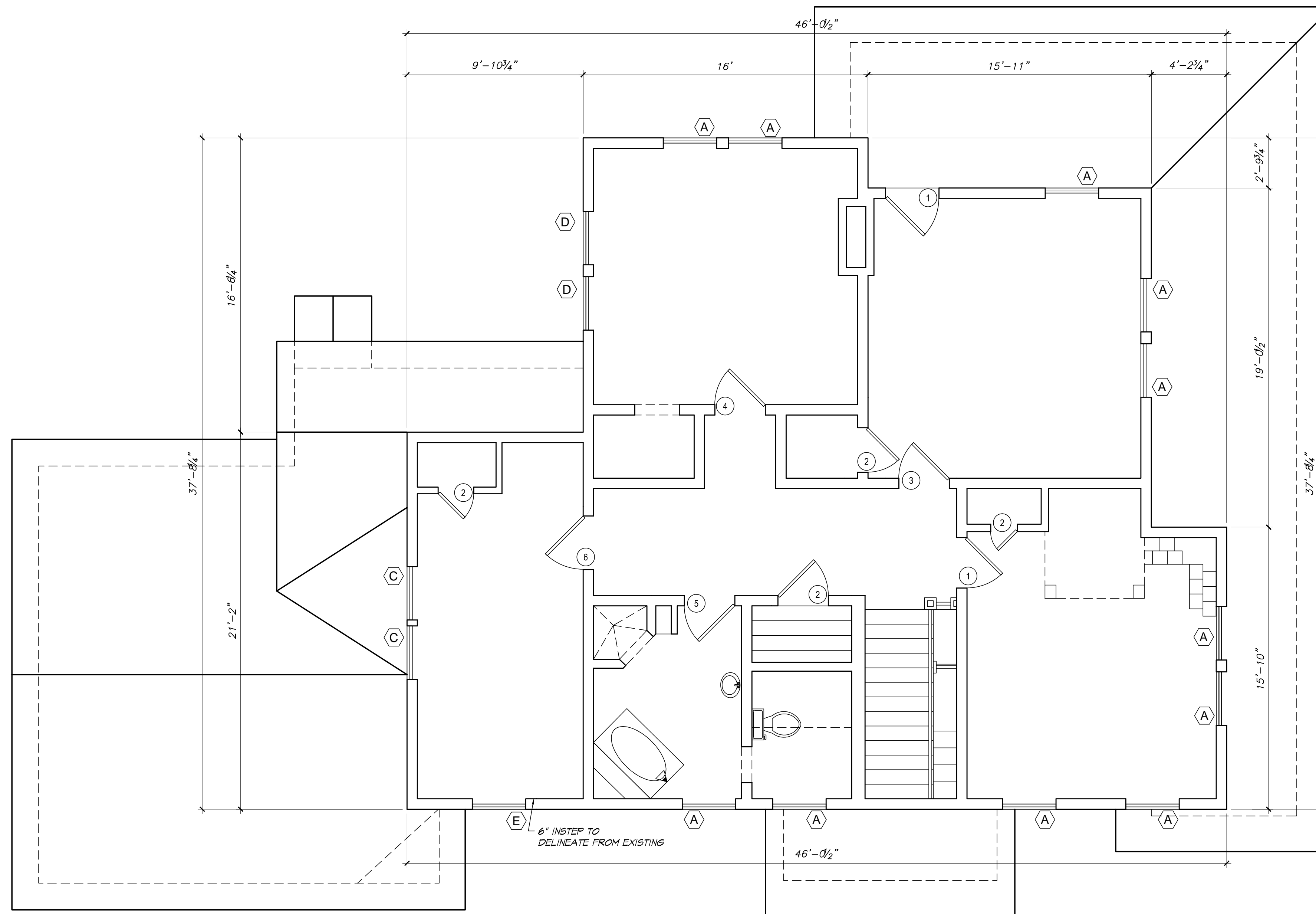
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215 BAYLAND AVENUE
HOUSTON, TEXAS 77009

SHEET TITLE
EXISTING FIRST FLOOR PLAN

SHEET NO.
A1.1

WINDOW SCHEDULE				
MARK	QTY	WIDTH	HEIGHT	DESCRIPTION
A	-	-	-	EXISTING TO REMIAN
B	-	-	-	EXISTING TO BE RELOCATED
C	-	-	-	NOT ORIGINAL TO BE REMOVED
D	-	-	-	EXISTING TO BE RELOCATED
E	-	-	-	EXISTING TO BE RELOCATED

DOOR SCHEDULE				
DOOR NO.	QTY.	WIDTH	HEIGHT	DESCRIPTION
1	-	-	-	EXISTING TO REMAIN
2	-	-	-	TO BE REMOVED
3	-	-	-	EXISTING TO BE RELOCATED
4	-	-	-	EXISTING TO BE RELOCATED
5	-	-	-	EXISTING TO BE RELOCATED
6	-	-	-	EXISTING TO BE RELOCATED



SECOND FLOOR PLAN
Scale: 1/4" = 1' - 0"

SQUARE FOOTAGE	
NAME	EXIST.
1ST. FLOOR PLAN	1,968
2ND. FLOOR PLAN	1,434
TOTAL LIVING	3,402
PORCH	490
ATTIC	1,225
TOTAL COVERED	3,892

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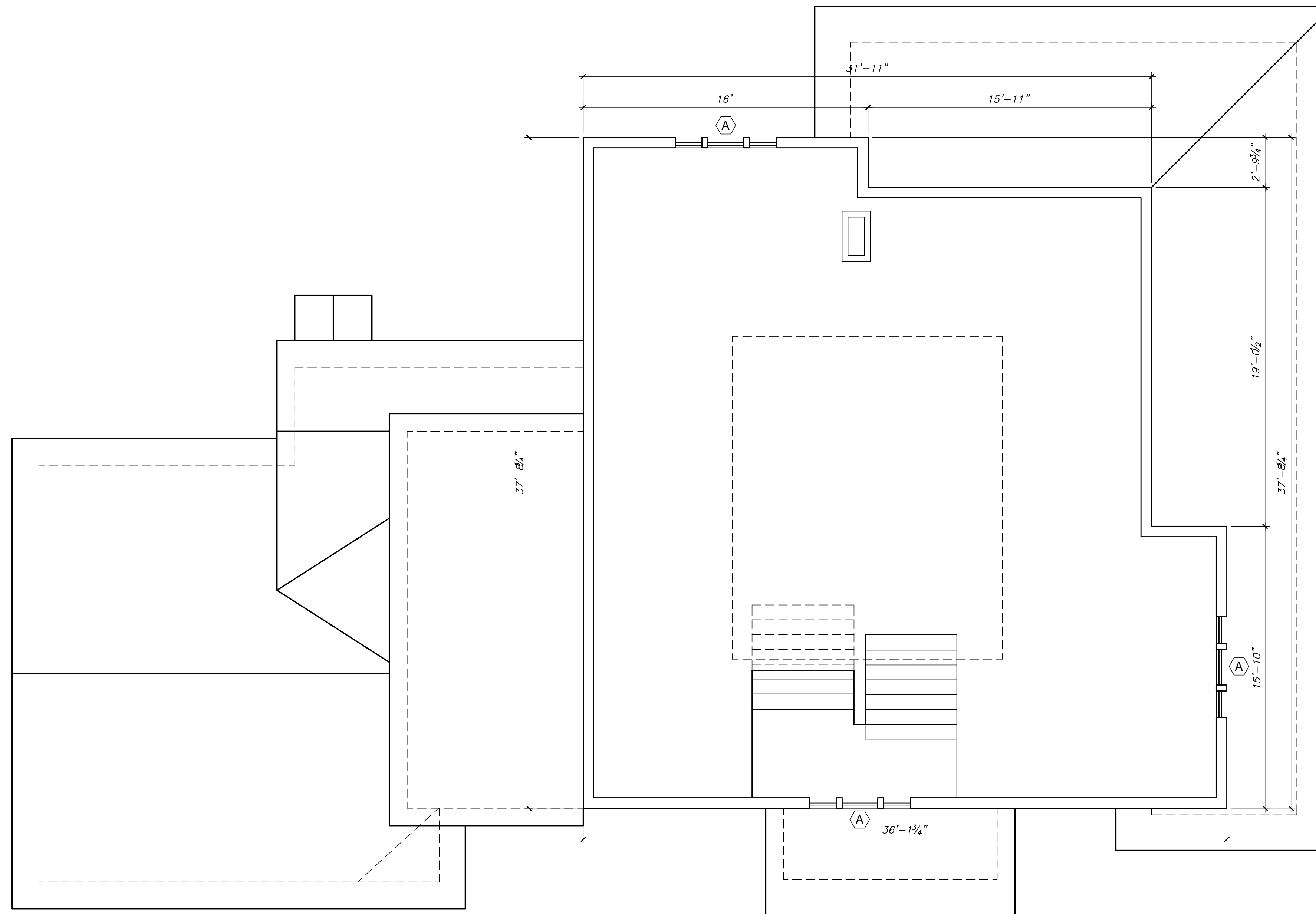
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HOUSTON, TEXAS 77009

SHEET TITLE
EXISTING SECOND FLOOR PLAN

SHEET NO.
A1.2

WINDOW SCHEDULE				
MARK	QTY	WIDTH	HEIGHT	DESCRIPTION
(A)	-	-	-	EXISTING TO REMIAN
(B)	-	-	-	EXISTING TO BE RELOCATED
(C)	-	-	-	NOT ORIGINAL TO BE REMOVED
(D)	-	-	-	EXISTING TO BE RELOCATED
(E)	-	-	-	EXISTING TO BE RELOCATED

DOOR SCHEDULE				
DOOR NO.	QTY.	WIDTH	HEIGHT	DESCRIPTION
1	-	-	-	EXISTING TO REMAIN
2	-	-	-	TO BE REMOVED
3	-	-	-	EXISTING TO BE RELOCATED
4	-	-	-	EXISTING TO BE RELOCATED
5	-	-	-	EXISTING TO BE RELOCATED
6	-	-	-	EXISTING TO BE RELOCATED

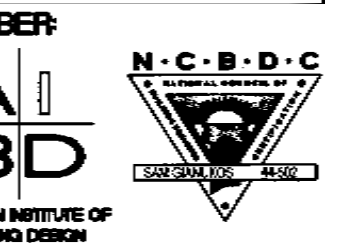


ATTIC FLOOR PLAN
Scale: 1/4" = 1' - 0"

SQUARE FOOTAGE	
NAME	EXIST.
1ST. FLOOR PLAN	1,968
2ND. FLOOR PLAN	1,434
TOTAL LIVING	3,402
PORCH	490
ATTIC	1,225
TOTAL COVERED	3,892

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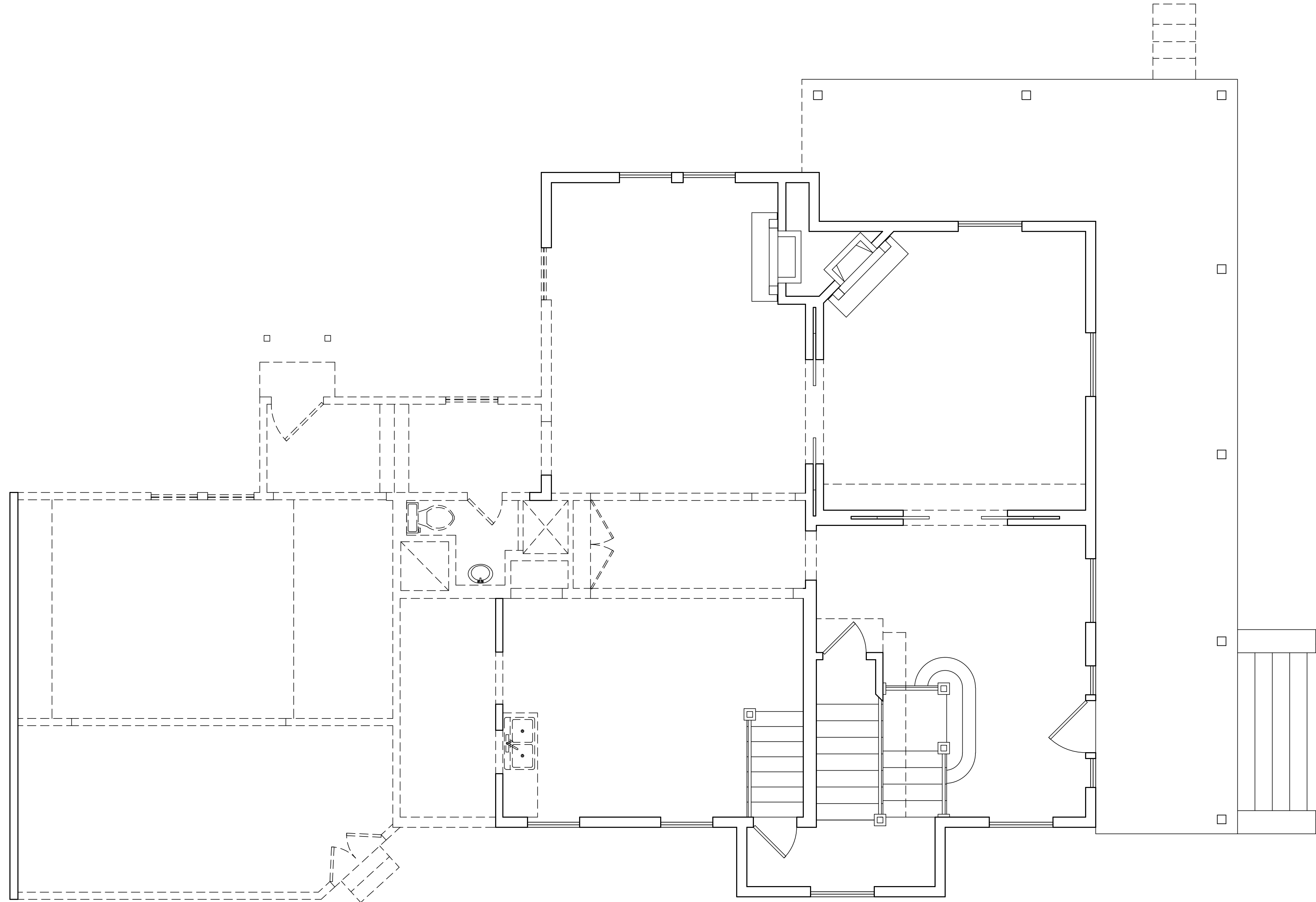
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SHEET TITLE
EXISTING ATTIC PLAN

