

CERTIFICATE OF APPROPRIATENESS

Application Date: November 3, 2025

Applicant: Sam Gianukos, agent for Dimitri Mayes, owner.

Property: 519 Bayland Avenue, Lot 12, TR13A, Block 20, Woodland Heights Subdivision. The property includes a historic 1,627 square foot, one-story wood frame single-family residence and a one story 128 SF garage with a carport at the rear situated on a 7,500 square foot (75' x 100') interior lot.

Significance: Contributing Queen Anne residence, constructed circa 1900, located in the Woodland Heights Historic District.

Proposal: Alteration – Addition

The applicant is proposing to construct a 2,120 SF two- story addition (Adding 281 SF to the first floor and 1,839 SF to the second) with an attached 755 SF two-story garage. The max ridge height of the addition will be 28'-1" and the eave height 22'-4".

The applicants propose the following to the **addition**:

- It will be clad in Artisan 5 ½" reveal fiber smooth Cementous Hardie siding.
- The addition will have a 5/12 pitch.
- It will have a 10'-4" ceiling height on the first level addition and a ceiling height of 9'-0" for the second level addition.
- All new windows need to be wood, inset and recessed.
Minimum 1¼ inch inset depth from exterior casing to the face of the window unit (Upper Sash) Windows must be 1-over-1 if single or double-hung and equally horizontally divided. 1¼ inch minimum inset for Fixed Window.

The applicants propose the following to the **existing house**:

- Replace existing wood columns with 16" Brick & 8" round wood columns.
- Existing 4" reveal wood siding to remain

The applicants is proposing to demolish the one-story garage and carport at the rear of the lot and construct a two-story garage that will be as follows:

- The garage structure will be 28'-93/4" from the front porch.
- It will have a 4' separation from the existing structure on the east side.
- The garage will be 22' wide.
- Ceiling height will be 10'

DRAFT IS SUBJECT TO CHANGE

Public Comment: Four letters of support received. See attachment A

Civic Association: No comment received.

Recommendation: Denial - does not satisfy criteria

HAHC Action: -

APPROVAL CRITERIA**ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS**

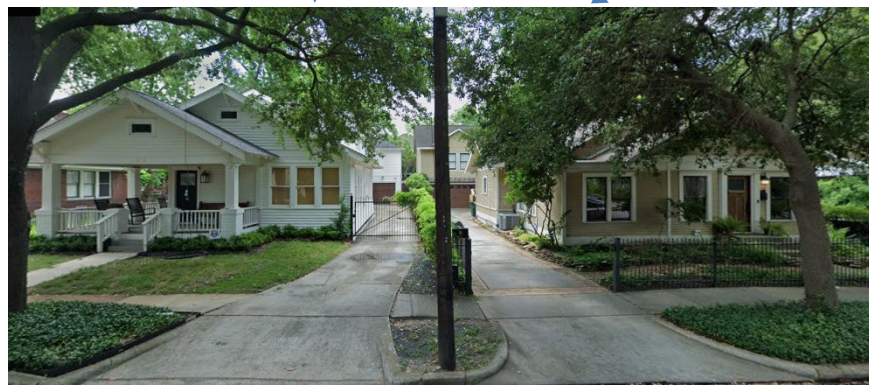
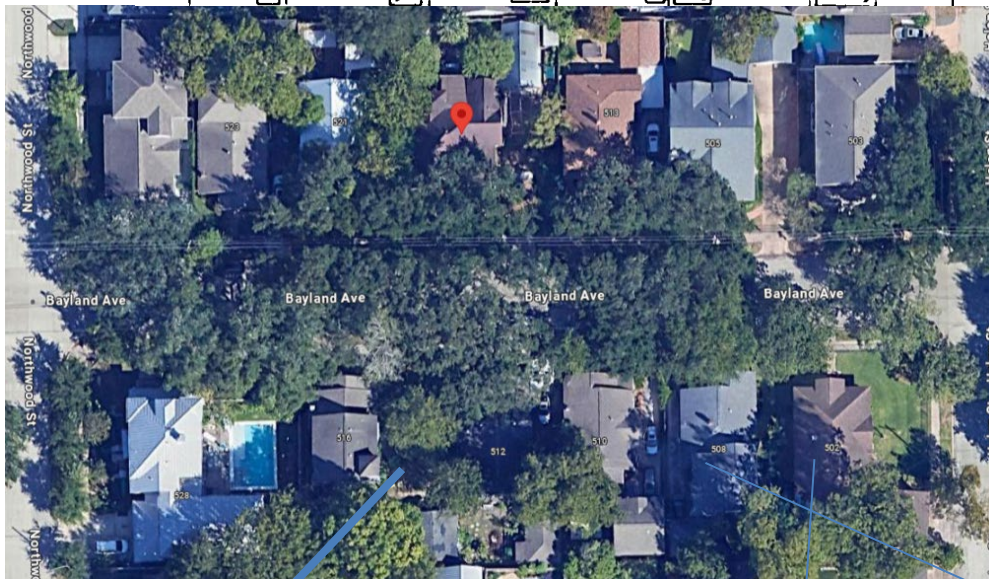
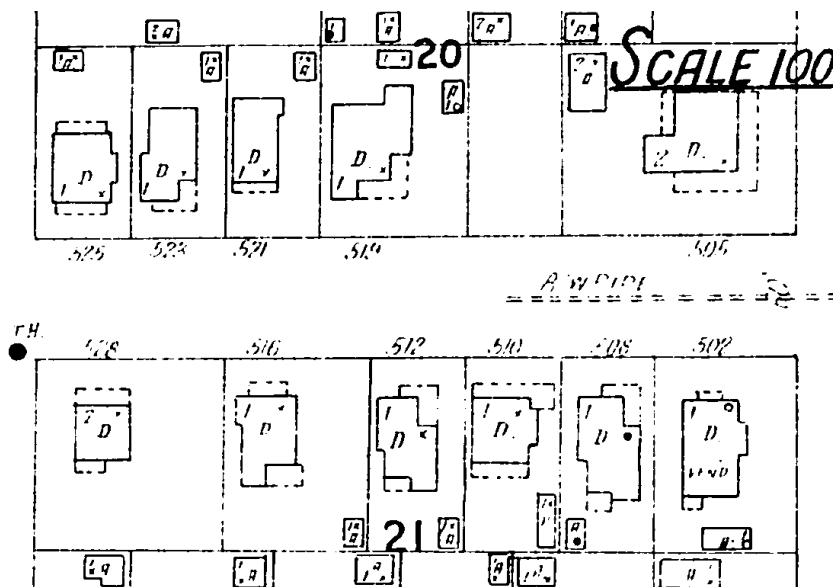
Sec. 33-241(a): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark or protected landmark, (ii) any building, structure or object that is contributing to an historic district, or (iii) any building, structure or object that is part of an archaeological site, upon finding that the application satisfies the following criteria, as applicable:

