

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.
East elevation: 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.

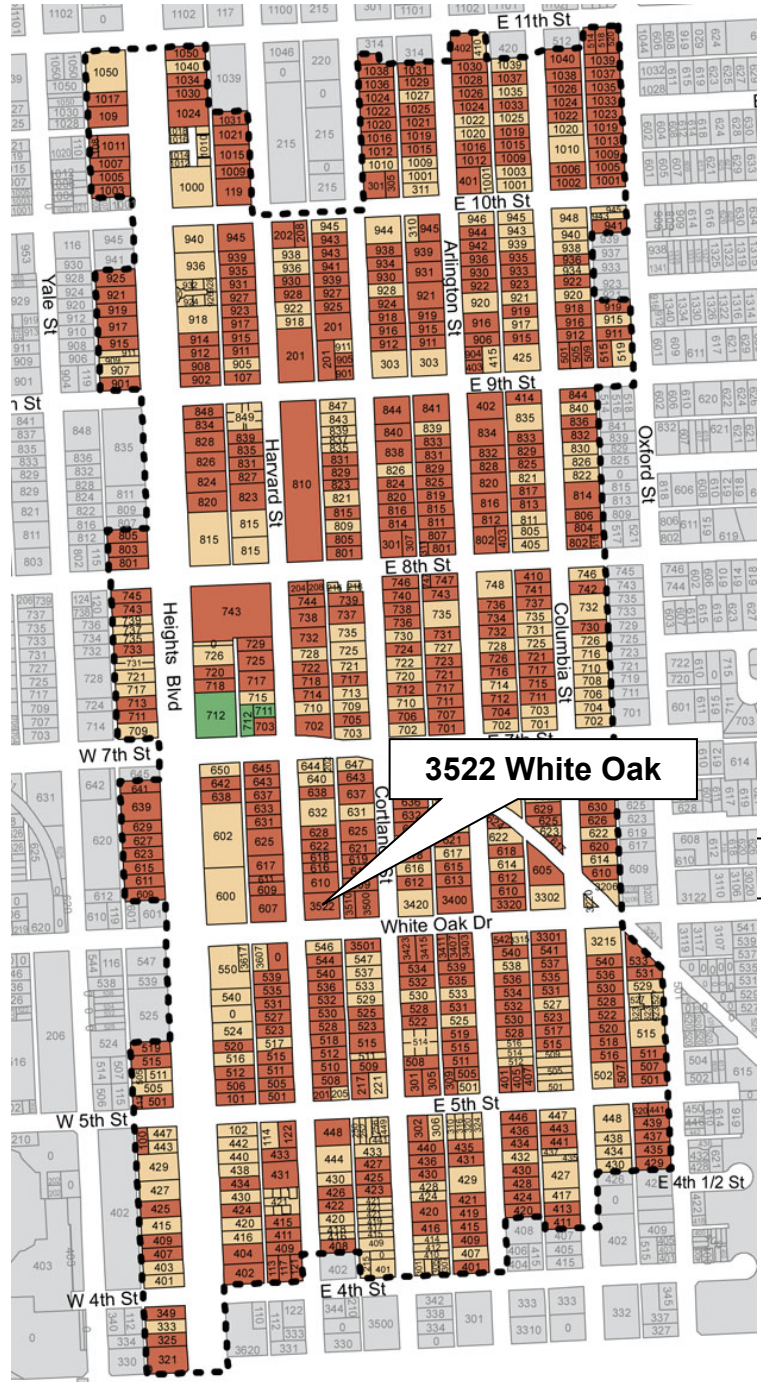
Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval
HAHC Action: -



PROPERTY LOCATION
HOUSTON HEIGHTS SOUTH HISTORIC DISTRICT



Building Classification

- Contributing
- Non-Contributing
- Park

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

Proposed Corrections



CURRENT PHOTO (s)

FAUX STUCCO/EIFS (LEFT) VS REAL STUCCO (RIGHT)



CURRENT PHOTOS:



**CURRENT PHOTOS:
NEW/REPLACEMENT CORNER DOOR**



CURRENT PHOTOS:



NEW DOOR FRAMING

HARVARD STREET AT REAR OF BUILDING – NOT HISTORIC

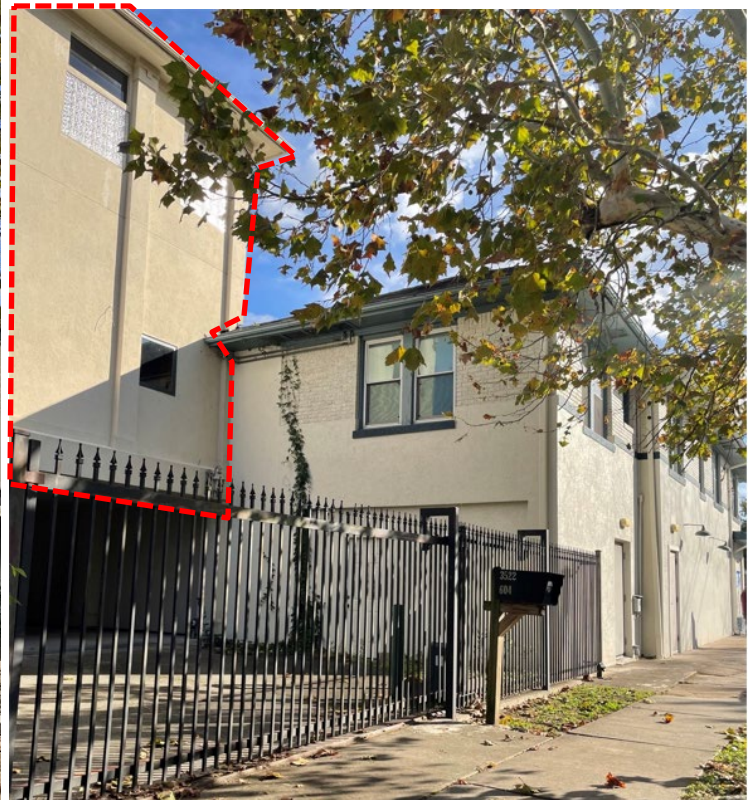
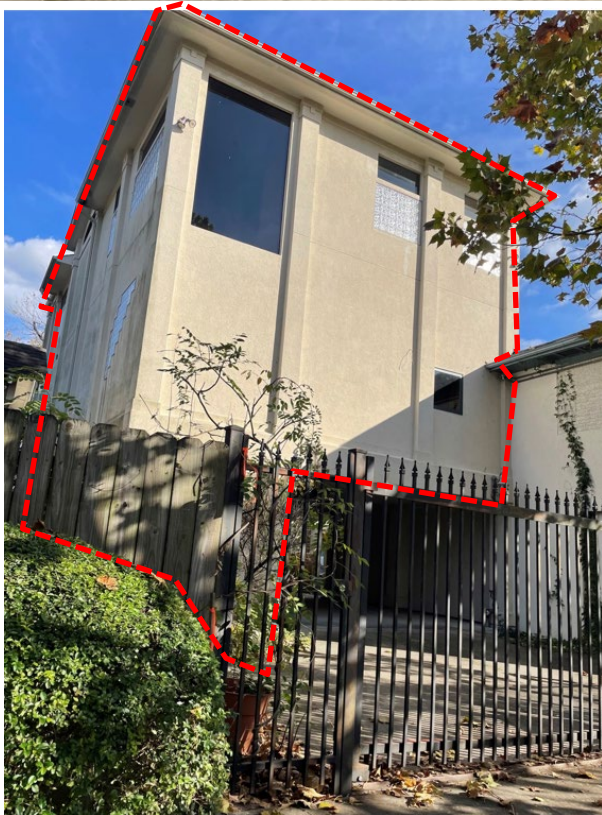
**SOUTH ELEVATION – FRONT FACING WHITE OAK
REPLACEMENT ALUMINUM DOORS/WINDOWS TO BE REPLACED**



