

CERTIFICATE OF APPROPRIATENESS

Application Date: Aug. 4, 2023

Applicant: Tim Sisneros, agent for, Sonny BazBaz, owner

Property: 3400 White Oak Dr, Lots 11 & 12, Block 279, Houston Heights Neighborhood Subdivision. The property includes a historic 9,640 square foot, two-story brick veneer commercial situated on a 13,198 square foot (132' x 100') corner lot.

Significance: Contributing Storefront brick commercial, constructed circa 1930, located in the Houston Heights South Historic District. Approved COA in Dec. 2022 to remove non-historic brick on south elevation and install doors/windows on east elevation at existing and infilled openings.

Proposal: Alteration: Front Façade (South Elevation Facing White Oak Dr)

- Remove existing front façade due to deteriorating brick that is substrate and non-original
- Remove rotted wood studs and framing
- Replace with black brick, deep colored rust and brown stone panels and steel supports
- Remove non-original metal cornice along front and right elevations and replace with deep colored rust and brown stone panels
- Increase vehicle bay area to 25' x 12' on front elevation
- Enclose NW rear corner into conditioned space for added parking space inside structure
- Create three new openings at the rear of the structure
- **Information Subject To Change Before Final Report**

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: -
HAHC Action: -

APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

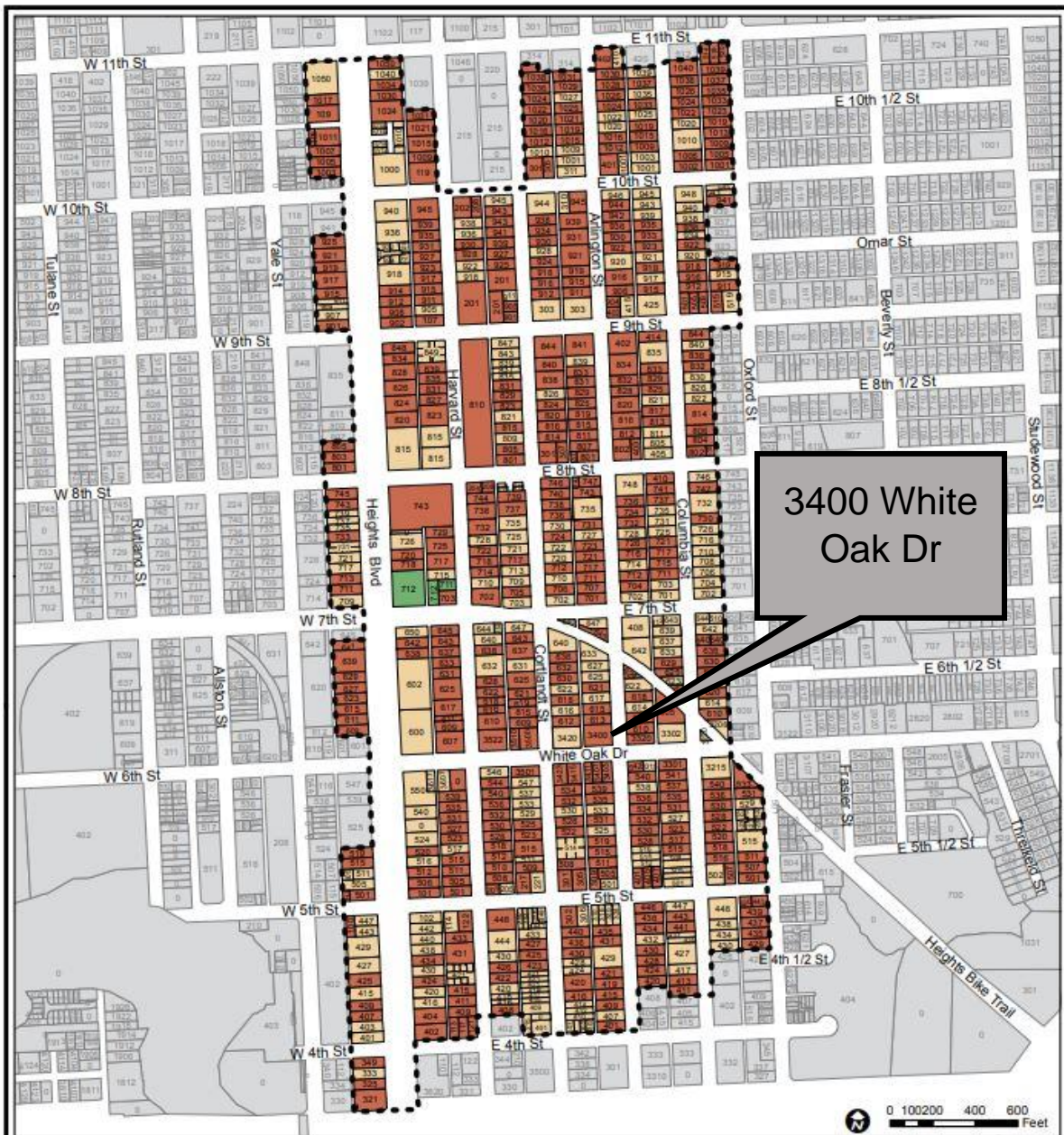
Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building 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 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (1) The proposed activity must retain and preserve the historical character of the property; |
| <input checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; |
| <input checked="" 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; The existing non- original brick on front façade is substrate and deteriorating. The wood studs and framing are rotted beyond restoration. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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

