

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 structure:

- Remove three remnant brick columns at outside corner that was previously added to support a second floor above a porte-cochere on the east elevation.
- Remove remnant wood beam that spanned between previously added brick columns to support a second floor above a porte-cochere.
- 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.
- Existing 2nd floor corner board detail to be extended downward to meet existing windowsill belt-course detail that will wrap all-the-way-around base of two-story addition.

West Elevation

- Remove existing non-historic door (D-E03) 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.
- Rework framing & fenestration of one-story bungalow portion of building adding new windows. 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 at northeast corner below the second floor addition.
- 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.

- **Information subject to change before final report**

Houston Archaeological & Historical Commission

July 28, 2022

HPO File No. HP2022_0156

ITEM A2

825 Bayland Avenue

Woodland Heights

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: -

HAHC Action: -

DRAFT

APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

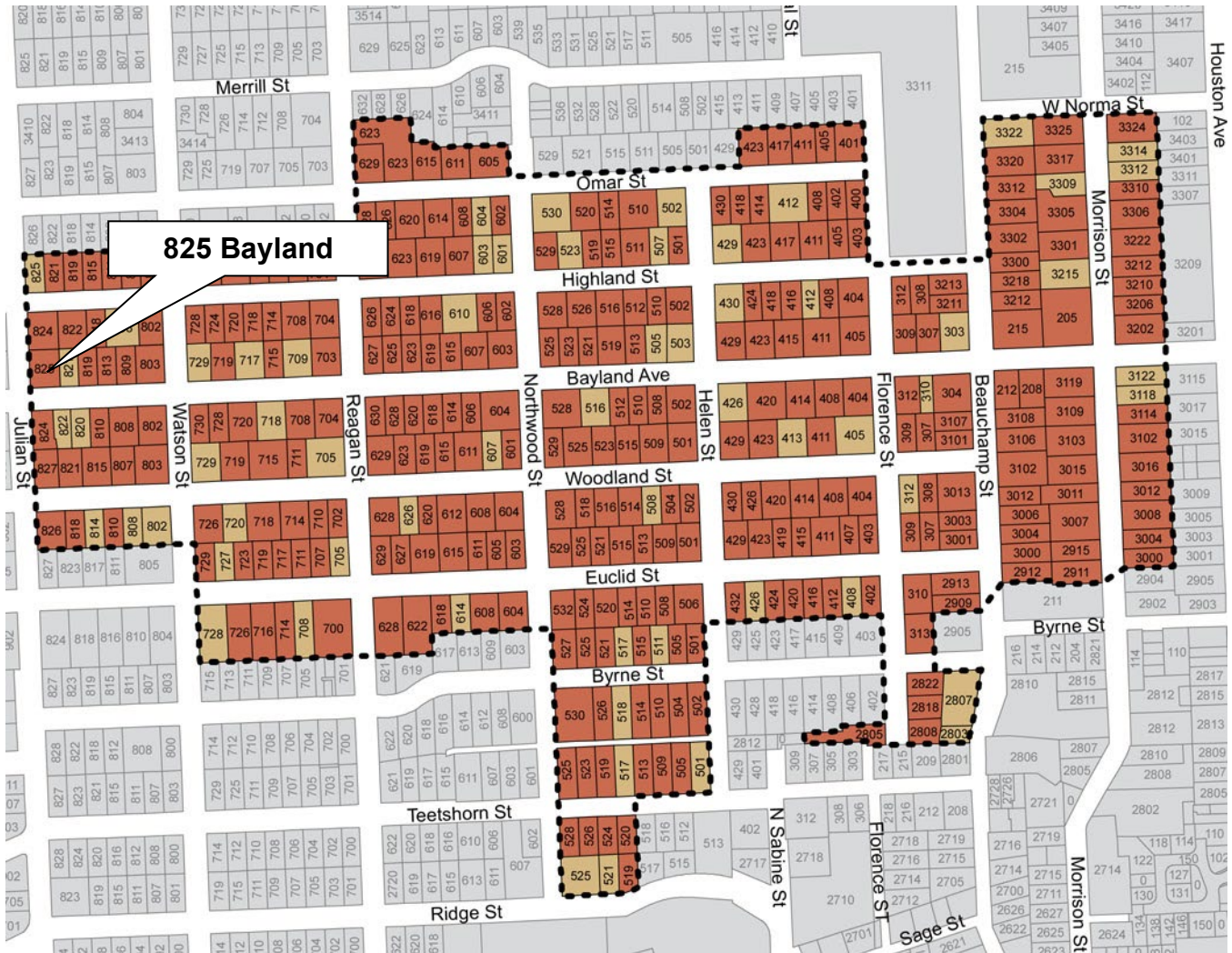
Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building 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 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; |
| <input type="checkbox"/> | <input 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; |
| <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