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



SOUTH ELEVATION – FRONT FACING WHITE OAK
DEMOLISH – NON-HISTORIC ADDITION

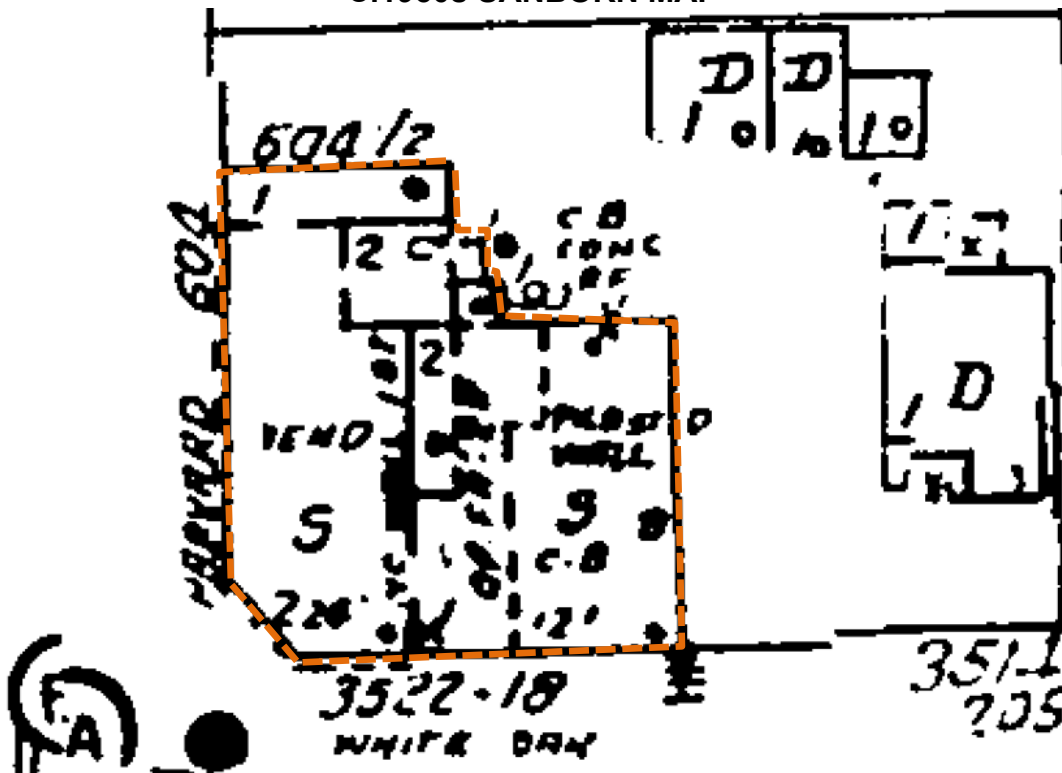




EXISTING AERIAL



C.1950s SANBORN MAP



BUILDING LAND ASSESSMENT/HARRIS COUNTY ARCHIVE

C.1948

EARLEST NOTE OF PLATE GLASS, ROCK VENEER, TILE FRONT

50-327
Pg 25

Harris County
BUILDING ASSESSMENT
Houston, Texas

Permit No. 79 44

Vol. 21 Page 10

Owner Mrs Josephine Stagno 12-13 1948

No. 3516 White Oak Street

Survey or Addition No. Hts