- | | | | |
|-------------------------------------|--------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines. |
|-------------------------------------|--------------------------|--------------------------|---|

District Map



Houston Heights South Historic District

Historic District Boundary

Building Classification

- Contributing
- Non-Contributing
- Park

Established: June 29, 2011
 Source: GIS Services Division
 Date: 4/24/2013
 Reference: pj17025_Heights_South

This map is made available for reference purposes only and should not be substituted for a survey product. The City of Houston will not accept liability of any kind in conjunction with its use.



PLANNING & DEVELOPMENT DEPARTMENT

Staff Photos – March 16, 2023



Staff Photos – March 16, 2023



Staff Photos – March 01, 2023



Staff Photos – March 01, 2023



Inventory Photo



Photos From Dec. 2022 COA



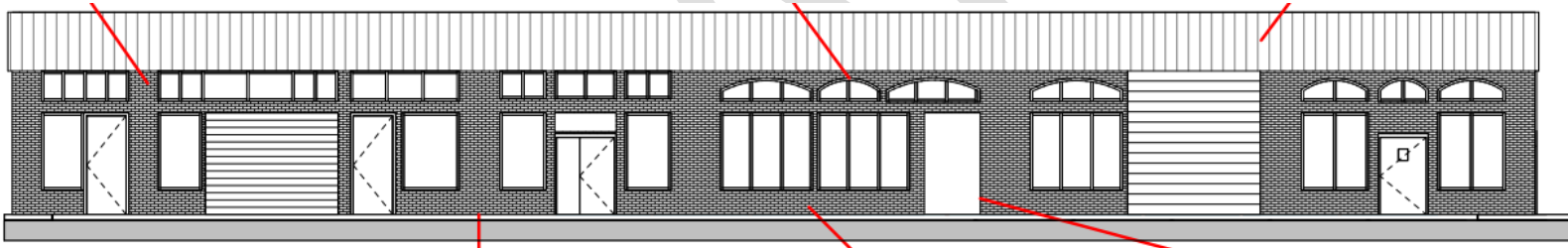
Photos From Dec. 2022 COA



Photos Provided By Applicant of Front (South) Elevation

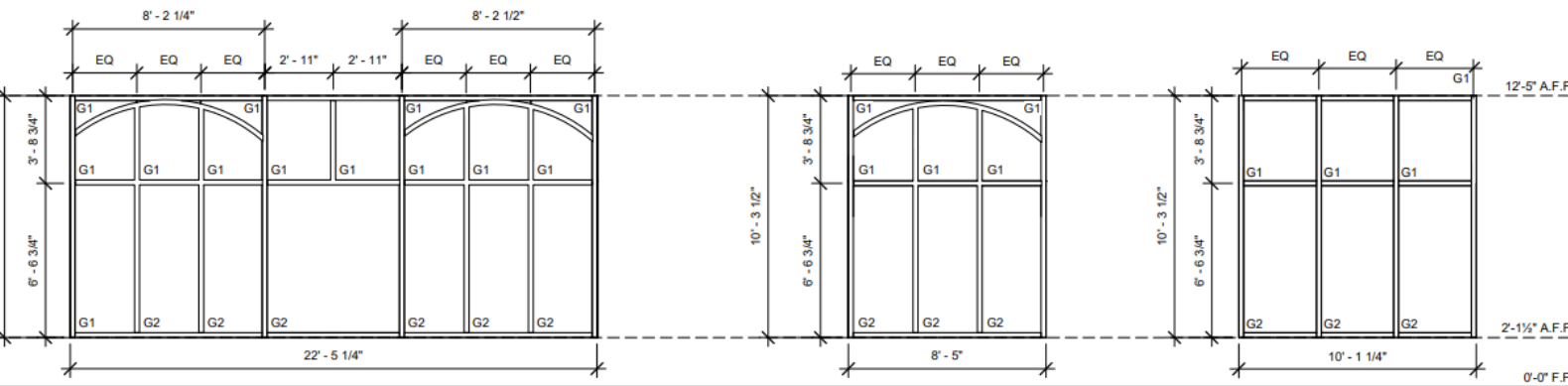
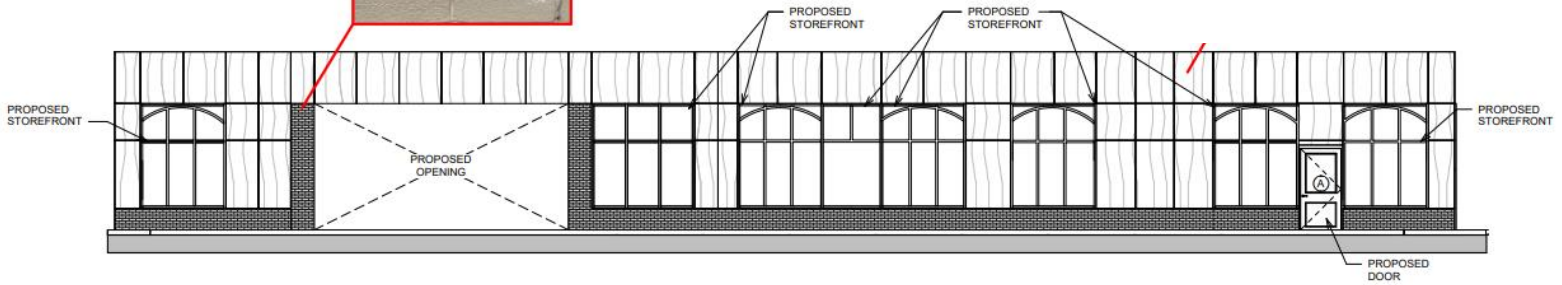


