

CERTIFICATE OF APPROPRIATENESS

Application Date: Aug. 4, 2023

Applicant: Matt Boelsche, agent for, William R. Farley, owner

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. Approved COA Dec. 15, 2021. Revision to Dec. 2021 COA in Feb. 2023. Approved COA for signage in March 2023.

Proposal: Alteration:

- **Front (South) Elevation:** Remove and replace inoperable windows with a 1-over-1, double-hung, inset & recessed, Sitrine clad wood window
- **Left (West) Elevation:** Remove and replace non-historic vinyl windows and glass block window with a 1-over-1, double-hung, inset & recessed, Sitrine clad wood windows ****windows to match existing openings****
- **Rear (North) Elevation:** Remove and replace 1 pair of non-historic vinyl windows with a 1-over-1, double-hung, inset & recessed, Sitrine clad wood window **** windows to match existing openings ****
- **Right (East) Elevation By Stairs Towards Rear of Structure:** Install a pair of 1-over-1, double-hung, inset & recessed, Sitrine clad wood window
 - Rather than a single window as approved in Feb. 2023 AA
- **Right (East) Elevation Near Front Elevation:**
 - Remove pair of windows and door
 - Replace with single glass door and two full length sidelights
 - Sidelights measuring 2' 3" x 6' 8"
 - Remove and replace existing windows with a 1-over-1, double-hung, inset & recessed, Sitrine clad wood windows ****windows to match existing openings****
- **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

- (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 Guidelines.

