

CERTIFICATE OF APPROPRIATENESS

Application Date: July 26, 2021

Applicant: Jerry Tipps, agent for Austin Alvis, owner.

Property: 3601 White Oak Drive, TRS 1,2, Block 290, Houston Heights Subdivision. The property includes a historic 2,174 square foot, one-story wood frame commercial building. Situated on a 6,600 square foot (50' x 132') corner lot. 3607 White Oak Drive, TRS 1A, 2A, Block 290, Houston Heights Subdivision. The property includes Two non-contributing one-story wood frame commercial buildings. Situated on a 5,700 square foot interior lot.

Significance: Contributing Stepped Front Commercial, constructed circa 1920 at 3601 White Oak, and Contributing Cottage, constructed circa 1930 at 541 Harvard, located in the Houston Heights Historic District South.

Proposal: Alteration

3601 White Oak:

- Replace the existing doors and windows with architecturally appropriate treatments.
- Replace canopy on White Oak Frontage
 1. Construct new canopy at rear of building
- Keep and restore existing "Houston" mural on east elevation
- Replace window on east elevation of building.
- Change the current fenestration from windows to doors and re-brick some of the openings.
- Provide sidewalk and patio seating

541 Harvard:

- Upgrade foundation for assembly use (restaurant)
- General restoration
- Construct deck for dining

3607White Oak:

- Construct deck for dining

See enclosed detailed project description and application materials for further details.

Public Comment: No comment received

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

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

- S D NA S - satisfies D - does not satisfy NA - not applicable
(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 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
(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.

HEIGHTS DESIGN GUIDELINES

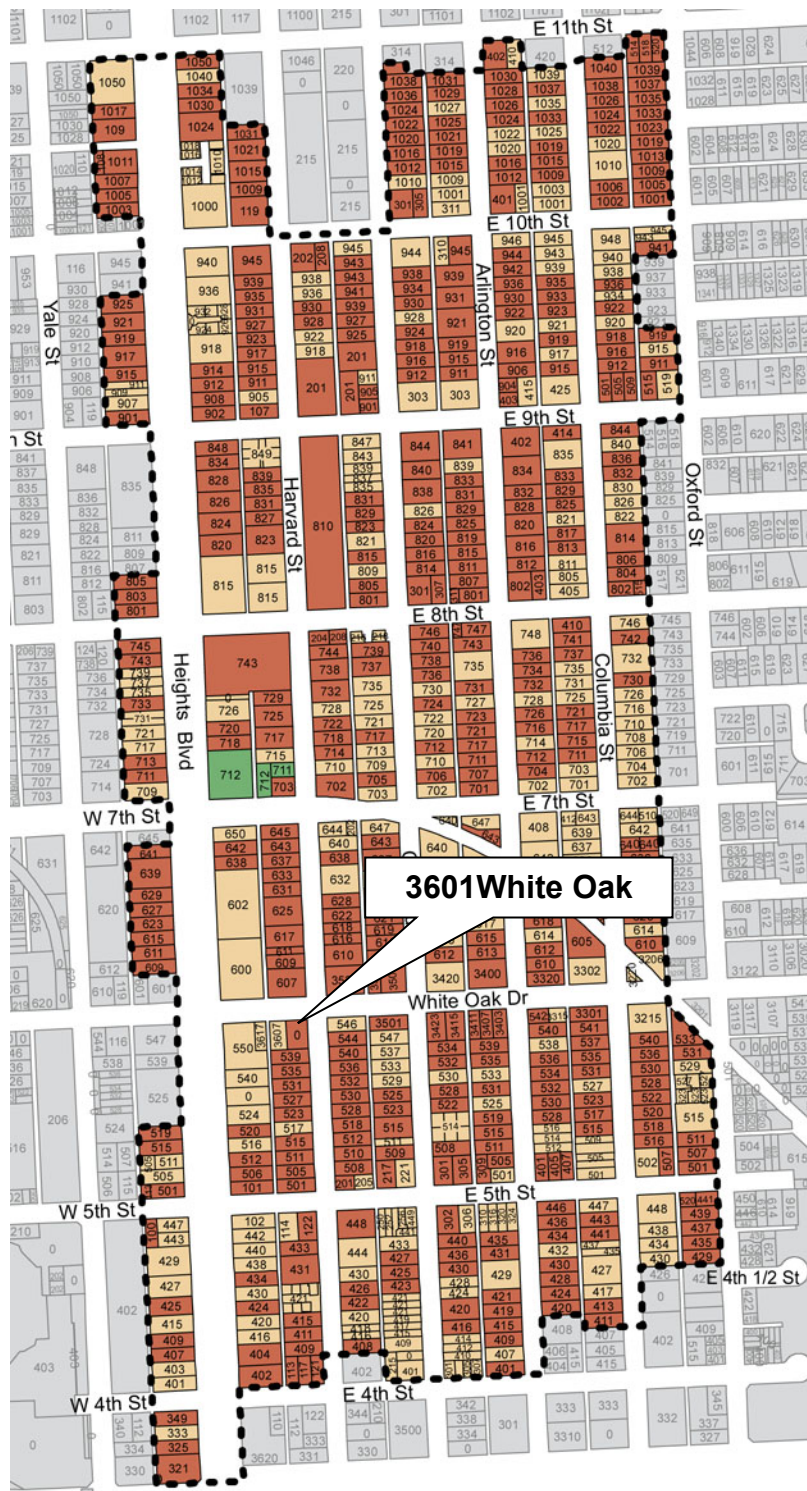
- In Accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guideline



PROPERTY LOCATION
HOUSTON HEIGHTS HISTORIC DISTRICT SOUTH

Building Classification

- Contributing
- Non-Contributing
- Park



INVENTORY PHOTO

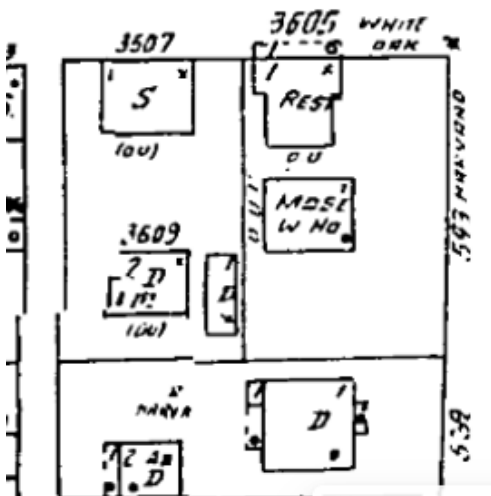


Figure 2- 1924-1951 SANBORN

Map No. Addition <u>40-46</u>		IMPROVEMENTS	
Block <u>290</u>	Lot <u>170x100-1-2</u>	No. Sq. Ft. <u>848</u>	Price Per Sq. Ft. <u>125</u>
OWNER <u>Shain C L</u>		Total All Bldgs. <u>630</u>	
ADDRESS <u>3601 1/2 White Oak Dr.</u>		Other Bldgs. <u>60</u>	
TYPE OF PROPERTY <u>Store</u>		Total All Bldgs. <u>630</u>	
BASEMENT, Whole Part		LAND VALUE	
FOUNDATION, Concrete, Stone, Brick, Piers, Posts.		Front x Depth	Unit Value Factor Front Ft. Value - - \$
WALLS, Brick, Stone, Hollow Tile, Stucco, Metal, Concrete Blocks, Box		ELEVATORS	
ROOF, Hip, Gable, Mansard, Flat.		CONDITION, Good, Fair, Bad, Obsolete	
ROOFING, Composition, Metal, Slate, Wood, Shingles, Tile, Asbestos.			
EXTERIOR TRIM, Stone, Terra Cotta, Metal, Wood, Marble, Granite			
FLOORING, Plac, Hardwood, Cement, Tile, Marble, Dirt			
INTERIOR TRIM, Plaster, Hardwood, Marble, Metal, Built-in Features			
HEATING, Furnace, Stoves, Fireplace, Chimneys, Gas			
LIGHTING, Electricity			
PLUMBING, Sewer, Water, Baths			

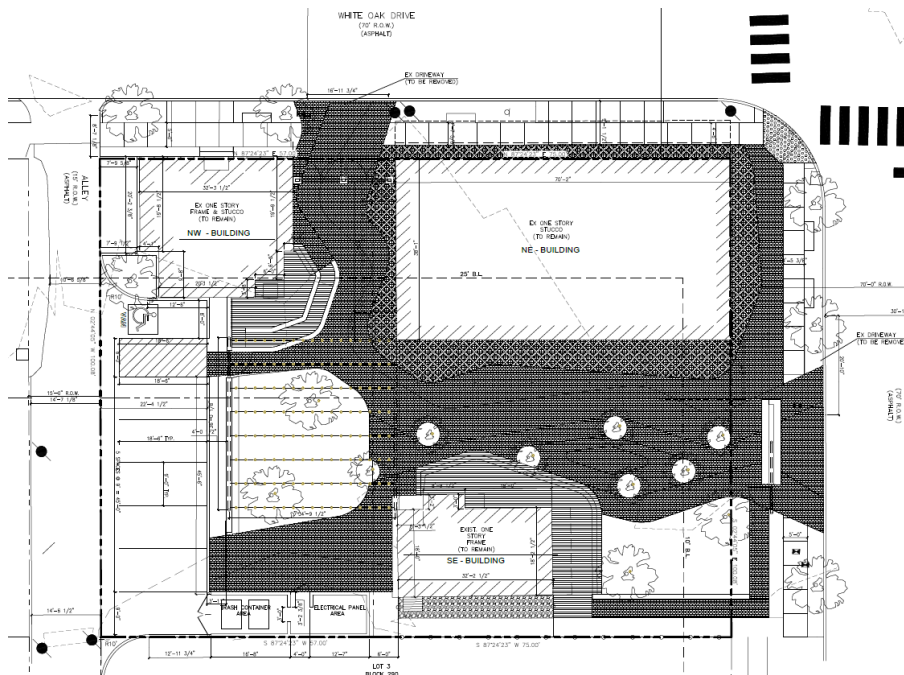
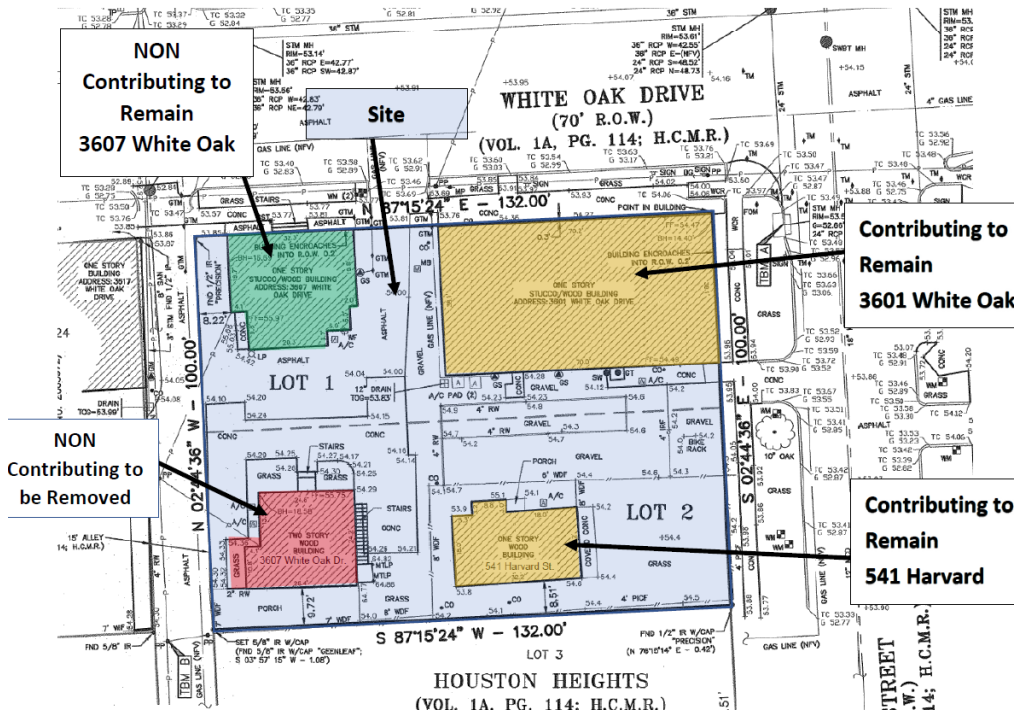
Figure 1- Tax records_1940



