

CERTIFICATE OF APPROPRIATENESS

Application Date: November 14, 2022

Applicant: Romulo 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.

Proposal: Alteration:

- To remove non-historic brick on south elevation facing White Oak Drive.
- Install doors and windows on east elevation facing Arlington Street where there are existing doors and filled-in openings.
- Replace existing doors on East elevation with glass doors. Door openings to remain unchanged.
- See window schedule.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

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:

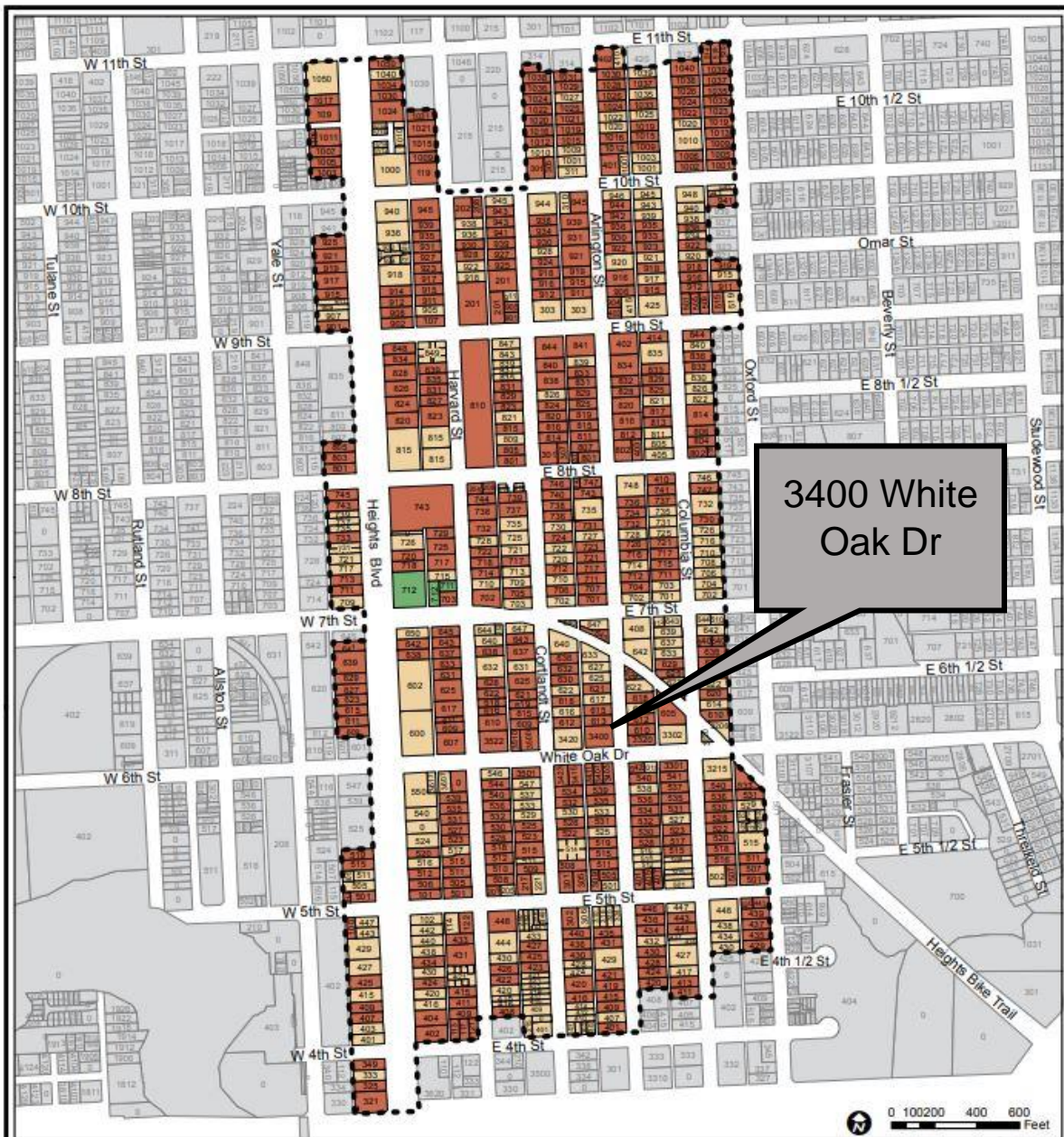
S D NA S - satisfies D - does not satisfy NA - not applicable

- (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



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

Inventory Photo



Current Photos Provided by Agent



Current Photos Provided by Agent

Historic brick behind non-historic brick. Front elevation facing White Oak Drive.

