

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

Date 3 January 2017

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 #3 – 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, foyer, kitchen, dining room) and the preservation of pocket doors while making the home compatible with modern living needs.
 - b) 2nd floor: reconfigure the floor plan and recreate the original front porch with a second floor rail not covered; and
 - 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) Previous Update: proposed 1x12 wood band board removed from addition per staff's suggestion to delineate addition;
 - b) New update: 6" in-step increased to 18" on the west elevation and 18" in-step added to the east elevation per the HAHC condition provided at the November 17, 2016 meeting.
4. All windows in the house will remain with the exception of the three windows at the back of the house as the City of Houston no longer allows existing windows to be reused in an 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) Previous 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. Previous 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. Previous 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. Previous 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 1,738 living square feet, of which 484 square feet are below ground resulting in **1,254 living square feet contributing to massing / scale**.

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

Regards,

Clayton & Alexandra Mealer

215 Bayland Ave.
Houston, TX 77009

Email: 

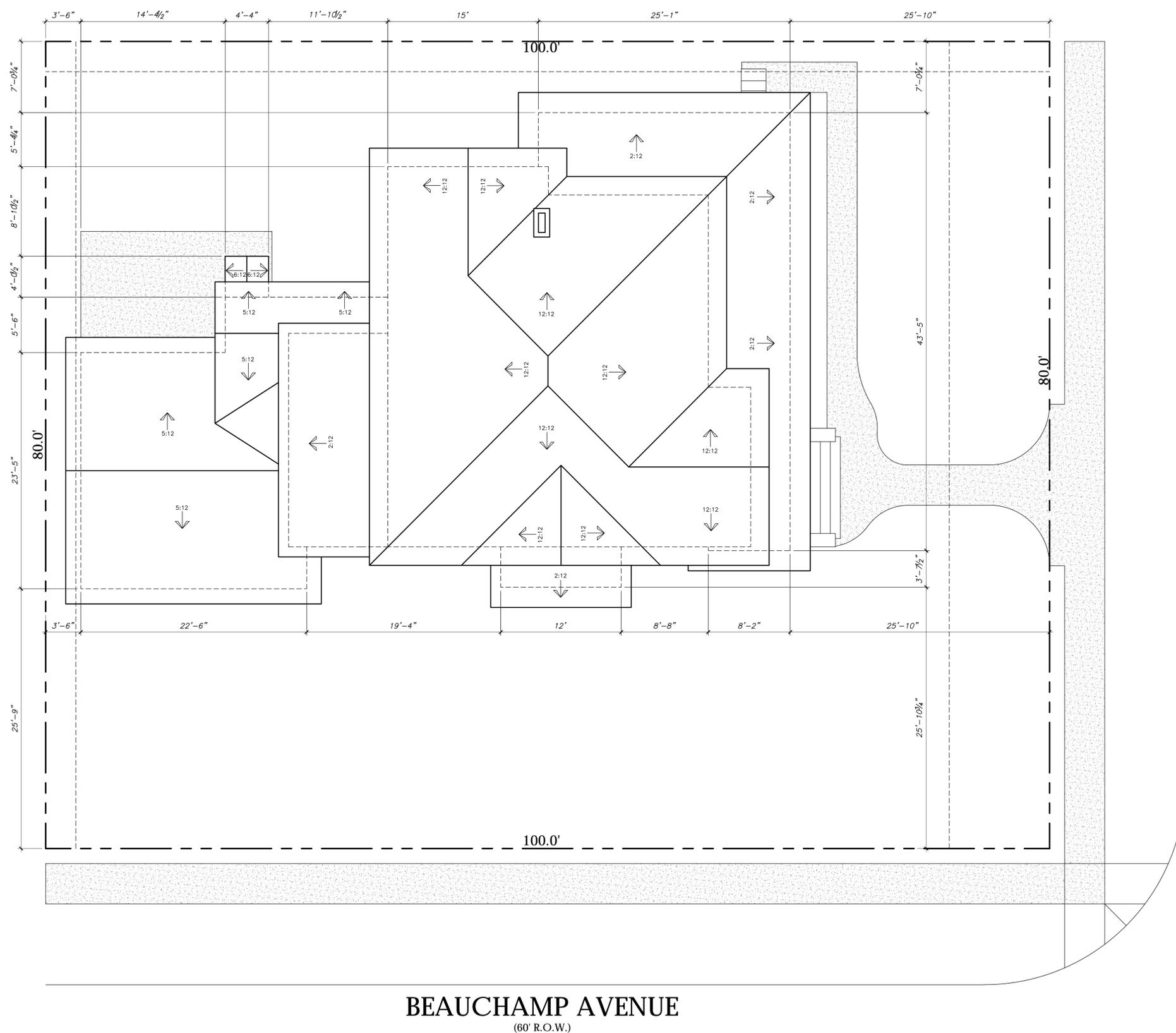


MEALER RESIDENCE
215 BAYLAND AVENUE
HOUSTON, TEXAS

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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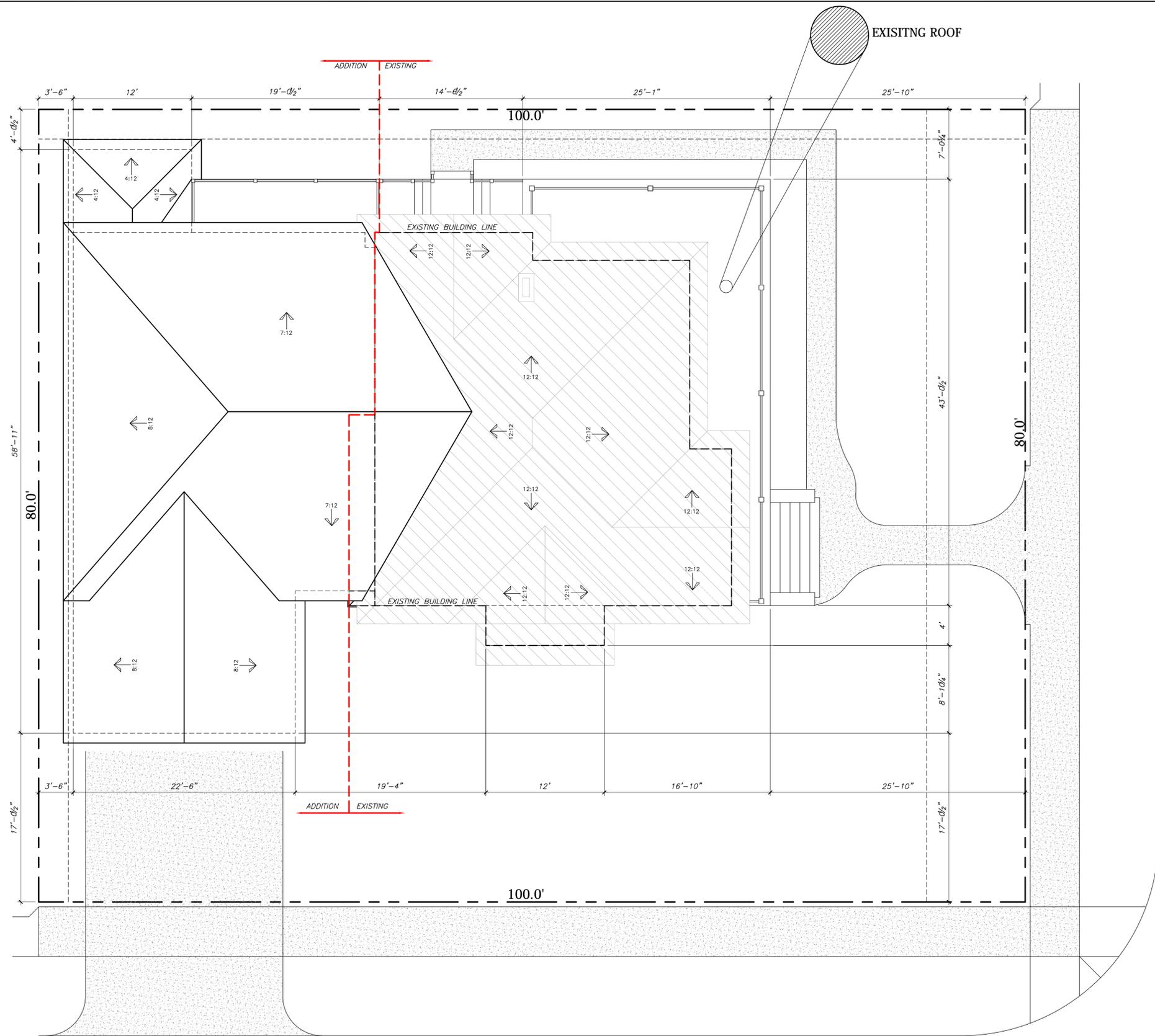
MARK	DATE	DESCRIPTION
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13	01/03/17	ISSUE FOR REVIEW

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215 BAYLAND AVENUE
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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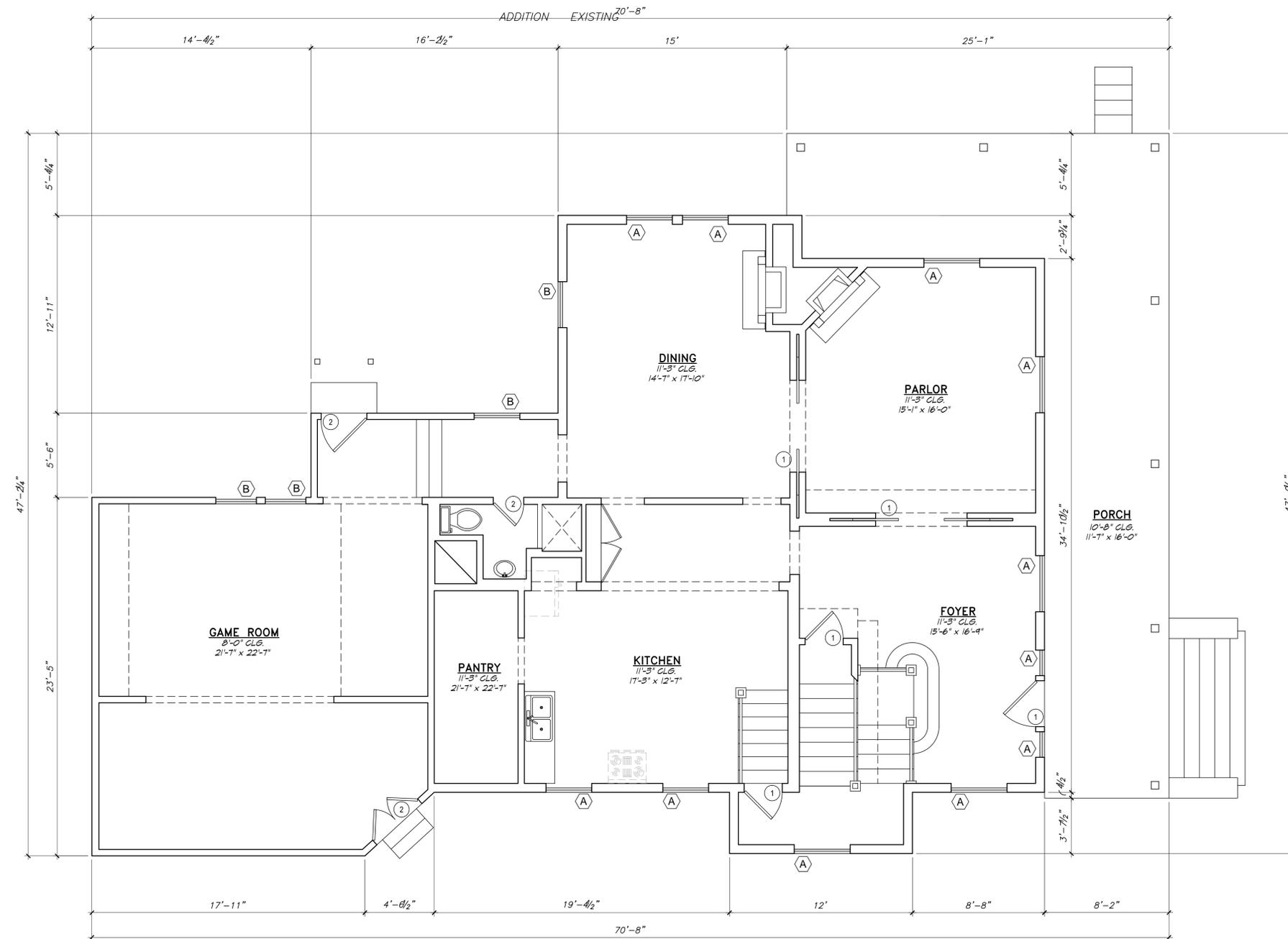
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HOUSTON, TEXAS 77009