SITE PLAN

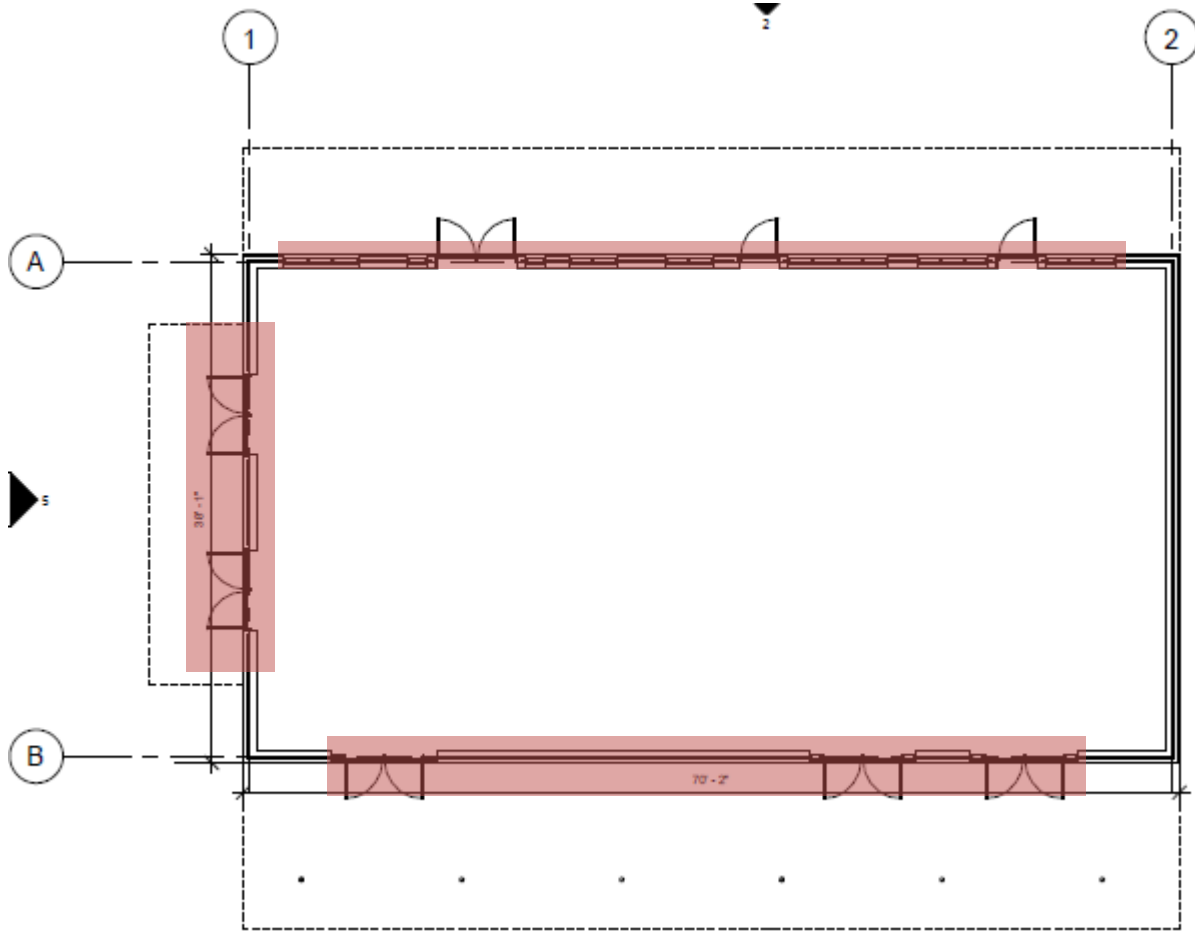
EXISTING

PROPOSED



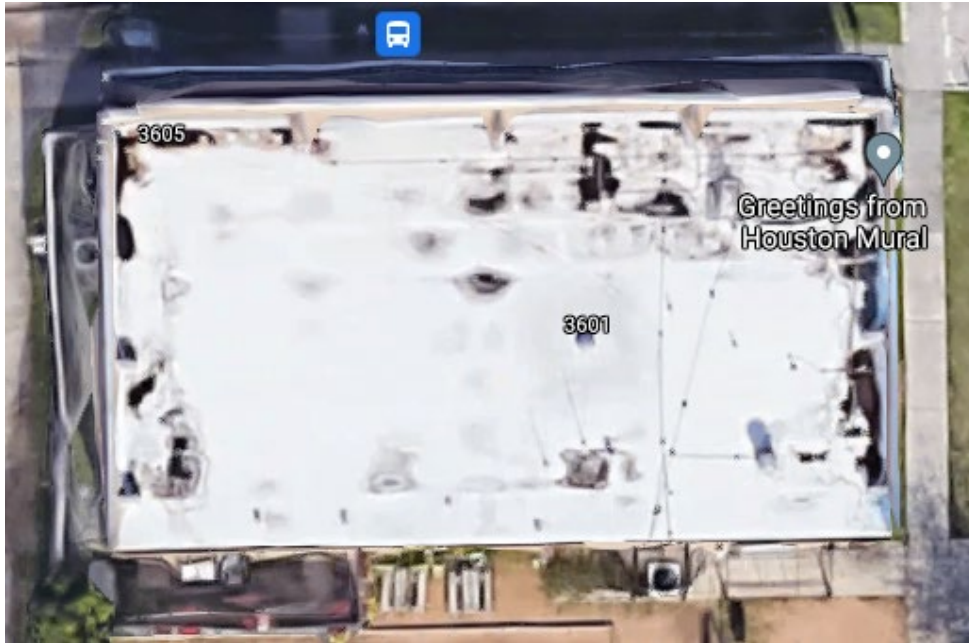


3601 WHITE OAK FLOOR PLANS
PROPOSED

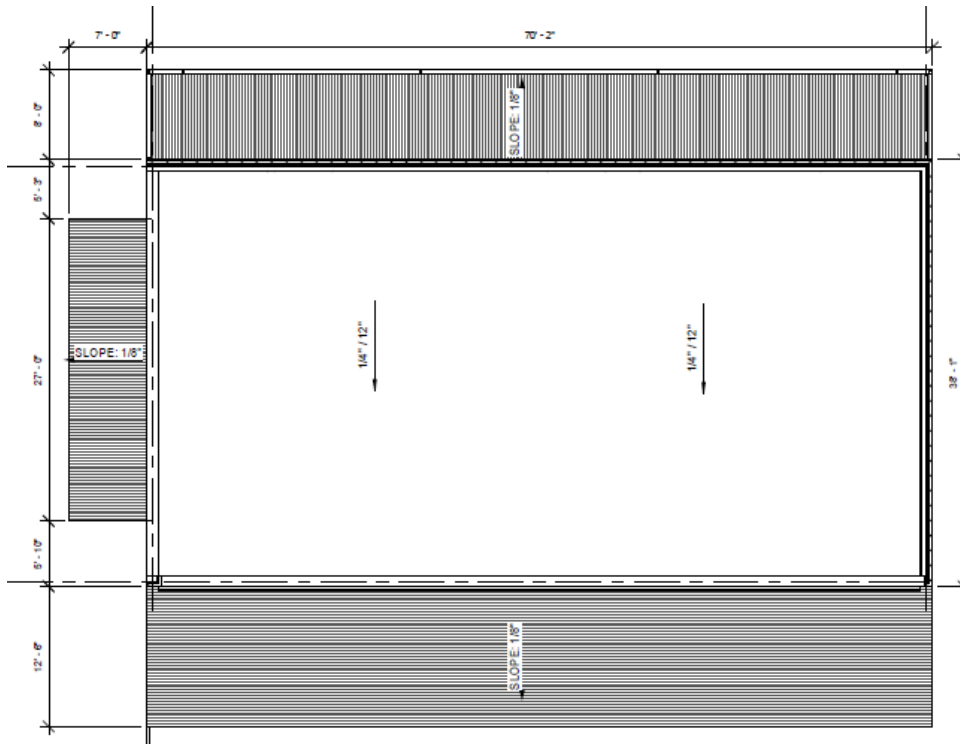


3601 WHITE OAK ROOF PLANS

EXISTING



PROPOSED



NORTH ELEVATION (WHITE OAK)



Figure 3- EXISTING



Figure 4- PROPOSED

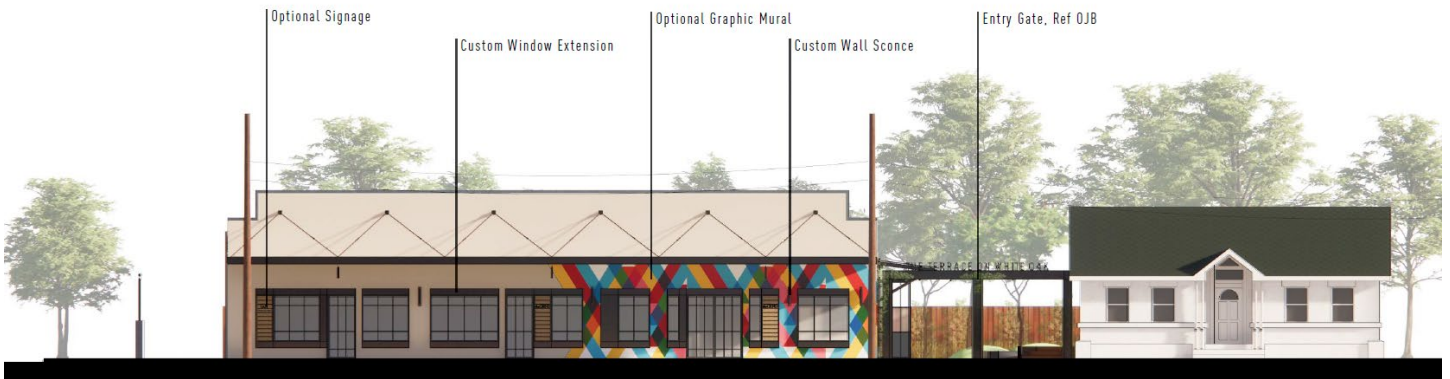


Figure 5- WHITE OAK ELEVATION

EAST ELEVATION

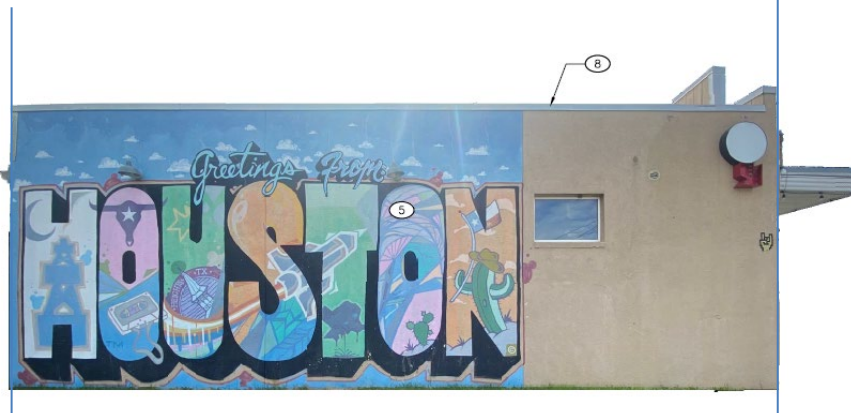


Figure 6- EXISTING

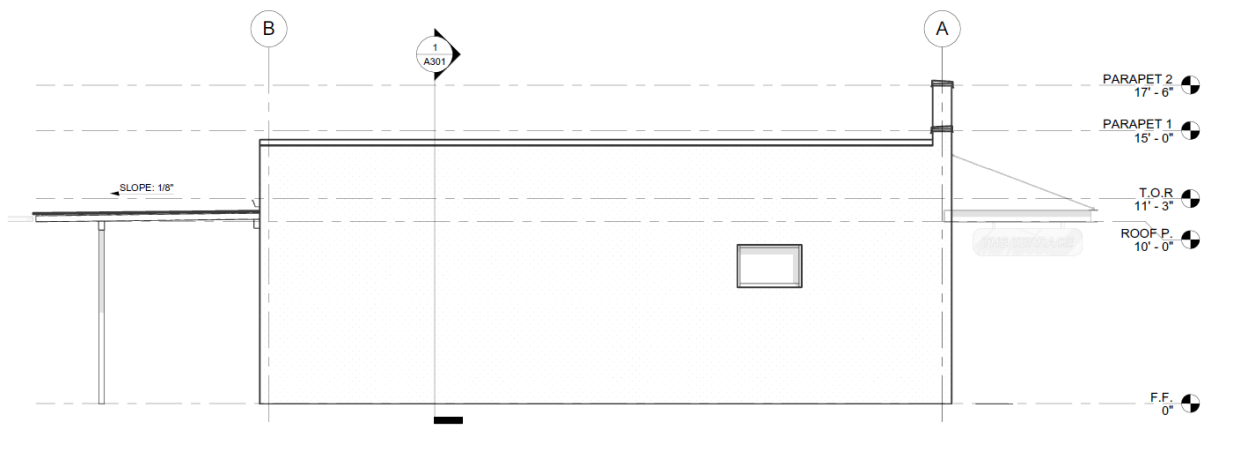


Figure 8- PROPOSED



Figure 7- HARVARD ELEVATION

WEST ELEVATION

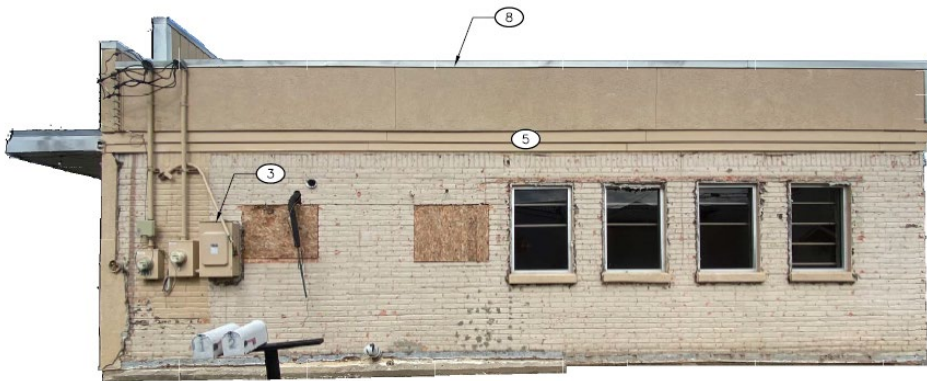


Figure 10- EXISTING

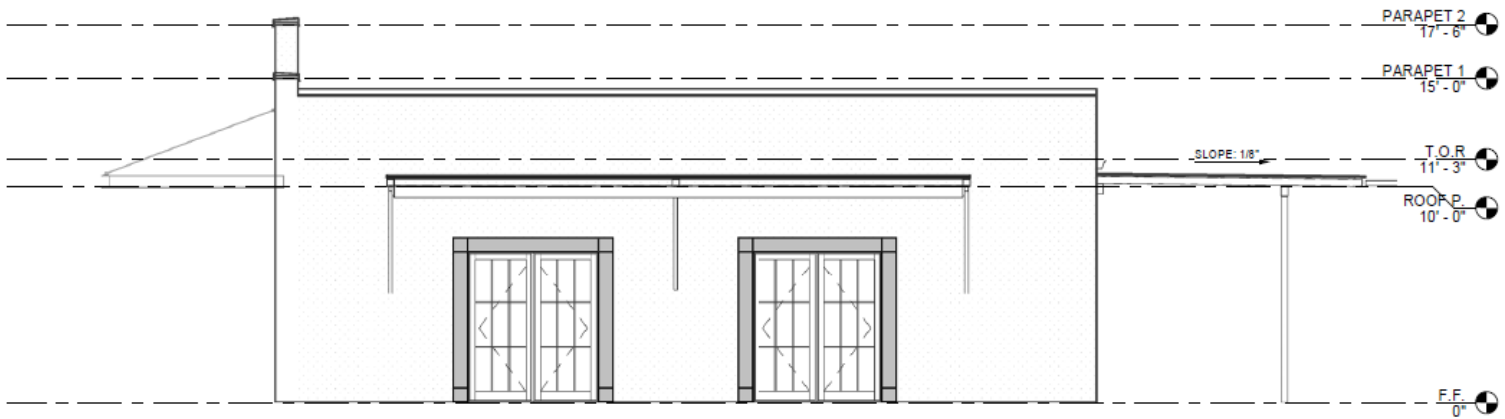


Figure 9- PROPOSED

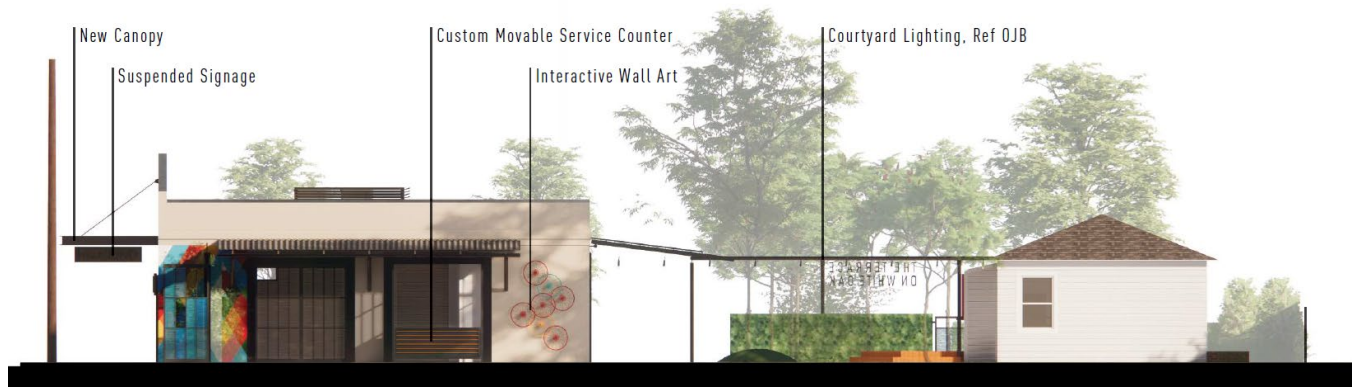


Figure 11- COURTYARD SIDE ELEVATION

SOUTH ELEVATION (REAR)