Non-historic brick in front of historic brick. Front elevation facing White Oak Drive.

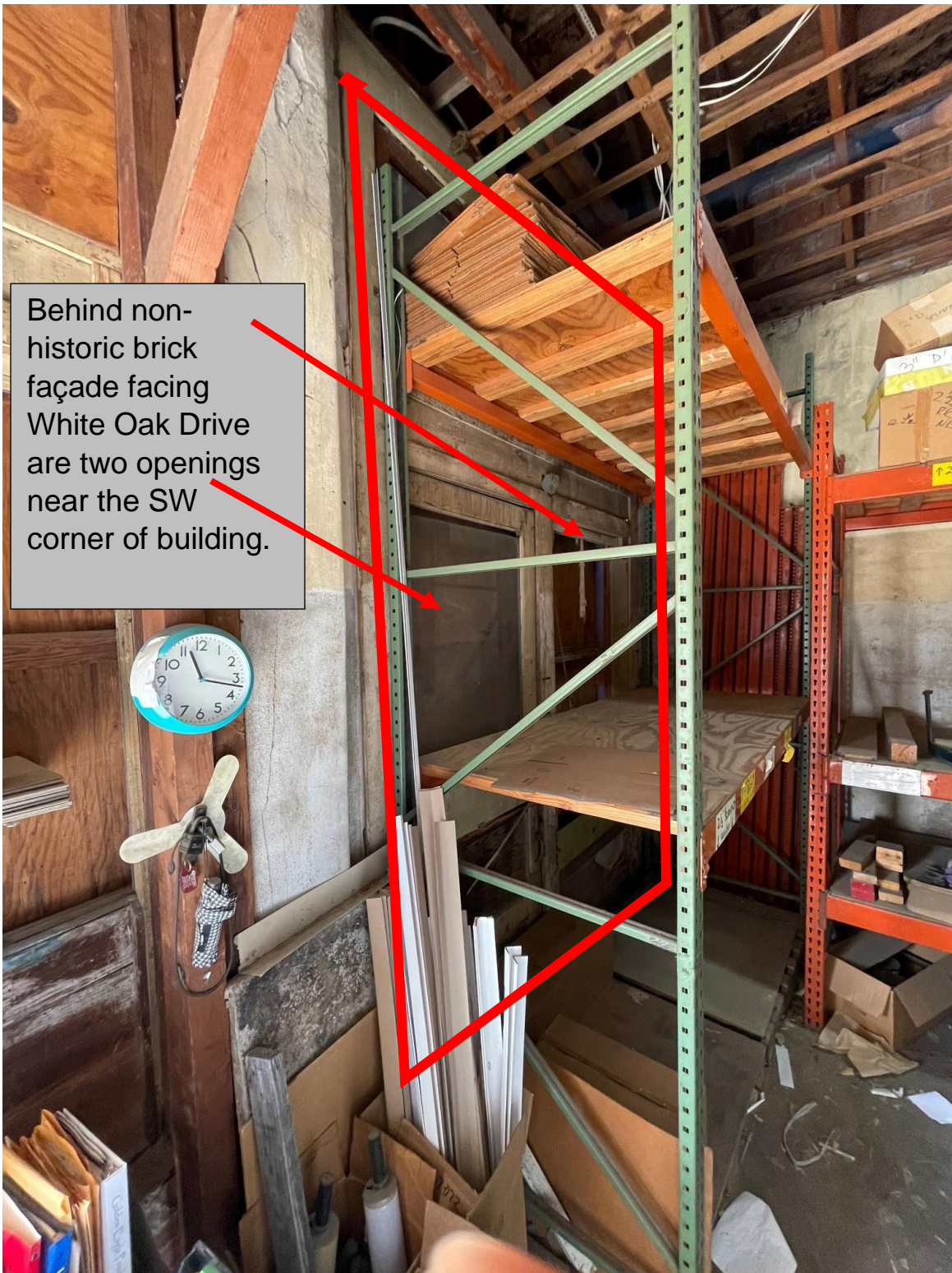


Current Photos Provided by Agent

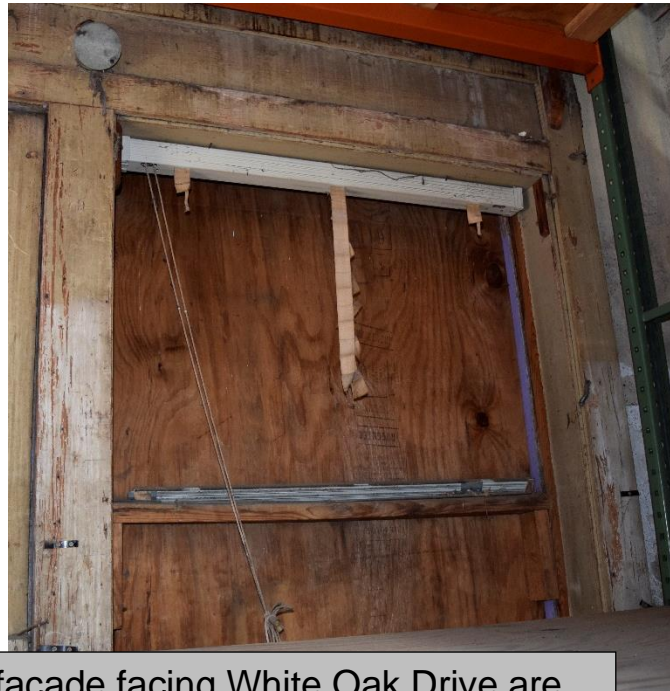


Non-historic brick in front of historic brick. Front elevation facing White Oak Drive.

