

CERTIFICATE OF APPROPRIATENESS

Application Date: June 21, 2022

Applicant: Matthew A. Tanner, owner

Property: 3302 White Oak Drive, Lot 12, Tract 11, Block 280, Houston Heights Neighborhood Subdivision. The property includes a non-historic 3,792 square foot, one-story commercial building situated on a 11,880 square foot corner lot.

Significance: Non-contributing commercial building, constructed circa 1955, located in the Houston Heights South Historic District. Received an approved AA in September 2020 for reconstructing the entryway on the north elevation and altering the south elevation facing White Oak Drive.

Proposal: Alteration – Sign

- Install signage on the south and west elevations
- Sign measuring 48 square feet on south elevation above entrance
- Channel lettering will be backlit
- Sign measuring 7 square feet on west elevation
- Channel lettering will be backlit

Public Comment: No public comment received.

Civic Association: No comment received.

<p>Recommendation: Approval</p> <p>HAHC Action: -</p>

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:

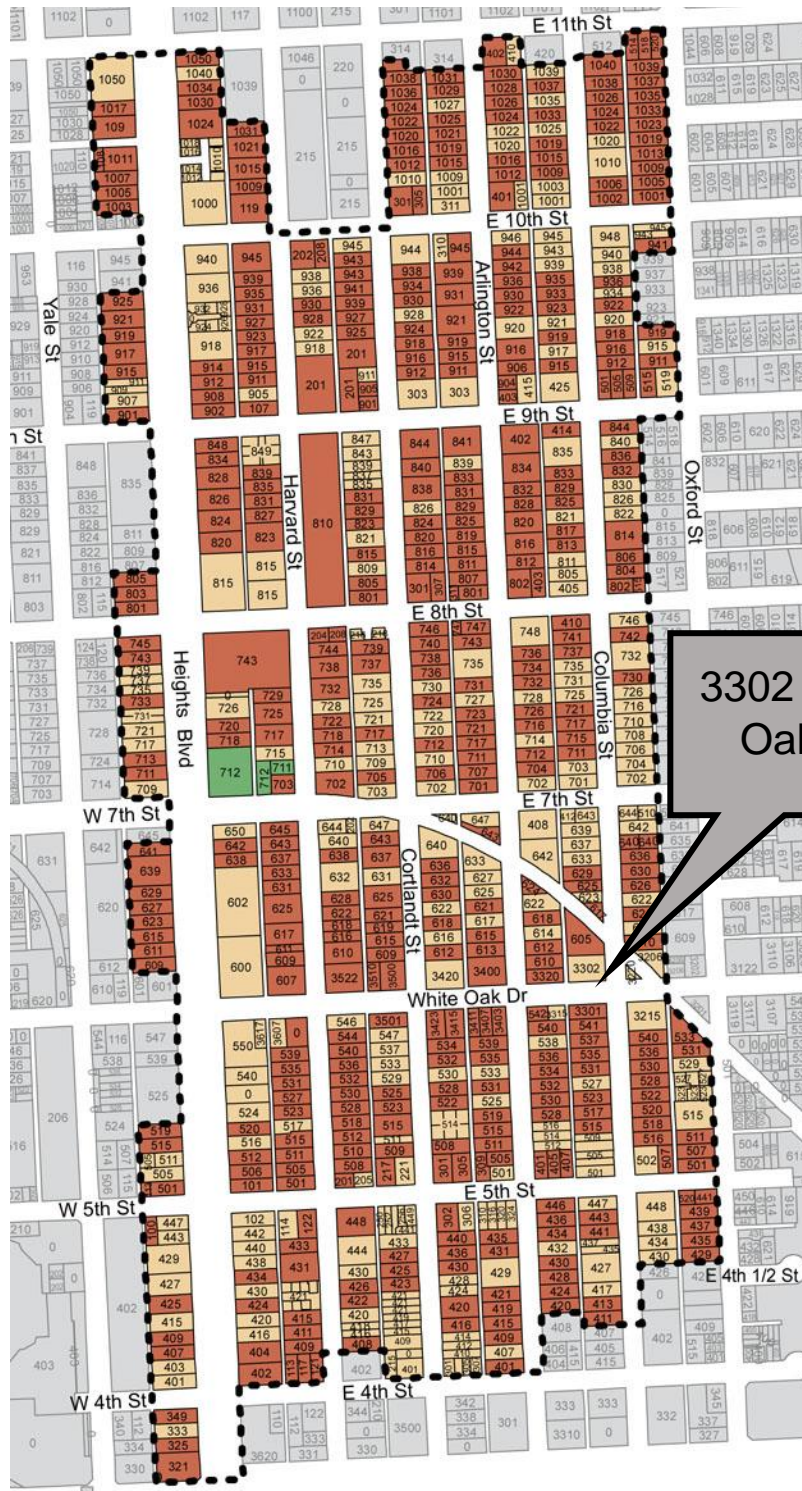
S D NA S - satisfies D - does not satisfy NA - not applicable

