

CERTIFICATE OF APPROPRIATENESS

Application Date: Aug. 4, 2023

Applicant: Tim Cisneros, 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: Fenestration and Vehicle Openings

- Remove existing front façade due to deteriorating brick that is substrate and non-original
- Remove wood studs and framing
- Remove non-original metal cornice along front and right elevations
- Increase vehicle bay area to 25' x 12' on front elevation
- Enclose NW rear corner into conditioned space for added parking space inside structure

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Denial: Does not satisfy 1, 3, 4, 5, 7, 9

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:

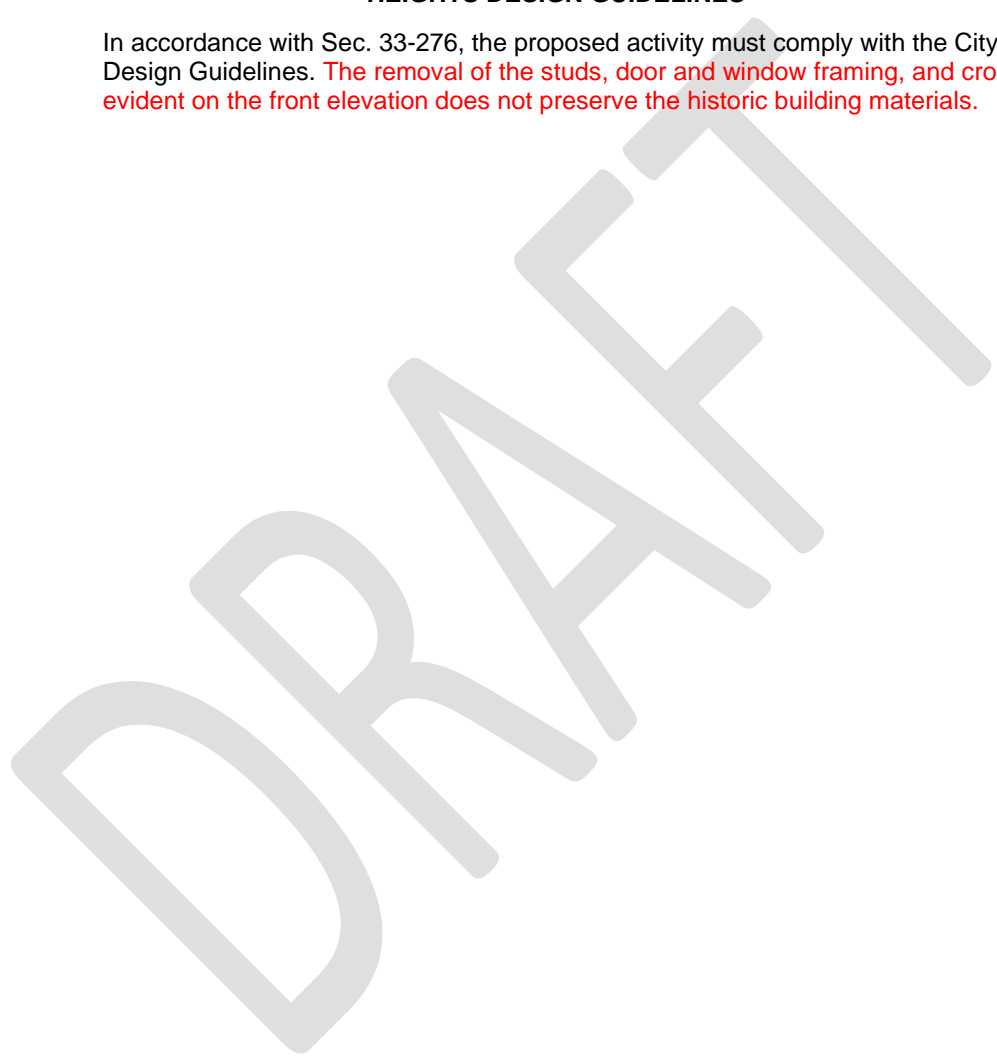
- | S | D | NA | |
|-------------------------------------|-------------------------------------|--------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (1) The proposed activity must retain and preserve the historical character of the property; The proposed front elevation does not preserve the historical character of the façade. A storefront is the most important architectural feature of historic commercial buildings. |
| <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 type="checkbox"/> | <input checked="" 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; The proposed front elevation creates a later appearance. The existing openings (doors & windows) shows a distinguishing feature pattern of regularly spaced load-bearing brick columns, door openings, window openings, and window sashes, particularly on the right half of the façade where there exists semicircle sashes. |
| <input type="checkbox"/> | <input checked="" 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; The proposed front elevation removes the distinguishing fenestration configurations and does not preserve the storefront's distinguishing architectural feature. Storefront doors were often flanked by large, display windows. The removal of several door openings does not preserve the storefronts distinguishing quality and historical character. Transoms above the display windows became key elements in early 20th century storefronts. These transoms of the past could be opened to permit air circulation into the store. The proposed activity does not preserve the quality nor character of the building. |
| <input type="checkbox"/> | <input checked="" 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; The proposed front elevation does not maintain nor does it replicate the distinctive fenestration configurations. The proposed front elevation eliminates a brick column and door/window opening for the widening of a vehicle bay. This elimination diminishes its historical character. |
| <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; Replacement of deteriorating, existing brick columns will be visually compatible with the materials being replaced in form, design, texture, dimension, and scale |
| <input type="checkbox"/> | <input checked="" 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; The existing front elevation shows physical evidence of a distinctive fenestration pattern including semicircle window sashes on the right half of the elevation. The proposed front elevation does not accurately duplicate the existing fenestration openings as it removes several door openings, display windows, and transom windows along with a character-defining semicircle sashes in the transoms on the right half of the front elevation. |
| <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 type="checkbox"/> | <input checked="" 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 wood studs, door and window framing, and cross beams are in repairable condition. |

These can be repaired and put back into its original locations. The complete removal of these studs and framing would destroy significant architectural materials.

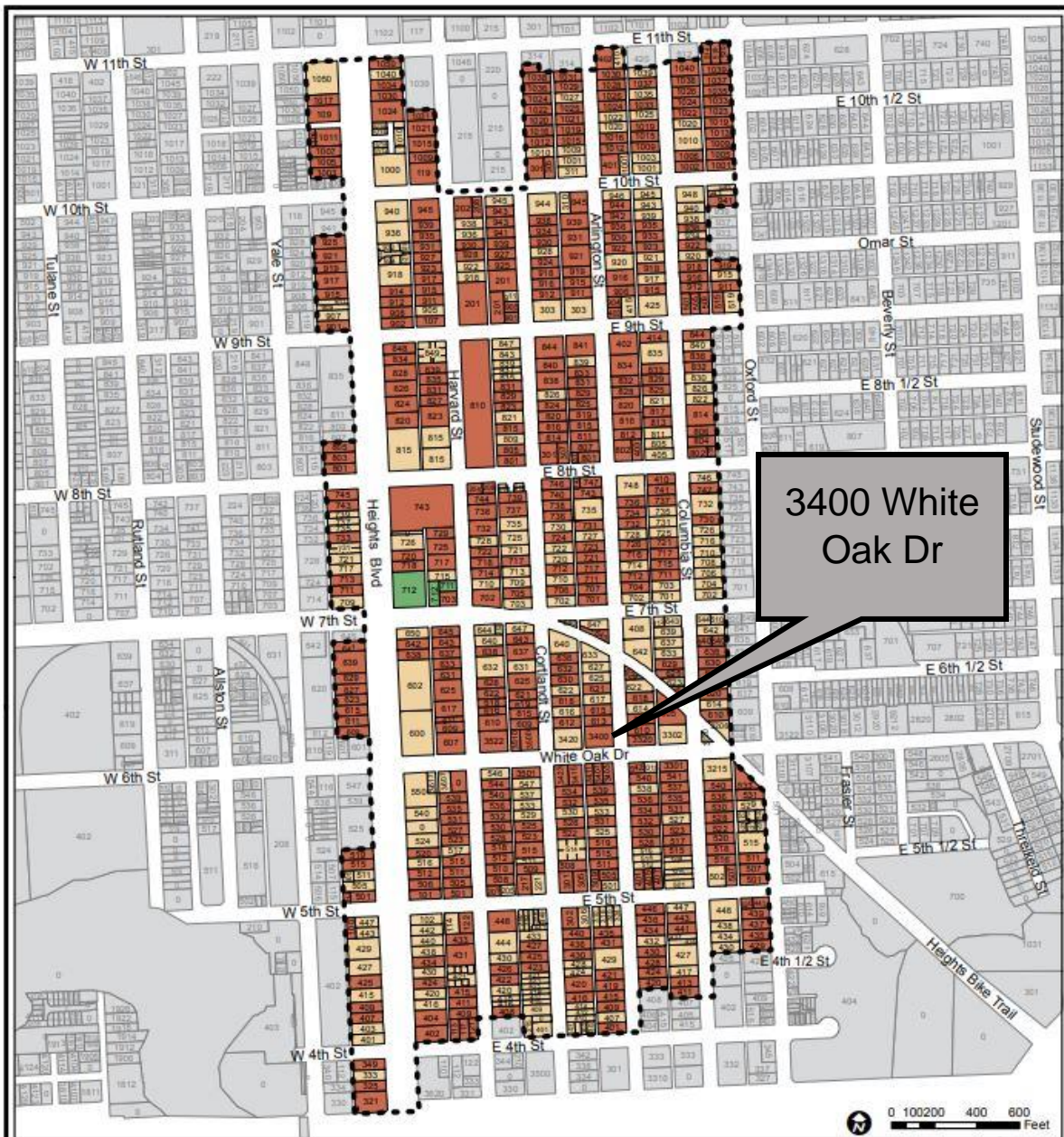
- (10) The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; and
- (11) The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must 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. The removal of the studs, door and window framing, and cross beams that are evident on the front elevation does not preserve the historic building materials.



