

CERTIFICATE OF APPROPRIATENESS

Application Date: June 17, 2022

Applicant: Matthew Diel, agent for Catherine F. McDonald, owner

Property: 825 Bayland Avenue, Lot 8, Tract 9A, Block 41, Woodland Heights Subdivision. The property includes a historic 2,802 square foot, one-and-a-half-story wood frame single-family residence and a detached garage situated on a 12,543.75 square foot (100.35' x 125') corner lot.

Significance: Contributing Craftsman residence, constructed circa 1915, located in the Woodland Heights Historic District. In October 2013, the commission approved enclosing the front bay of the porte-cochere.

Proposal: Alteration – Addition. The applicant is proposing a small rear addition and the construction of a rear deck. The applicant is also proposing the following alterations to the original structure and previous addition:

- Remove three remnant brick columns at outside corner and remnant wood beam that was previously added to support a second floor above a porte-cochere on the east elevation.
- Remove small non-historic window and replace with a larger, one-over-one window on south and east elevations.
- New belt-course separating differing exposure 1st & 2nd floor siding to be installed at higher-position than existing porte-cochere beam.
- Existing flared siding skirt, windowsill belt-course detail, and first floor wall siding from original bungalow to wrap all-the-way-around base of two-story addition.
- Remove existing historic double window assembly from remaining covered patio space below the second-floor addition. Owner to retain for potential future use or repair of other historical windows on the house.
- Enclose remaining covered patio space at northeast corner below the second-floor addition as part of master bedroom expansion.
- Install new east-facing window to bedroom expansion. New one-over-one window (W-N03) to have matching height and relationship to existing windowsill belt-course that wraps entire building and ties all 1st floor historic windows together.

West Elevation

- Remove existing non-historic door and entire existing raised wood deck structure and replace with new wood deck structure to be constructed
- Remove three existing non-original windows from breakfast room at back of house and replace with new west-facing triple assembly of windows. New windows on this portion of house to have gridded upper sashes to match style of all other historic windows on original one-story bungalow.

Rear Elevation

- Remove entire existing raised wood deck structure and replace with new wood deck structure.
- Remove non-historic windows and door from one-story bungalow portion of building.
- Adding new windows on this portion of house to have gridded upper sashes to match original windows.
- Remove small non-historic window, door, and stair under remaining covered patio space.
- Enclose remaining covered patio space at northeast corner below the second floor addition as part of master bedroom expansion.
- Install new north-facing triple assembly of windows to bedroom expansion. New one-over-one windows.
- Remove existing historic window. Owner to retain for potential future use or repair of other historical windows on the house.
- Install new north-facing triple assembly of windows in location of previous window.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: **Approval with conditions: To retain remnant brick columns at outside corner.**

HAHC Action: -

APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

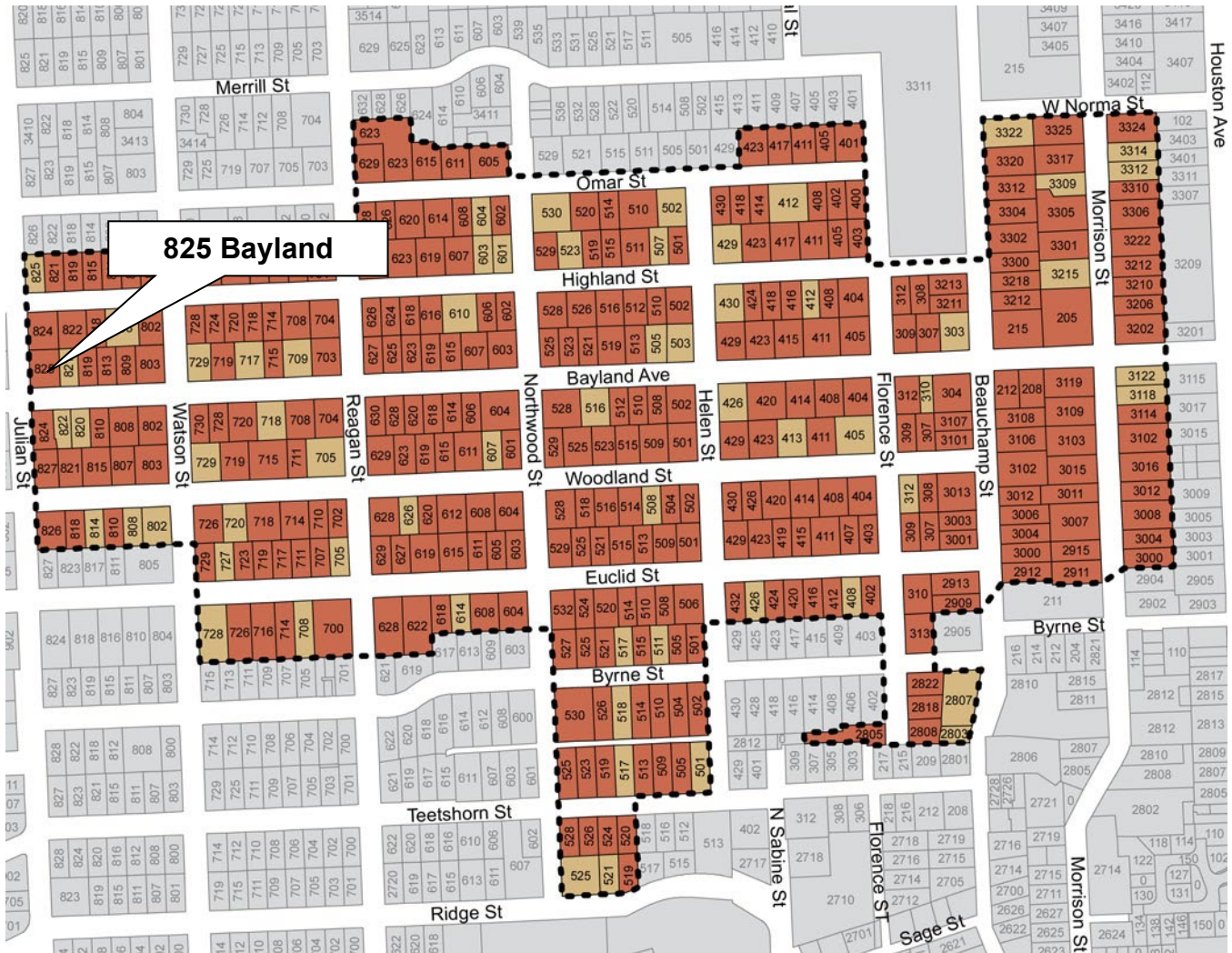
Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building 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 | |
|-------------------------------------|-------------------------------------|--------------------------|----------------------|--|----------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (1) | The proposed activity must retain and preserve the historical character of the property; | | |
| <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 checked="" type="checkbox"/> | <input 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; | | |
| <input checked="" type="checkbox"/> | <input 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; | | |
| <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; The removal of the brick columns will affect the integrity of the structure | | |
| <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; Although the brick columns were not original but they are considered historic and that porte cochere was added very early on. | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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 | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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. | | |



