



CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

ITEM B16
HPO File #: HP2026_0122

May 21, 2026

3601 White Oak
Houston Heights South

Applicant: Austin Alvis, owner / Lettie Harrell, agent

Property: 3601 White Oak, Res A Blk 1 Terrace on White Oak, Houston Heights South Subdivision. The property includes a historic 5,611 square foot, one-story, commercial proerty on a 13,199 square foot corner lot.

Significance: Commercial building, constructed circa 1930, located in the Houston Heights Historic District.

Proposal: Alteration

The application is proposing to:

- Partially demolish the interior of the structure
- Remove two windows
- Remove a set of double doors
- Paint the existing stucco/plaster building
- Remodel the existing interiors to accommodate for the proposed design

Public Comment: See attachments.

Civic Association: No comment received.

Recommendation: Approval with conditions:

That the proposed windows on the front façade remain.

HAHC Action: -



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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.



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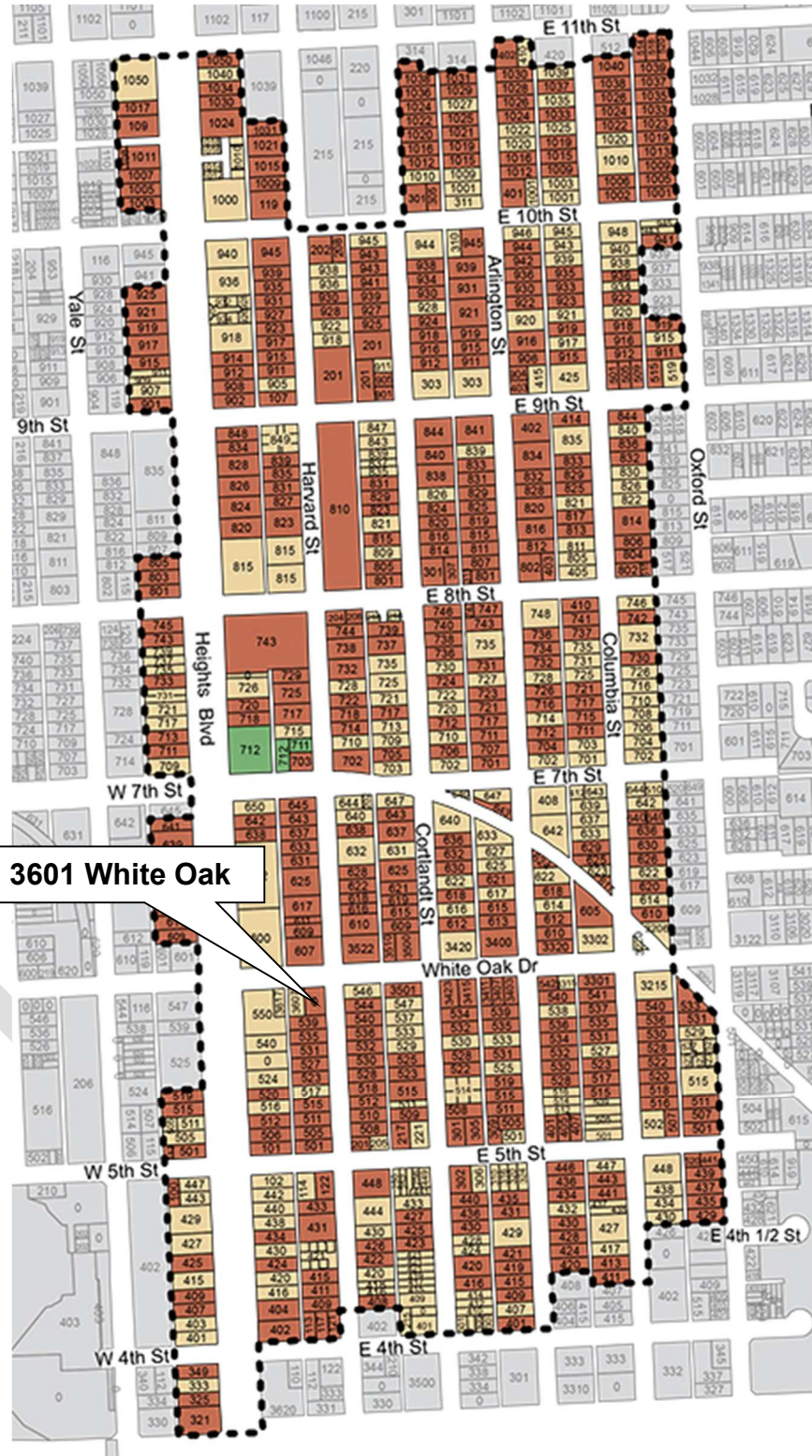
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DISTRICT MAP