Existing Front (South) Elevation After Non-Historic Façade Removed



Proposed Front (South) Elevation

NEW BRICK TO MATCH
EXISTING BLACK BRICK

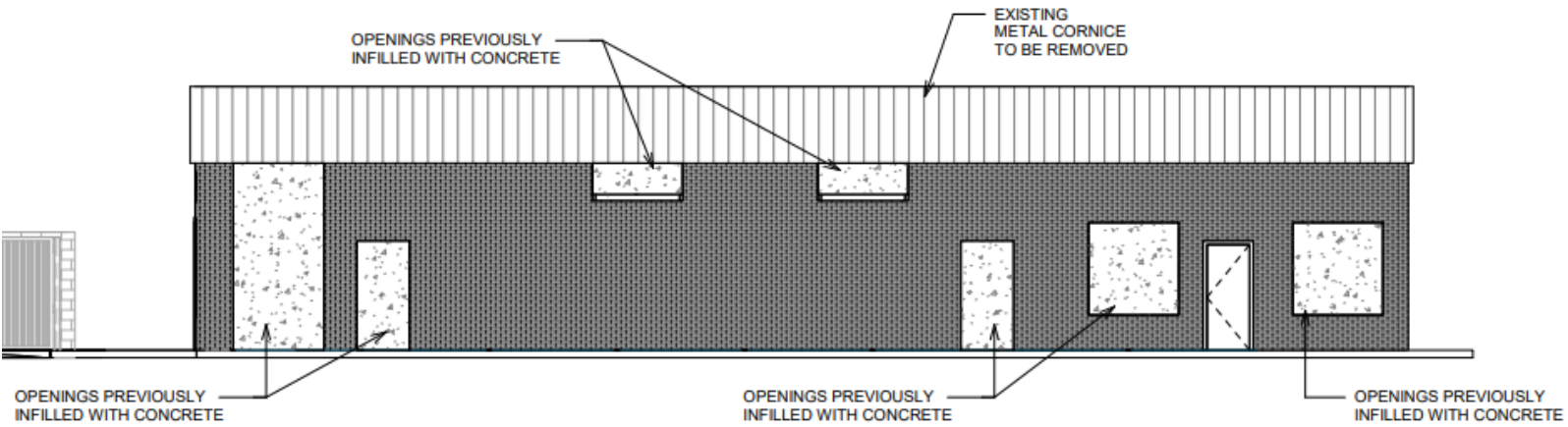


C
1" INSULATED
DARK BRONZE STOREFRONT
FRAME 4-1/2"
SOLAR GRAY
SHGC=0.26
U VALUE =0.26

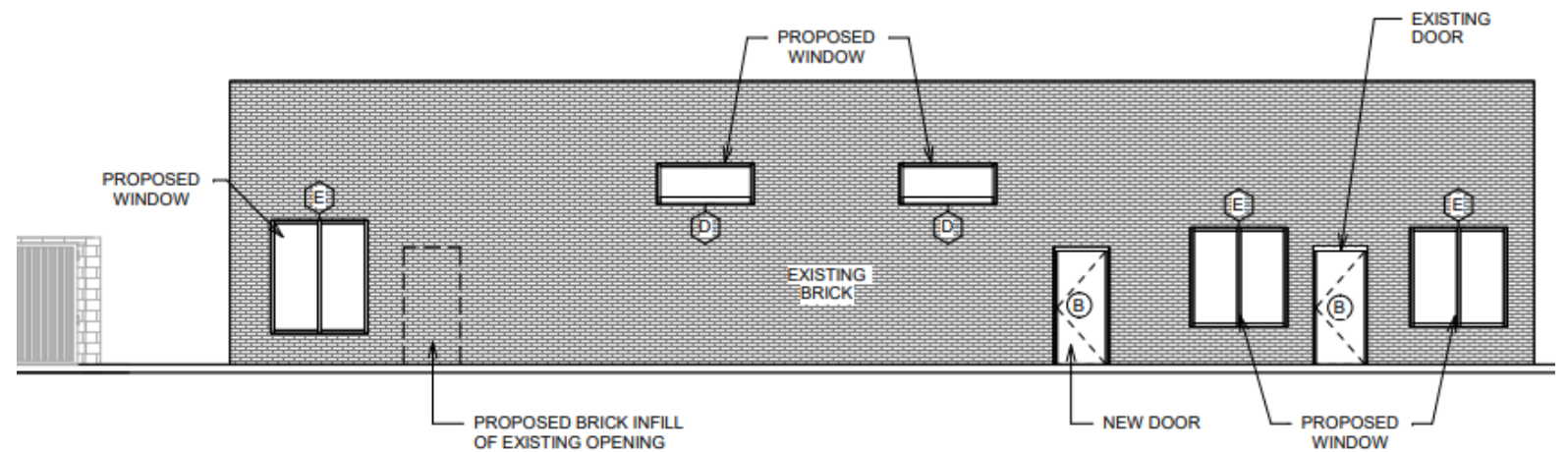
B
1" INSULATED
DARK BRONZE STOREFRONT
FRAME 4-1/2"
SOLAR GRAY
SHGC=0.26
U VALUE =0.26

A
1" INSULATED
DARK BRONZE STOREFRONT
FRAME 4-1/2"
SOLAR GRAY