PROPERTY LOCATION

WOODLAND HEIGHTS HISTORIC DISTRICT



825 Bayland

Building Classification

- Contributing
- Non-Contributing
- Park

CURRENT PHOTO



Figure 1- 1965 photo from Harris County Archives

SANBORN MAP & TAX RECORDS

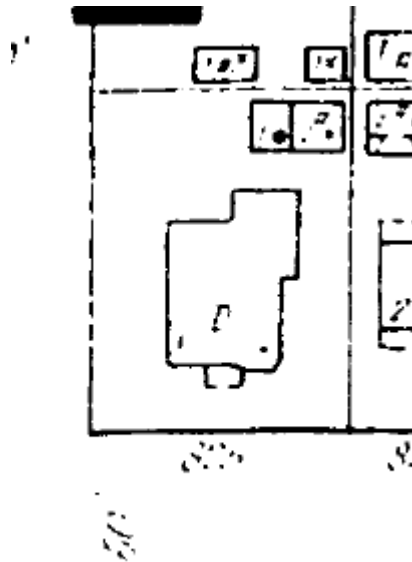


Figure 2_1924-1950 Sanborn

BUILDING ASSESSMENT, RESIDENTIAL City of Houston, Texas		
Map No. <u>2A</u> Acat. No. <u>23-184-0-4</u>		
Permit No. <u>F.C.</u> Date <u>6-10-65</u>		
Owner _____		
Street No. <u>825 Bayland</u>		
Addition <u>Woodland Hts.</u> Section _____		
Lot No. <u>8 + W 1/2 of 9</u> Block No. <u>41</u>		
<u>TE17</u>		
DESCRIPTIVE ITEMS	ADDITIVES	VALUE
USE AND TYPE: Residence, No. Families <u>1</u> No. Stories <u>1</u> Gen. Appearance - Exterior: Plain <u>X</u> Some Ornamentation _____ Considerable Ornamentation _____ Luxurious _____ Foundation: <u>BTCS</u> Exterior Walls: <u>Frame</u>	BATHROOMS: Extra Baths - No. <u>1</u> @ <u>450</u> Floors: Extra Plbg. Fixt: No. @ _____ Extra Kitch. No. <u>1</u> @ <u>450</u> Fireplaces No. @ _____ HEATING & COOLING: Jets or Wall Heaters <u>X</u> Central Unit _____	<u>450</u> <u>450</u> <u>60</u> <u>80</u>
ROOF: Gable: Hip <u>X</u> Flat _____ Eaves: Boxed _____ Open <u>X</u> Overhang: _____ Narrow _____ Wed. <u>X</u> Wide _____ Material _____ Gutters _____	ROOF: Corners Over 5: No. <u>2</u> @ <u>30</u> Attic/Bsmt. _____ Open Porch <u>56</u> sq. ft. @ <u>1.42</u> Scr. Porch _____ sq. ft. @ _____	<u>60</u> <u>80</u>
LIVING AREA, INTERIOR: _____		