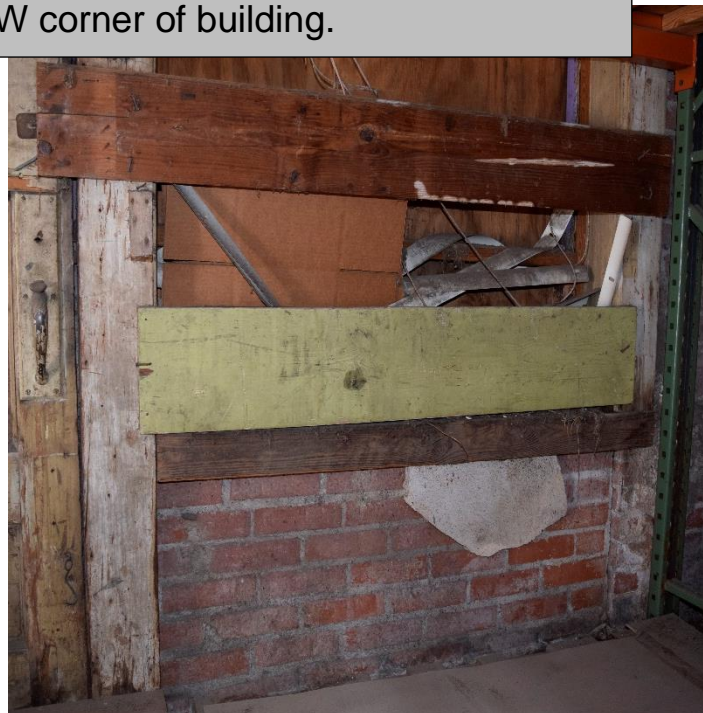
Current Photos Provided by Agent



Photos Provided by Staff (11-15-2022)



Behind non-historic brick façade facing White Oak Drive are two openings near the SW corner of building.