SHGC=0.26
U VALUE =0.26

Existing Right (East) Elevation



Proposed Right (East) Elevation

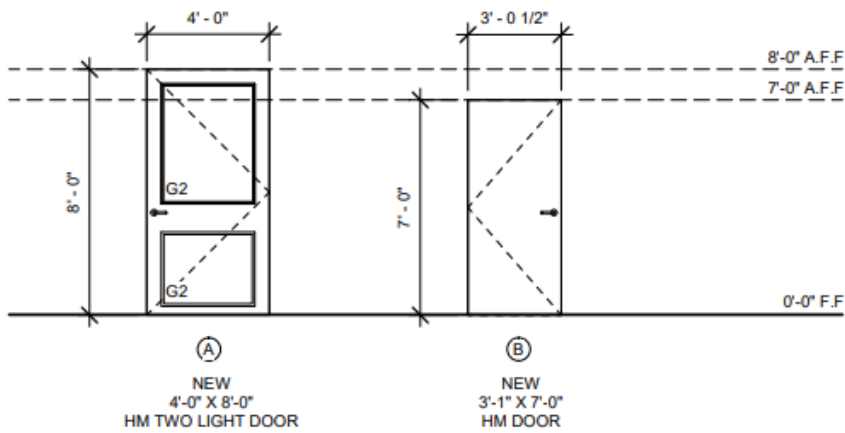


Proposed Right (East) Elevation Rendering



Proposed Door Schedule

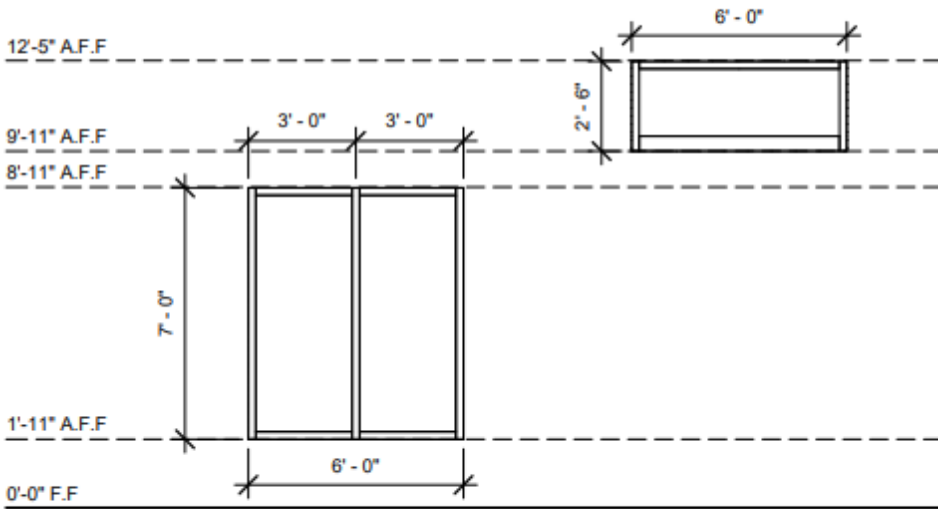
DOOR SCHEDULE									
TYPE	DOOR					FIRE RATING	HARDWARE	FRAME	
	WIDTH	HEIGHT	THICKNESS	MATERIAL	FINISH			MATERIAL	FINISH
A	4' - 0"	8' - 0"	1 3/4"	HM/GLASS	PTD			HM	PTD
B	3' - 0 1/2"	7' - 0"	1 3/4"	HM	PTD	---		HM	PTD