District Map



Inventory Photos



Removal of non-historic rear addition approved in Dec. 2021 COA



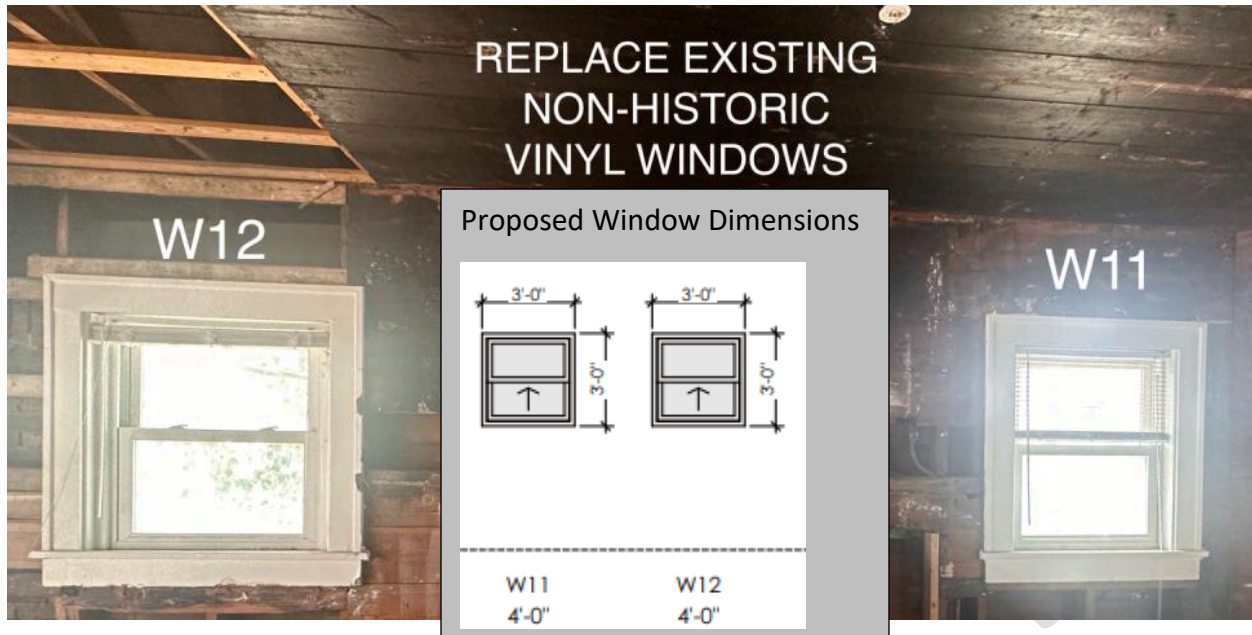
Inventory Photos



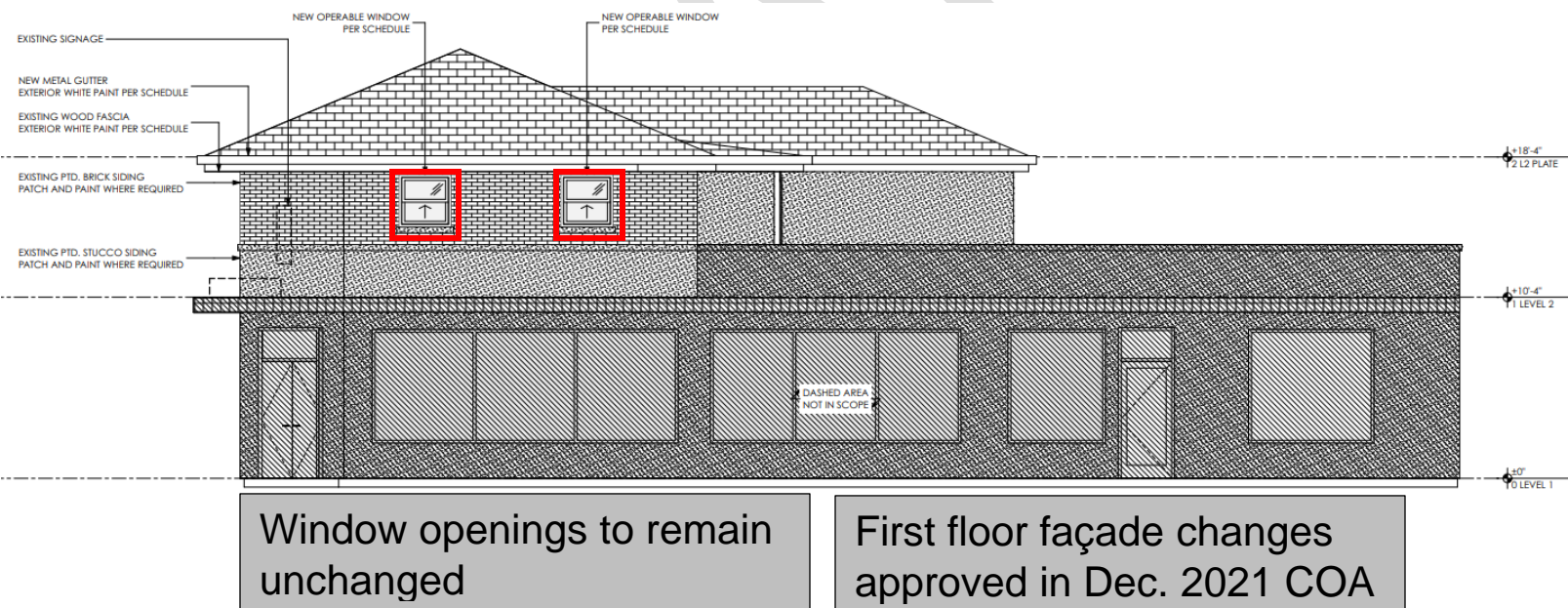
Current Photos – Front & West Elevation



Current Photos – Front (South) Elevation Windows on Second Floor (Interior)



Proposed Front (South) Elevation – Replace Second Floor Windows (Sept. 2023 HAHC)



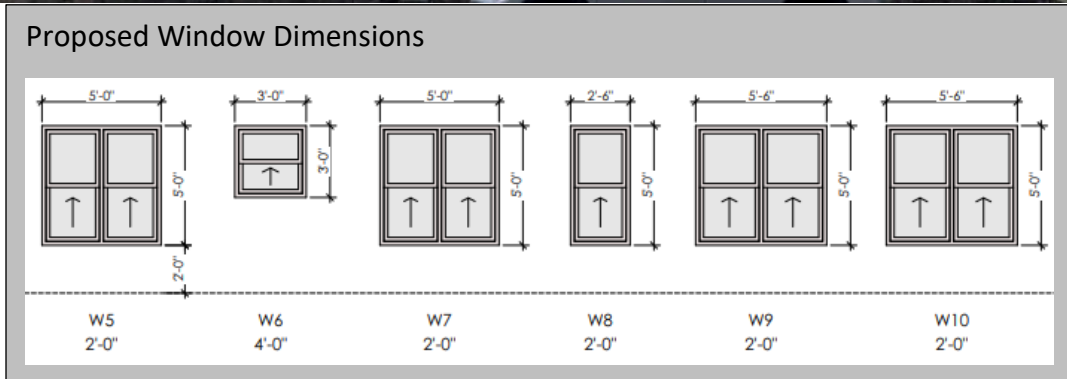
Current Left (West) Elevation Facing Harvard Street (Interior)