Figure 3-1965 Tax Records

EXISTING PHOTOS



Figure 4- southeast corner



Figure 4- southwest corner



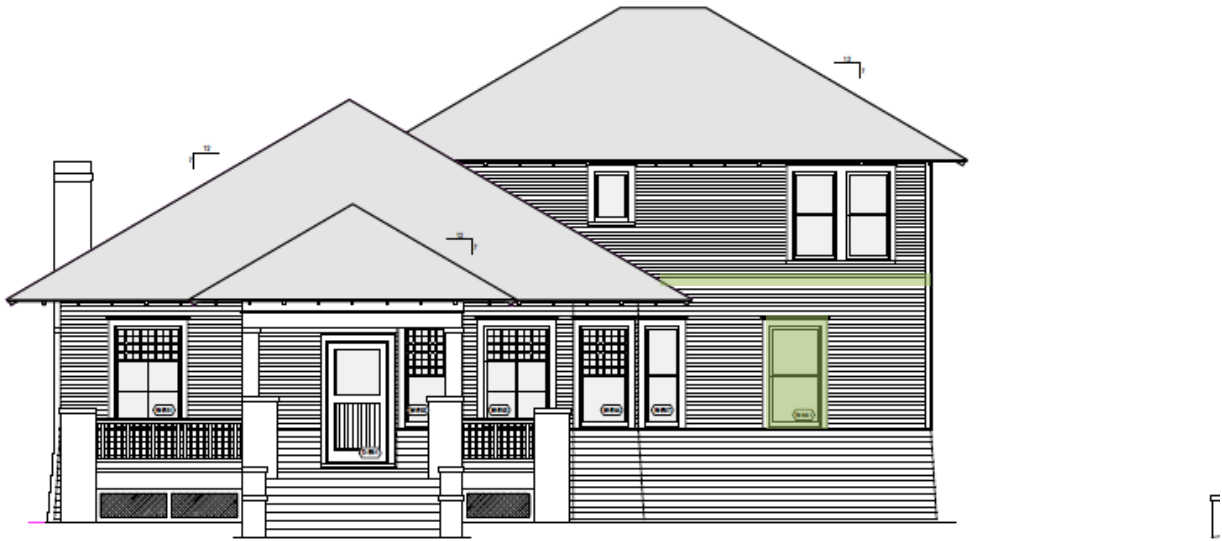
Figure 6- rear elevation

SOUTH ELEVATION – FRONT FACING BAYLAND STREET



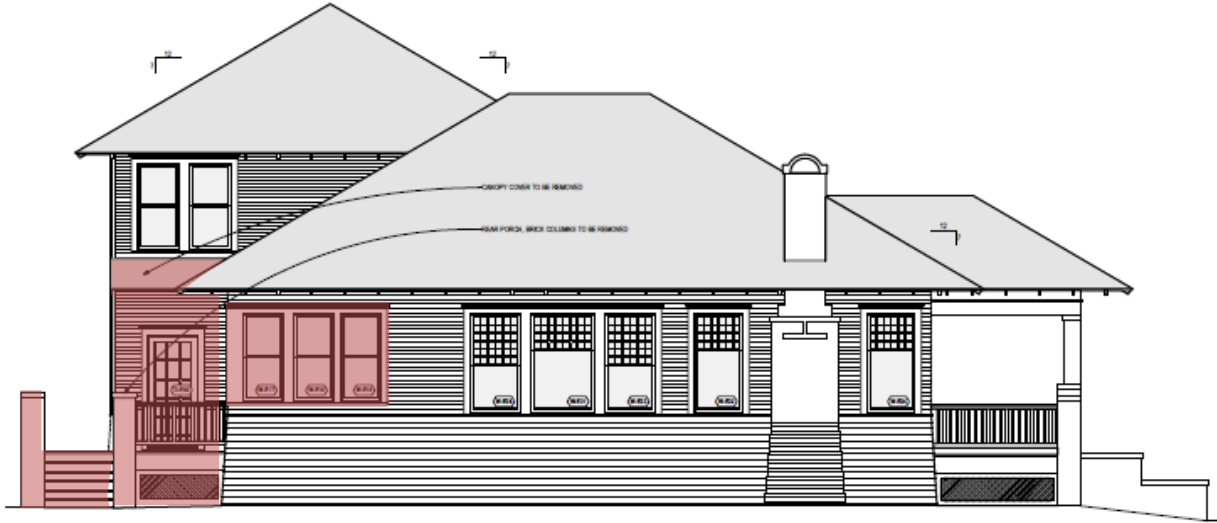
23 SOUTH ELEVATION - EXISTING
SCALE: 1/4" = 1'-0"

DESCRIPTION OF WORK:
 1. THE BELT COURSE AND BRICK CHIMNEY WILL BE REMOVED. THE CORNER BOARDING WILL EXTEND FROM THE SECOND FLOOR TO THE FIRST AND A NEW BELT COURSE WILL BE ADDED TYPICAL TO THE EXISTING FIRST FLOOR FINISH LOCATION.
 2. THE SMALL WINDOW INTO THE MATCH BOX WILL BE REMOVED. A NEW LARGER WINDOW MATCHING OTHERS TYPICAL ON THE HOUSE WILL BE INSTALLED IN THE MATCH BOX.



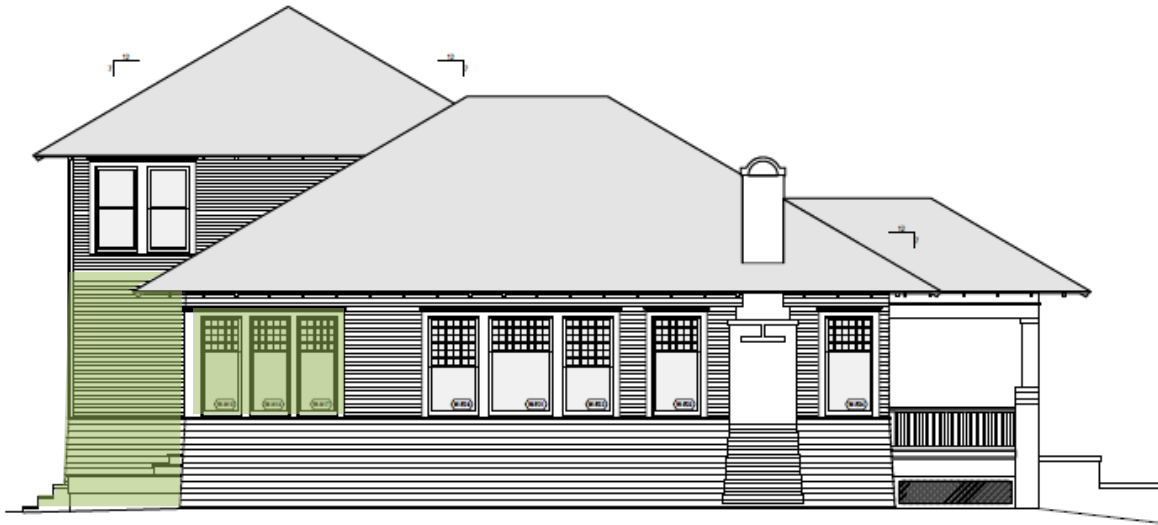
21 SOUTH ELEVATION - PROPOSED
SCALE: 1/4" = 1'-0"

WEST SIDE ELEVATION – SIDE FACING JULIAN STREET



11 WEST ELEVATION - EXISTING
SCALE: 1/4" = 1' - 0"

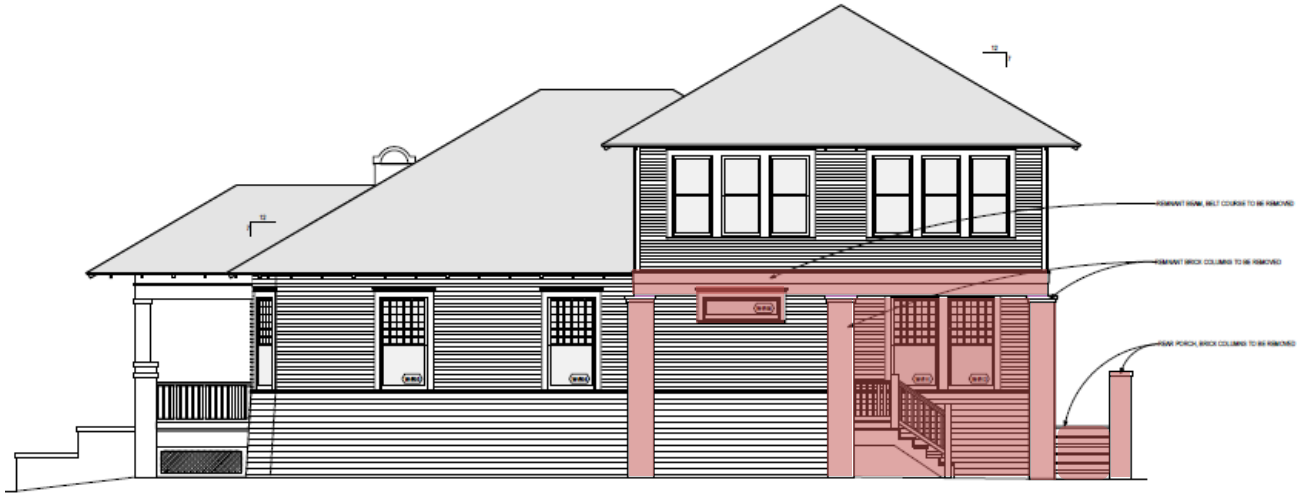
DESCRIPTION OF WORK:
1. THE REAR PORCH WILL BE REMOVED AS WELL AS THE PORCH LEANS TO SOUP OVER THE SIDE DECK INTO THE EXISTING MASTER SUITE. A NEW REAR PORCH WILL BE CONSTRUCTED.
2. ALL WINDOWS AND EXTENDED DOORS IN THE KITCHEN AND MASTER BEDROOM WILL BE REMOVED AND REPLACED WITH NEW.