Abst. Lot or Trk. 14 Blk. 278

Size of Building

..... wide..... deep..... stories

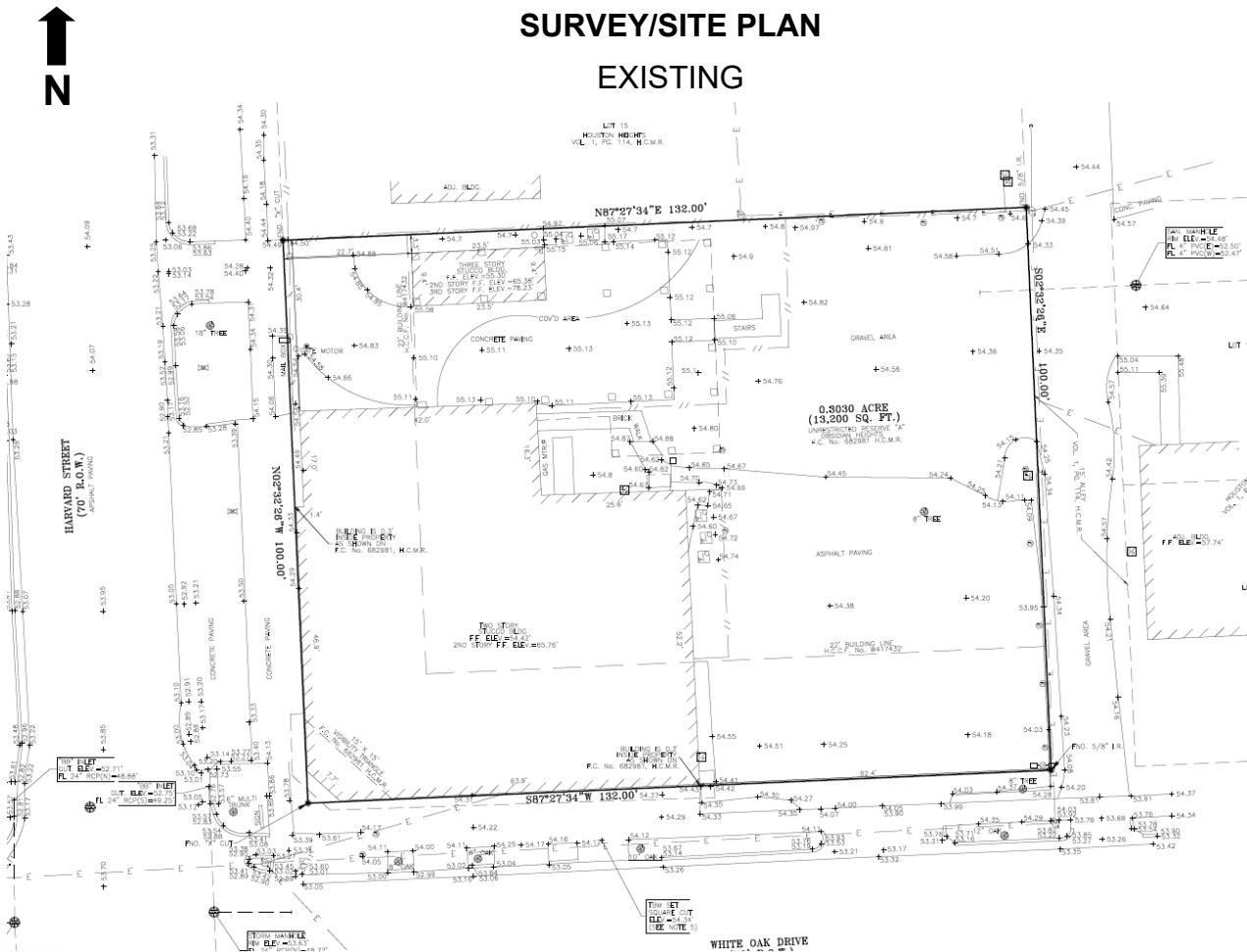
..... wide..... deep..... stories

Remarks 43 x 52 STORE
Plate glass, Rock Veneer & Tile front

Material: Frame, Siding, Brick, Veneer, Stucco, C/Iron, Asbestos, Tile, Gyplap, Imitation Brick, Aluminum, Rock Veneer, Reinforced Concrete Conc Tile Blk

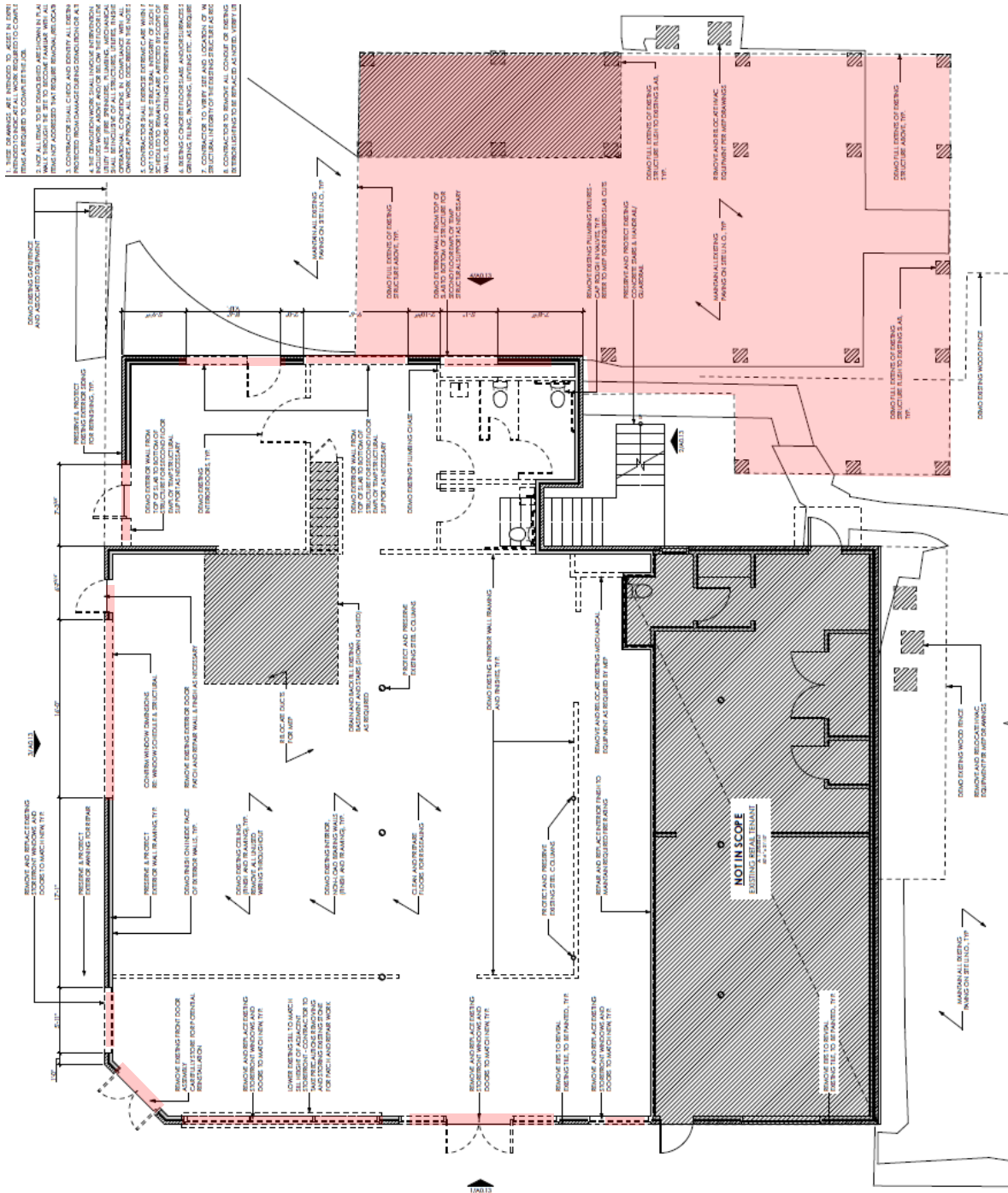
Inside Finish: Papered, Pine, Sheet Rock, Plastered, Paneled, Celotex, Plywood, None