SHEET NO.
A1.3



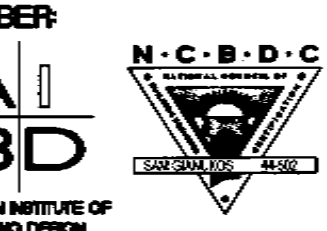
FIRST FLOOR PLAN
Scale: 1/4" = 1' - 0"

WALL LEGEND	
	EXISTING WALL
	DEMO WALL

SQUARE FOOTAGE	
NAME	EXIST.
1ST. FLOOR PLAN	1,968
2ND. FLOOR PLAN	1,434
TOTAL LIVING	3,402
PORCH	490
ATTIC	1,225
TOTAL COVERED	3,892

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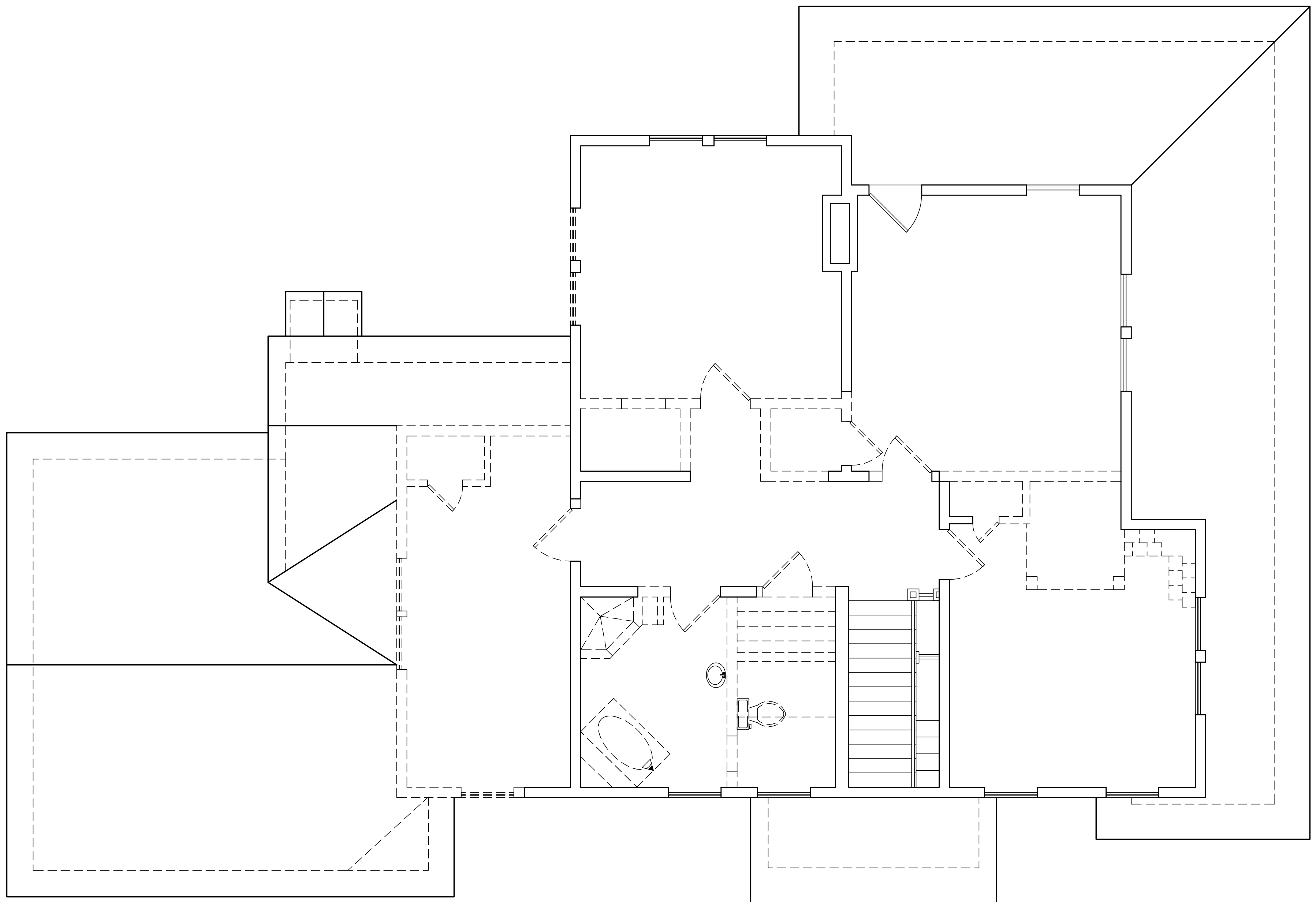
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SHEET TITLE
DEMO FIRST FLOOR PLAN

SHEET NO.
A1.4

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SECOND FLOOR PLAN
 Scale: 1/4" = 1' - 0"

WALL LEGEND	
	EXISTING WALL
	DEMO WALL

SQUARE FOOTAGE	
NAME	EXIST.
1ST. FLOOR PLAN	1,968
2ND. FLOOR PLAN	1,434
TOTAL LIVING	3,402
PORCH	490
ATTIC	1,225
TOTAL COVERED	3,892

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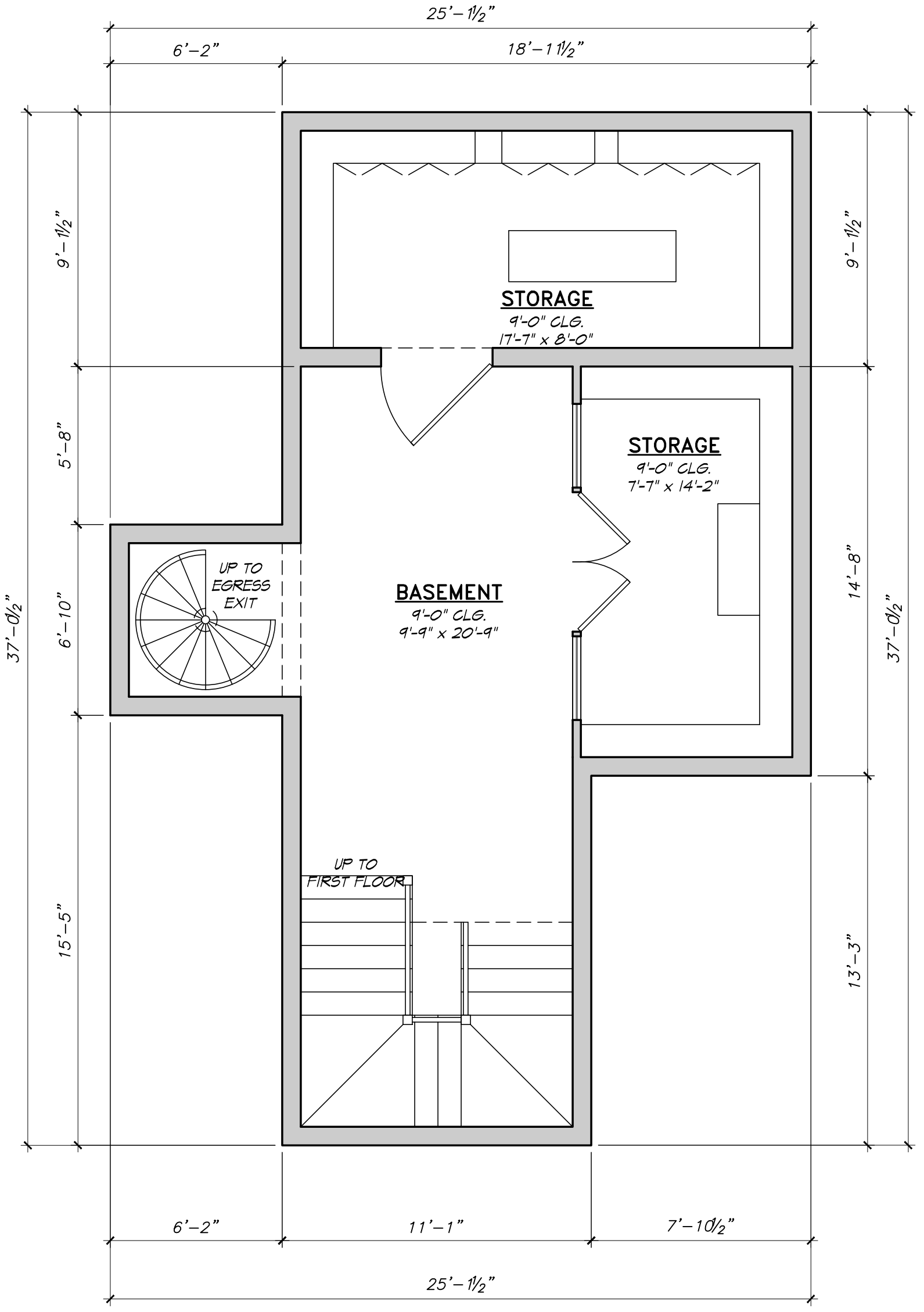
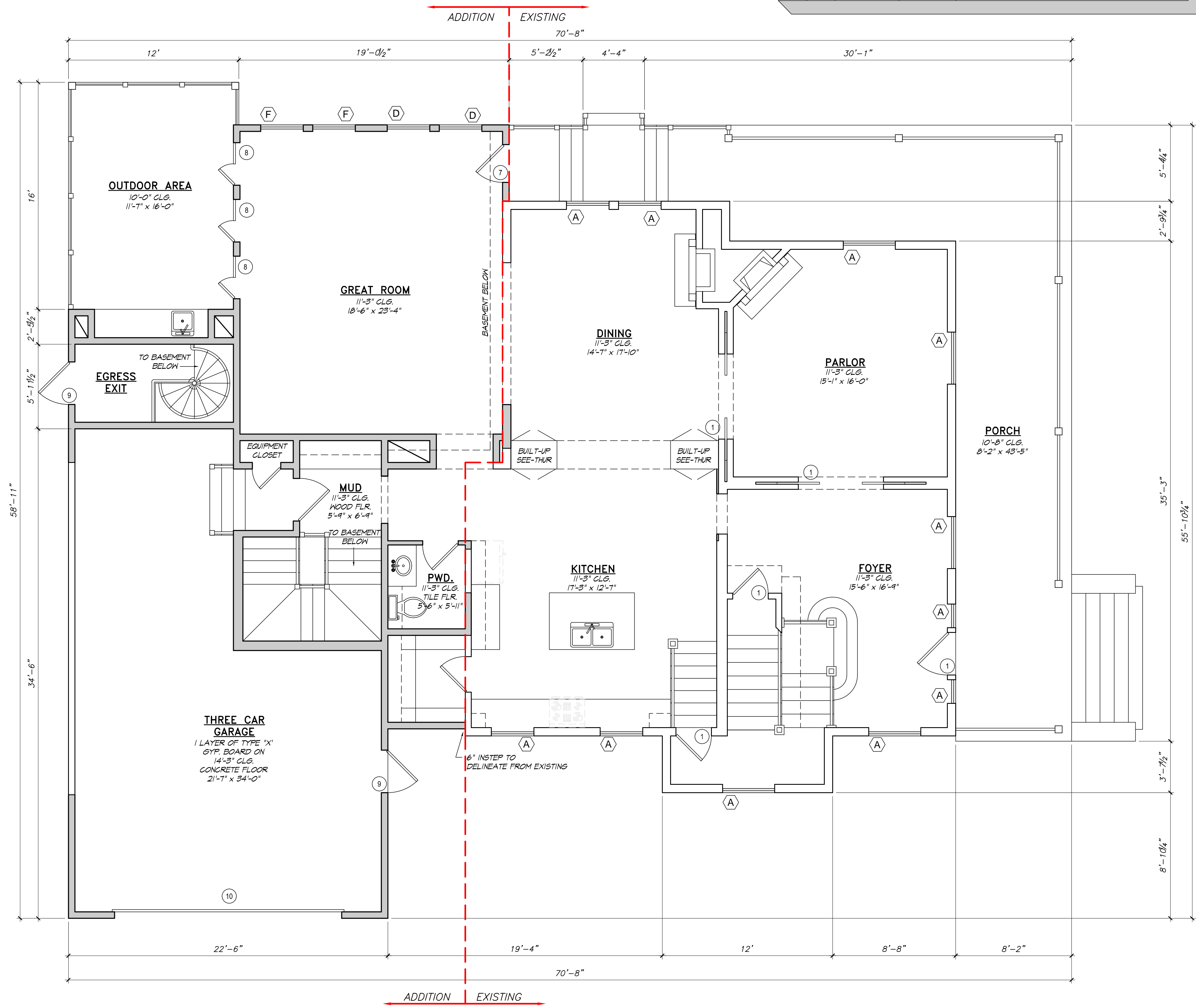
SHEET TITLE
DEMO SECOND FLOOR PLAN

SHEET NO.
A1.5

NOTE:
 GARAGE GABLE ROOF HAS BEEN DECREASED BY 1'-9" TO DELINEATE THE EXISTING STRUCTURE FROM THE NEW.
 A 6" INSTEP HAS BEEN ADDED TO THE ADDITION TO DELINEATE THE EXISTING STRUCTURE FROM THE NEW.
 THE PROPOSED 1X12 WOOD BAND HAS BEEN REMOVED FROM THE ADDITION TO DELINEATE FROM THE EXISTING STRUCTURE.
 WINDOW ORNAMENTATION HAS BEEN REMOVED FROM THE ADDITION TO DELINEATE FROM THE EXISTING STRUCTURE.

