#### CERTIFICATE OF APPROPRIATENESS

Application Date: July 11, 2025

Applicant: Michael Zertuche, owner

**Property:** 309 Bayland, Tracts 7 & 8, Block 6, Woodland Heights Neighborhood Subdivision.

The property includes a historic 1,602 square foot, one-story single-family residence and detached two-story 528 square foot garage situated on a 6,200

(100' x 62.4') square foot corner lot.

Significance: Contributing Craftsman Bungalow style residence, constructed circa 1920, located in

the Woodland Heights Historic District.

Proposal: Alteration - Addition

The applicant proposes a rear two-story addition to the existing one-story singlefamily residence. The addition will include connecting the main house to the existing detached two-story garage. The non-original features and materials of the house will be replaced with new materials that are compatible with the historic nature of the building and the surrounding context area. Project details are as follows:

- Main House Addition:
  - First Floor: 1,602 sqft (existing) + 741 sqft = 2,343 sqft
  - Second Floor: 1,795 sqft
  - Total Conditioned Space: 4,138 sqft
- Garage/Garage Apartment:
  - The second-floor addition of the main house will connect to the existing second floor detached garage apartment.
  - The existing garage will be expanded on the south (right) elevation 4ft to include approximately 88 sqft to both the first and second floor of the existing structure.
  - A small balcony will project out to Florence Street on the second level of the garage apartment.
- Windows:
  - The existing windows are non-historic, vinyl, multi-lite windows.
  - They are to be replaced with new wood, inset and recessed windows with multi-lite patterns in the existing openings.
  - All windows on the addition are to be wood, inset and recessed with a 1/1 lite pattern.
- Siding:
  - New siding is to match the existing wood siding with the same reveal and profile.

Recommendation: Approval with conditions: Second floor addition is to be pushed back 5ft or be within

25%. Whichever is greater. AND inset 2ft on second floor west and east elevations to

maintain original corners of existing house.

HAHC Action: -

Draft is subject to change prior to final version. See notes on pages for anticipated revisions.

#### **APPROVAL CRITERIA**

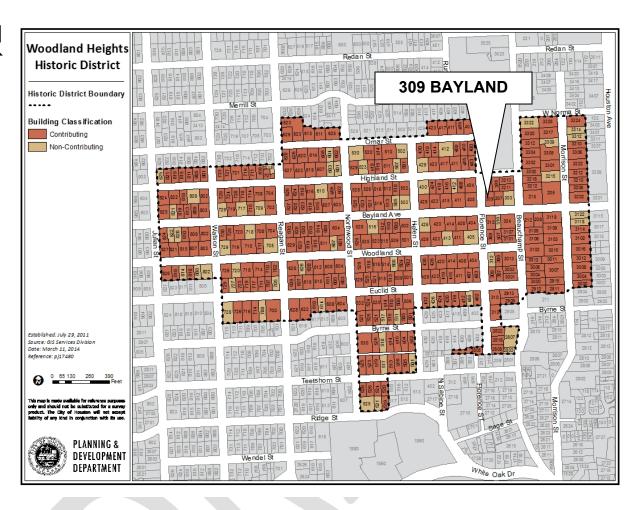
#### ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

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	
$\boxtimes$			(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 or 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 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;	
			(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 alterations 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	
$\boxtimes$			(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.	

#### **DISTRICT MAP**





## **INVENTORY PHOTO**





Woodland Heights

August 14, 2025 HPO File No. 2025\_0212

# **CURRENT PHOTOS**

SOUTH (FRONT)



SOUTHWEST (FRONT/LEFT)



# SOUTHWEST (FRONT/LEFT)



WEST (LEFT)



# WEST (LEFT/FRONT) DETACHED GARAGE



NORTHWEST (LEFT/REAR)



## NORTH (REAR)



EAST (RIGHT)



# EAST (RIGHT)



EAST (RIGHT)