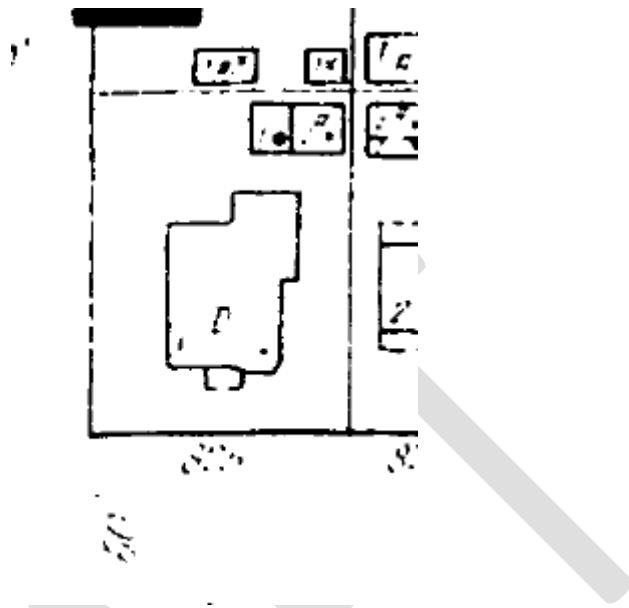


Figure 2_1924-1950 Sanborn

Tx. D-135-65-RP BUILDING ASSESSMENT, RESIDENTIAL City of Houston, Texas		
Map No. <u>2A</u>	Acct. 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>	BATHROOMS: Extra Baths - No. <u>1</u> @ <u>450</u>	<u>450</u>
No. Stories <u>1</u>	Floors: _____	
Gen. Appearance - Exterior: Plain <u>X</u>	Extra Plbg. Fixt. No. _____ @ _____	
Some Ornamentation _____	Extra Kitch. No. <u>1</u> @ <u>450</u>	<u>450</u>
Considerable Ornamentation _____	Fireplaces No. _____ @ _____	
Luxurious _____	HEATING & COOLING: Jets or Wall Heaters <u>X</u>	
Foundation: <u>BTCS</u>	Central Unit _____	
Exterior Walls: <u>Frame</u>		
ROOF: Gable _____ Hip <u>X</u> Flat _____	_____ sq. ft. @ _____	
Eaves: Boxed _____ Open <u>X</u>	Corners Over 5: No. <u>2</u> @ <u>30</u>	<u>60</u>
Overhang: _____	Attic/Bsmt. _____ sq. ft. @ _____	
Narrow _____ Wed. <u>X</u> Wide _____	Open Porch <u>56</u> sq. ft. @ <u>1.42</u>	<u>80</u>
Material _____	Scr. Porch _____ sq. ft. @ _____	
Gutters _____		
LIVING AREA, INTERIOR: _____		