S D NA**S - satisfies D - does not satisfy NA - not applicable**

- | | | | |
|--------------------------|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (1) The proposed activity must retain and preserve the historical character of the property; |
| <input 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 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 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 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 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 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 or cultural material and must be compatible with the size, scale, material and character of the property and the area in which it is located; |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (10) The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s); |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (11) The proposed activity will comply with any applicable deed restrictions. |

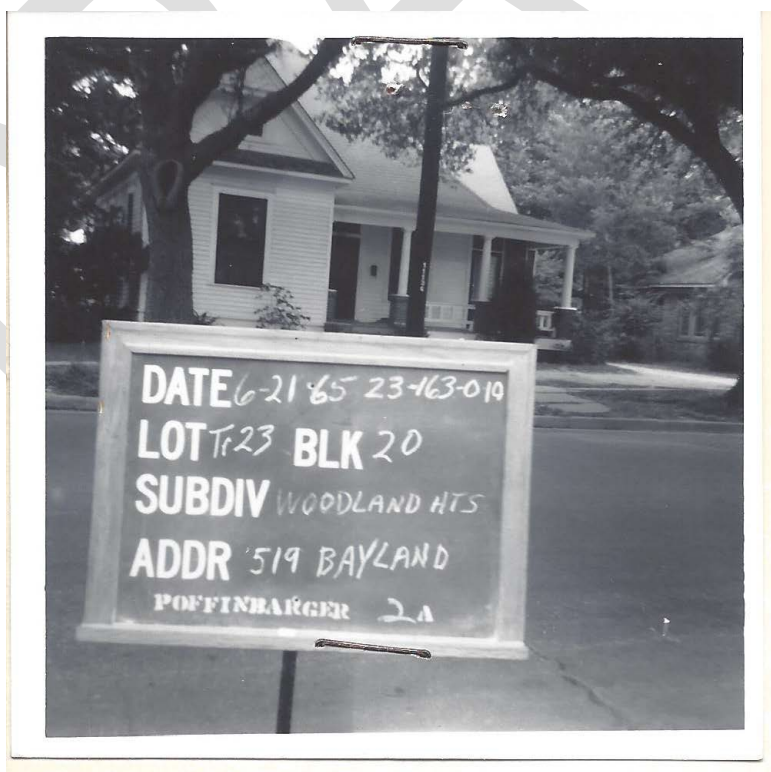


CONTEXT AREA



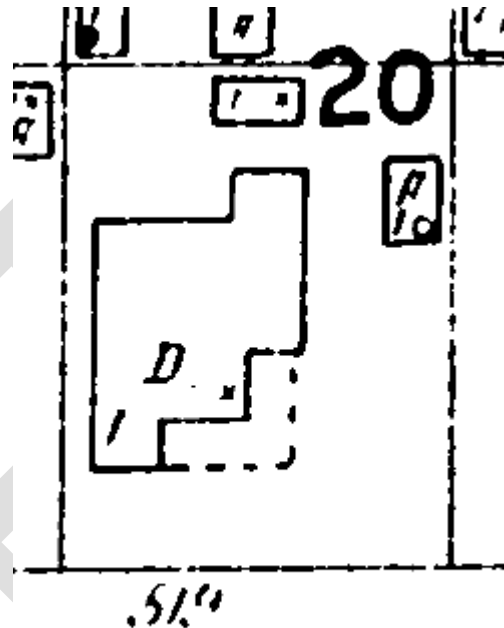
CONTEXT AREA

CURRENT PHOTO & ARCHIVES PHOTO



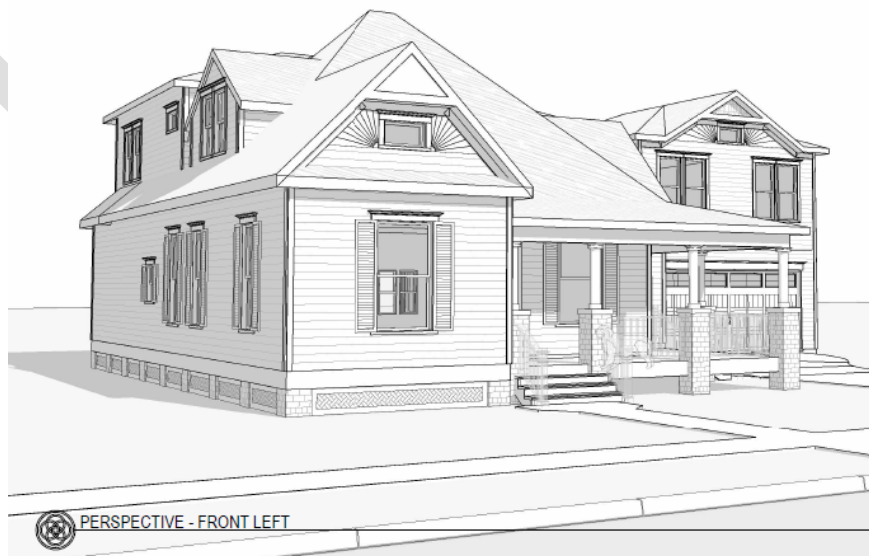
MAPS
BLA AND SANBORN

CITY ACCOUNT No.				COUNTY ACCOUNT No.				
VOL.	PG.	SUB.	ITEM	SEQUENCE NO.	VOL.	PG.	SUB.	ITEM
23	163	10		1876	2001	37	288	12
DATE <u>6/28/65</u> 19				PERMIT NO. <u>City</u>				
OWN'R				POSTED				
STREET ADDRESS <u>519 Bayland</u>				PERMIT VALUE				
MAILING ADDRESS				BLOCK BOOK <u>7000</u>				
SURVEY OR ADDITION <u>Woodland Heights</u>				YEAR BUILT				
ABST. <u>12/12/74</u> <u>20</u>				INSPECTOR				
TYPE <u>RESIDENTIAL</u>				REMARKS <u>Area Reval</u>				
INDUSTRIAL								
PRE-FAB								
LAND IMPROVEMENTS								
STREETS: CONCRETE _____ ASPHALT _____ IRON OR _____ SHELL _____								
DIRT _____ CURBS AND GUTTERS _____ OPEN DITCHES _____								
UTILITIES: WATER _____ LIGHTS _____ GAS _____ TELEPHONE _____								
STORM AND SANITARY SEWER _____								
DATE <u>1966 Nov 1st</u>				ASSESSED VALUE <u>780</u>				
NEW OWNER <u>Mooney Jim</u>								