- (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

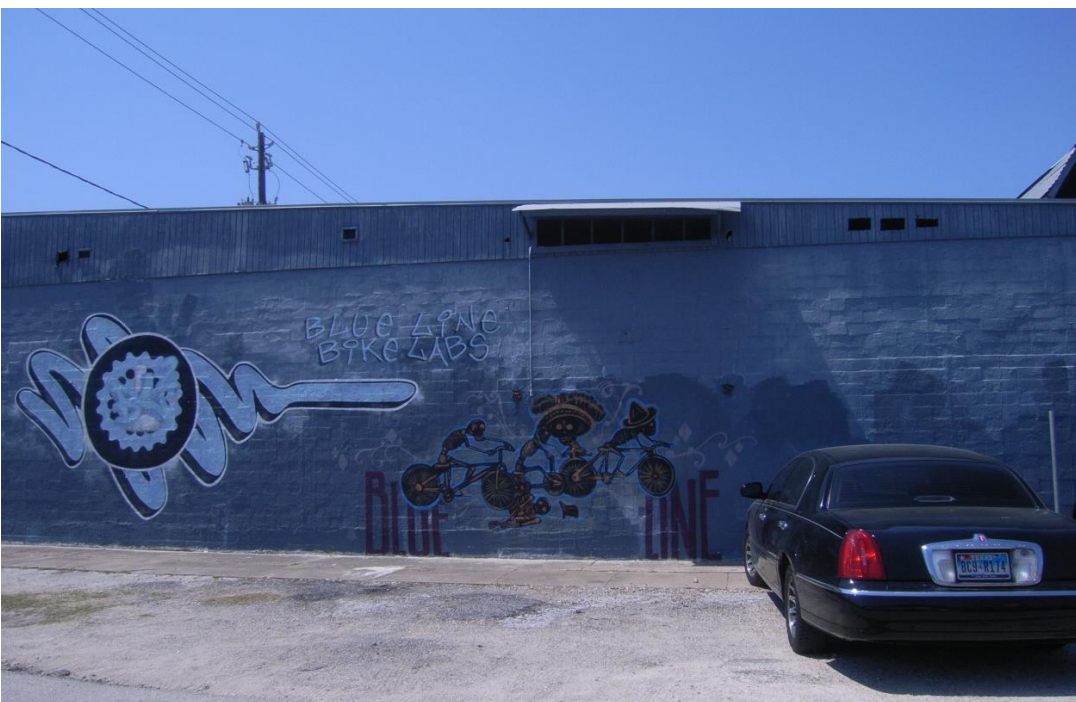
- In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines.