Floors: Pine, Oak, Cement, Tile, Asphalt Tile Conc slab





FIRST FLOOR DEMOLITION PLAN EXISTING/PROPOSED

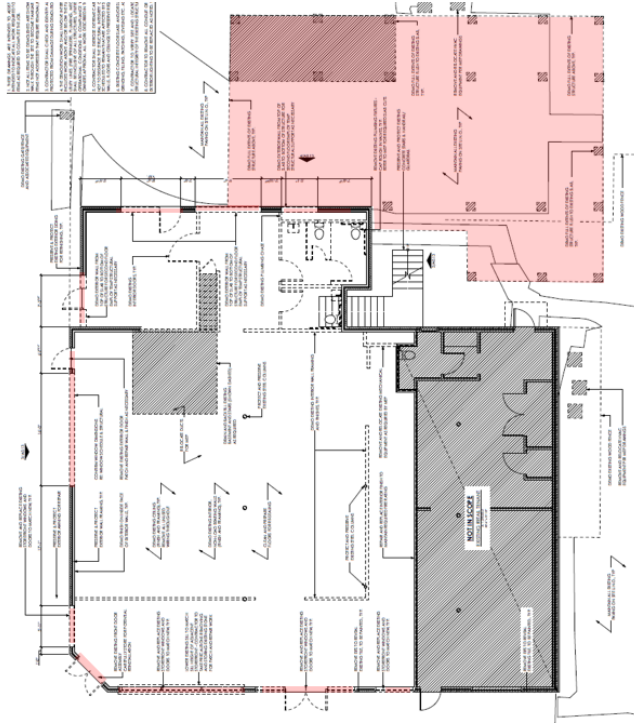


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2. NOT ALL ITEMS TO BE DEMOLISHED ARE SHOWN IN THIS PLAN. THE CONTRACTOR SHALL VERIFY THE LOCATION AND EXTENT OF ALL ITEMS TO BE DEMOLISHED AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
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4. THE DEMOLITION WORK SHALL INCLUDE THE REMOVAL OF ALL EXISTING STRUCTURE, INCLUDING BUT NOT LIMITED TO, WALLS, FLOORS, CEILING, ROOF, AND MECHANICAL SYSTEMS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND EXTENT OF ALL ITEMS TO BE DEMOLISHED AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
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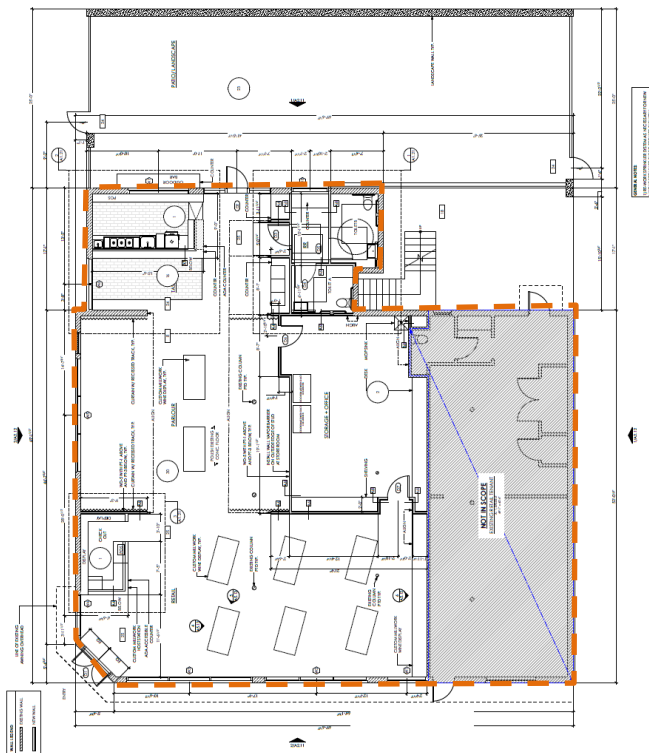