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Proposed Window Schedule

WINDOW SCHEDULE							
TYPE	ROUGH OPENING		MANUFACTURER	MATERIAL	FINISH	GLAZING	HEAD HEIGHT
	WIDTH	HEIGHT					
D	6' - 0"	2' - 6"		METAL	PTD	G1	12' - 5'
E	6' - 0"	7' - 0"		METAL	PTD	G2	8' - 11'

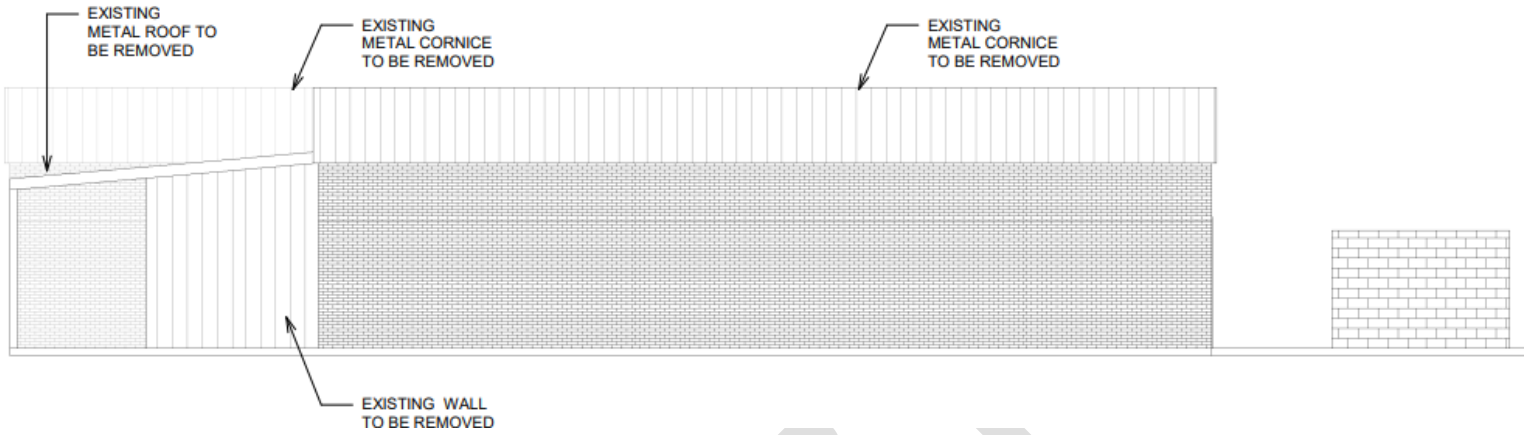



 NEW
 6'-0" X 7'-0"
 SILL HEIGHT 1'-11"

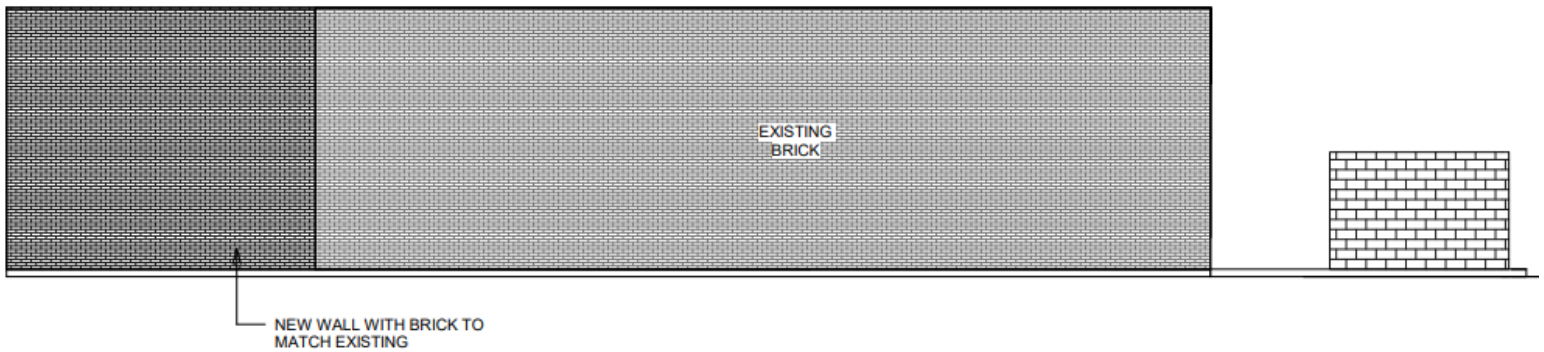

 NEW
 6'-0" X 2'-6"
 SILL HEIGHT 9'-11"