09 WEST ELEVATION - PROPOSED
SCALE: 1/4" = 1' - 0"

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EAST SIDE ELEVATION



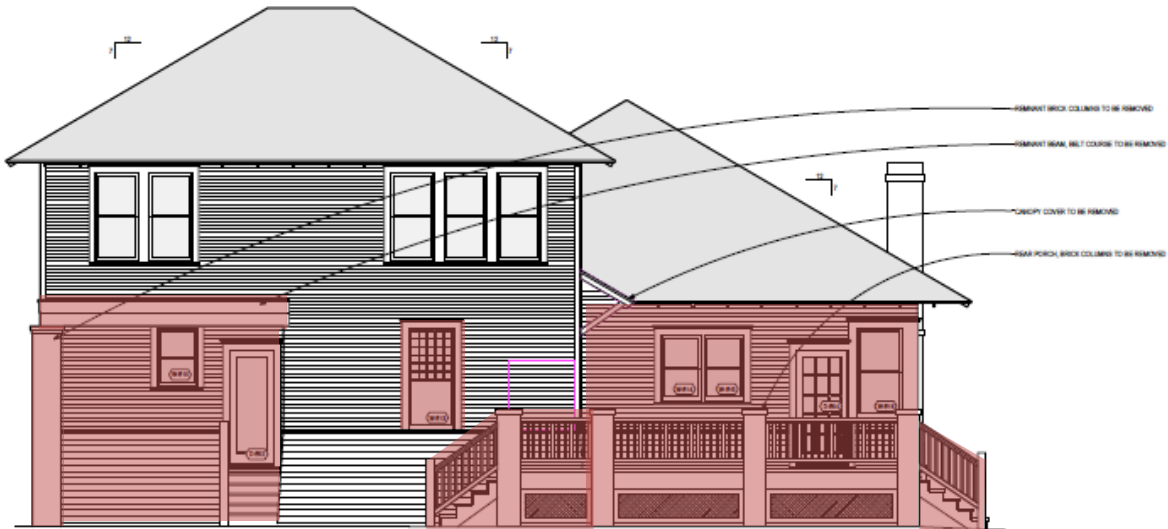
11 EAST ELEVATION - EXISTING
SCALE: 1/4" = 1' - 0"

- DESCRIPTION OF WORK:
1. THE MANTLE, COLUMNS AND BRICK COLUMNS WILL BE REMOVED. THE CORNER BOARD WILL EXTEND FROM THE SECOND FLOOR TO THE FIRST AND A NEW MANTLE COURSE WILL BE ADDED TO THE EXISTING FIRST FLOOR FRONT LOCATION.
 2. THE EXISTING CHIMNEY BRICK COURSE UNDER THE SECOND FLOOR WILL BE TIED IN AS A COMPONENT OF THE NEW 2ND STORY. ALL THE EXISTING SECOND FLOOR BRICK WILL BE REMOVED AND NEW WINDOWS WILL BE INSTALLED IN THE REVISION.
 3. THE FRONT PORCH WILL BE REMOVED.
 4. THE TANKARD BRICKS WITH THE MANTLE WITH BE REMOVED. A NEW LARGER WINDOW MATCHING OTHERS TYPICAL ON THE HOUSE WILL BE INSTALLED IN THE MANTLE WITH.
 5. THE EXISTING HISTORICAL WINDOWS WITH GREENED UPPER PARTS THAT ARE TO BE REMOVED AT THE COVERED PORCH WILL BE RETAINED BY THE OWNER FOR POTENTIAL FUTURE USE OR NUMBER OF OTHER HISTORICAL WINDOWS ON THE HOUSE.



09 EAST ELEVATION - PROPOSED
SCALE: 1/4" = 1' - 0"

NORTH (REAR) ELEVATION



23 NORTH ELEVATION - EXISTING
SCALE: 1/4" = 1' - 0"

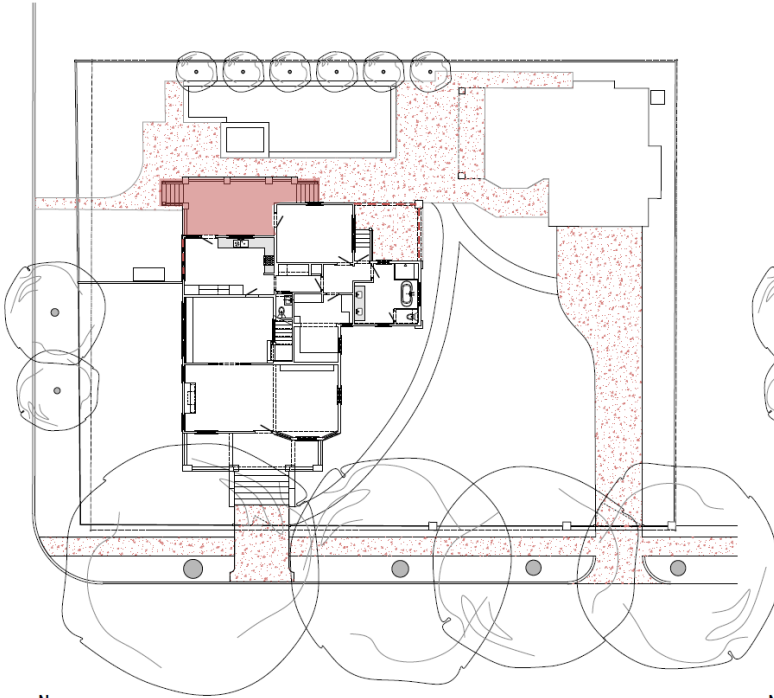
DESCRIPTION OF WORK:
 1. THE BELT COURSE AND BRICK COLUMNS WILL BE REMOVED. THE CORNER BOARD WILL EXTEND FROM THE SECOND FLOOR TO THE FIRST AND A NEW BELT COURSE WILL BE ADDED THIRD INTO THE EXISTING FIRST FLOOR FINISH LOCATION.
 2. THE BRICK COVERED WOOD UNDERBATH THE SECOND FLOOR WILL BE DEMOLISHED AS AN EXPANSION OF THE MASTER SUITE. ALL RELEVANT EXISTING WINDOWS WILL BE REMOVED AND NEW WINDOWS WILL BE INSTALLED IN THE ADDITION.
 3. THE REAR PORCH WILL BE REMOVED AS WELL AS THE PORTAL LAMB TO ROOF OVER THE SIDE DOOR WITH THE EXISTING MASTER SUITE. A NEW REAR PORCH WILL BE CONSTRUCTED.
 4. ALL WINDOWS AND EXTERIOR DOORS IN THIS ELEVATION AND REAR PORCH WILL BE REMOVED AND REPLACED WITH NEW.
 5. THE EXISTING HORIZONTAL WINDOW WITH BRICKED UPPER SASH SHALL BE TO BE REMOVED FROM THE MASTER BEDROOM WILL BE RETAINED BY THE OWNER FOR POTENTIAL FUTURE USE OR REPAIR OF OTHER HISTORICAL WINDOWS ON THE HOUSE.