Current Left (West) Elevation Facing Harvard Street (Exterior)



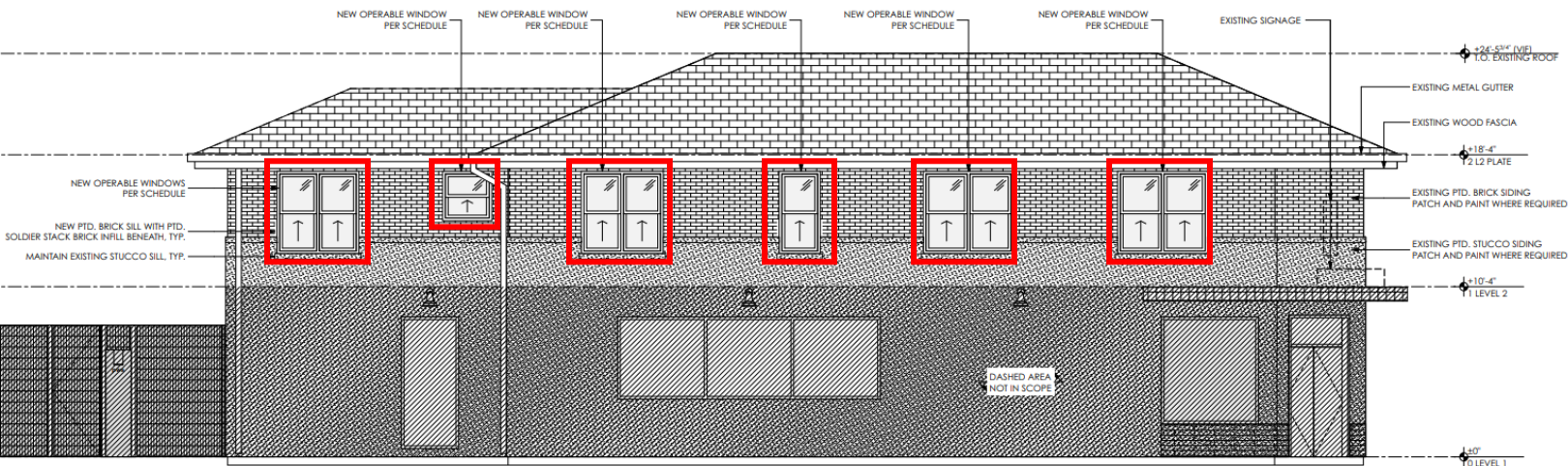
Proposed Window Dimensions



Left (West) Elevation Facing Harvard Street – Dec. 2021 COA



Proposed Left (West) Elevation Facing Harvard Street – Sept. 2023 HAHC



Window openings to remain unchanged

First floor façade changes approved in Dec. 2021 COA

Inventory Photo



Removal of non-historic rear addition approved in Dec. 2021 COA

Rear (North) Elevation As Shown in Feb. 2023 AA After Non-Historic Rear Addition Removed