District Map



Houston Heights South Historic District

Historic District Boundary

Building Classification

- Contributing
- Non-Contributing
- Park

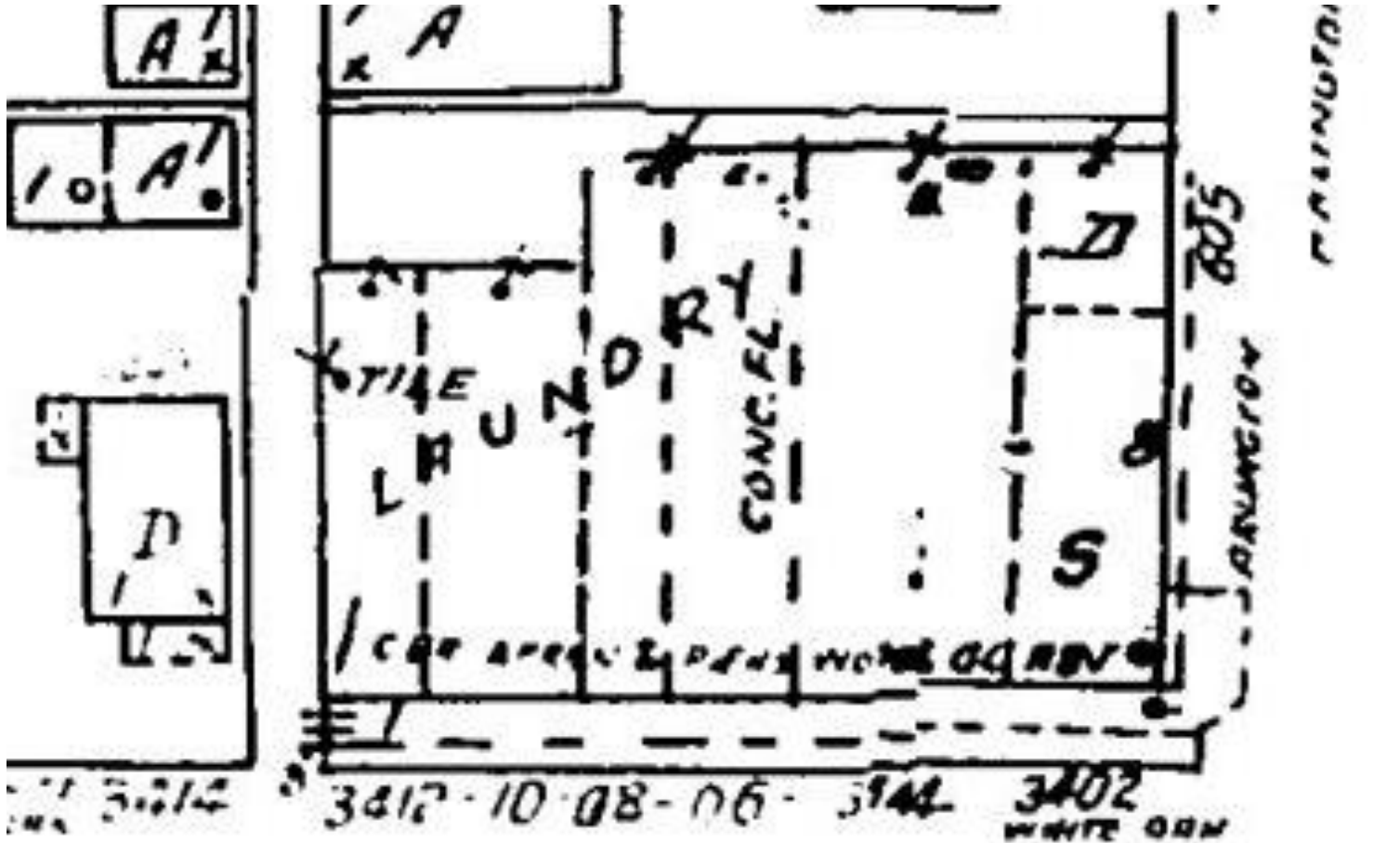
Established: June 29, 2011
 Source: GIS Services Division
 Date: 4/24/2013
 Reference: pj17025_Heights_South

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

Sanborn Map



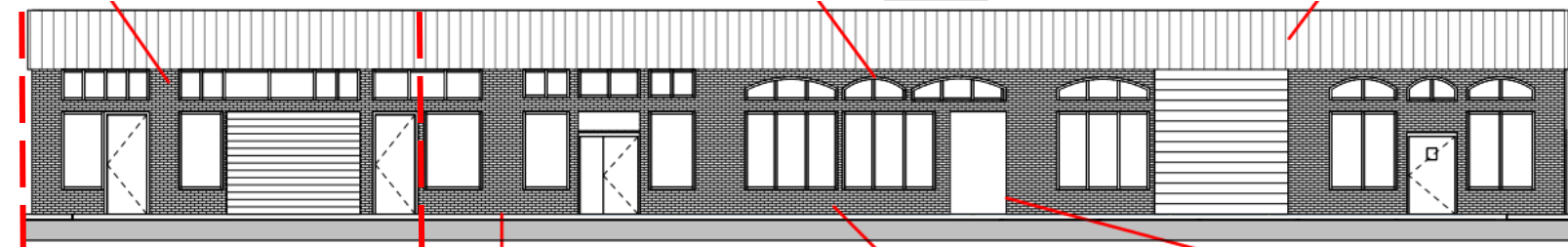
Inventory Photo



Photos Provided By Applicant of Front (South) Elevation



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



Proposed Front (South) Elevation (HAHC 11-9-2023)



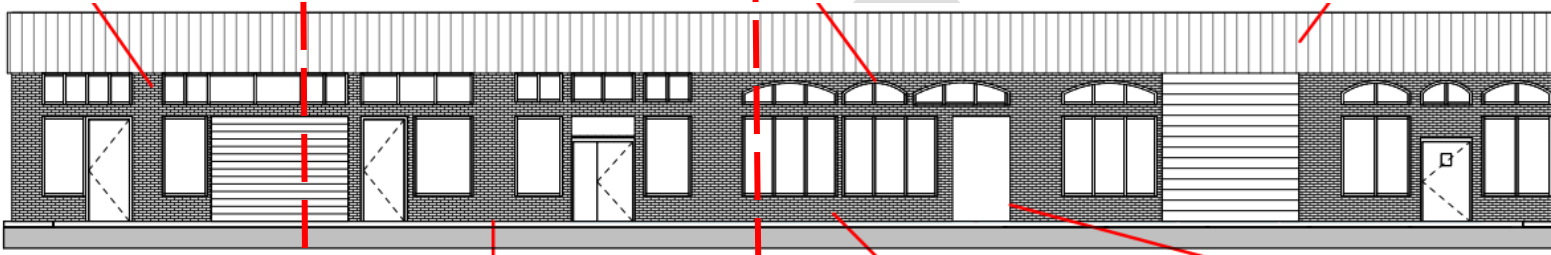
Staff Photos – September 27, 2023



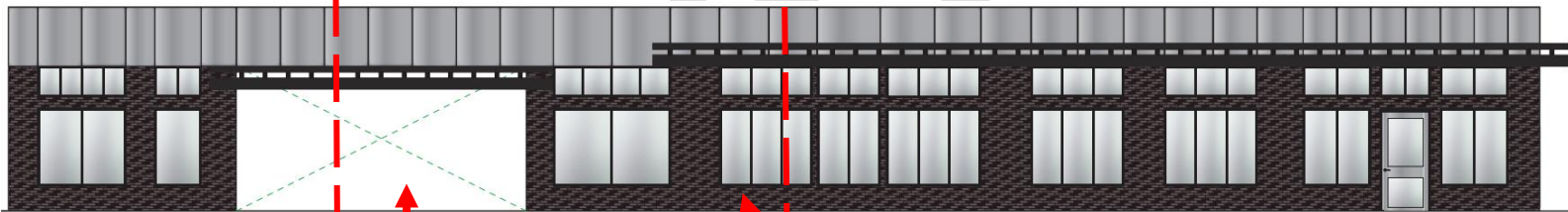
Photos Provided By Applicant of Front (South) Elevation