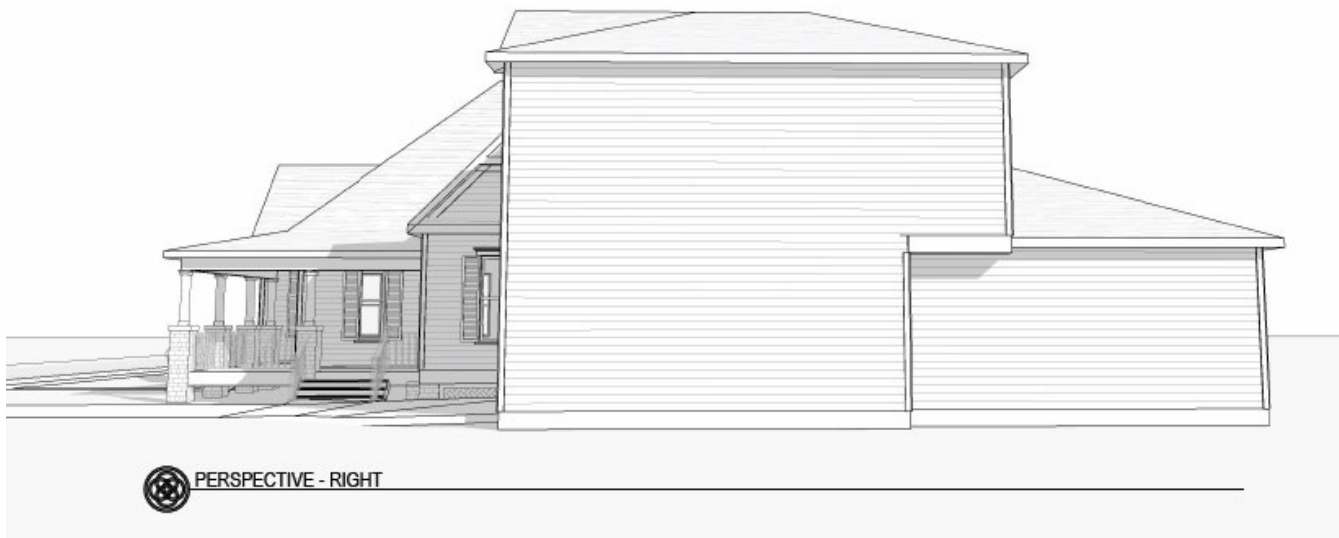


GROUND PLAN SKETCH		PICTURE	
IMPROVEMENT LOCATION			

PROPOSED 3D VIEWS



PROPOSED 3D VIEWS



EXISTING AND PROPOSED IMAGES

GENERATED BY APPLICANT FOR THIS APPLICATION

NOT VERIFIED BY STAFF



519 BAYLAND - LEFT - EXISTING



519 BAYLAND - LEFT - PROPOSED

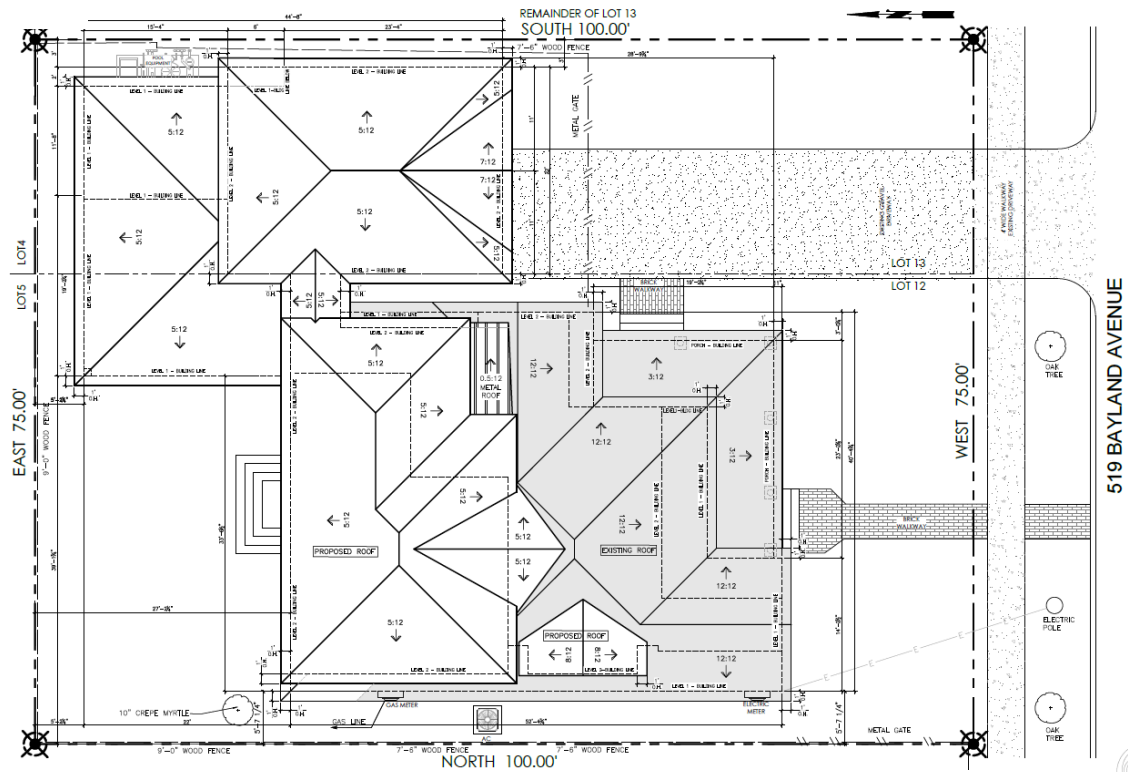


This image shown is an applicant generated rendering intended solely to depict the proposed project in its context area. It is not an actual photograph and should not be interpreted as an exact representation of the final appearance