District Map



3302 White Oak Dr

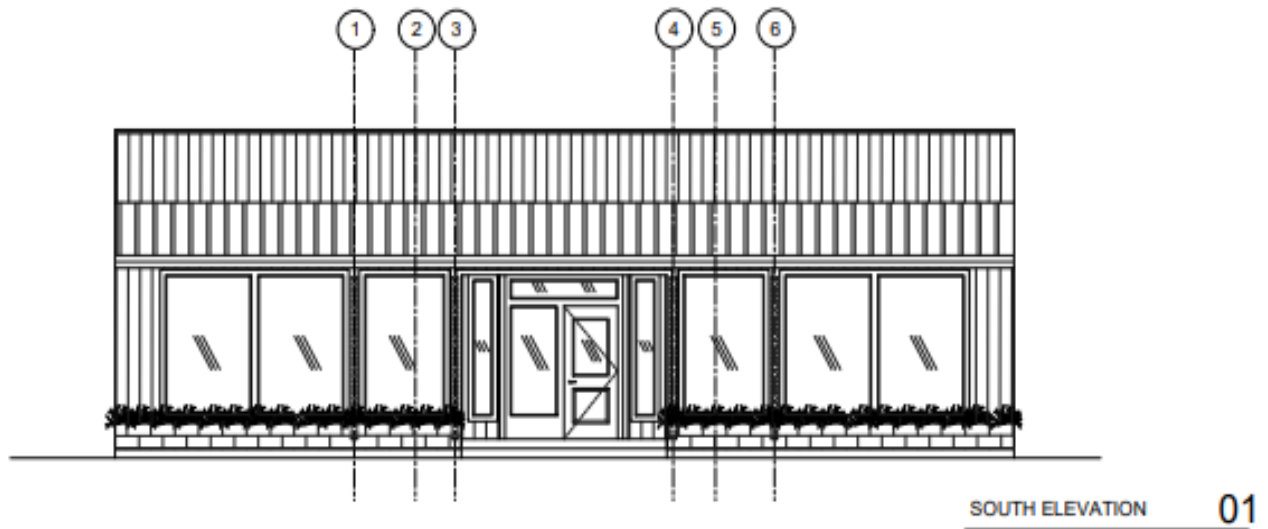
Inventory Photos



Current Photos – South Elevation



Storefront Proposal from Approved AA Sept. 2020



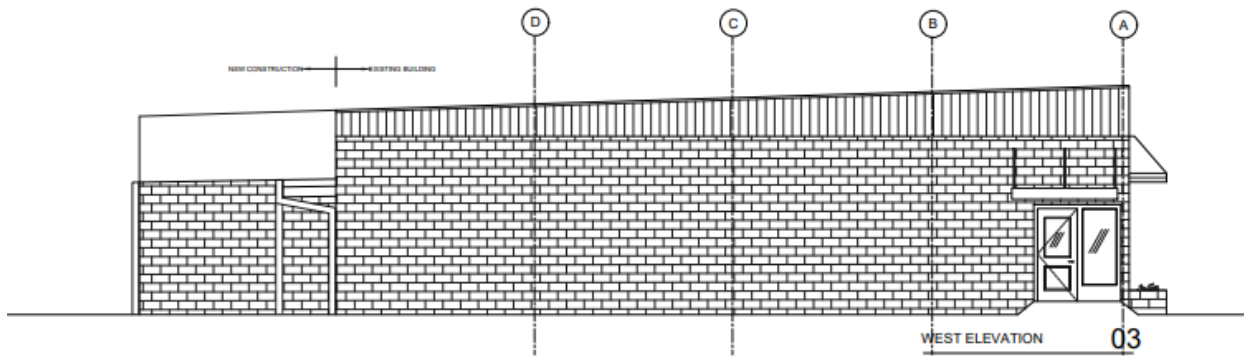