Figure 3-1965 Tax Records

EXISTING PHOTOS



Figure 4- southeast corner



Figure 4- southwest corner

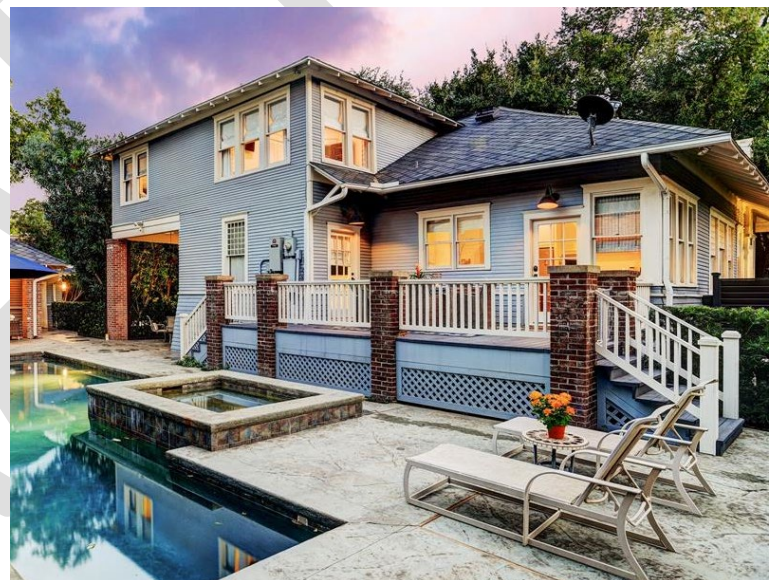


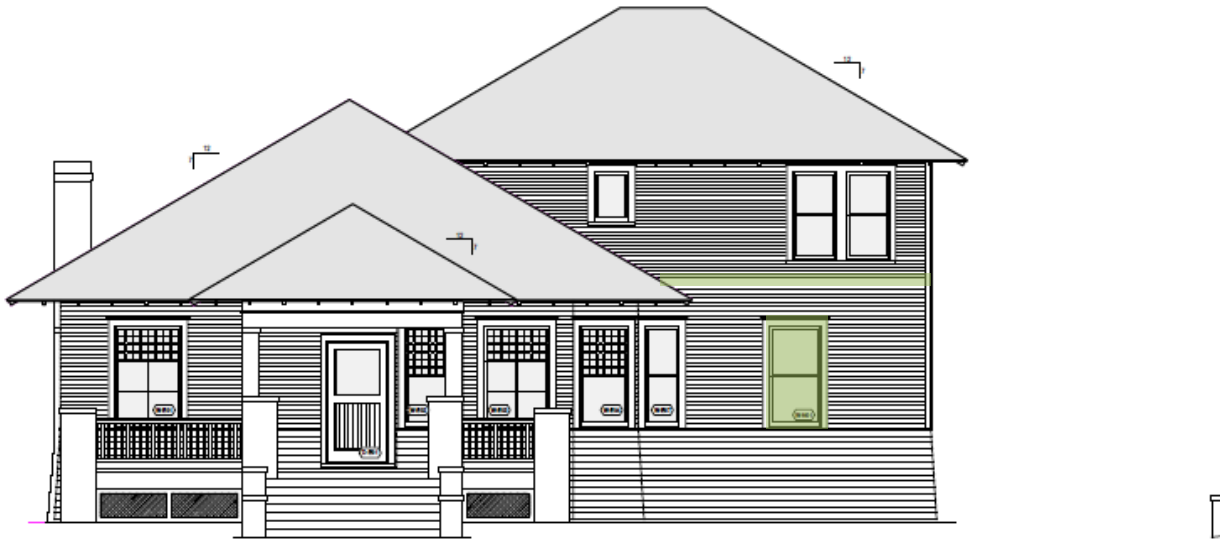
Figure 6- rear elevation

SOUTH ELEVATION – FRONT FACING BAYLAND STREET



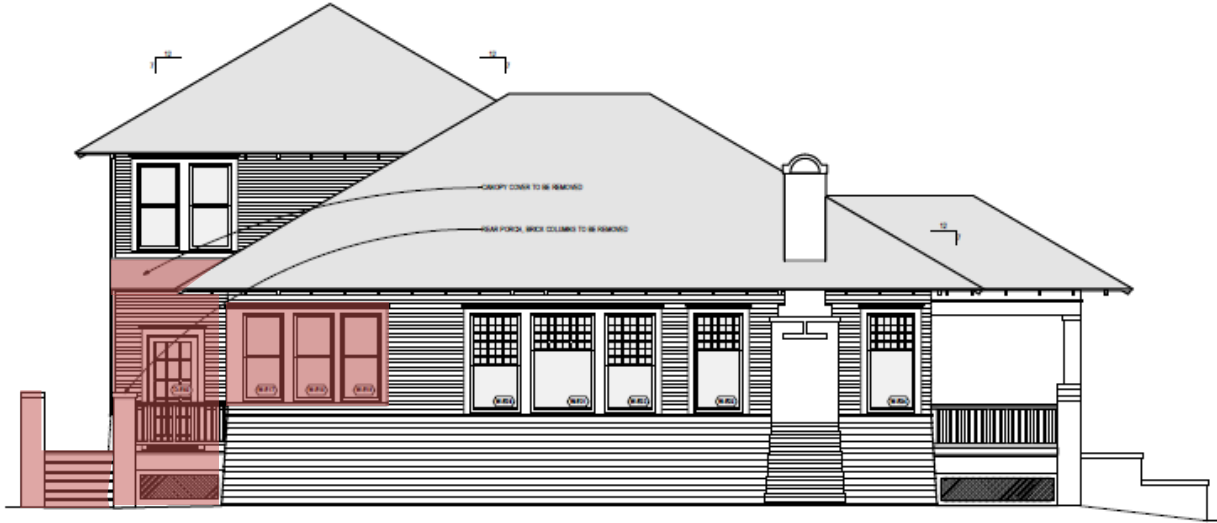