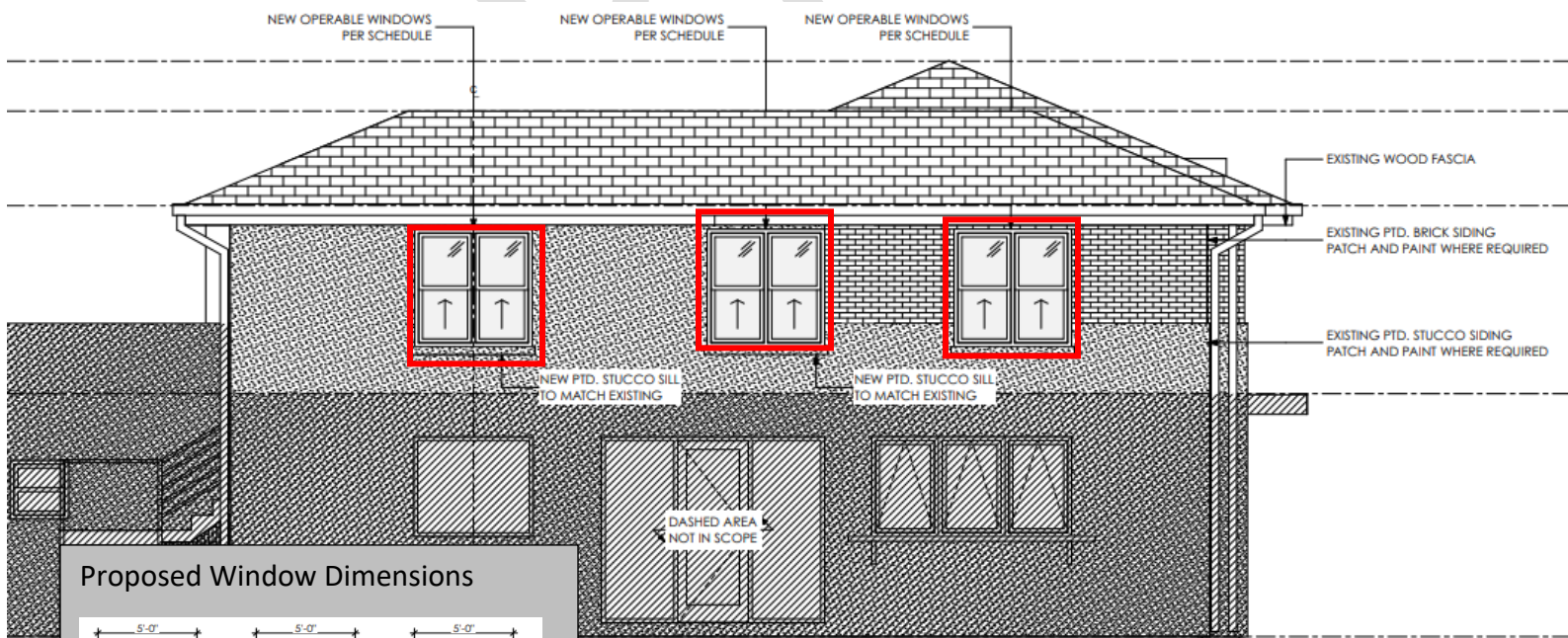


Current Rear (North) Elevation As Of August 2023

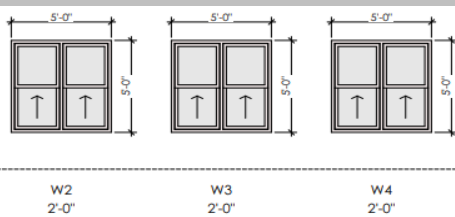


W2 & W3 boxes indicate approved window openings to be done as approved in Feb. 2023 AA. Instead of vinyl will be clad wood windows

