

CERTIFICATE OF APPROPRIATENESS

Application Date: Jan. 17, 2025

Applicant: Sean Guess, agent for Christy Stewart, owner

Property: 3417 White Oak Drive, Block 288, Tracks 23 & 24, Houston Heights. The property includes a historic 689 SF, one-story wood single-family residence converted into commercial, as well as two more detached historic wood structures situated on 13,200 (two 11' x 66' combined lots) SF corner lot in the Houston Heights South Historic District.

Significance: Contributing bungalow style residence, constructed circa 1920, located in the Houston Heights South Historic District. Approved COA in Oct. 2023 for construction of rear deck and covered walkway to connect all structures for contemporary commercial use. Approved COA in Nov. 2023 for change of designation for the garage apartment from contributing to non-contributing, passed by City Council in Dec. 2024.

Proposal: Alteration – Doors, Windows

The applicant is proposing new windows and doors for new tenant. The proposal includes:

- North (front) elevation, facing White Oak Drive:
 - New limestone and landing step
 - Removal of front door for new period-appropriate entry door
 - Refurbishment of front original window N1
- West (side) elevation, facing Cortlandt Street:
 - Removal and replacement of non-original window W1 to match original existing
 - Refurbishment of original window W2
 - Removal of non-original window W3; to be framed in and sided to match existing
- South (rear) elevation:
 - Removal of non-original door for new 36" x 80" outswing door; repair siding as needed around relocated door
- East (side) elevation:
 - Removal of non-original window E2 for fixed wood window
 - Installation of fixed wood window E3

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.

PROPERTY LOCATION



- Building Classification**
- Contributing
 - Non-Contributing
 - Park

CURRENT PHOTO



AERIAL VIEW OF PROPERTY

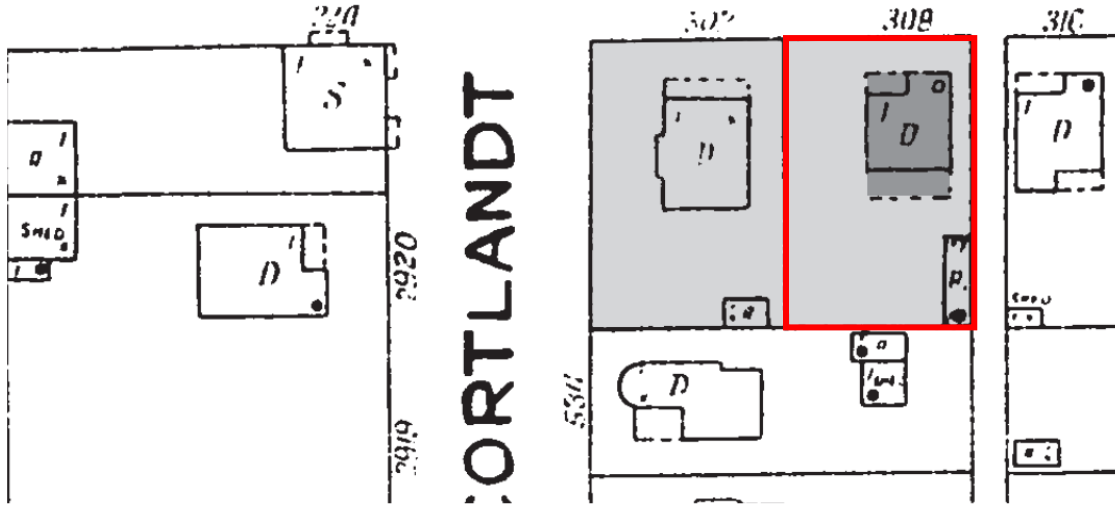
Lot is outlined in red,
with Building B's
location on the lot is
outlined in orange