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INVENTORY PHOTO



CURRENT PHOTO





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DRAFT



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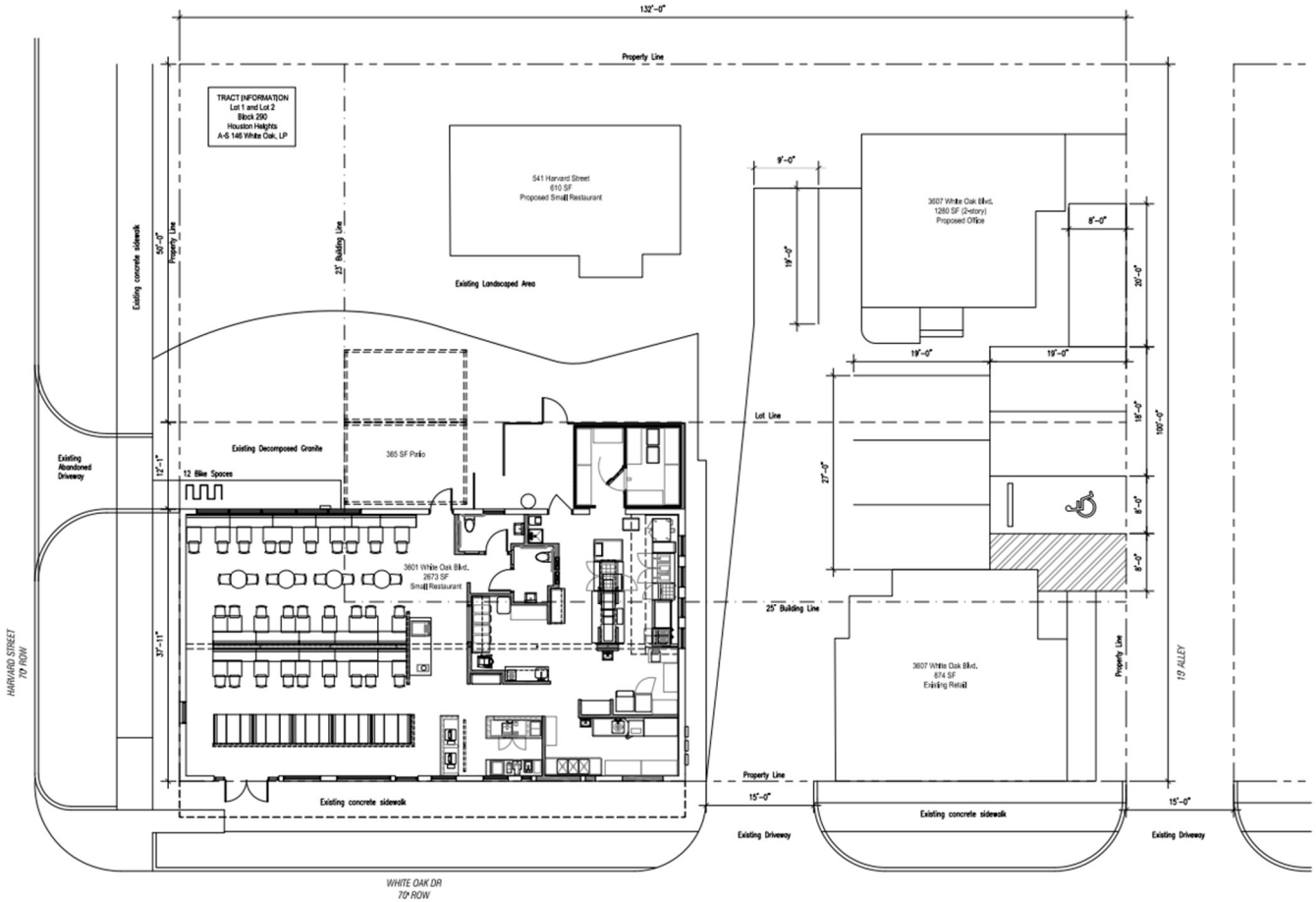
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SITE PLAN





