3522 White Oak Drive Houston Heights South

CERTIFICATE OF APPROPRIATENESS

Applicant: William R. Farley, owner and Andrew Manahan, agent

Property: 3522 White Oak Drive, Tracts 13 & 14, Block 278, Houston/Obsidian Heights Subdivision. The property

includes a historic 9,698 sq ft two-story wood frame commercial building with second floor residence

situated on a 13,200 square foot (132 x 100) corner lot.

Significance: Contributing corner store, constructed circa 1930, located in the Houston Heights Historic District South.

Proposal: Alteration - storefront, windows, doors (existing storefront/opening configuration has been altered)

- Demolition of non-historic addition of 2,430 sq ft at rear (604 Harvard constructed c.2001) and patch
 existing connection point to restore historic footprint. End square footage will be 6,899 sq ft. The existing
 retail tenant at 3518 White Oak had doors replaced c.2020 and is not part of this scope of work, these
 openings will also remain as is.
- South elevation, 1st floor: Remove replacement corner doors and faux stucco to reveal historic tile restore, refinish, repaint tile. Enlarge set of storefront windows, carefully remove faux stone/brick veneer and use for infill at the bottom of the next bay to the right aligning veneer height across the elevation. Replace aluminum windows with new to fit openings proposed.
- South elevation, 2nd floor: Remove non-original porch and add new steel column support
- West elevation, 1st floor: Remove faux stucco to reveal window opening, retain window dimensions see interior photo and create new 3-part window opening to the left. All new aluminum windows to match current south elevation alterations. Remove non-original rear entrance and create new towards rear bay.
- West elevation, 2nd floor: Replace glass block with 1/1 aluminum clad, inset, and recessed wood windows.
- <u>East elevation</u>: Replace non-historic door and add metal stair railing at rear. Rebuild historic structure to match after demolition of addition.

Notes from applicant:

- Proposed exterior changes consist of replacing existing aluminum windows with newer thermally broken storefront glazing (bronze anodized finish) to achieve better thermal performance and to match proposed windows being added on both north and east walls per the attached exterior elevations. Considerations have been made to match existing opening proportions in an effort to provide better daylighting to the interior spaces. Enlarge openings of windows on White Oak (south) Elevation.
- In addition to proposed windows, the existing corner entry doors are to be replaced with newer swing doors (bronze anodized finish) to match the existing dimensions. New doors are proposed for the north elevation to provide rear access to the tenant's exterior amenity space.
- All existing exterior finishes (stone wainscoting, stucco, masonry, wood trim, wood soffits and fascia, composite shingle
 roof) are to be patched and painted as necessary to remove any visible signs of deterioration and wear. Abandoned
 utility conduits and connections are to be removed where applicable to improve visual condition of structure.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

ITEM #B14

December 15, 2021 HPO File No. 2021 0346 3522 White Oak Drive Houston Heights South

APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

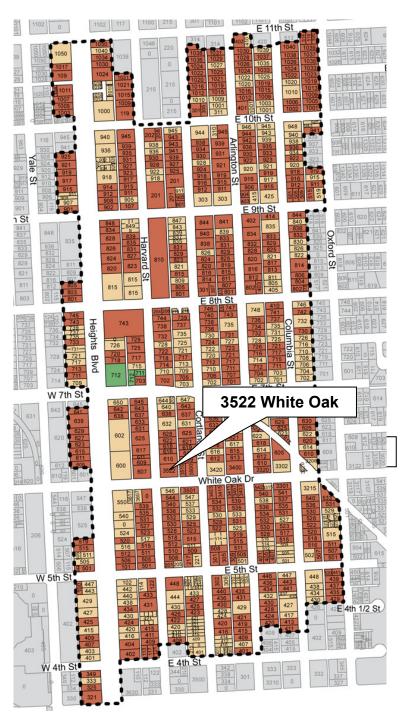
Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building 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;
\boxtimes			(2)	The proposed activity must contribute to the continued availability of the property for a contemporary use;
\boxtimes			(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;
\boxtimes			(4)	The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
\boxtimes			(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;
\boxtimes			(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;
\boxtimes			(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 Guidelines. *Square footage is being reduced; no square footage is being added. Historic footprint restored.