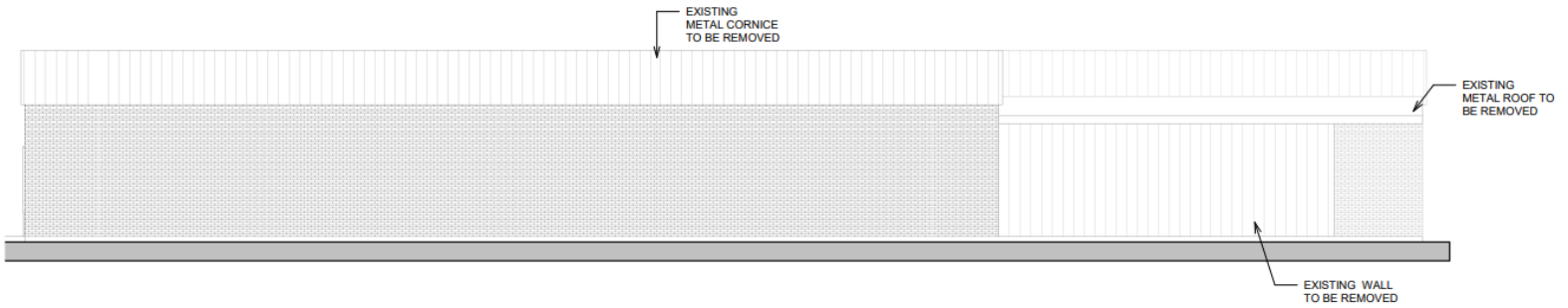
Existing Left (West) Elevation



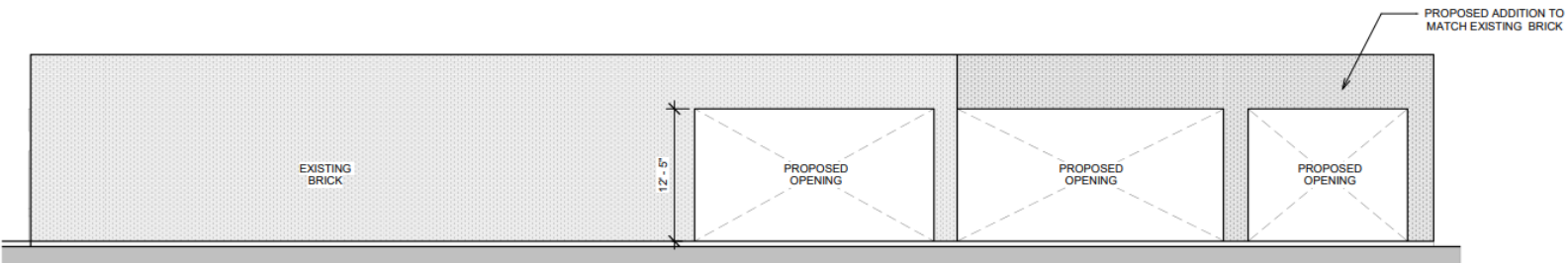
Proposed Left (West) Elevation



Existing Rear (North) Elevation

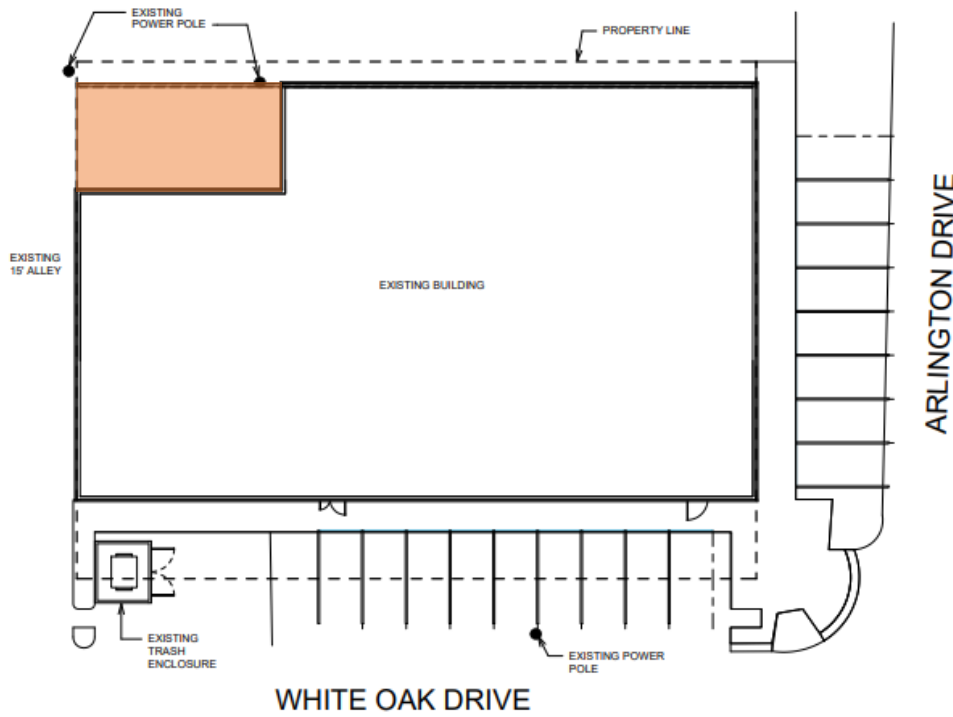