Current Photos – East Elevation



Current Photos – West Elevation



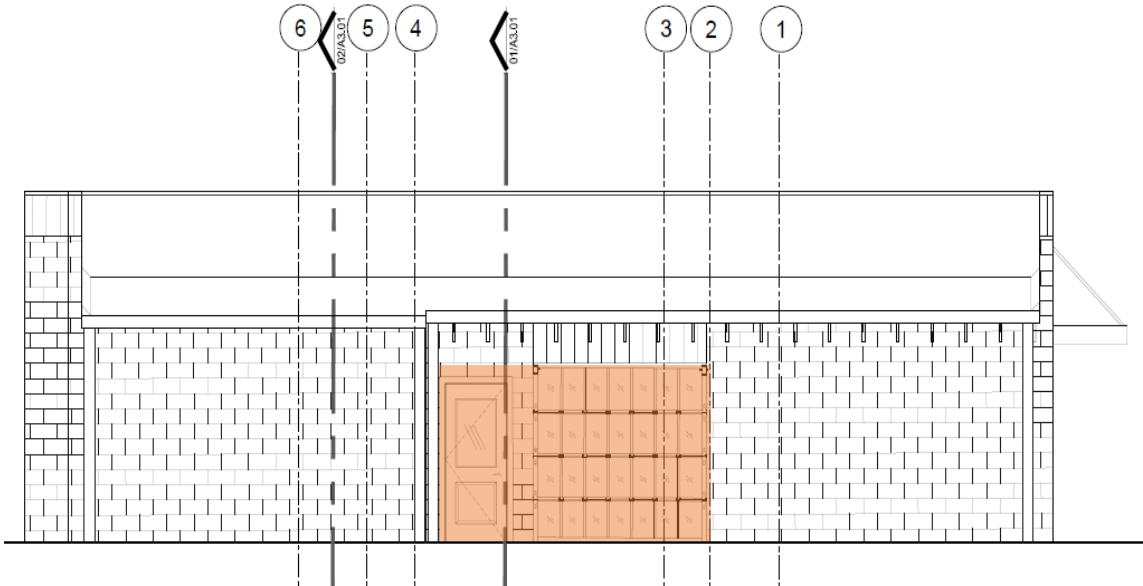
West Elevation: Proposal from Approved AA Sept. 2020

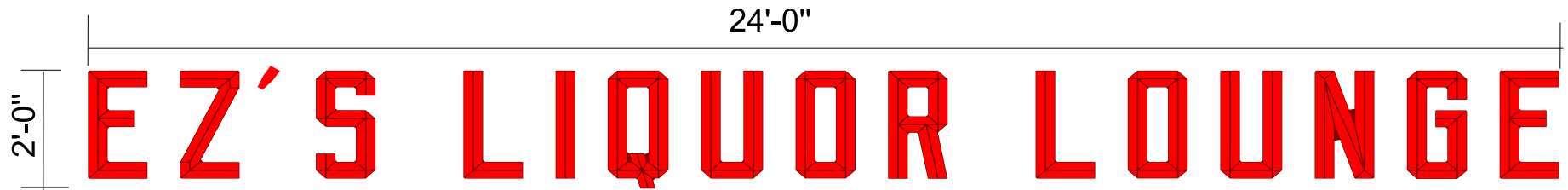
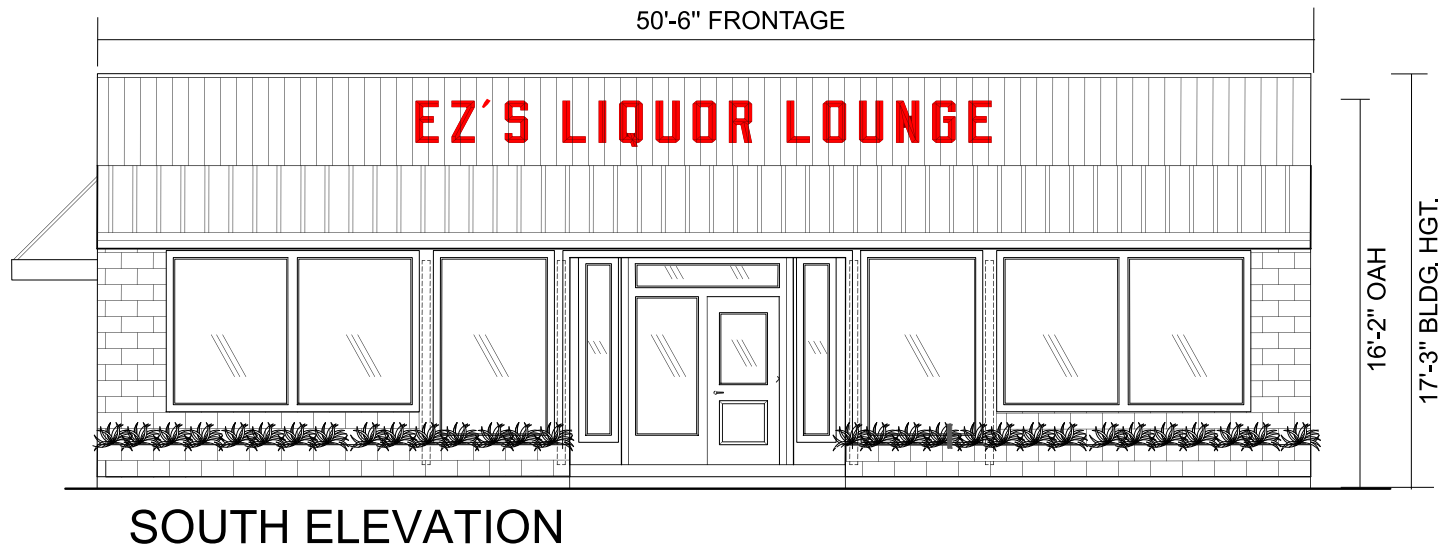