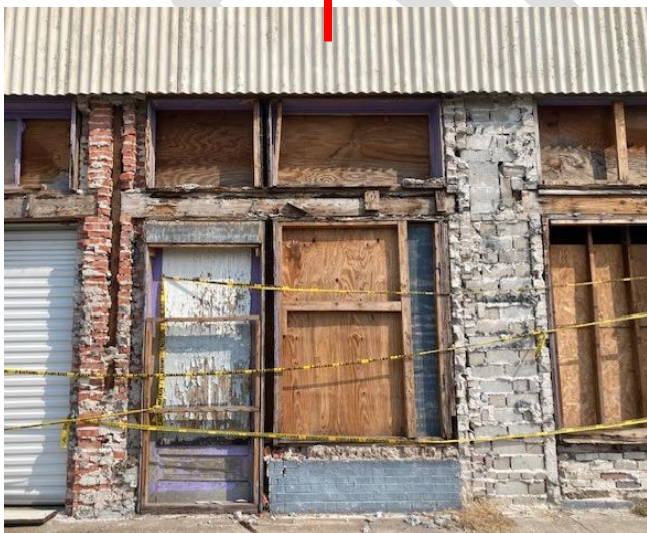
Existing Front (South) Elevation After Non-Historic Façade Removed



Proposed Front (South) Elevation (HAHC 11-9-2023)



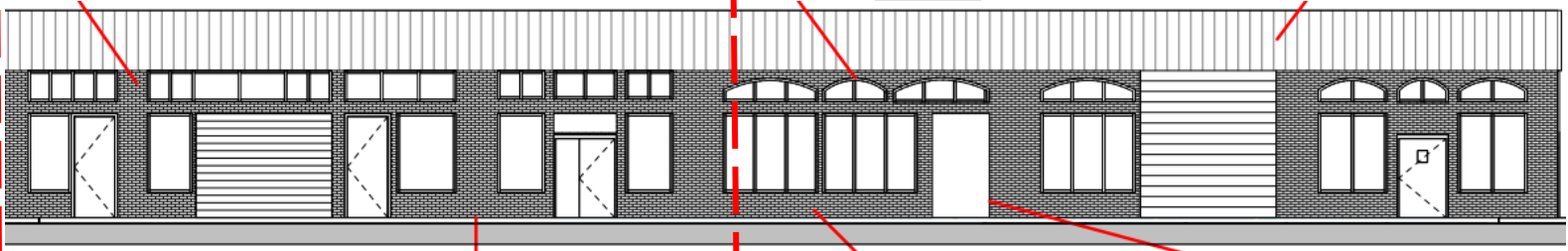
Staff Photos – September 27, 2023



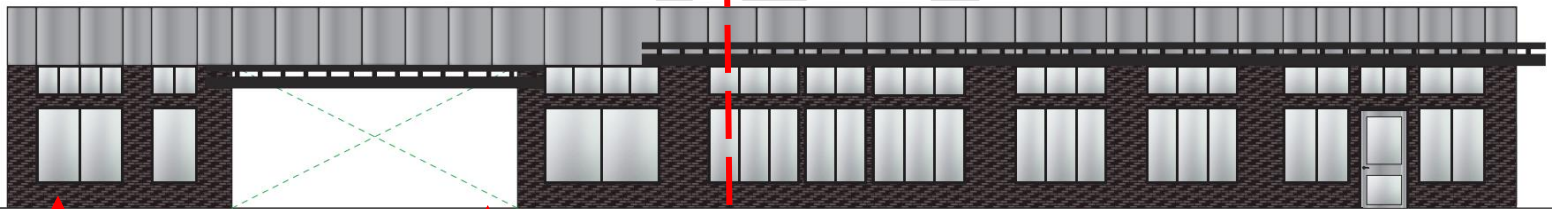
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Proposed Front (South) Elevation (HAHC 11-9-2023)



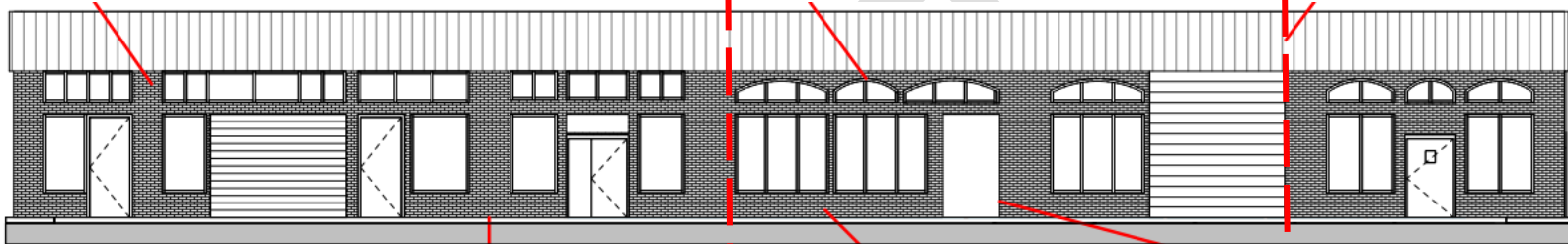
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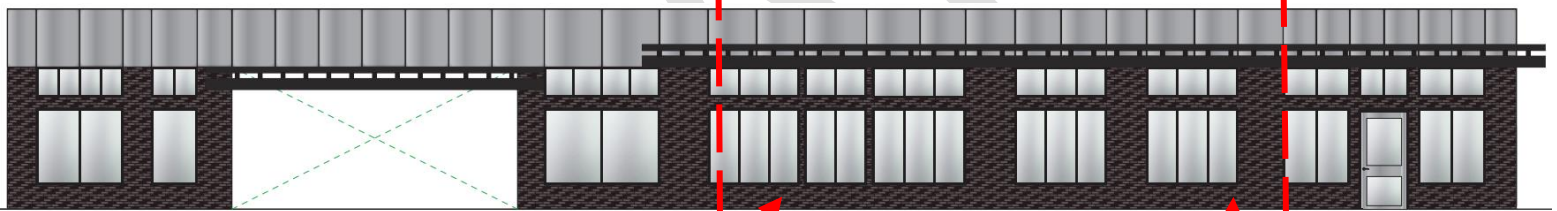
Photos Provided By Applicant of Front (South) Elevation



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



Proposed Front (South) Elevation (HAHC 11-9-2023)