Figure 14- EXISTING

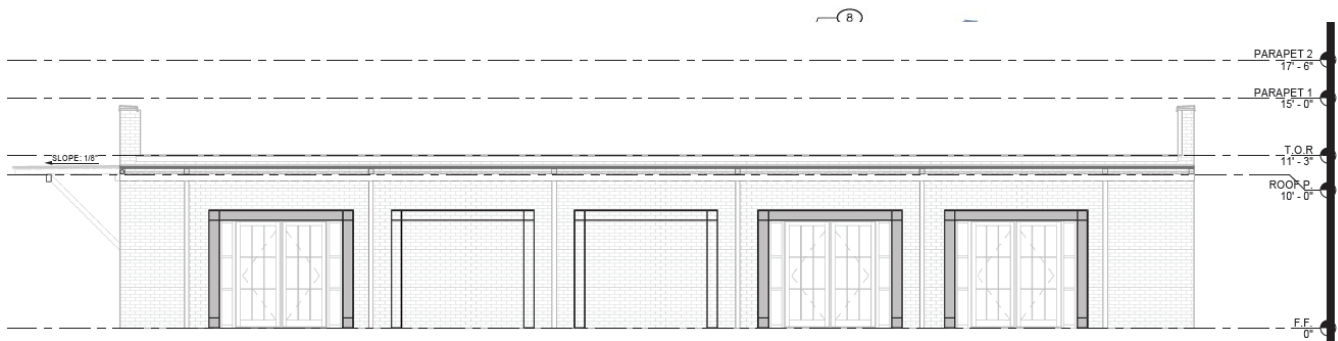


Figure 13- PROPOSED

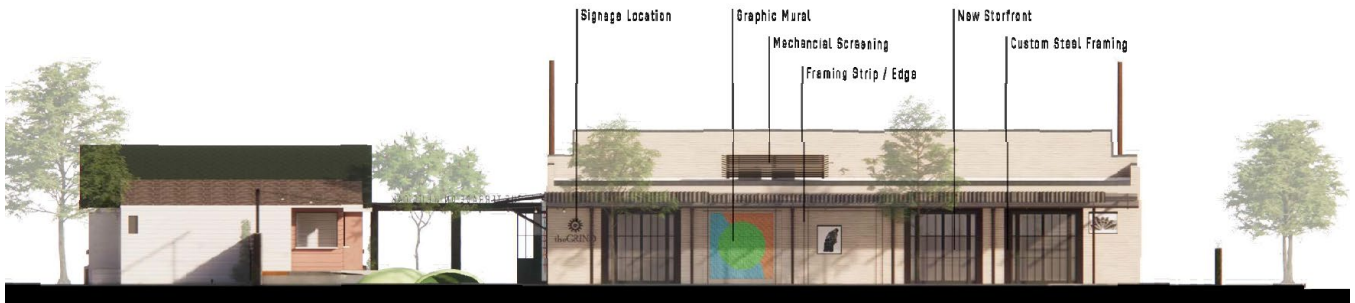
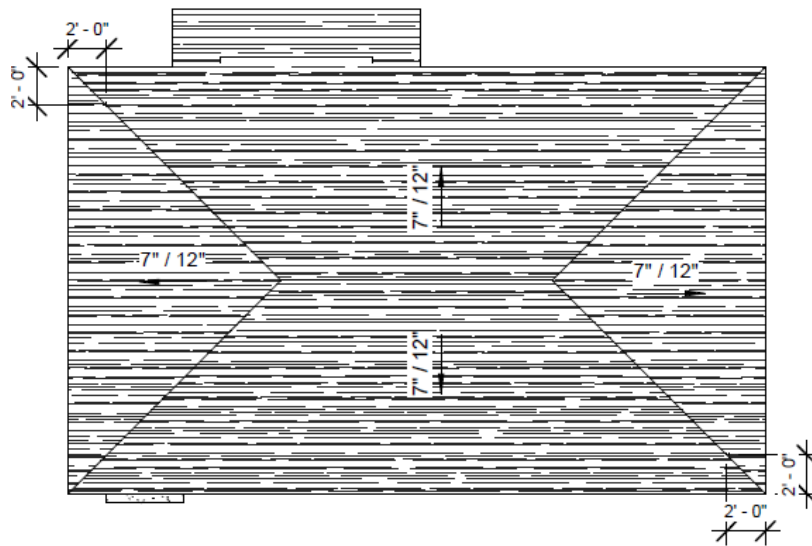
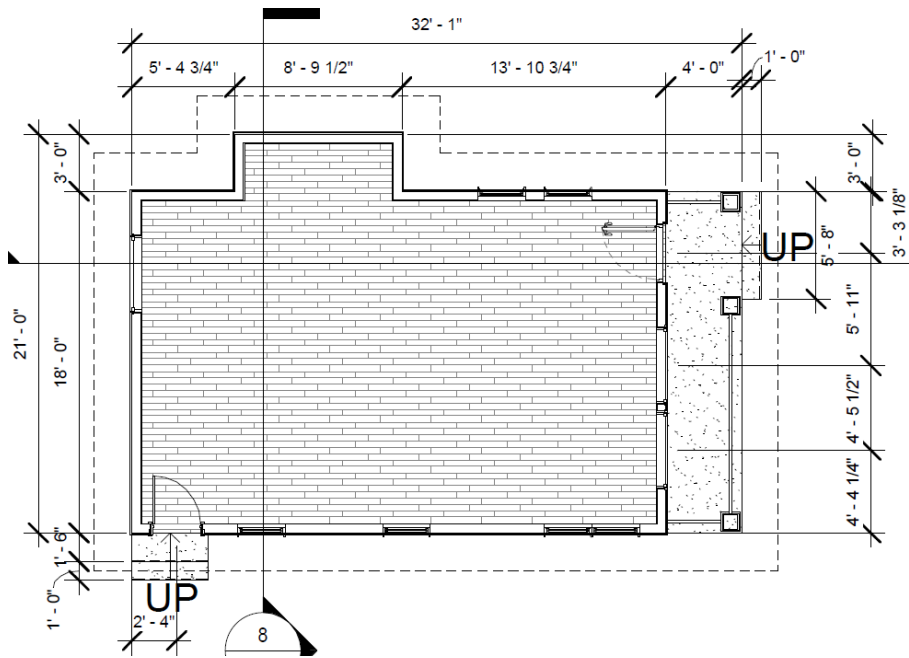


Figure 12- COURTYARD ELEVATION

541 HARVARD FLOOR PLAN
NO CHANGE



EAST ELEVATION (FRONT)

NO CHANGE



Figure 16- EXISTING



Figure 17- PROPOSED



Figure 18- LAND SECTION

SOUTH ELEVATION (SIDE)

NO CHANGE



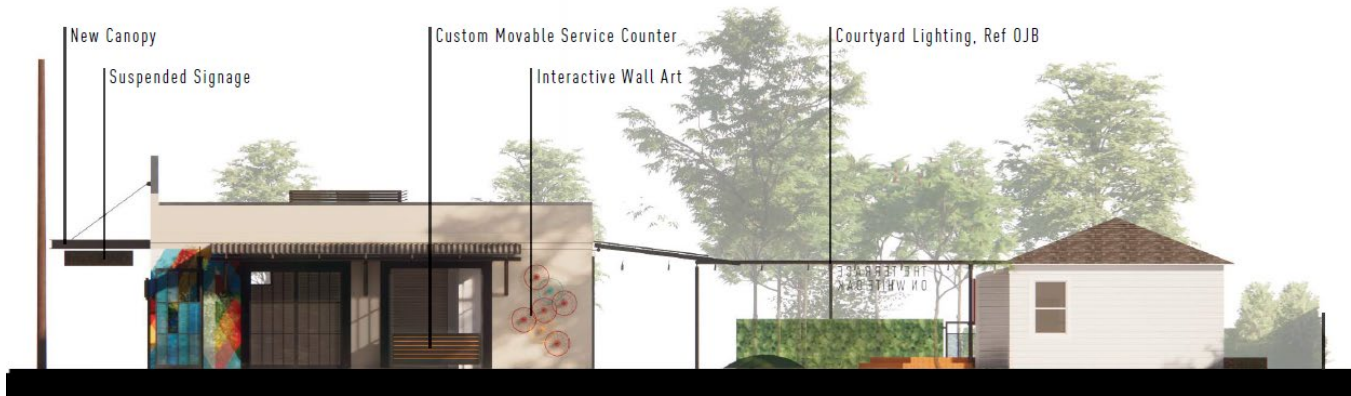
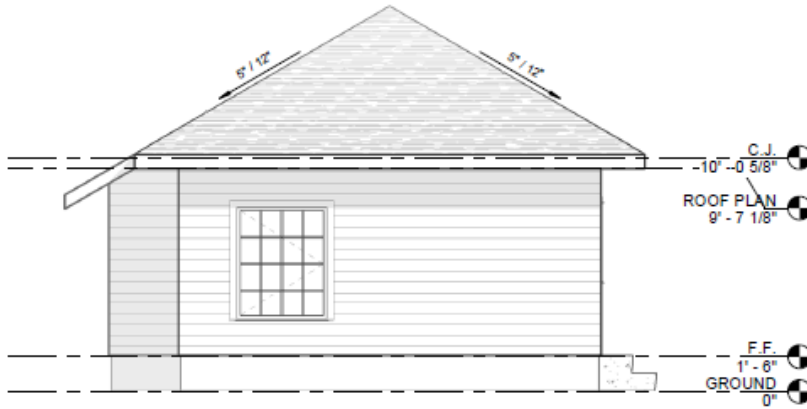
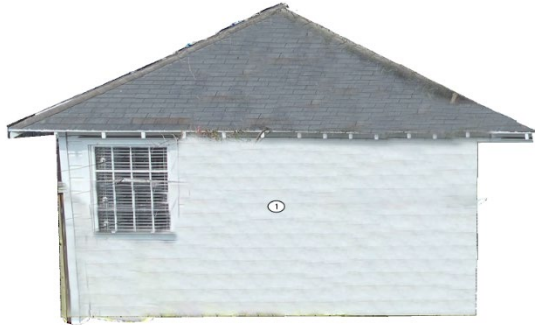
SOUTH ELEVATION

NO CHANGE

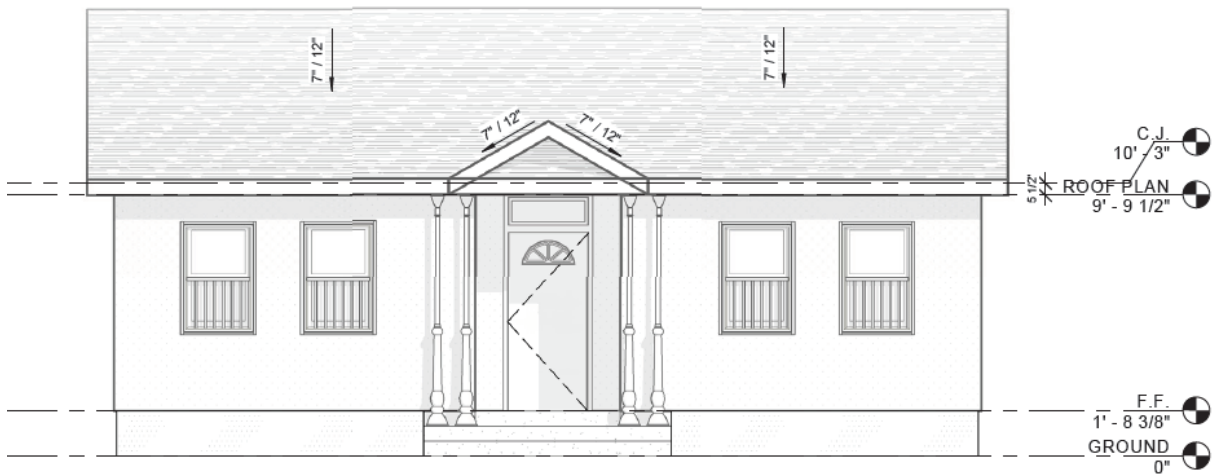
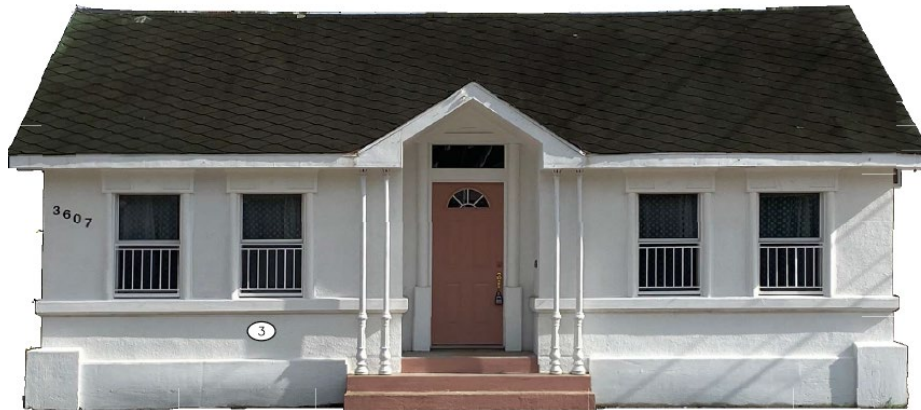


Figure 19- EXISTING (NO CHANGE)

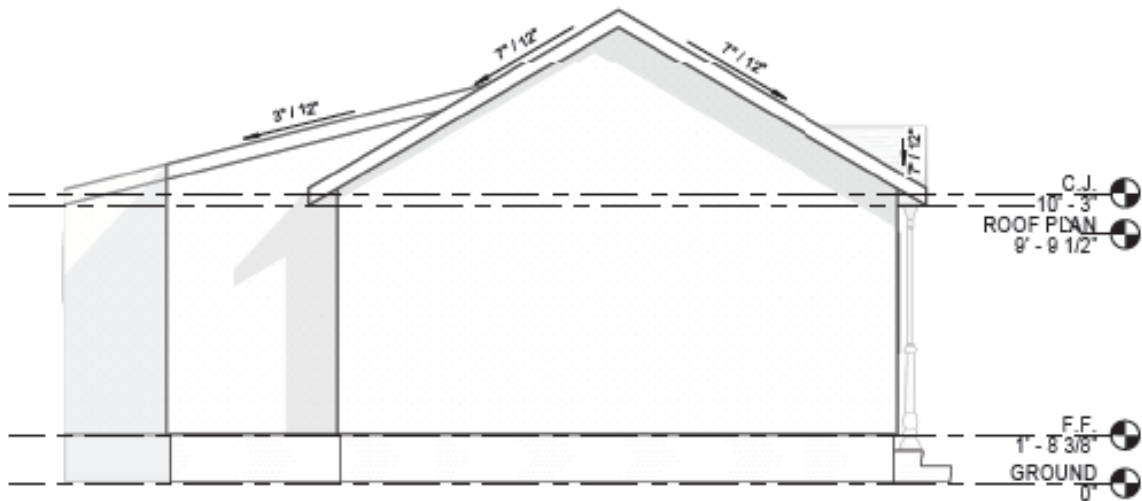
WEST ELEVATION (REAR)