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

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



BASEMENT
 Scale: 1/4" = 1' - 0"

WALL LEGEND	
	EXISTING WALL
	NEW WALL

SQUARE FOOTAGE		
NAME	EXIST.	NEW.
1ST. FLOOR PLAN	1,968	+39
2ND. FLOOR PLAN	1,434	+1,233
BASEMENT	--	484
TOTAL LIVING	3,402	5,158
PORCH 1	490	--
PORCH 2	--	210
PORCH 3	--	419
PORCH 4	--	102
GARAGE	--	630
ATTIC	1,225	--
TOTAL COVERED	3,892	7,009

FIRST FLOOR PLAN
 Scale: 1/4" = 1' - 0"

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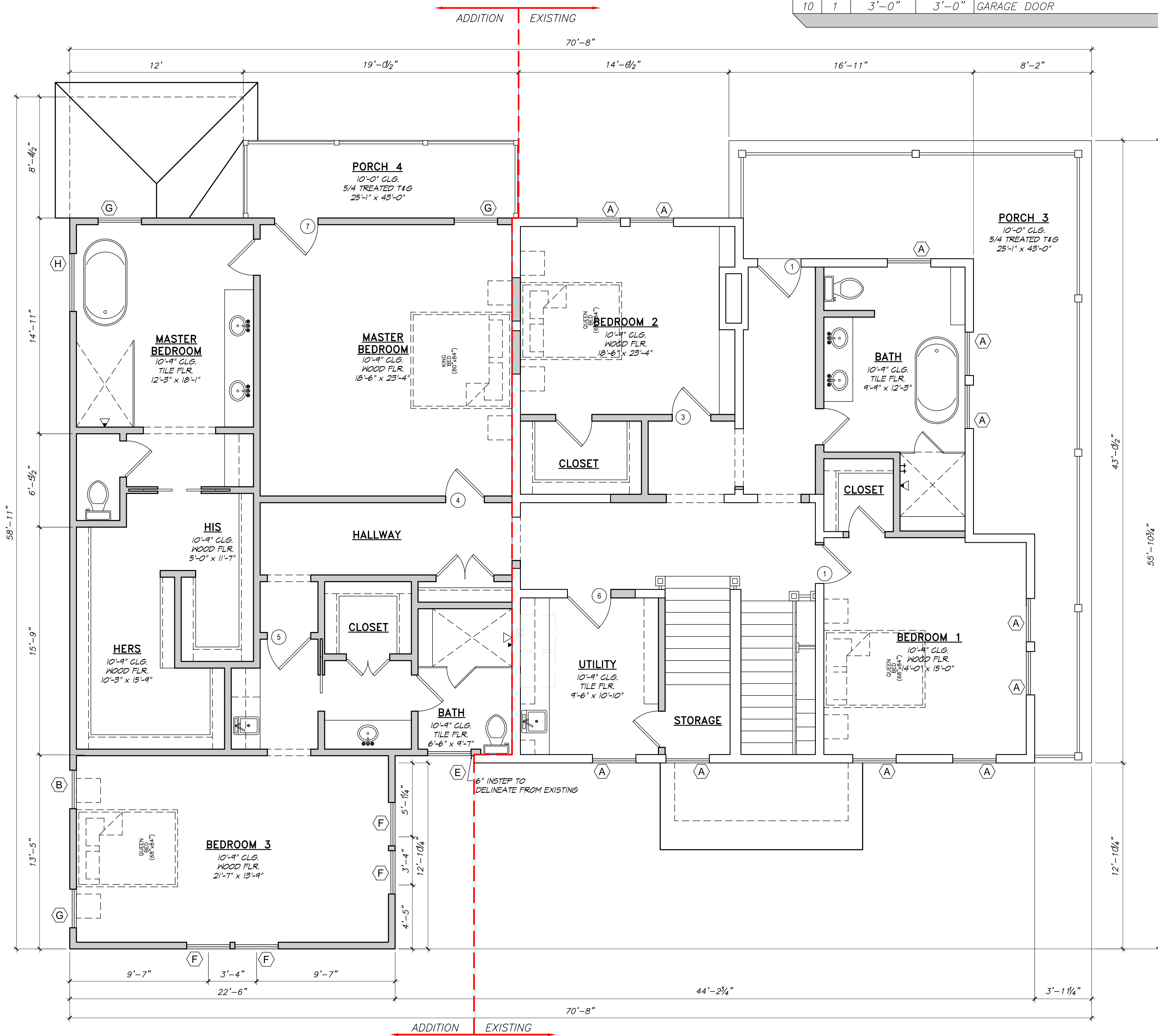
MEALER RESIDENCE
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PROPOSED FLOOR PLANS

SHEET NO.
A1.6

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

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



NOTE:
 GARAGE GABLE ROOF HAS BEEN DECREASED BY 1'-9" TO DELINEATE THE EXISTING STRUCTURE FROM THE NEW.
 A 6" INSTEP HAS BEEN ADDED TO THE ADDITION TO DELINEATE THE EXISTING STRUCTURE FROM THE NEW.
 THE PROPOSED 1X12 WOOD BAND HAS BEEN REMOVED FROM THE ADDITION TO DELINEATE FROM THE EXISTING STRUCTURE.
 WINDOW ORNAMENTATION HAS BEEN REMOVED FROM THE ADDITION TO DELINEATE FROM THE EXISTING STRUCTURE.

WALL LEGEND	
	EXISTING WALL
	NEW WALL

SQUARE FOOTAGE		
NAME	EXIST.	NEW.
1ST. FLOOR PLAN	1,968	+39
2ND. FLOOR PLAN	1,434	+1,233
BASEMENT	--	484
TOTAL LIVING	3,402	5,158
PORCH 1	490	--
PORCH 2	--	210
PORCH 3	--	419
PORCH 4	--	102
GARAGE	--	630
ATTIC	1,225	--
TOTAL COVERED	3,892	7,009

SECOND FLOOR PLAN
 Scale: 1/4" = 1' - 0"

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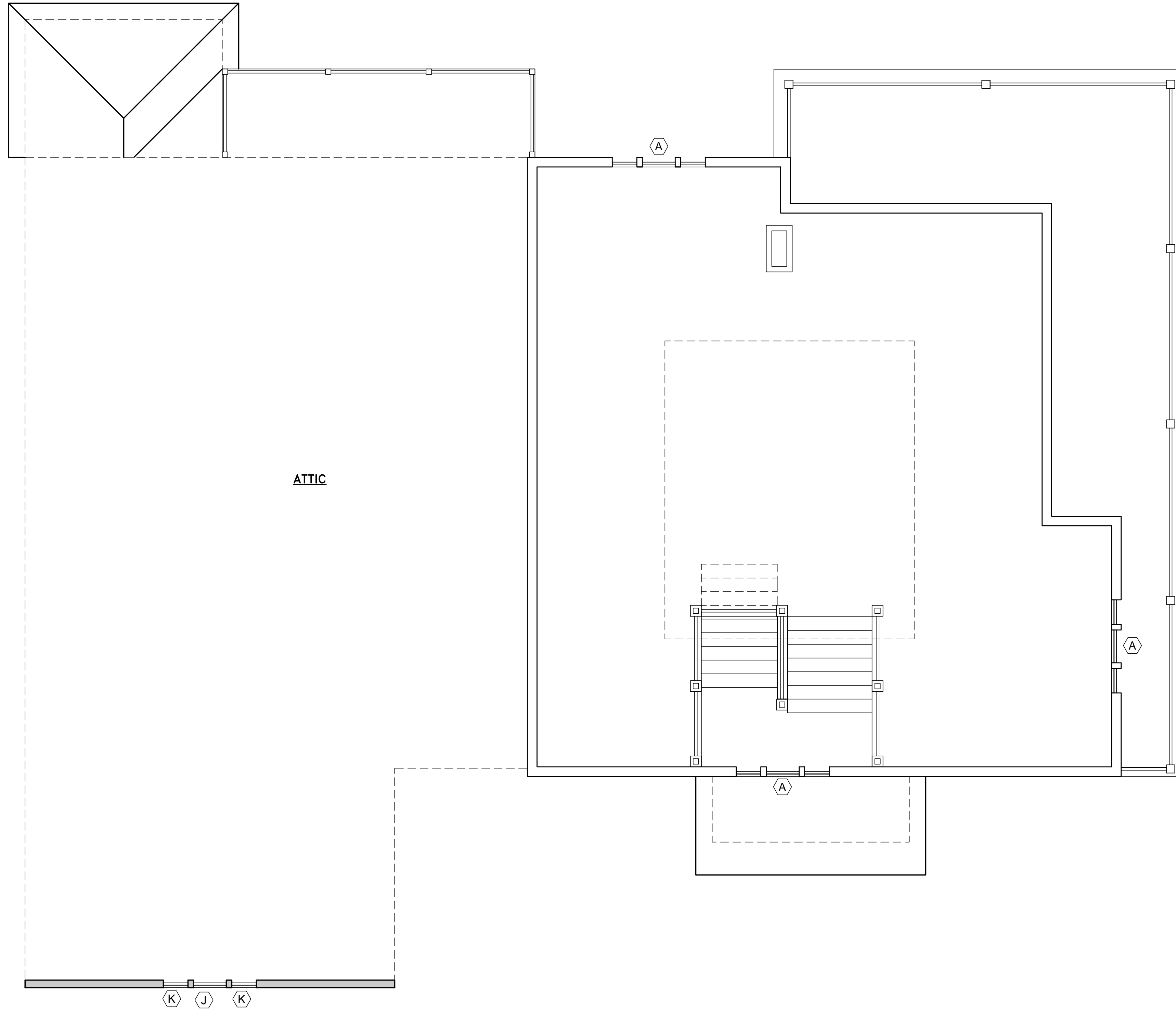
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PROPOSED SECOND FLOOR PLAN

SHEET NO. **A1.7**



WALL LEGEND	
	EXISTING WALL
	NEW WALL

SQUARE FOOTAGE		
NAME	EXIST.	NEW.
1ST. FLOOR PLAN	1,968	+39
2ND. FLOOR PLAN	1,434	+1,233
BASEMENT	--	484
TOTAL LIVING	3,402	5,158
PORCH 1	490	--
PORCH 2	--	210
PORCH 3	--	419
PORCH 4	--	102
GARAGE	--	630
ATTIC	1,225	--
TOTAL COVERED	3,892	7,009

ATTIC FLOOR PLAN
Scale: 1/4" = 1' - 0"

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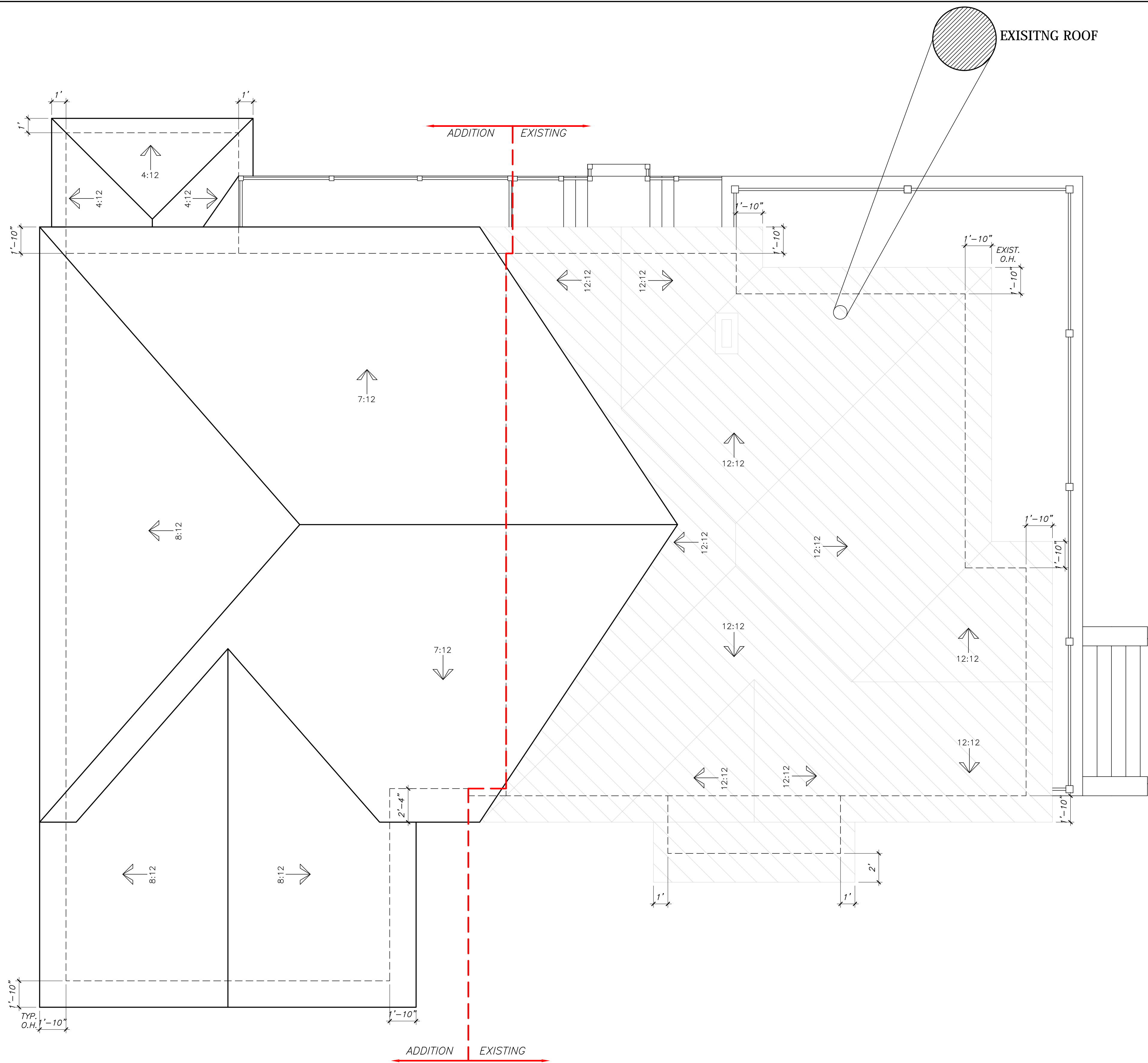
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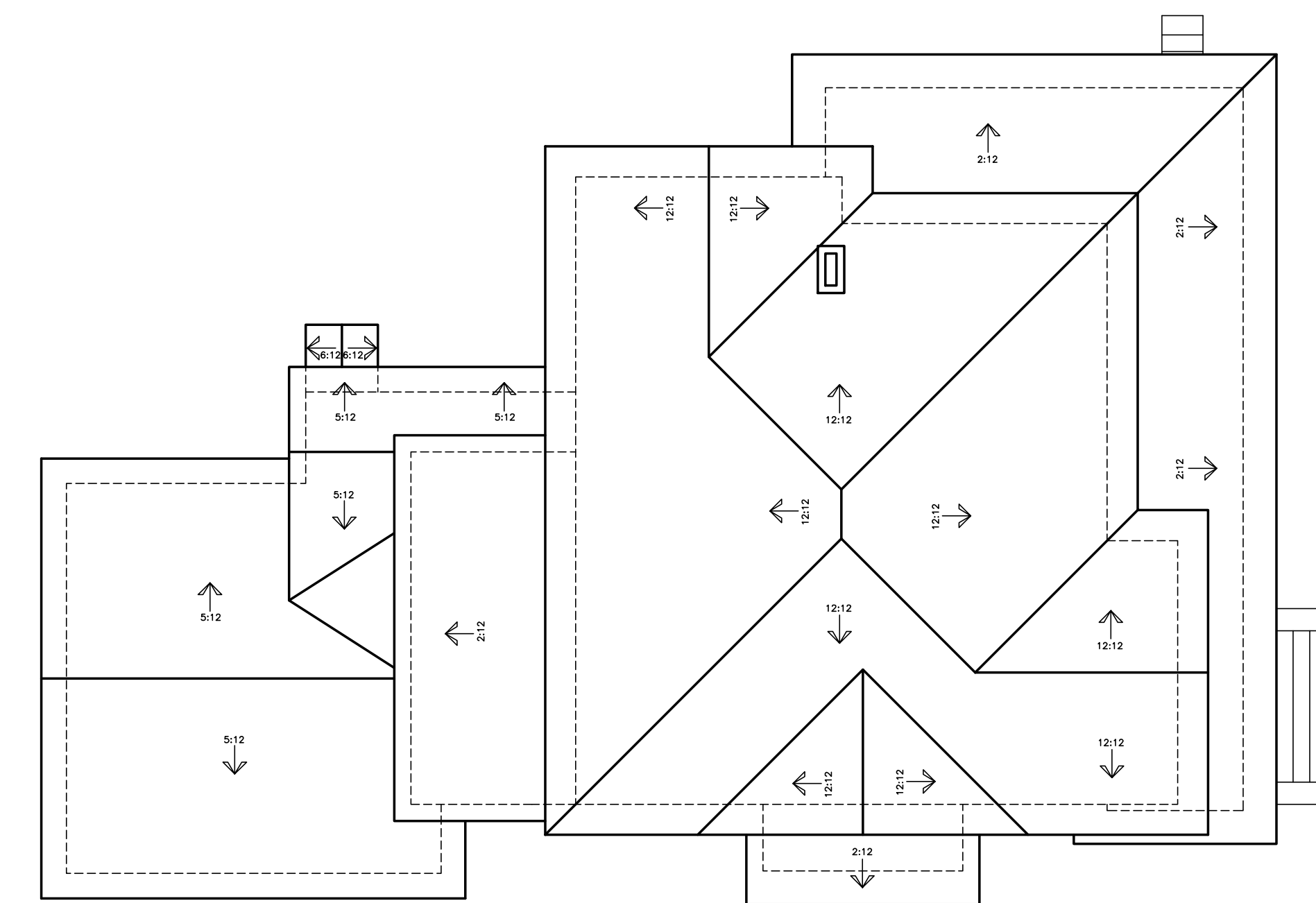
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SHEET TITLE
PROPOSED ATTIC PLAN