23 SOUTH ELEVATION - EXISTING
SCALE: 1/4" = 1'-0"

DESCRIPTION OF WORK:
 1. THE BELT COURSE AND BRICK CHIMNEY WILL BE REMOVED. THE CORNER BOARD 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.



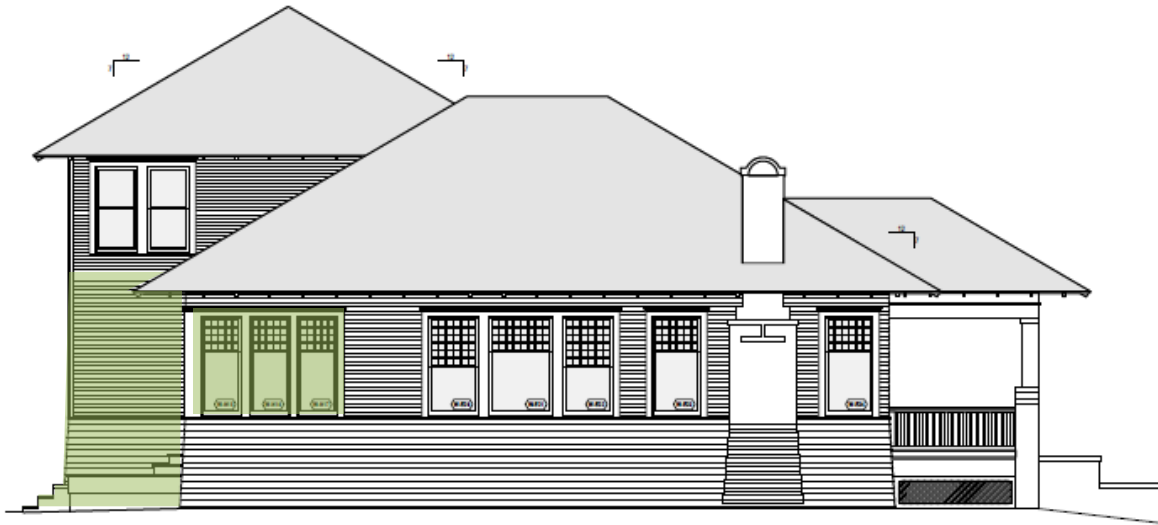
21 SOUTH ELEVATION - PROPOSED
SCALE: 1/4" = 1'-0"