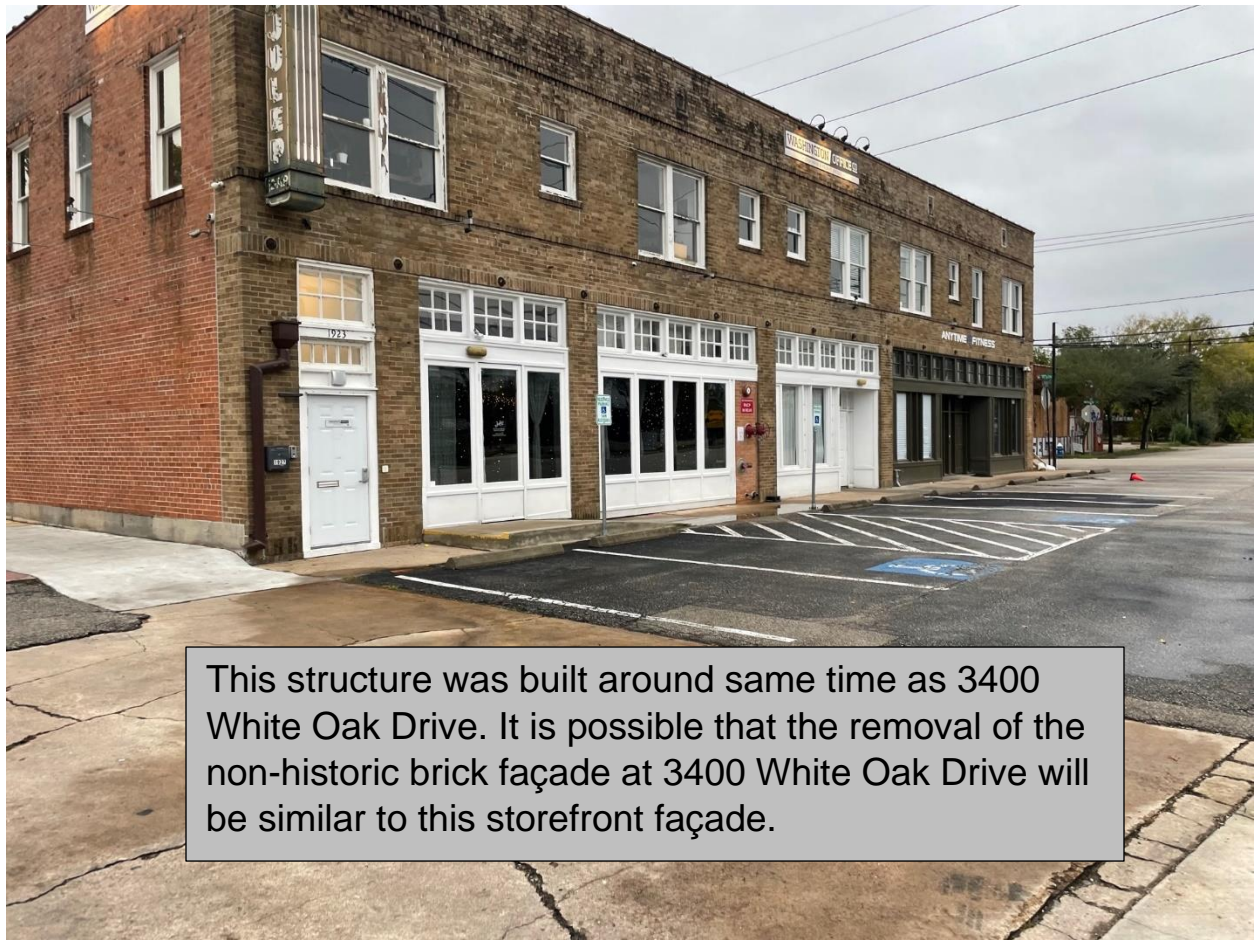
Photos Provided by Staff (11-15-2022)



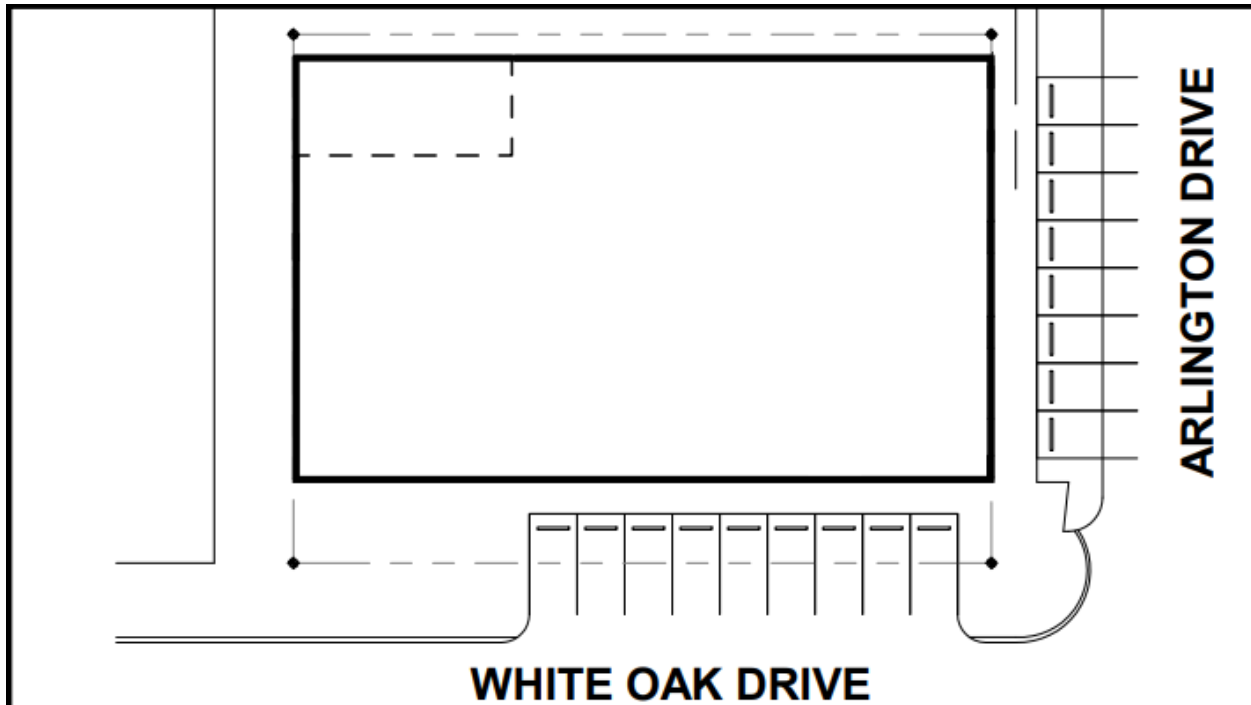
Photos Provided by Staff (11-15-2022)