SHEET NO.
A1.8



PROPOSED ROOF PLAN
Scale: 1/4" = 1' - 0"



EXISTING ROOF PLAN
Scale: 1/8" = 1' - 0"

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SHEET TITLE
ROOF PLANS

SHEET NO.
A1.9

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SOUTH ELEVATION
Scale: 1/4" = 1' - 0"



WEST ELEVATION
Scale: 1/4" = 1' - 0"

MELER RESIDENCE
215 BAYLAND AVENUE
HOUSTON, TEXAS 77009

SHEET TITLE
EXISTING ELEVATIONS

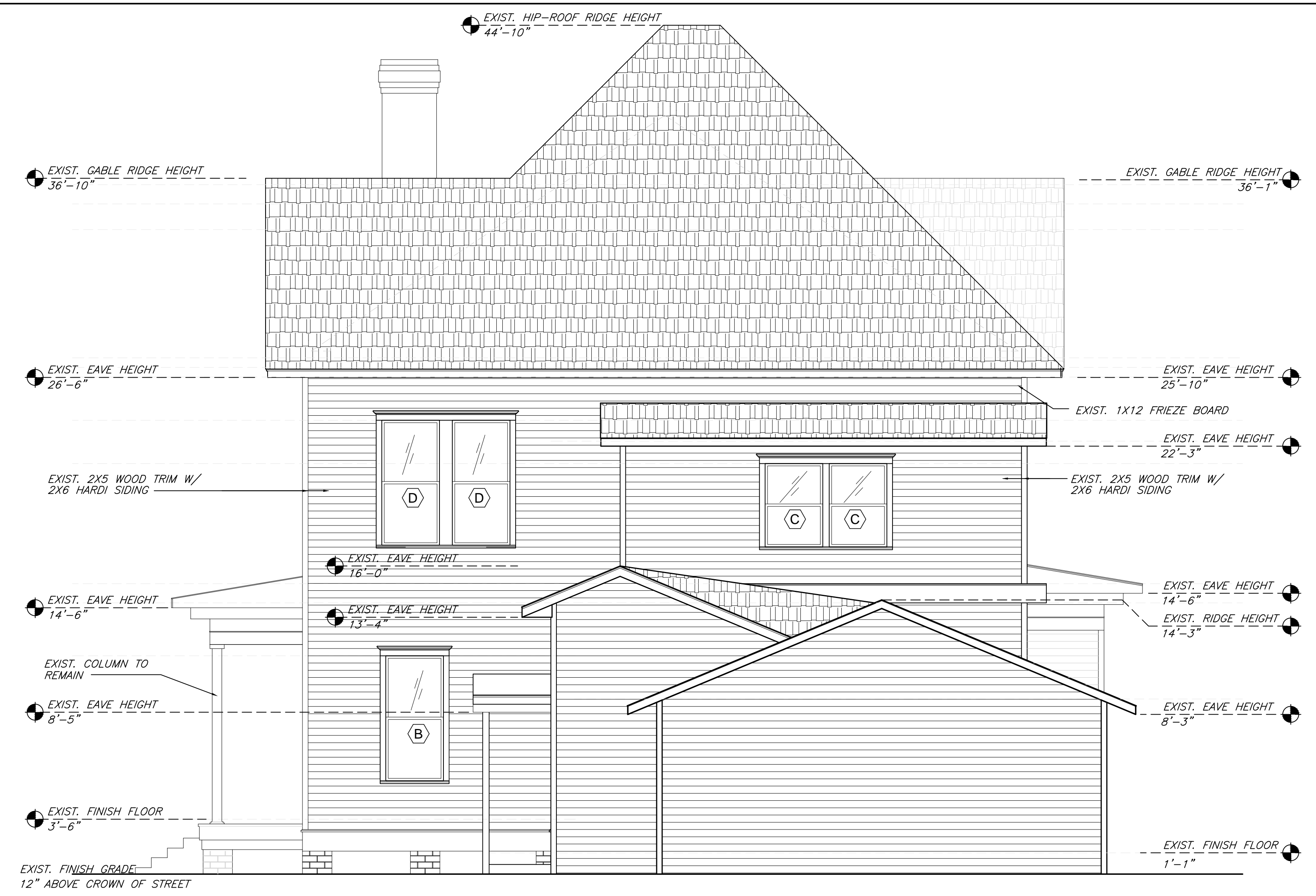
SHEET NO.
A2.1

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MEALER RESIDENCE
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HOUSTON, TEXAS 77009

SHEET TITLE
EXISTING ELEVATIONS

SHEET NO.
A2.2



NORTH ELEVATION
Scale: 1/4" = 1' - 0"



EAST ELEVATION
Scale: 1/4" = 1' - 0"

EXIST. HIP-ROOF RIDGE HEIGHT
44'-10"

EXIST. GABLE RIDGE HEIGHT
36'-10"

NEW GABLE
RIDGE HEIGHT
33'-11-3/8"

PROPOSED COMPOSITION
SHINGLES TO MATCH
EXISTING

EXIST. EAVE HEIGHT
24'-8-3/4"

PROPOSED 1X6 WOOD
FRIEZE BOARD

PROPOSED 2X5 WOOD
TRIM W/ 1X6 HARDI
SIDING TO MATCH
EXISTING

NEW EAVE HEIGHT
14'-9"

PROPOSED 2X5 WOOD
TRIM W/ 1X6 HARDI
SIDING TO MATCH
EXISTING

EXIST. FINISH FLOOR
3'-6"

NEW FINISH FLOOR
0'-6"

EXIST. GABLE RIDGE HEIGHT
36'-9"

EXIST. EAVE HEIGHT
26'-6"

PROPOSED 4X4 WOOD
POST

PROPOSED 36" WOOD
RAIL TO MEET CODE
W/ 2X4 CAP, 1X1 BALUSTERS

NEW EAVE HEIGHT
13'-5 1/2"

PROPOSED 6X6 WOOD
COLUMN TO MATCH
EXISTING

EXIST. COLUMN TO
REMAIN

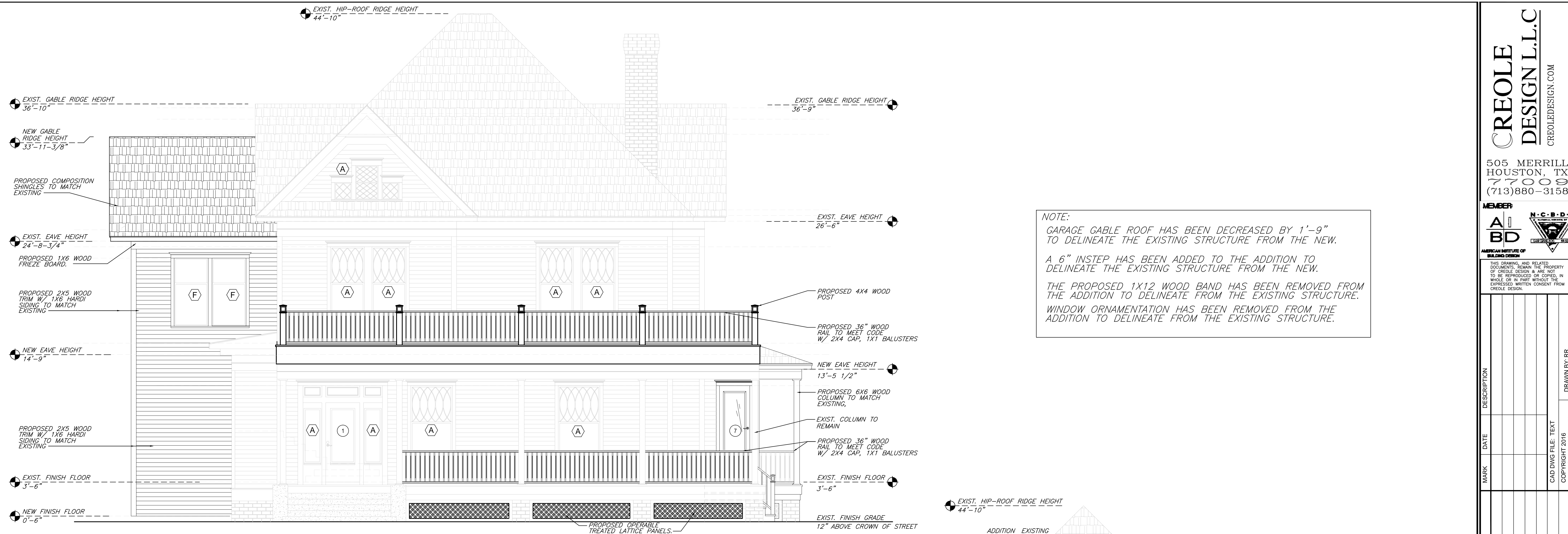
PROPOSED 36" WOOD
RAIL TO MEET CODE
W/ 2X4 CAP, 1X1 BALUSTERS

EXIST. FINISH FLOOR
3'-6"

EXIST. FINISH GRADE
12" ABOVE CROWN OF STREET

NOTE:
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TO DELINEATE THE EXISTING STRUCTURE FROM THE NEW.
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THE ADDITION TO DELINEATE FROM THE EXISTING STRUCTURE.
WINDOW ORNAMENTATION HAS BEEN REMOVED FROM THE
ADDITION TO DELINEATE FROM THE EXISTING STRUCTURE.

SOUTH ELEVATION
Scale: 1/4" = 1' - 0"



NEW HIP-ROOF RIDGE HEIGHT
39'-3/8"

NEW GABLE RIDGE HEIGHT
33'-11-3/8"

PROPOSED COMPOSITION
SHINGLES TO MATCH
EXISTING

EXIST. EAVE HEIGHT
26'-6"

NEW EAVE HEIGHT
24'-8-3/4"

PROPOSED 1X6 WOOD
FRIEZE BOARD

PROPOSED 2X5 WOOD
TRIM W/ 1X6 HARDI
SIDING TO MATCH
EXISTING

PROPOSED 2X5 WOOD
TRIM W/ 1X6 HARDI
SIDING TO MATCH
EXISTING

NEW FINISH FLOOR
0'-6"

EXIST. HIP-ROOF RIDGE HEIGHT
44'-10"

EXIST. GABLE RIDGE HEIGHT
36'-9"

EXIST. EAVE HEIGHT
26'-6"

PROPOSED 4X4 WOOD
POST

PROPOSED 36" WOOD
RAIL TO MEET CODE
W/ 2X4 CAP, 1X1 BALUST

EXIST. EAVE HEIGHT
15'-11 5/8"

EXIST. EAVE HEIGHT
14'-6"