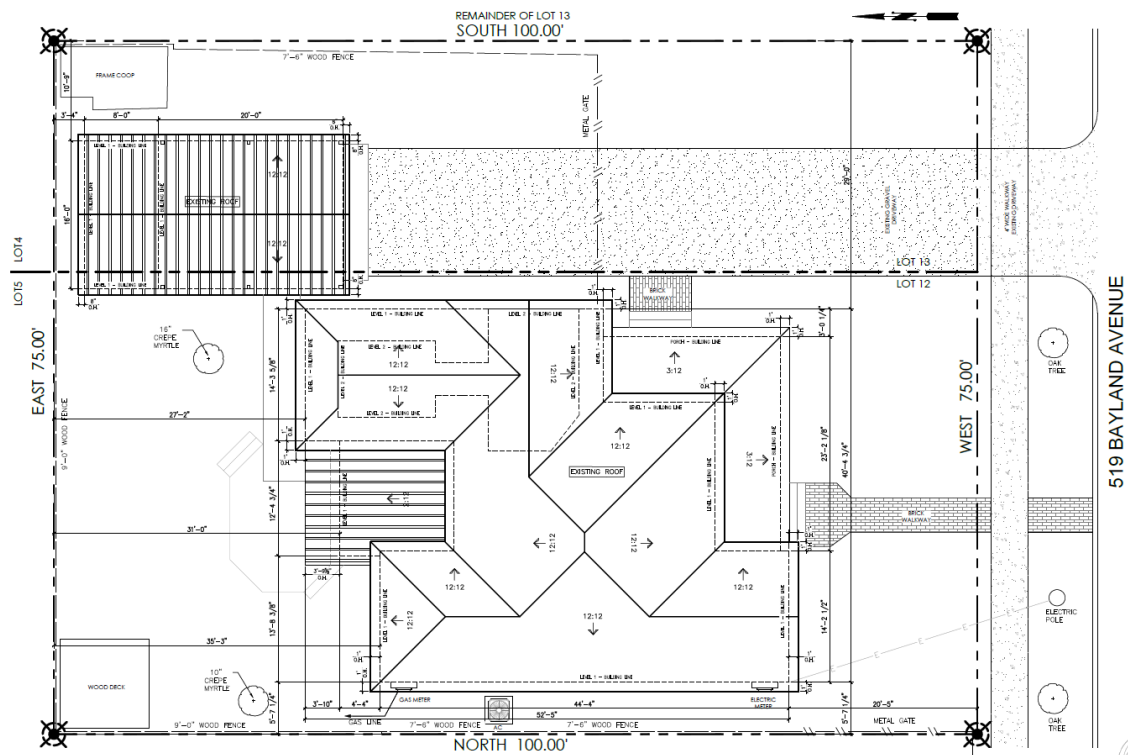


This image shown is an applicant generated rendering intended solely to depict the proposed project in its context area. It is not an actual photograph and should not be interpreted as an exact representation of the final appearance

SITE PLAN

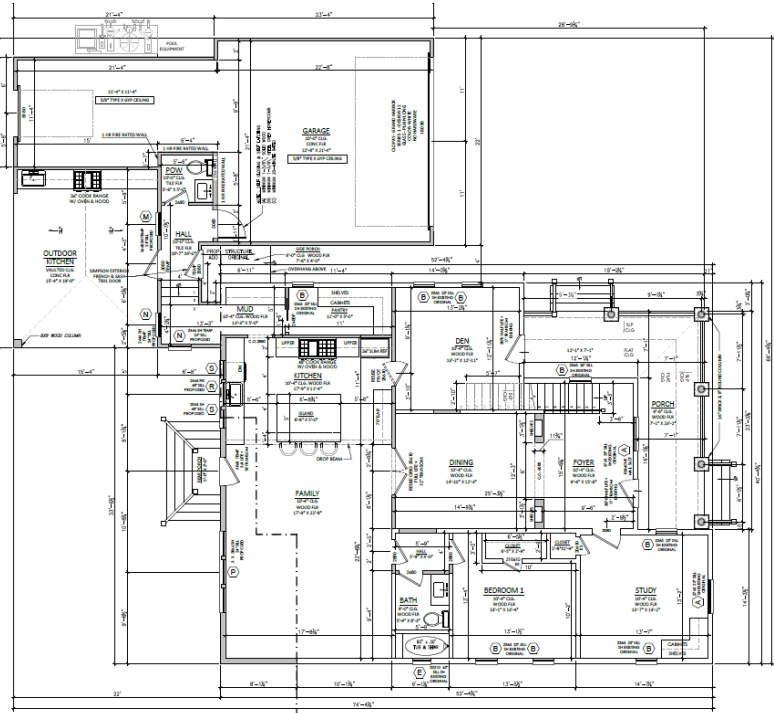


PROPOSED
SITE PLAN
Scale: 1/8"= 1'-0"

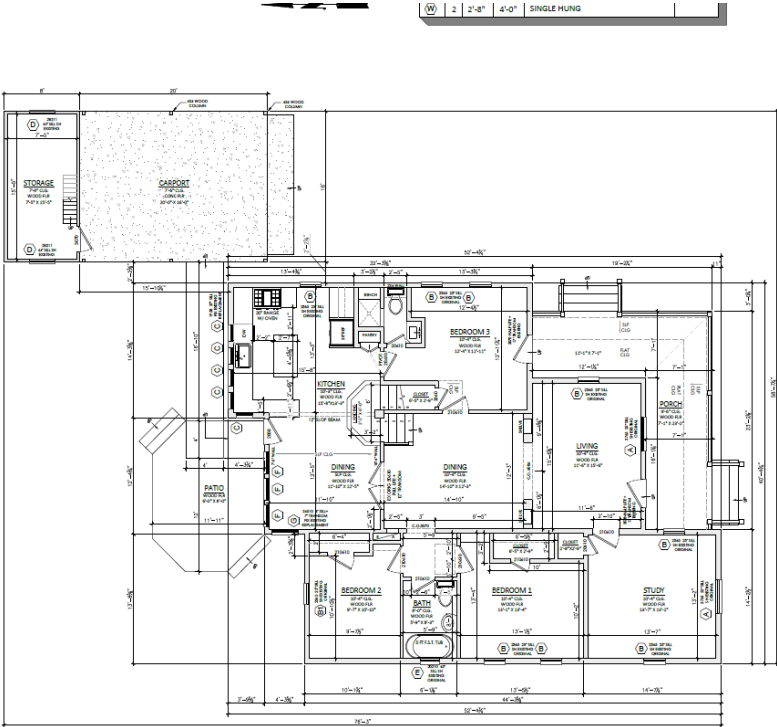


EXISTING
SITE PLAN
Scale: 1/8"= 1'-0"