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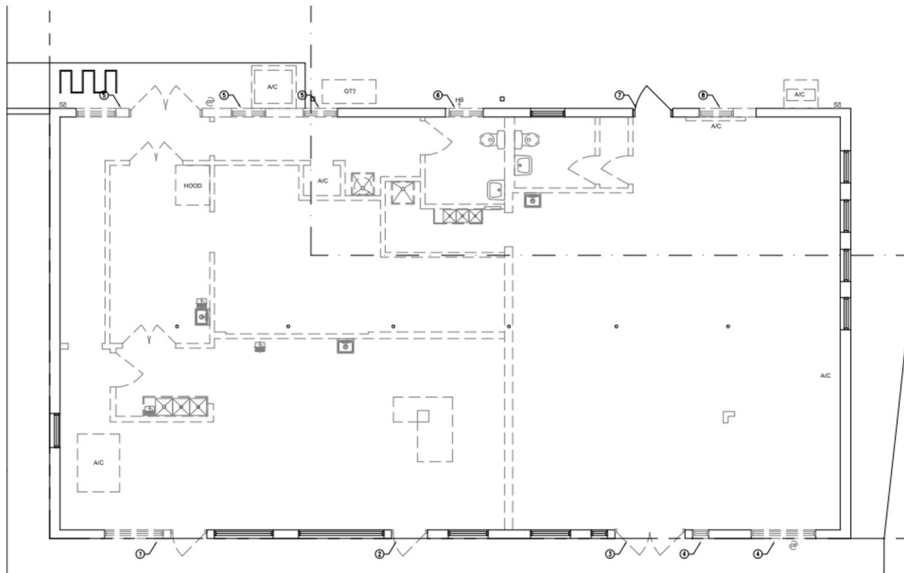
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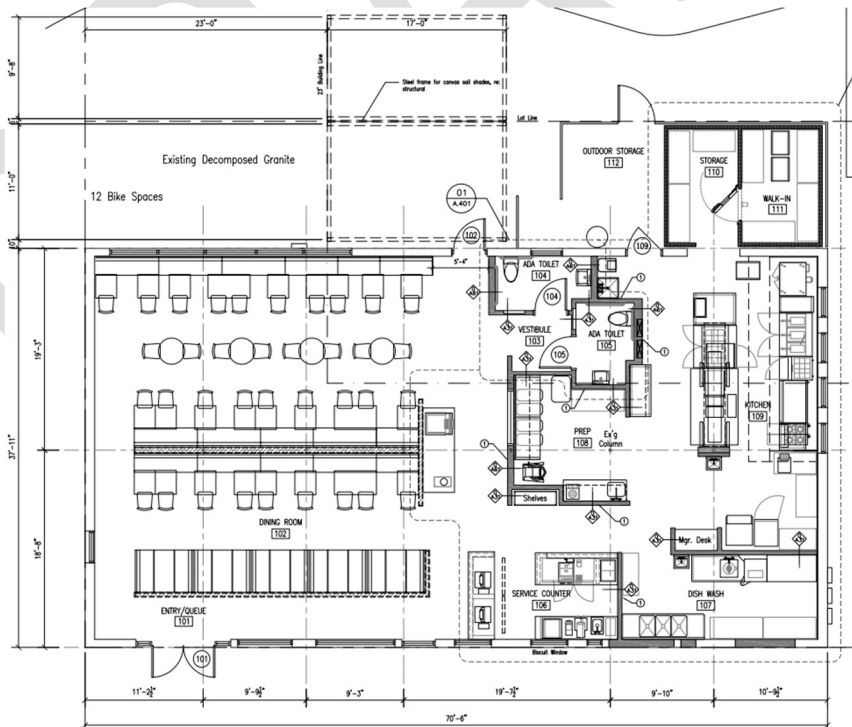
FLOOR PLAN