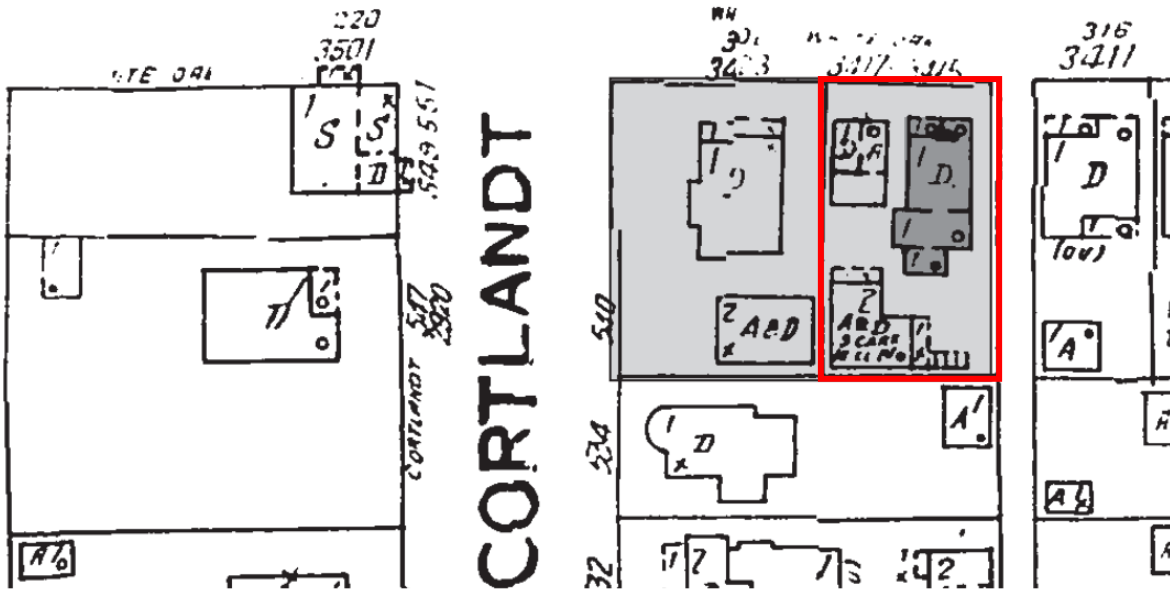
SANBORN

1925 - VOLUME 7, PG. 722

E. 6TH



1941 - VOLUME 7, PG. 722



BLA

DRAFT

CONTEXT AREA



534 Cortlandt St – contributing – 1920