WEST SIDE ELEVATION – SIDE FACING JULIAN STREET



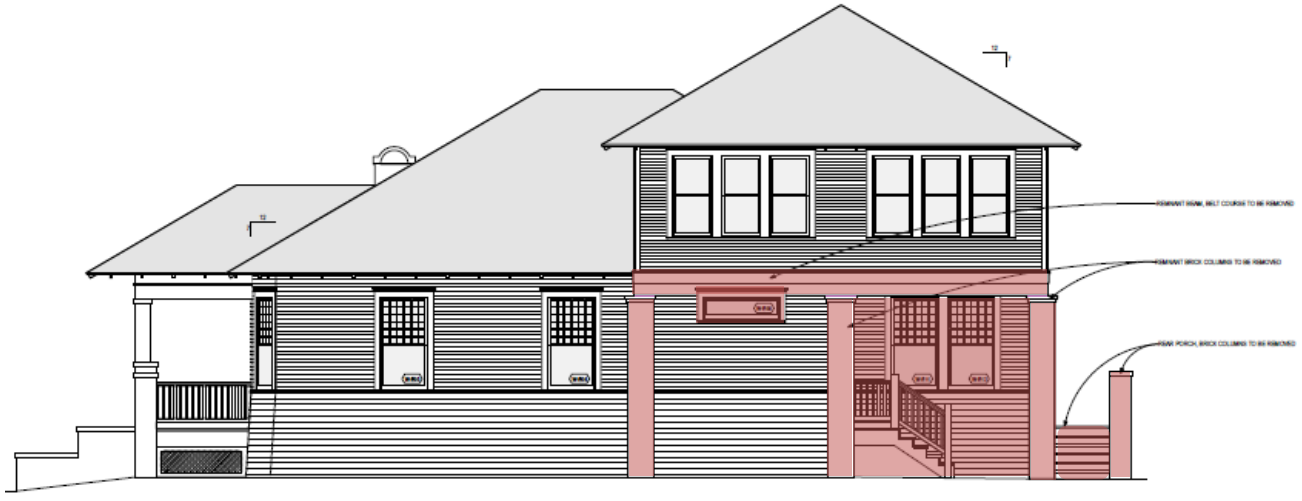
11 WEST ELEVATION - EXISTING
SCALE: 1/4" = 1' - 0"

DESCRIPTION OF WORK:
1. THE REAR PORCH WILL BE REMOVED AS WELL AS THE PORCH LEAN TO REEF 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"

EAST SIDE ELEVATION



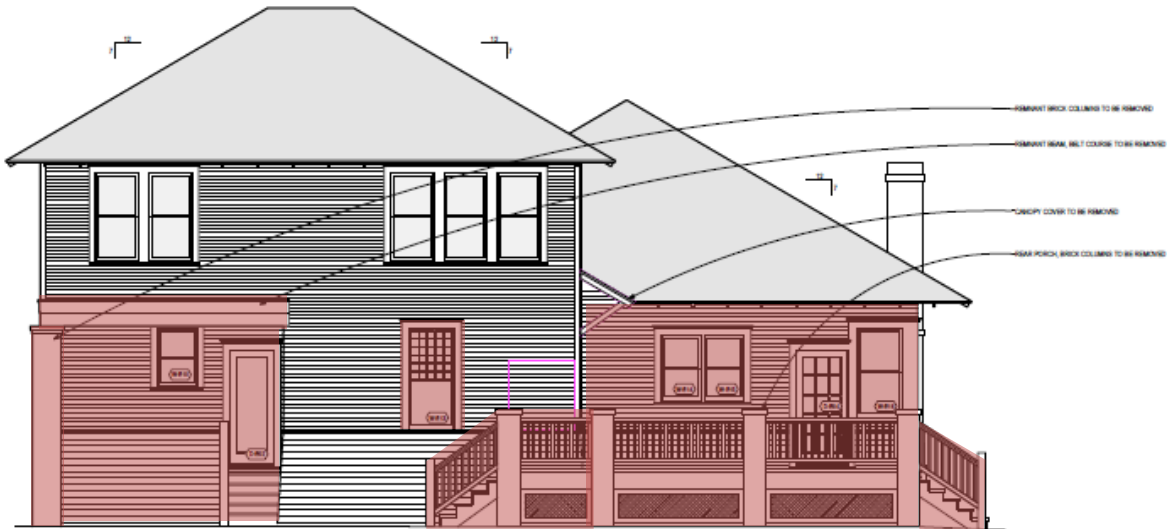
11 EAST ELEVATION - EXISTING
SCALE: 1/4" = 1' - 0"

