

CERTIFICATE OF APPROPRIATENESS

Application Date: April 29, 2015

Applicant: Stephen Harrison, Retrospect Coffee Bar for Brookhollow Venture LTD, owner

Property: 3709 La Branch Street, Lots 5 & 6, Block 3, Empire Subdivision. The property includes a historic 294 square foot, one-story commercial structure situated on a 10,000 square foot (100' x 100') corner lot.

Significance: The Gulf Filling Station is a City of Houston Landmark designated in April 2015. The box and canopy one-story historic filling station was constructed circa 1926.

Proposal: Alteration – Attach a 424 square foot shipping container with an enclosed hall at the northeast corner of the structure.

- Two existing door openings, one on the south wall and one on the east (rear) wall, will be shortened and a window will be installed
- Two existing windows will be retained
- Missing windows will be constructed and installed to match existing

See enclosed application materials and detailed project description on p. 5-24 for further details.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: Approved

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval

Effective: May 21, 2015



PLANNING & DEVELOPMENT DEPARTMENT

COA valid for one year from effective date. COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved project scope may require a new COA.

APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

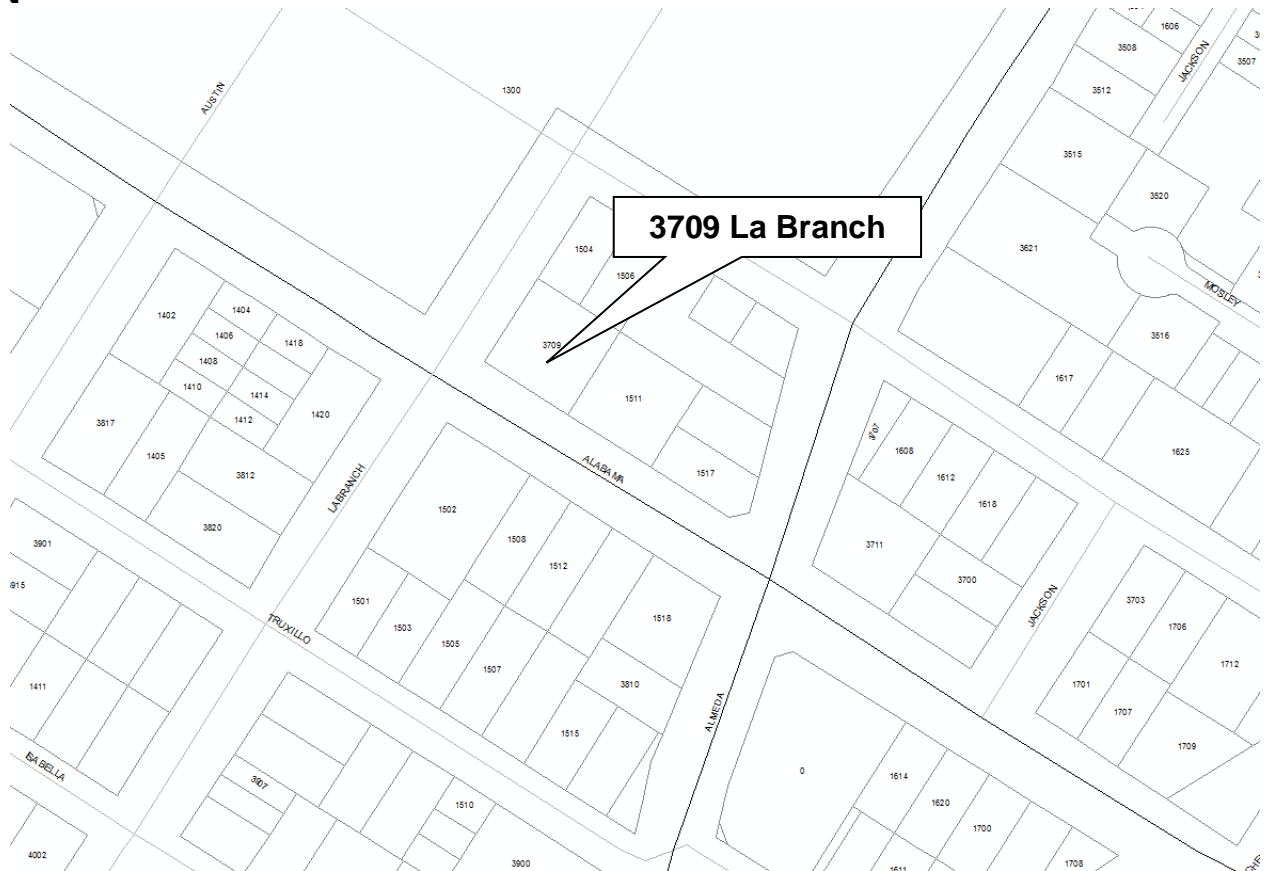
Sec. 33-241(a): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark or protected landmark, (ii) any building, structure or object that is contributing to an historic district, or (iii) any building, structure or object that is part of an archaeological site, 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 missing 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 or cultural material and must be compatible with the size, scale, material and character of the property and the area in which it is located;
(10) The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s);
(11) The proposed activity will comply with any applicable deed restrictions.