EXISTING



FLOOR PLAN

PROPOSED





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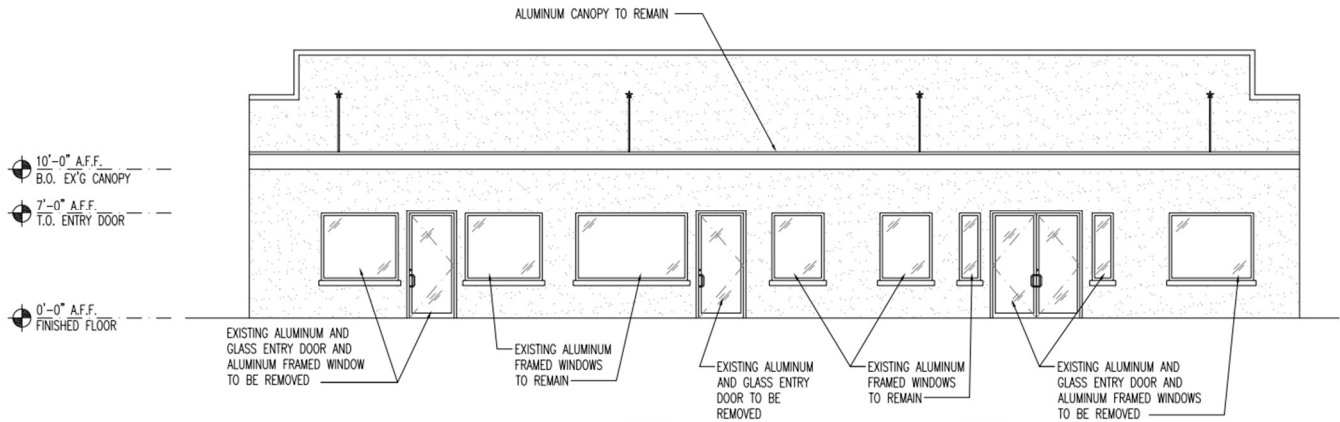
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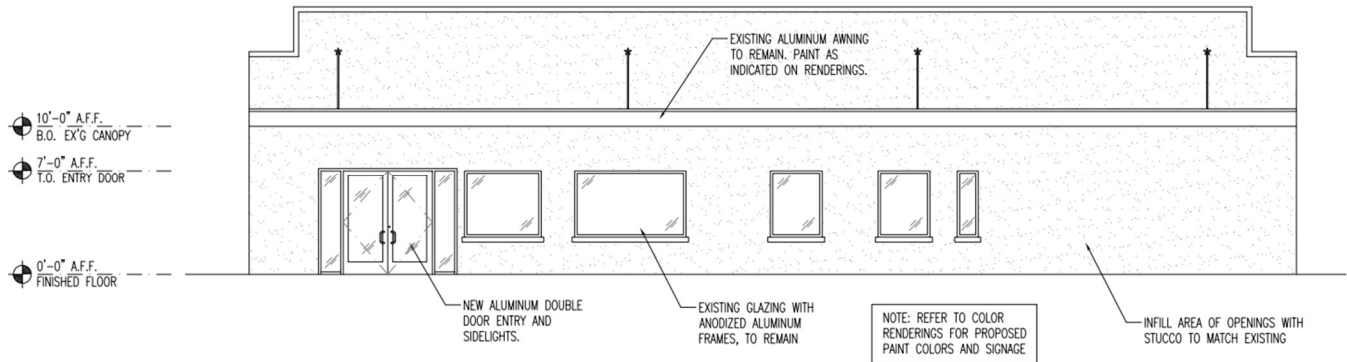
FRONT ELEVATIONS