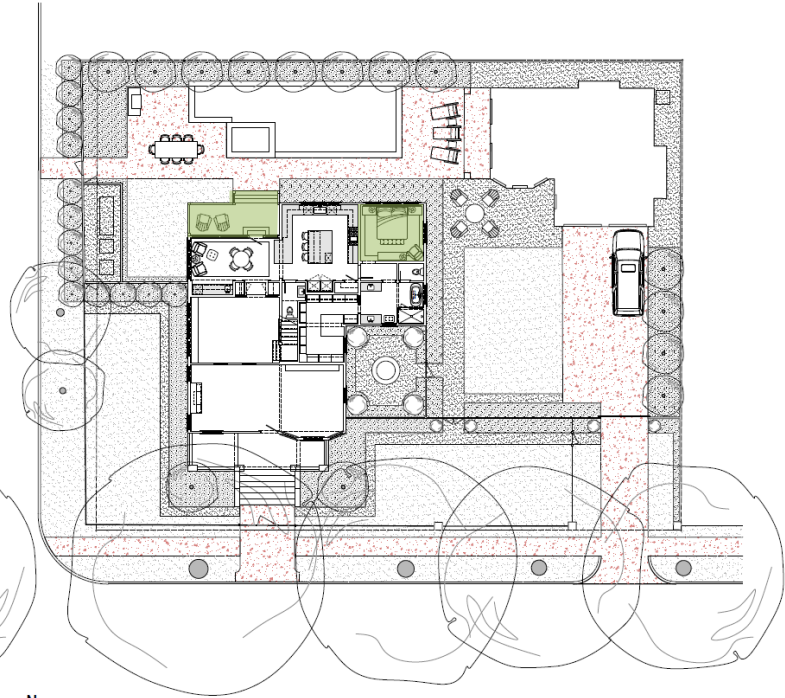
21 NORTH ELEVATION - PROPOSED
SCALE: 1/4" = 1' - 0"



SITE PLAN



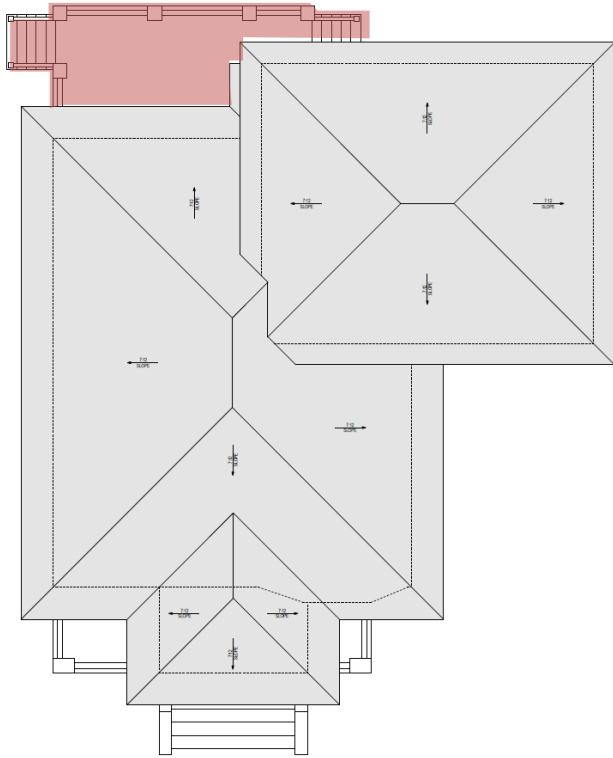
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22 SITE PLAN - EXISTING
SCALE 1/8" = 1'-0"



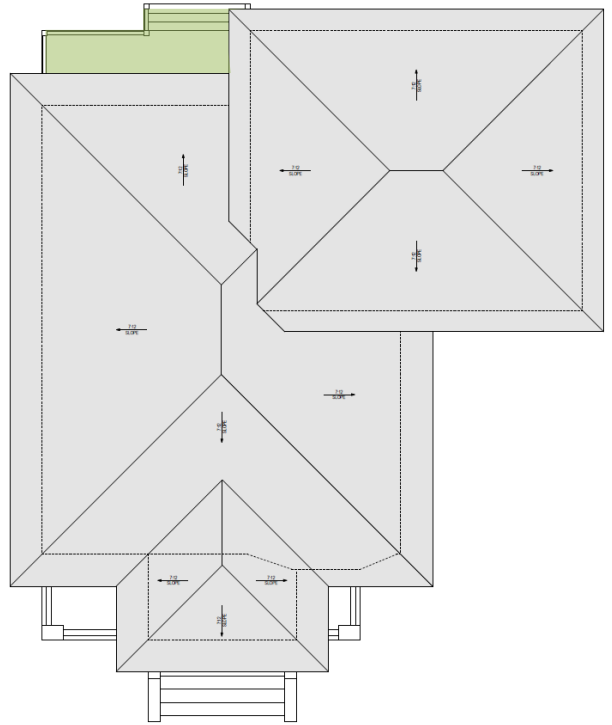
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10 SITE PLAN - PROPOSED
SCALE 1/8" = 1'-0"