Located directly behind lot facing Cortlandt

3423 White Oak Dr – contributing – 1920

Located on same lot to the right of property



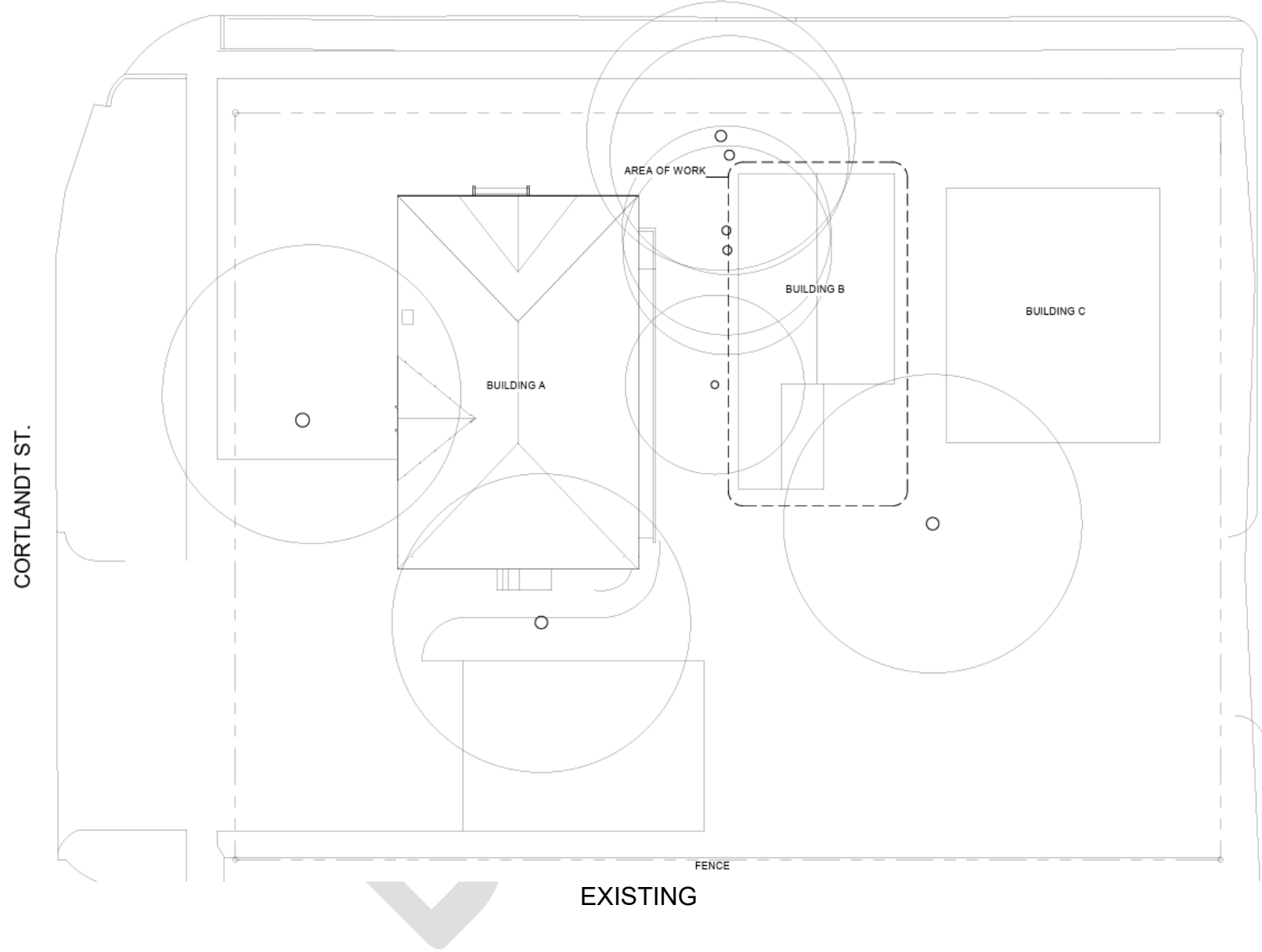
3501 White Oak Dr – contributing – 1920

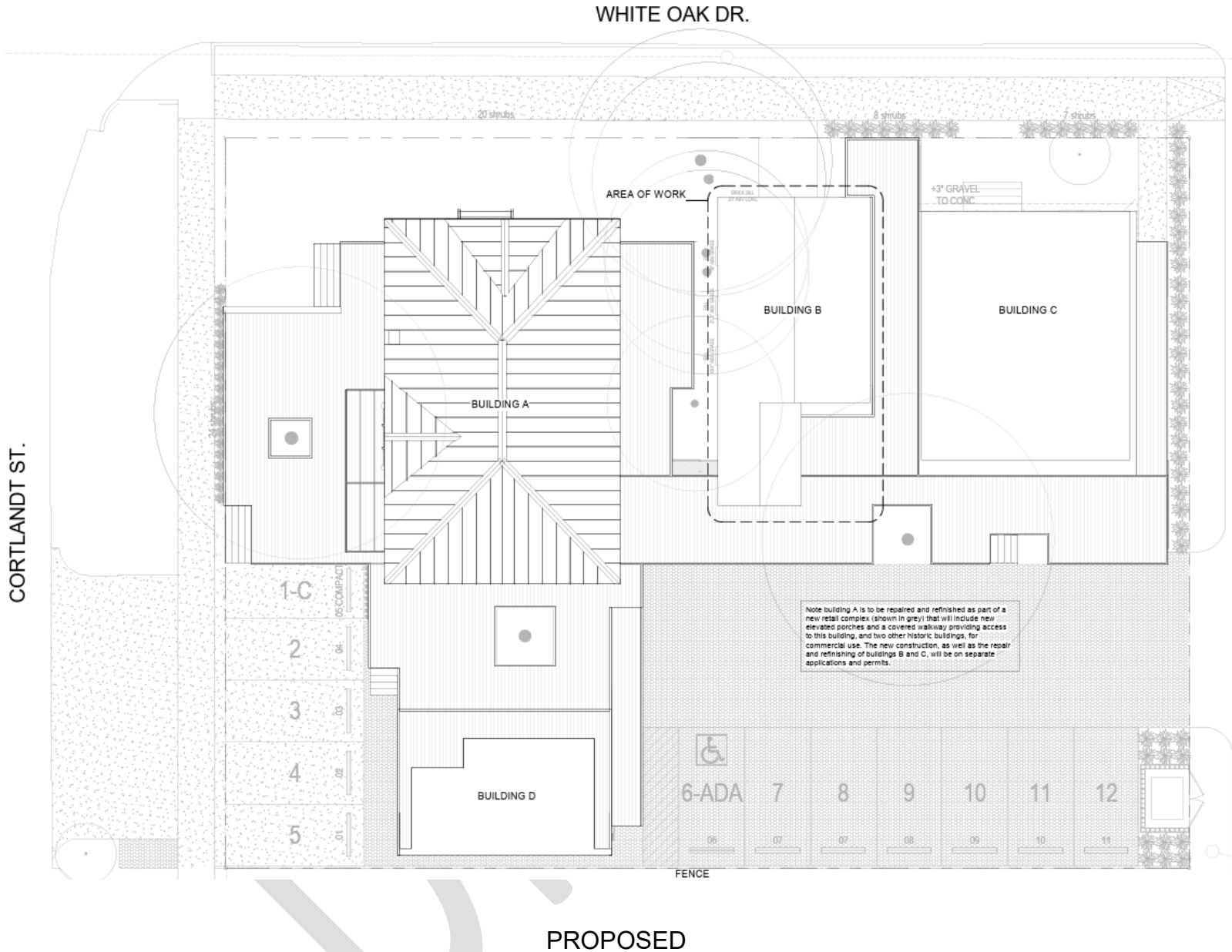
Located on White Oak across the street from Cortlandt