Proposed Rear (North) Elevation

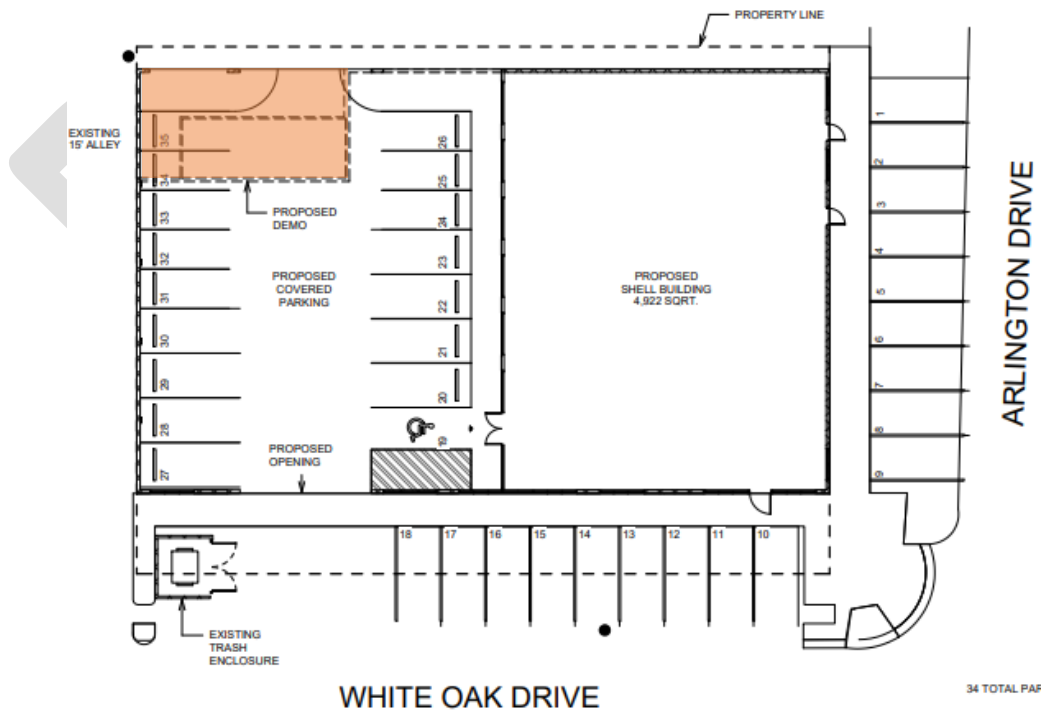


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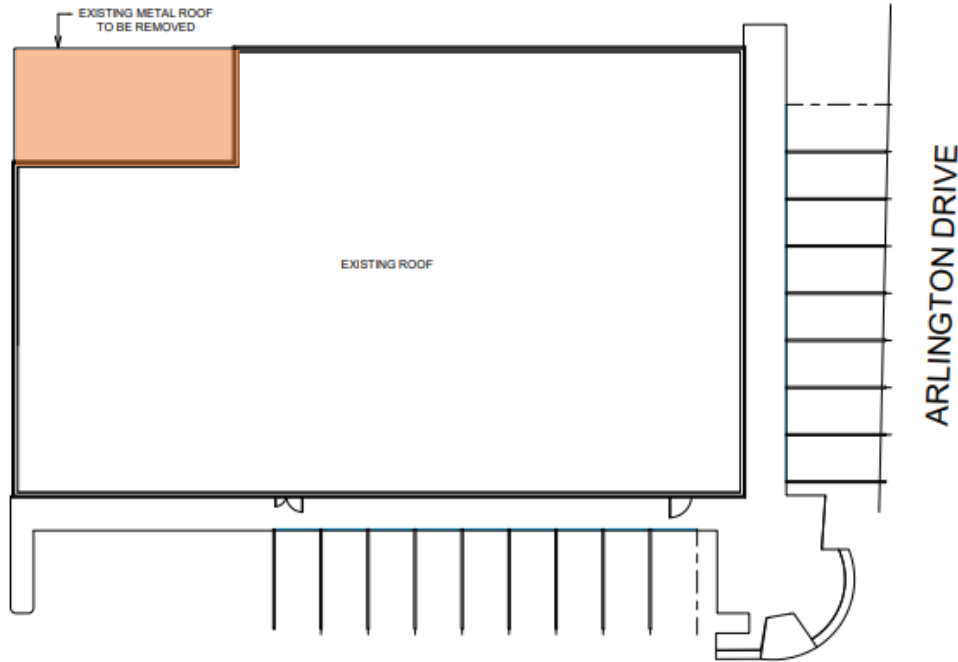
Existing Site Plan