EXISTING



FRONT ELEVATIONS

PROPOSED





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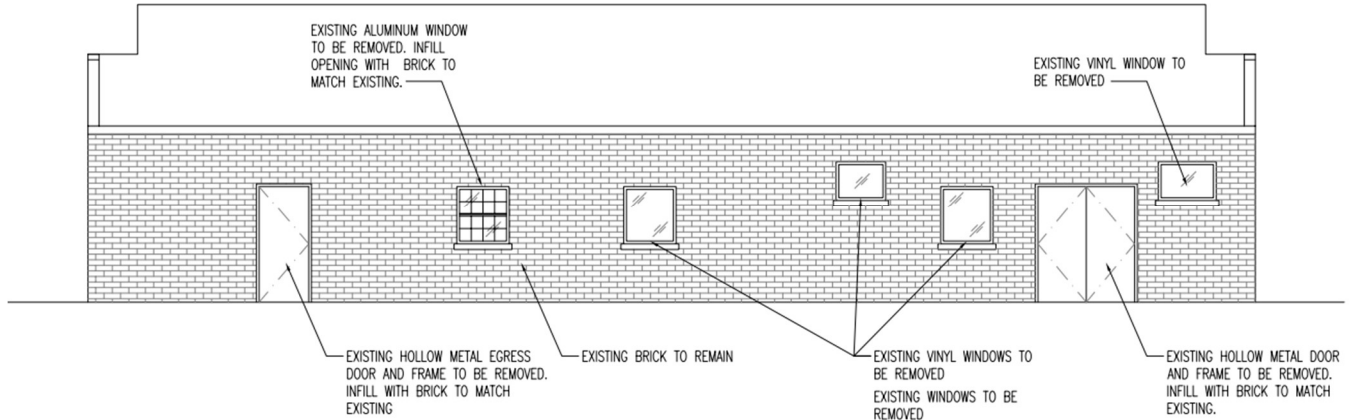
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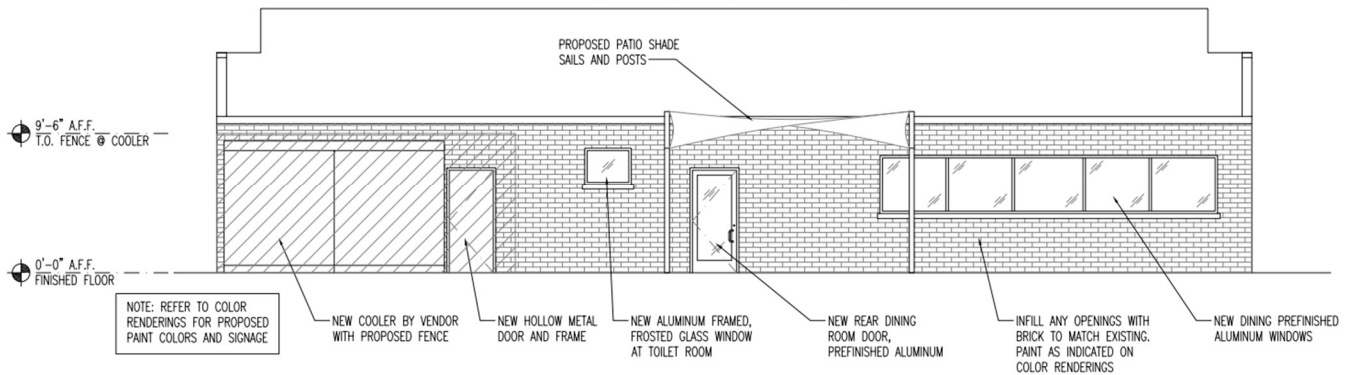
REAR ELEVATIONS