SHEET TITLE
PROPOSED SITE PLAN

SHEET NO.
A0.2

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

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



FIRST 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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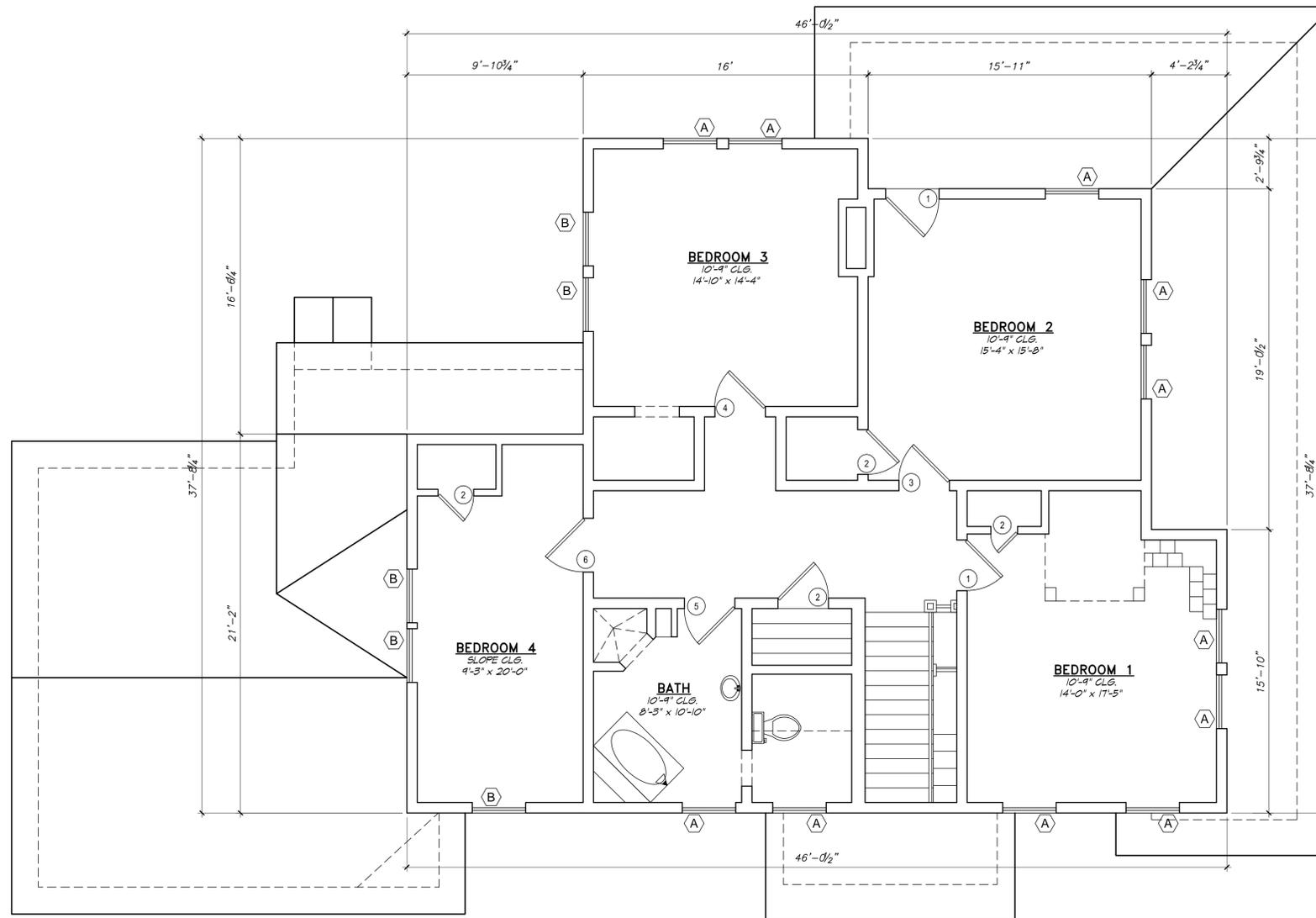
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HOUSTON, TEXAS 77009

SHEET TITLE
EXISTING FIRST FLOOR PLAN

SHEET NO.
A1.1

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

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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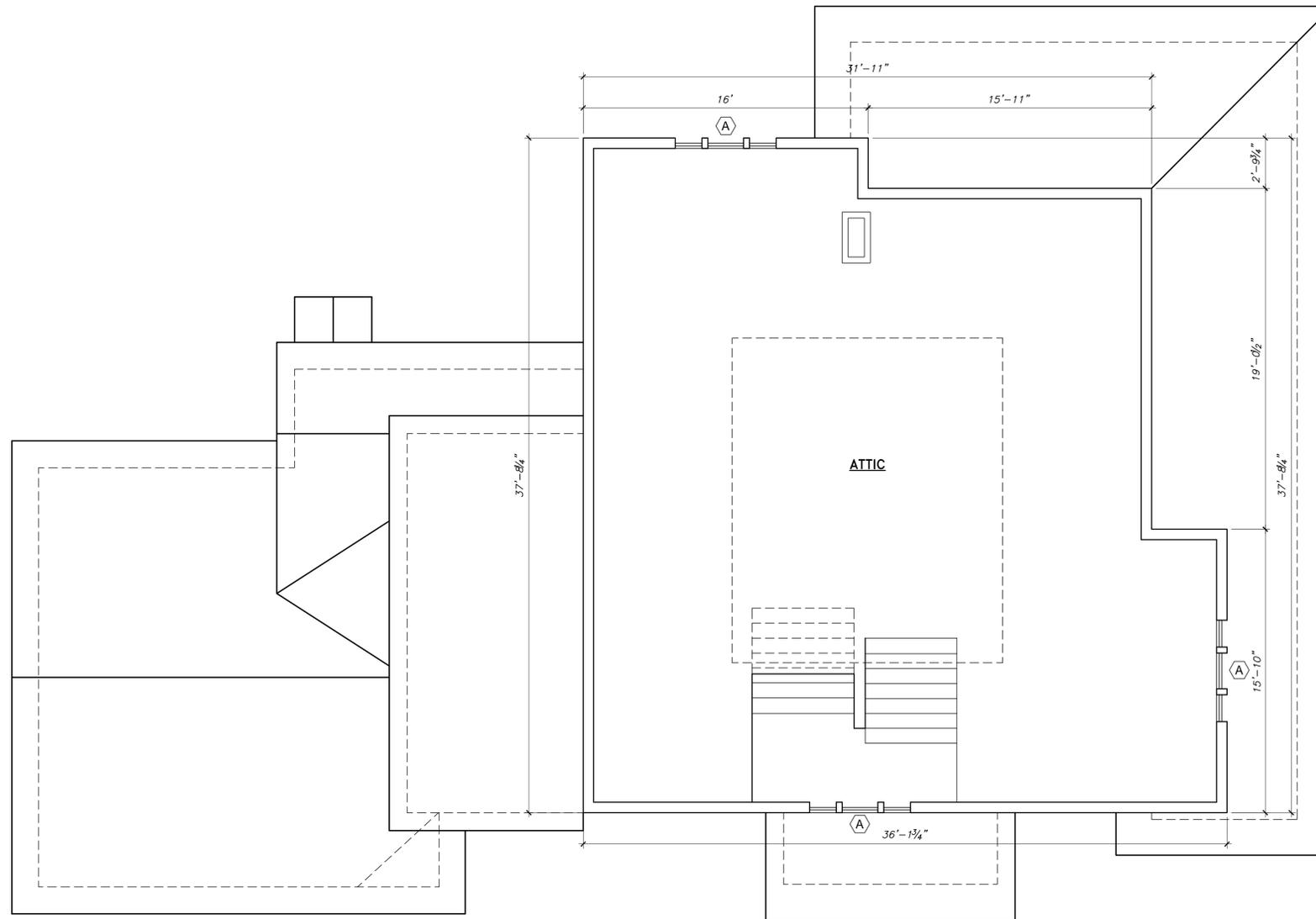
SHEET TITLE
EXISTING SECOND FLOOR PLAN

SHEET NO.
A1.2

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

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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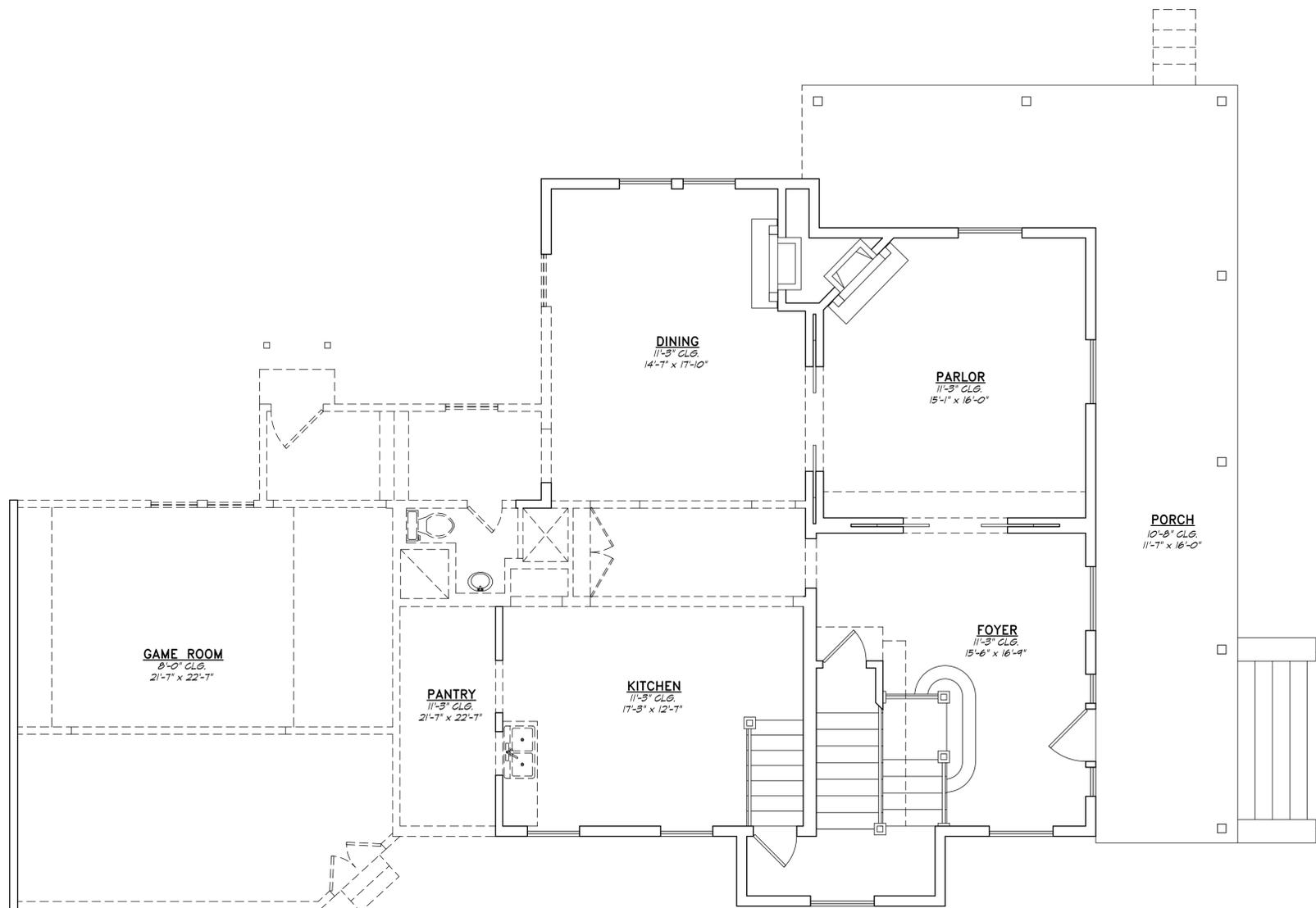
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SHEET TITLE
EXISTING ATTIC PLAN

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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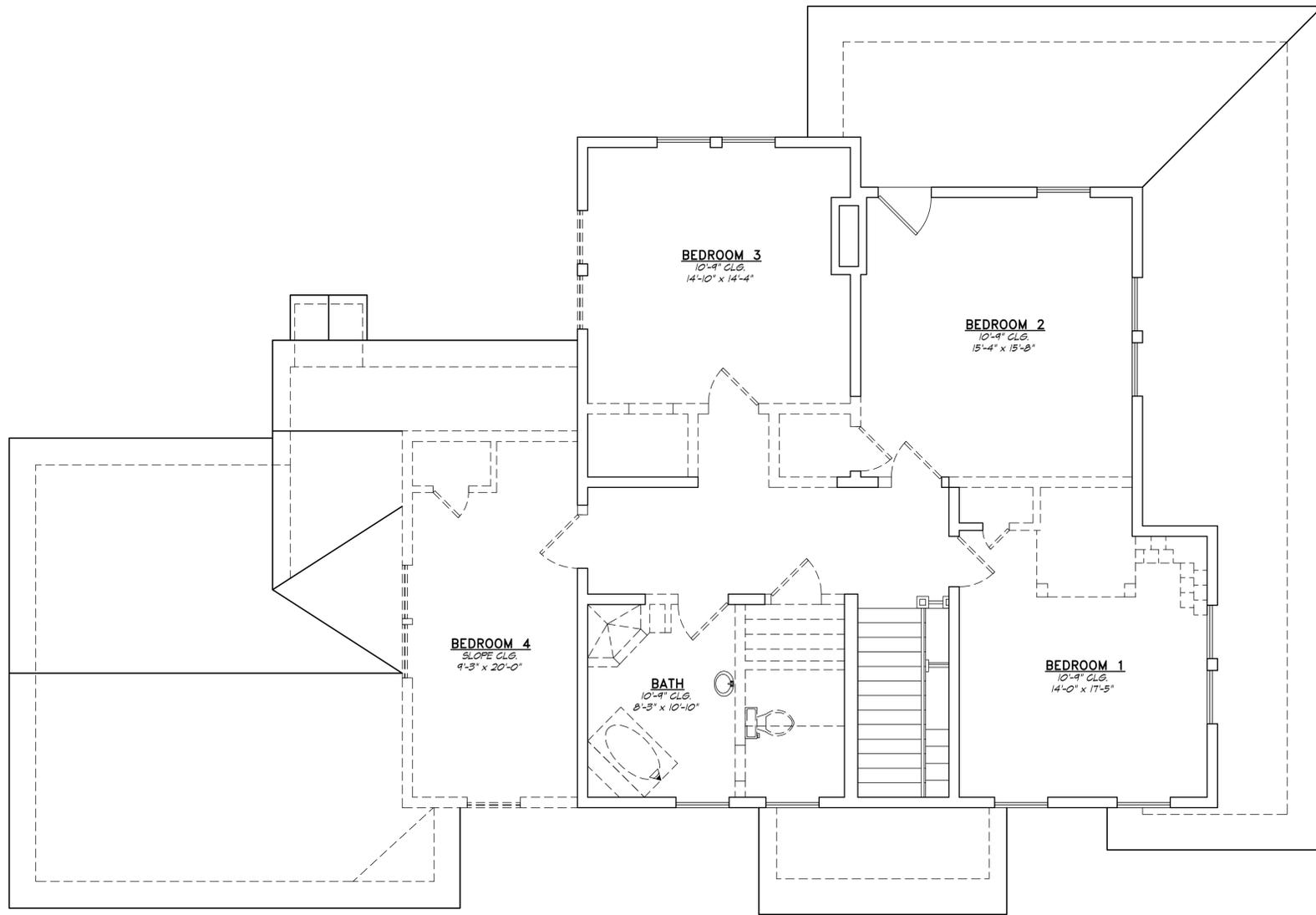
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SHEET TITLE
DEMO FIRST FLOOR PLAN