FIRST FLOOR PLAN



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

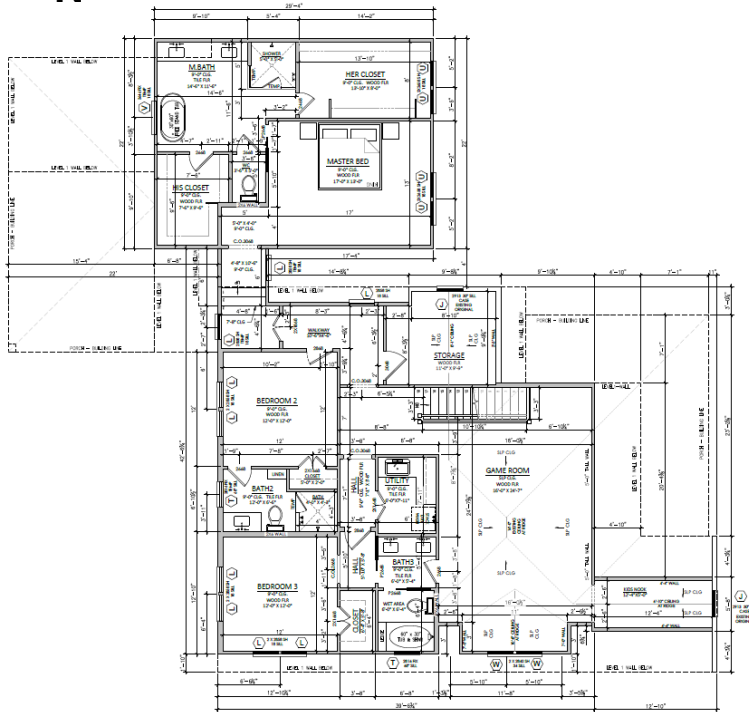


EXISTING
FLOOR PLAN -LEVEL 1
Scale: 3/16"= 1'-0"

NOT FOR PERMIT

AREA STATEMENT			
SPACE	EXISTING	+/-	PROPOSED
LEVEL 1 FLOOR	1,627	281	1,908
LEVEL 2 FLOOR	252	1,839	2,091
TOTAL HEATED	1,879	2,120	3,999
REAR+SIDE DECK	240	-191	49
FRONT PORCH	250	0	250
STORAGE	128	-128	0
ATTIC STORAGE	448	-448	0
CARPORT	320	-320	0
GARAGE	0	+755	+755
OUTDOOR KITCHEN	0	+289	+289
TOTAL UNHEATED	1,386	-43	1,343
TOTAL COVERED	3,265	2,077	5,342

SECOND FLOOR PLAN



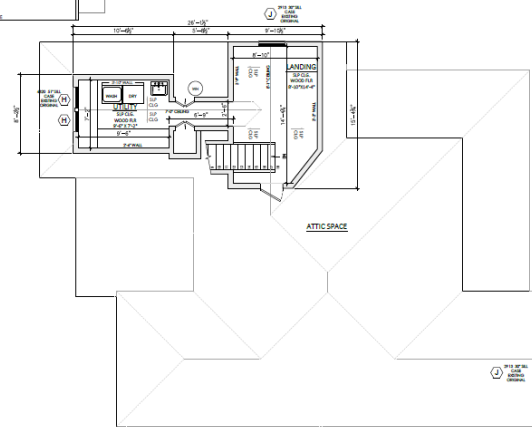
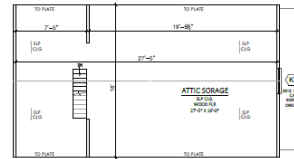
NOT FOR PERMIT



PROPOSED
FLOOR PLAN -LEVEL 2
Scale: 3/16"= 1'-0"

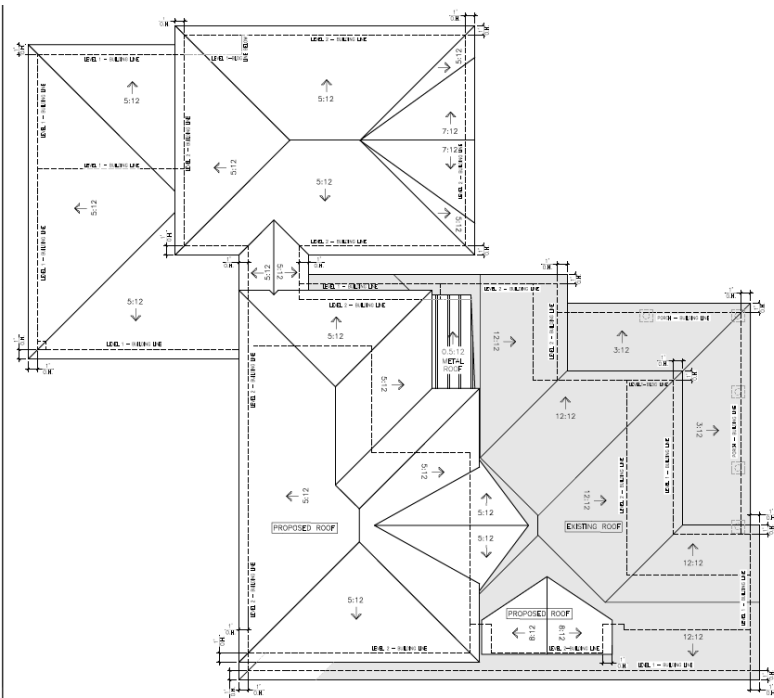


W	2	2'-8"	4'-0"	SINGLE HUNG
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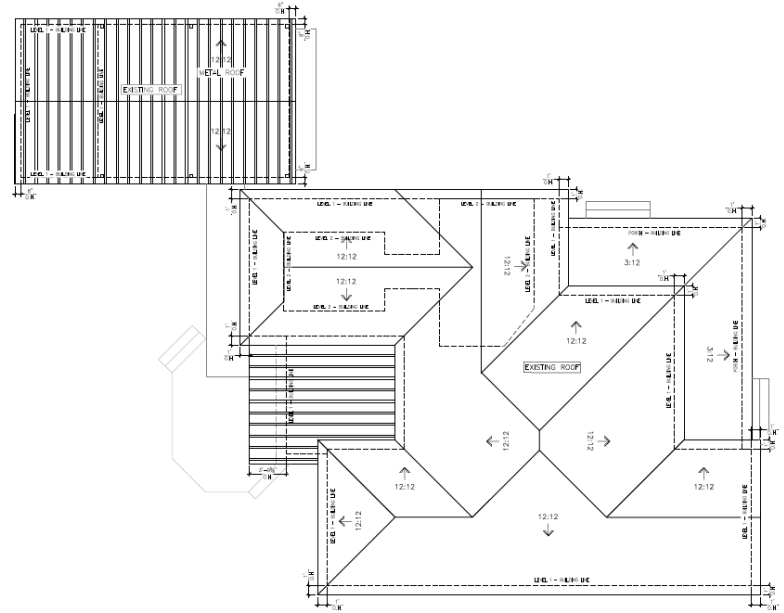