FIRST FLOOR PLAN

EXISTING



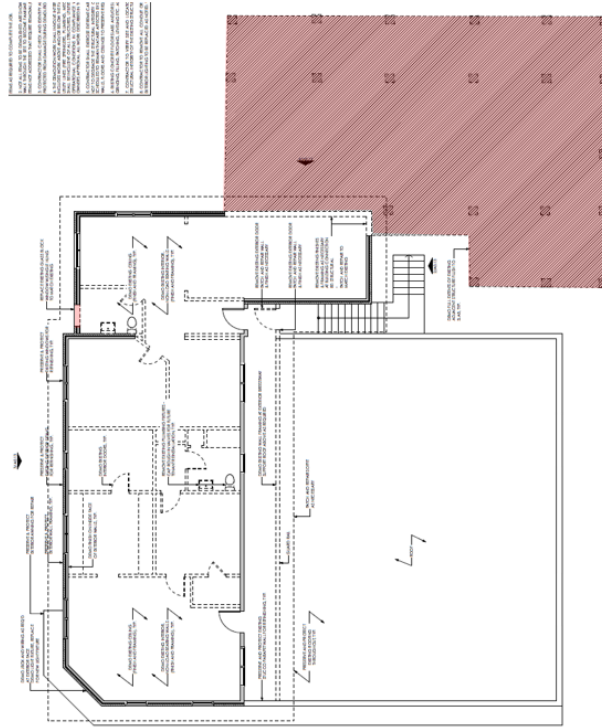
PROPOSED



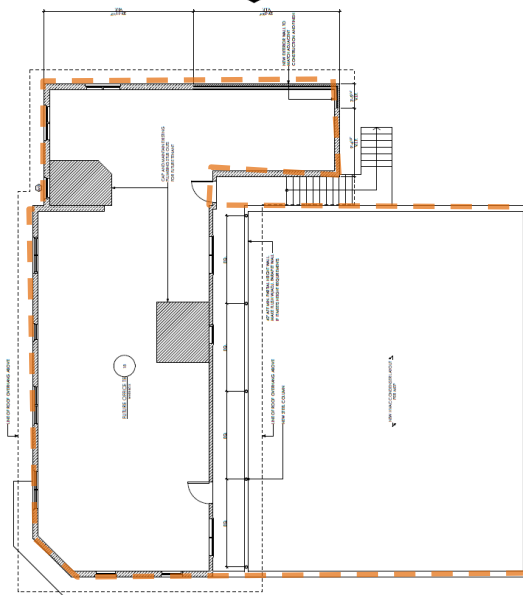


SECOND FLOOR PLAN

EXISTING

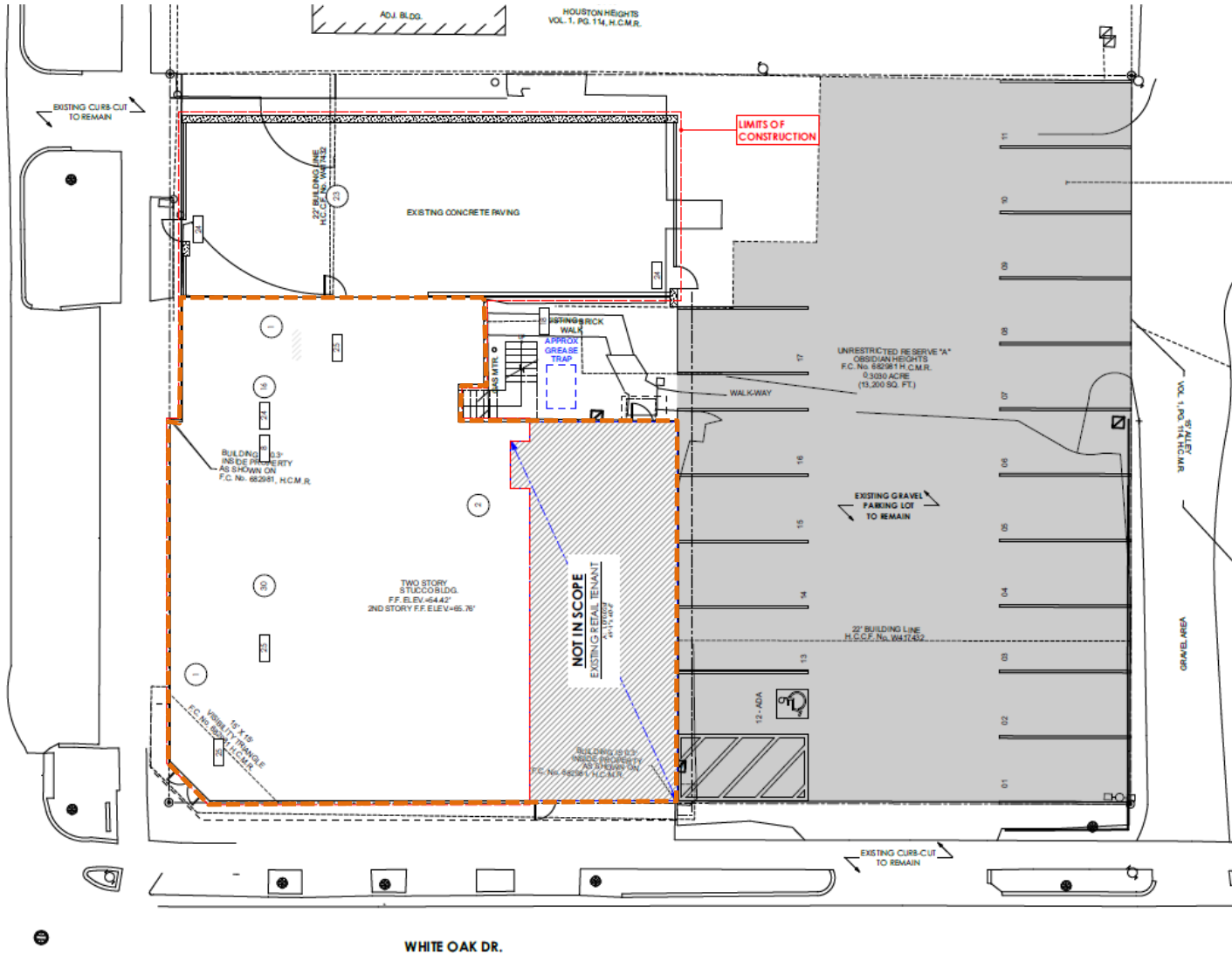


PROPOSED





SITE PLAN W/ PARKING PROPOSED



SOUTH ELEVATION – FRONT FACING WHITE OAK



REMOVE FAUX STONE VENEER AND INFIL WHERE NEEDED

SOUTH ELEVATION – FRONT FACING WHITE OAK



WINDOW CONDITION - POOR



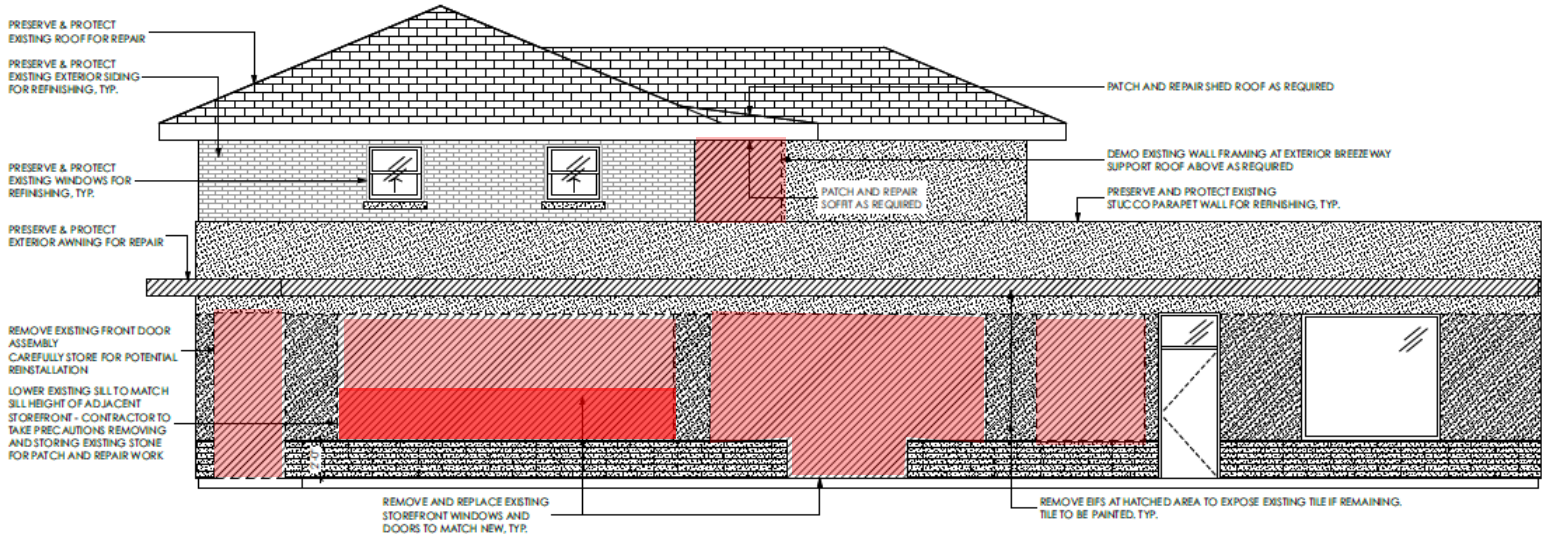
**PROPOSED: NEW ALUMINUM WINDOWS, LARGER OPENING,
LEVEL FAUX STONE VENEER TO MATCH ABOVE LEFT PHOTO**