PROPERTY LOCATION

HOUSTON HEIGHTS SOUTH HISTORIC DISTRICT



Building Classification

Contributing Non-Contributing

December 15, 2021

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HPO File No. 2021_0346

INVENTORY PHOTO (s) C. 2010





INVENTORY PHOTO (s) C. 2010



NON-HISTORIC ADDITION CONSTRUCTION C. 2001



PHOTOS C. 2012 - WORK W/O COA - DIFFERENT OWNERS



PHOTOS C. 2012 - WORK W/O COA - DIFFERENT OWNERS

Some older photos in our files c. 2012 – the new stucco is easier to differentiate as well as the faux stucco or eifs (hollow) on the corner entrance and south elevation.



PHOTOS C. 2013- APPROVED COA - DIFFERENT OWNERS, CORNER DOOR REPLACED, ORIGINAL WAS DISCARDED (DURING WORK W/O COA IN 2012)

2013 COA Proposal:

Note- window was not opened up and still has faux stucco/EIFS



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CURRENT PHOTO (s) FAUX STUCCO/EIFS (LEFT) VS REAL STUCCO (RIGHT)



CURRENT PHOTOS:





3522 White Oak Drive Houston Heights South

CURRENT PHOTOS: NEW/REPLACEMENT CORNER DOOR









CURRENT PHOTOS:



NEW DOOR FRAMING
HARVARD STREET AT REAR OF BUILDING – NOT HISTORIC

SOUTH ELEVATION – FRONT FACING WHITE OAK REPLACEMENT ALUMINUM DOORS/WINDOWS TO BE REPLACED



EXISTING REPLACEMENT DOOR/WINDOW TO REMAIN 3518 White Oak – replaced c. 2020





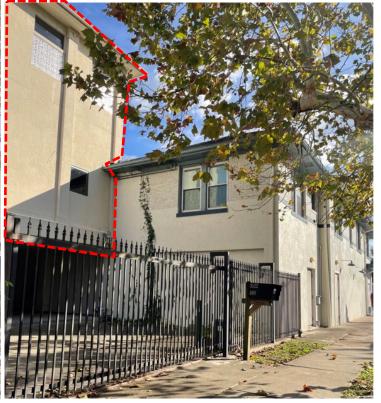
3522 White Oak Drive Houston Heights South