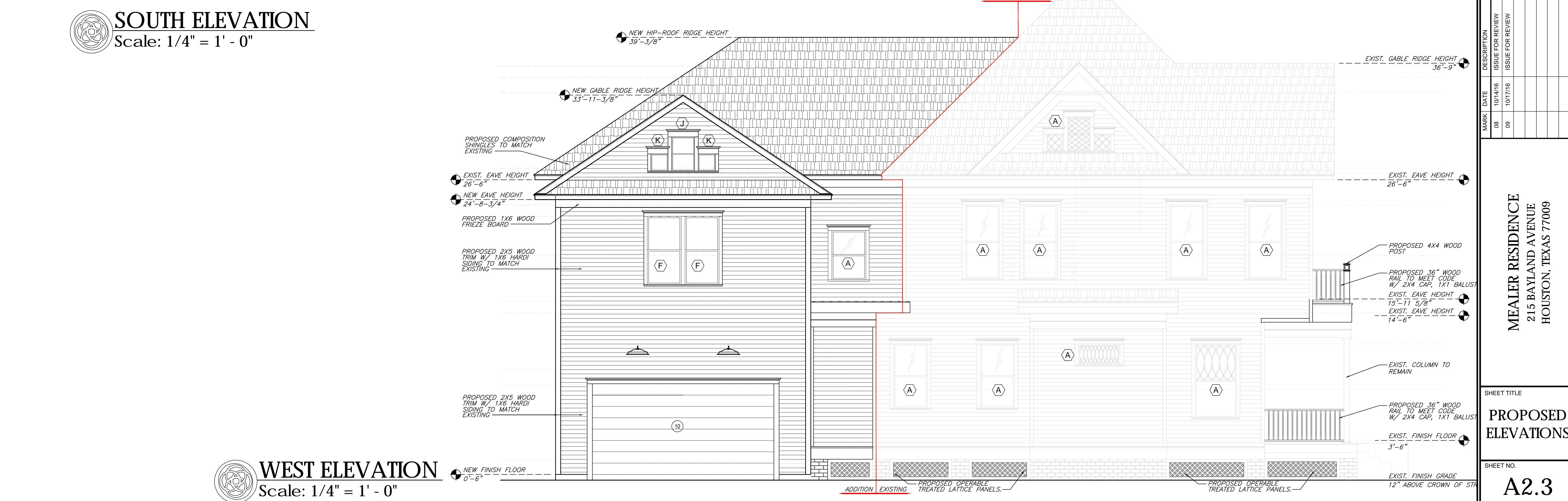
EXIST. COLUMN TO
REMAIN

PROPOSED 36" WOOD
RAIL TO MEET CODE
W/ 2X4 CAP, 1X1 BALUST

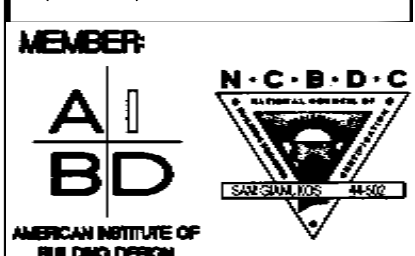
EXIST. FINISH FLOOR
3'-6"

EXIST. FINISH GRADE
12" ABOVE CROWN OF STR

WEST ELEVATION
Scale: 1/4" = 1' - 0"



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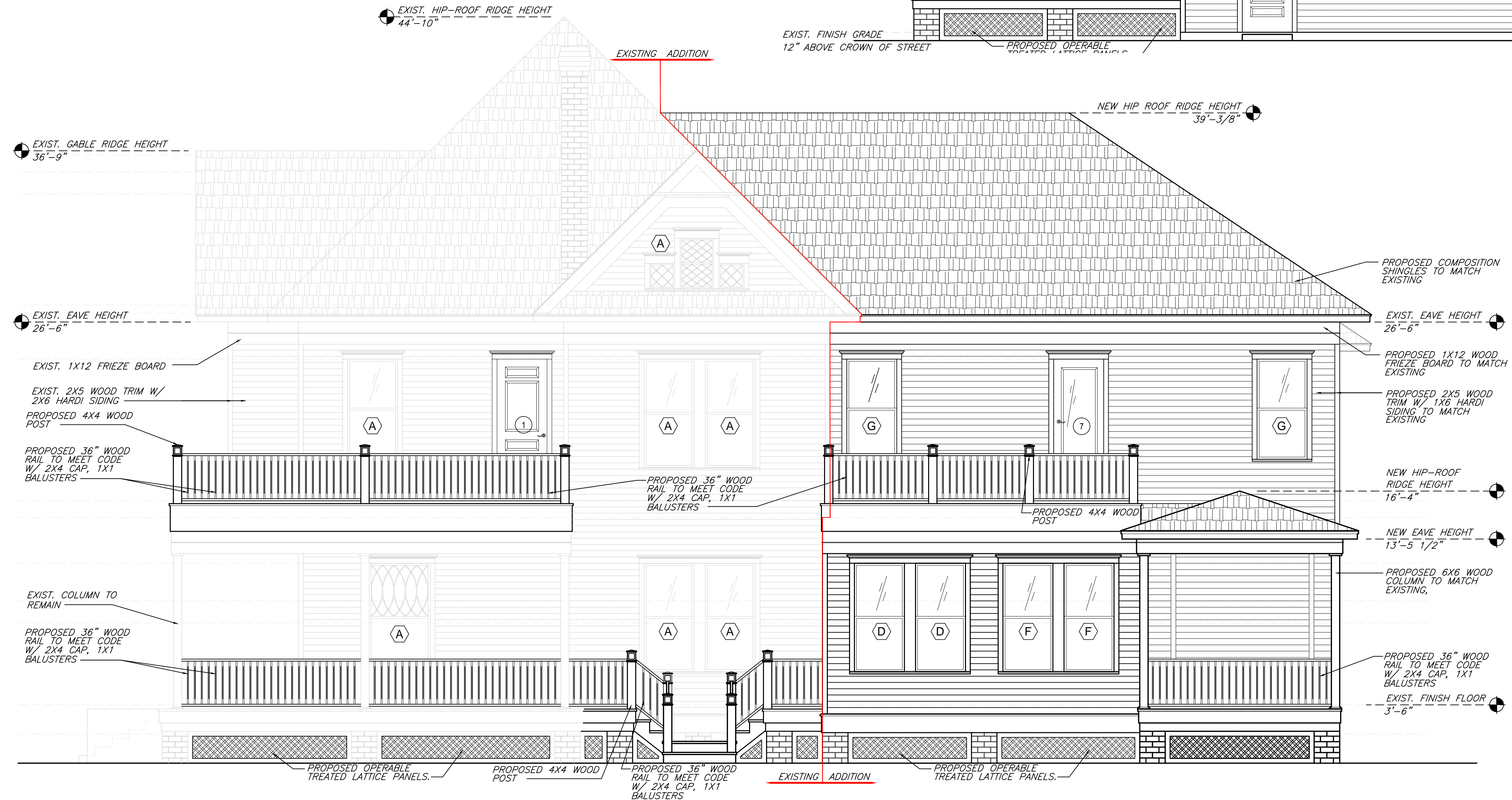
SHEET TITLE
PROPOSED ELEVATIONS

SHEET NO.
A2.3

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NORTH ELEVATION
 Scale: 1/4" = 1' - 0"



EAST ELEVATION
 Scale: 1/4" = 1' - 0"

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SHEET TITLE
PROPOSED ELEVATIONS

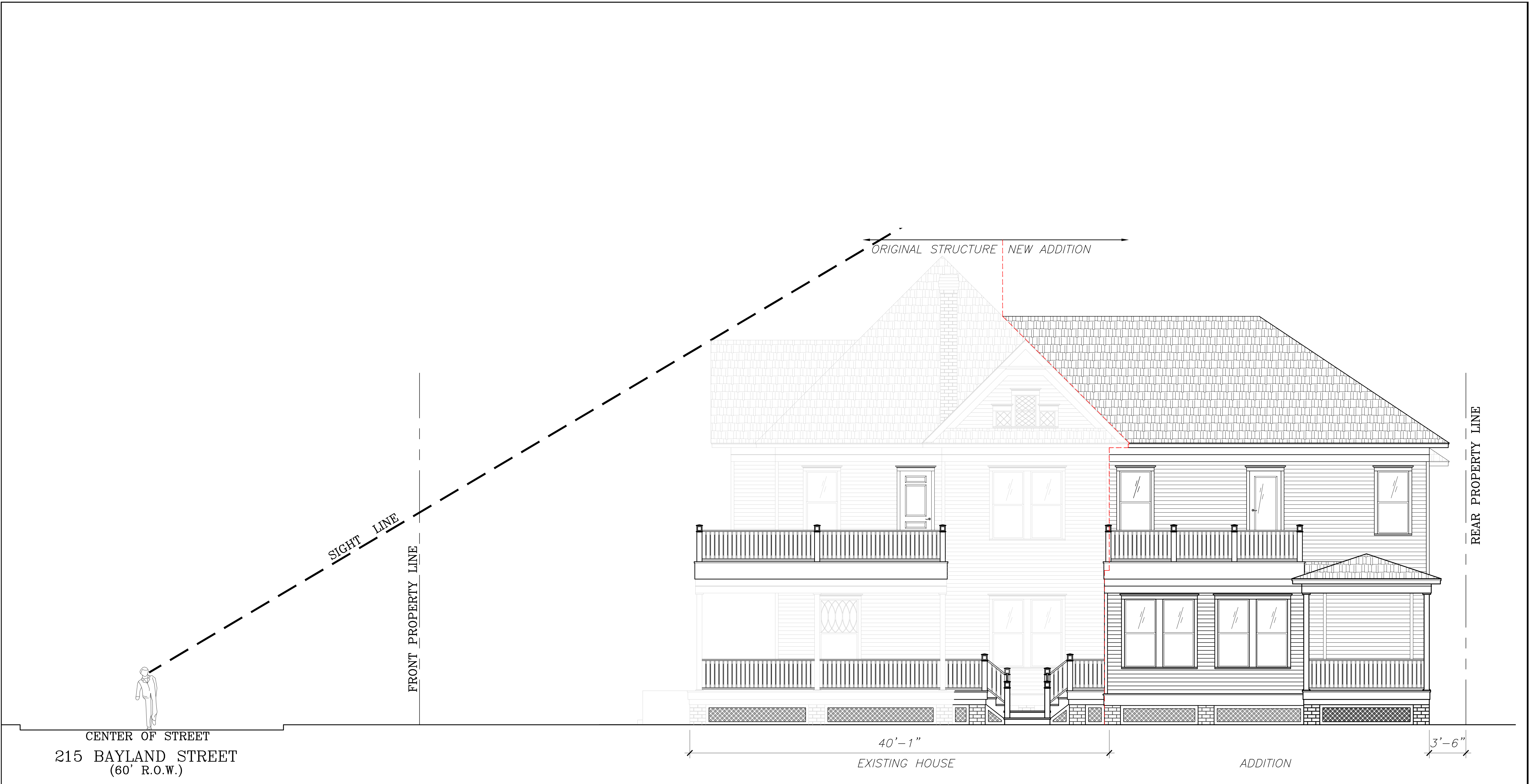
SHEET NO.
A2.4

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SHEET TITLE
SITE LINE

SHEET NO.
SL1.1



CENTER OF STREET
215 BAYLAND STREET
(60' R.O.W.)

40'-1"
EXISTING HOUSE

ADDITION

3'-6"

ORIGINAL STRUCTURE NEW ADDITION

SIGHT LINE

FRONT PROPERTY LINE

REAR PROPERTY LINE

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 exiting 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



Woodland Heights Civic Association P. O. Box 7754 Houston, TX 77270

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











215 Bayland COA Application

Addendum

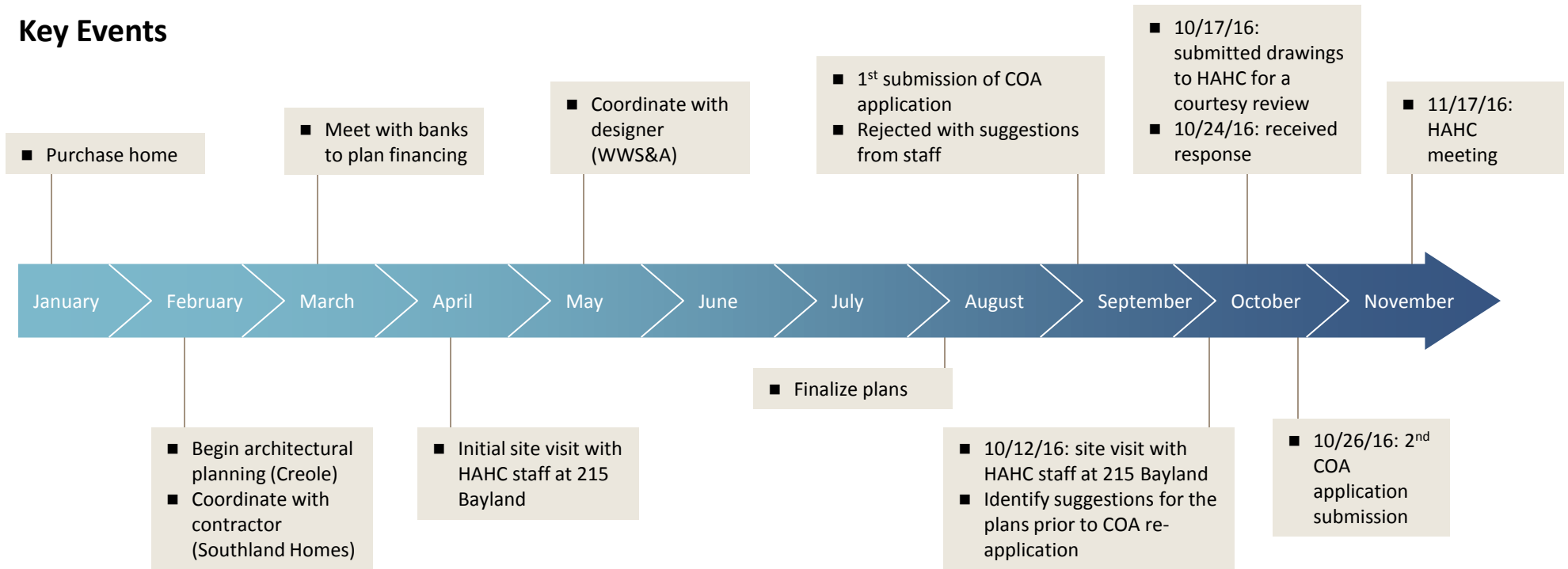
October 26, 2016

Methodology and approach

- In embarking upon our historic renovation of our home, our ultimate goal was to **preserve our home's historic character**
 - To that end, we tried to design the addition in such a manner in which one could picture the original owners of the house completing a renovation today in order to **accommodate** the requirements of **modern day life**
 - To accomplish this goal, we have spent the last **9-months** (while living in our home without heat or central air) conducting extensive **due diligence** (attending multiple historic home tours in the Heights, viewing library records of our home, and speaking with neighbors about their renovation experiences) in order to truly understand the design nuances of the Woodland Heights and to **preserve the historical significance of Bayland Avenue**
 - ◆ In addition to hiring an architect and builder who live in our neighborhood and specialize in historic renovations, we reached out to **William Stubbs, a member of Preservation Houston's board of directors to oversee our entire renovation** (we are also members of Preservation Houston)
 - ◆ After spending the last 10 years living on army bases, we both have immersed ourselves in the history of our neighborhood and have even conducted **visits to other Southern cities** to better understand the **architectural style of Queen Anne-style homes from the early 1900s** (our neighborhood is predominated with 1920s / 1930s bungalows)
 - Further, we planned our renovation around **signification alterations that have occurred over the a last 60 years** that have significantly altered and unfortunately degraded the character of our home. Significant prior events that detracted from the historic character and design of the house include, but are not limited to:
 - ◆ Construction and operation of a flower shop in the ~1960s
 - ◆ Destruction of the second floor balcony and removal of the railings / columns on the 1st and 2nd floor porches
 - ◆ Previous administration HAHC approval to reduce the lot by 5,000 sqft
 - After spending significant time and effort to understand the original design of our home by William Wilson (founder of the Woodland Heights), we thought about how to best **preserve the distinguishing qualities of our home**