Current Photos – North Elevation



North Elevation: Proposal from Approved AA Sept. 2020





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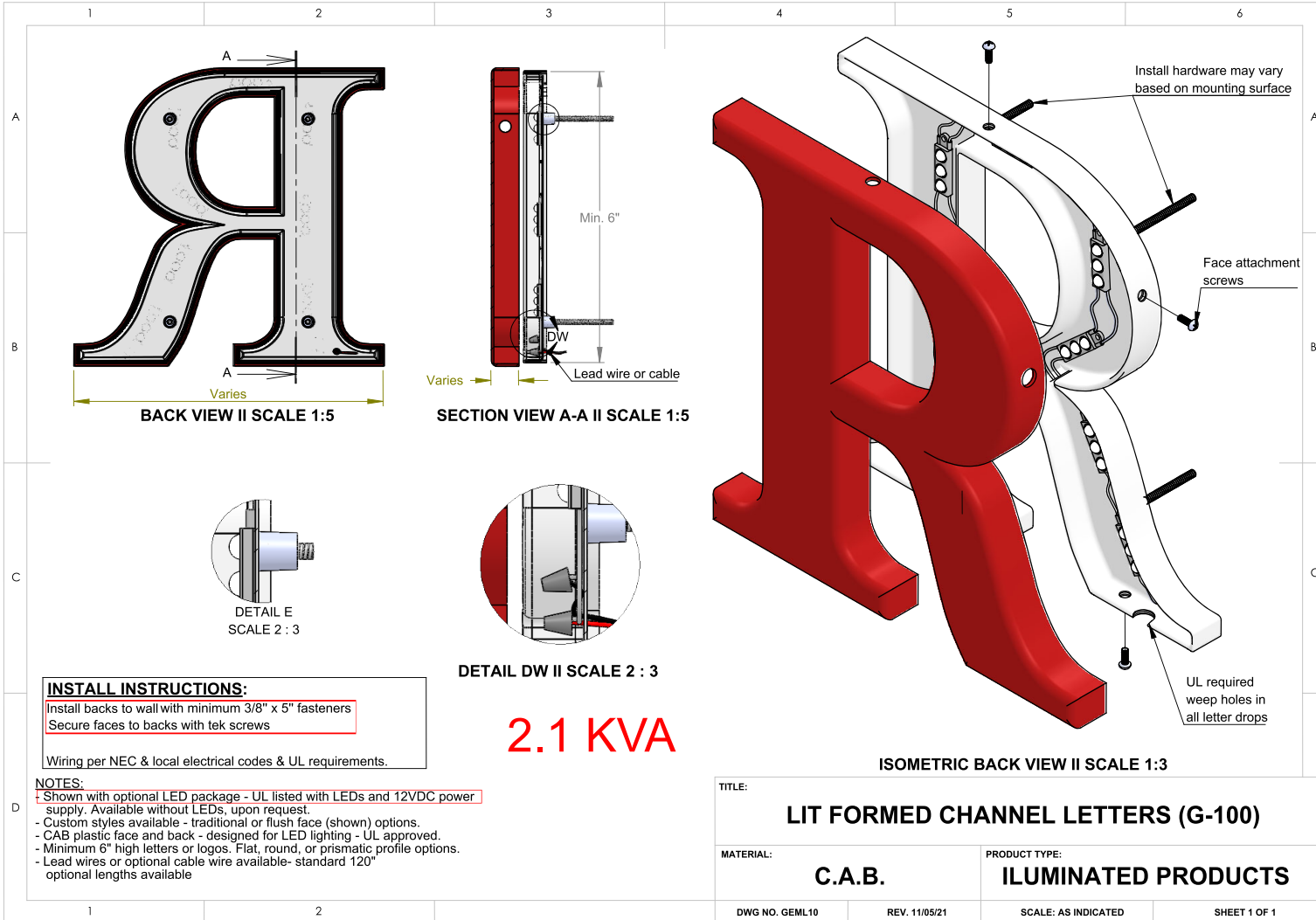
CHANNEL LETTER SIZE & PLACEMENT