EXISTING



REAR ELEVATIONS

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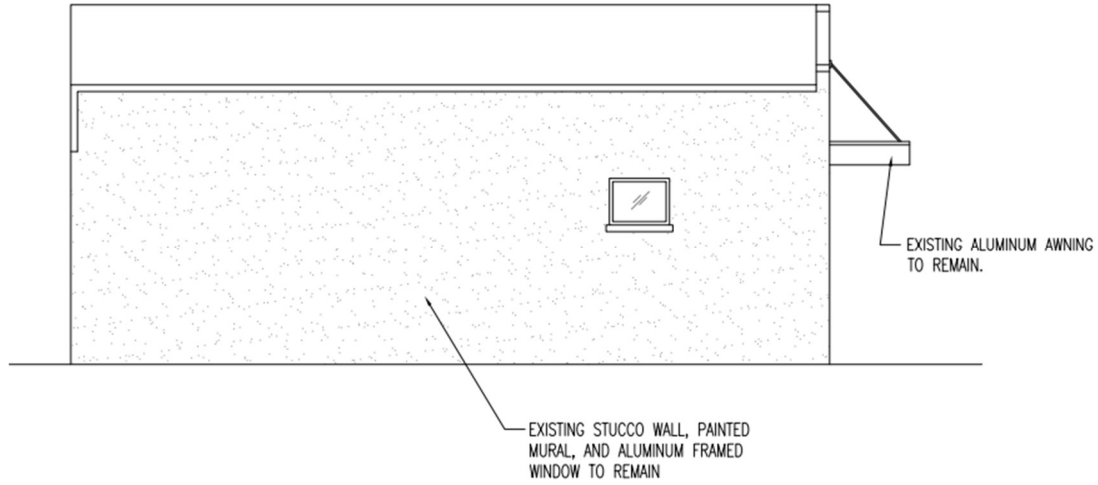
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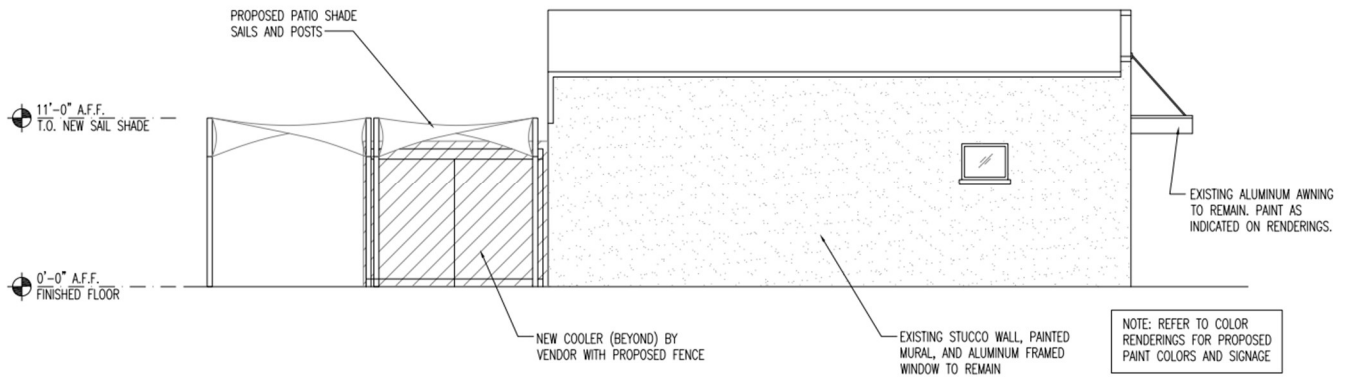
SIDE ELEVATIONS