SITE PLAN

WHITE OAK DR.

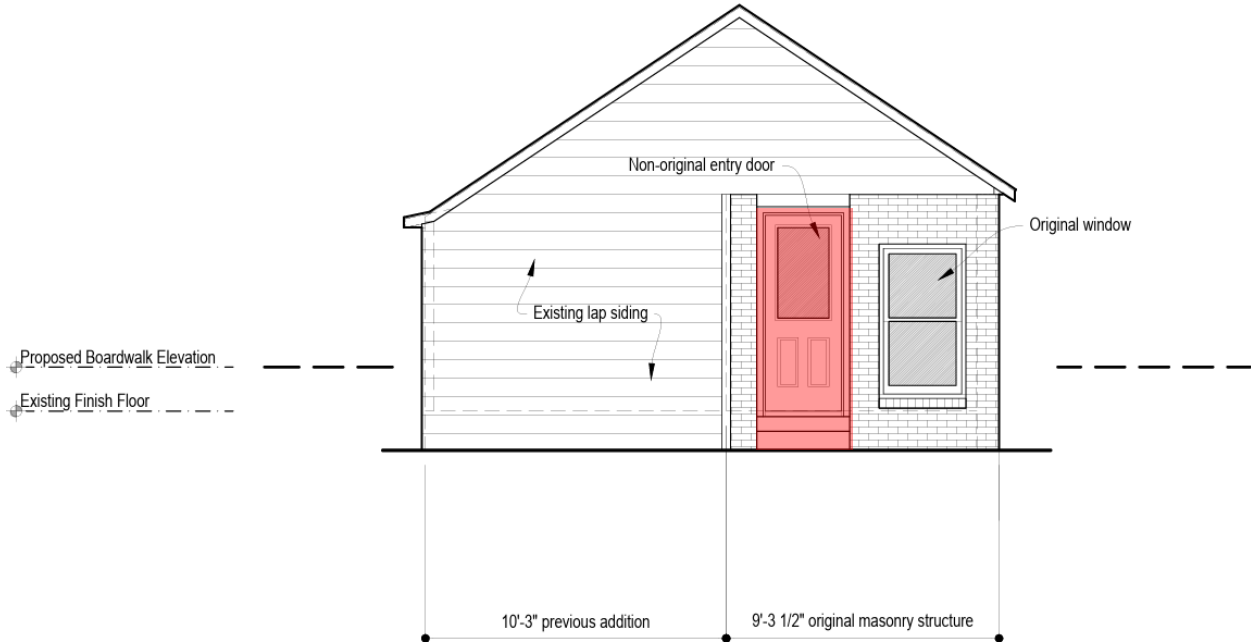




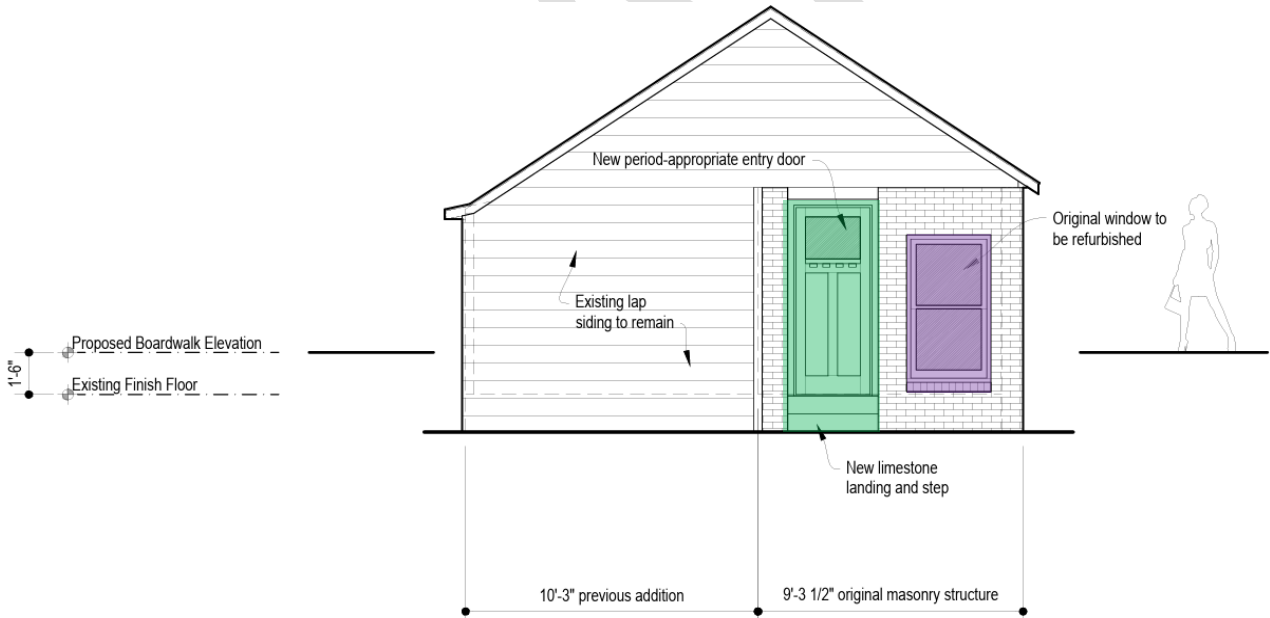
FLOOR PLAN



FRONT (NORTH) ELEVATION