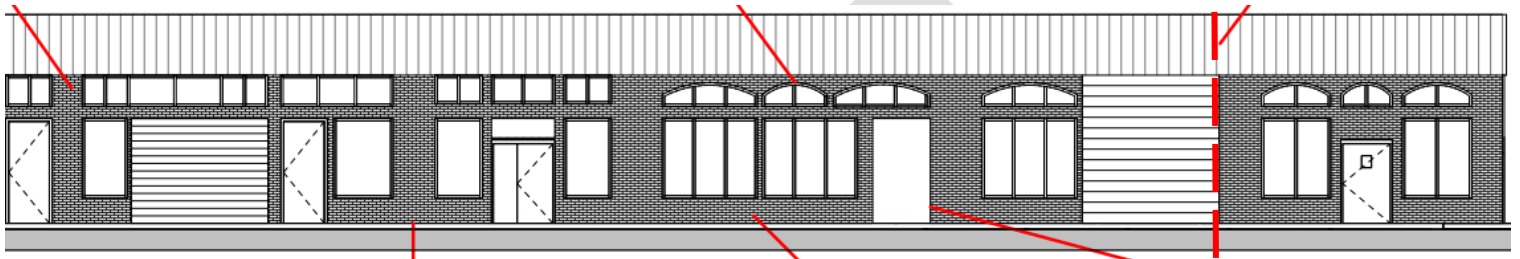
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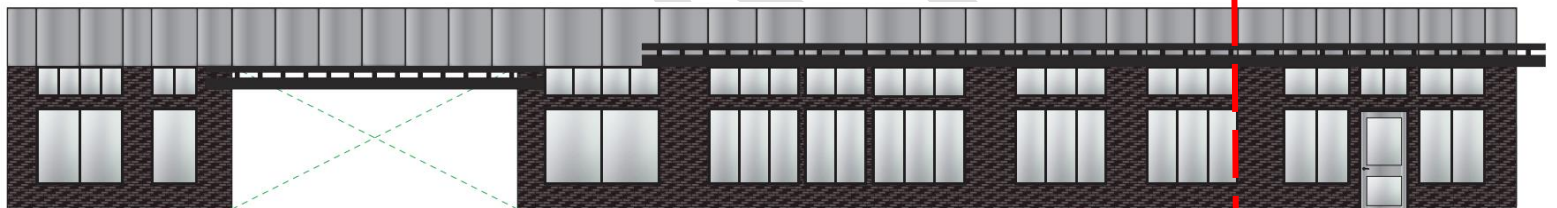
Photos Provided By Applicant of Front (South) Elevation



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



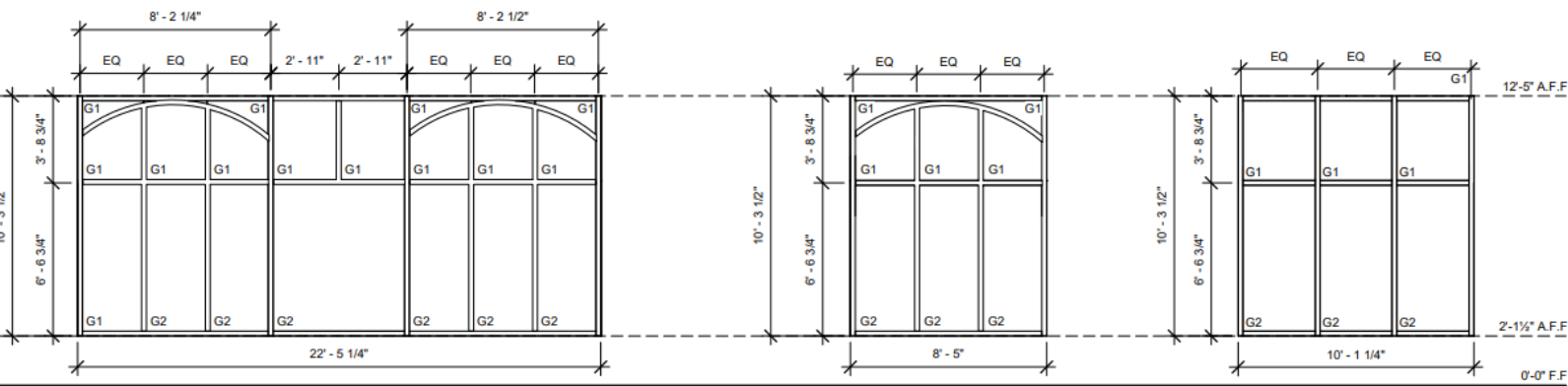
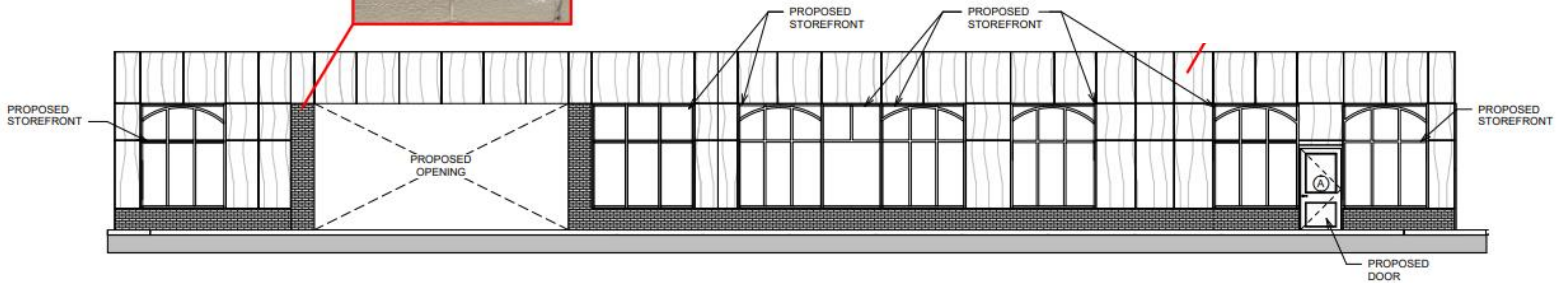
Proposed Front (South) Elevation (HAHC 11-9-2023)



Staff Photos – September 27, 2023



Proposed Front (South) Elevation (HAHC 9-14-2023)



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

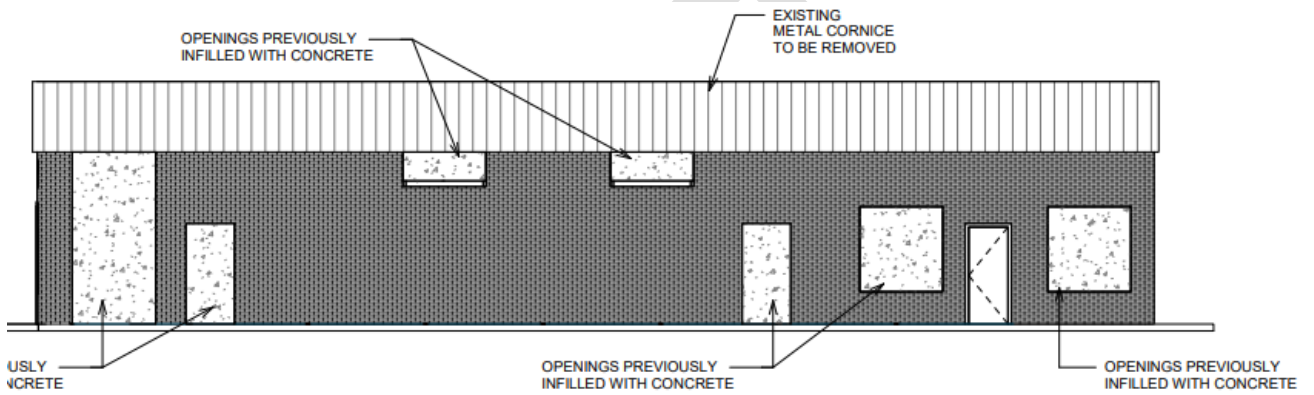
B
1" INSULATED
DARK BRONZE STOREFRONT
FRAME 4-1/2"
SOLAR GRAY
SHGC=0.26
U VALUE =0.26