# SOUTHEAST (FRONT/RIGHT)



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## **CONTEXT AREA**



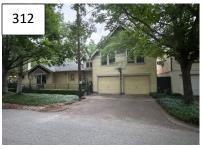










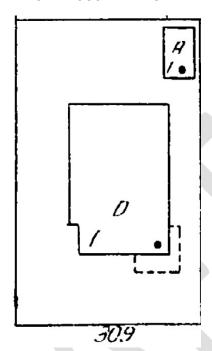


Woodland Heights

August 14, 2025 HPO File No. 2025\_0212

#### **HISTORIC DOCUMENTATION**

1924-1950 SANBORN



BLA c.1940-1950s

		IMPROVEMENTS		
Map No Addition		No. Price Per Sq. Sq. Rt	Ft. 8 3670	
Block	Lot W 6212 - 7-9	Pt. 1993 12,2	Percent	
OWNER ADDRESS TYPE OF PROPERTY BASEMENT, Whole Part FOUNDATION, Concrete, Stone, Brick, Piers, Posts.	OCCUPIED VACANT  FLOORING, Pine, Hardwood, Cement, Tile, Marble, Dirt  INTERIOR TRIM, Plaster, Hardwood, Marble, Metal,	19 (D) 9h	Other Bldgs.	
WALLS, Brick Stone Hollow Tile, Stucco, Metal, Concrete Blocks, Box Weatherboard ROOF CONS., Concrete, Steel, Wood Truss ROOF, Hip, Gable, Mansard,	Built-in Features  HEATING, Furnace, Stoves, Fireplace, Chimneys, Gas  LIGHTING, Electricity	13 2 14	All All 2410	
Flat	PLUMBING, Sewer, Water,	LAND VALU	JE	
ROOFING, Composition, Metal, Slate, Wood, Shin- gles, Tile, Asbestos	BathsELEVATORS	Front x Depth Unit Value Factor	Pront Pt. Value \$	
EXTERIOR TRIM, Stone, Terra Cotta, Metal, Wood, Marble, Granite	CONDITION, Good, Fair, Bad, Obsolete			
			TOTAL	
PERMIT DATENO	OAMT	690-970.		

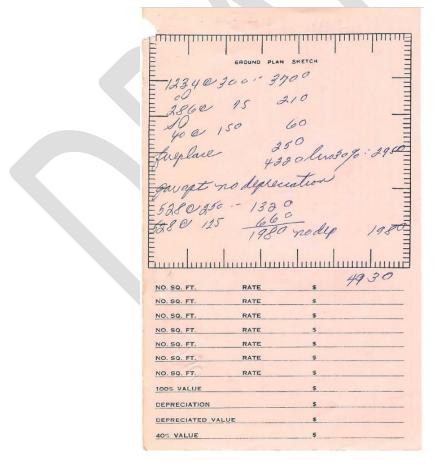
August 14, 2025 HPO File No. 2025\_0212

## **BLA 1958**

HARRIS COUNTY BUILDING ASSESSMENT						
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INTERIOR: PAPER - SHIP LAP - SHEETROCK - PLASTERED - PANELED - CELLOTEX - PLYWOOD - NONE	3970 Deg 40%= 2380					
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ROOFING: SHINGLE — ASSESTOS — TERRA COTTA — TILE — COMPOSITION — SLATE — COPPER — C IRON — TAR AND GRAVEL — STONE — SLAG — ALUMINUM	1-28.72					
FOUNDATION: CONCRETE SLAB — BLOCKS — BEAMS — PIERS — BRICK — NOME PLUMBING: 1 TILE — 2 TILE — 3 TILE — 4 TILE — 5 TILE — 5 FRINKLERS — OTHER — NOME	1960 Key tot 950					
GAS STOVES - NONE						
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CONDITION: NEW - GOOD - FAIR POOR OBSOLETE PERMITVALUE						
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#### **BLA 1962**