SOUTH ELEVATION - FRONT FACING WHITE OAK

DEMOLISH - NON-HISTORIC ADDITION



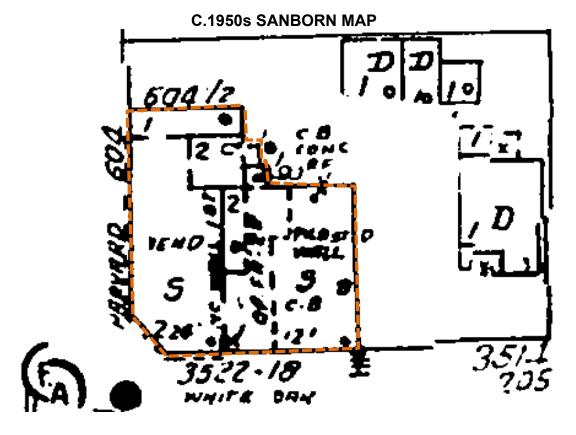






EXISTING AERIAL

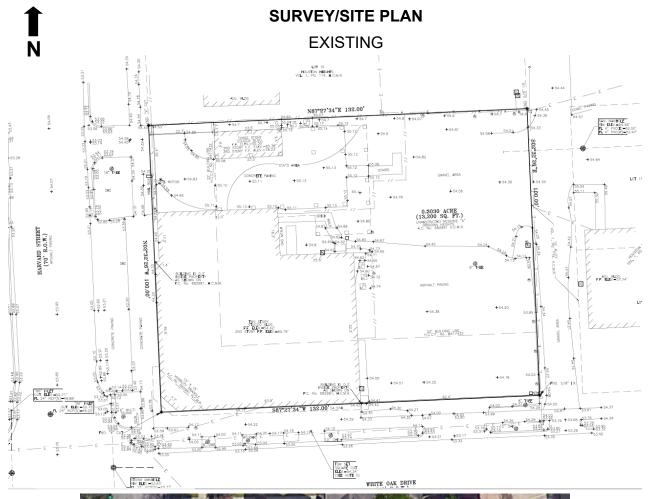




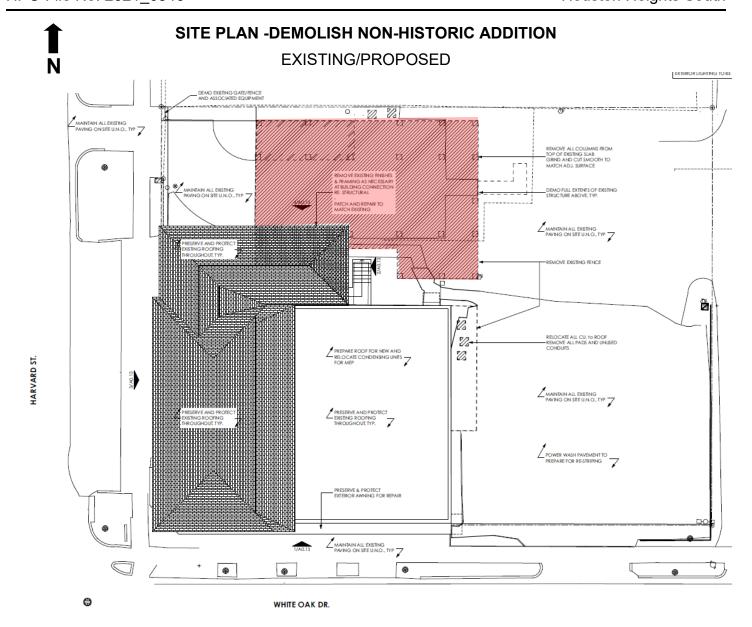
BUILDING LAND ASSESSMENT/HARRIS COUNTY ARCHIVE

C.1948 EARLEST NOTE OF PLATE GLASS, ROCK VENEER, TILE FRONT

56-327 Harris County
BUILDING ASSESSMENT
Pg 25 Houston, Texas
Permit No. 79 44
Vol 2 Page 10
1/2-/3 1948
9 11 01 11
The state of the s
No. 35-16 White Oak Street
Survey or Wa 1/4
Addition. AS
Lot or // 275/
Abst Lot or 14 Blk 278
Size of Building
wide deep stories
wide stories
Remarks 43 x 5 21 578 RE
Plate glass, rock Veneer f Lilo gront
Material: Frame, Siding, Brick, Veneer, Stucco, C/Iron, Asbestos, Tile, Gyplap, Imitation Brick, Aluminum, Rock
Veneer, Reinforced Concrete Conc. Till Blk
Inside Finish: Papered, Pine, Sheet Rock, Plastered, Paneled,
Celotex, Plywood, None
Floors: Pine, Oak, Cement, Tile, Asphalt Tile Conc slab