SCALE: NTS

APPROVED BY:

DATE: 6/6/22

PRODUCT CONSTRUCTION EXAMPLE



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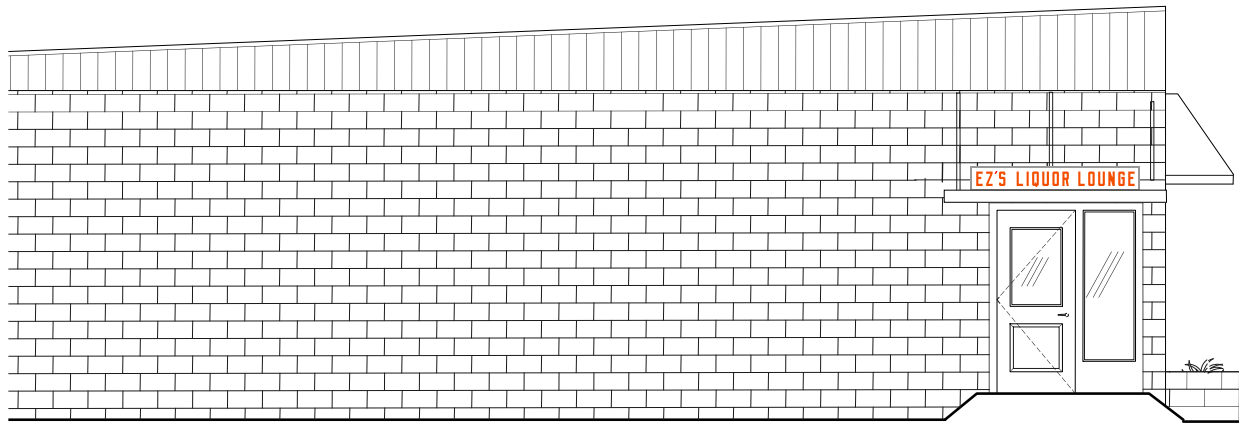
CHANNEL LETTER CONSTRUCTION

SCALE: NTS

APPROVED BY:

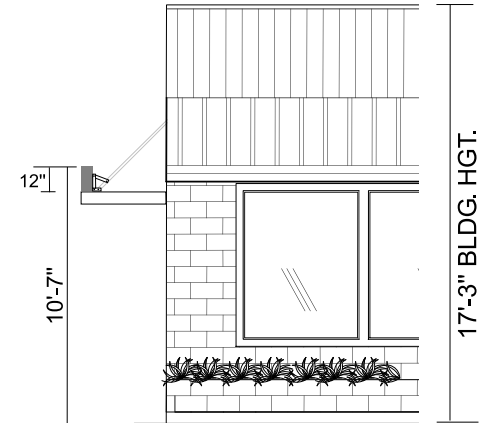
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TOTAL LENGTH WEST SIDE 83'



WEST ELEVATION

END VIEW
LOOKING NORTH



7'-0"