SOUTH ELEVATION – FRONT FACING WHITE OAK -2nd FLOOR



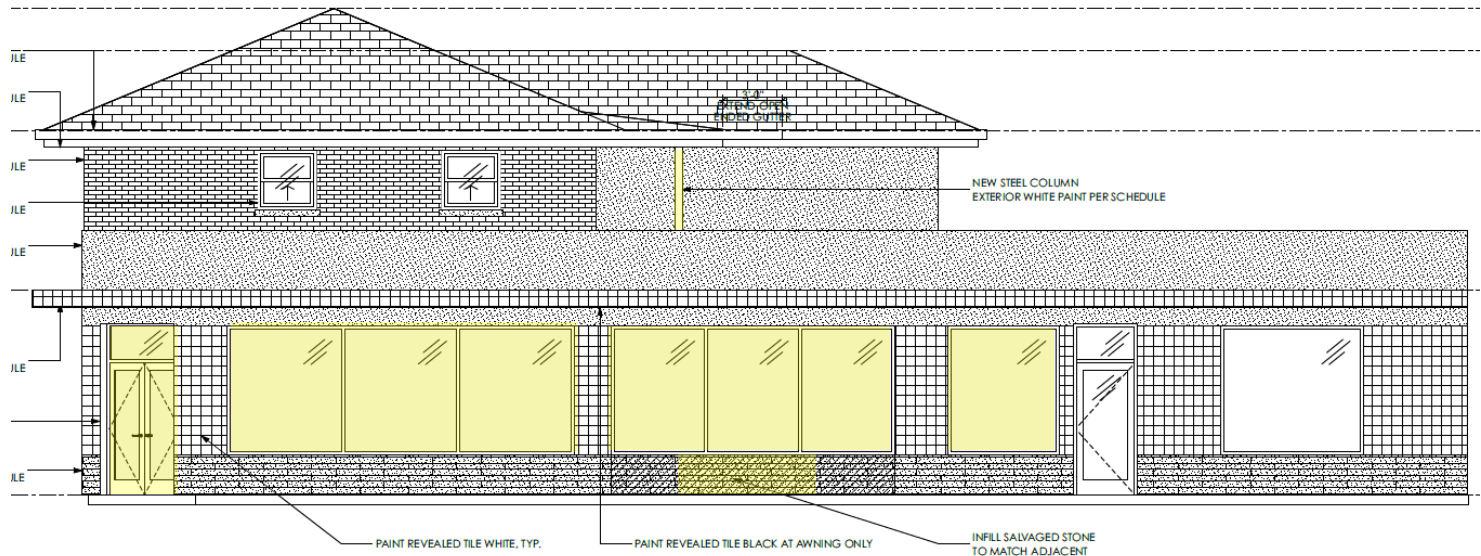
REMOVE NON-ORIGINAL PORCH

SOUTH ELEVATION – FRONT FACING WHITE OAK EXISTING



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

PROPOSED



WEST ELEVATION –FACING HARVARD



REPLACE GLASS BLOCK WITH 1/1 ALUMINUM CLAD WOOD WINDOW

WEST ELEVATION –FACING HARVARD - INFILL WINDOW



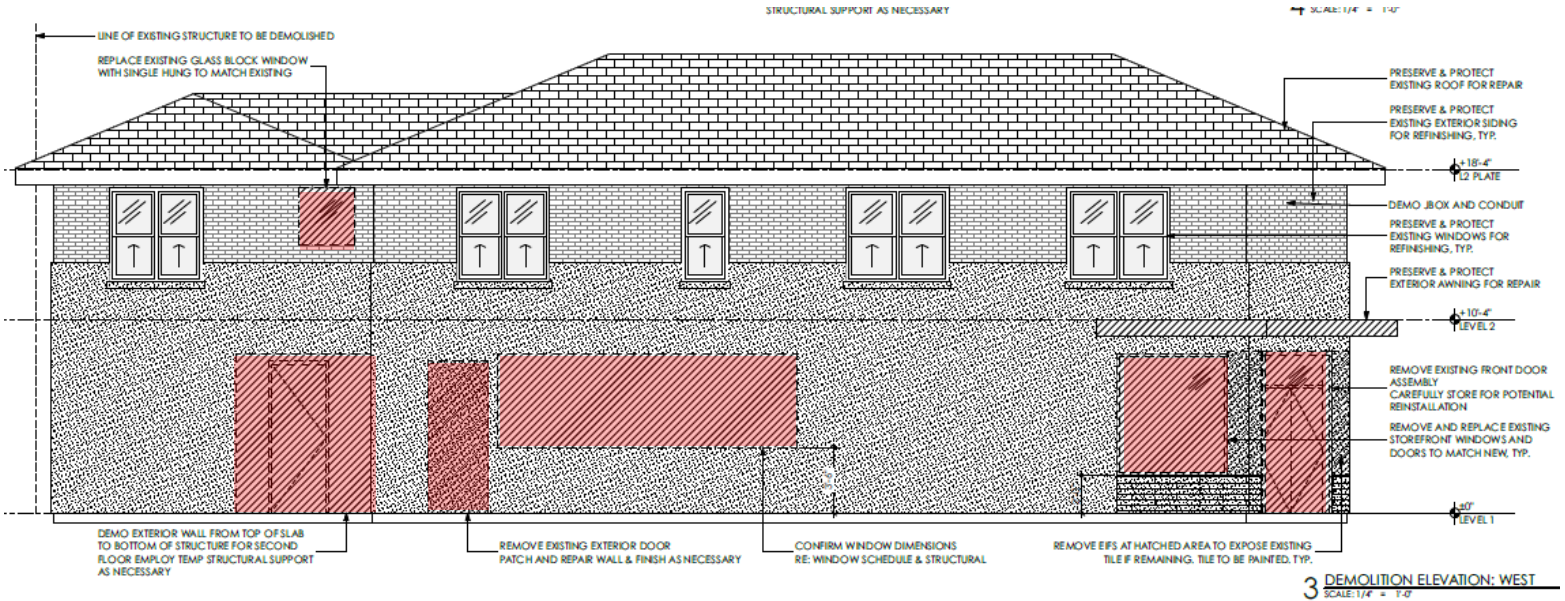
WEST ELEVATION –FACING HARVARD - INTERIOR