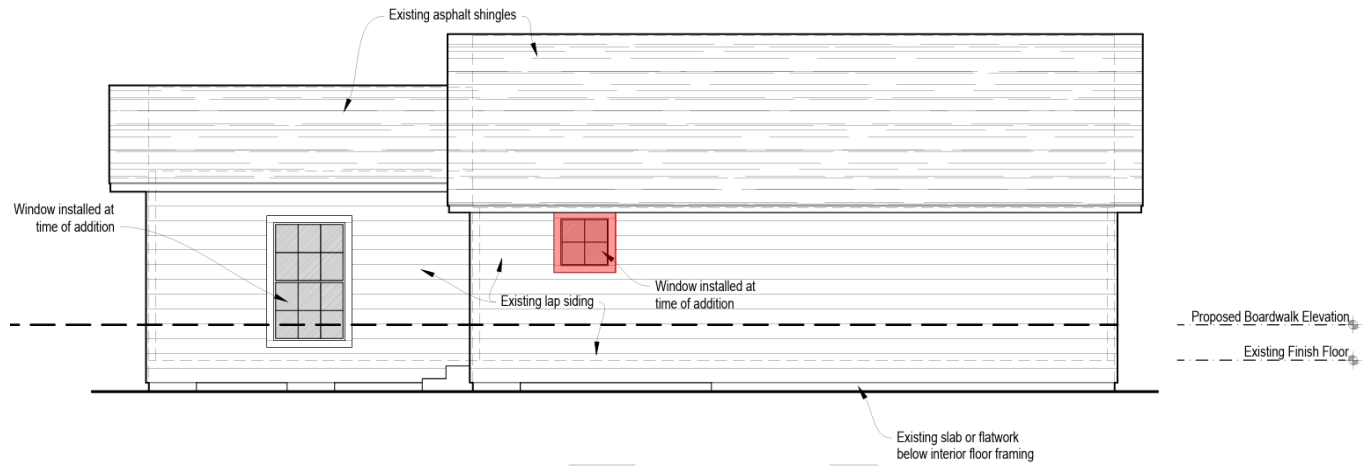


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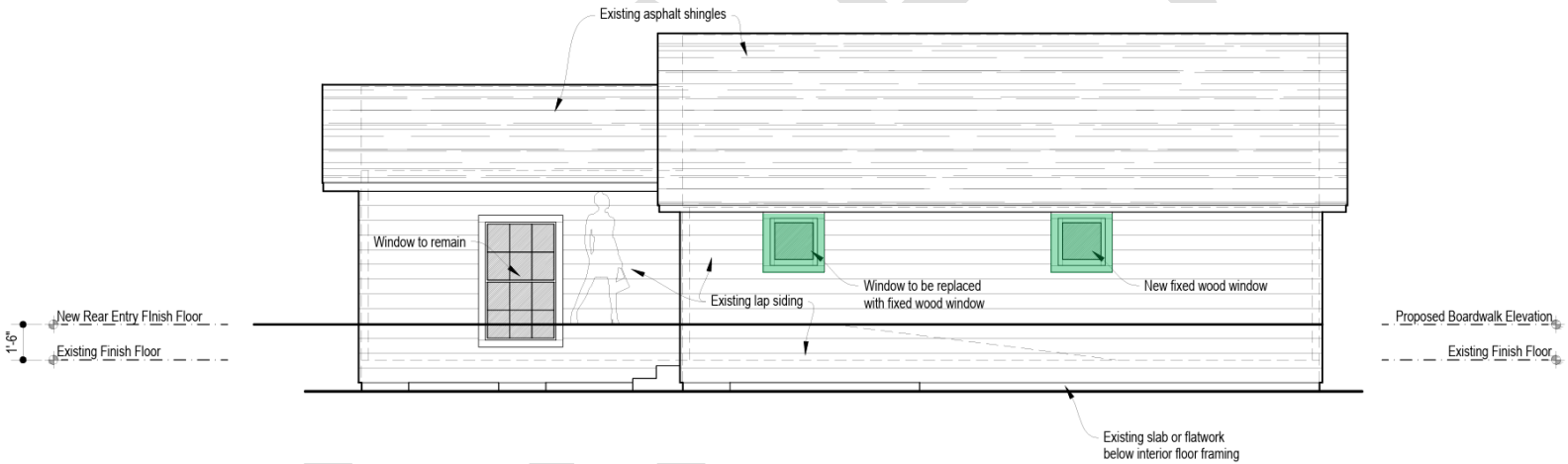