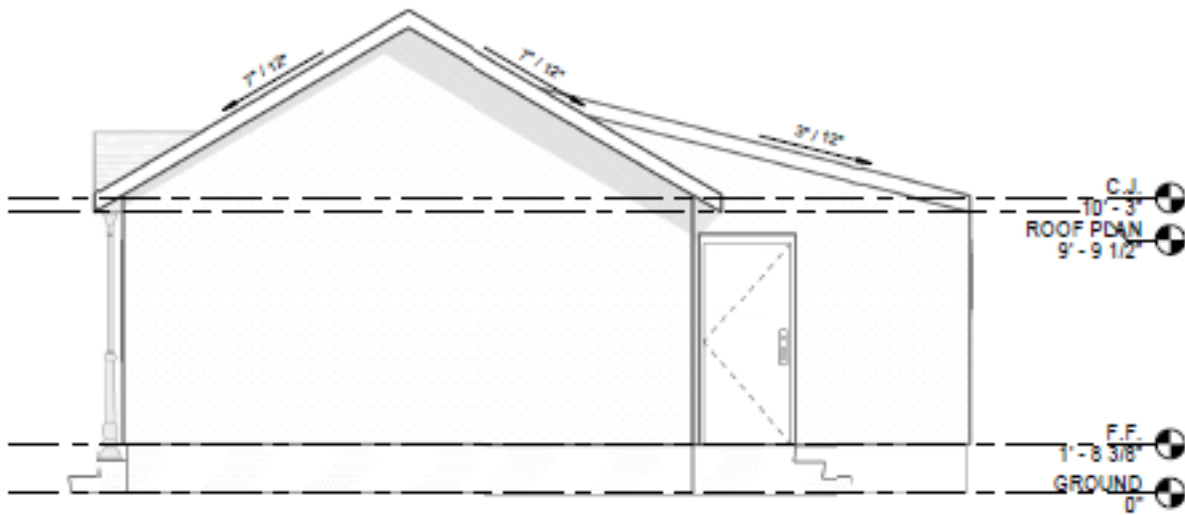
NORTH ELEVATION



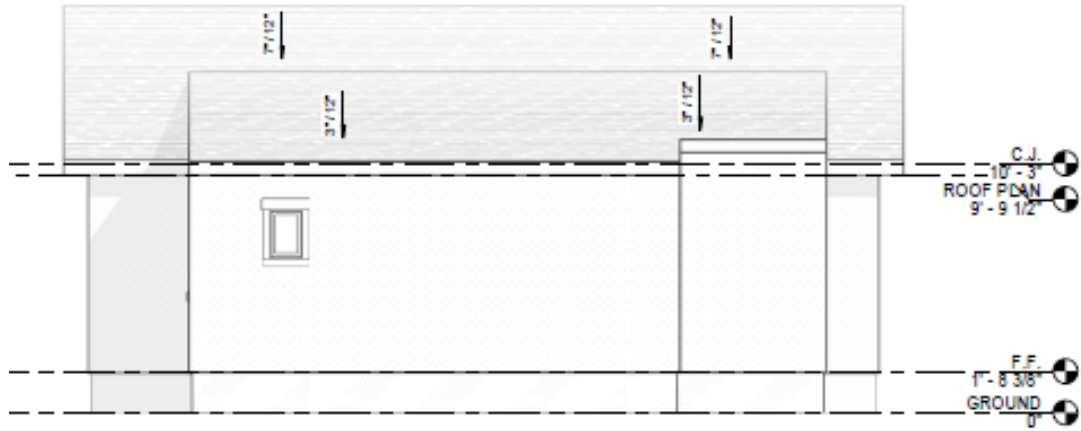
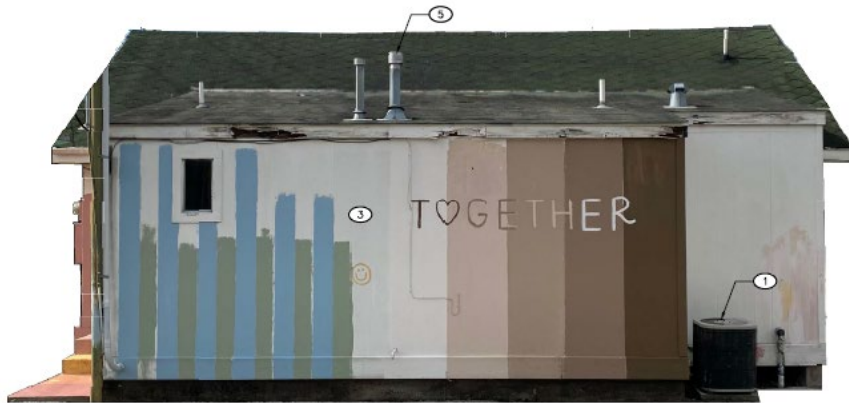
EAST ELEVATION



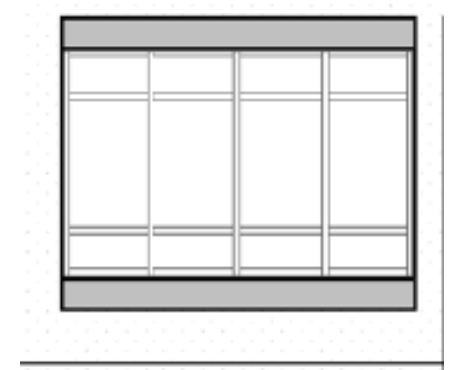
WEST ELEVATION



SOUTH ELEVATION



APPLICANT'S MATERIAL



WINDOW DESIGN ISOLATED FROM EXTERIOR ELEVATION DRAWING

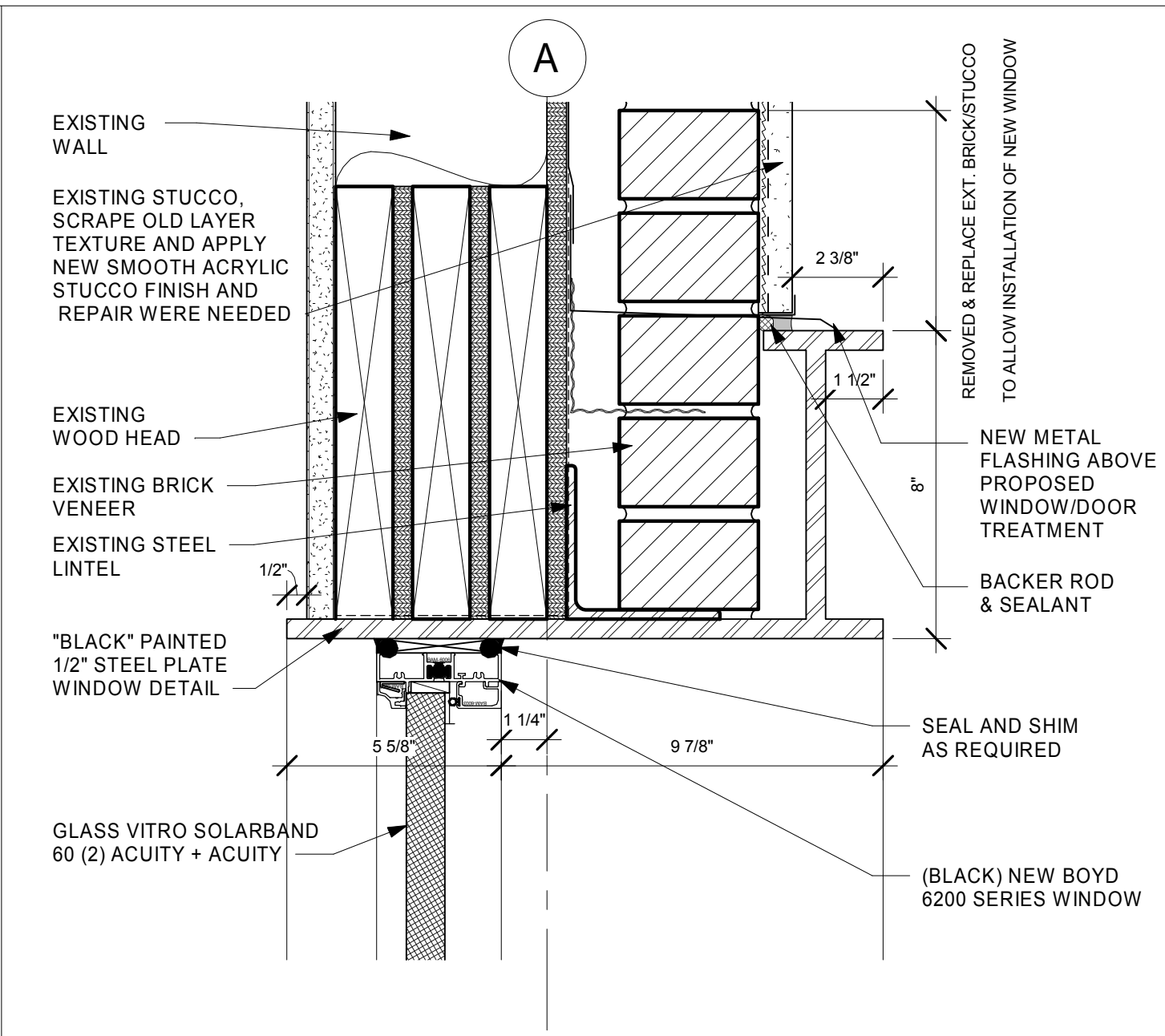


Fixed Windows
8200
4000
2200
2200 (H&L)
1200
1200 (H&L)
4300
1000
400
400

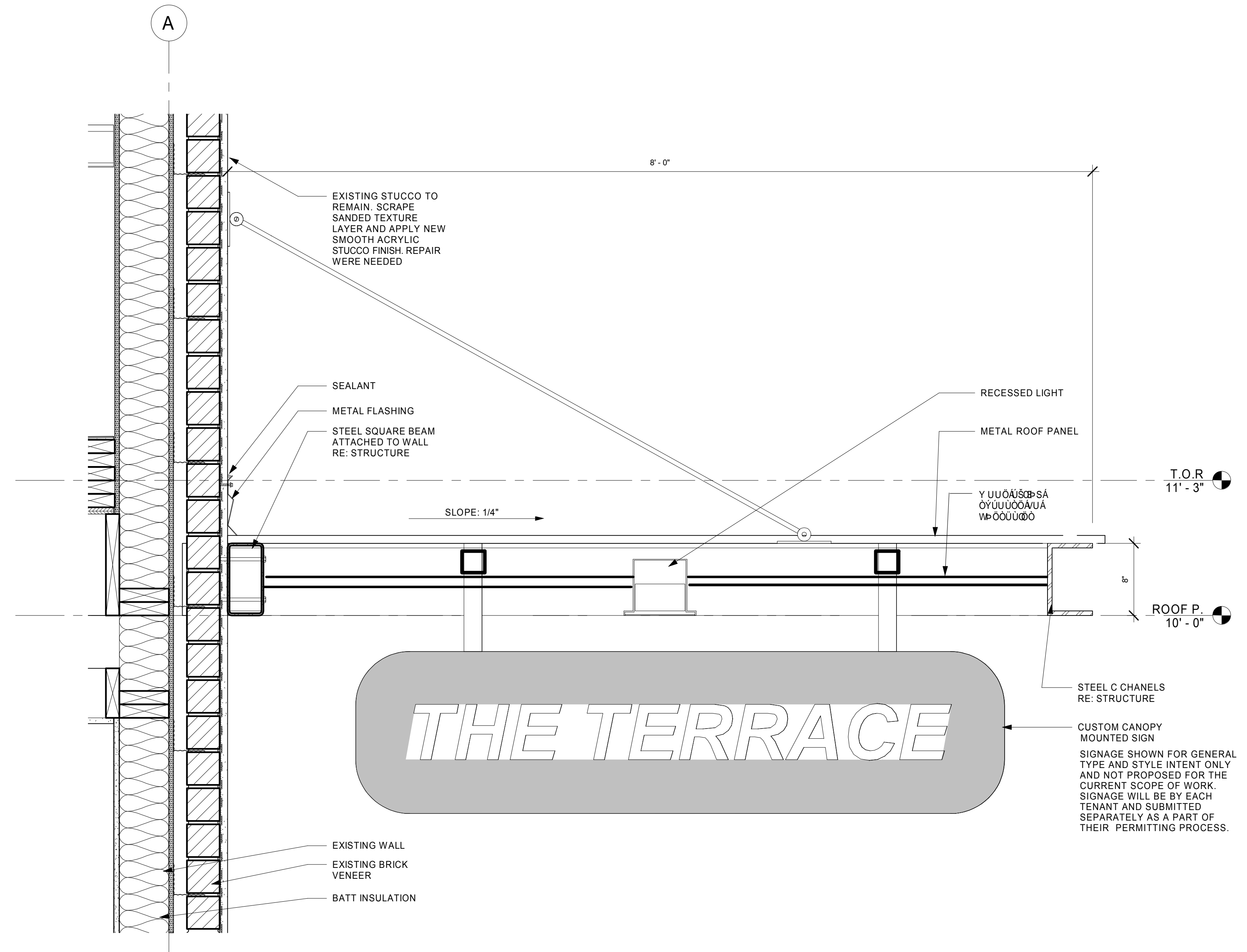


Series 6200
 Boyd's Series 6200 fixed glass windows are the high-performance option designed to pass even the most rigorous historic review. With extremely narrow sightlines, our 6200 Series has the appearance of classic steel windows yet offers the performance benefits of today's technology, making the series excellent for various applications including universities, schools, hospitals, military structures, and government buildings.
 Boyd engineers thoroughly test our historic fixed glass windows to ensure they perform to AAMA rating standards. We also offer exterior applied historic grids and muntin systems that allow reglazing without grid removal. Contact your Boyd Direct Associate™ to learn more about our Series 6200 windows fixed features—from bead-glazed, 1" insulated glass and a 3.25" main frame depth to our thermal barrier protection and AW-PC100 AAMA rating.

