

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** January 27, 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.

**Proposal:** Alteration: Sign

- Sign measures 8' 4-1/4" x 6'
- "Padres" letters to be backlit mounted to edge of awning
- "Bottle" sign to be lit by red neon tubes

**Public Comment:** No public comment received.

**Civic Association:** No comment received.

<p><b>Recommendation:</b> Approval</p> <p><b>HAHC Action:</b> -</p>
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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. Houston Heights Design Guidelines: Sec. 4-42, Signs may be of neon and may be neon lit. Lettering is allowed on a canopy or awning.

District Map






3522 White Oak Dr

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 Photo



**SEE ATTACHMENT**