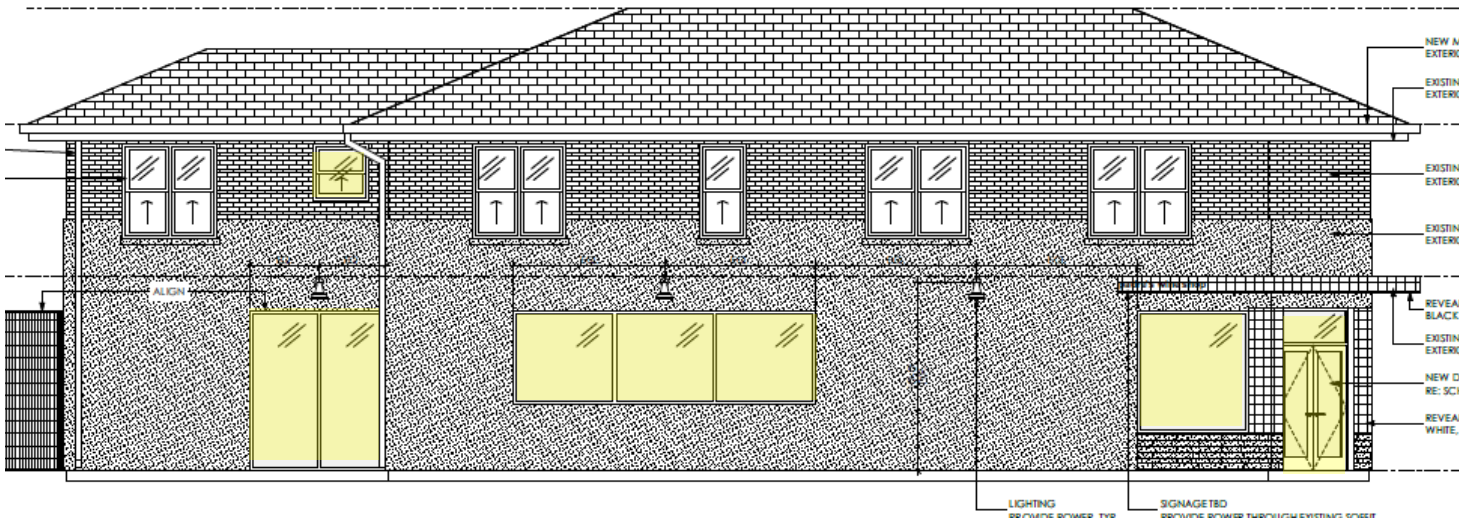
WEST ELEVATION –FACING HARVARD

EXISTING

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



PROPOSED



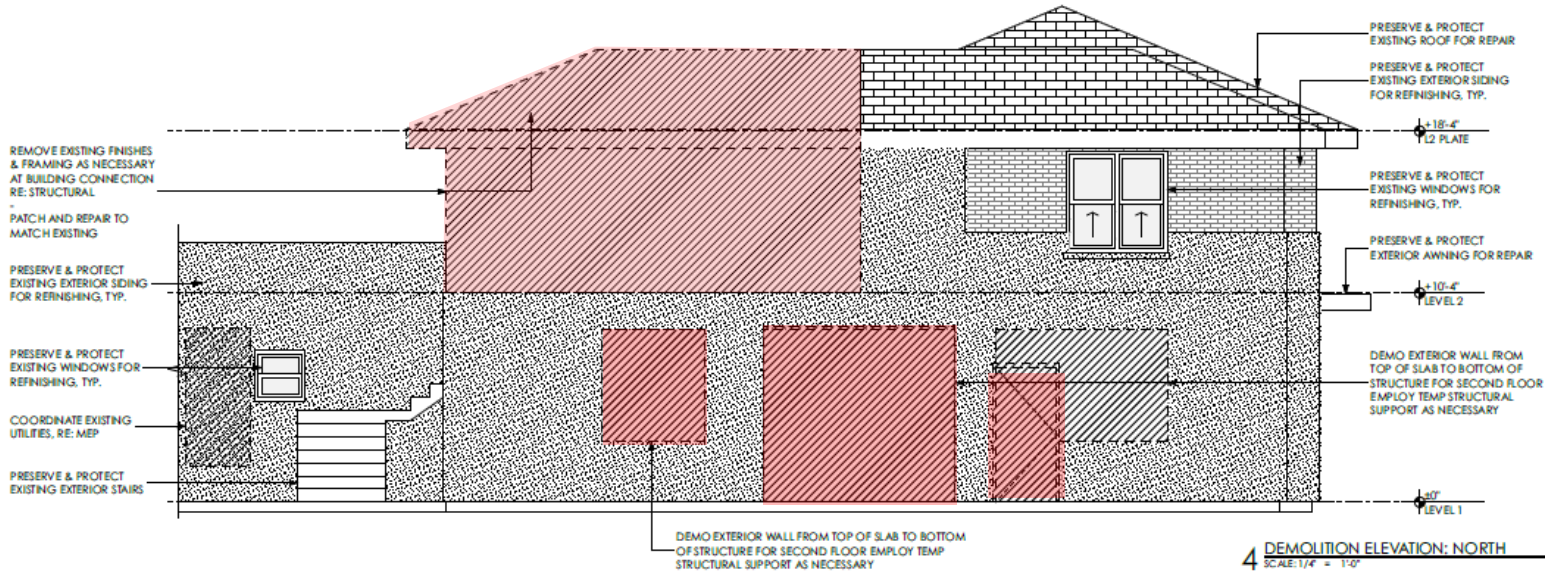
NORTH ELEVATION – ADDITION TO BE DEMOLISHED, NOT ORIGINAL OPENINGS



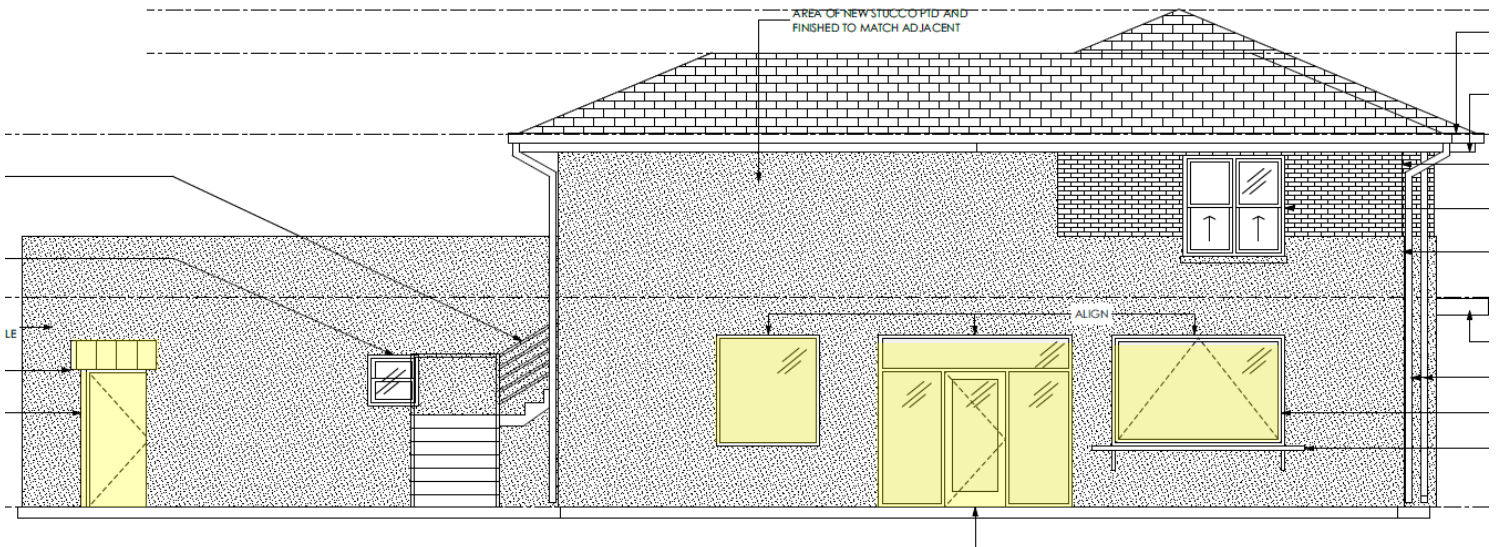
NORTH ELEVATION

EXISTING

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



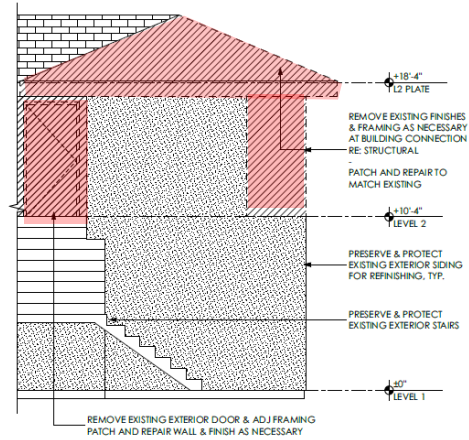
PROPOSED



EAST ELEVATION –FACING HARVARD

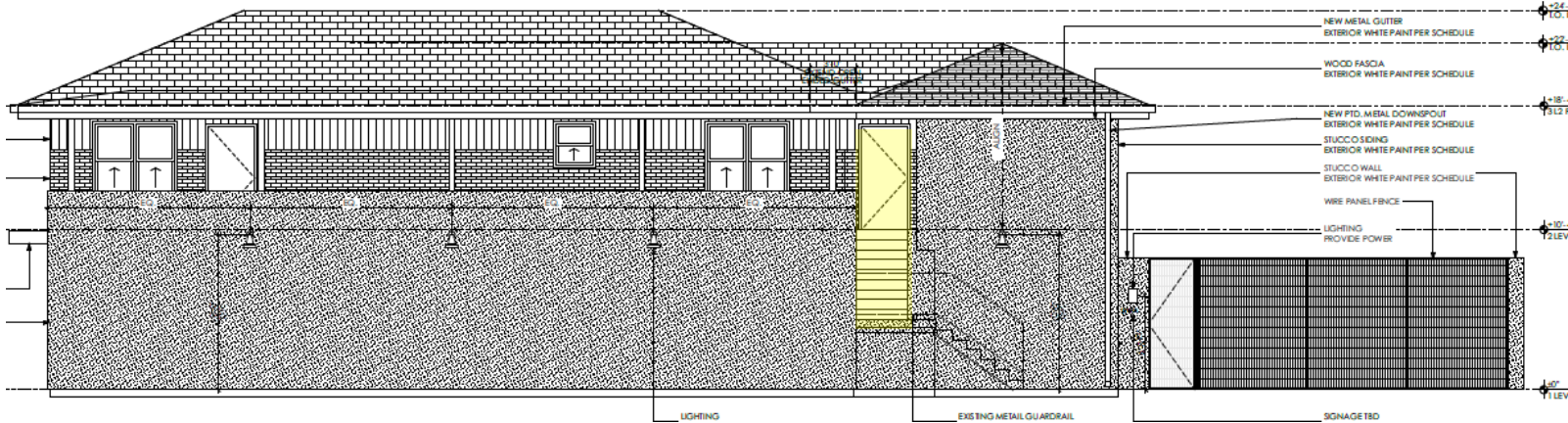
EXISTING

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



DEMOLITION ELEVATION: EAST

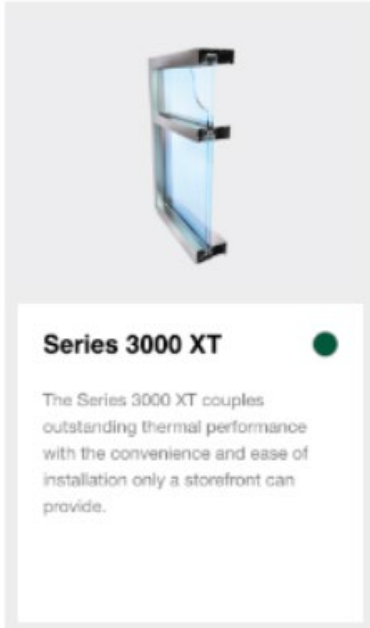