Proposed Rear (North) Elevation



Proposed Window Dimensions



Right (East) Elevation At Rear of Structure As Shown in Feb. 2023 AA



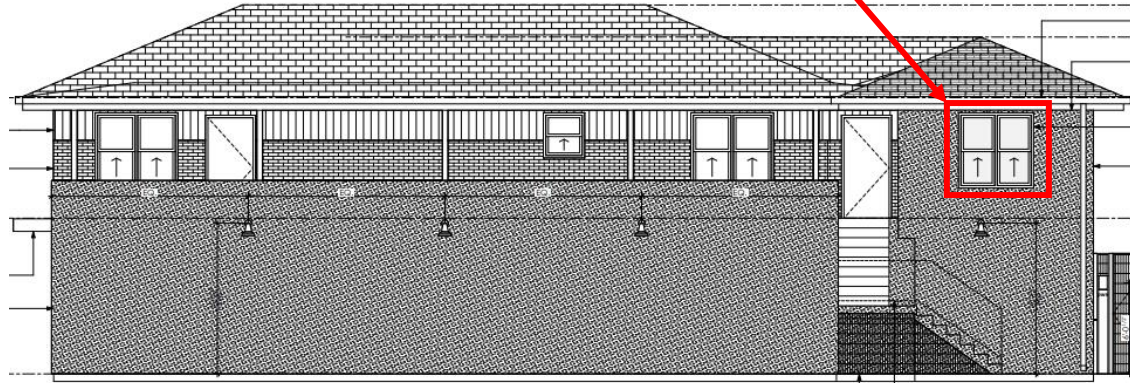
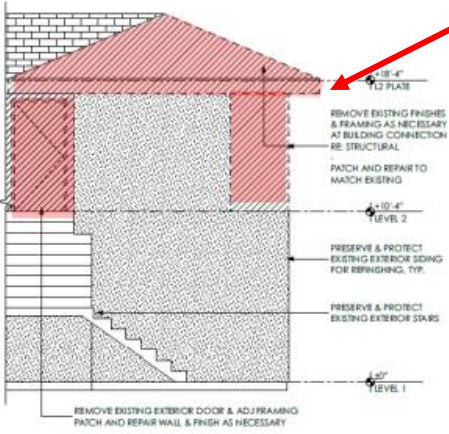
Proposed Right (East) Elevation



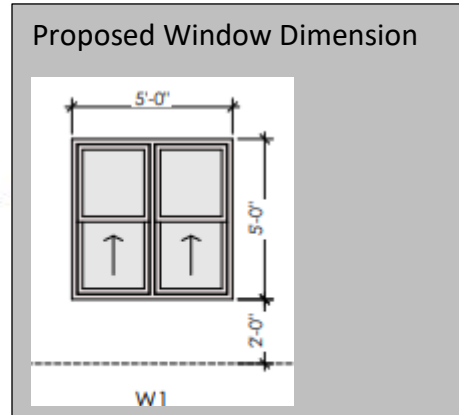
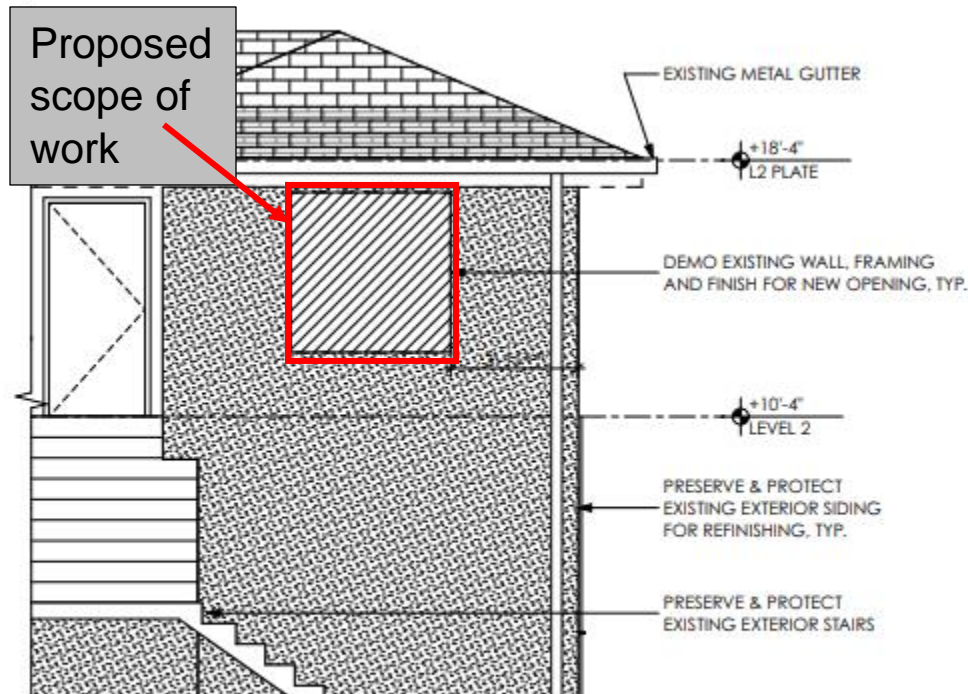
Install a pair of wood clad windows instead of a single vinyl window as approved in Feb. 2023 AA