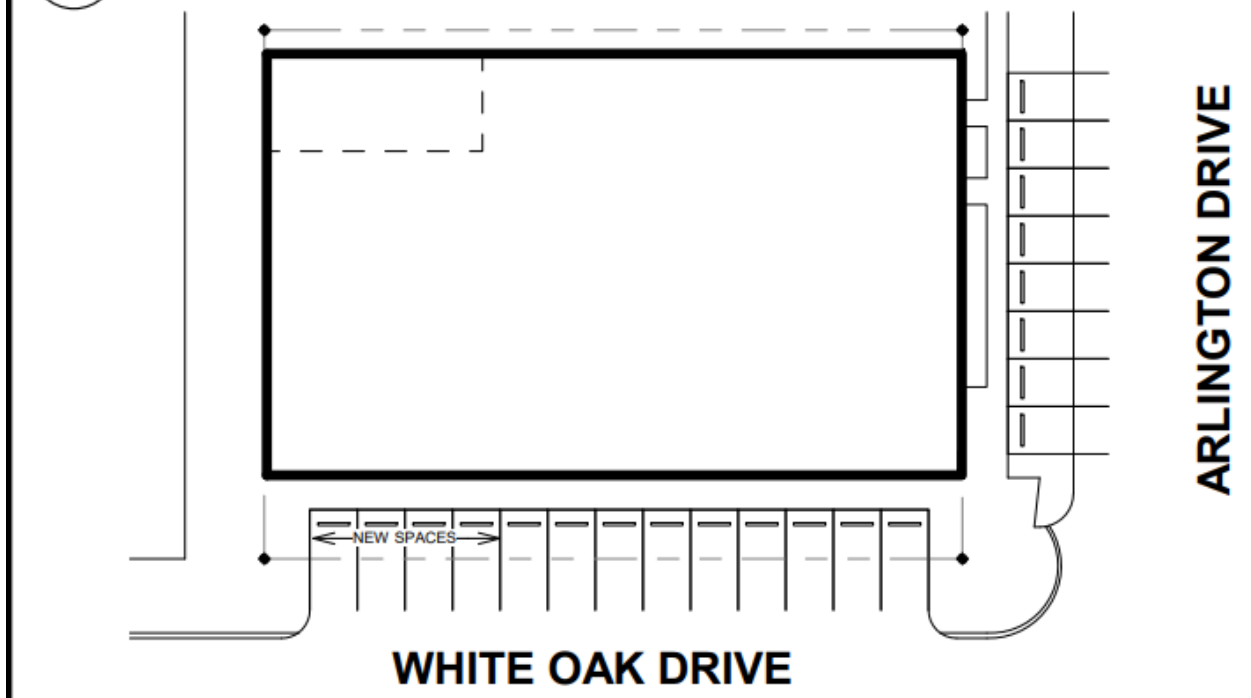
1923 Washington Ave



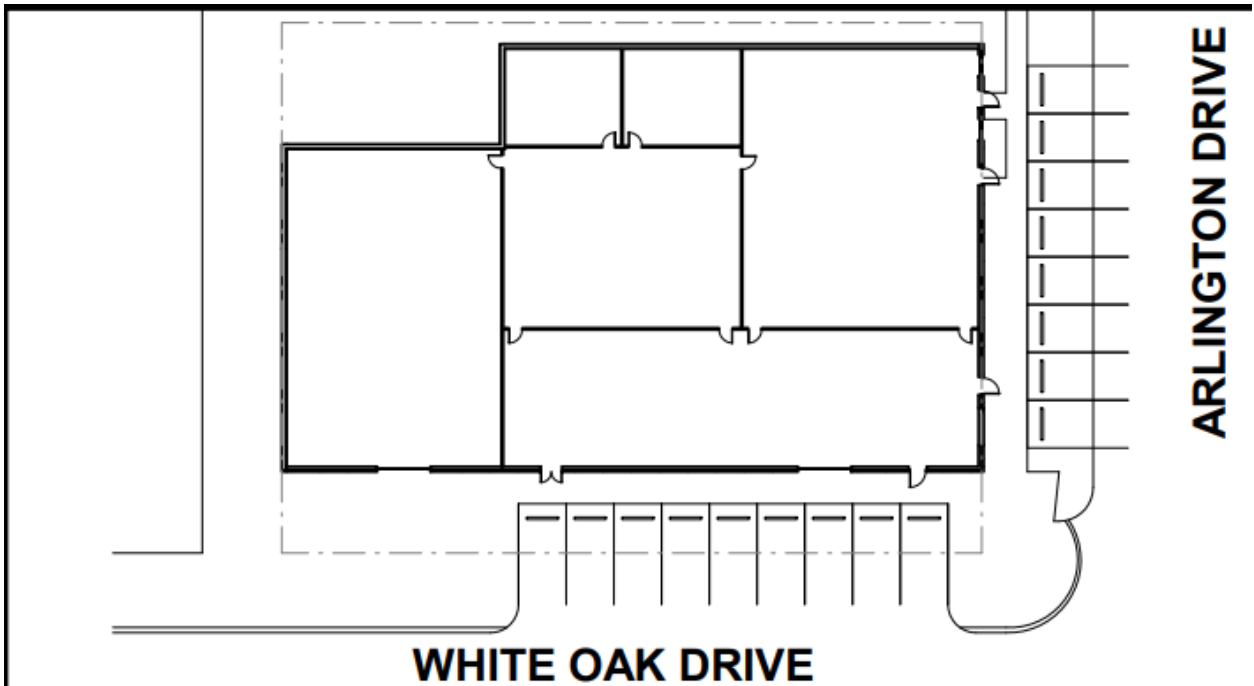
This structure was built around same time as 3400 White Oak Drive. It is possible that the