SHEET NO.
A1.4



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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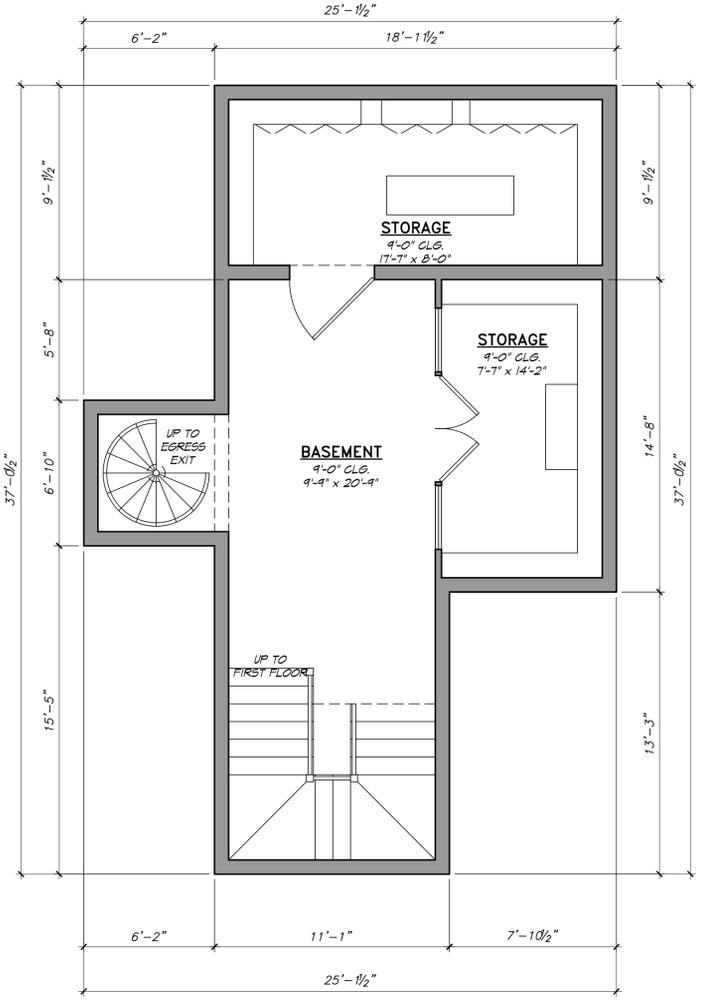
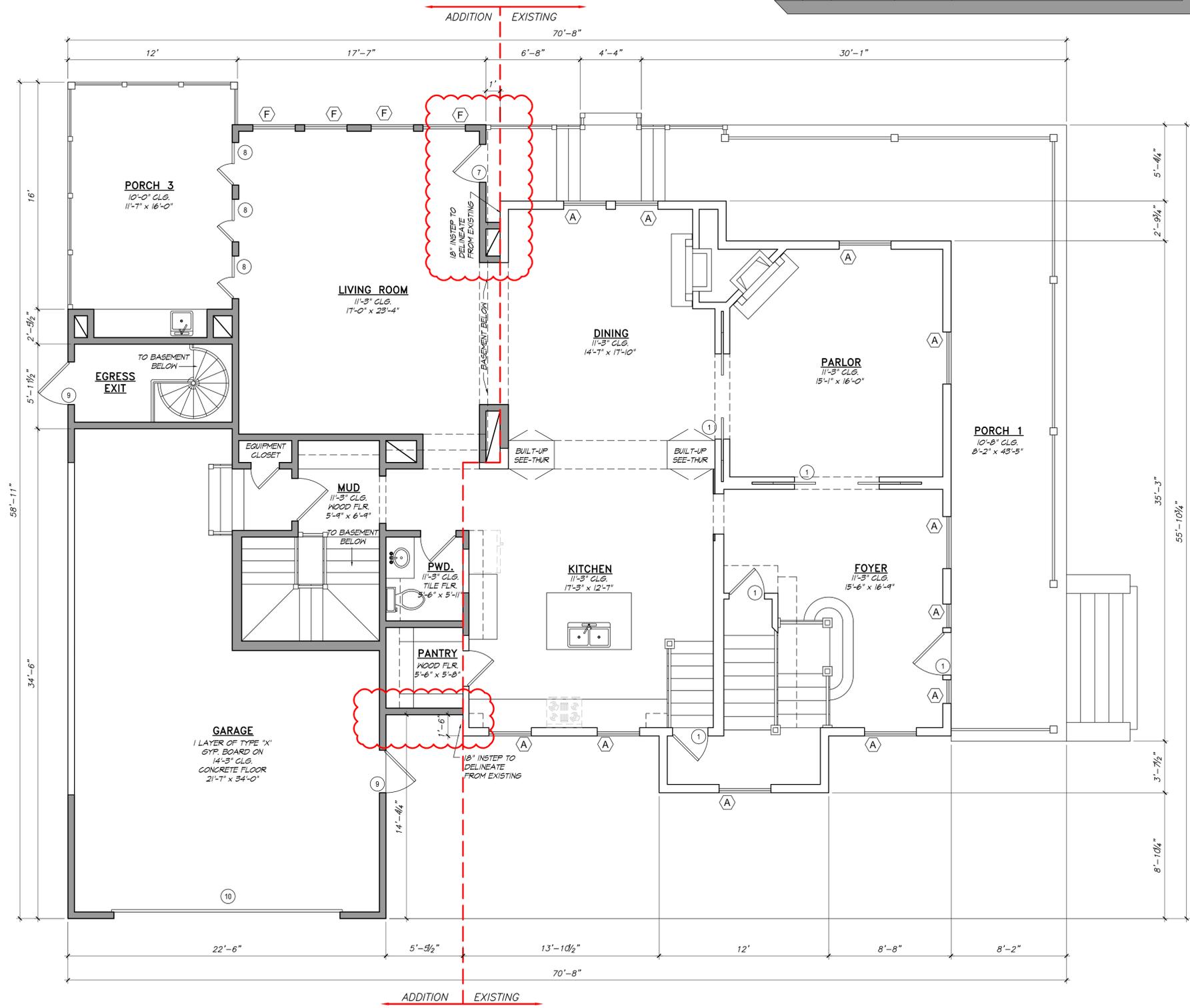
SHEET TITLE
DEMO SECOND FLOOR PLAN

SHEET NO.
A1.5

NOTE:
 GARAGE GABLE ROOF HAS BEEN DECREASED BY 1'-9" TO DELINEATE THE EXISTING STRUCTURE FROM THE NEW.
 A 18" 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 REMOVED
C	-	-	-	NOT USED
D	-	-	-	NOT USED
E	1	3'-0"	4'-4"	SINGLE HUNG, WOOD WINDOW
F	8	3'-0"	6'-6"	SINGLE HUNG, WOOD WINDOW
G	4	3'-0"	6'-0"	SINGLE HUNG, WOOD WINDOW
H	1	4'-0"	4'-0"	SINGLE HUNG, TEMPERED, WOOD WINDOW
J	1	2'-0"	3'-0"	FIXED, WOOD WINDOW
K	2	1'-6"	1'-6"	FIXED, WOOD WINDOW



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

WALL LEGEND	
	EXISTING WALL
	NEW WALL

SQUARE FOOTAGE		
NAME	EXIST.	NEW.
1ST. FLOOR PLAN	1,968	+26
2ND. FLOOR PLAN	1,434	+1,228
BASEMENT	--	484
TOTAL LIVING	3,402	5,140
PORCH 1	490	--
PORCH 2	--	210
PORCH 3	--	419
PORCH 4	--	102
GARAGE	--	630
ATTIC	1,225	--
TOTAL UNHEATED	490	1,851
TOTAL COVERED	3,892	6,991

NOTE:
 EXISTING DAMAGED AND ROTTEN WOOD LAP SIDING IS TO BE REPAIRED AND REPLACED TO MATCH EXISTING PROFILE

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

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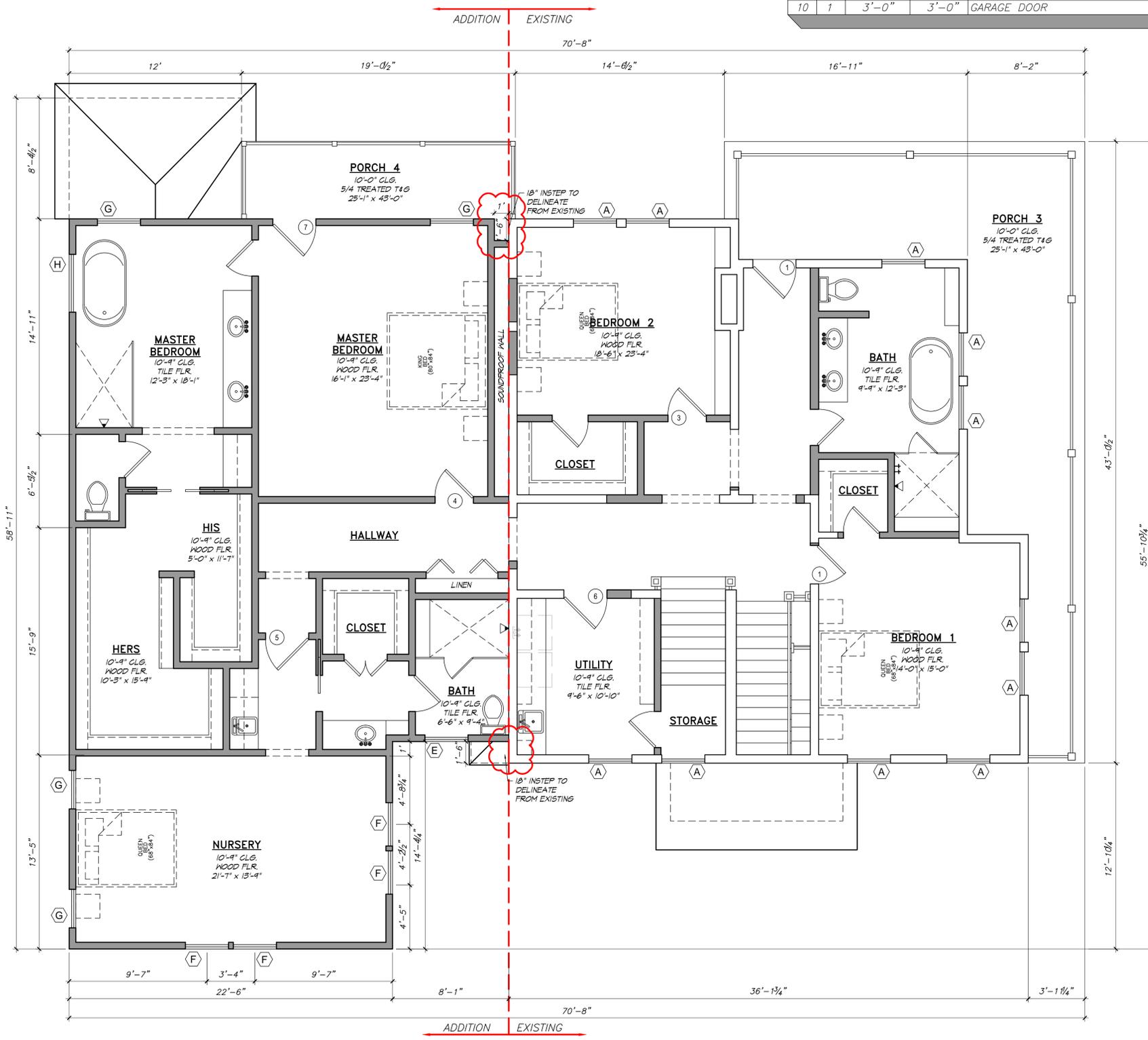
MEALER RESIDENCE
 215 BAYLAND AVENUE
 HOUSTON, TEXAS 77009

PROPOSED FLOOR PLANS

SHEET NO.
A1.6

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

MARK	QTY	WIDTH	HEIGHT	DESCRIPTION
(A)	-	-	-	EXISTING TO REMIAN
(B)	-	-	-	EXISTING TO BE REMOVED
(C)	-	-	-	NOT USED
(D)	-	-	-	NOT USED
(E)	1	3'-0"	4'-4"	SINGLE HUNG, WOOD WINDOW
(F)	8	3'-0"	6'-6"	SINGLE HUNG, WOOD WINDOW
(G)	4	3'-0"	6'-0"	SINGLE HUNG, WOOD WINDOW
(H)	1	4'-0"	4'-0"	SINGLE HUNG, TEMPERED, WOOD WINDOW
(J)	1	2'-0"	3'-0"	FIXED, WOOD WINDOW
(K)	2	1'-6"	1'-6"	FIXED, WOOD WINDOW



NOTE:
 GARAGE GABLE ROOF HAS BEEN DECREASED BY 1'-9" TO DELINEATE THE EXISTING STRUCTURE FROM THE NEW.
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 WINDOW ORNAMENTATION HAS BEEN REMOVED FROM THE ADDITION TO DELINEATE FROM THE EXISTING STRUCTURE.