We began this process by finding the perfect house and assembling a team of top-tier professionals

Key Events



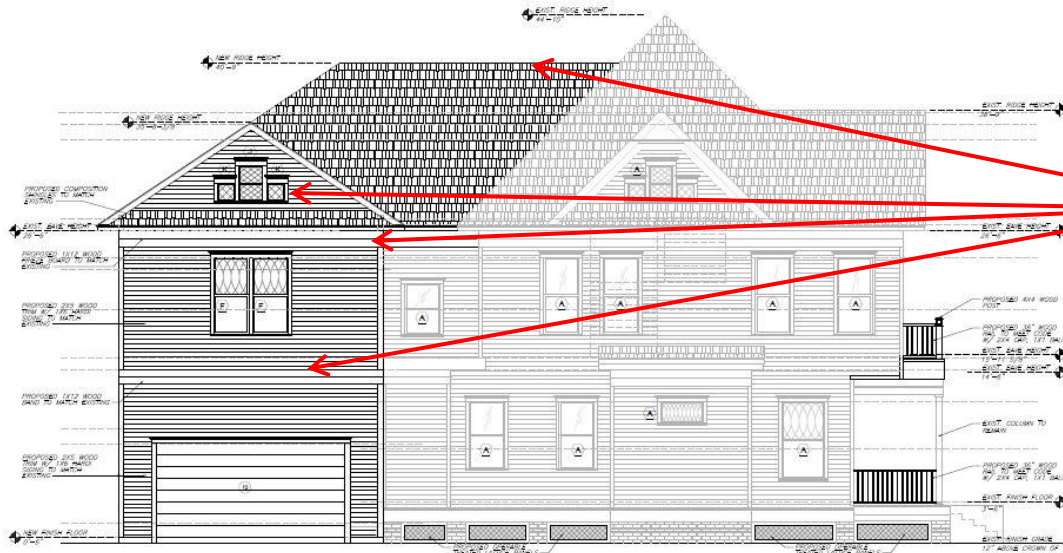
Key Contributors on the 215 Bayland Restoration Team



Our search for a historic home in the Woodland Heights began almost 2 years ago and culminated with the discovery of 215 Bayland Ave.

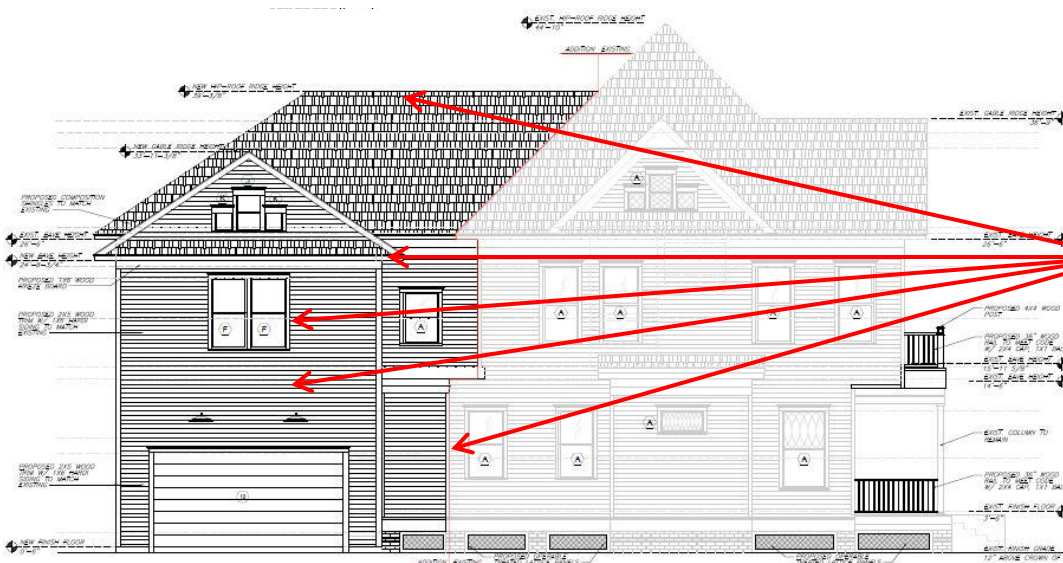
Collaboration with HAHC staff and incorporation of suggestions

1 To apply this methodology, our original submission attempted to include *the distinguishing features of William Wilson's original design* into our addition. Please see below:



- Addition ridge line 4' lower than existing ridge line to subordinate
- Matching ornate windows
- Matching gable eave height
- Band board matching first floor

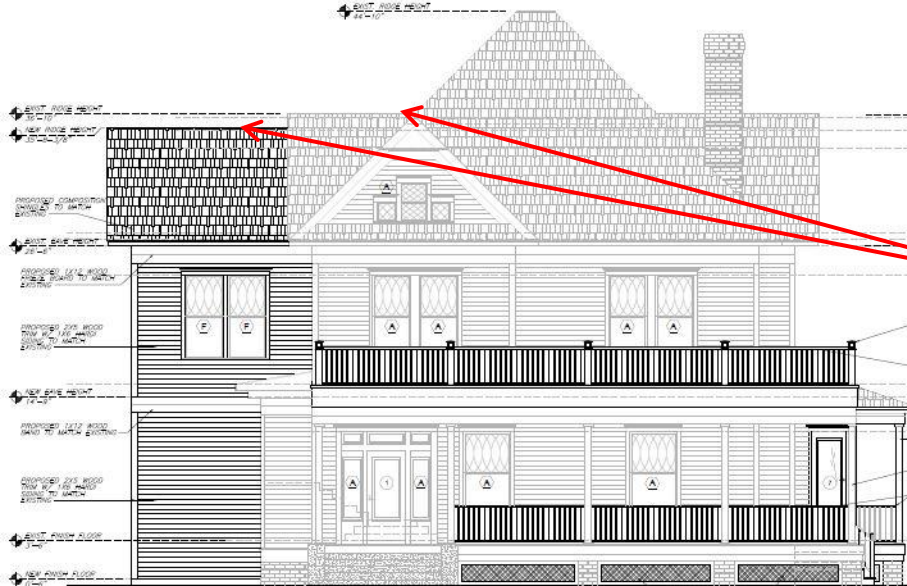
2 After being rejected from the October HAHC meeting, we invited the staff over to our property (along with our designer, neighbors, and civic association) and incorporated their recommendations below:



- Exterior changes have already impacted interior ceiling height and we are unable to lower the addition ridgeline anymore without vastly accelerating wear & tear as well as making the roof uninsurable*
- Further reduced per staff guidance:
 - Addition ridgeline
 - Gable ridgeline and eave
 - Removed ornate windows
 - Removed band board
 - Added 6" inset to distinguish addition from original structure

Collaboration with HAHC staff and incorporation of suggestions (cont'd)

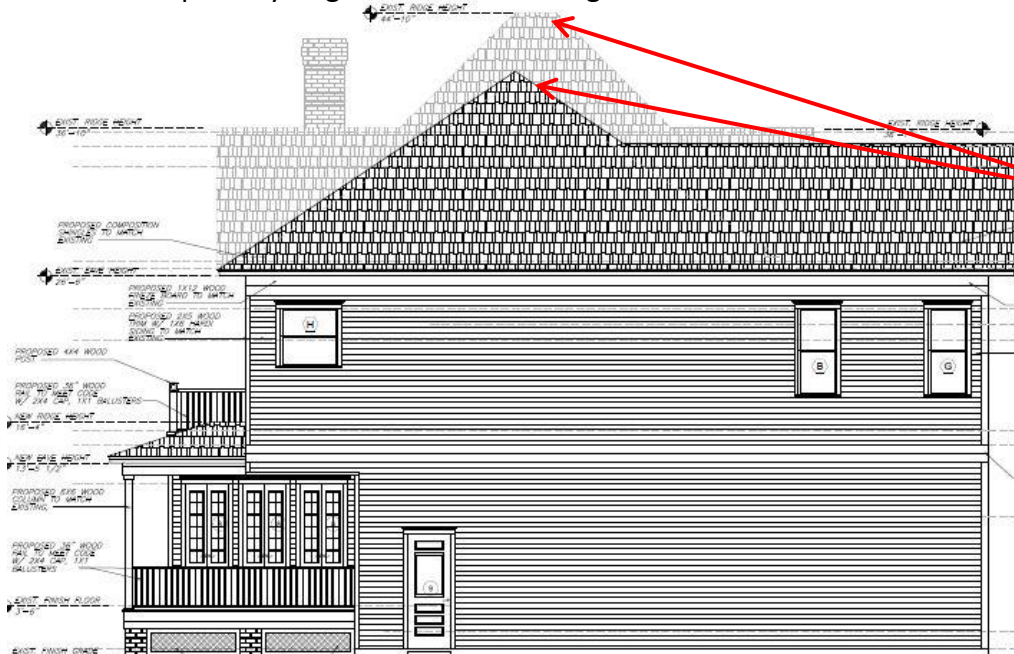
- To address the gable ridge and eave heights on the addition, they were lowered to subordinate to the gables on the existing structure:



Addition gable ridge line subordinated to existing gables' ridge line and addition gable eave subordinated to existing gables' eave

- Existing gable ridge height: 36' 9"
- Addition ridge height: 33' 11"
 - Almost 3' lower
- Existing gable eave height: 26' 6"
- Addition ridge height: 24' 8"
 - Almost 2' lower
- Reference drawings: pg. A2.4

- Similarly, to address the main ridge height, an alternative view is depicted below to illustrate the primary ridge line of the addition is subordinate to the primary ridge line of the existing home:



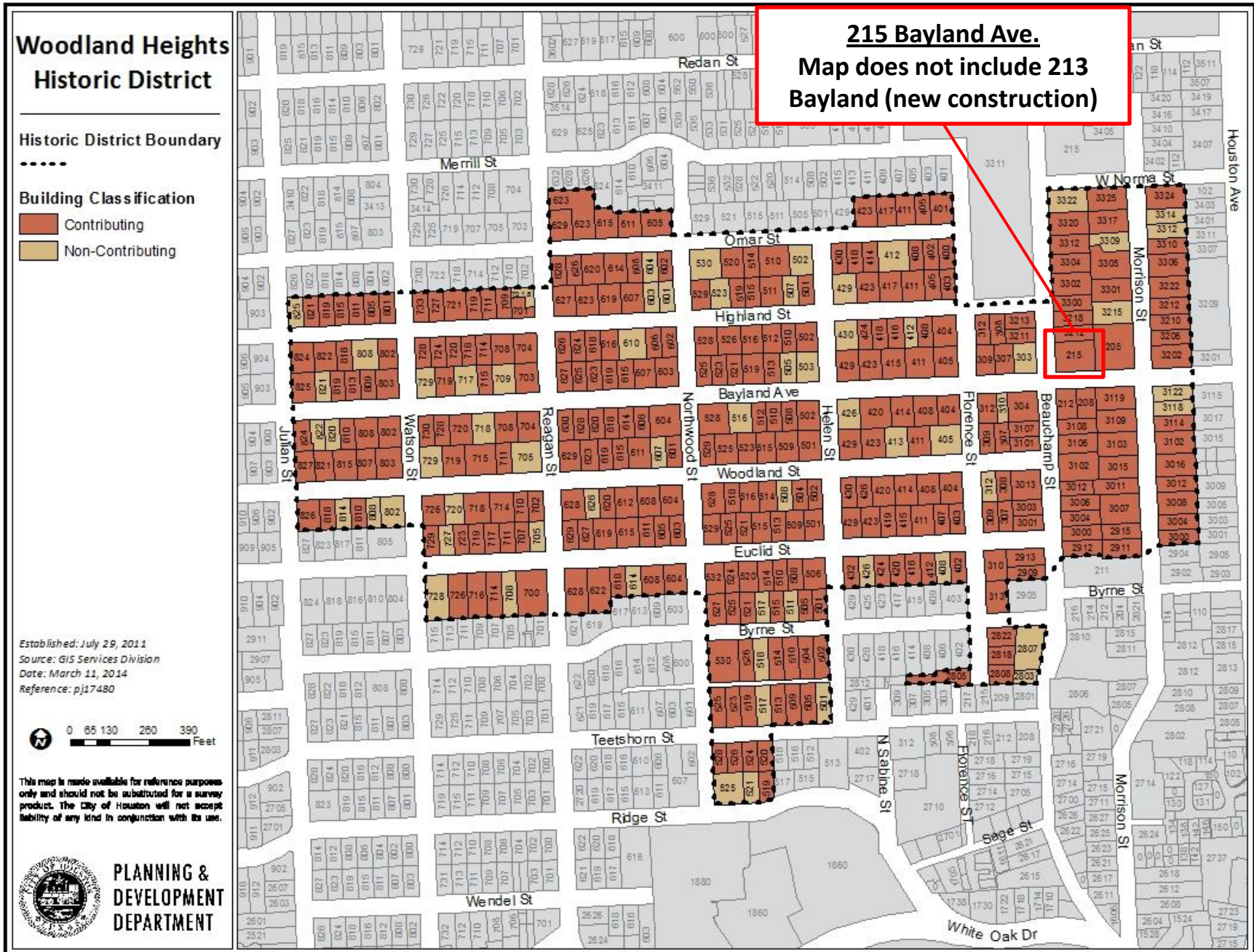
Addition main ridge line subordinated to existing main ridge line

- Existing ridge height: 44' 10"
- Addition ridge height: 39' 3/8"
 - More than 5' lower
- Reference drawings: pg. A2.3

Results of our methodology and approach in achieving the Historic Preservation Ordinance guidelines

- We have reviewed the Historic Preservation Ordinance (HPO) and believe a **balance** must be reached between several **competing tensions**:
 - 1 **Preserving** the original **historical character** and design of the home
 - Maintaining **key** character-defining **features** of our home
 - 2 **Accommodating change** to meet the demands of modern day life
 - 3 **Distinguishing original features of the home from the addition** (*per staff guidance*)
- There is an inherent tension in trying to distinguish an addition to a historic home while also trying to maintain the historic integrity of a neighborhood
 - In our case, we believe **the pendulum has swung too far** in terms of **mandating changes that do not fit with the time period** of our house in order to achieve the goal of further increasing the apparentness of our addition
 - Our ultimate goal is to **complete an addition that fits with the character and scale of our original home**
 - We believe the current revisions from our original submission achieve the desired balance:
 - ◆ 9' lower main ridgeline
 - ◆ Lower gable ridge line and eave on addition
 - ◆ Removal of band board on addition to break line with existing structure
 - ◆ Removal of ornate windows
 - ◆ 6" inset between addition and existing house

215 Bayland is one of the oldest contributing buildings in the Woodland Heights Historic District with unique features



215 Bayland's uniqueness and grandeur stems from its position at the original entrance to the Woodland Heights

215 Bayland Ave.

DESCRIPTION:

Typology 2B has a moderate range of variation, in terms of building age and traditional development patterns. It retains a high percentage of buildings that "contribute" to a historic district. The lots are predominantly oriented to the East/West (whereas the lots in Type 2A and 2C orient to the North/South). Many lots at the block ends face cross-streets, which create a significant amount of Block End Cap conditions. Lot sizes are larger than Type 2A and Type 2C, as are building sizes.