ROOF PLAN



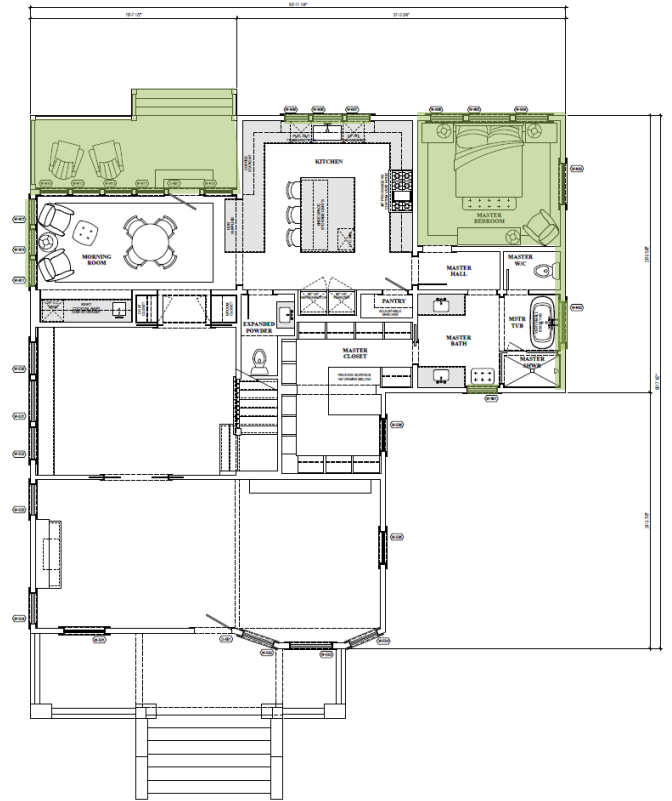
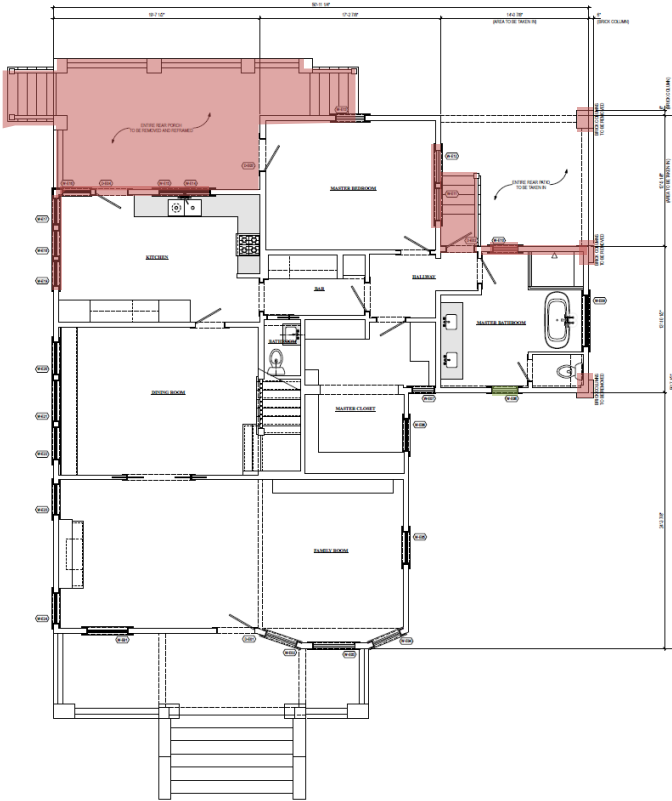
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22 ROOF PLAN - EXISTING
SCALE: 1/4" = 1'-0"



N
10 ROOF PLAN - PROPOSED
SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN



22 FIRST FLOOR PLAN - EXISTING
SCALE: 1/4" = 1'-0"

10 FIRST FLOOR PLAN - PROPOSED
SCALE: 1/4" = 1'-0"

WINDOW / DOOR SCHEDULE

CERTIFICATE OF APPROPRIATENESS WINDOW WORKSHEET



**PLANNING &
DEVELOPMENT
DEPARTMENT**

EXISTING WINDOW SCHEDULE

Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Original/Replacement	Existing to Remain
<i>Ex. A1</i>	<i>Wood</i>	<i>1/1</i>	<i>DH</i>	<i>32 x 66</i>	<i>Recessed</i>	<i>Original</i>	<i>No</i>

DAMAGE TO EXISTING WINDOWS

Window	Describe Damage
<i>Ex. A1</i>	<i>Glass is broke, window is inoperable, rail is rotten, and frame is broken</i>

PROPOSED WINDOW SCHEDULE

Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Brand/Vendor	Other
<i>Ex. A1</i>	<i>Wood</i>	<i>1/1</i>	<i>DH</i>	<i>32 x 66</i>	<i>Recessed</i>	<i>Plygem</i>	

- Must include photos of all windows with labels indicated on this sheet
 - Must include manufacture’s specifications and details for all proposed windows
- *** Use additional sheets as necessary

CERTIFICATE OF APPROPRIATENESS WINDOW WORKSHEET



**PLANNING &
DEVELOPMENT
DEPARTMENT**

EXISTING WINDOW SCHEDULE

Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Original/Replacement	Existing to Remain
<i>Ex. A1</i>	<i>Wood</i>	<i>1/1</i>	<i>DH</i>	<i>32 x 66</i>	<i>Recessed</i>	<i>Original</i>	<i>No</i>

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CERTIFICATE OF APPROPRIATENESS WINDOW WORKSHEET



**PLANNING &
DEVELOPMENT
DEPARTMENT**

EXISTING WINDOW SCHEDULE

Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Original/Replacement	Existing to Remain
<i>Ex. A1</i>	<i>Wood</i>	<i>1/1</i>	<i>DH</i>	<i>32 x 66</i>	<i>Recessed</i>	<i>Original</i>	<i>No</i>

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PROPOSED WINDOW SCHEDULE

Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Brand/Vendor	Other
<i>Ex. A1</i>	<i>Wood</i>	<i>1/1</i>	<i>DH</i>	<i>32 x 66</i>	<i>Recessed</i>	<i>Plygem</i>	

- Must include photos of all windows with labels indicated on this sheet
 - Must include manufacture's specifications and details for all proposed windows
- *** Use additional sheets as necessary