NOTE:
 EXISTING DAMAGED AND ROTTEN WOOD LAP SIDING IS TO BE REPAIRED AND REPLACED TO MATCH EXISTING PROFILE

WALL LEGEND	
	EXISTING WALL
	NEW WALL

SQUARE FOOTAGE		
NAME	EXIST.	NEW.
1ST. FLOOR PLAN	1,968	+26
2ND. FLOOR PLAN	1,434	+1,228
BASEMENT	---	484
TOTAL LIVING	3,402	5,140
PORCH 1	490	---
PORCH 2	---	210
PORCH 3	---	419
PORCH 4	---	102
GARAGE	---	630
ATTIC	1,225	---
TOTAL UNHEATED	490	1,851
TOTAL COVERED	3,892	6,991

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

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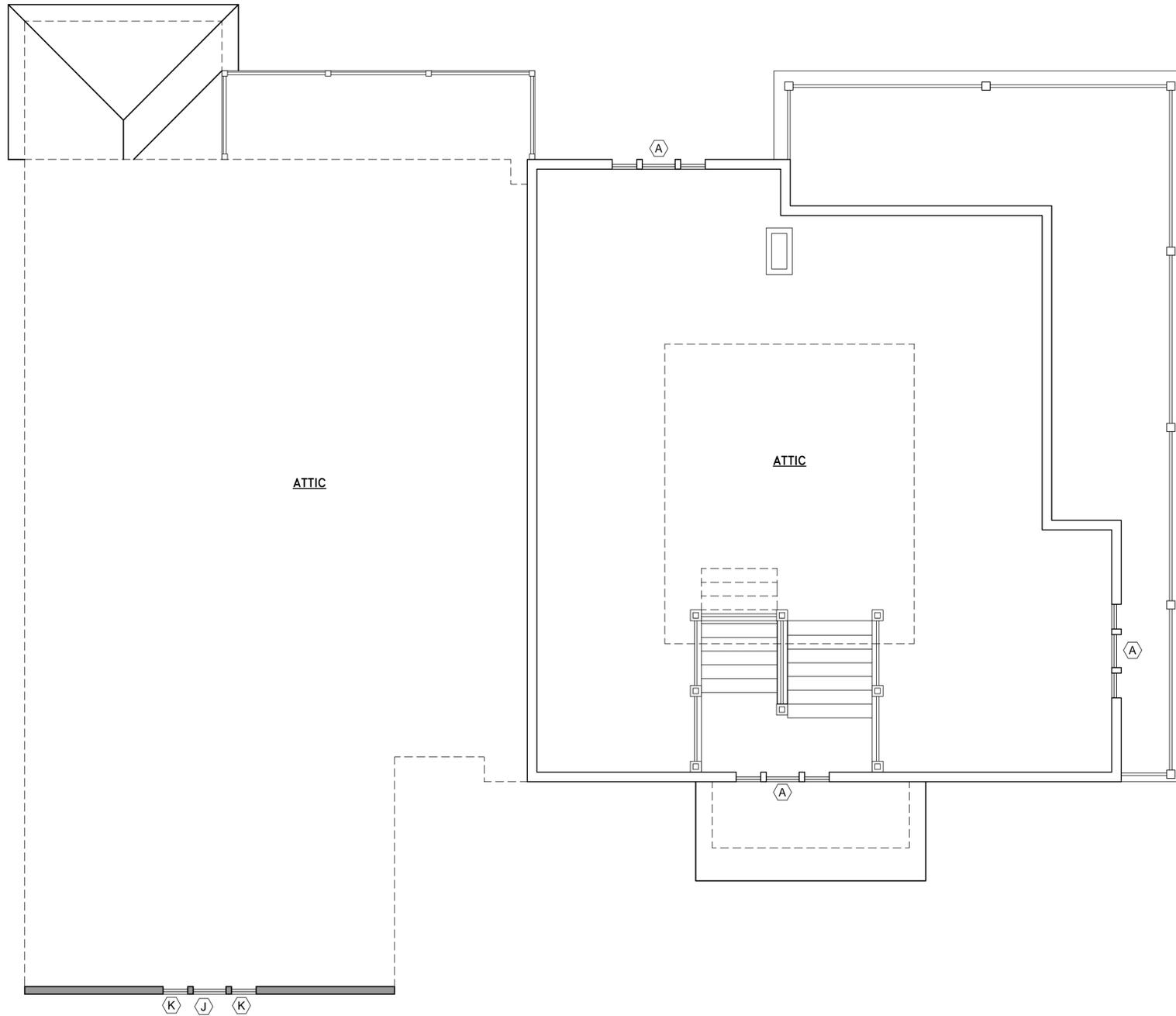
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12	11/28/16	ISSUE FOR REVIEW
13	01/03/17	ISSUE FOR REVIEW

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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	+26
2ND. FLOOR PLAN	1,434	+1,228
BASEMENT	--	484
TOTAL LIVING	3,402	5,140
PORCH 1	490	--
PORCH 2	--	210
PORCH 3	--	419
PORCH 4	--	102
GARAGE	--	630
ATTIC	1,225	--
TOTAL UNHEATED	490	1,851
TOTAL COVERED	3,892	6,991

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

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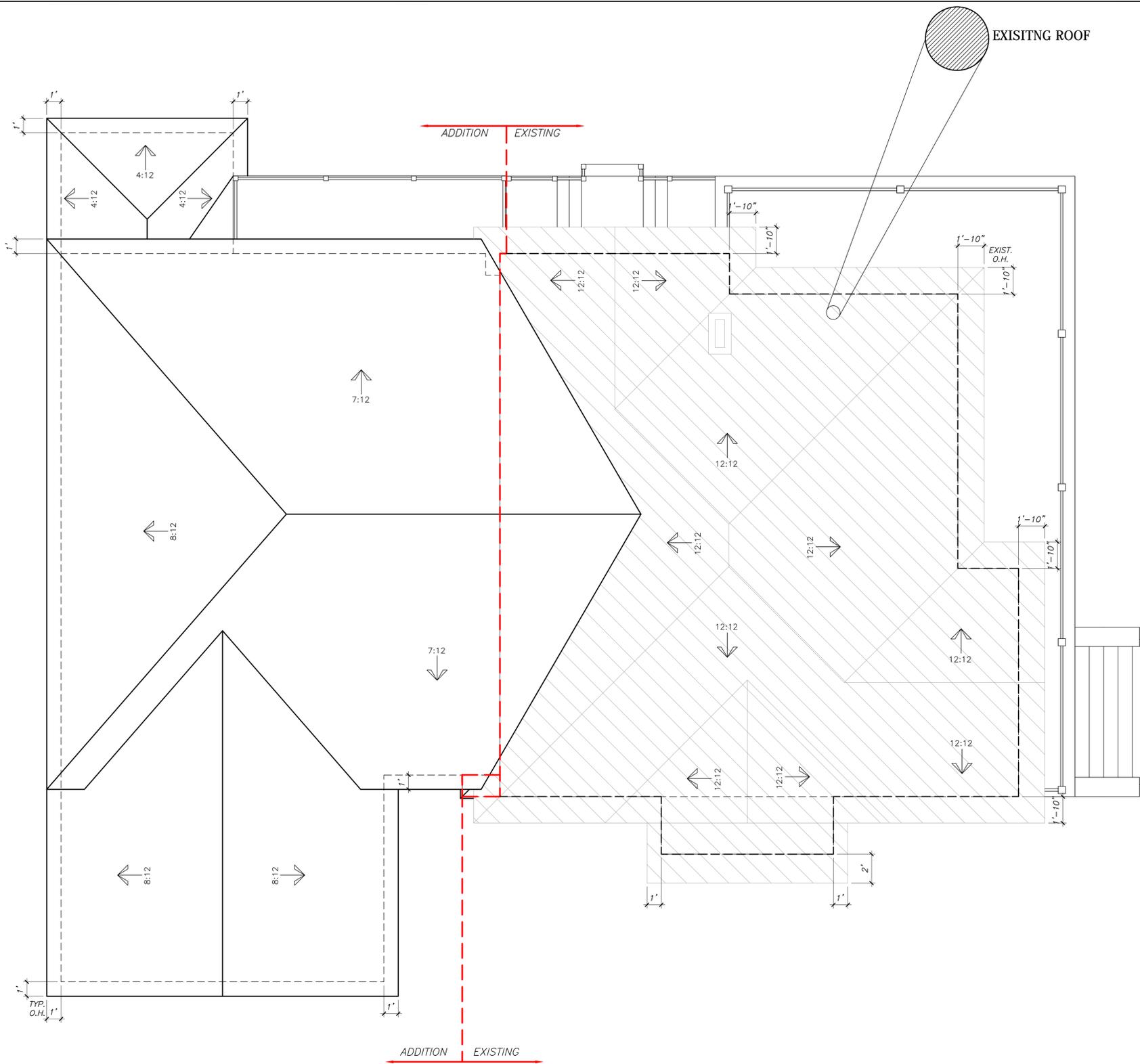
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11	11/18/16	ISSUE FOR REVIEW
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13	01/03/17	ISSUE FOR REVIEW

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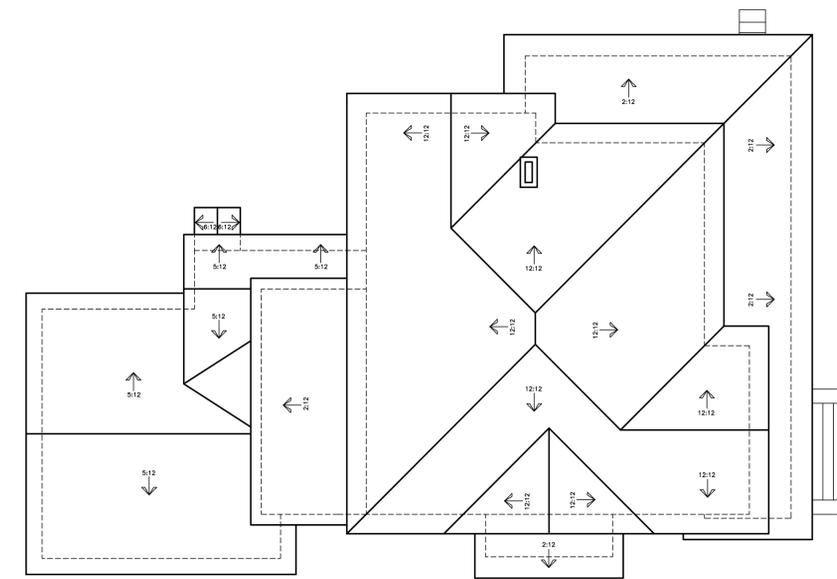
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SHEET TITLE
PROPOSED ATTIC PLAN

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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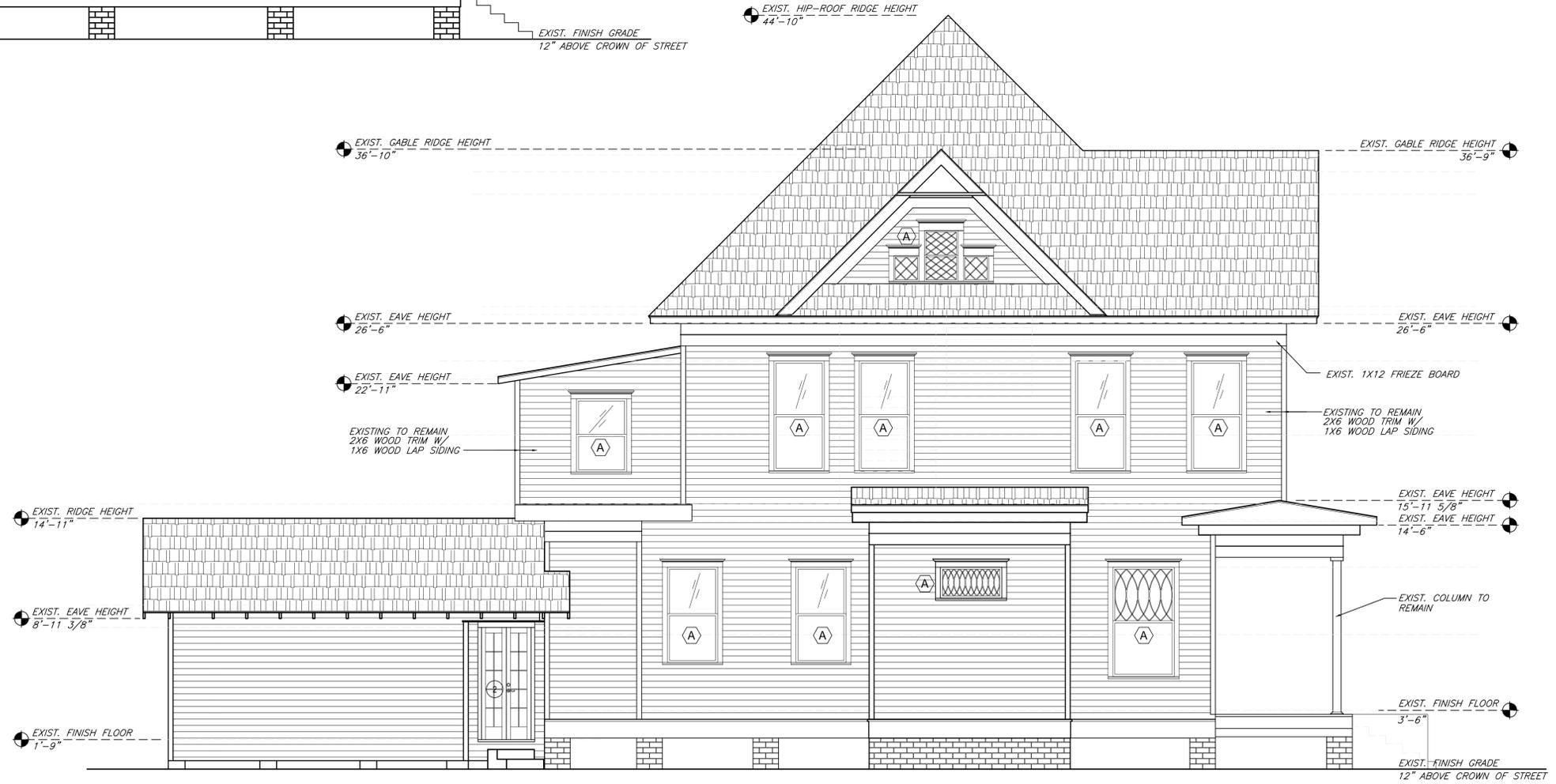
SHEET TITLE
**EXISTING
ELEVATIONS**