PROPOSED

LEFT ELEVATION

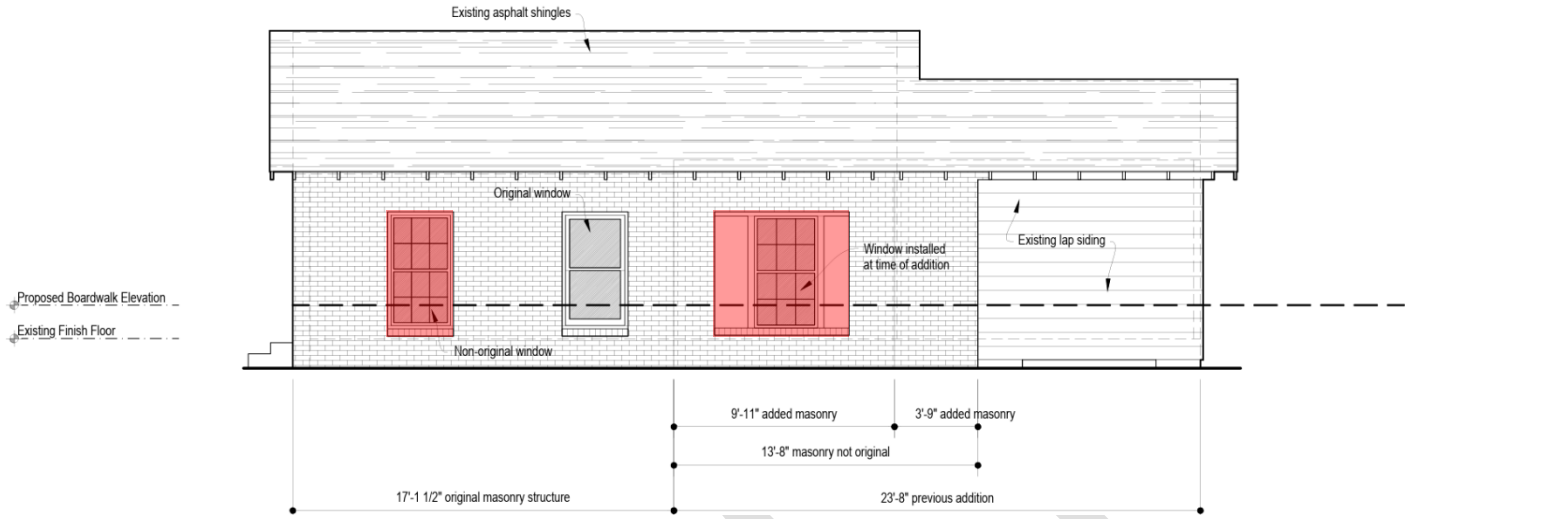


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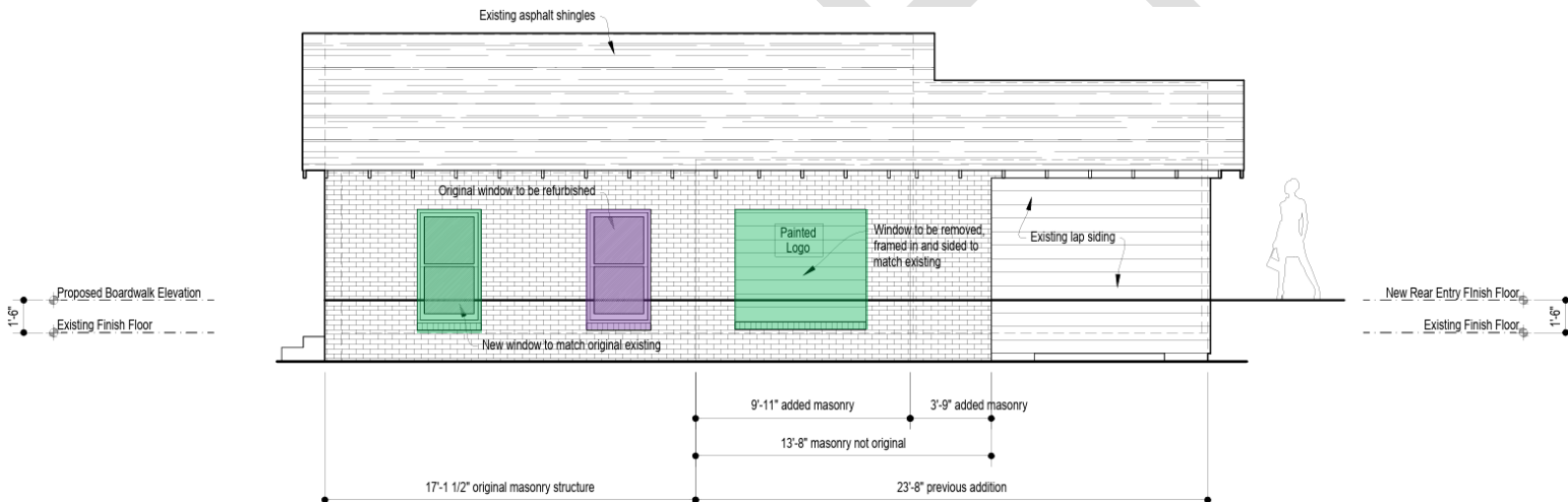