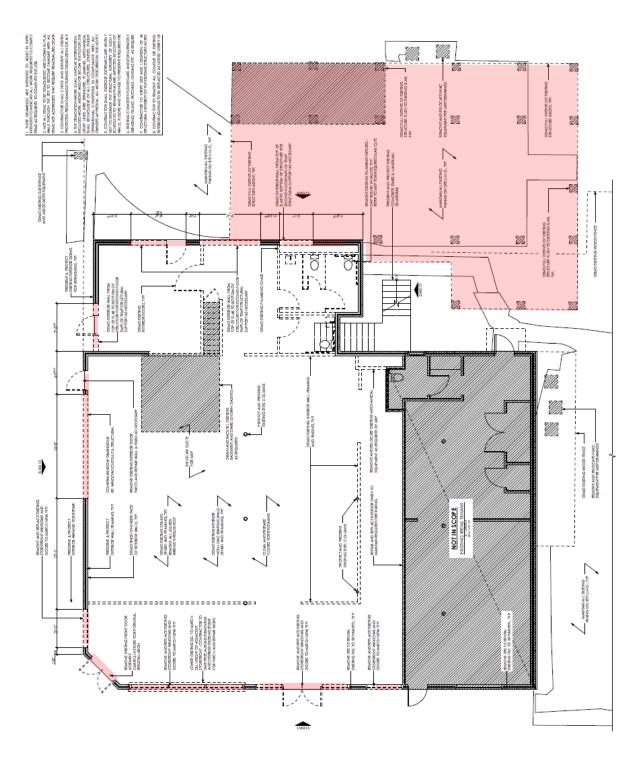


December 15, 2021 HPO File No. 2021_0346



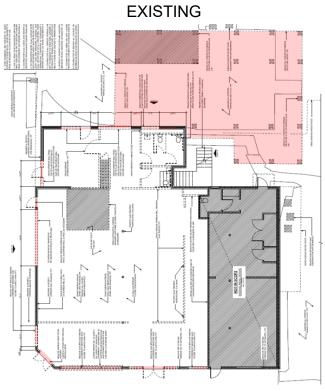
FIRST FLOOR DEMOLITION PLAN

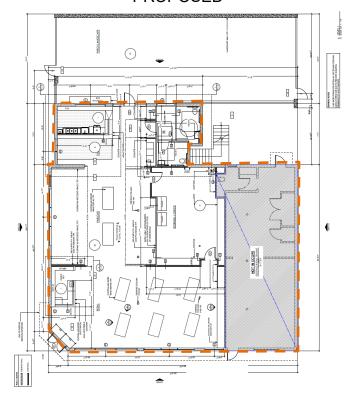
EXISTING/PROPOSED





FIRST FLOOR PLAN







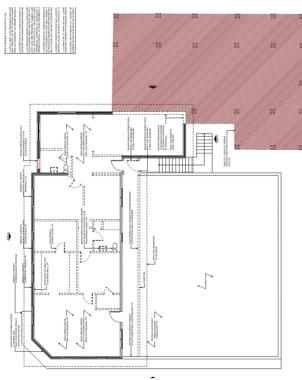