APPLICANT'S MATERIAL

825 BAYLAND AVE.

825 BAYLAND AVE. INTEGRITY OF ORIGINAL ONE-STORY BUNGALOW

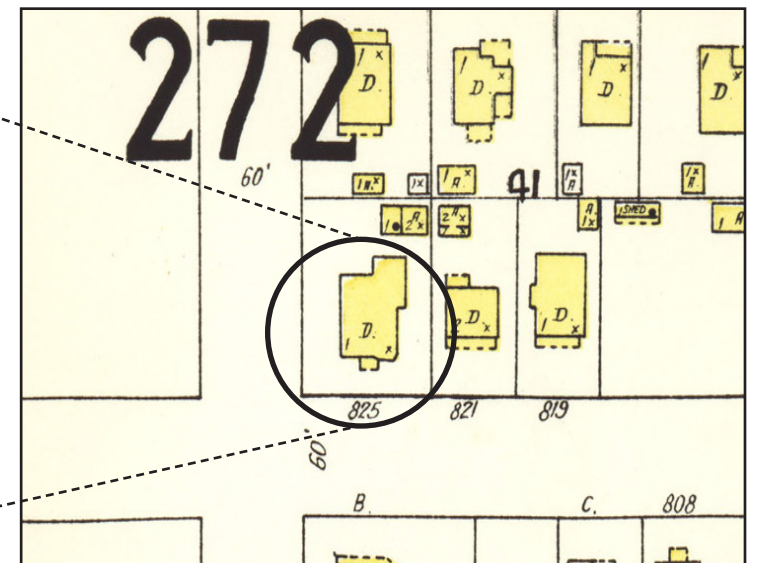
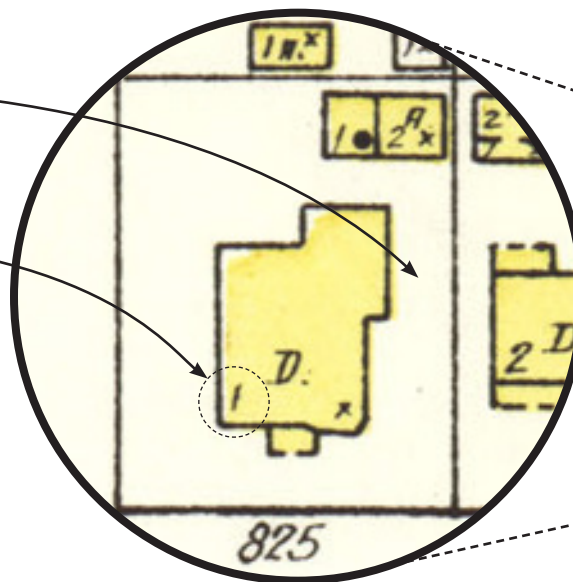
825 Bayland as viewed from the corner of Bayland & Julian. This view conceals later additions that diminish the integrity of the original one-story bungalow structure.

- Architectural Features Include:
 - Flared skirt of wide exposure wood siding
 - Window sill belt course
 - Mitred siding corners
 - Densely gridded upper sashes on DH windows
 - Hip roof with wide overhangs and exposed rafter tails



- No porte-cochere yet

- One-story dwelling



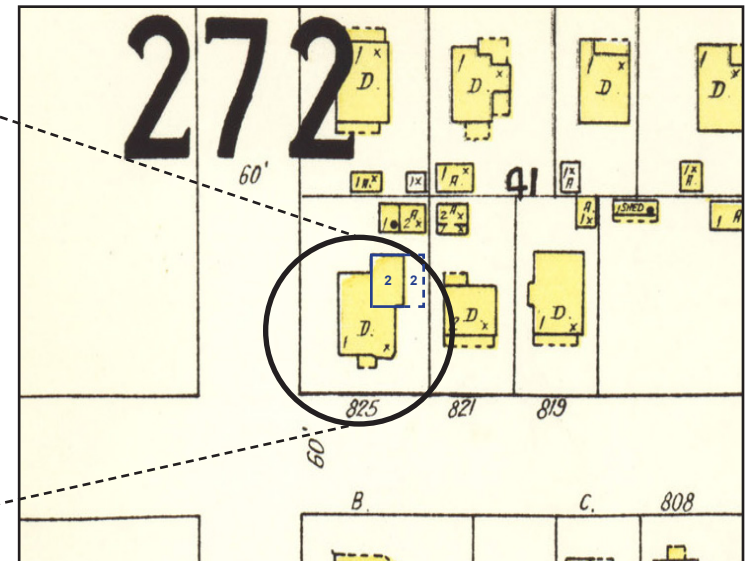
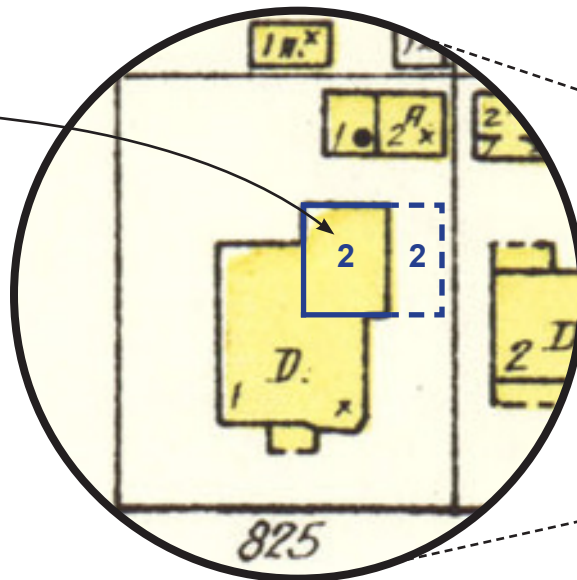
825 BAYLAND AVE. PRE-1960s ADDITION OF PORTE-COCHERE & 2ND FLOOR

825 Bayland in 1965 from east lot line along Bayland with pre-1960s addition of porte-cochere and second floor.



- Addition Features Include:
 - Stacks directly above existing walls of offset rectangle at right-rear of plan
 - Creates two-story coplanar front and back walls
 - 3 brick columns with ± 4 " projection beyond wall surface above
 - Painted wood entablature (beam) spanning from existing house corners to brick columns

- Addition of porte-cochere and 2nd floor at right-rear, first evidenced in early 1960s tax record