EXISTING
FLOOR PLAN -LEVEL 2
Scale: 3/16"= 1'-0"

ROOF PLAN



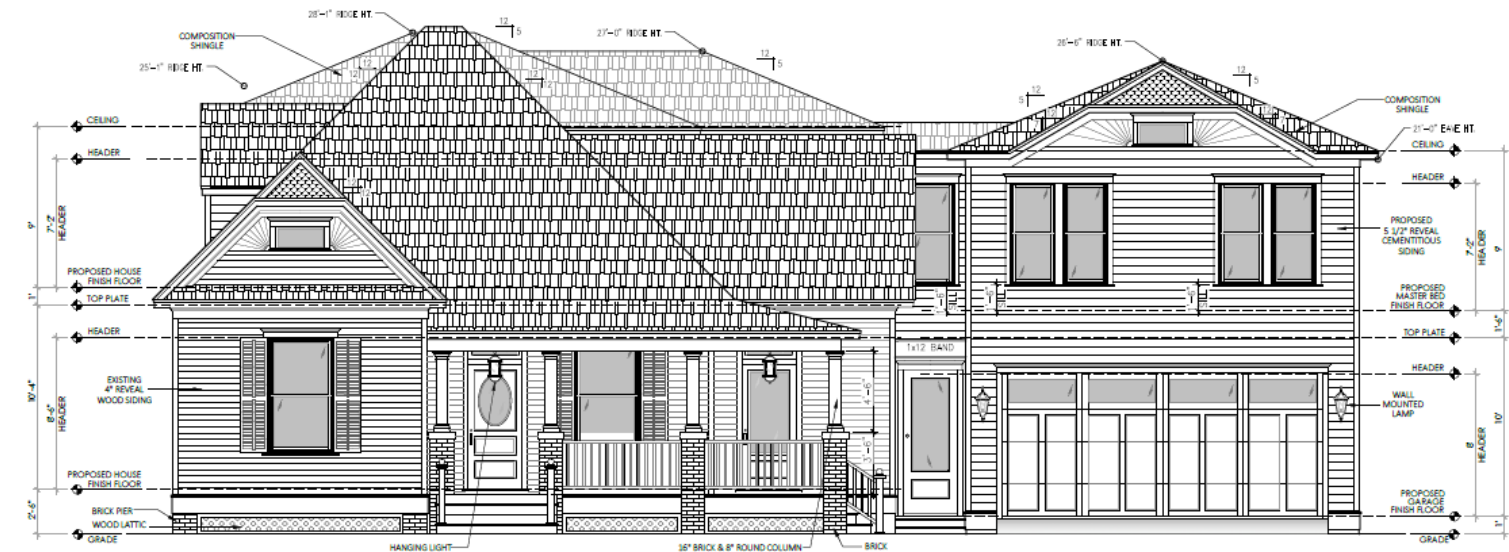
PROPOSED
ROOF PLAN
Scale: 1/4"= 1'-0"



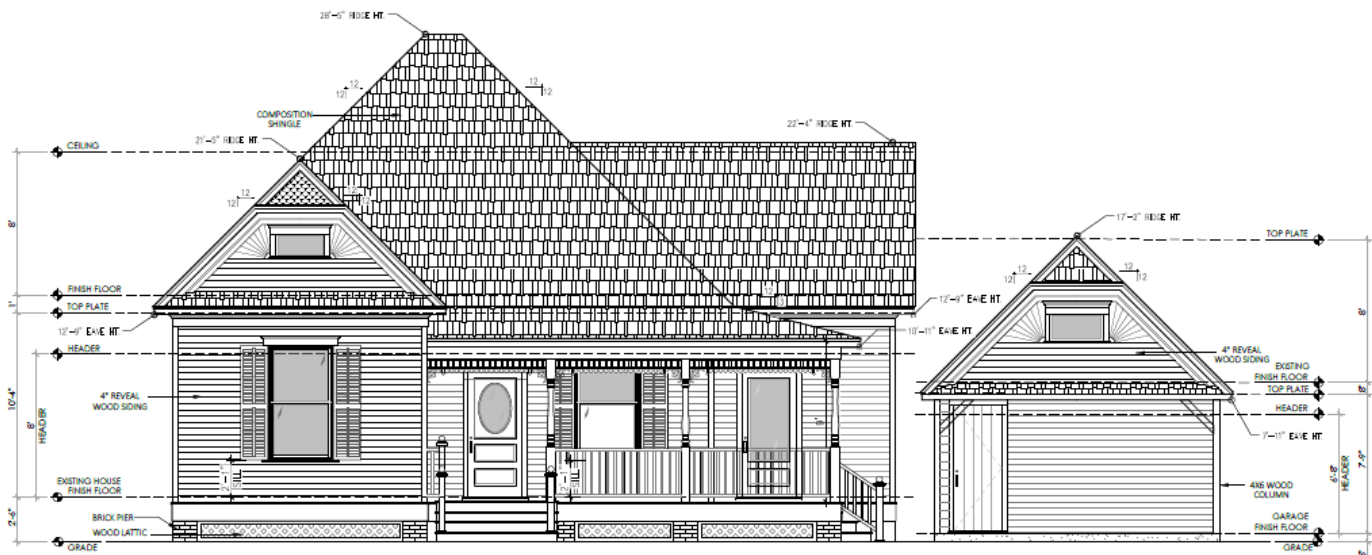
EXISTING
ROOF PLAN
Scale: 1/4"= 1'-0"

NOT FOR PERMIT

SOUTH ELEVATION – FRONT FACING BAYLAND AVENUE



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

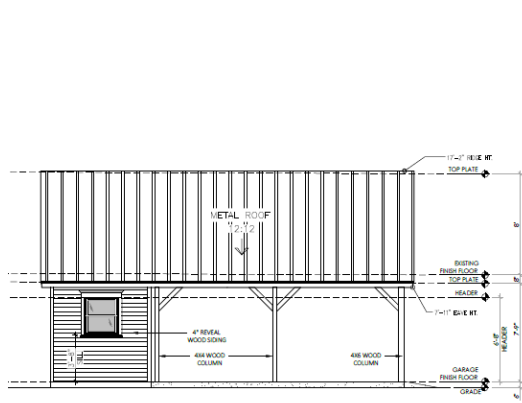


EXISTING HOUSE
SOUTH ELEVATION
Scale: 1/4" = 1'-0"