EXISTING/PROPOSED STATEMENT OF THE PROPOSED STATEMENT OF THE PROPOSED

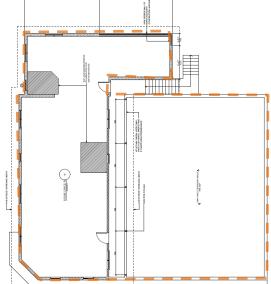
SECOND FLOOR DEMOLITION PLAN



SECOND FLOOR PLAN

EXISTING

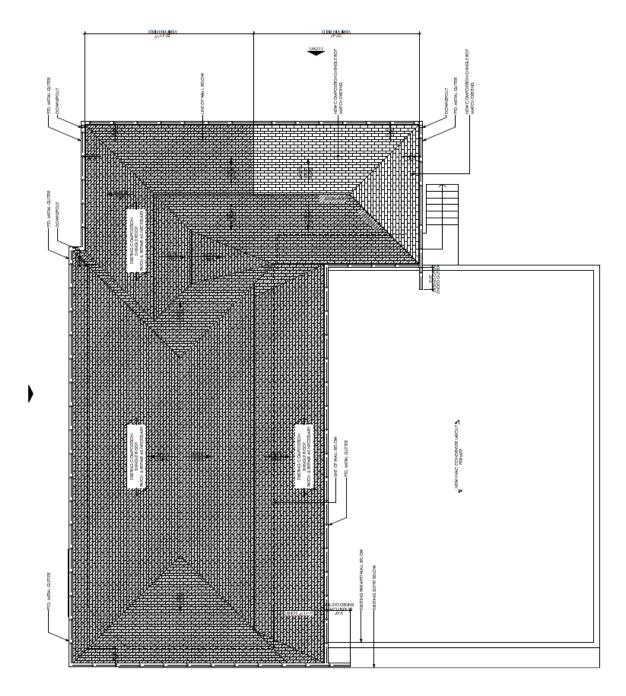


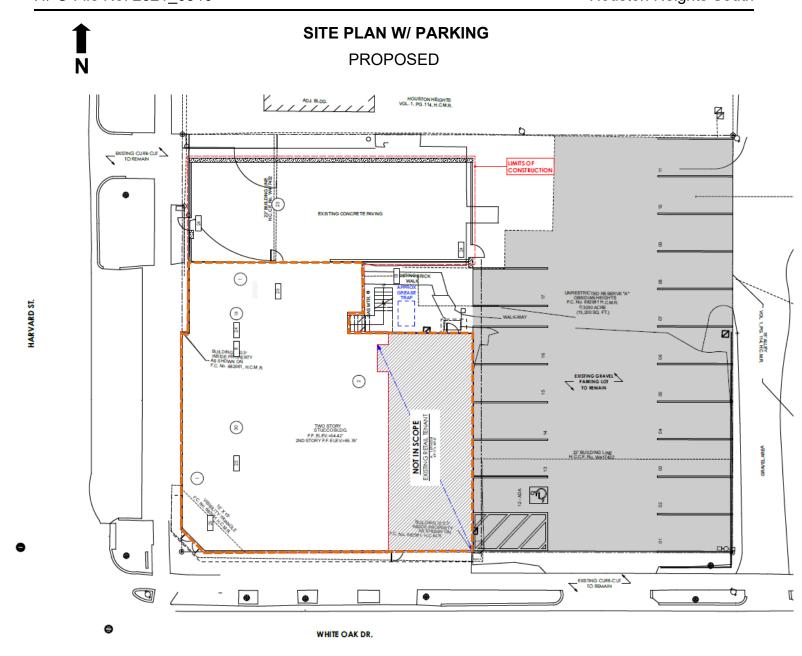




ROOF PLAN

ROPOSED (NO CHANGE) – ONLY REMOVE NON-HISTORIC ADDITION (C.2001)