SHEET NO.
A2.1



NOTE:
EXISTING DAMAGED AND ROTTEN WOOD LAP SIDING IS TO BE REPAIRED AND REPLACED TO MATCH EXISTING PROFILE

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



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

MARK	DATE	DESCRIPTION
08	10/14/16	ISSUE FOR REVIEW
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11	11/18/16	ISSUE FOR REVIEW
12	11/28/16	ISSUE FOR REVIEW
13	01/03/17	ISSUE FOR REVIEW

MARK	DATE	DESCRIPTION

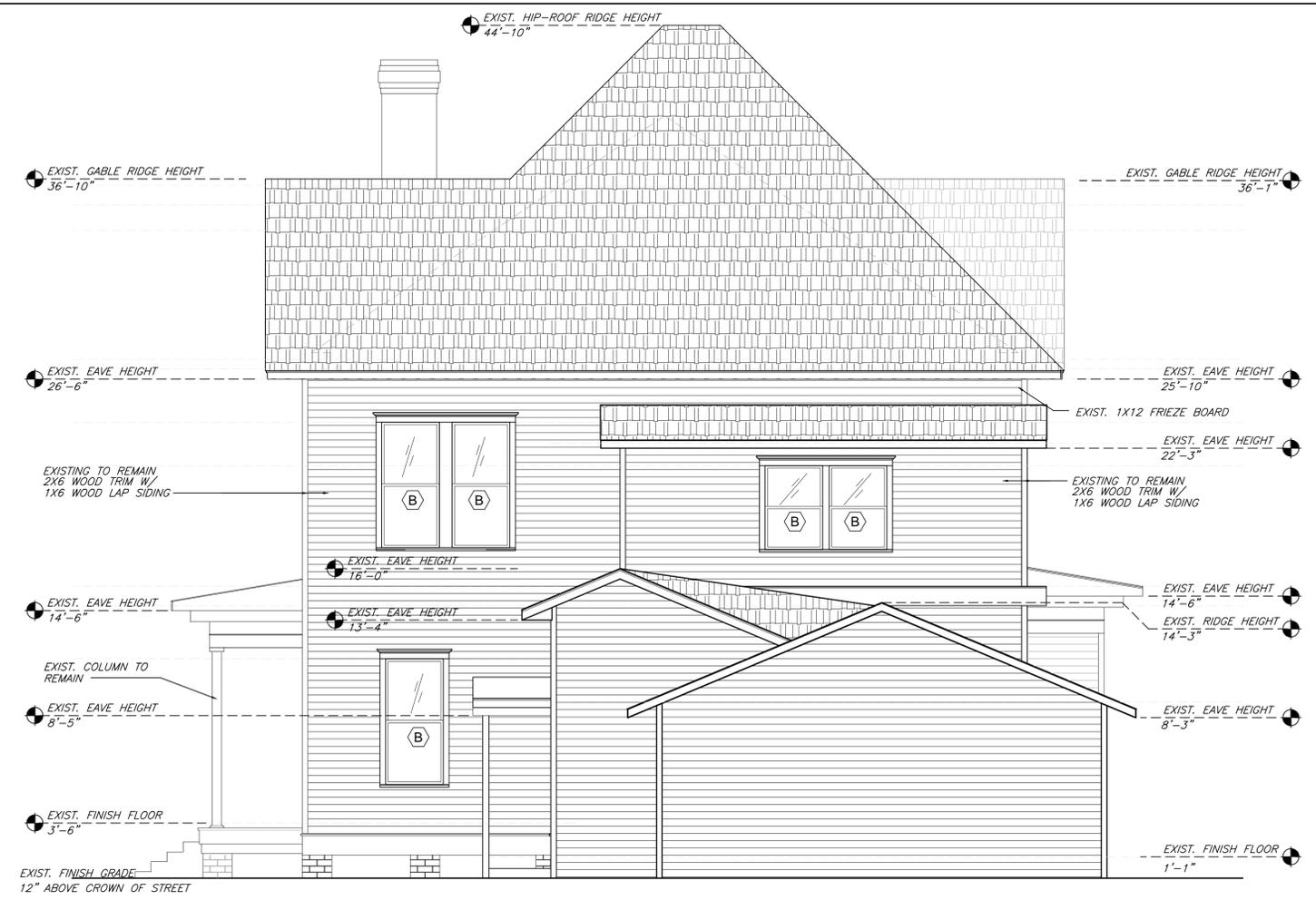
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SHEET TITLE
**EXISTING
ELEVATIONS**

SHEET NO.
A2.2

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

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



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



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

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12	11/28/16	ISSUE FOR REVIEW
13	01/03/17	ISSUE FOR REVIEW

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SHEET TITLE
PROPOSED ELEVATIONS

SHEET NO.
A2.3

MARK	DATE	DESCRIPTION
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10	11/09/16	ISSUE FOR REVIEW
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SHEET TITLE
PROPOSED ELEVATIONS

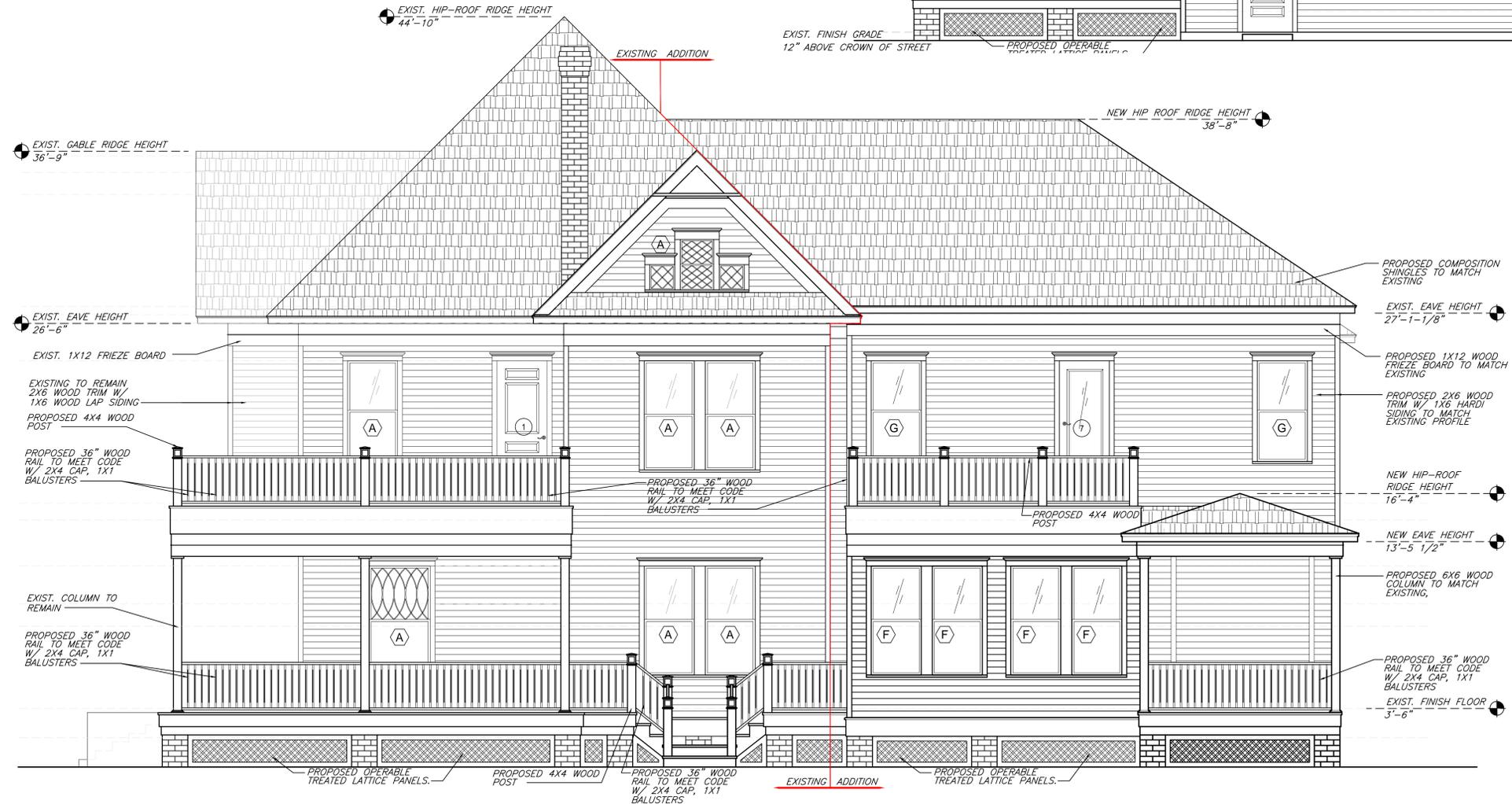
SHEET NO.
A2.4

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



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

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13	01/03/17	ISSUE FOR REVIEW

MEALER RESIDENCE
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SHEET TITLE
SITE LINE

SHEET NO.
SL1.1

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

40'-1"
 EXISTING HOUSE

3'-6"
 ADDITION

REAR PROPERTY LINE

FRONT PROPERTY LINE

SIGHT LINE

ORIGINAL STRUCTURE NEW ADDITION









215 Bayland COA Application

Addendum, Part 1 (Abridged)

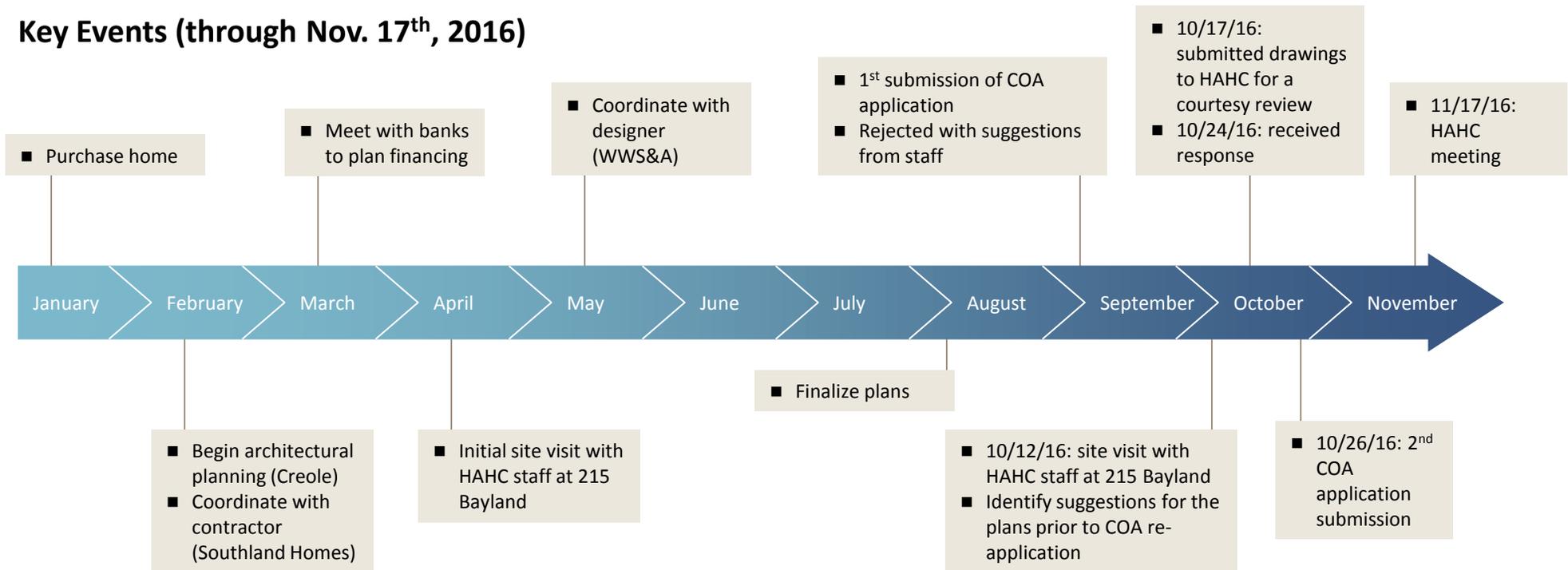
October 26, 2016

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 (through Nov. 17th, 2016)



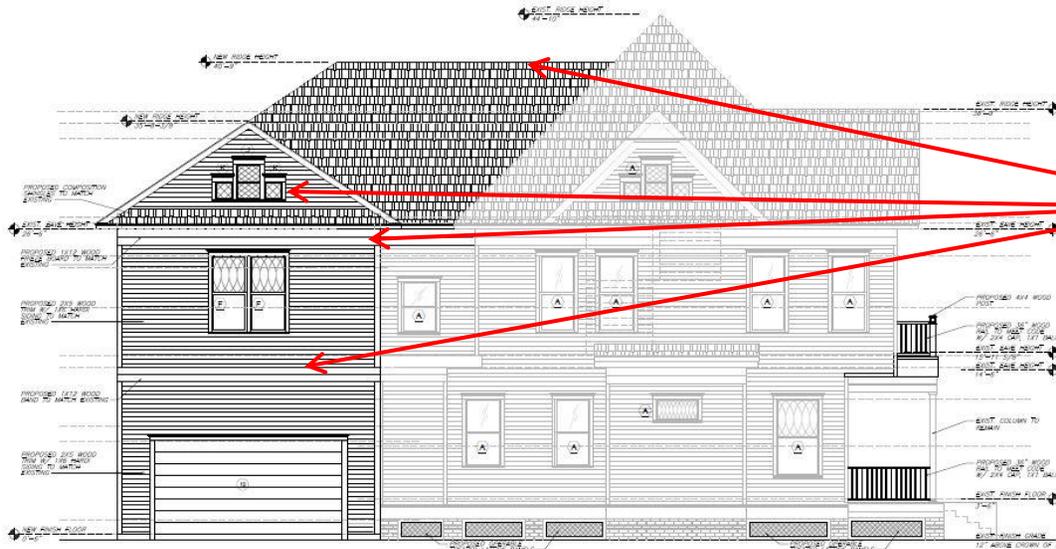
Key Contributors on the 215 Bayland Restoration Team