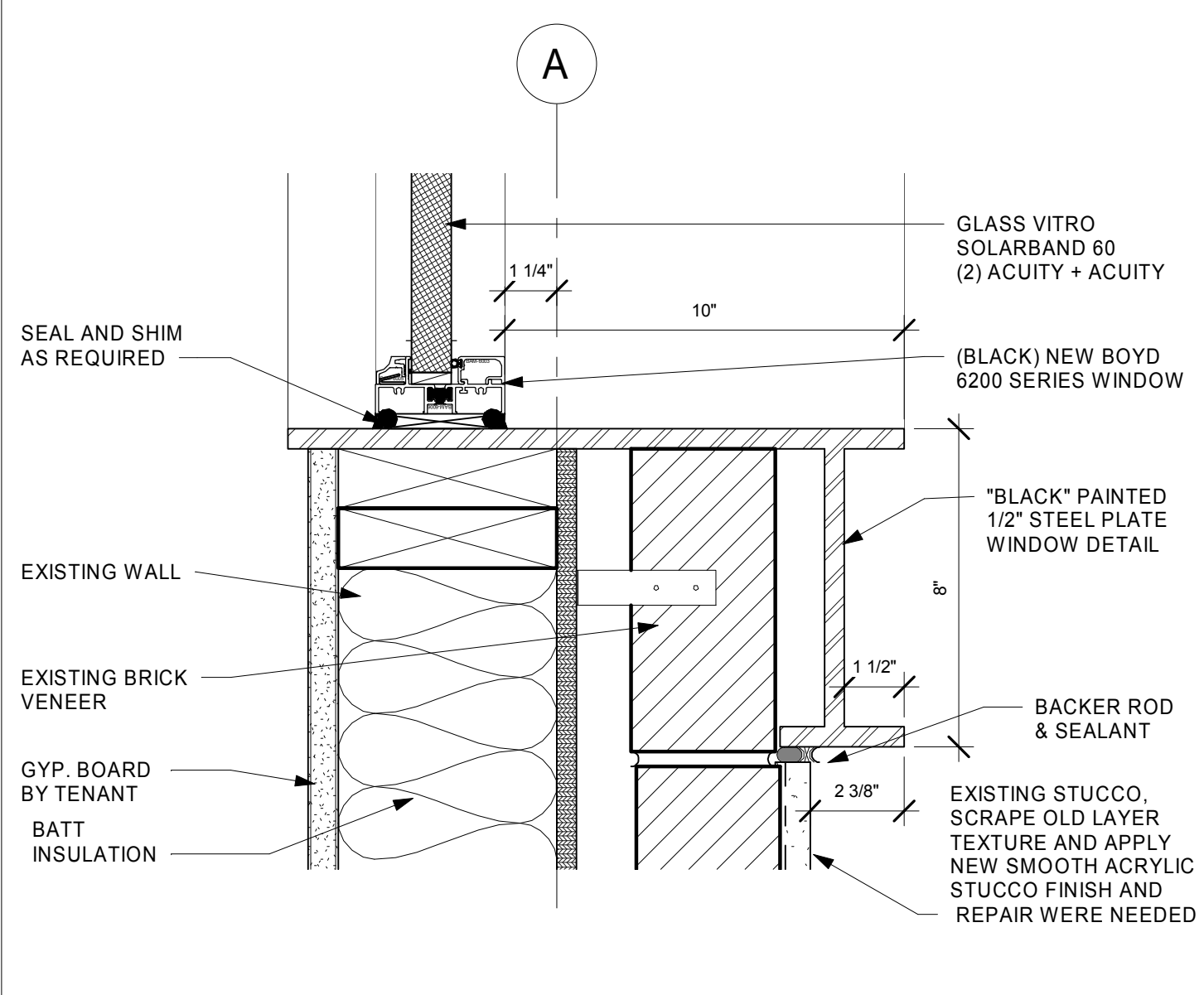
WINDOW TYPE AND SPEC NTS **5**



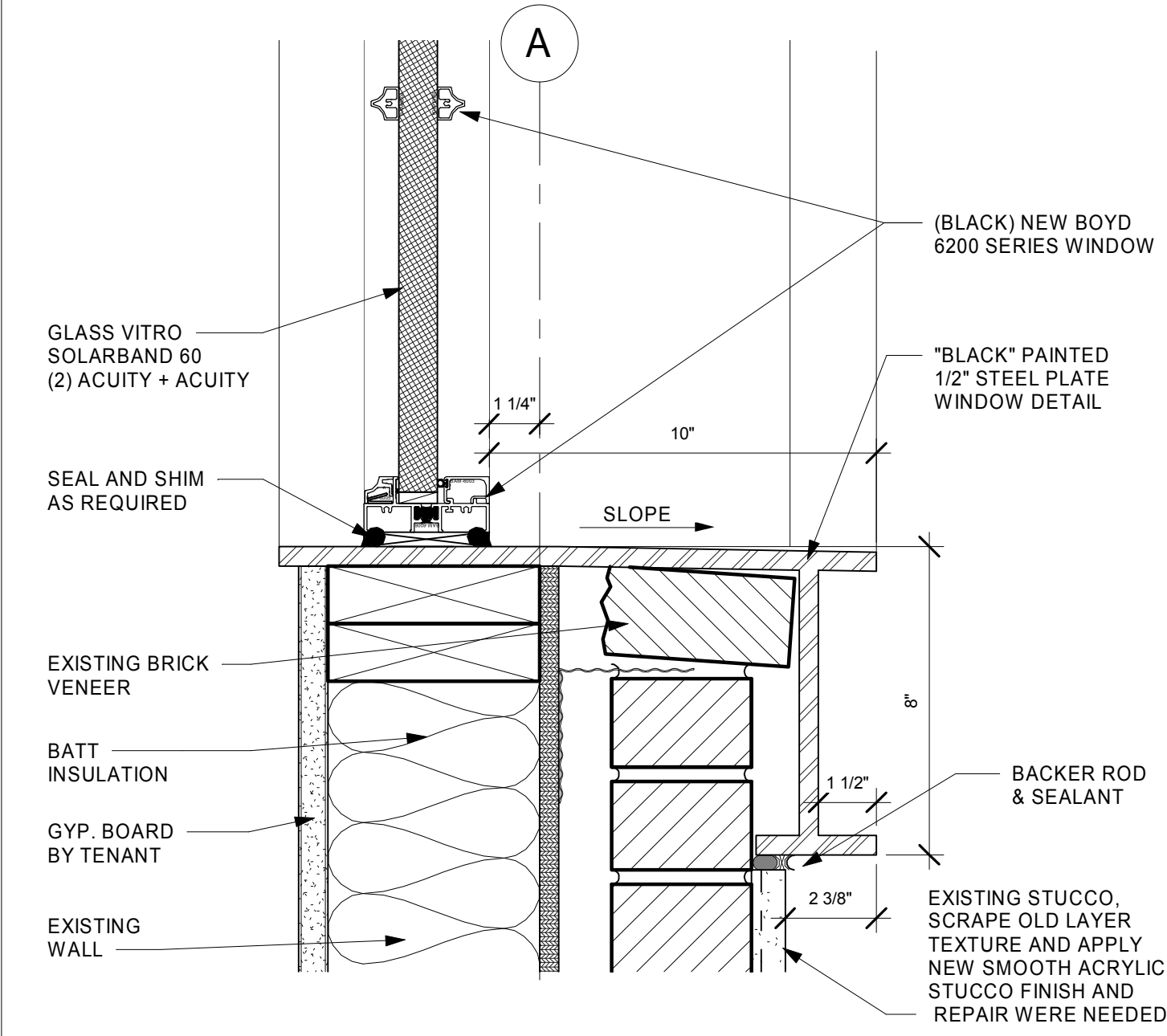
WINDOW HEAD SECTION/DETAIL **2**
 RE: 2/A401 | 3" = 1'-0"



SECTION DETAIL OF CANOPY **4**
 RE: 2/A401 | 1 1/2" = 1'-0"

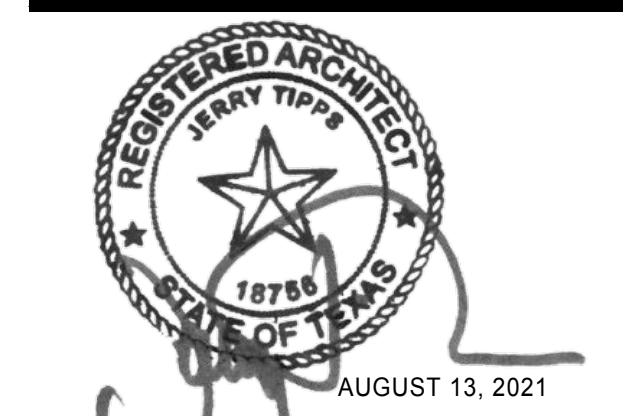


WINDOW JAMB DETAIL **3**
 3" = 1'-0"



WINDOW SILL SECTION/DETAIL **1**
 RE: 2/A401 | 3" = 1'-0"

DATE: ISSUE:



Heights Venture
 ARCHITECTURE + DESIGN

HOUSTON 1115 North Loop West, Suite 800 Houston, Texas 77008 713 869 1103 V
 DALLAS 5741 Legacy Drive, Suite 323 Plano, Texas 75024 972 490 7292 V

THE TERRACE ON WHITE OAK
 3601 WHITE OAK & 541 HARVARD ST HOUSTON, TEXAS 77007

Project Number:	Sheet Size:
XXXXX	24 x 36
Date / Time Plotted:	Checked By:
8/13/2021 11:06:56 AM	Author
Drawn By:	Checker
Project Phase:	COA REVIEW