- DESCRIPTION OF WORK:
1. THE MILD COURSE AND BRICK COLUMNS WILL BE REMOVED. THE CORNER BOARD WILL EXTEND FROM THE SECOND FLOOR TO THE FIRST AND A NEW MILD COURSE WILL BE ADDED TYPING INTO THE EXISTING FIRST FLOOR PORCH LOCATION.
 2. THE EXISTING CHIMNEY BRICK COURSE UNDER THE SECOND FLOOR WILL BE TYPED AS A CORNER OF THE NEW 2ND FLOOR. ALL THE EXISTING SECOND FLOOR BRICKS 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 MASTER BATH WILL BE REMOVED. A NEW LARGER WINDOW MATCHING OTHERS TYPICAL ON THE HOUSE WILL BE INSTALLED IN THE MASTER BATH.
 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"

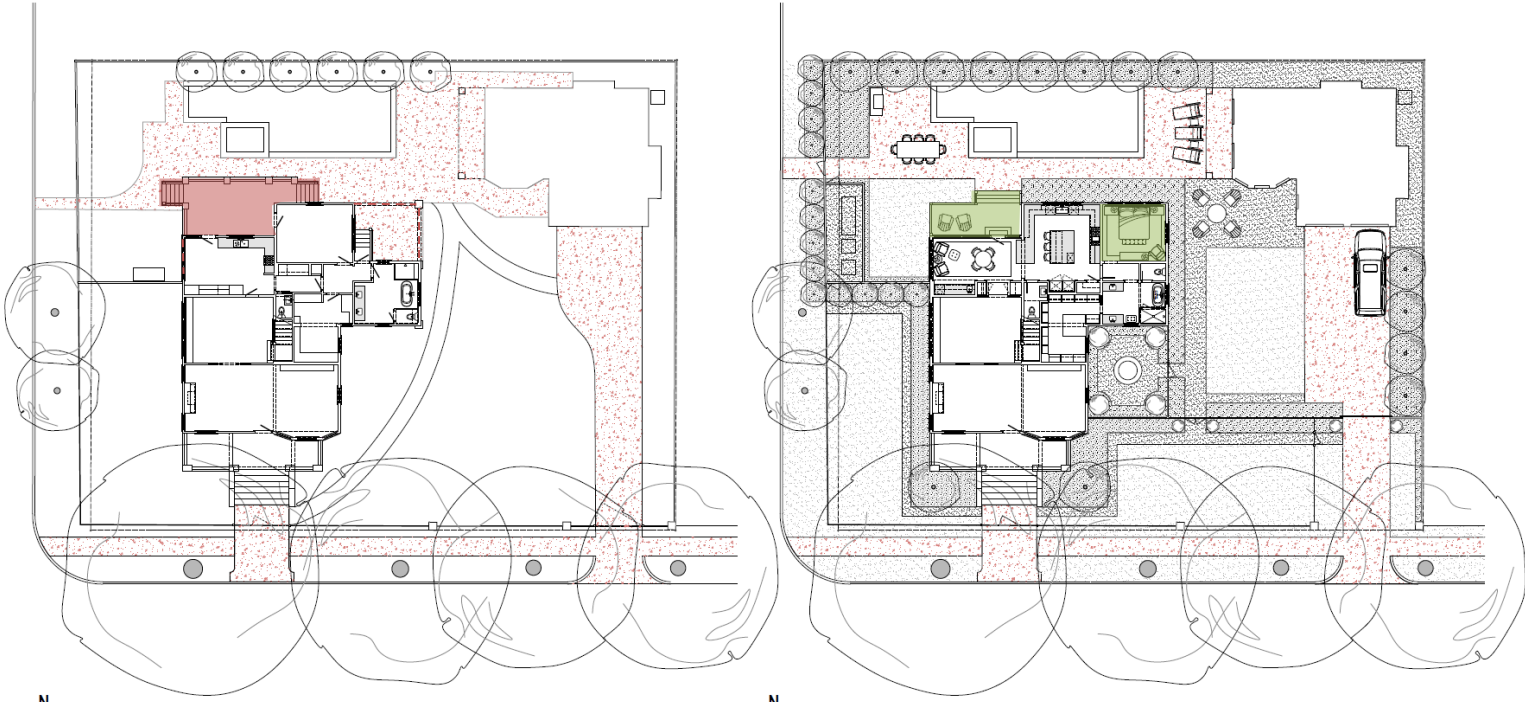
DESCRIPTION OF WORK:
 1. THE BRICK COLUMNS AND BRICK COLUMNS WILL BE REMOVED. THE CORNER BOARD WILL EXTEND FROM THE SECOND FLOOR TO THE FIRST AND A NEW BRICK COURSE WILL BE ADDED THIRD INTO THE EXISTING FIRST FLOOR BRICK LOCATION.
 2. THE BRICK COURSE WILL BE REMOVED UNDERNEATH THE SECOND FLOOR AND A NEW BRICK COURSE WILL BE ADDED THIRD INTO THE EXISTING FIRST FLOOR BRICK LOCATION.
 3. THE REAR PORCH WILL BE REMOVED AS WELL AS THE PORTAL LAMB TO ROOF OVER THE SIDE DOOR WITH THE EXISTING MASTER BATH. A NEW REAR PORCH WILL BE CONSTRUCTED.
 4. ALL WINDOWS AND EXTERIOR DOORS IN THE EXISTING AND NEWER WINDOW WILL BE REMOVED AND REPLACED WITH NEW.
 5. THE EXISTING HORIZONTAL WINDOW WITH BRICKED UPPER PART IS TO BE REMOVED FROM THE MASTER BEDROOM AND 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