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

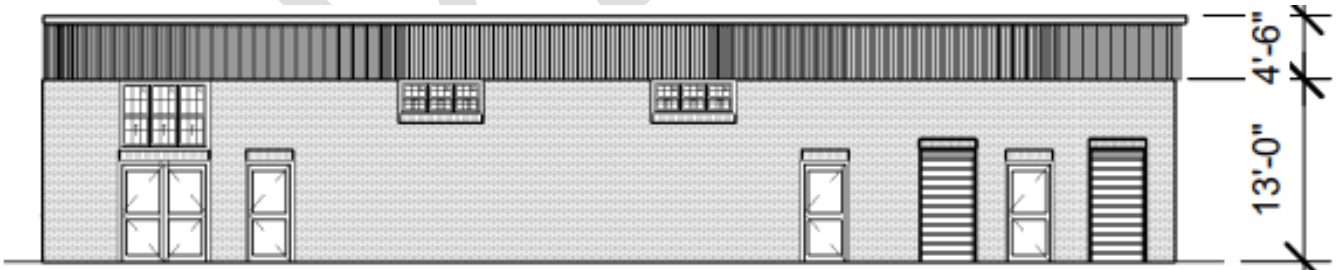
Current Photo Provided by Agent



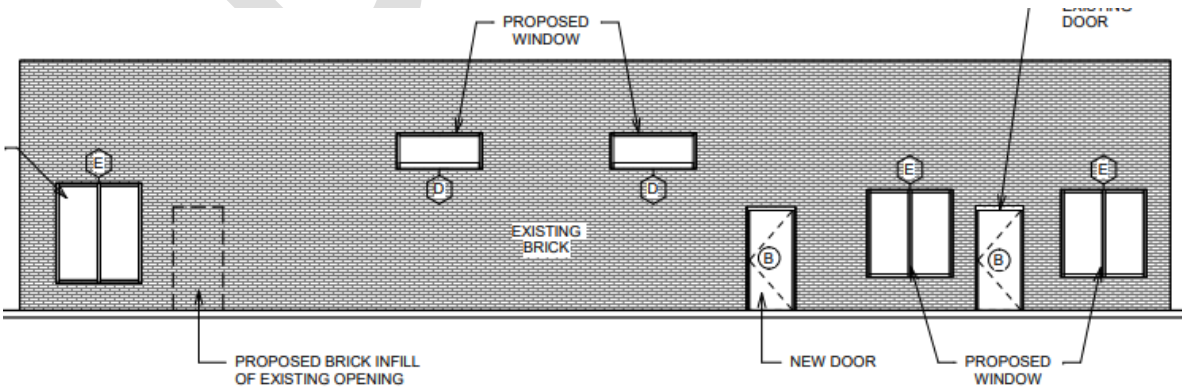
Existing Right (East) Elevation



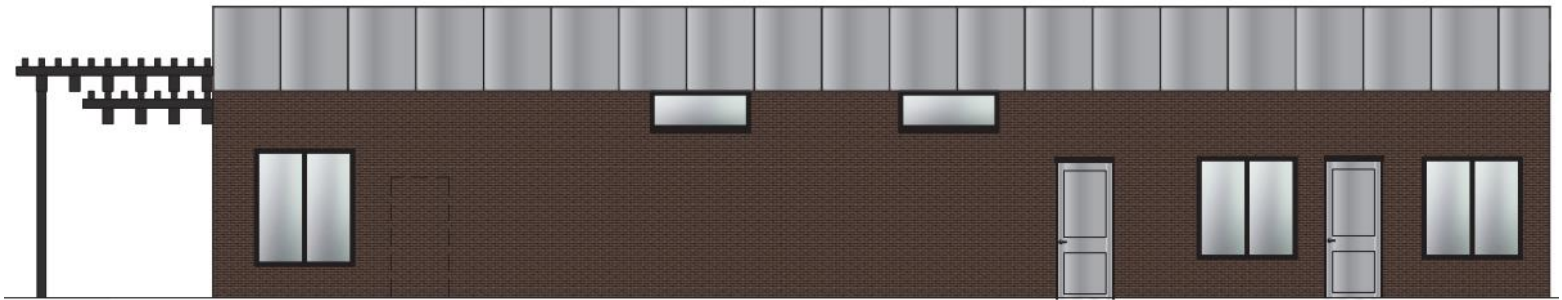
Proposed East (facing Arlington St) Elevation (HAHC 12-14-2022)



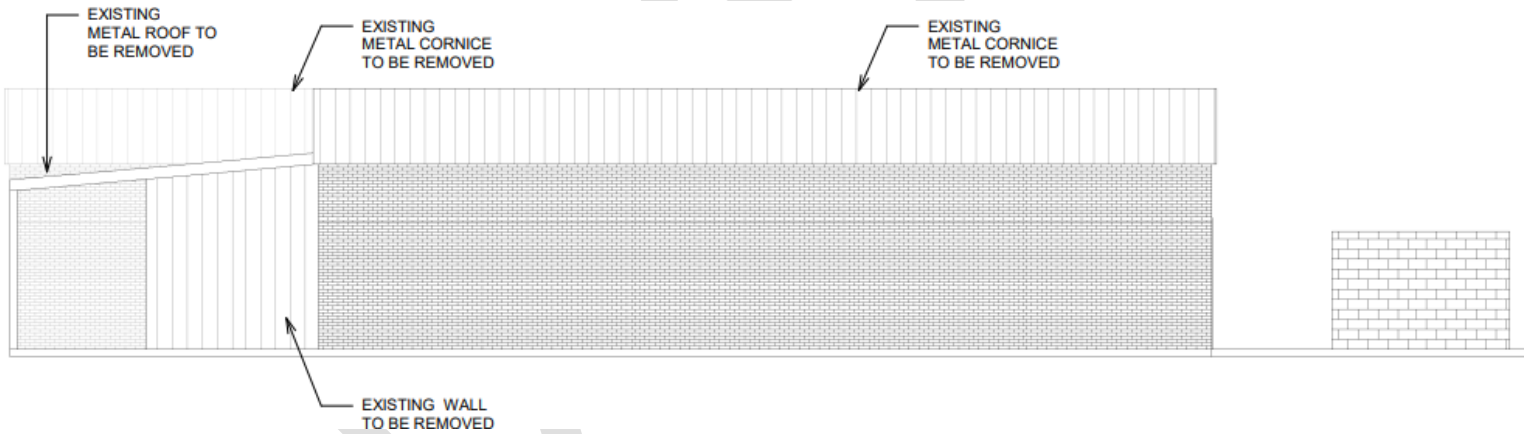
Proposed Right (East) Elevation (HAHC 11-9-2023)



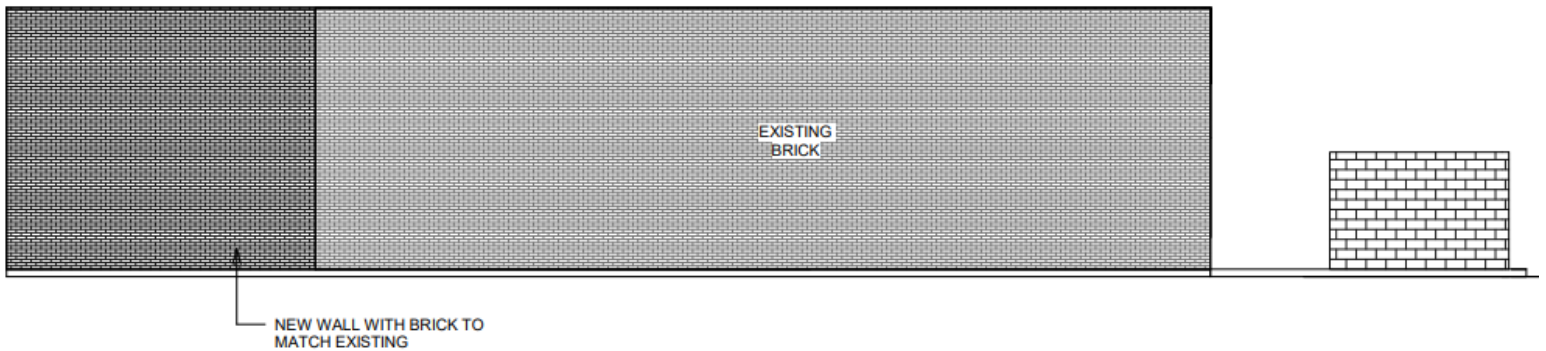
Proposed Right (East) Elevation Rendering (HAHC 11-9-2023)