SOUTH ELEVATION - FRONT FACING WHITE OAK





REMOVE FAUX STONE VENEER AND INFIL WHERE NEEDED

SOUTH ELEVATION - FRONT FACING WHITE OAK





WINDOW CONDITION - POOR



PROPOSED: NEW ALUMINUM WINDOWS, LARGER OPENING, LEVEL FAUX STONE VENEER TO MATCH ABOVE LEFT PHOTO

SOUTH ELEVATION - FRONT FACING WHITE OAK -2nd FLOOR

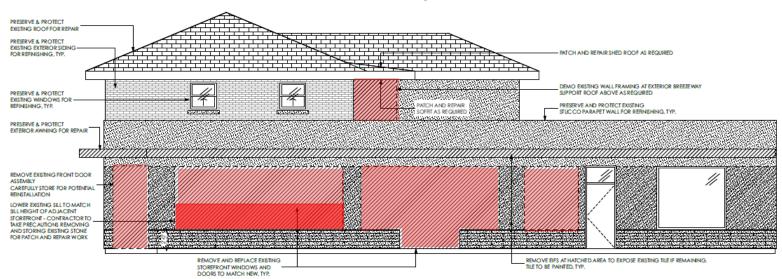


REMOVE NON-ORIGINAL PORCH

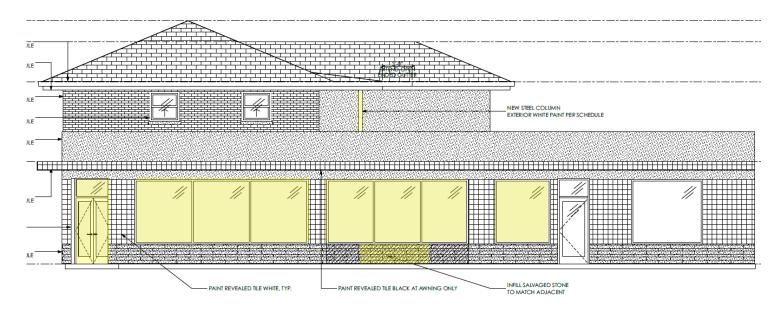
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SOUTH ELEVATION - FRONT FACING WHITE OAK

EXISTING



= faux stone veneer to be removed and used as infill on bay to the right



WEST ELEVATION -FACING HARVARD





REPLACE GLASS BLOCK WTH 1/1 ALUMINUM CLAD WOOD WINDOW

WEST ELEVATION -FACING HARVARD - INFILL WINDOW





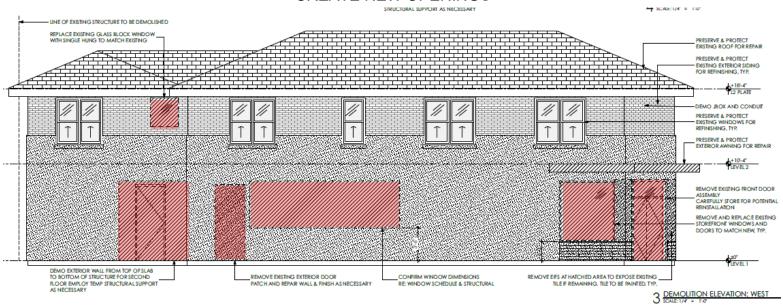
WEST ELEVATION -FACING HARVARD - INTERIOR