WEST SIDE ELEVATION



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

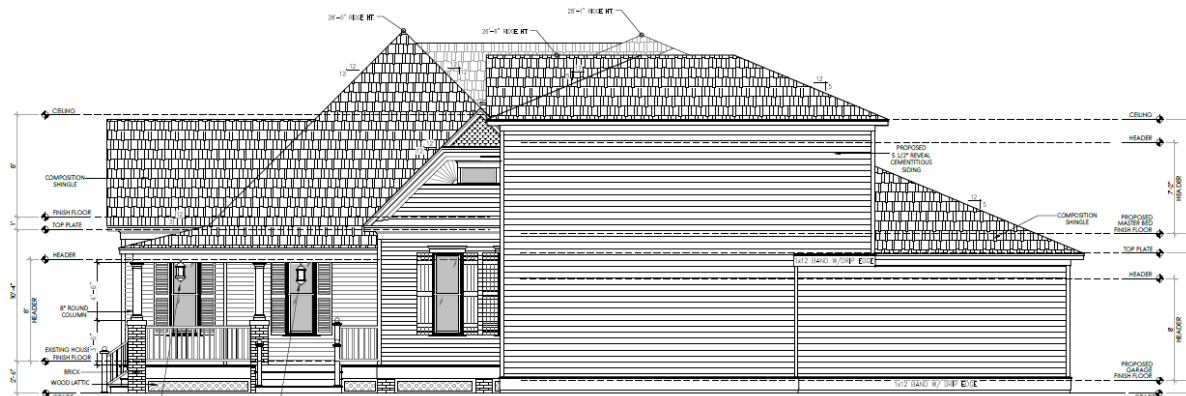


EXISTING CARPORT
WEST ELEVATION
Scale: 1/4"= 1'-0"



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

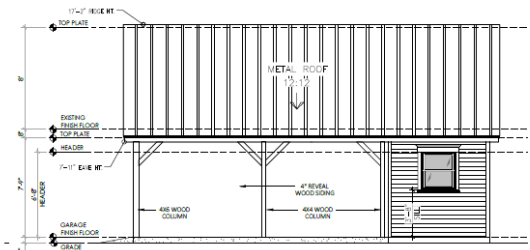
EAST SIDE ELEVATION



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



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



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

WINDOW SCHEDULE

WINDOW SCHEDULE					
MARK	QTY	WIDTH	HEIGHT	DESCRIPTION	
(A)	2	3'-7"	6'-5"	SINGLE HUNG	REMAIN
(B)	8	2'-3"	6'-5"	SINGLE HUNG	
(B1)	2	2'-3"	6'-5"	SINGLE HUNG	DEMO
(C)	4	1'-9"	5'-8"	FIX	
(D)	2	2'-8"	2'-11"	FIX	
(E)	1	2'-0"	2'-10"	SINGLE HUNG	REMAIN
(F)	3	2'-4"	5'-10"	FIX	DEMO
(G)	1	2'-10"	5'-10"	FIX	
(H)	2	2'-4"	2'-0"	CASEMENT	
(J)	2	2'-9"	1'-3"	CASEMENT	REMAIN
(K)	1	2'-8"	1'-3"	CASEMENT	DEMO
(L)	9	2'-8"	5'-8"	SINGLE HUNG	NEW
(M)	1	2'-6"	6'-0"	SINGLE HUNG , TEMPERED	
(N)	2	2'-6"	4'-6"	SINGLE HUNG , TEMPERED	
(P)	3	2'-8"	6'-6"	SINGLE HUNG , TEMPERED	
(R)	1	2'-6"	4'-6"	FIX , TEMPERED	
(S)	2	2'-0"	4'-6"	SINGLE HUNG , TEMPERED	
(T)	2	2'-8"	1'-6"	FIX , TEMPERED	
(U)	4	2'-6"	5'-8"	SINGLE HUNG	
(V)	1	3'-6"	4'-6"	FIX , TEMPERED	
(W)	2	2'-8"	4'-0"	SINGLE HUNG	



Certificate Of Appropriateness: Alteration/Addition Worksheet(For buildings outside Houston Heights East, West, or South Districts)**PLANNING & DEVELOPMENT DEPARTMENT**

* This form is required. Failure to include accurate and complete requested information below may result in an incomplete application and delay the review/recommendation of the proposed project to Director and HAHC.

Address: 519 Bayland Avenue, Houston 77009**Lot Size (Total Sq Ft):** 7500 SQ.FT.**General Addition Info:****Lot Dimensions (W X L) :** 100 FT X 75FT

Existing stories*	2	Proposed addition stories*	2
Existing max ridge height*	28'-5"	Proposed max ridge height*	28'-1"
Existing max eave height*	12'-9"	Proposed max eave height*	22'-4"

Square Footage/Lot Coverage:	Existing	Proposed/New *do not include existing	= End Result/ Total
Ground Floor Square Footage of Primary Building (HCAD)* <small>*please include sunrooms or enclosed porches w/ walls or window</small>	1627	281	1908
Detached Garage, Garage Apt or Accessory Building Square Footage	128	-128	0
<small>* Subtract detached garages more than 528 square feet by 528 square feet. If smaller than 528 sq ft, please subtract only the amount less than 528 sq ft.</small>			1908
New Total Lot Coverage* =			19008

Setbacks From Property Line:

	Existing	Proposed/New	Shares property line with neighbor -Y/N?
North*	3'-4"	5'-2"	Y
South*	20'-5"	20'-5"	N
East*	10'-9"	3'-0"	Y
West*	5'-7"	5'-7"	Y

Do you have flooding issues? ☐ YES ☒ NO**Foundation:**

	Existing	Proposed/New Addition
Grade to Finished Floor Height (1st fl)*	2'-6"	2'-6"
Type*	Block & Base	Block & Base
Material*	Brick	Brick

Cladding:

	Existing	Proposed/New Addition
Primary Siding Material *	Wood	Fiber cement
Primary Siding Width Reveal	4"	5 1/2"
Skirting Material	Wood	Wood
Soffit Material	Wood	wood, Fiber cement
Fascia Material	WOOD	WOOD

Are all windows on the addition inset & recessed? ☒ YES ☐ NO

Please remember to fill out the window worksheet

And review guidelines for drawing submissions

See link for more info: <https://cohweb.houstontx.gov/HPT/login.aspx>**Max Width/Depth & Inset:**