DETAILS

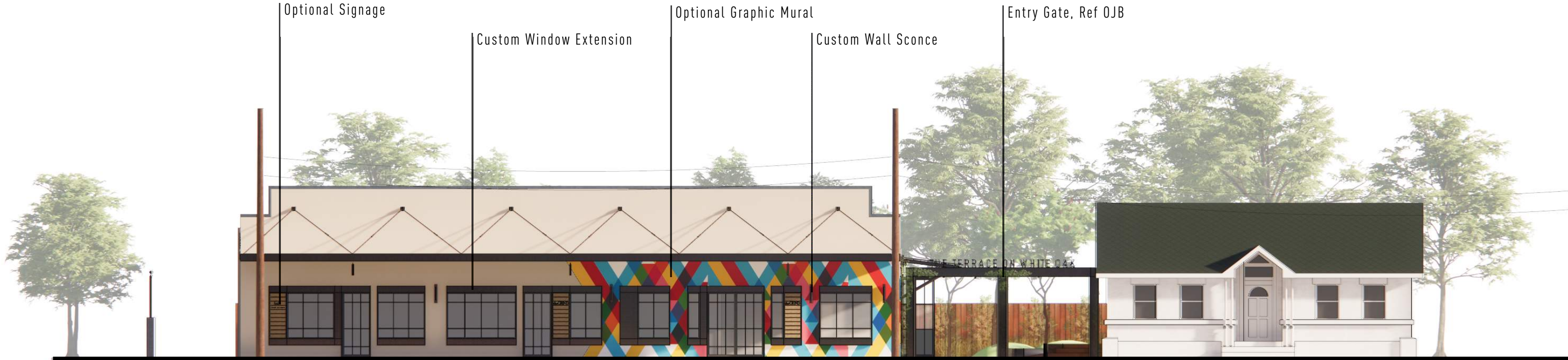
A501

THE TERRACE AT WHITE OAK
DESIGN DEVELOPMENT

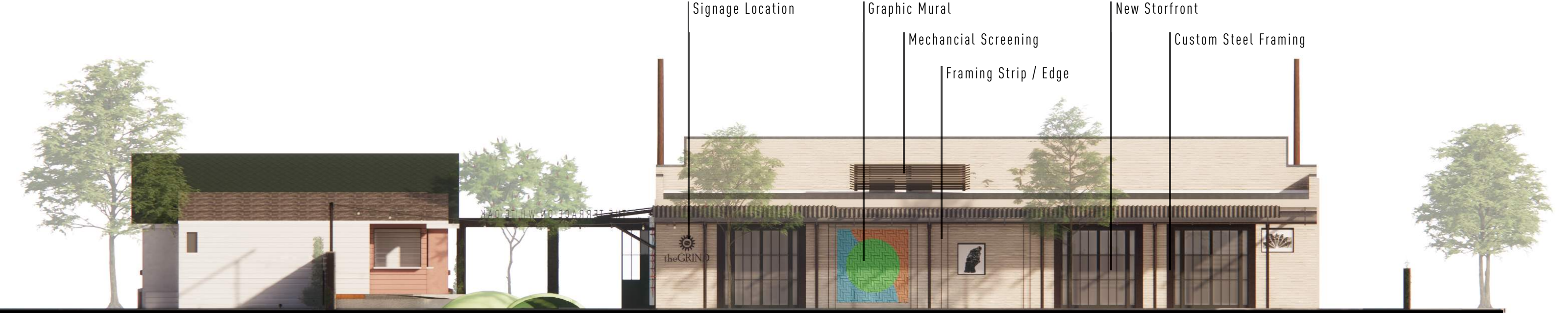
05.04.2021



BUILDING ELEVATIONS



WHITE OAK ELEVATION

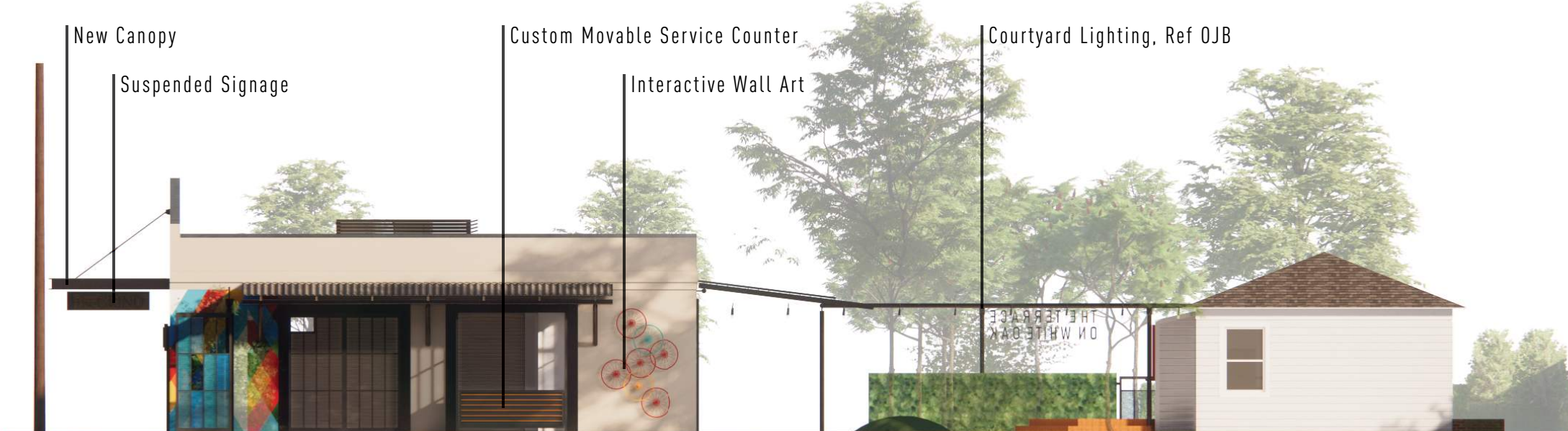


COURTYARD ELEVATION

BUILDING ELEVATIONS



HARVARD ELEVATION



COURTYARD SIDE ELEVATION

WHITE OAK | STREET VIEW



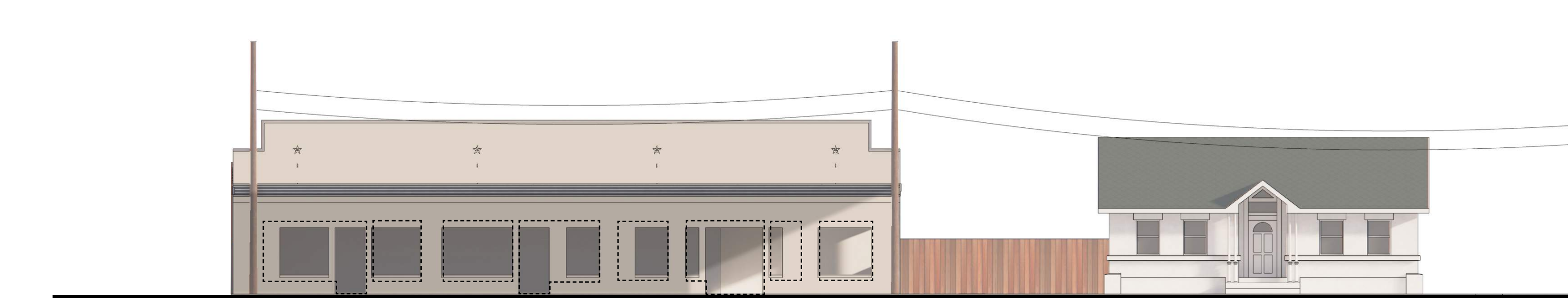
WHITE OAK & HARVARD | STREET VIEW



WHITE OAK ELEVATION | WINDOW DRESSING / EXTENSION



PROPOSED ELEVATION



EXISTING ELEVATION

WHITE OAK WINDOWS | WINDOW DRESSING / EXTENSION



Stained / Sealed Standoff
Wood Signage

Low-E Coated
Window System

Painted Finish Custom
Opening Extension

WHITE OAK ELEVATION | WINDOW DRESSING / EXTENSION



WHITE OAK ELEVATION | WINDOW DRESSING / EXTENSION



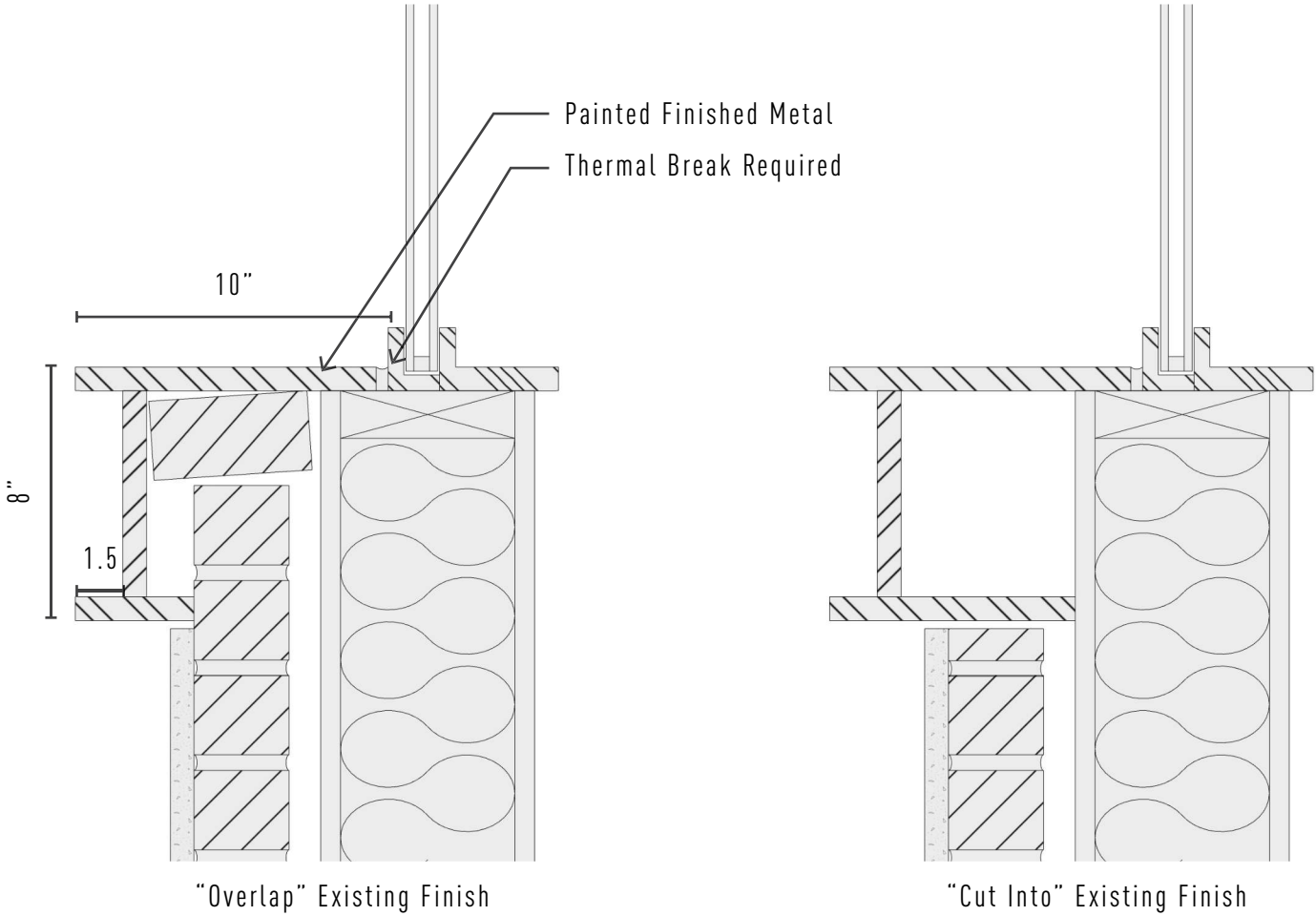
WHITE OAK ELEVATION | WINDOW DRESSING / EXTENSION



WHITE OAK ELEVATION | WINDOW DRESSING / EXTENSION



WINDOW EXTENSION



CONCEPT SILL / JAMB / HEADER SKETCH

PRIMARY EXTERIOR FINISHES



The Terrace at White Oak

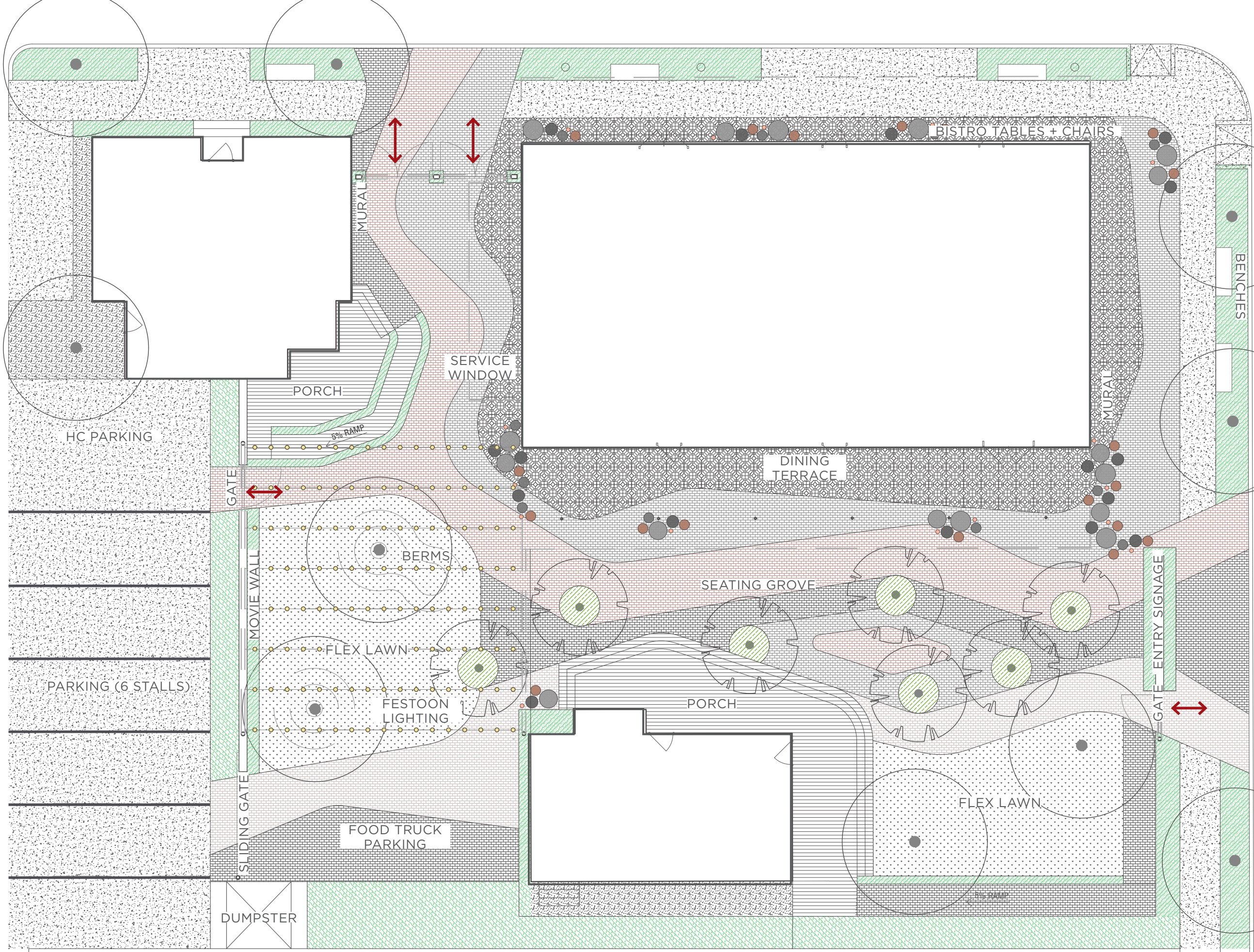
DD MATERIALS PRESENTATION



OJB

LANDSCAPE
ARCHITECTURE

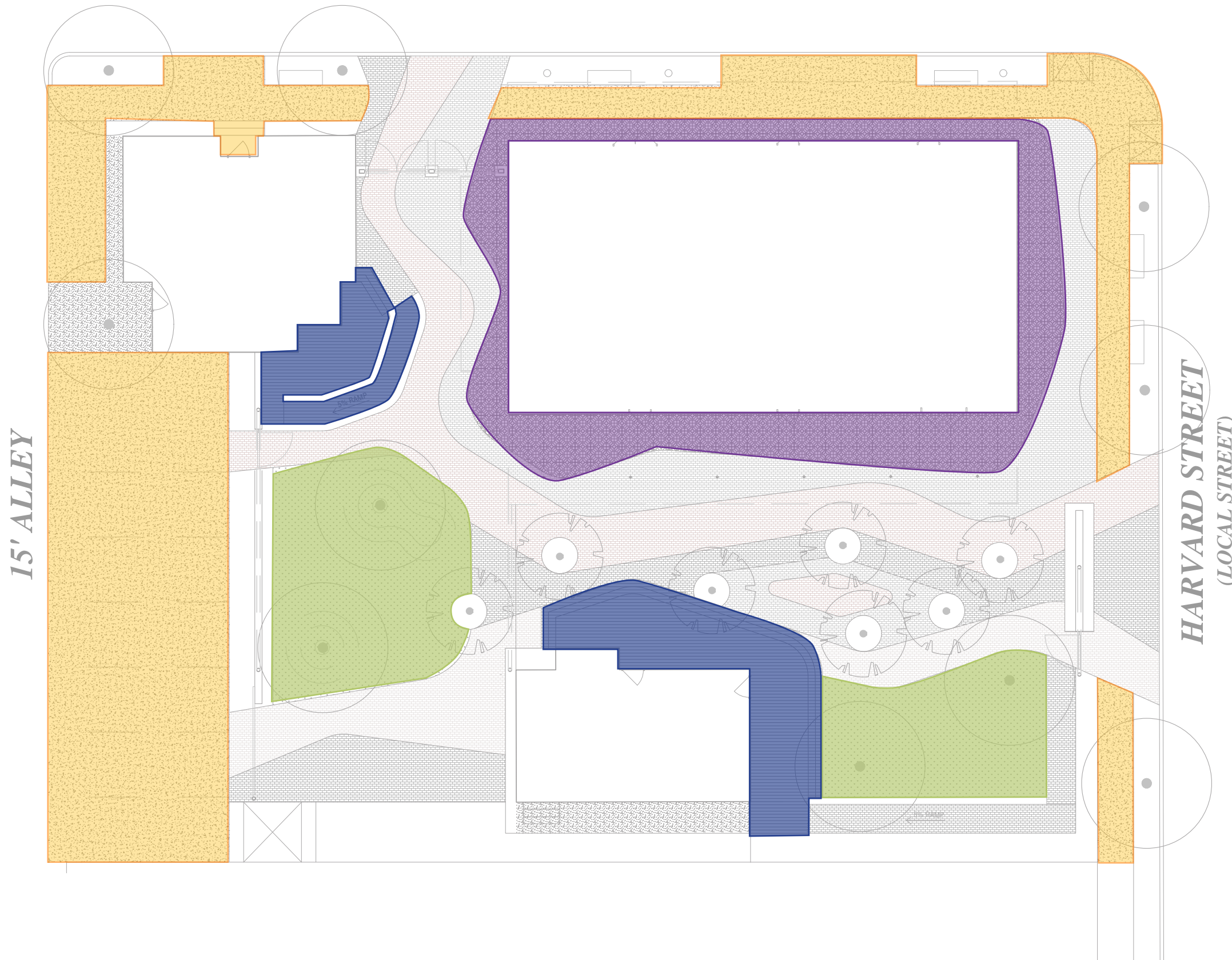
15' ALLEY



HARVARD STREET
(LOCAL STREET)

WHITE OAK DRIVE

(THOROUGHFARE
MAJOR COLLECTOR)



IPE WOOD DECK ●

Size/Color: Planks | Natural

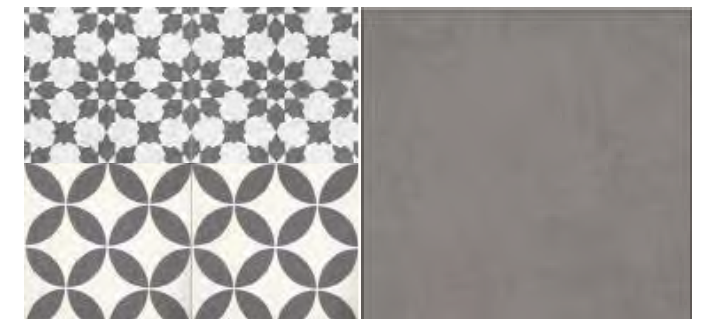


CONCRETE ●

Color: Portland Gray



ARTIFICIAL TURF ●



DECORATIVE TILE ●

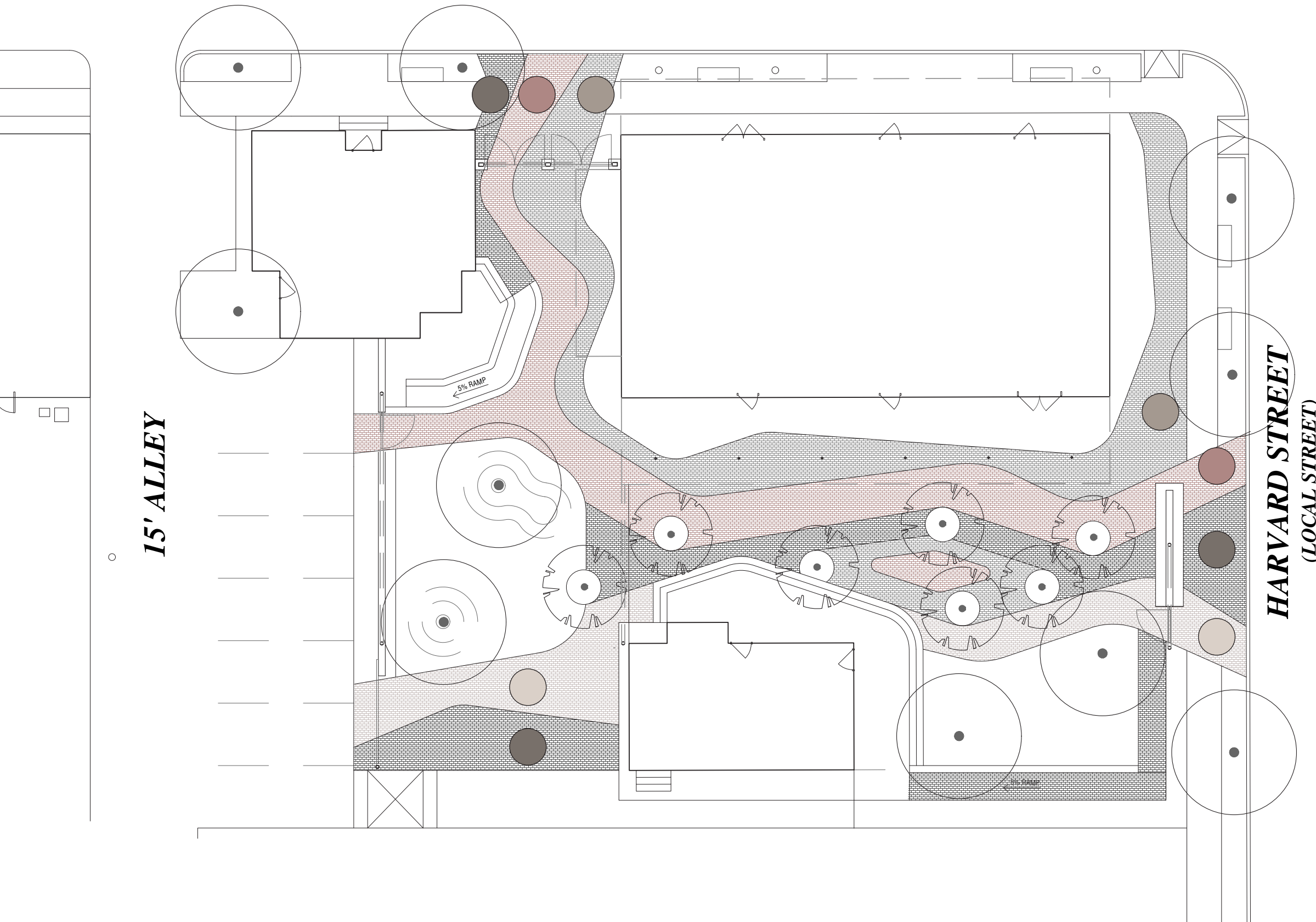
Product: Cement Tile Shop

Size: 12" x 12"