Proposed Site Plan

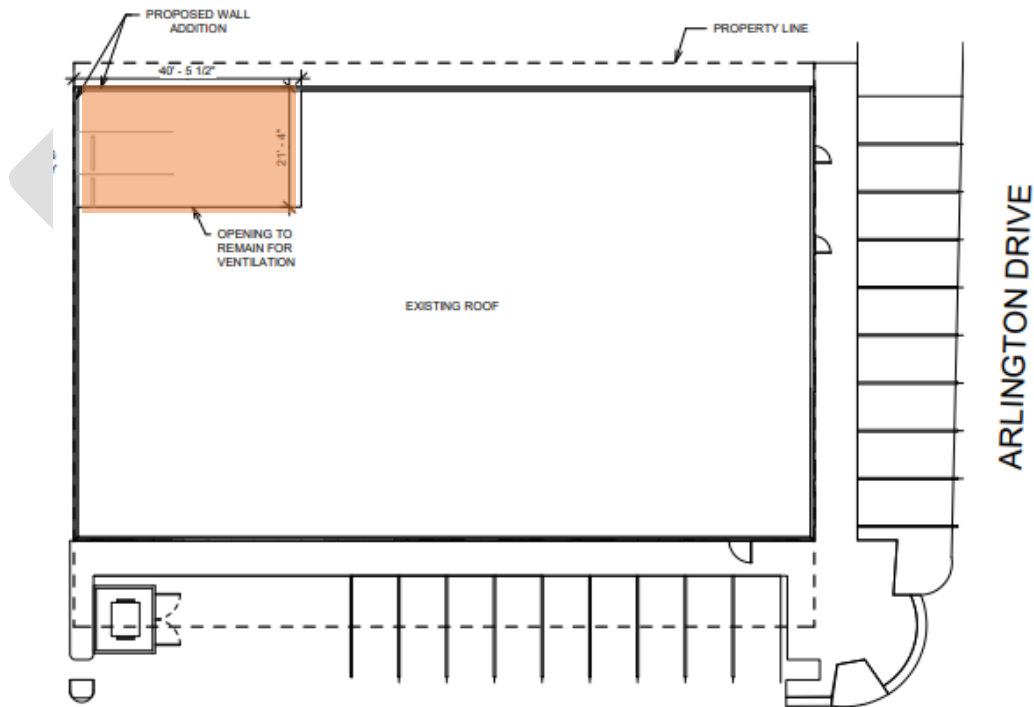


Existing Roof Plan



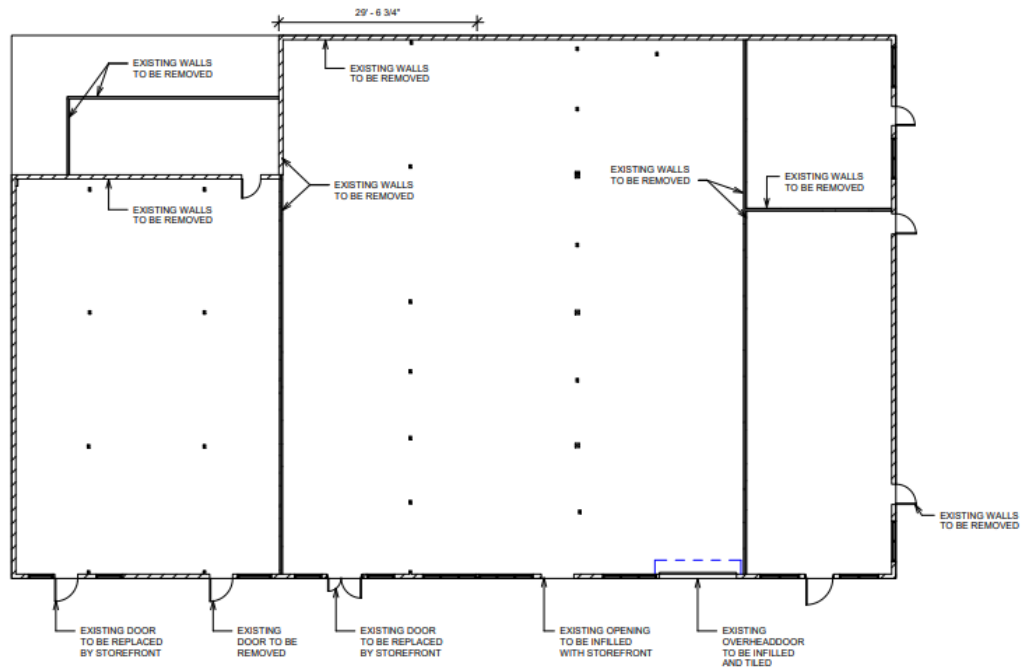
WHITE OAK DRIVE

Proposed Roof Plan



WHITE OAK DRIVE

Existing Floor Plan



Proposed Floor Plan