removal of the non-historic brick façade at 3400 White Oak Drive will be similar to this storefront façade.



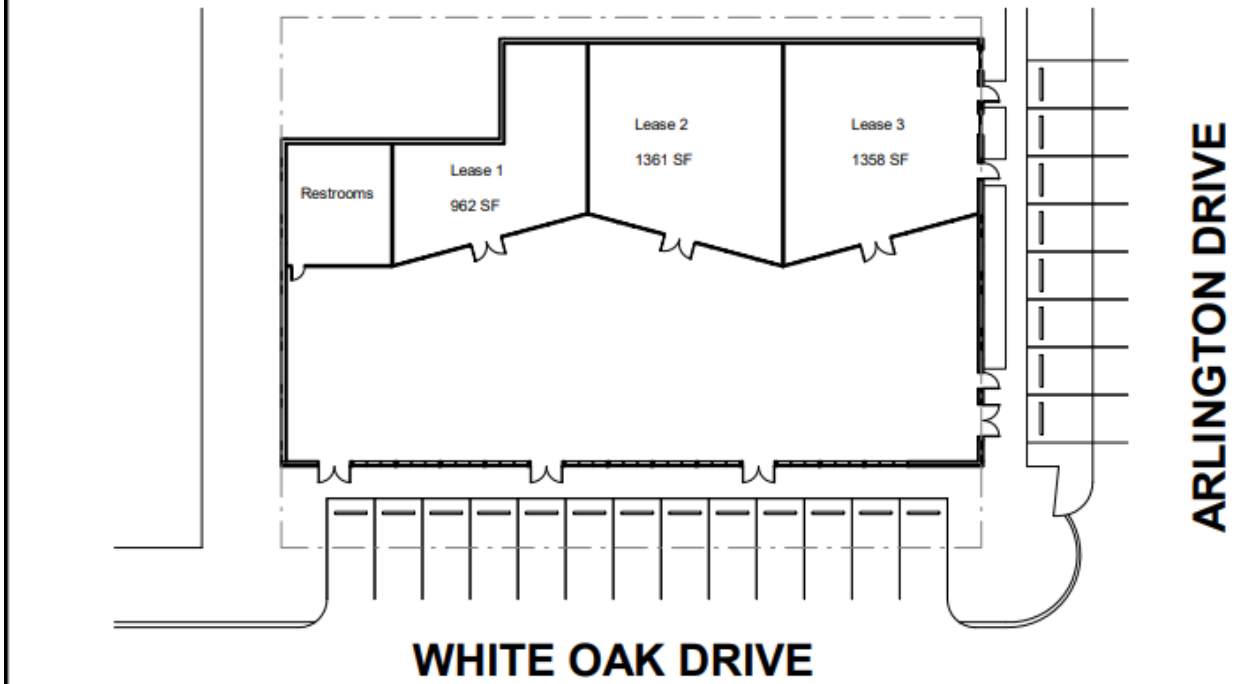
1 EXISTING SITE PLAN
A.102 1/32" = 1'-0"