Approved Right (East) Elevation at Dec. 2021 HAHC

Approved Feb. 2023 AA

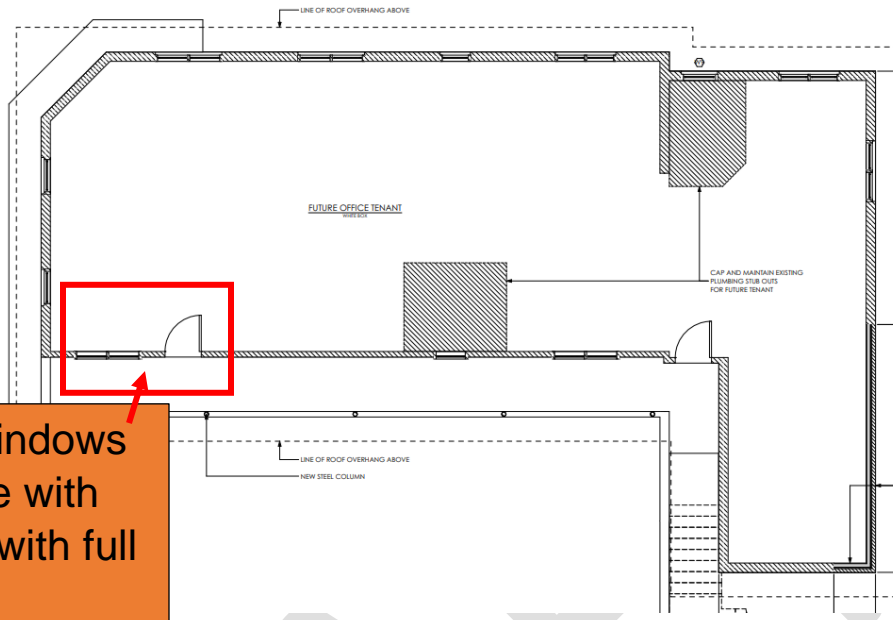


Proposed Right (East) Elevation



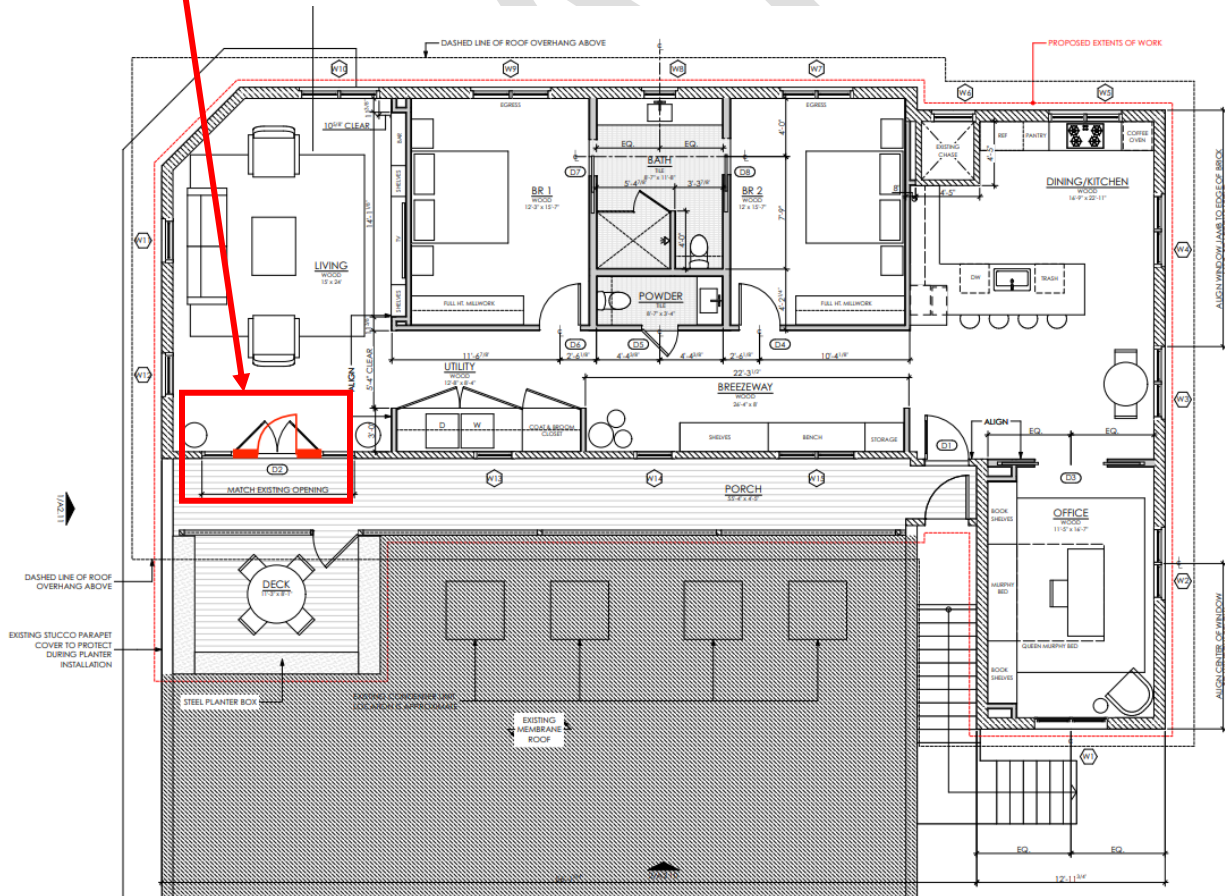
Replacement of door and removal of metal railing approved in Dec. 2021 COA