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

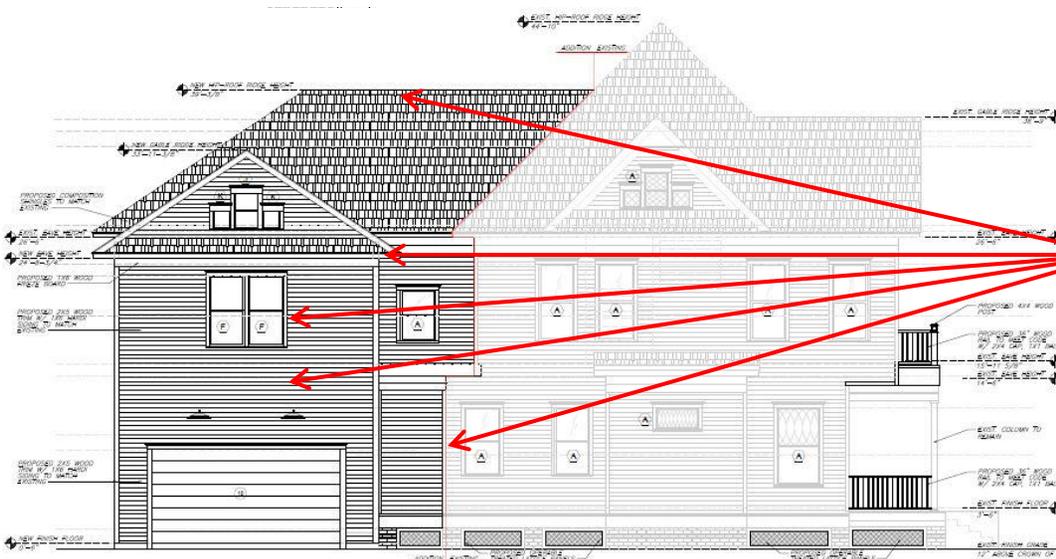
Collaboration with HAHC staff and incorporation of suggestions

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)

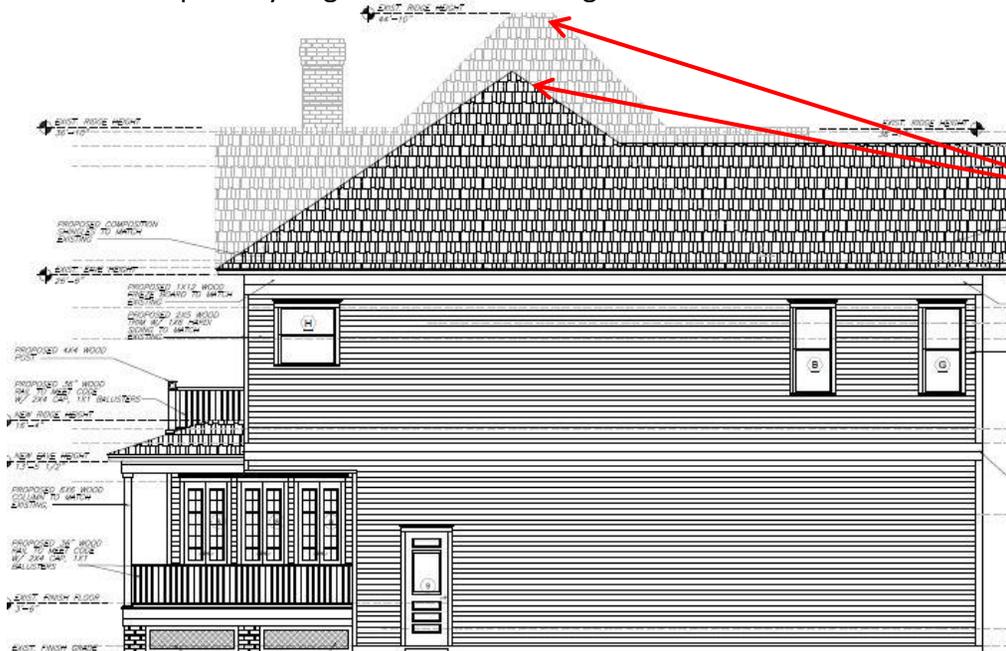
- To address the gable ridge and eave heights on the addition, they were lowered to subordinate to the gables on the existing structure:



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:



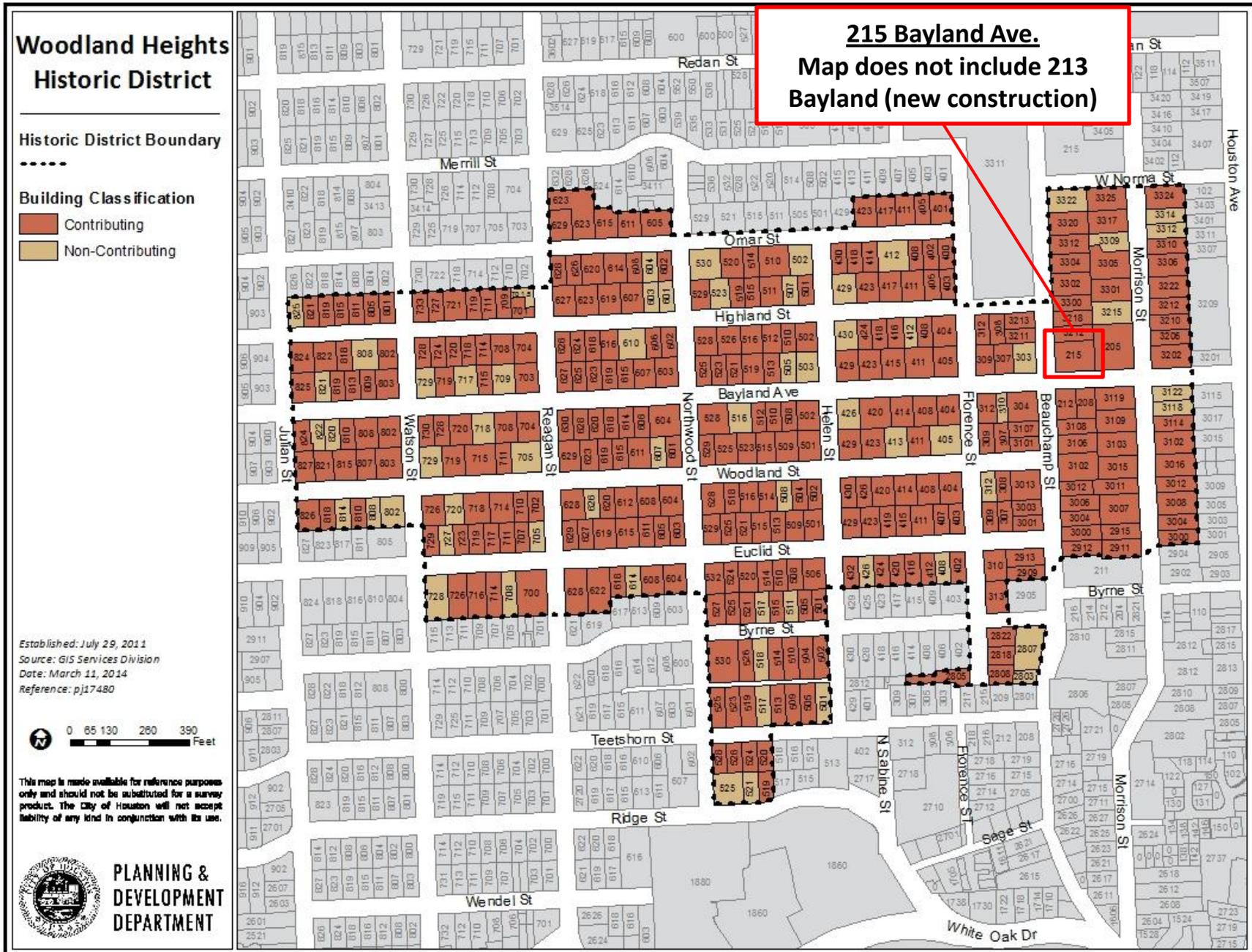
Addition main ridge line subordinated to existing main ridge line

- 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

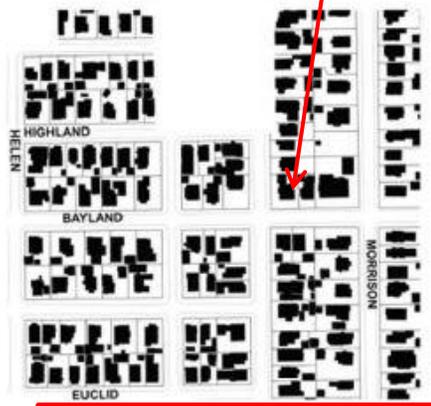
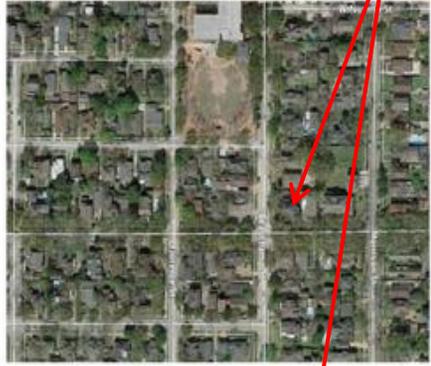
Distinguishing Site Features:

- 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:



"Home size and style varies throughout this typology. One and two story homes with varied massing [...] Lot sizes are considerably larger."

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

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)

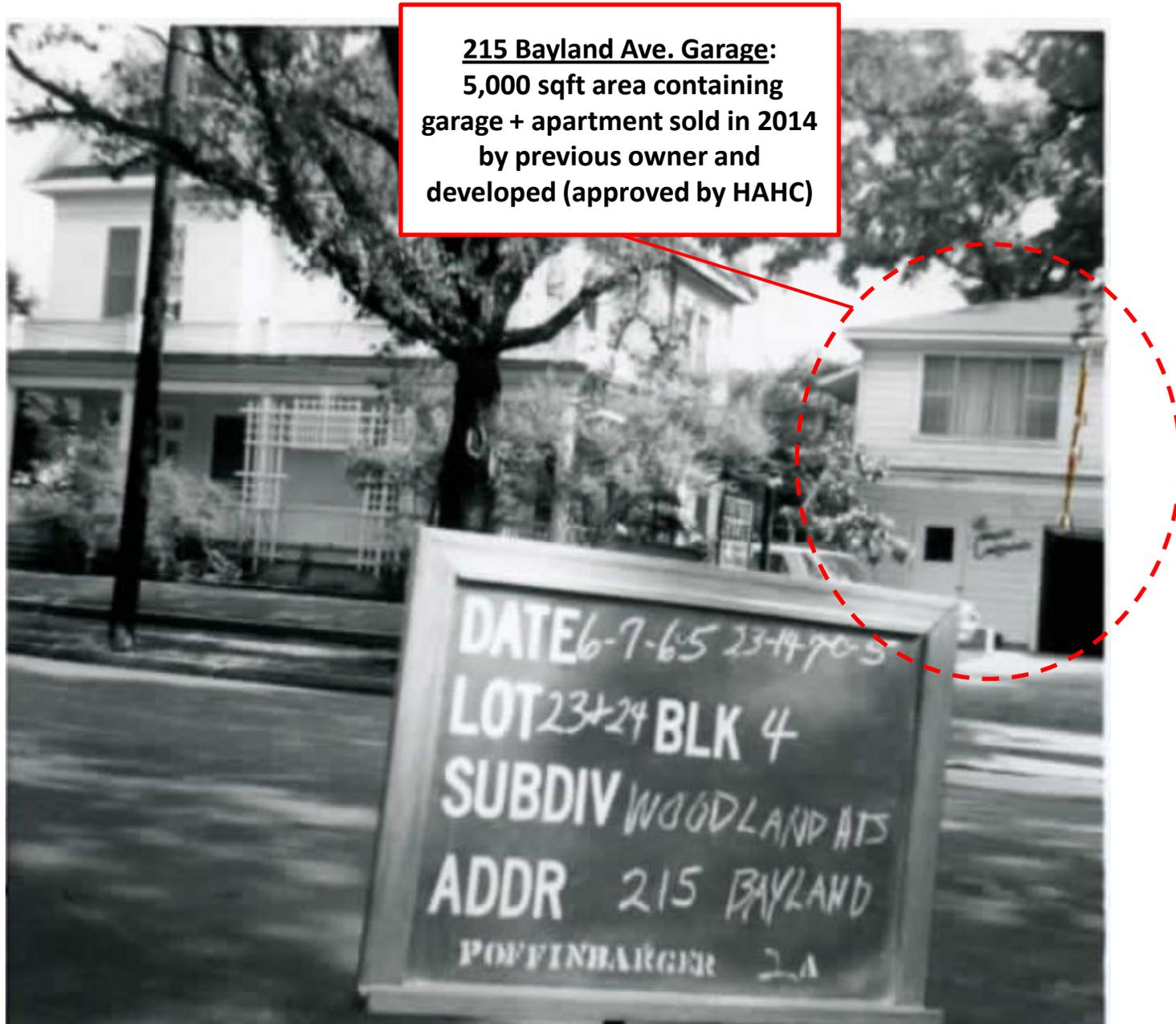


Front of house (facing Bayland Ave)



Side of house (facing Beauchamp St)