WHITE OAK DRIVE

(THOROUGHFARE
MAJOR COLLECTOR)

CONCRETE UNIT PAVERS -



●
Manufacturer: Wausau
Size: 4"x12"
Color: HGL-15
Finish: flek



●
Manufacturer: Wausau
Size: 4"x12"
Color: HGL-35
Finish: flek



●
Manufacturer: Wausau
Size: 4"x12"
Color: HGL-65
Finish: flek



●
Manufacturer: Wausau
Size: 4"x12"
Color: TZ-94
Finish: Crystal Quartz flek

WHITE OAK DRIVE

(THOROUGHFARE
MAJOR COLLECTOR)

SANDI-LEAF FIG ●

DICHONDRA ●

WALKING IRIS ●

WOOD FERN ●

BOXWOOD ●

15' ALLEY

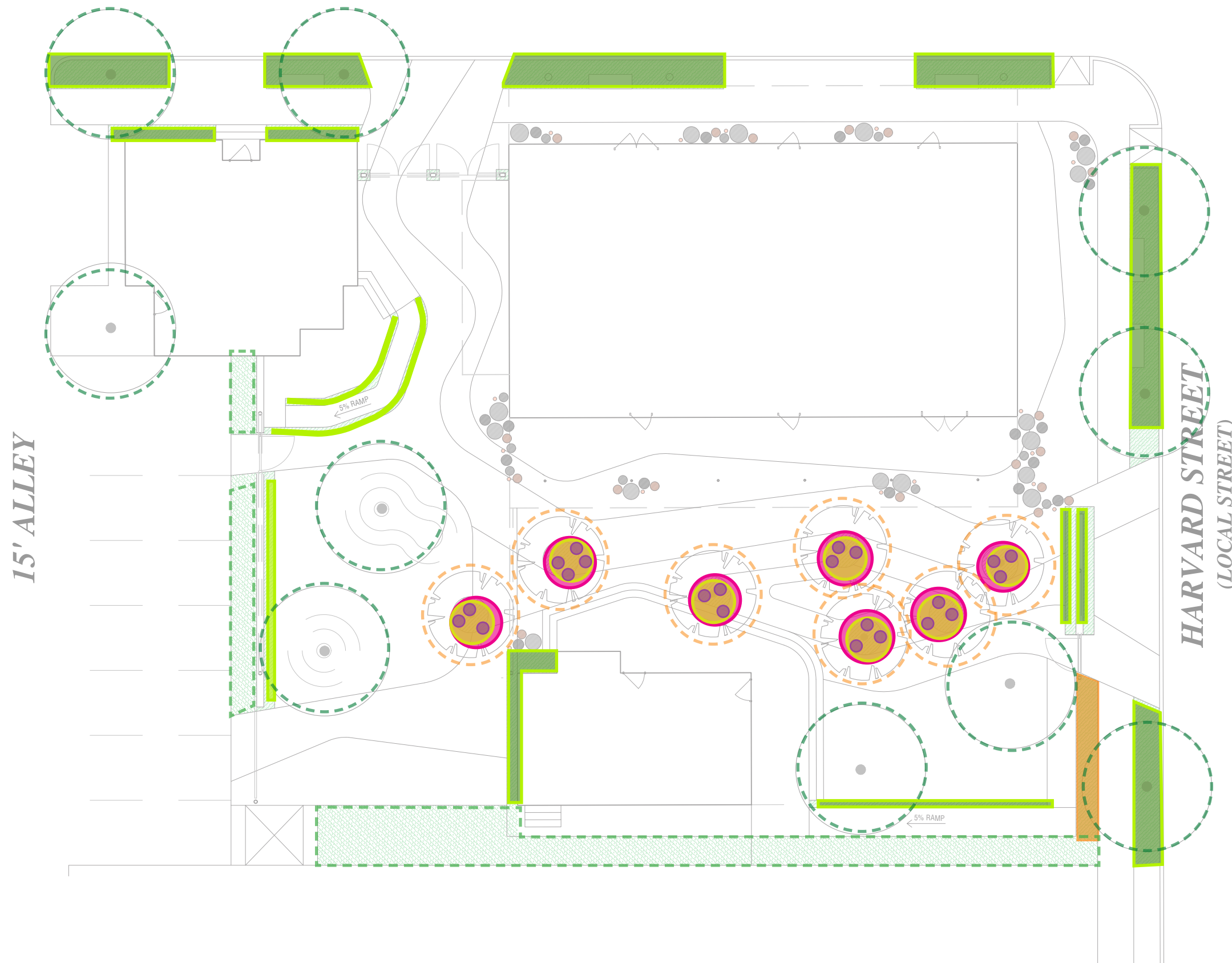


HARVARD STREET
(LOCAL STREET)

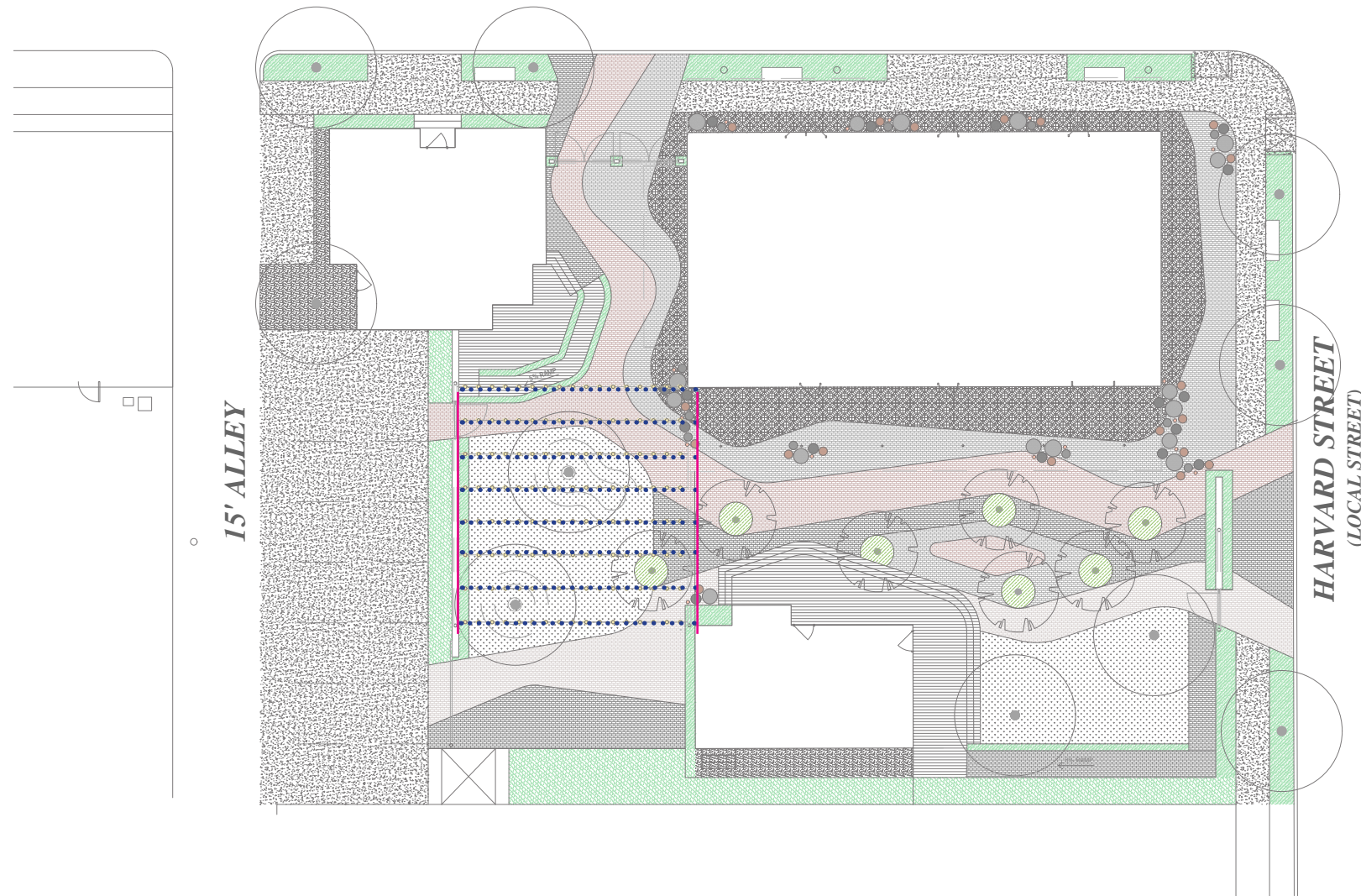
WHITE OAK DRIVE

(THOROUGHFARE
MAJOR COLLECTOR)

- SANDI-LEAF FIG ●
- DICHONDRA ●
- WALKING IRIS ●
- WOOD FERN ●
- BOXWOOD ●
- BOSQUE ELM ◻
- OVERCUP OAK ◻
- ALPHONSE KARR BAMBOO ◻



WHITE OAK DRIVE
(THOROUGHFARE
MAJOR COLLECTOR)



FESTOON LIGHT

Commercial Lamp ARCH™ Fixture
LED String Lights | LSL48

ARCHIPELAGO LIGHTING
Lighting | Reinvented

Project Name: _____ Notes: _____ Distribution Partner: _____

SPEC GRADE
Assembled in USA

FEATURES

- Easy Installation: Guide Wire or Direct Attachment
- Weather-Proof, Indoor and Outdoor Applications
- Available in 15 or 24-Sockets with 48FT Cord
- May be Daisy-Chained for up to 3,000FT+
- Heavy-duty 18/2C SJTW Cord
- LED Lightbulbs Included
- UL Listed | Wet Location
- Rated for 120V Standard

APPLICATIONS

- Patio Lighting
- Hospitality Lighting
- Weddings and Events
- Decorative and Accents
- Outdoor Promenades

Technical Specifications:

MODEL	No. SOCKETS	TOTAL WATTS	TOTAL LUMEN	CORD TYPE	LAMPS	CARTON	KEY FEATURES
LSL48-15 (Clear)	15	10.5W	1,050LM	48FT - 18/2C SJTW Model#: C48-15	LED S14 Model#: S14C0724K26	48FT Cord + 15+1pcs S14	UL Wet Location
LSL48-15 (Frost)	15	10.5W	1,050LM	48FT - 18/2C SJTW Model#: C48-15	LED S14 Model#: S14F0724K26	48FT Cord + 15+1pcs S14	UL Wet Location
LSL48-24 (Clear)	24	16.8W	1,680LM	48FT - 18/2C SJTW Model#: C48-24	LED S14 Model#: S14C0724K26	48FT Cord + 24pcs S14	UL Wet Location
LSL48-24 (Frost)	24	16.8W	1,680LM	48FT - 18/2C SJTW Model#: C48-24	LED S14 Model#: S14F0724K26	48FT Cord + 24pcs S14	UL Wet Location

* Intended for indoor or outdoor applications. Suitable for wet locations.
** Please visit www.archipelagolighting.com for complete installation instructions.

Installation Methods:

Method 1: Guide wire with S-hooks or zip ties (not included)

Method 2: Direct Attachment

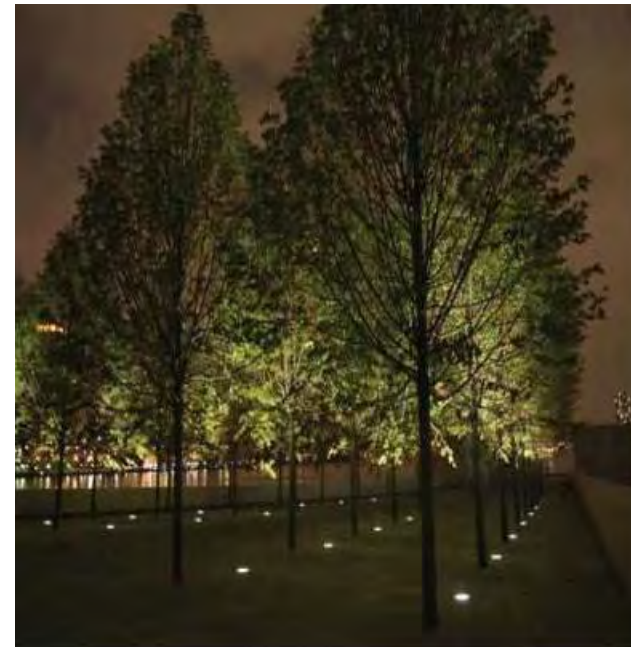
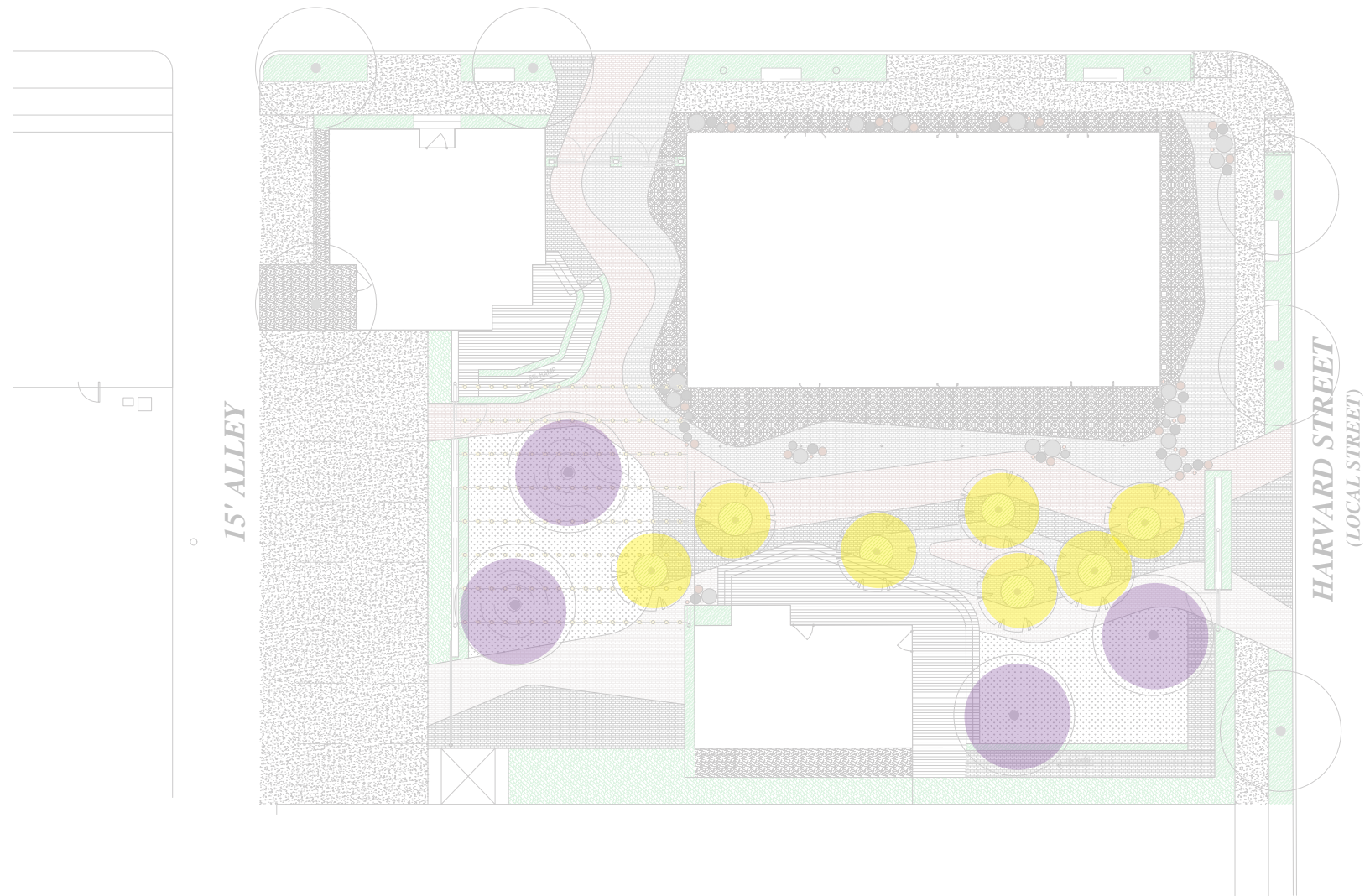
Check our selection of outdoor LED S14s at:
www.archipelagolighting.com/nos-s