Approved Floor Plan For Dec. 2021 COA



Remove pair of windows and door. Replace with single glass door with full length sidelites

Proposed Floor Plan With Window Schedule



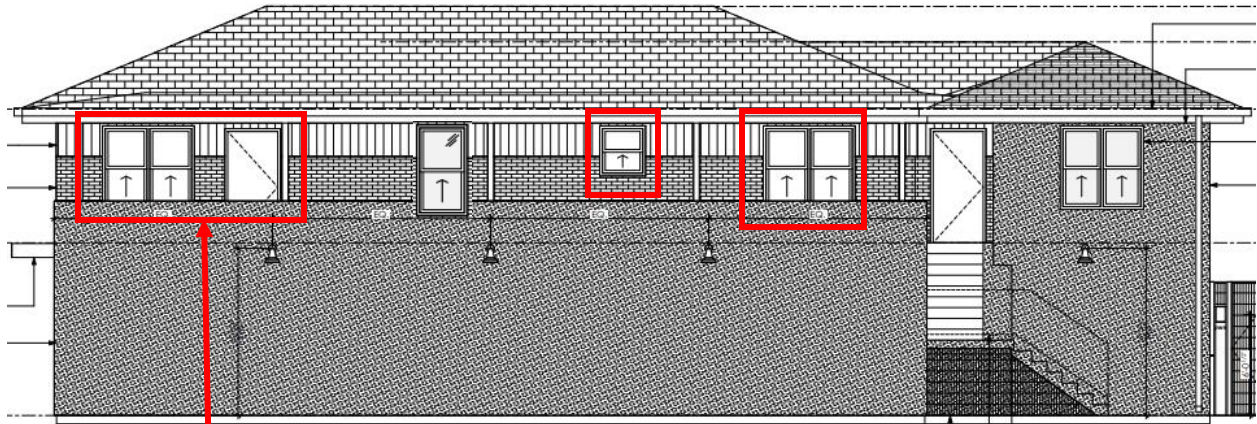
Current Right (East) Elevation Photos (Interior)