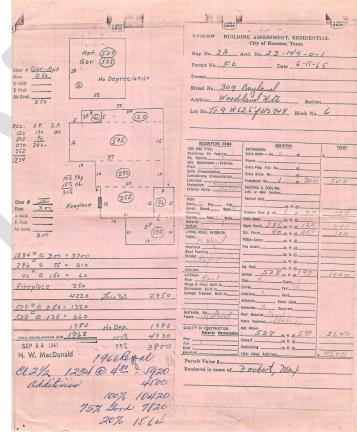
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INTERIOR: PAPER - SHIP LAR - SHEETROCK - PLASTERED - PANELED - CELLOTEX -	
PLYWOOD - NONE	
FLOORS: OAK - PLYWOOD - FLAGSTONE - CEMENT - TILE - PINE - AZROCK - HIGGINS- TERRAZIO - NONE	MOVED HERE FROM
ROOFING: BHINGLE - ASBESTOS - TERRA COTTA - TILE - COMPOSITION - SLATE -	9-18.01
COPPER - C IRON - TAR AND GRAVEL - STONE - SLAG - ALUMINUM	
FOUNDATION: CONCRETE SLAB - BLOCKS - BEAMS - PIERS - BRICK - NONE	illian tit
PLUMBING: 1 TILE - 2 TILE - 3 TILE - 4 TILE - 5 TILE - SPRINKLERS - OTHER - NONE	1707 Meldella 1976
CLIMATIZERS: DUAL TEMP AC. — AC. — ATTIC VENTILATION — CENTRAL HEATING — GAS STOVES — NONE	2 1 1 1 2 1 1
ELECTRICAL EQUIPMENT: PART - ALL PERMIT NO.	John may dely
CONDITION: NEW - GOOD - FAIR - POOR - OBSOLETE PERMIT VALUE	
YEAR BUILT	
YEAR BOIL!	



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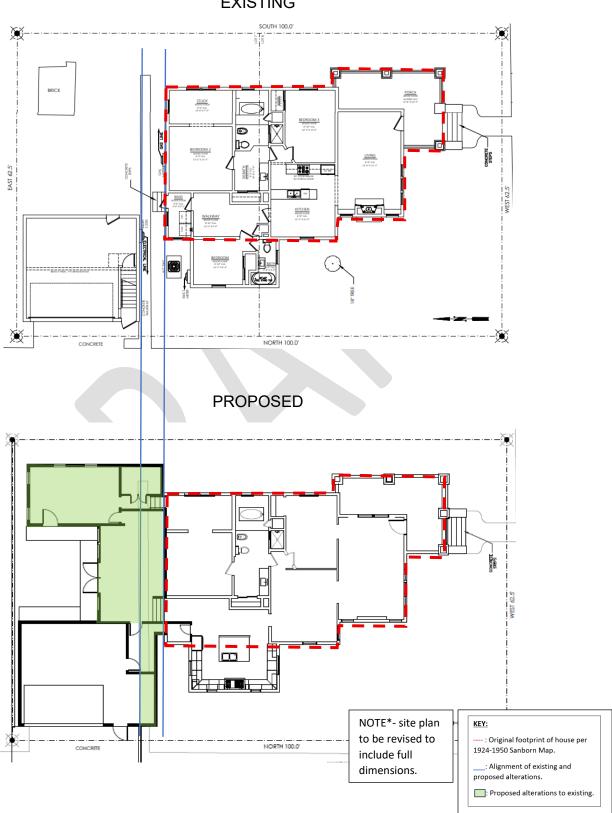
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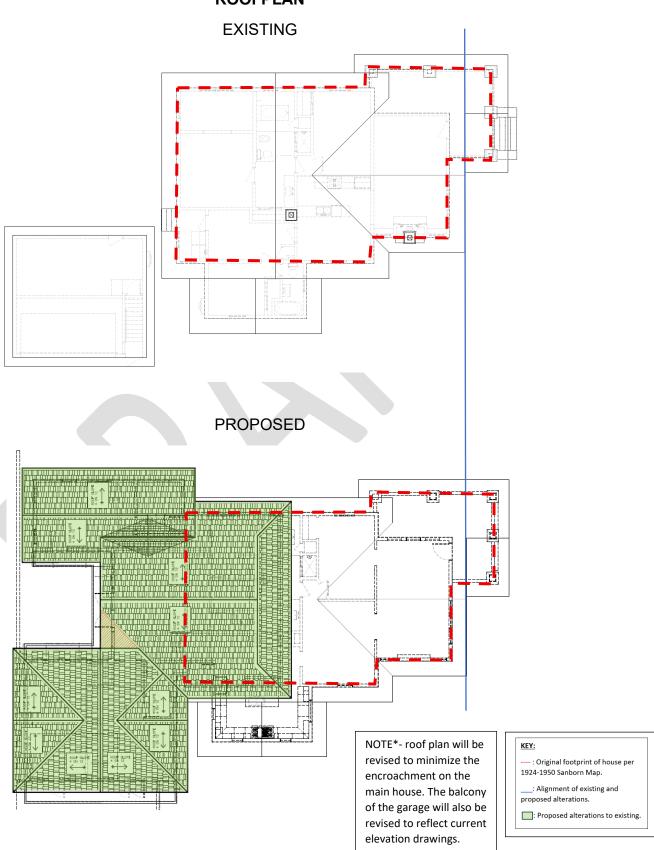