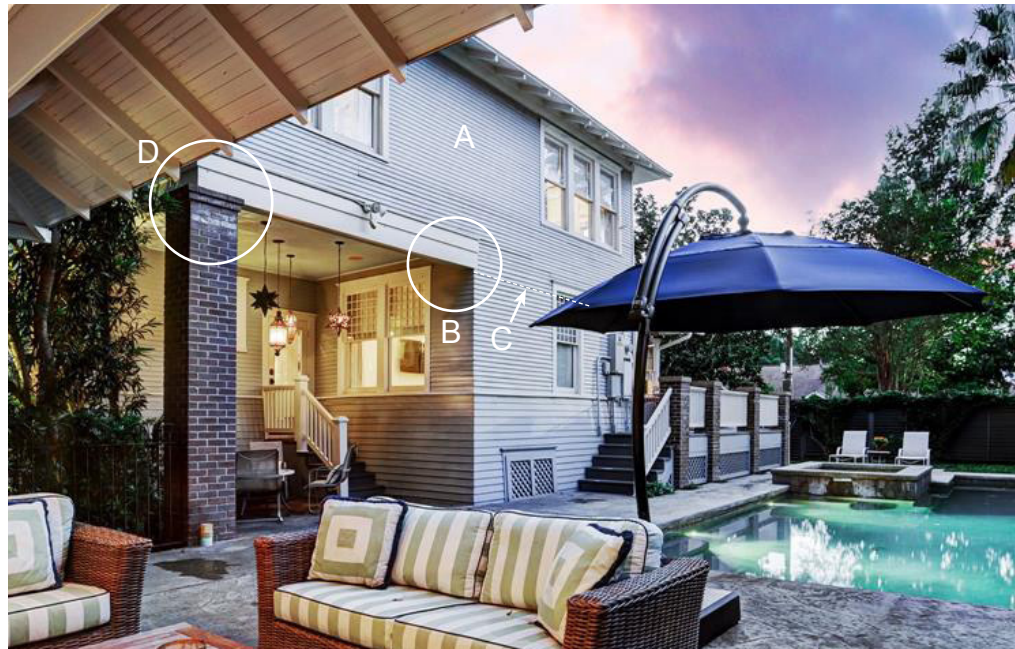


825 BAYLAND AVE. CURRENT REAR CONDITION (PRE-1960s ADDITION)

Features of pre-1960s addition had cumulative negative effect on integrity of original bungalow.

Unresolved/Remnant Conditions:

- A. Two-story wall of siding with no differentiation between original first floor and two-story addition
- B. Entablature (beam) emerges from existing outside corner
- C. Bottom of beam height conflicts with top of window trim height
- D. Brick columns project beyond wall plane insufficiently to receive flared skirt of original house
- E. Original roof over offset rear room haphazardly cut-off at corner
- F. Two-story corner board haphazardly added to original bungalow corner to reconcile coplanar 2nd floor walls

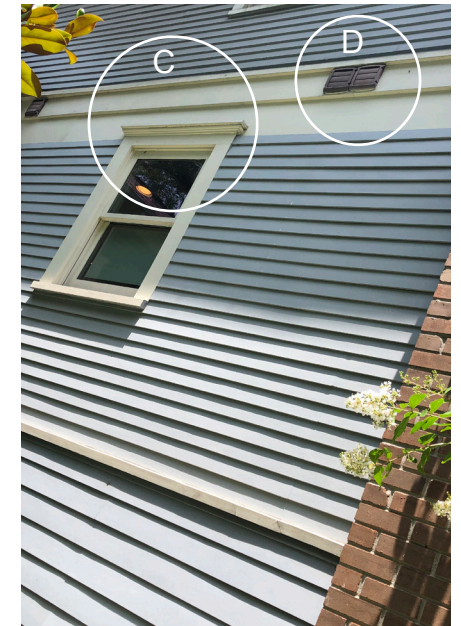
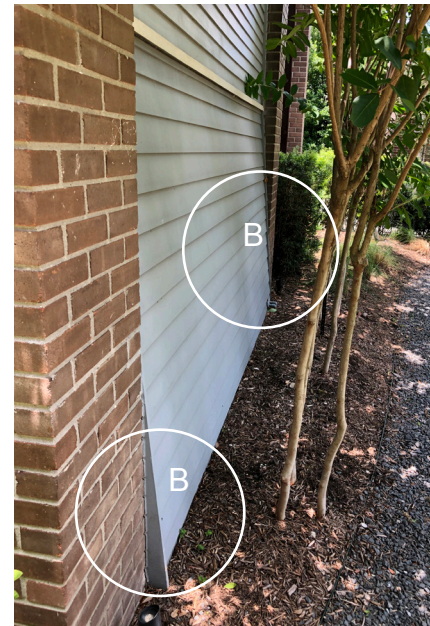


825 BAYLAND AVE. CURRENT FRONT CONDITION (2013 ADDITION)

2013 addition had further cumulative negative effect on integrity of original bungalow.

Unresolved/Remnant Conditions:

- A. Brick columns' structural inadequacy requires steel support
- B. Flared skirt inartfully collides with brick columns
- C. Head trim at modern windows overlap entablature
- D. Bathroom vent fans exit through entablature on front of house
- E. Entablature abruptly ends at collision with window trim



825 BAYLAND AVE. PROPOSED 2022 ALTERATION

The proposed 2022 alteration will restore the integrity of the original bungalow by fully resolving the myriad of remnant conditions from both prior additions that have had a cumulative negative effect. The proposed alteration looks at all phases of the structure as a whole, rather than isolated elements.

- Modest square footage increase—entirely under existing roof
- Premium building materials & construction practices
- Structurally failed brick columns to be removed
- Flared skirt with windowsill cap to wrap full perimeter of building
- Establish clear differentiation between original one-story bungalow and later addition with:
 - Densely gridded versus one-over-one windows
 - Corner board above flared skirt on two-story addition
 - Horizontal trim board at height of original frieze board to separate original first floor from added second floor



Proposed South Elevation



Proposed East Elevation



Proposed North Elevation



Proposed West Elevation

825 BAYLAND AVE.
CONCLUSION



- Woodland Heights Draft Design Guidelines say two important things:
 - Period of Focus is 1910-1930 - No evidence that the two-story addition occurred in that time frame.
 - The cumulative negative effects of a series of alterations can destroy the integrity of an original historic structure.
- Pre-1960s Two-Story Addition - damaged the integrity of the original bungalow by creating a series of unresolved remnant conditions inconsistent with the original bungalow's clarity of detail.
- 2013 Addition - Further damaged the integrity of the original bungalow with a series of remnant conditions that appear to have been driven by ease & expedience rather than regard for the original bungalow.
- Proposed 2022 Alteration:
 - Looks at the entire structure as a whole & attempts to restore the integrity of the original bungalow by addressing the myriad of unresolved remnant conditions left behind by both previous additions.
 - Will establish clear differentiation between the original one-story bungalow structure and the subsequent two-story addition.