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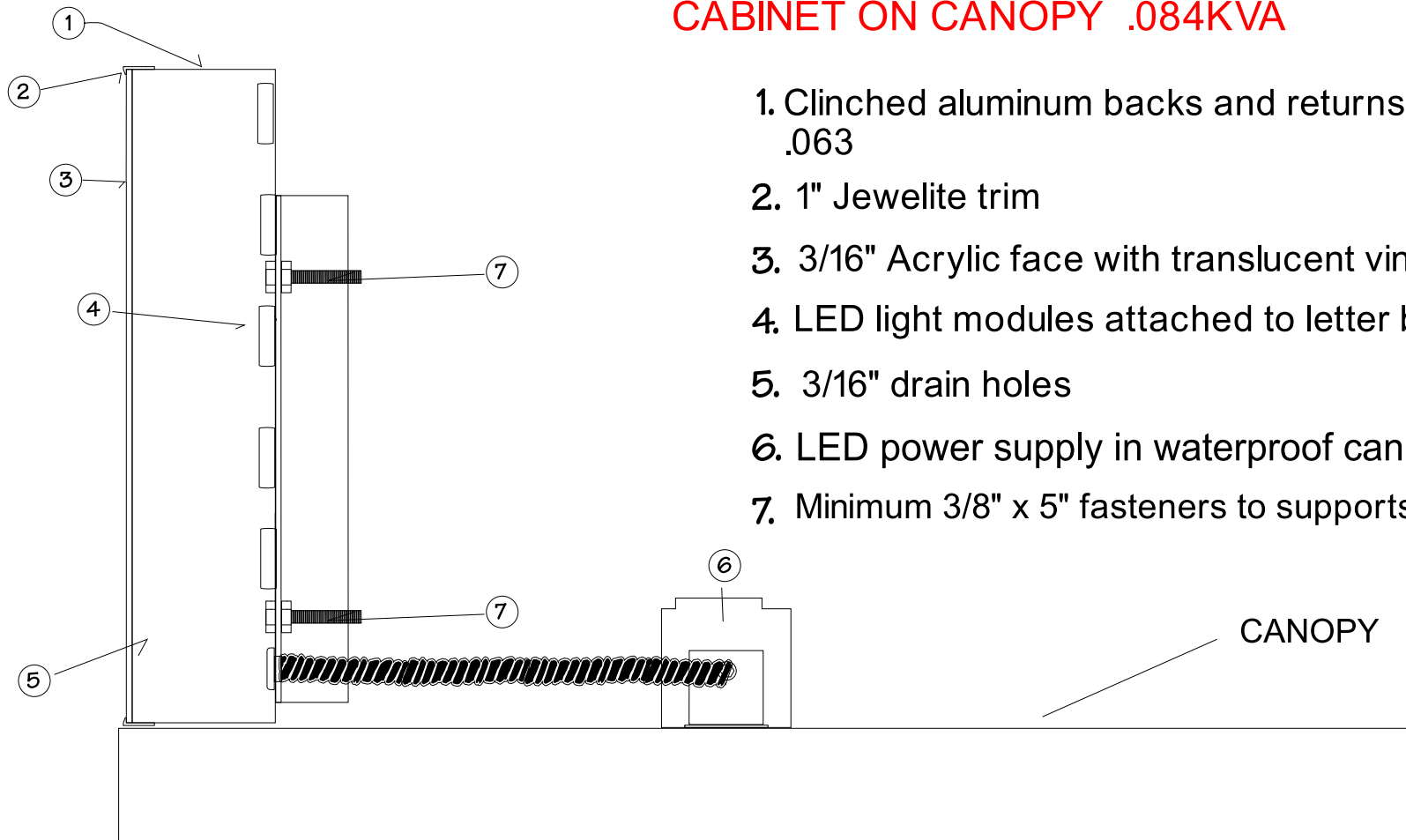
CHANNEL LETTER CABINET ON CANOPY

SCALE: NTS

APPROVED BY:

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EZ'S LIQUOR LOUNGE CHANNEL LETTER CABINET ON CANOPY .084KVA



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