	Existing	Proposed/New *do not include existing	= End Result/Total
widest building wall corner to corner			
Max Width*	58'-7 1/4"	7'-9 5/8"	66'-4 3/4"
Max Depth*	76'-3"	- (1'-10 1/4")	74'-4 3/4"

Are original corners maintained with an inset on the addition?*

☒ YES or NO ☐

Please advise inset dimensions for applicable corners:

Roof:

	Existing	Proposed/New Addition
Pitch*	3/12, 12/12	5/12, 8/12, 0.5/12
Style*	Gable, Hip	Gable, Hip
Material *	Composition	Composition, Metal

Porch Details:

	Existing	Proposed/New Addition
Eave Height	10'-11"	N/A
Width	23'-2"	N/A
Depth	19'-2"	N/A
Decking Material	WOOD	N/A
Pier/Base Material	BRICK	N/A
Column Material	WOOD	BRICK & WOOD
Step Material	WOOD	N/A
Railing Height	32"	N/A
Railing Material	WOOD	N/A

Form Date: January 4, 2021 3:29 PM

LETTERS OF SUPPORT- ATTACHMENT A

letter 1

From: Laura Vaughn [REDACTED]
Sent: Friday, November 21, 2025 2:41 PM
To: PD - Historic Preservation <historicpreservation@houston.tx.gov>; [REDACTED]
Subject: 519 Bayland, Mayes family

[This message came from outside the City of Houston email system. Please be careful while clicking links, opening attachments, or replying to this email.]

Hi,

I am friends with Brianna and Dimitri Mayes, who have submitted plans for renovation of their darling bungalow at 519 Bayland. I've lived in Woodland Heights since 2013. In reviewing their renovation plans, it's clear that the planned reno really preserves the historic character of our neighborhood and makes the house suitable for a modern family to live comfortably. The Mayes' attend preschool with us at Zion Lutheran, also in Woodland Heights! Being able to walk to school and have our kids play with all of the families nearby is such a treasure. Very excited for them to experience this, living on Bayland.

I hope it helps to hear from other neighbors. Very excited to see the Mayes' breathe new life into their home. Thank you for the work that you all do to keep our neighborhood so beautiful.

Best,

Laura Barry
934 Euclid

letter 2

----- Forwarded message -----
From: Aimee Heckendorn <[REDACTED]>
Date: Fri, Nov 21, 2025 at 4:06 PM
Subject: Support for 519 Bayland Ave, Project: HP2025_0329
To: <historicpreservation@houston.tx.gov>

To Whom It May Concern,

We are writing to express our full support for the Mayes Family and their renovation plans for 519 Bayland Avenue.

Over the past year and a half, we have had the pleasure of getting to know the Mayes Family as our children attend Zion Lutheran Preschool together. They have consistently shown themselves to be warm, thoughtful, and invested in the community, and we are truly thrilled to welcome them as neighbors.

As residents of Woodland Heights who completed our own historic renovation in 2020, we understand the care, commitment, and respect required to preserve the character of our neighborhood. Based on our conversations with the Mayes Family, we are confident they will be excellent stewards of this beautiful historic home. Their plans, which have been carefully crafted with Creole Design, reflect a genuine appreciation for the architectural heritage of 519 Bayland Avenue and the unique charm of our neighborhood as a whole.

We believe their renovation will not only honor the home's history but also enhance the beauty of our cherished historic district. We are grateful for families like the Mayes who are committed to preserving and strengthening the character of our community.

Derek and Aimee Heckendorn
420 Bayland Avenue

letter 3

To Whom It May Concern,

We would like to express our full support for the Mayes family and their exciting renovation plans for 519 Bayland Avenue, project: HP2025_0329

Living in such a special and close-knit community gives us the opportunity to get to know many wonderful families, and the Mayes family is certainly one of them. We feel fortunate to have gotten to know them, and we look forward to our children growing up together.

We moved to Woodland Heights in 2019 and completed a full renovation and addition ourselves. We understand the process and the commitment it requires, and we feel confident that the Mayes family is equally prepared and dedicated. It is an honor to live in the Historic District, and with that honor comes the responsibility to maintain the beauty and integrity of the community. There are very few families we believe will take that responsibility as seriously as the Mayes family.

Their thoughtful updates demonstrate a genuine commitment to preserving and enhancing the character of the home. Great attention to detail has clearly gone into their plans, and their renovated home will no doubt be a warm and beautiful addition to the charm of Bayland Avenue. Beyond the physical improvements, the Mayes family brings energy, friendliness, and a true community spirit that will enrich our neighborhood for years to come.

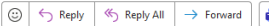
It is clear that their dedication to both their home and their neighbors will leave a lasting, positive impact on Woodland Heights. We are thrilled to welcome Demetri, Brianna and their two children, to our neighborhood and look forward to seeing their home and family become an integral part of our wonderful community.

Kyle and Kelli Brown
2626 Reagan St

Letter 4

FW: Letter of support for 519 Bayland

 Kasie Hickey <[redacted]>
To: Arslan, Yasmin - PD

 Fri 12/5/25

[This message came from outside the City of Houston email system. Please be careful while clicking links, opening attachments, or replying to this email.]
One more letter...
Thank you.

Kasie Hickey
Create Design, LLC
[redacted]

From: Dimitri Mayes <[redacted]>
Sent: Friday, December 5, 2025 1:24 PM
To: Kasie Hickey <[redacted]>, Brianna Mayes <[redacted]>
Subject: Fwd: Letter of support for 519 Bayland

Begin forwarded message:

From: Jameson Parker <[redacted]>
Date: December 5, 2025 at 1:44:54 PM EST
To: Dimitri Mayes <[redacted]>
Subject: Fwd: Letter of support for 519 Bayland

Jameson Parker
[redacted]

Begin forwarded message:

From: Jameson Parker <[redacted]>
Date: December 4, 2025 at 12:18:21 PM CST
To: Olivia Parker <[redacted]>
Subject: Re: Letter of support for 519 Bayland

[to whom it may concern],

We wanted to send a note about our friend's plans for 519 Bayland. The Mayes's moved in next to us on Pecore in 2021. Our friendship and families grew as well as our love for the historic homes in woodland heights. Subsequently we've both moved from Pecore to Bayland (Mayes) and Omar (Parker's), further demonstrating our commitment and love for Woodland Heights.

We've reviewed their plans and think this would be a phenomenal improvement to the neighborhood! My wife is an interior designer and far more qualified to opine on the subject, but we think their plans are in keeping with historic renovations in the area and greatly upgrade a home in need of love.

Jameson Parker
[redacted]

DRAFT