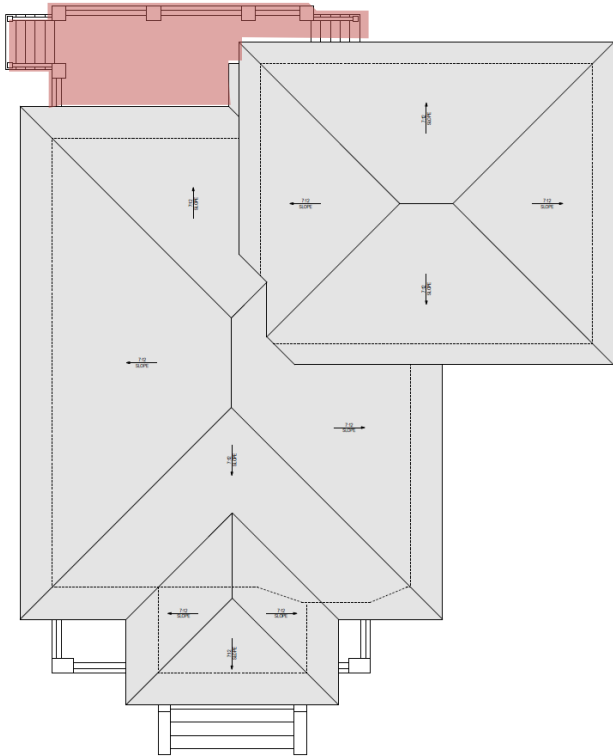
N
22 SITE PLAN - EXISTING
SCALE 1/8" = 1'-0"