#### **SITE PLAN**

#### **EXISTING**

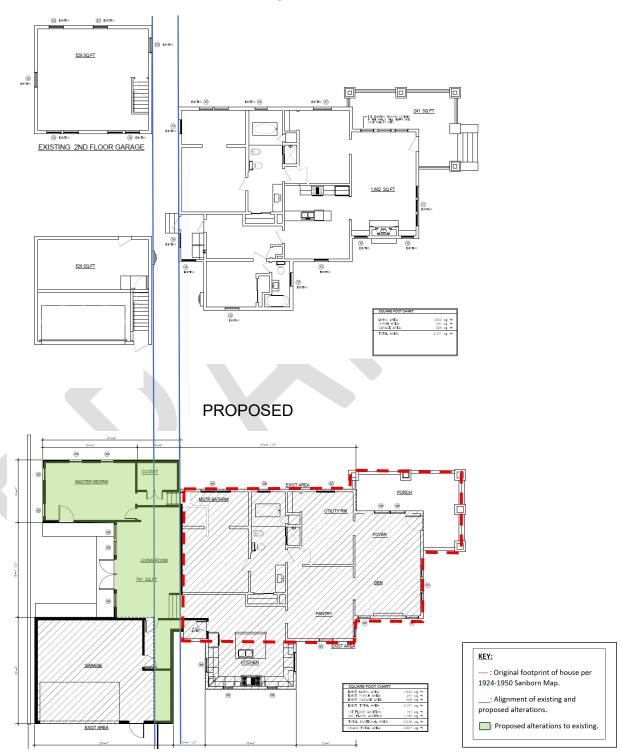


#### **ROOFPLAN**



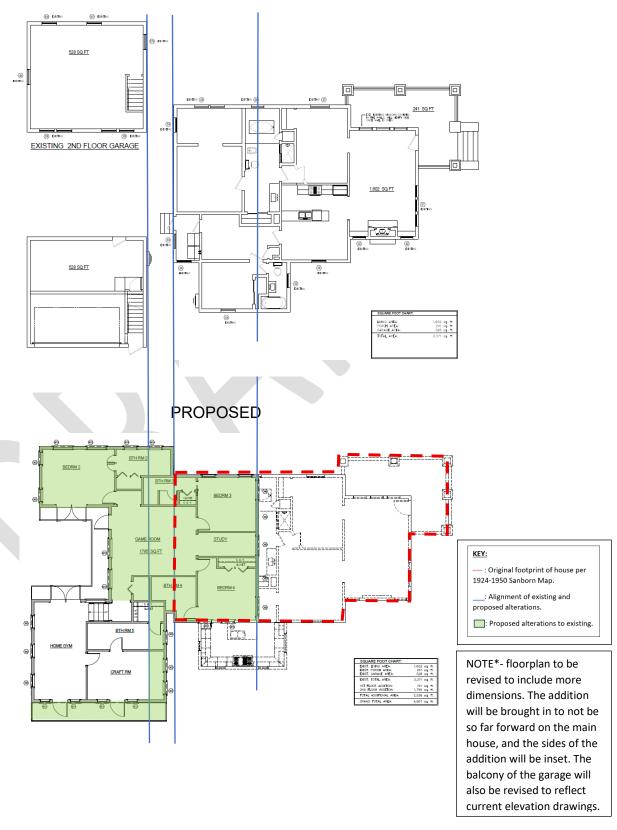