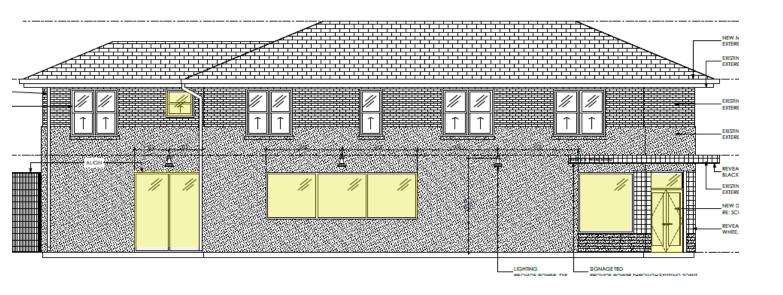




WEST ELEVATION -FACING HARVARD

EXISTING *REMOVE NON-ORIGINAL DOOR FACING HARVARD AT REAR CREATE NEW OPENINGS





NORTH ELEVATION - ADDITION TO BE DEMOLISHED, NOT ORIGINAL OPENINGS

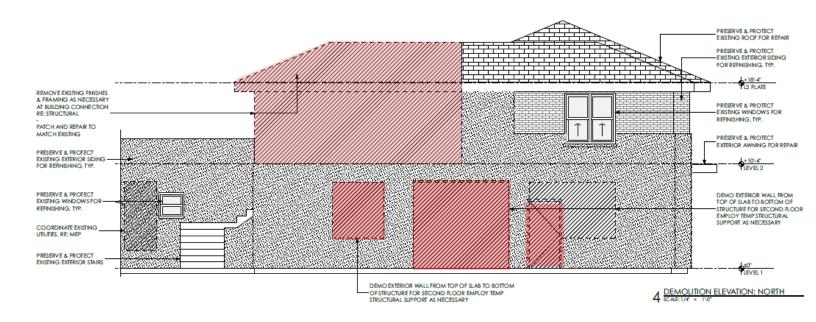


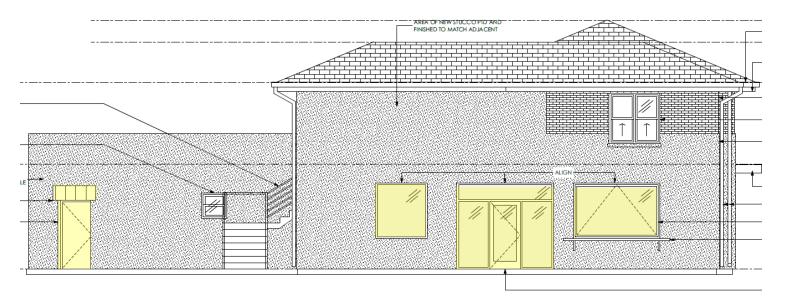


NORTH ELEVATION

EXISTING

rebuild connection to non-historic addition, partial demo to rebuild structure

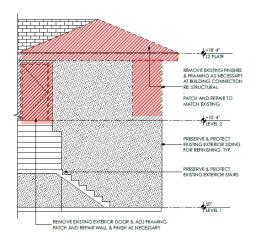




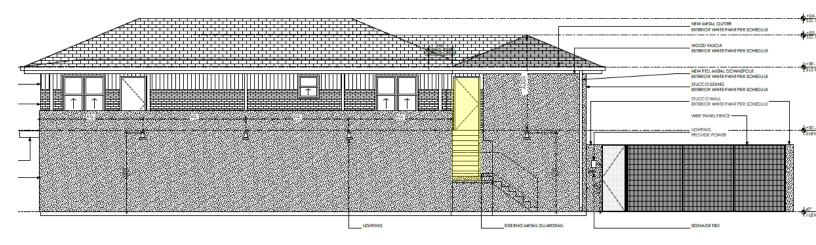
EAST ELEVATION -FACING HARVARD

EXISTING

rebuild connection to non-historic addition, partial demo to rebuild structure no major change to front portion of building towards White Oak on historic portion



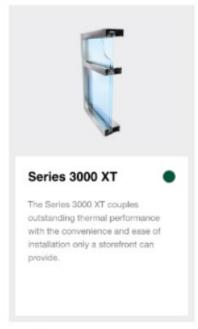
O DEMOLITION ELEVATION: EAST



November 8th, 2021

3522 White Oak - Proposed Storefront System

Proposed Storefront System: Oldcastle Series 3000 XT



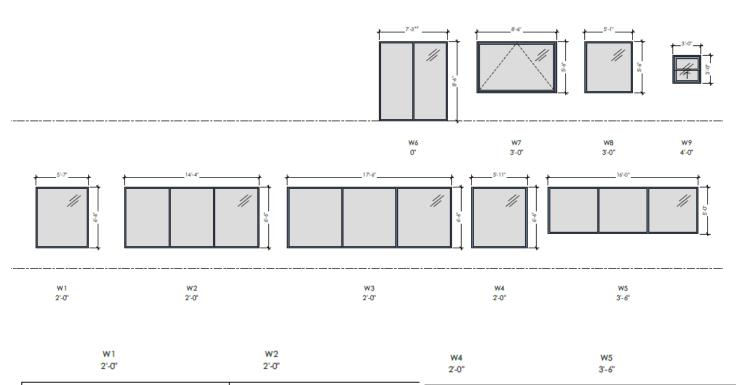


Α. Β

Image B illustrates the integration of the Oldcastle storefront system (windows and doors) in a historic building facade. Colors not representative of the design intent.