EXISTING



SIDE ELEVATIONS

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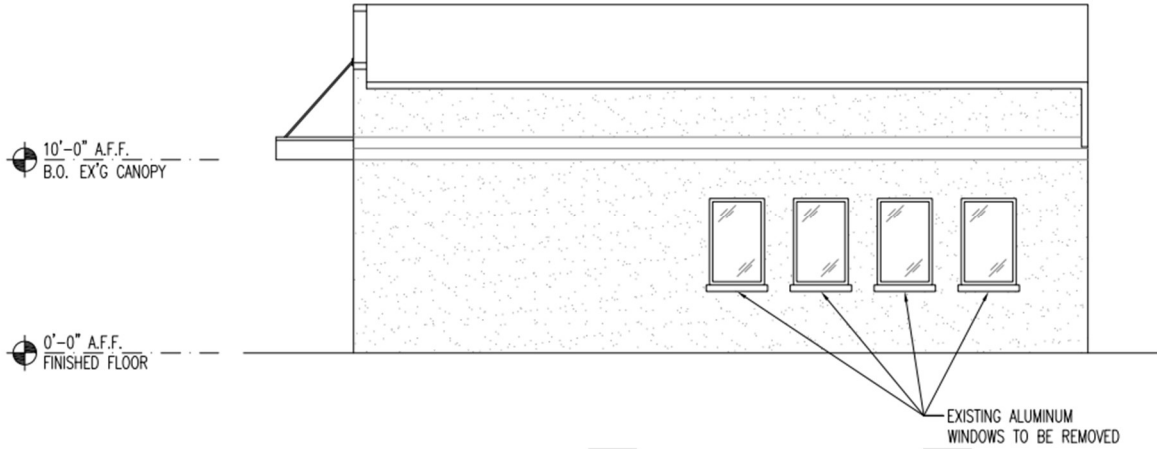
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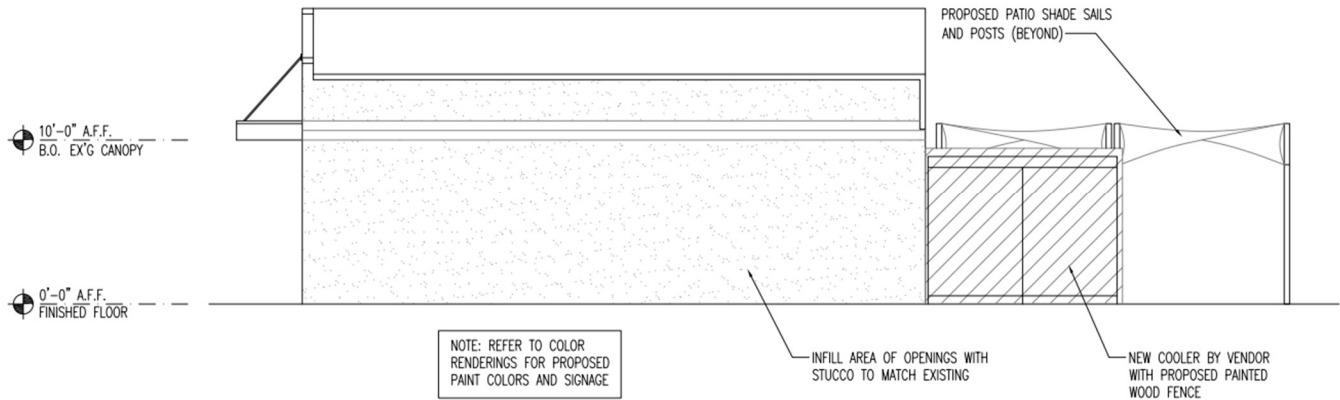
SIDE ELEVATIONS