2 PROPOSED SITE PLAN
A.102 1/32" = 1'-0"

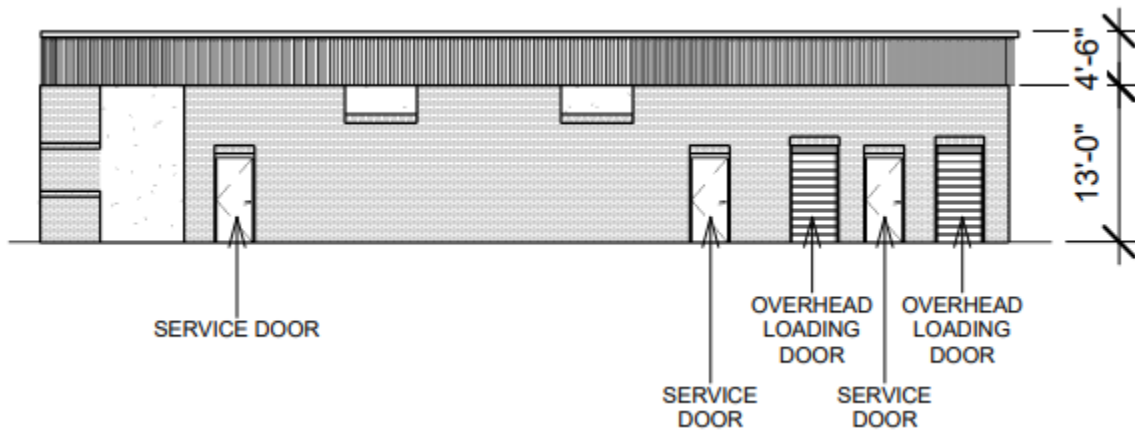


1 **EXISTING FLOOR PLAN**
A.201 1/32" = 1'-0"

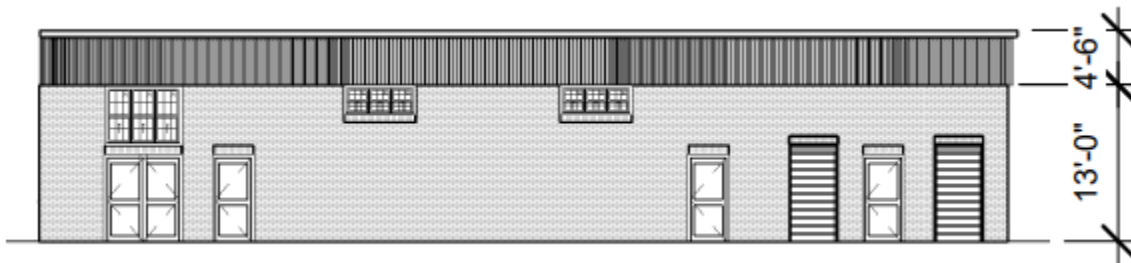


2 **PROPOSED FLOOR PLAN**
A.201 1/32" = 1'-0"

Existing East (facing Arlington St) Elevation



Proposed East (facing Arlington St) Elevation



Existing South (facing White Oak Dr) Elevation