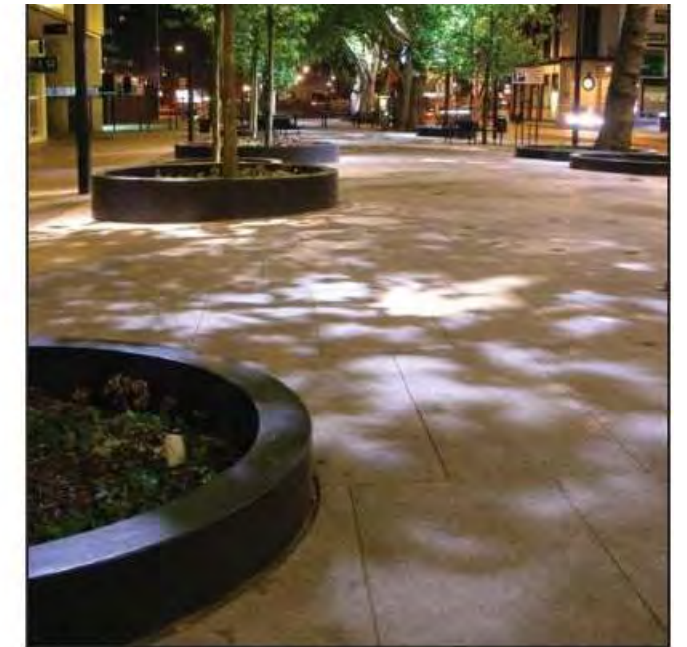
Archipelago Lighting, Inc. | t: 866-912-3220 | f: 909-627-2887 | www.archipelagolighting.com | e: info@archipelagolighting.com



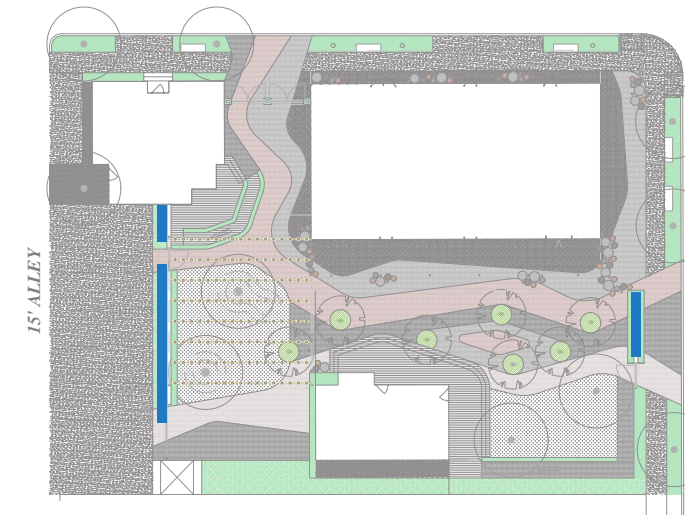
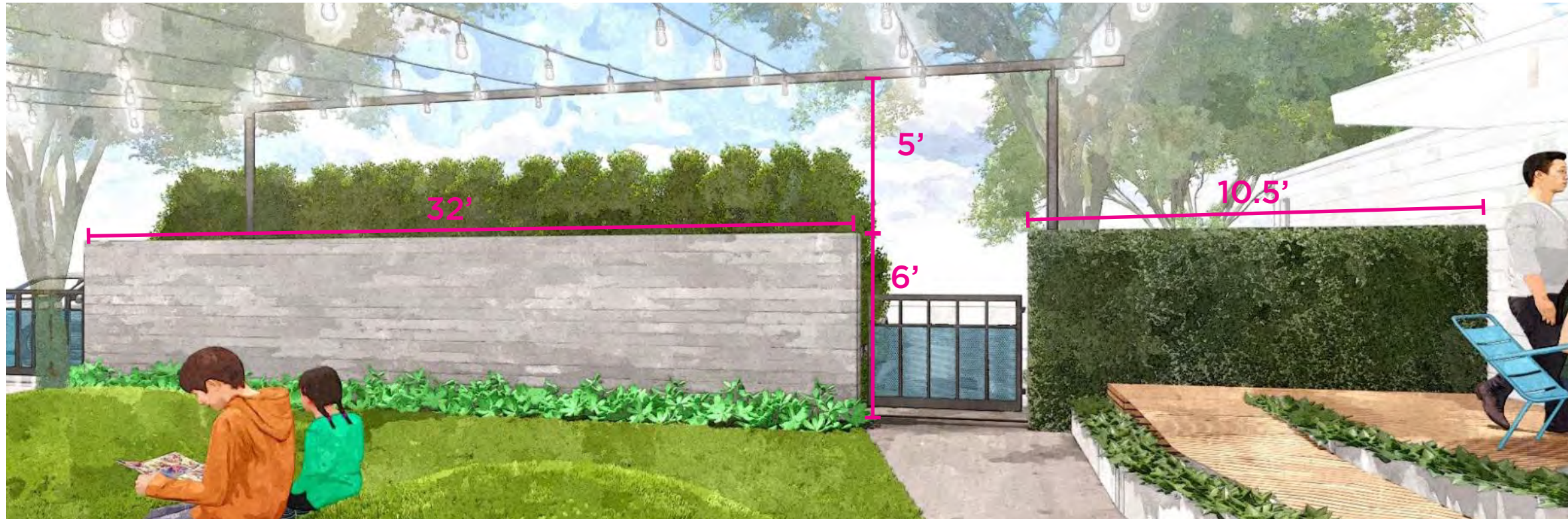
WHITE OAK DRIVE
(THOROUGHFARE
MAJOR COLLECTOR)



 TREE UPLIGHT



 TREE MOONLIGHT

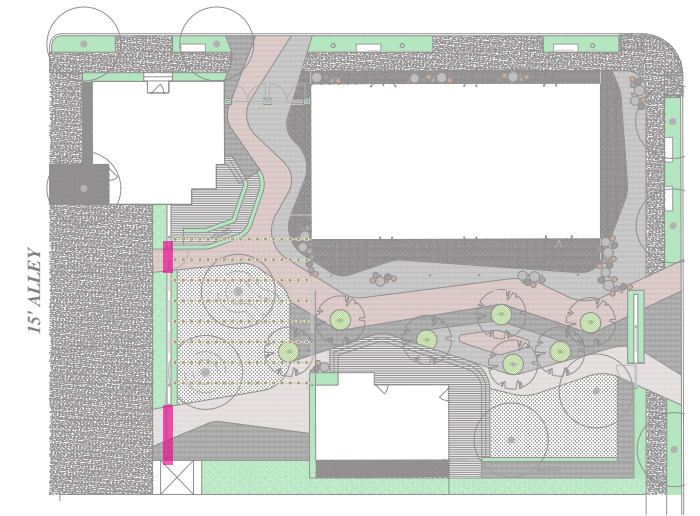
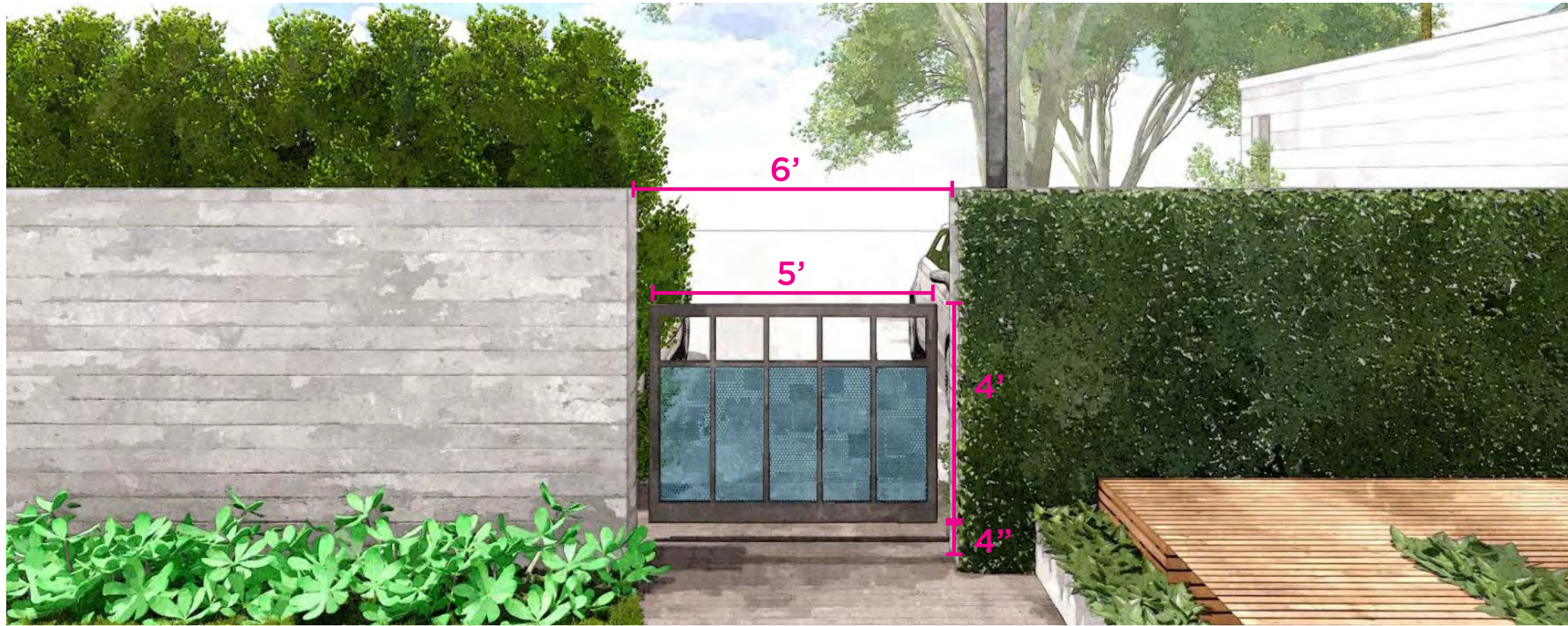


KEY PLAN

WALLS

Size: 1' W x 7' H
 (length varies per plan)
 Exterior: Concrete wall - board form finish
 Color: portland gray





KEY PLAN

GATES - AT ALLEY

Size: 4' H gates, 6' H wall

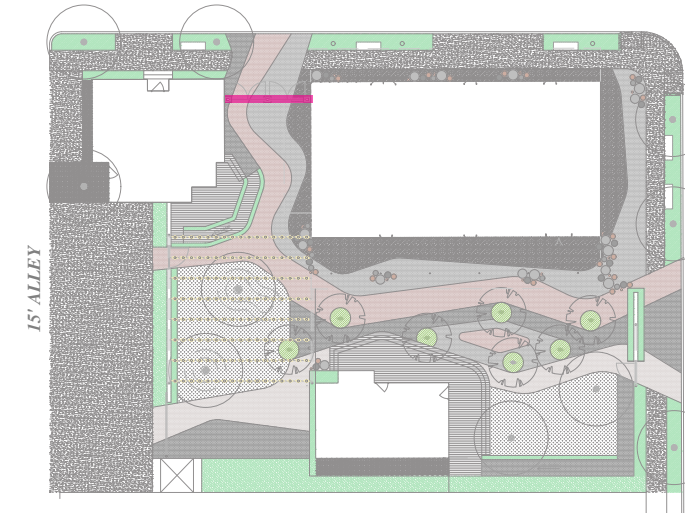
Material: steel frame, corrugated metal mesh.
 15' L gate - sliding mechanism and lock
 5 L gate - 180 degree hinge and lock

Color: Charcoal frame , blue mesh





AFTER HOURS



KEY PLAN

GATE - WHITE OAK

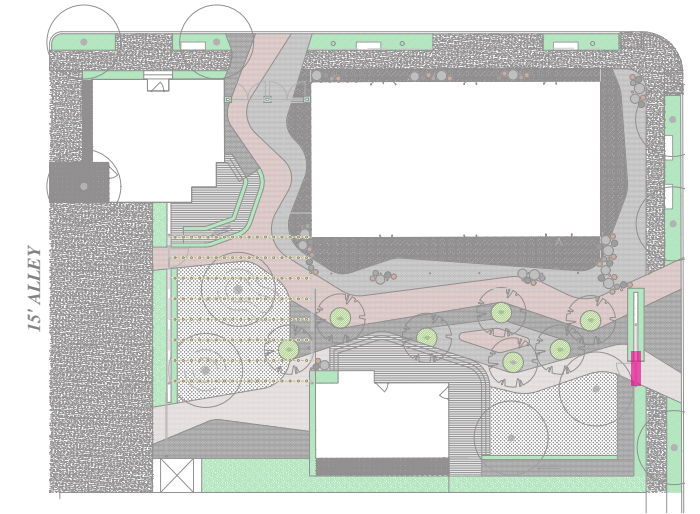
- Size: 20' L X 9.5' H
- Material: steel frame, corrugated metal mesh, accordion-hinged gates
- Color: Charcoal frame, blue mesh

SIGANGE
FLOWERING VINE ON STRUCTURE
(BOUGAINVILLIA OR SIMILAR)

GATES



AFTER HOURS



KEY PLAN

SIGANGE OPPORTUNITY

GATES - HARVARD ST

- Size: 4' H X 5' GATE
(to match ped gate at alley)
- Material: steel frame, corrugated metal mesh.
180-hinged gate and lock
- Color: Charcoal frame , blue mesh

FIG IVY GROWING ON BOARD
FORM FINISH WALL
GATE

OJB | LANDSCAPE
ARCHITECTURE