EXISTING



SIDE ELEVATIONS

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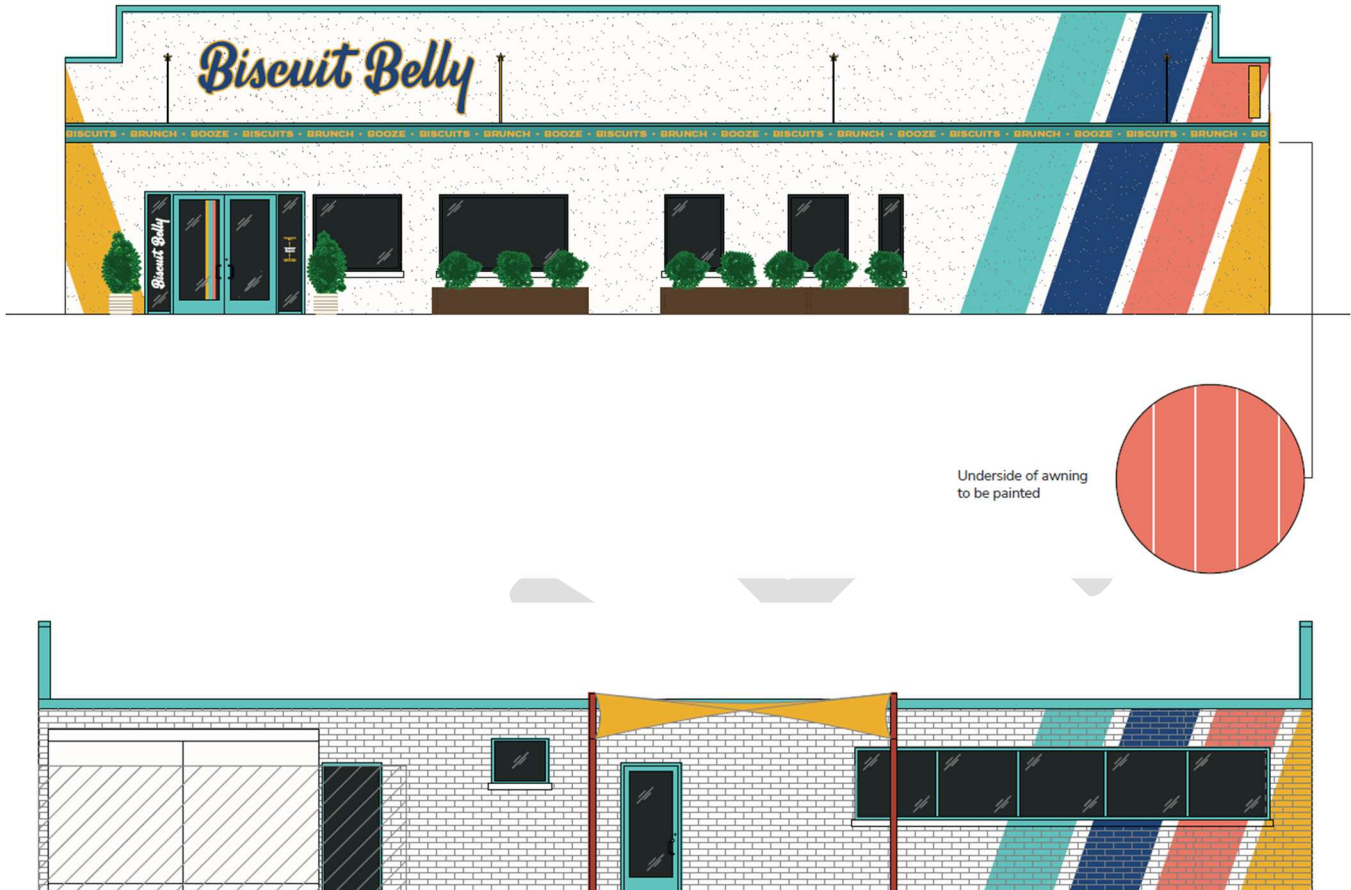
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RENDERINGS





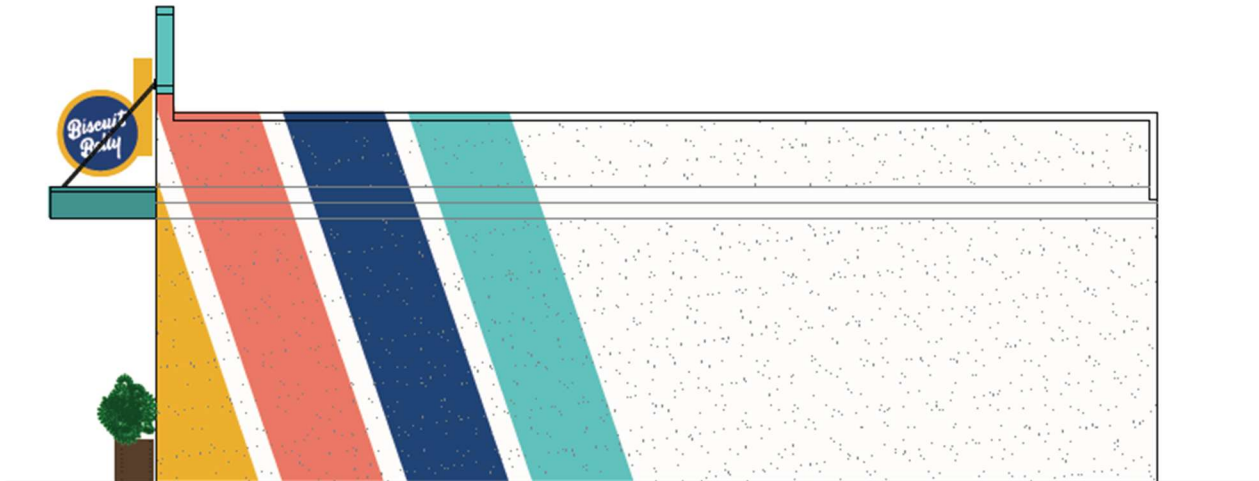
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WINDOW SCHEDULE

DOOR SCHEDULE



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