PROPOSED



November 8th, 2021

3522 White Oak - Proposed Storefront System

Proposed Storefront System: Oldcastle Series 3000 XT



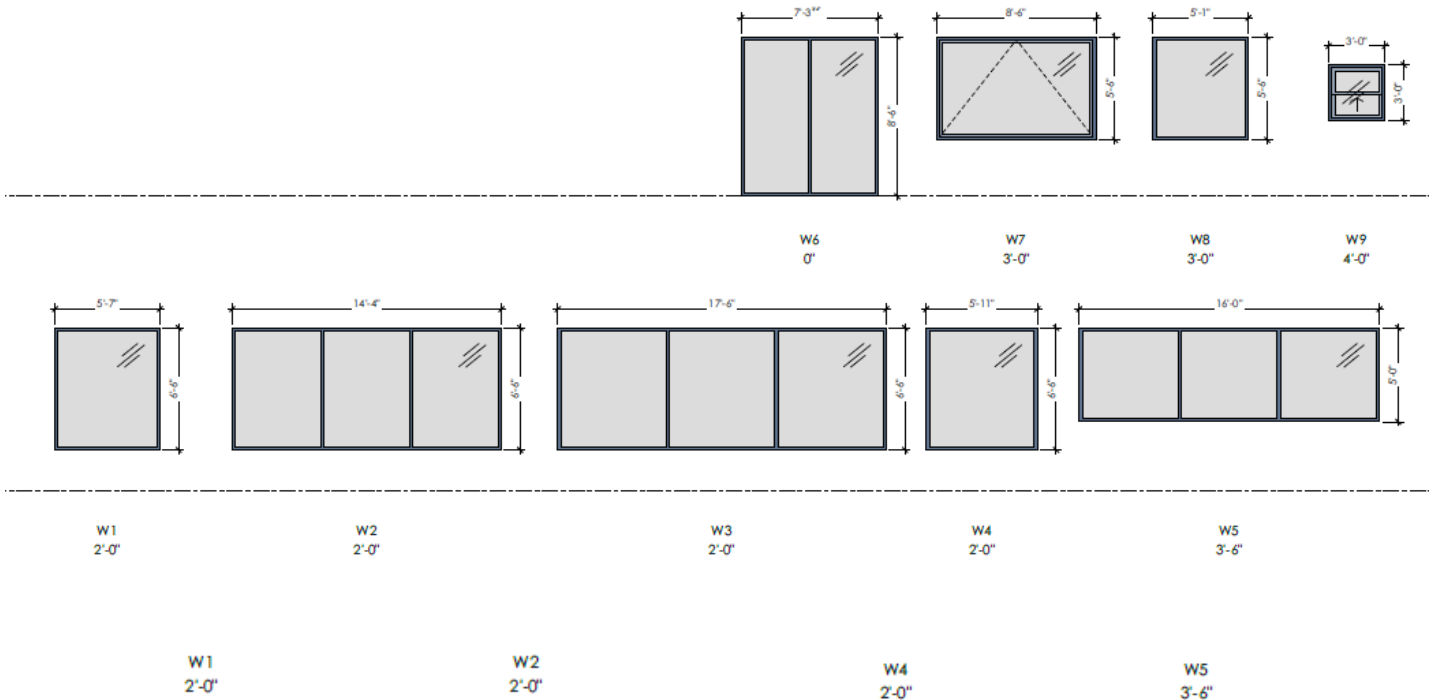
A.



B.

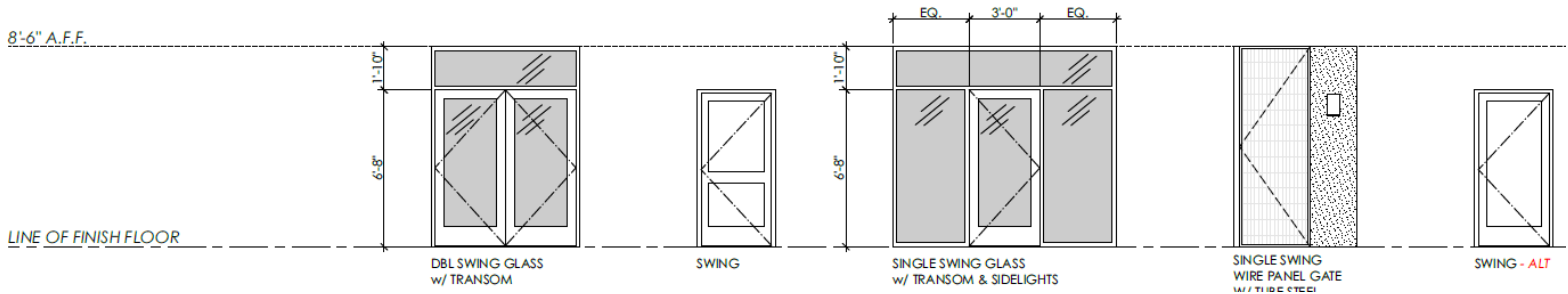
Image B illustrates the integration of the Oldcastle storefront system (windows and doors) in a historic building facade. Colors not representative of the design intent.

WINDOW SCHEDULE
PROPOSED



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

DOOR SCHEDULE
PROPOSED



DOOR TYPES

DOOR SCHEDULE						NOTES
ID	SIZE (WxH)	LOCATION	MATERIAL	FINISH	OPERATION	
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