#### FIRST FLOORPLAN

## **EXISTING**



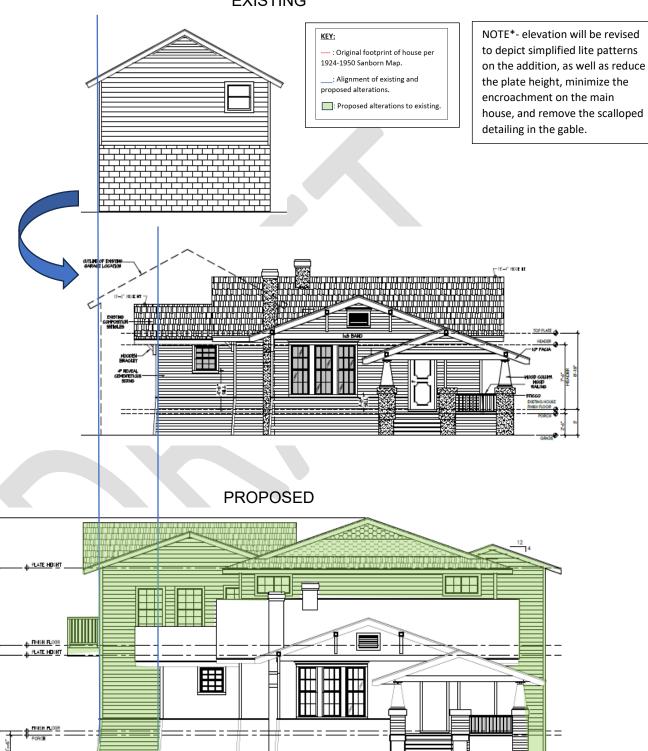
#### **SECOND FLOORPLAN**

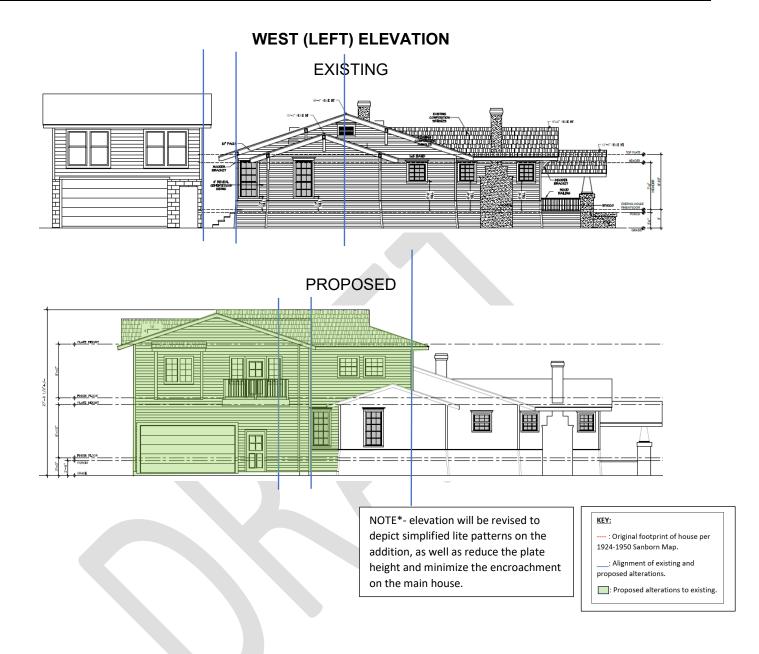
## EXISTING (NO SECOND FLOOR CURRENTLY)