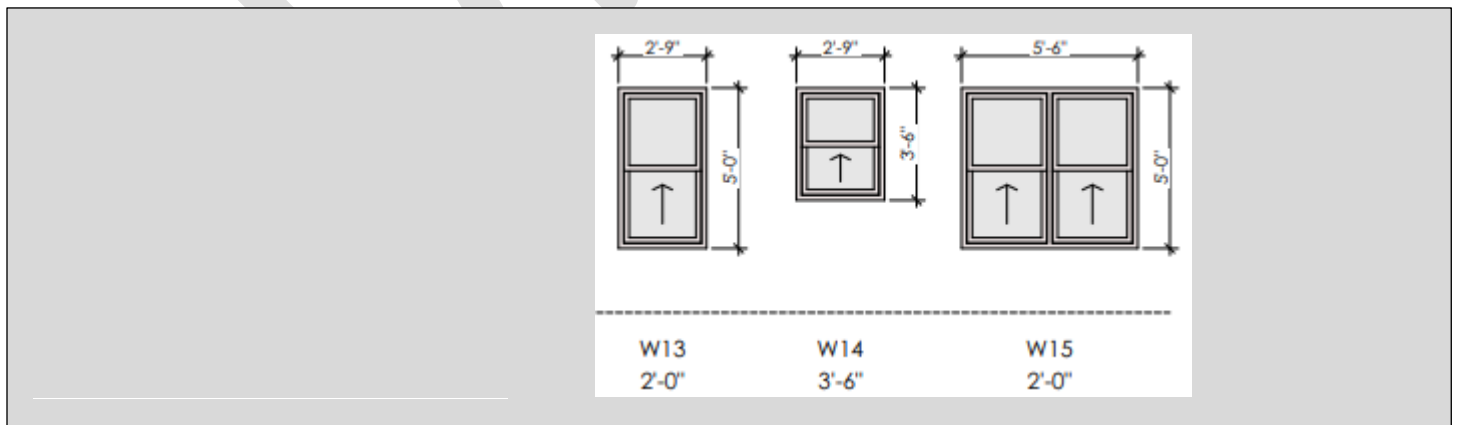
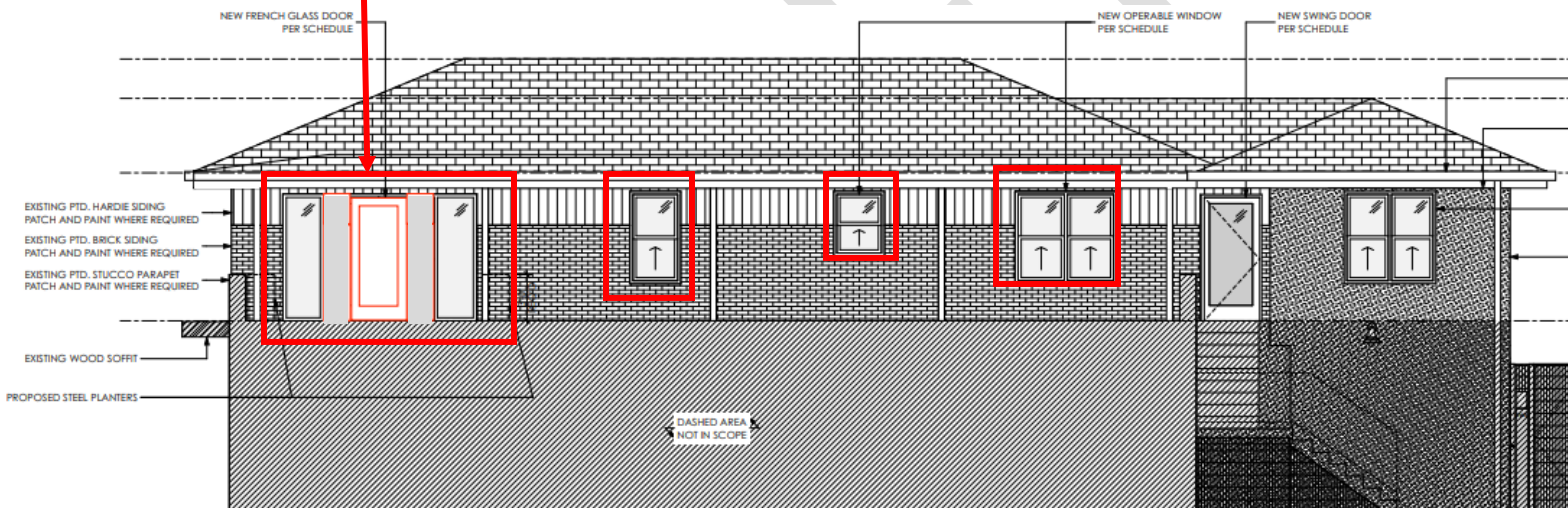
Current Right (East) Elevation Photos (Exterior) Provided By Applicant



Existing Right (East) Elevation For Dec. 2021 COA & Feb. 2023 AA



Proposed Right (East) Elevation



Current Photos Taken By Staff



Current Photos Taken By Staff