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



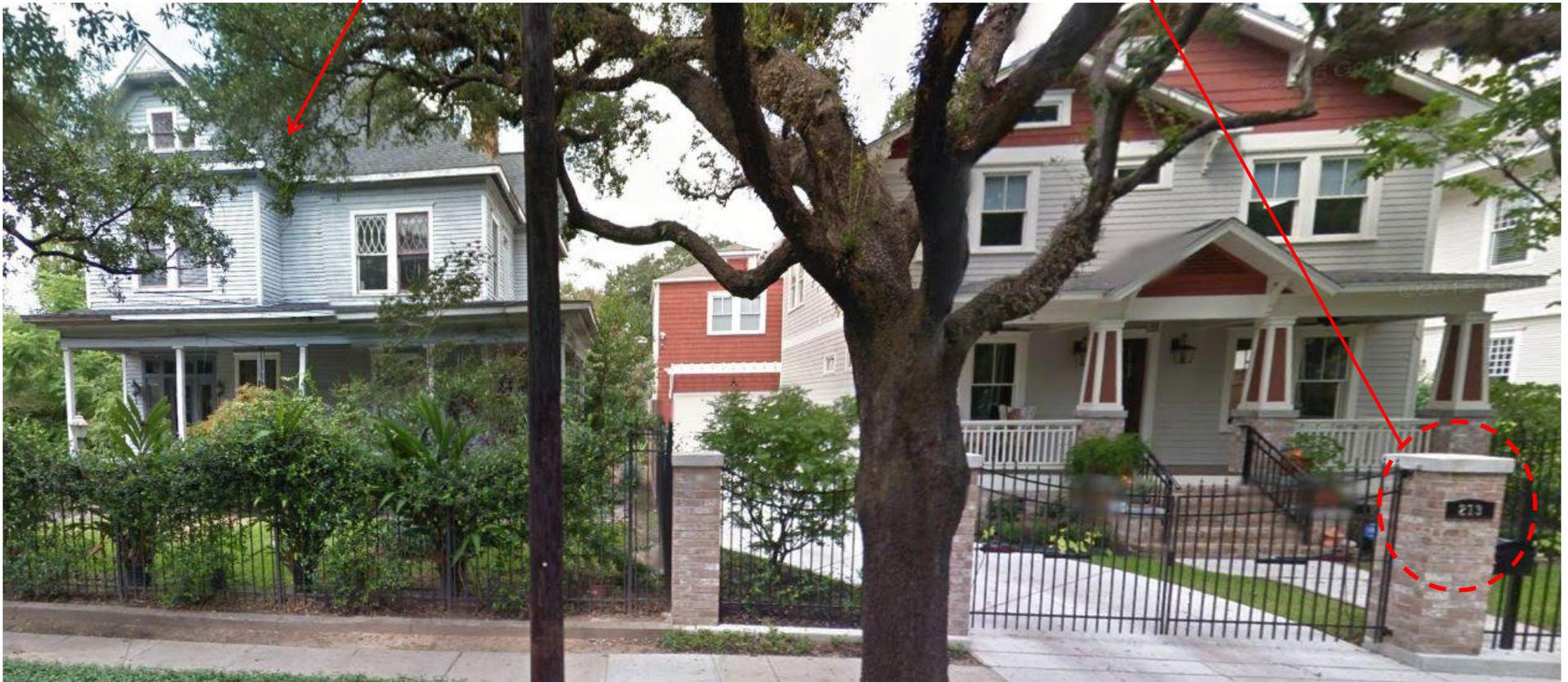
New construction home has more living sqft than 215 Bayland and sits on a significantly smaller lot

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

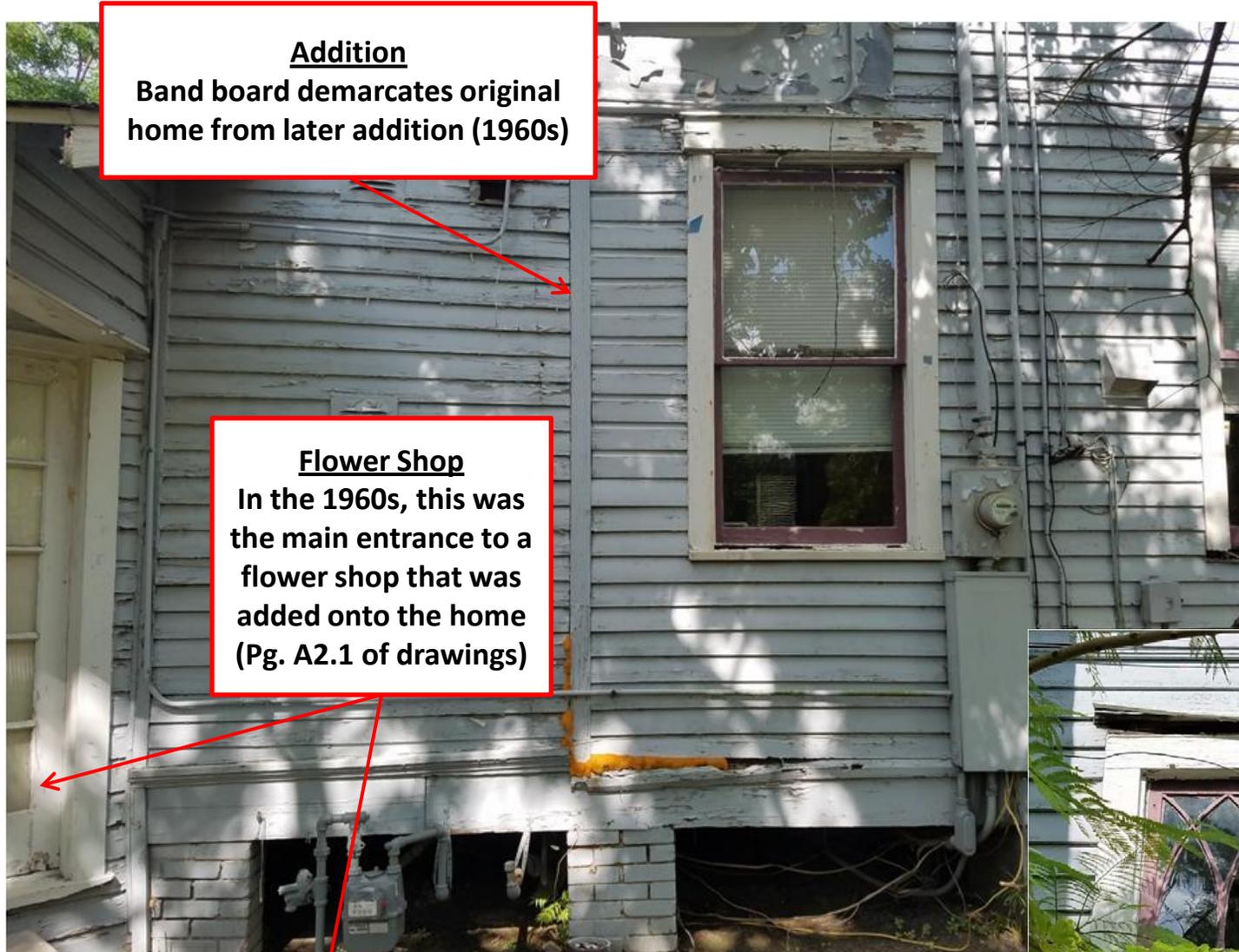


Porch Columns
Previous owner replaced rectangular columns / railing with 4x4s (sitting on plywood)

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



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.

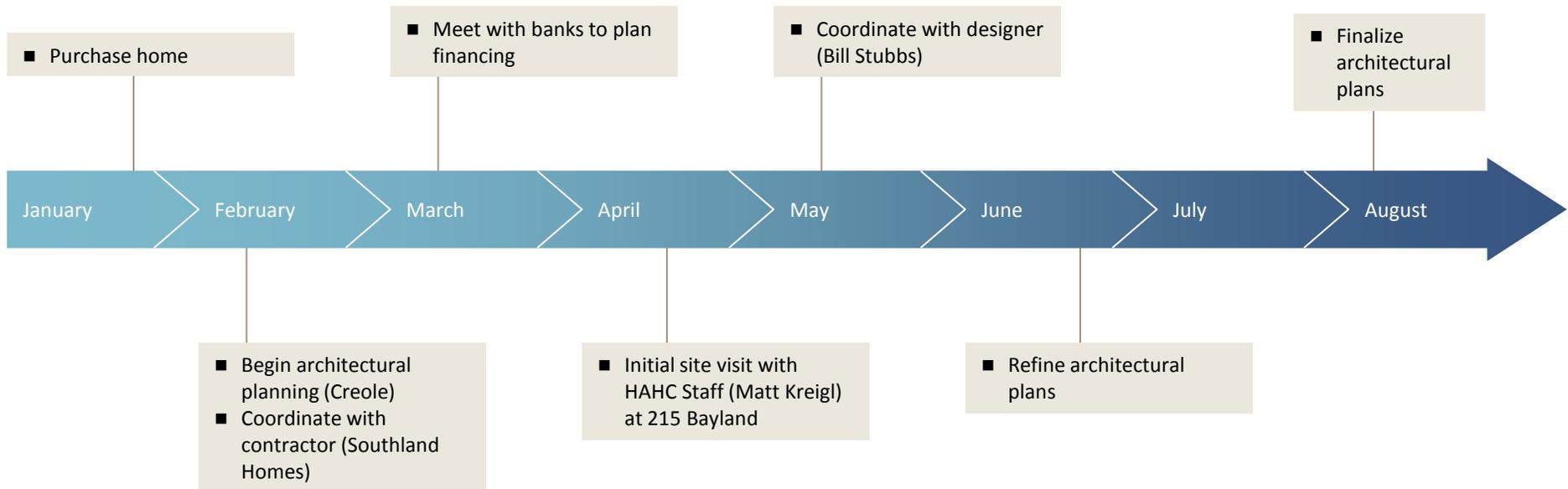
215 Bayland COA Application

Addendum, Part 2

January 3, 2017

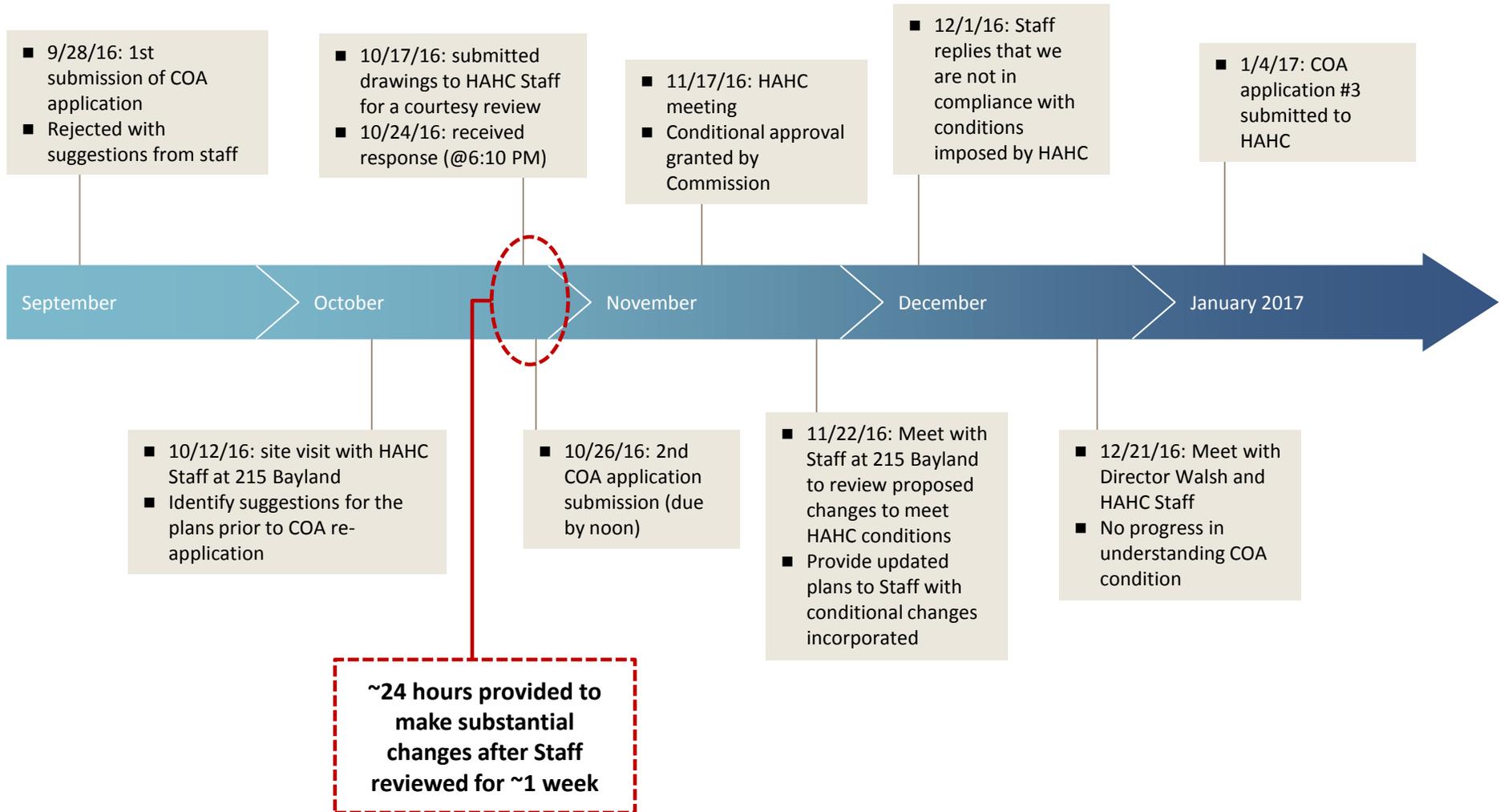
Updated Timeline (January – August, 2016)

Key Events



Updated Timeline (September – December, 2016)

Key Events (*continued*)



COA Approval with Condition at November 17, 2016 HAHC Meeting

Houston Archaeological & Historical Commission
November 17, 2016
HPO File No. 161028

ITEM B.9
215 Bayland Avenue
Woodland Heights

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.