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

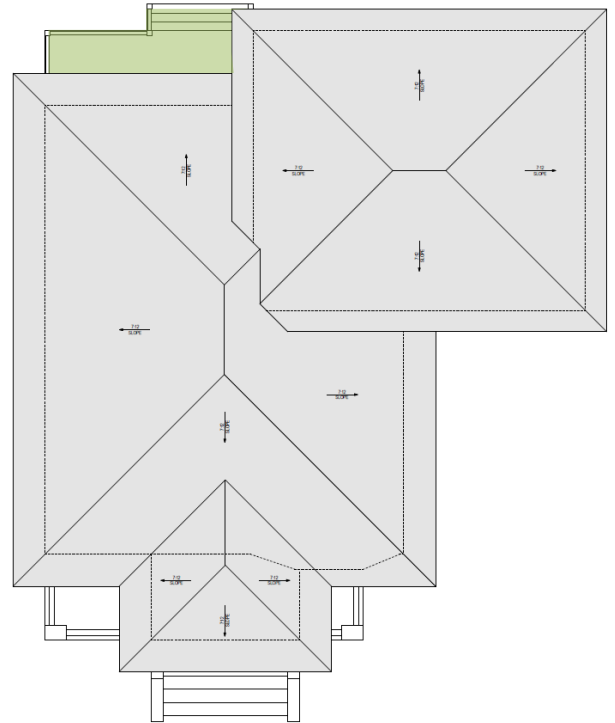
DR



ROOF PLAN



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

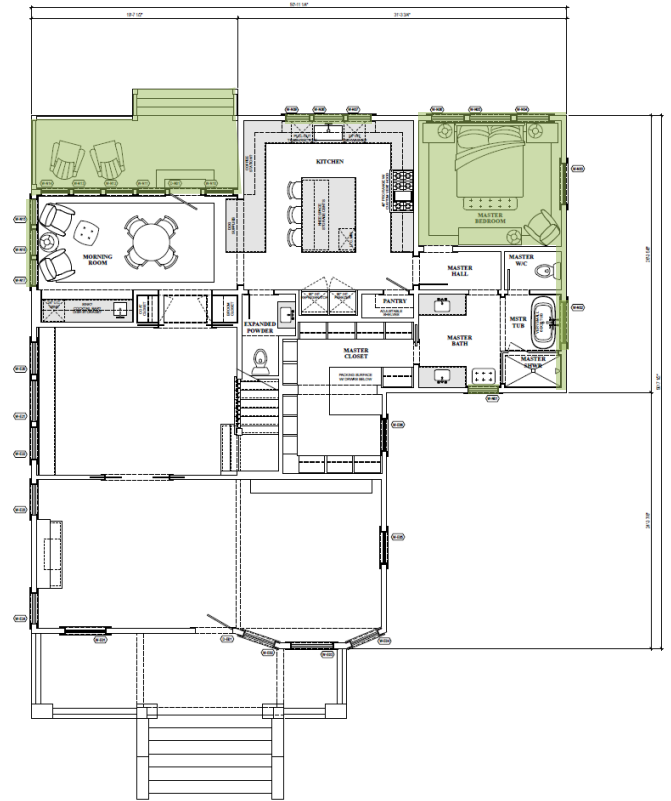
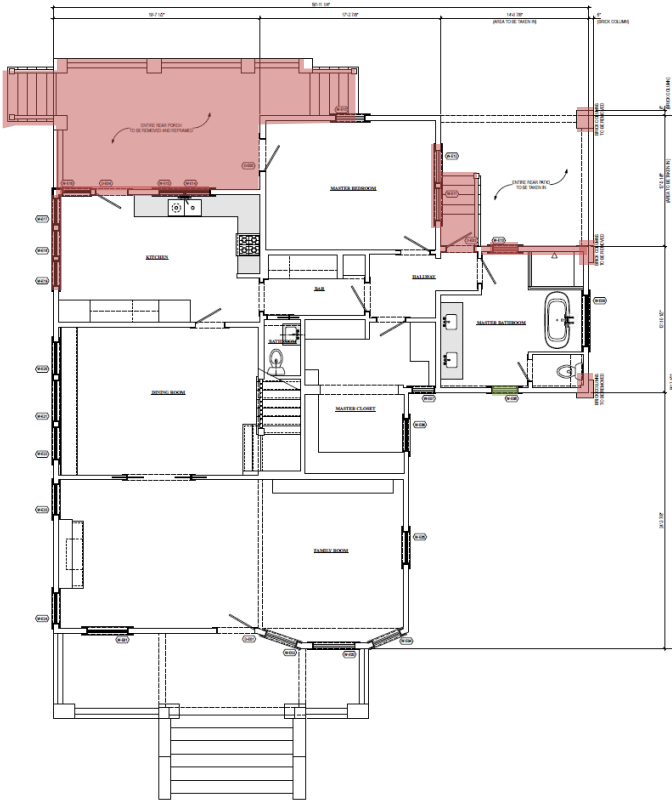


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10 ROOF PLAN - PROPOSED
SCALE: 1/4" = 1'-0"





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

DRAFT

APPLICANT'S MATERIAL

DRAFT