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WINDOW SCHEDULE

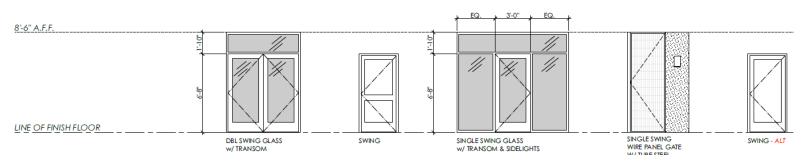


WINDOV	V SCHEDULE		PROVIDE SAFETY GLASS WHERE REQUIRED PER IE					
ID	\$IZE (WxH)	TYPE	MATERIAL	FINI\$H		GLAZING	NOTES	
W1	5'-7"×6'-6"	FIXED	ALUMINUM	DARK BRONZE ANODIZED	. –	CLEAR 1" INSUL.	REPLACE EXISTING - VERIFY DIMENSIONS IN FIELD	
W2	14'-4"×6'-6"	FIXED	ALUMINUM	DARK BRONZE ANODIZED		CLEAR 1" INSUL.	REPLACE EXISTING - VERIFY DIMENSIONS IN FIELD	
W3	17'-6"×6'-6"	FIXED	ALUMINUM	DARK BRONZE ANODIZED	. 1	CLEAR 1" INSUL.	REPLACE EXISTING - VERIFY DIMENSIONS IN FIELD	
W4	5'-11"×6'-6"	FIXED	ALUMINUM	DARK BRONZE ANODIZED		CLEAR 1" INSUL,	REPLACE EXISTING - VERIFY DIMENSIONS IN FIELD	
W5	16'-0"×5'-0"	FIXED	ALUMINUM	DARK BRONZE ANODIZED		CLEAR 1" INSUL,		
W6	7'-3 ^{3/4} '×8'-6"	FIXED	ALUMINUM	DARK BRONZE ANODIZED		CLEAR 1" INSUL.		
W7	8'-6"×5'-6"	AWNING	ALUMINUM	DARK BRONZE ANODIZED		CLEAR 1" INSUL.	AWNING WINDOW TO OPEN ABOVE OUTDOOR BAR	
W8	5'-1"×5'-6"	FIXED	ALUMINUM	DARK BRONZE ANODIZED		FROSTED 1" INSUL.		
W9	3'-0"×3'-0"	SINGLE HUNG	WOOD	PAINT		CLEAR 1" INSUL.	MATCH EXISTING ADJACENT SINGLE HUNG WINDOWS	

3522 White Oak Drive Houston Heights South

DOOR SCHEDULE

PROPOSED



DOOR TYPES

DOOR S	CHEDULE					
ID	SIZE (WxH)	LOCATION	MATERIAL	FINISH	OPERATION	NOTES
D1	5'-0"×8'-6"	WHITE OAK ENTRY	ALUMINUM + GLASS	PREFINISHED	SWING	ALUMINUM STOREFRONT
D2	9'-2"×8'-4"	PATIO	ALUMINUM + GLASS	PREFINISHED	SWING	ALUMINUM STOREFRONT
D3	3'-0"×8'-0"	RR	SC WOOD INTERIOR	FLUSH, PTD.	SWING	2 PANEL SC WOOD 1 PANEL STEEL DOOR ALT
D4	3'-0"×8'-0"	TOILET A	SC WOOD INTERIOR	FLUSH, PTD.	SWING	2 PANEL SC WOOD 1 PANEL STEEL DOOR ALT
D5	3'-0"×8'-0"	TOILET B	SC WOOD INTERIOR	FLUSH, PTD.	SWING	2 PANEL SC WOOD 1 PANEL STEEL DOOR ALT
D6	3'-0"×8'-0"	STORAGE + OFFICE	SC WOOD INTERIOR	FLUSH, PTD.	SWING	2 PANEL SC WOOD 1 PANEL STEEL DOOR ALT
D7	3'-0"×8'-0"	STORAGE + OFFICE	SC WOOD INTERIOR	FLUSH, PTD.	SWING	2 PANEL SC WOOD 1 PANEL STEEL DOOR ALT