Demolish 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 3,560 square foot, 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 wood lap siding with a profile to match existing.

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

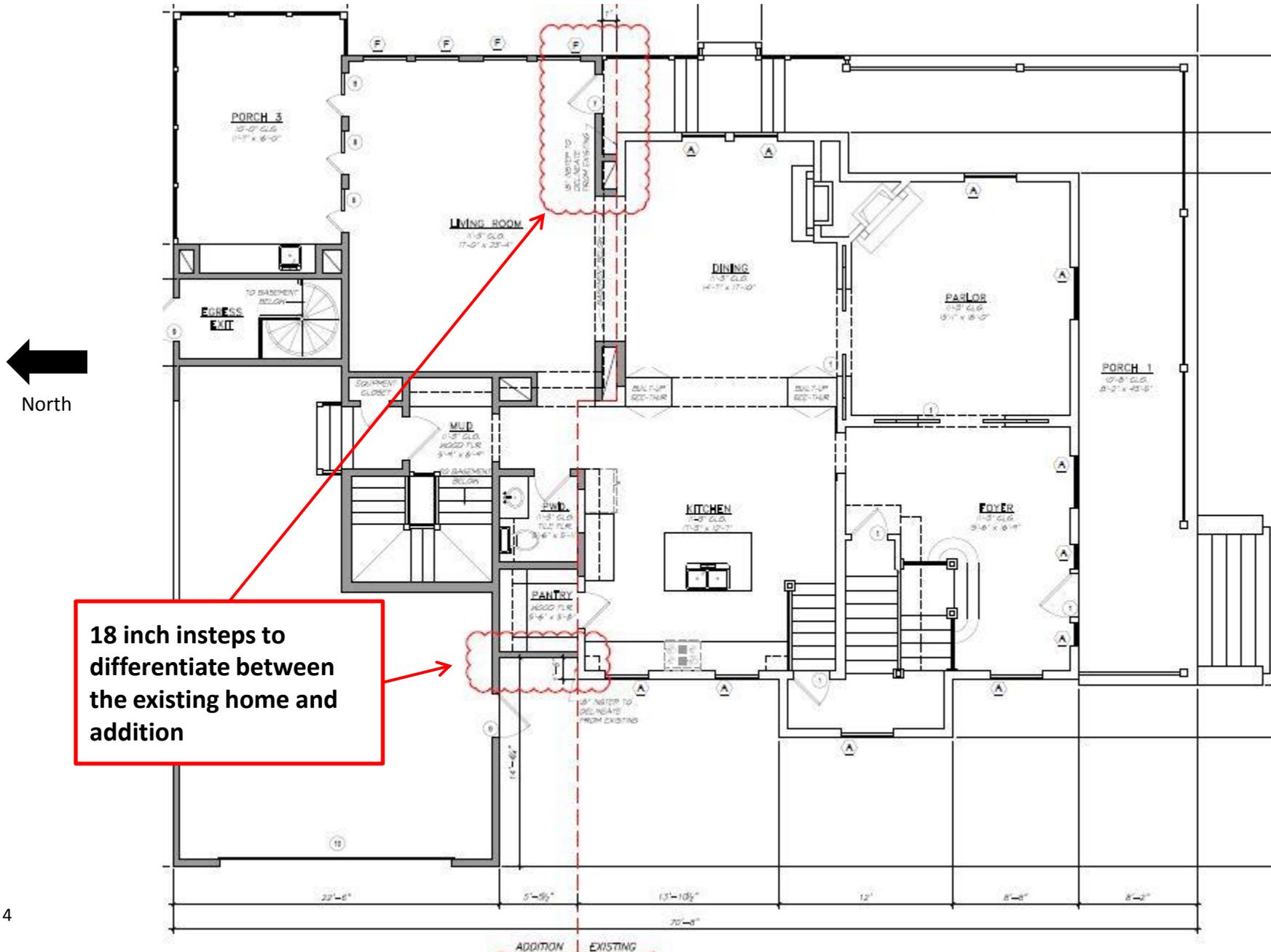
HAHC Action: Approved with Conditions: That the addition be inset at least 18 inches, on both sides, of the original structure.

HAHC Action:

Approved with Conditions: That the addition be inset at least 18 inches, on both sides, of the original structure.

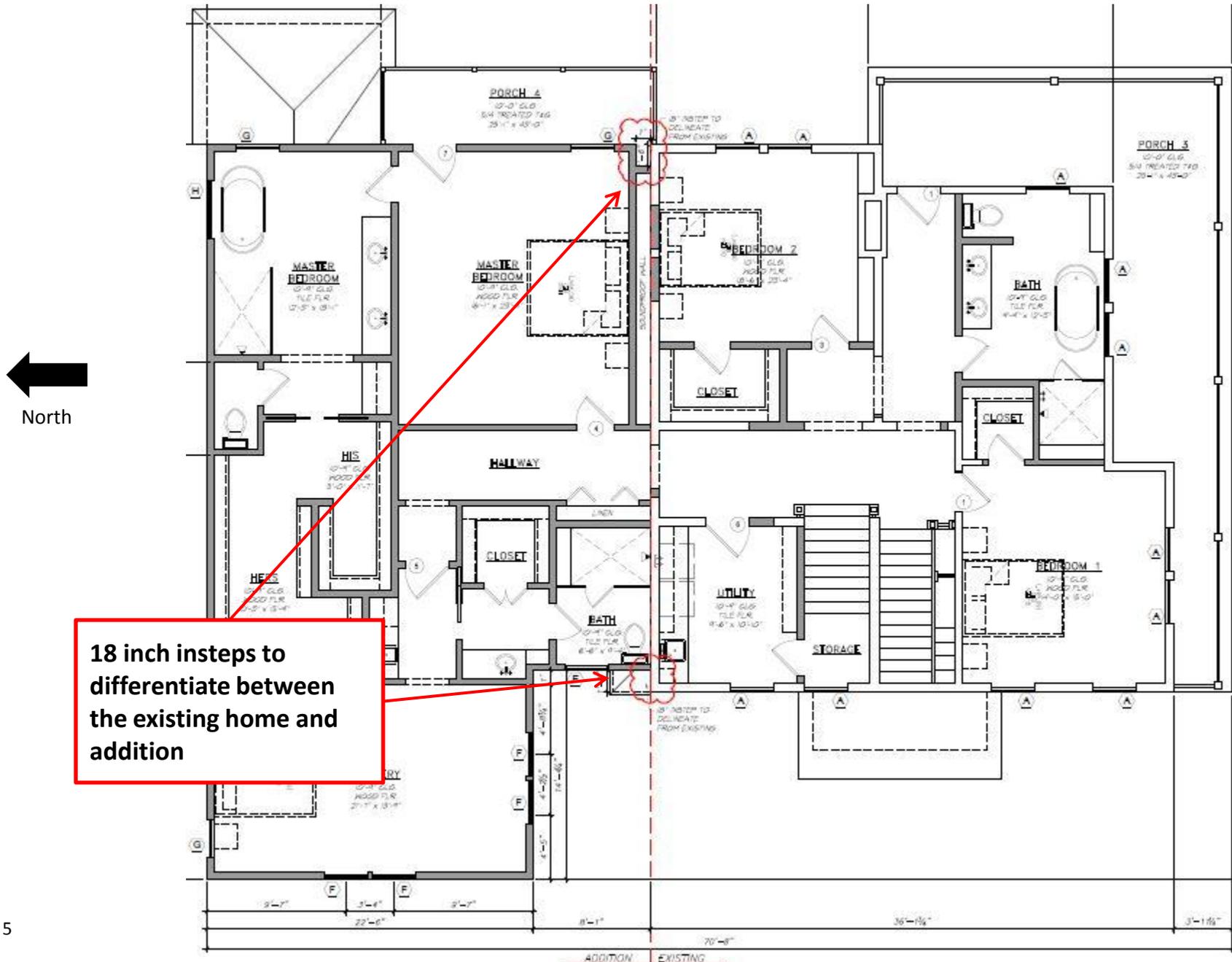
Inclusion of 18" Instep (First Floor)

- Inclusion of 18" instep on the west elevation (facing Beauchamp St.) and east elevation (facing neighbor):



Inclusion of 18" Instep (Second Floor)

- Inclusion of 18" instep on the west elevation (facing Beauchamp St.) and east elevation (facing neighbor):





KARLA CISNEROS
Houston City Council Member, District H

November 14th, 2016

Houston Archaeological and Historic Commission
Planning and Development Department
611 Walker Street, 6th Floor
Houston, Texas 77002

RE: LETTER OF SUPPORT – 215 Bayland Avenue HAHC Application

I offer this letter in support of my constituents, the owners of 215 Bayland Avenue. I ask that my constituents are treated fairly in this process, and that any and all decisions are made within the parameters of any and all applicable regulations.

Sincerely,

Council Member Karla Cisneros



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,

Casey Ballard
President
Woodland Heights Civic Association



JOHN & MELISSA HAGAN
212 Bayland Avenue
Houston, Texas 77009

November 11, 2016

Houston Archeological & Historical Commission

RE: 215 Bayland Avenue (HPO File No. 161028)

Dear Commission Members:

We are the owners of 212 Bayland Avenue, Houston, Texas 77009, which is a contributing residential structure in the Context Area for 215 Bayland Avenue, Tracts 23 and 24, Block 4, Woodland Heights Subdivision, Houston, Harris County, Texas (HPO File No. 161028). We have owned our home and resided at 212 Bayland since August 2006. We are writing in support of the plans of our neighbors, Clayton and Alexandra Mealer (“Applicants”) for alteration/addition of the existing residential structure at 215 Bayland.

We are familiar with and have observed the property and structure at 215 Bayland for several years. We have noted with concern the deterioration of the structure and have welcomed the present intention and efforts of Applicants to preserve and restore the structure. We have also reviewed the Application for a Certificate of Appropriateness (“COA”), the recommendation of HAHC staff for denial of the COA, and the October 26, 2016 Addendum to the Application.

We believe that the proposed plans preserve the key characteristics and defining features of the existing residential structure and are compatible with the historic context of the 200 block of Bayland Avenue and the Woodland Heights Subdivision. We agree with the public comments and opinions of our neighbors, Dona and Richard Gambrel, in their letter of support for the Application dated October 25, 2016 and the October 26, 2016 comments in support of the Application by the Woodland Heights Civic Association, of which we are members.

The recommendation for denial states the proposal fails to satisfy Criteria 1 and 10. We believe, without necessarily concurring with staff’s initial recommendations for denial, that the Addendum has now appropriately addressed the concerns of staff relative to Criteria 1 and 10. In addition, we believe the modifications reflected in the Addendum are the result of their collaboration and cooperation with staff’s recommendations. Finally, we believe that a second recommendation of denial would not be reasonably supported by the substantial, reliable and probative evidence in the record as a whole. We therefore urge the Commission to exercise its discretion to approve the application and issue the COA for 215 Bayland Avenue.

Sincerely,



John L. Hagan

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

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,

Handwritten signatures of Richard and Marilyn Lynch in cursive script.

Richard and Marilyn Lynch

November 21, 2016

To: Houston Archaeological and Historical commission (HAHC)

From: J.W. Lodge, 426 Bayland Ave., Houston, TX 77009

RE: 215 Bayland Ave. Renovation Support

Dear Commission Members:

As neighbors in the immediate vicinity of 215 Bayland ave, my family would like to support the proposed remodeling plans of the historic home at 215 Bayland Ave. I have toured the home and reviewed plans with the homeowner; and can say unequivocally that the changes will be a positive asset to our historical neighborhood.

I think the home has great great character and the improvements will only enhance the character and livability of the property. The home does have a large footprint, however the floorplan doesn't have the capabilities to meet today's necessities, such as garage, large master suite, and usable kitchen. These changes are also necessary to achieve maximum resale value in today's home market.

The current plans will maintain the look and feel of our historic neighborhood and I would invite the HAHC to fully support the renovation.

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,

J.W. and Alice Lodge

426 Bayland Ave.
Houston, TX 77009

December 31, 2016

From: William Maslin and Penelope Price

To: Houston Archaeological and Historical commission (HAHC)

Dear Commission Members:

We are the owners of 420 Bayland Avenue, a contributing structure, built in 1907, in the Woodland Heights Historic District.

We are writing in support of the Mealer family's plans to restore their historic home at 215 Bayland Avenue, Houston, TX 77009.

We have toured 215 Bayland and reviewed the Mealers' plans for the home. After watching this grand home fall into disrepair over the years due to neglect by the prior owners, we were excited to learn of the Mealers' vision for this home, and in particular we were impressed by the effort they plan to expend to preserve the historical fabric of the structure, on both the exterior and interior.

We are stalwart supporters of the Historic Districts in Houston, and we applaud the work that the HAHC has done thus far in helping preserve the character and integrity of the Historic Districts.

We were disappointed, however, to learn that the HAHC has recommended a number of changes to the Mealers' original plans, with the apparent intent of ensuring that the planned addition is visually differentiated from the existing structure.

The 200 to 400 blocks of Bayland Avenue were the original "showpiece" blocks of Woodland Heights, and the original pre-1910 homes on these blocks were grander in scale, and grander in both interior and exterior finishes, relative to the majority of homes built in Woodland Heights during the same time period. A number of the homes on this section of Bayland have had additions and modifications over the years, in order to accommodate growing families and changing lifestyles, and in virtually all cases the additions have been architecturally compatible with, and visually indistinguishable from, the original homes. In our opinion, this approach has helped to preserve the original intent and historical integrity of this stretch of Bayland Ave.

As neighbors of 215 Bayland, we do not feel it is appropriate to require the Mealers to change their plans to further differentiate the addition from the existing home. We believe that the Mealers' original concept for the addition— including windows and roof lines that match the original structure — best complements the defining features and characteristics of the homes on Bayland Avenue in this section of the Woodland Heights Historic District.

Respectfully,



William Maslin & Penelope Price
420 Bayland Ave.
Houston, TX 77009