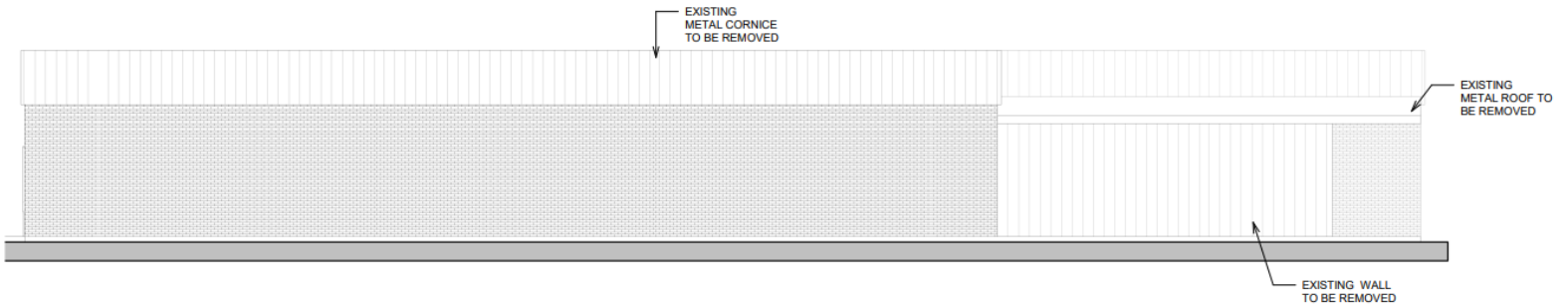
Existing Left (West) Elevation



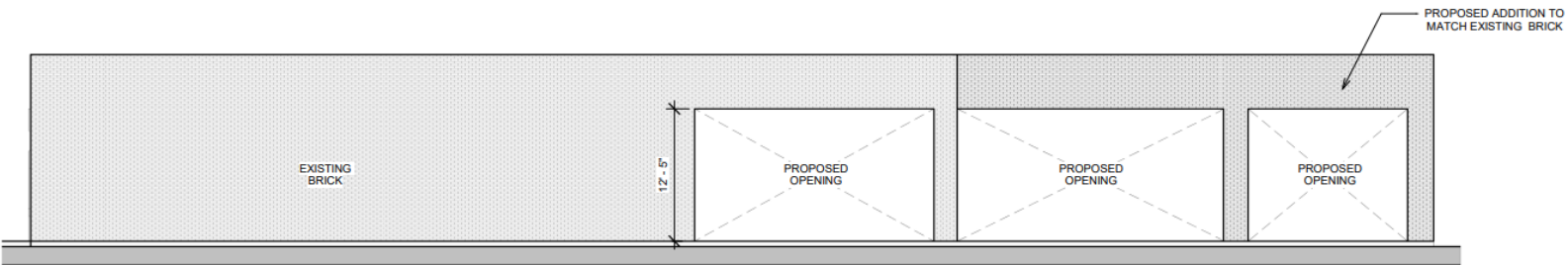
Proposed Left (West) Elevation



Existing Rear (North) Elevation

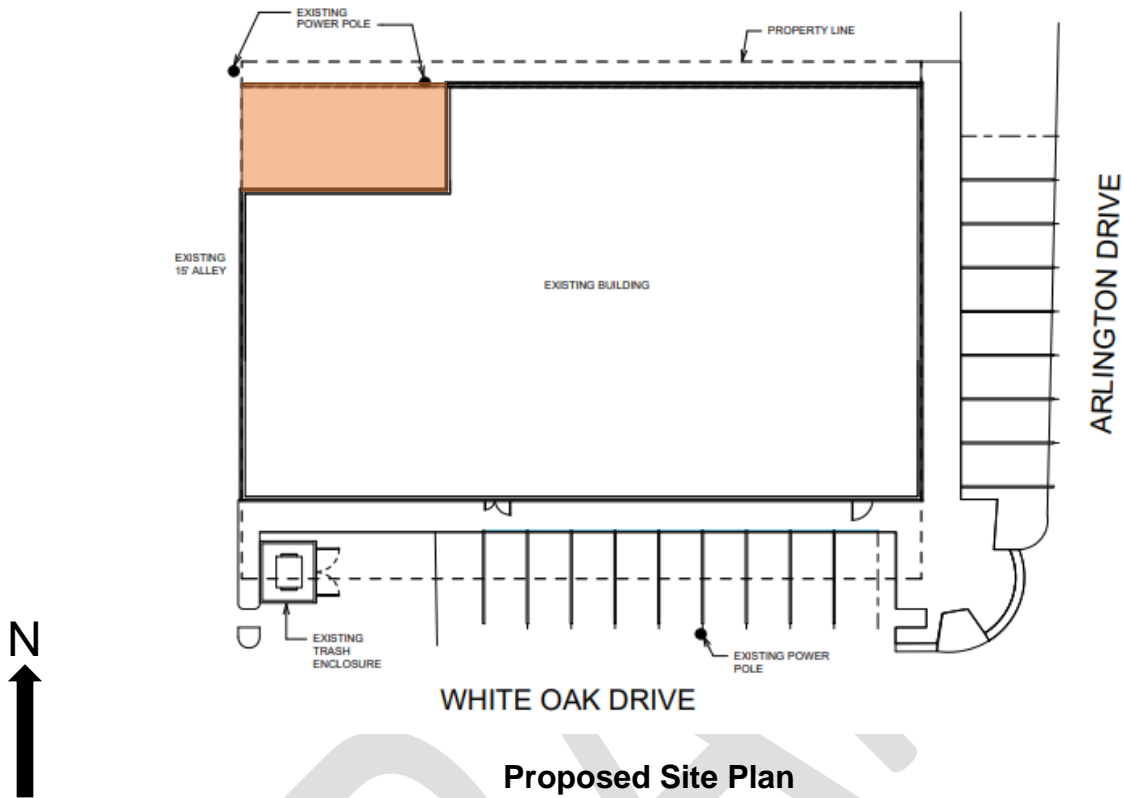


Proposed Rear (North) Elevation

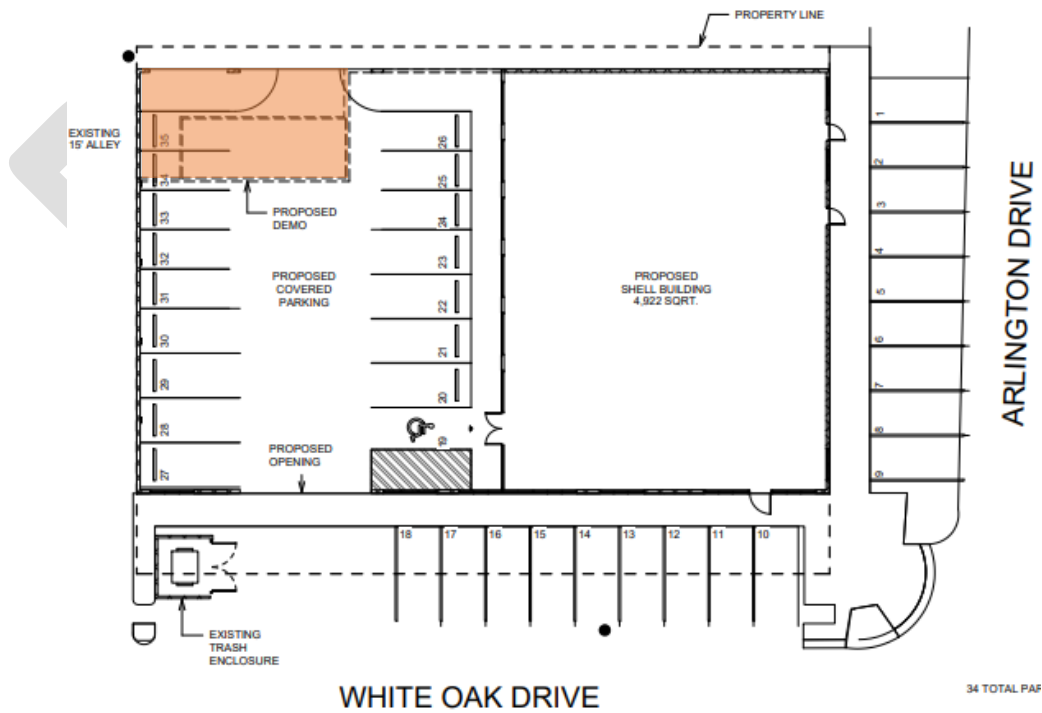


DRAFT

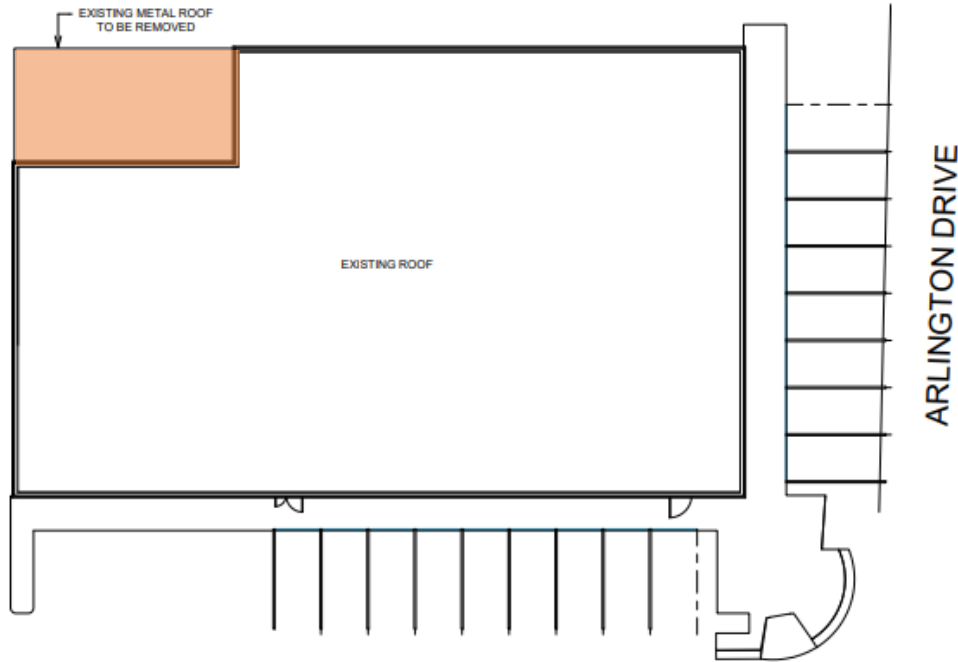
Existing Site Plan



Proposed Site Plan

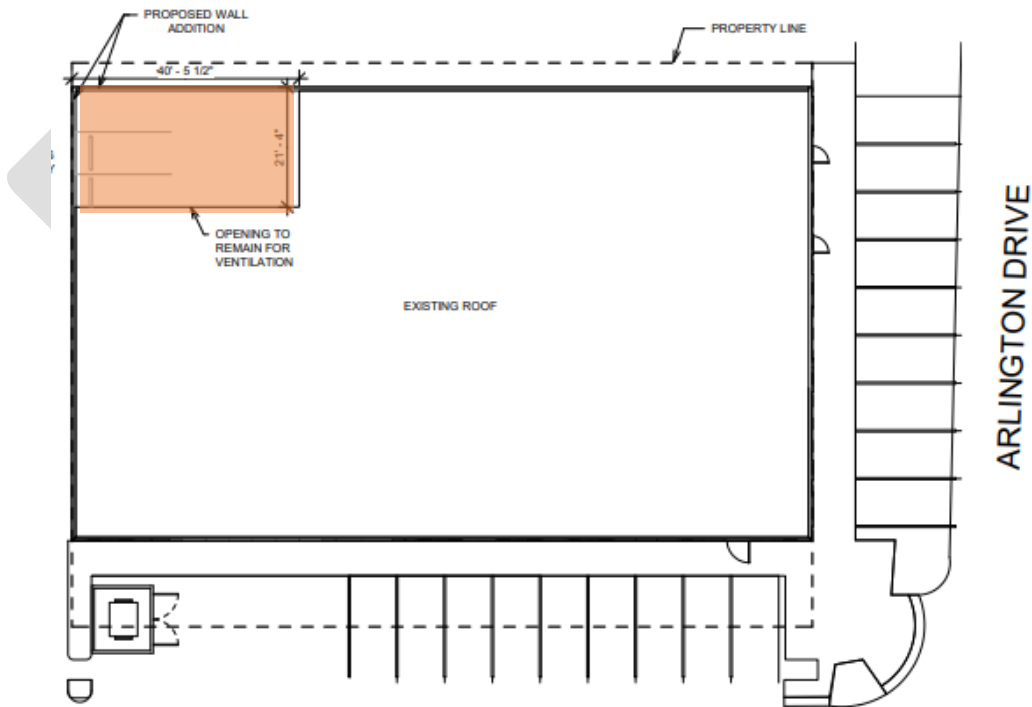