PROPOSED

RIGHT ELEVATION

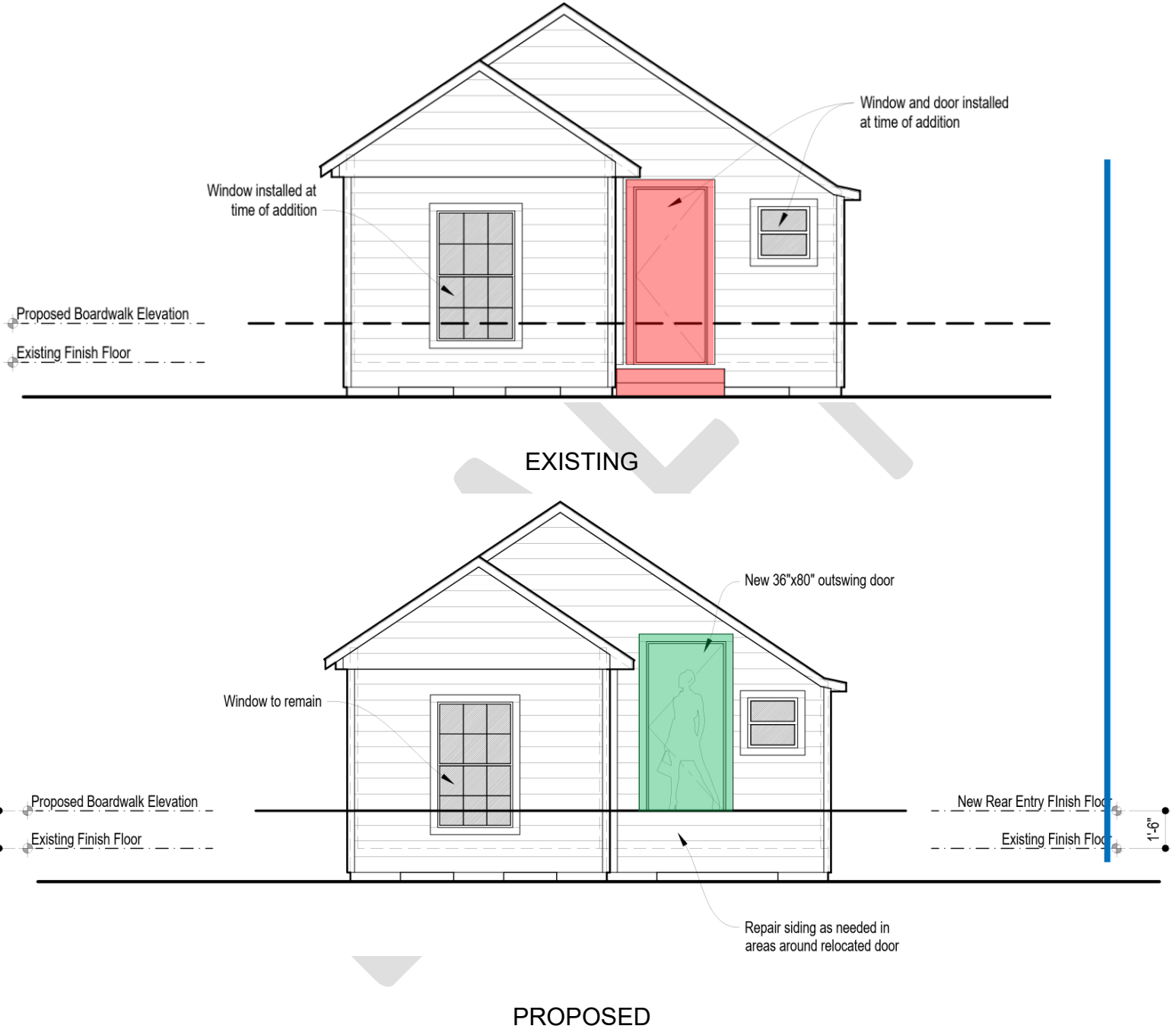


EXISTING



PROPOSED

REAR ELEVATION



WINDOW AND DOOR SCHEDULE

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