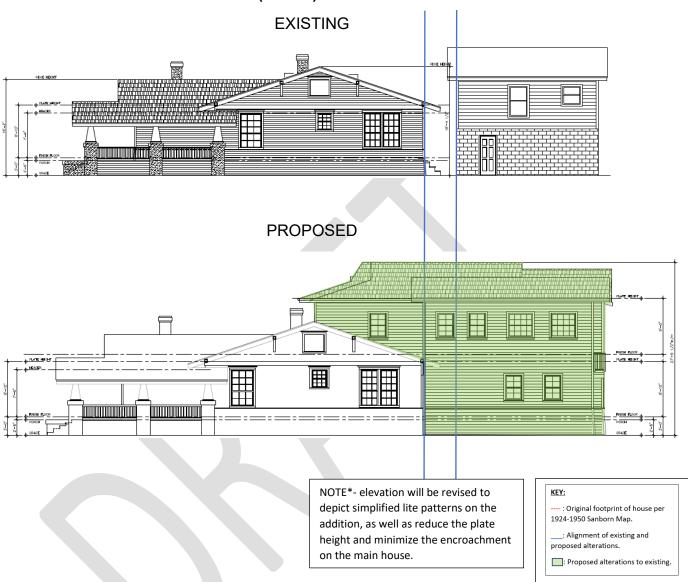
## **SOUTH (FRONT) ELEVATION**

## **EXISTING**



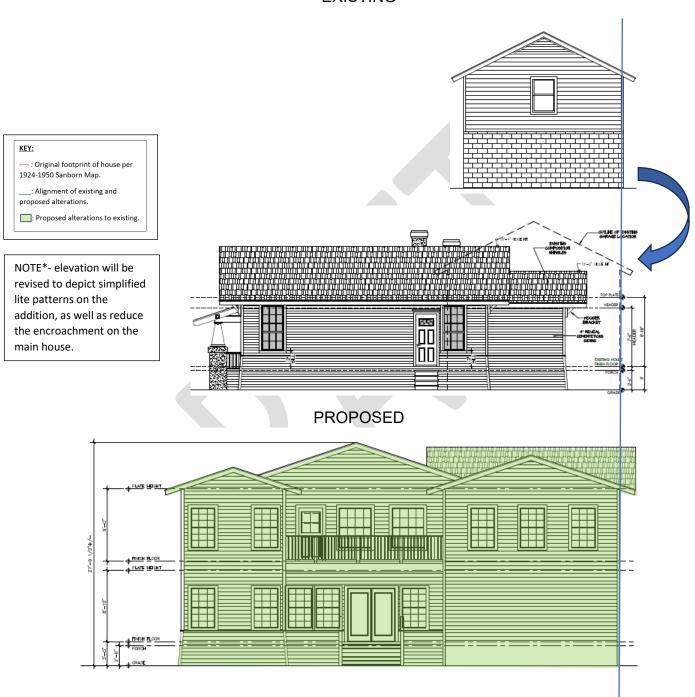


## **EAST (RIGHT) ELEVATION**

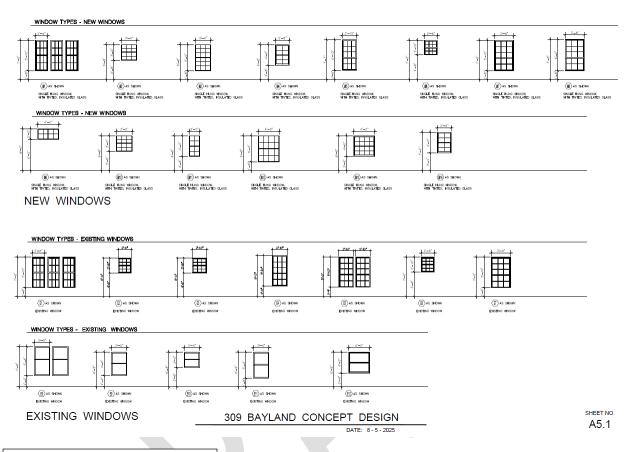


## **NORTH (REAR) ELEVATION**

#### **EXISTING**



#### **WINDOW SCHEDULE**



NOTE\*- window schedule will be revised to depict simplified lite patterns on the addition.