Distinguishing Neighborhood Features:

- Rectilinear street grid
- Moderate street widths
- Formal on-street parking
- Large & deep, rectangular-shaped lots
- No alleys

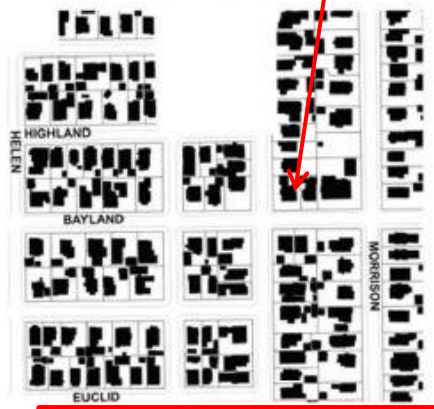
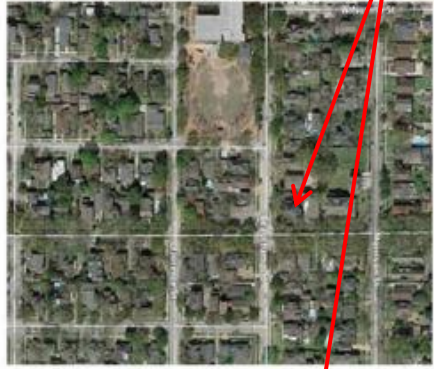
Distinguishing Site Features:

- Uniform front yard setbacks
- Front yards are open and inviting.
- Parking is typically in a detached garage, located in the rear of the lot. As a result, garages are visually subordinate to the street.
- Driveways create wider side yard setbacks on one side of each parcel. This results in a sense of a greater separation between buildings.

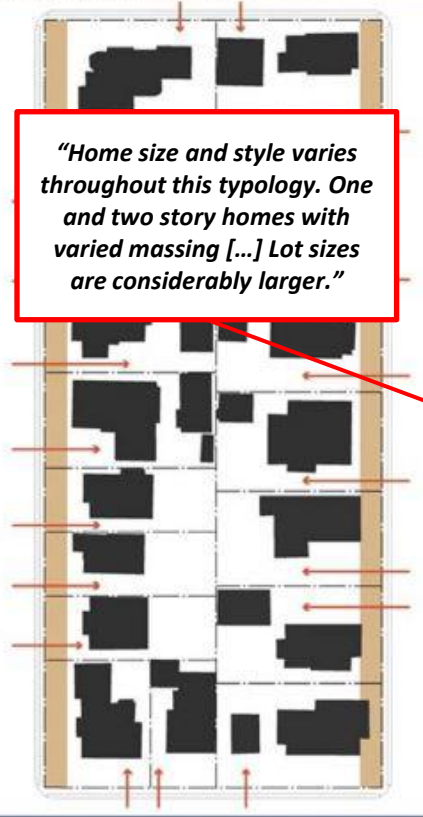
Distinguishing Building Features:

- Both 1 & 2-Story houses are common.
- Most buildings date from the period of historic significance, typically from the 1920s and into the 1940s.
- Homes are moderate in scale. Most range from 2,000 sf to 3,500 sf.
- New buildings and additions appear to be in scale with historic buildings.
- One-story porches are typical and orient to the street.
- Primary entrances face the street.

NEIGHBORHOOD CHARACTERISTICS:



SITE CHARACTERISTICS:



BUILDING CHARACTERISTICS:



In general, homes in this typology have consistent setbacks and streets include narrow tree lawns, detached sidewalks and curb and gutter at the street edge.



Home size and style varies throughout this typology. One and two-story homes with varied massing, materiality, floor-area-ratio, and parking in the rear are present. Lot sizes are considerably larger than those in Typology 2A.



Block end-caps are present on approximately half of the side streets. Well-maintained historic homes are present throughout this typology area.



LOT ORIENTATION: Primarily East & West
 LOT DEPTH & WIDTH: 130'x60'
 LOT SIZE: 6,000 sf.-10,000 sf.
 LOT COVERAGE: 30%-50%
 BLOCK END CAP: 78%
 SETBACKS: 10 ft.-15 ft.
 PARKING: Side Drive Leading to Rear Garage

BUILDING HEIGHT: 1 & 2-Stories
 BUILDING SIZE: 2,000 sf.-3,500 sf.
 FLOOR AREA RATIO: Majority 0.20-0.39 (with some higher)
 BUILDING AGE: 1920-1940
 ROOF FORM: Primarily Gable and Hip
 PORCH / ENTRY: 1-Story Porch Connecting to Sidewalk

"Most buildings date from the period of historic significance, typically from the 1920s and into the 1940s."
 *215 Bayland built in 1903 and Sidewalk

"One-story porches are typical ..."
 *215 Bayland has unique 2-story porch

Houston, TX: Historic District Design Guidelines Project Workshop 1 - September 27, 2016.

Our home is in an area with larger, more massive historical homes and lots; within this context, 215 Bayland is one of the largest original homes

Current views of 215 Bayland from the front and sides



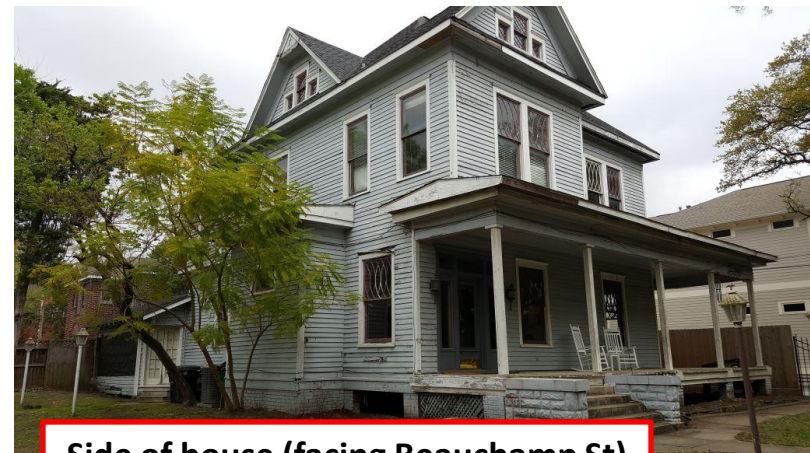
Front of house (facing Bayland Ave)



Side of house (facing Morrison St)

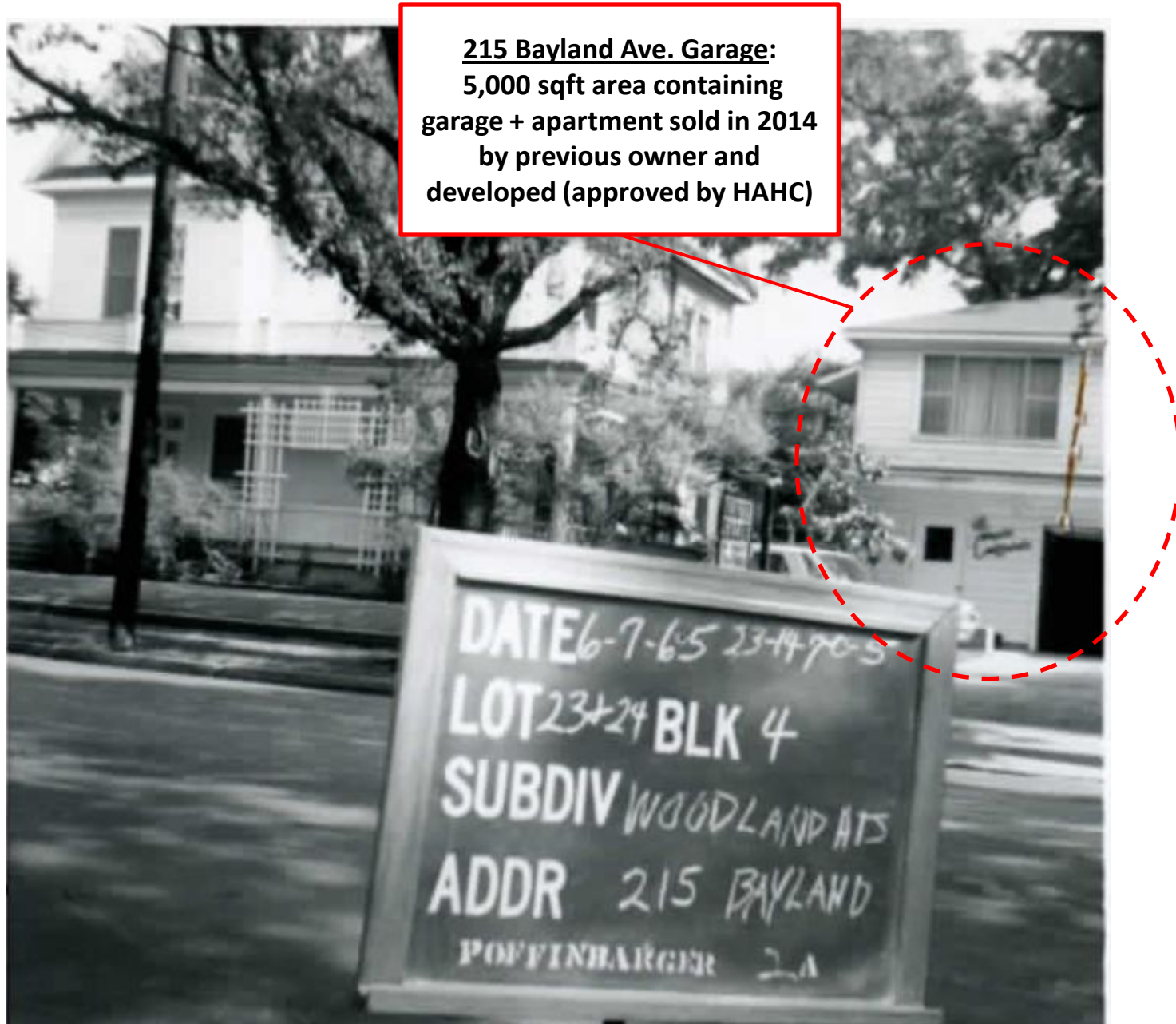


Front of house (facing Bayland Ave)



Side of house (facing Beauchamp St)

215 Bayland previously consisted of a 13,000 sqft lot with garage apartment



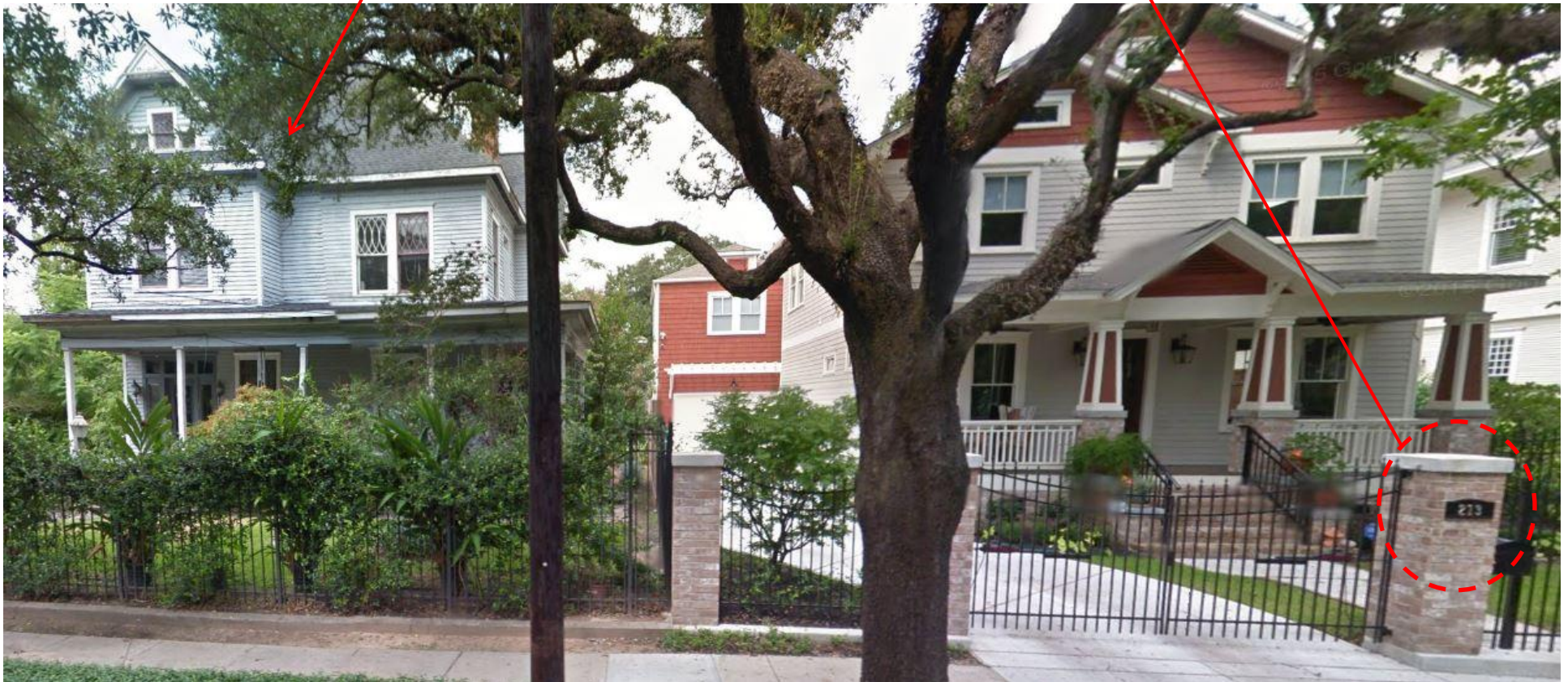
New construction home has more living sqft than 215 Bayland and sits on a significantly smaller lot