Existing Roof Plan



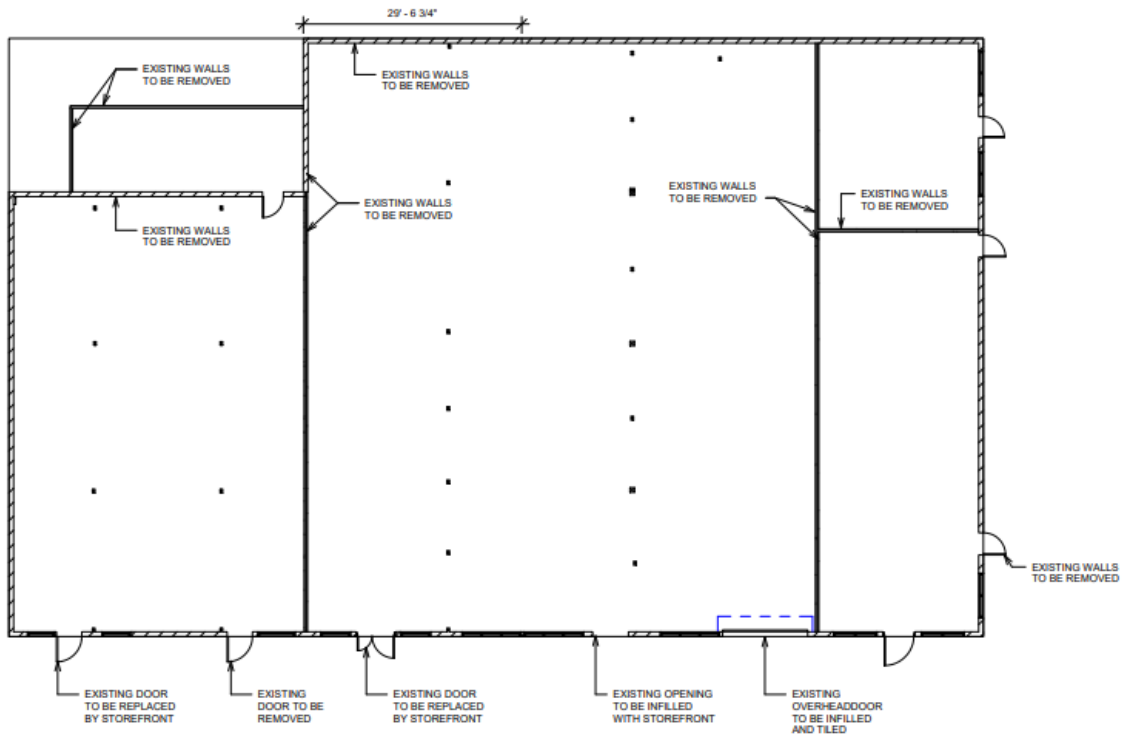
WHITE OAK DRIVE

Proposed Roof Plan

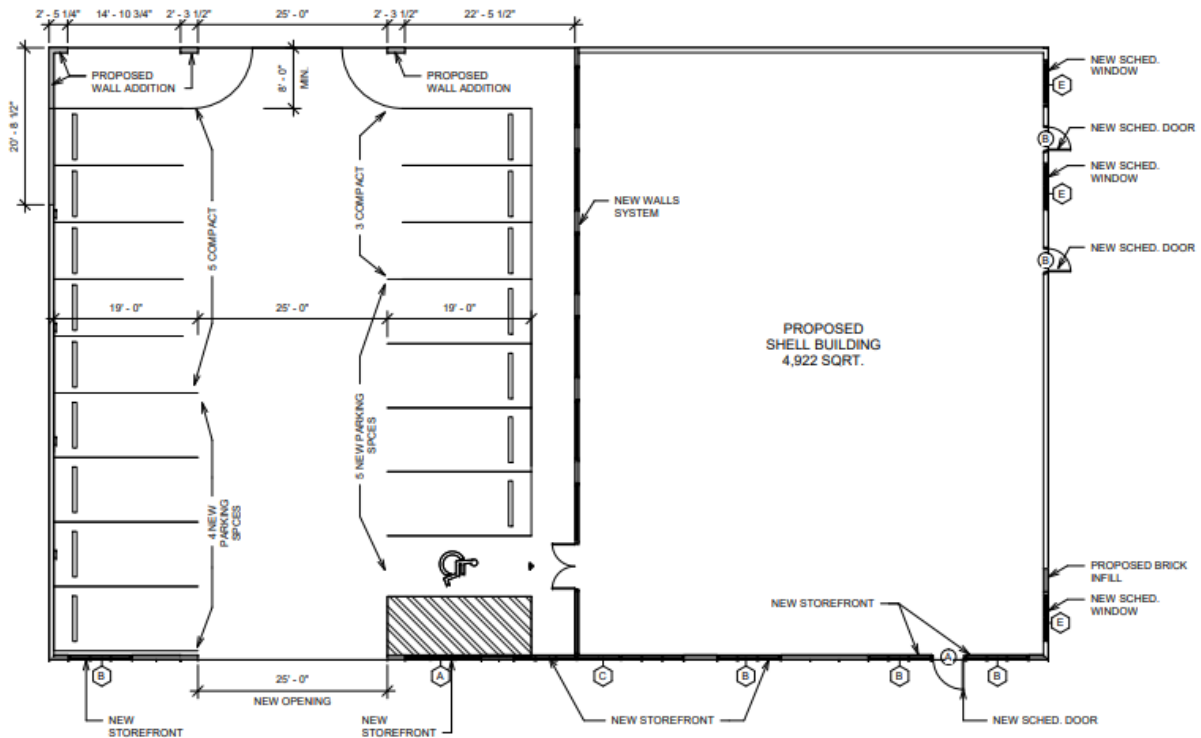


WHITE OAK DRIVE

Existing Floor Plan



Proposed Floor Plan



Staff Photos – March 01, 2023



Staff Photos – March 01, 2023



Staff Photos – March 16, 2023



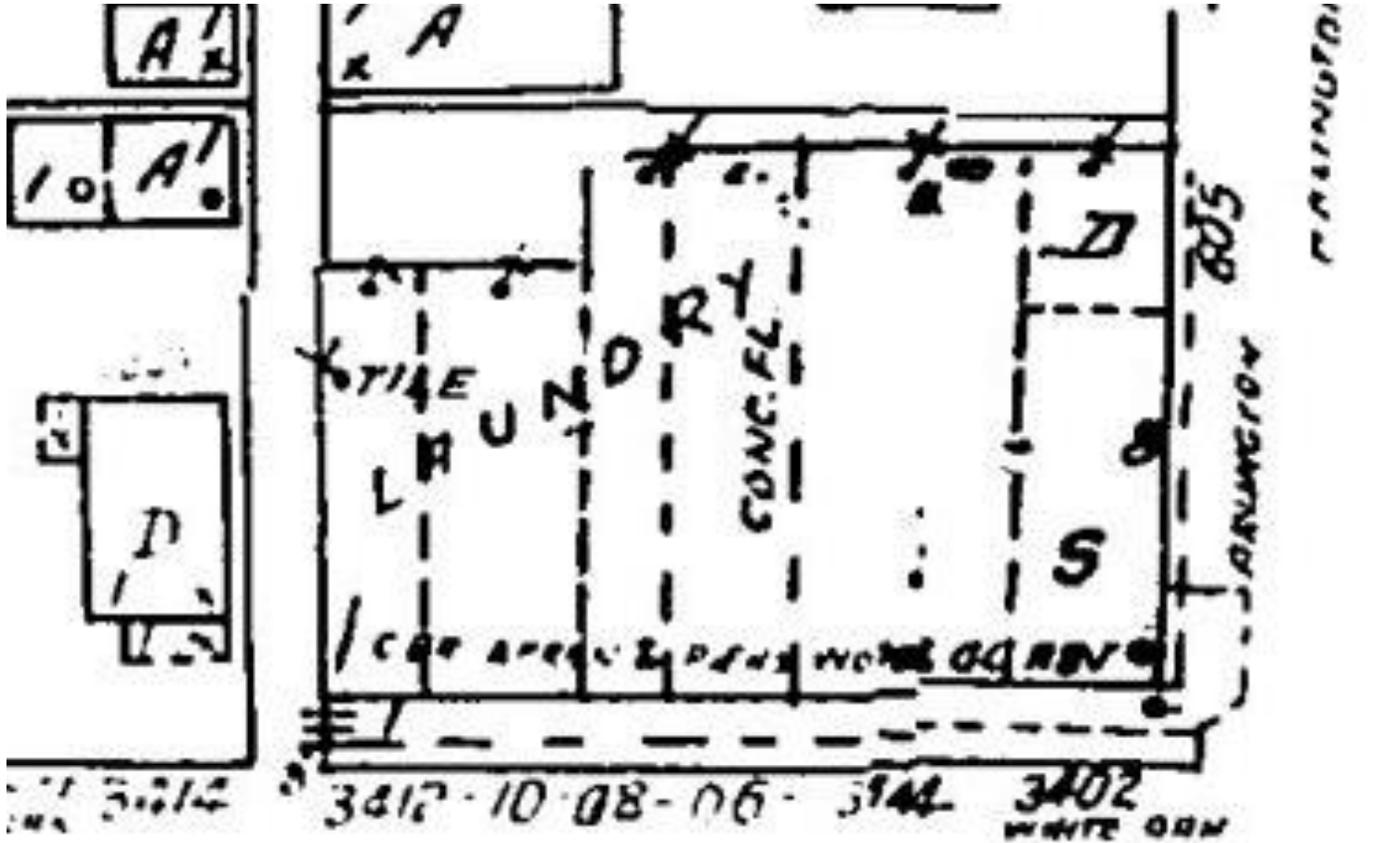
Staff Photos – March 16, 2023



Staff Photos – March 16, 2023



Sanborn Map