215 Bayland Ave.

8,000 sqft lot
3,560 sqft existing home
(34% lot coverage) ⁽¹⁾

213 Bayland Ave.

5,000 sqft lot
3,784 sqft new construction home
(49% lot coverage) ⁽¹⁾

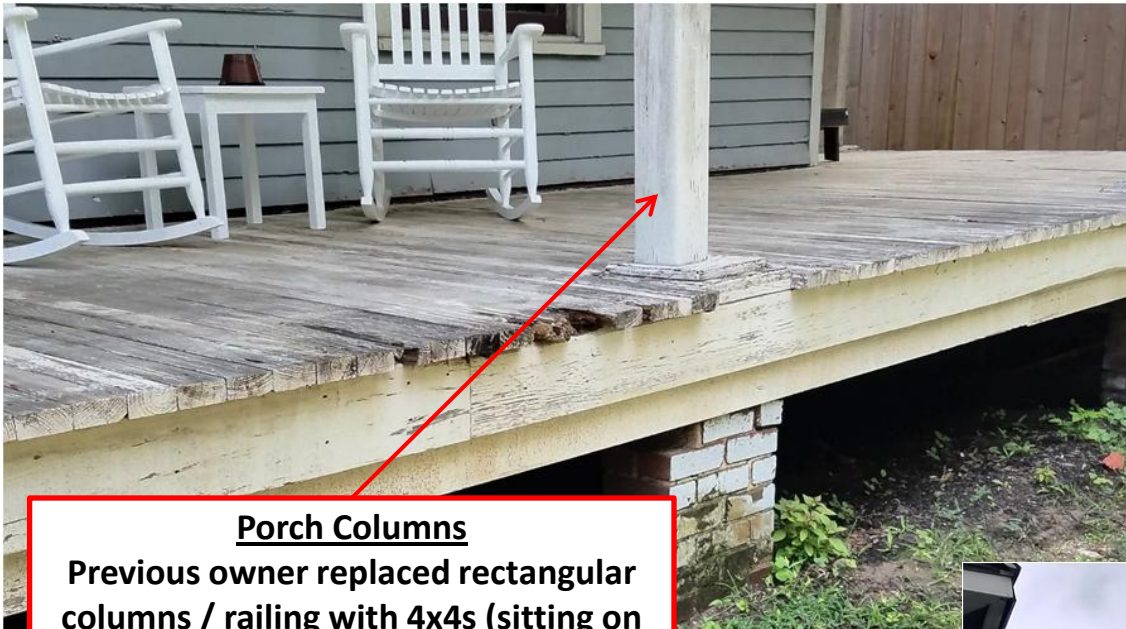


Sale of lot with 215 Bayland's garage necessitates the addition of a garage, which constitutes ~94% of the new lot coverage

10 Source: Lot and home size data as reported on HCAD. Image from Google Maps.
(1) Lot coverage calculated as total first floor building areas divided by lot area. First floor building area and lot size as reported on HCAD.

Current State of 215 Bayland

Front porch and supporting columns replaced and neglected; second floor porch removed by previous owner

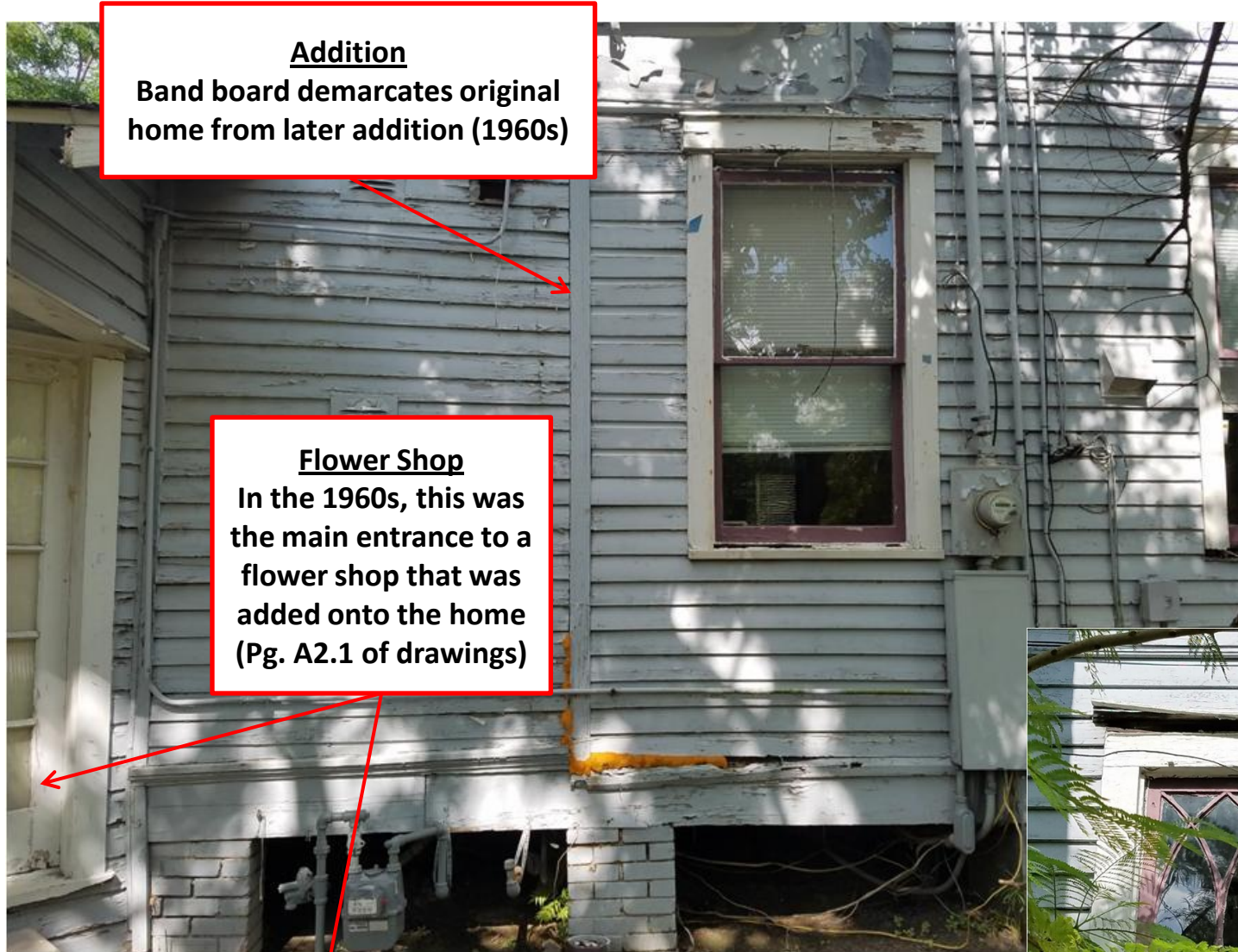


Porch Columns
Previous owner replaced rectangular columns / railing with 4x4s (sitting on plywood)

2nd Floor Porch
Previous owner replaced 2nd floor porch with plywood and shingles



Severe exterior damage to home from years of neglect by previous owner and poor workmanship in the 1960s addition...



Addition
Band board demarcates original home from later addition (1960s)

Flower Shop
In the 1960s, this was the main entrance to a flower shop that was added onto the home (Pg. A2.1 of drawings)

Wood Rot
Severe wood rot throughout the original structure



... the flower shop exhibits extreme wood rot and foundation failure



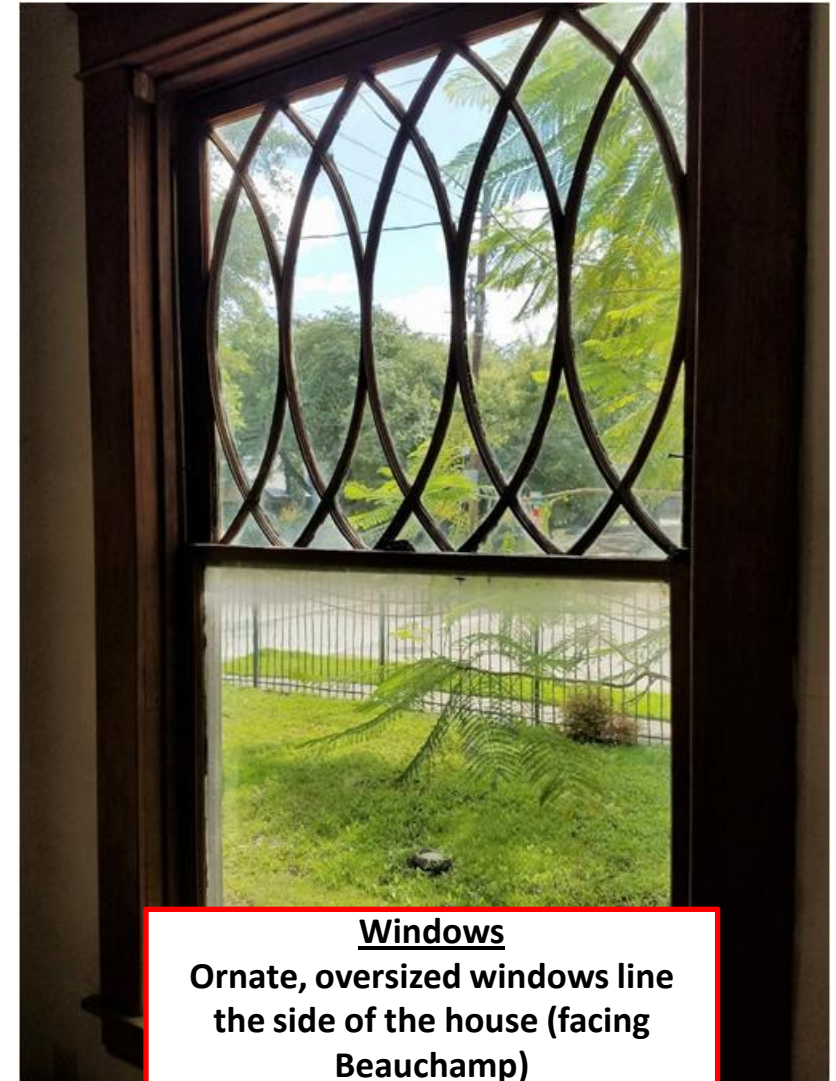
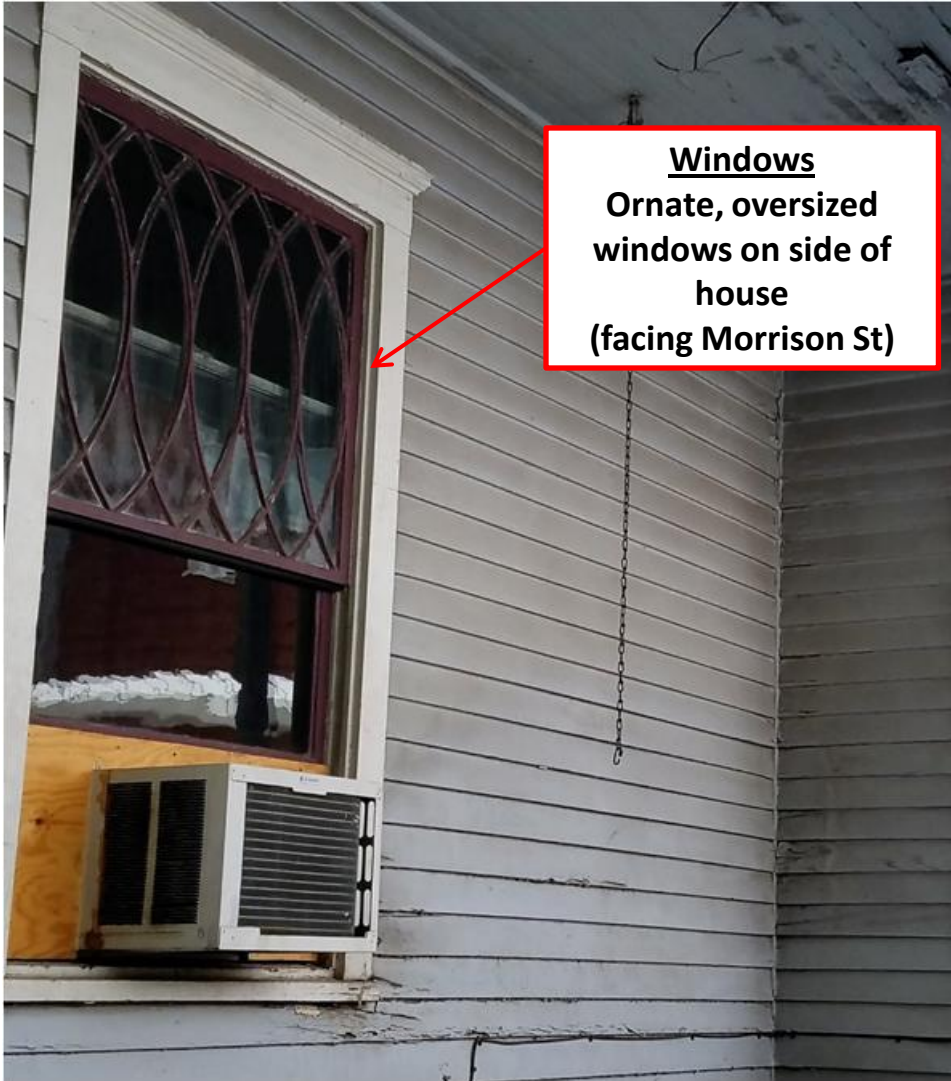
Flower Shop (facing Beauchamp St.)
Existing site of 1-story addition (former flower shop); renovation plans propose this location to be converted into a garage (Due to water leakage and ingress / egress from various vermin, we have tarped the outside of the structure as a temporary fix)



Flower shop (rear northeast corner of house)
Propose to turn into an outdoor living / garden area; currently, significant water damage and rot



215 Bayland has oversized, ornate windows that are generally of a size and scale exceeding those in the neighborhood ...



Existing windows are more than 6 feet tall and 3.5 feet wide

... Oversized windows continue throughout the second floor



Windows
Inside view of oversized windows on 2nd floor



We're not sure what all the outlets are for either ... (16!)

Thank you for your time and assistance with our home preservation!



Appendix

Key criteria used from the Historic Preservation Ordinance

- 1 The proposed activity **must retain and preserve the historical character of the property**;
- 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 exterior features, if any, should be based on **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 alteration 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
- 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.