Staff Photos – September 19, 2023



Staff Photos – September 19, 2023



Staff Photos – September 19, 2023



Staff Photos – September 19, 2023



Staff Photos – September 19, 2023



Staff Photos – September 19, 2023



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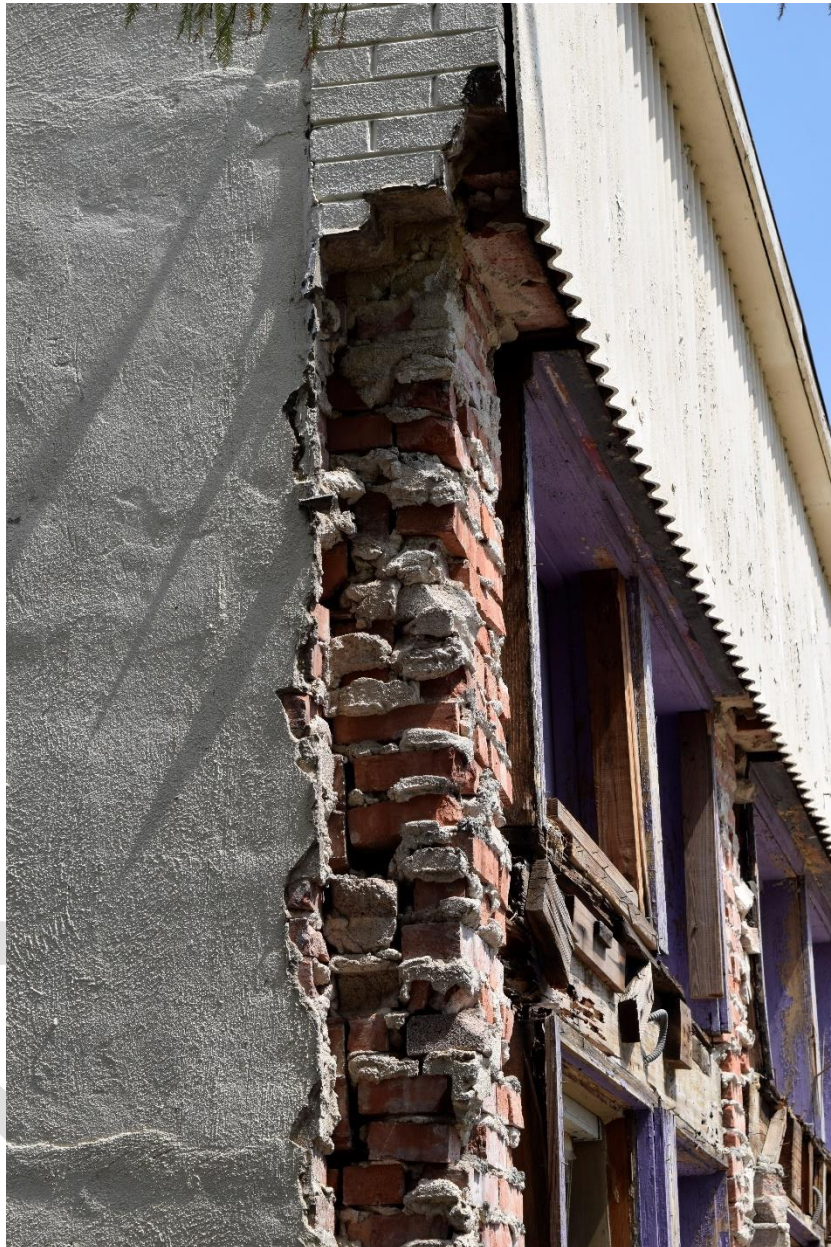
Staff Photos – September 19, 2023



Staff Photos – September 19, 2023



Staff Photos – September 19, 2023



Sanborn Map