PROPERTY LOCATION
GULF FILLING STATION



INVENTORY PHOTO



WEST ELEVATION – FRONT FACING LA BRANCH STREET (OUTSIDE CANOPY)

EXISTING

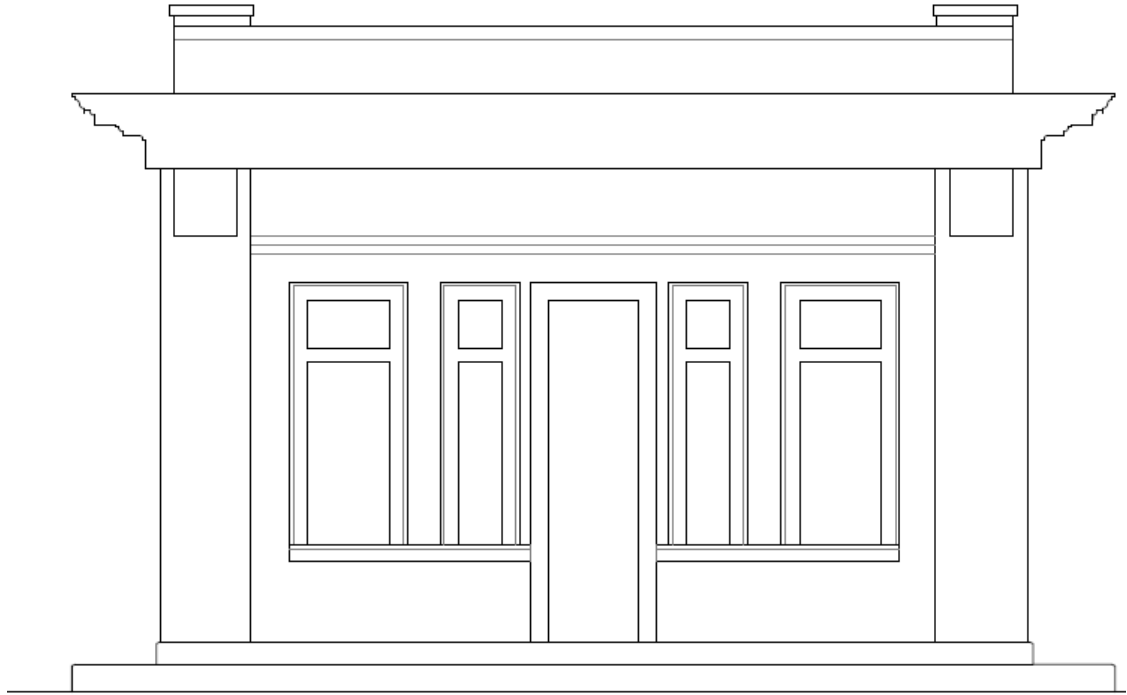


PROPOSED



WEST ELEVATION – FRONT FACING LA BRANCH STREET (INSIDE CANOPY DETAIL)

EXISTING

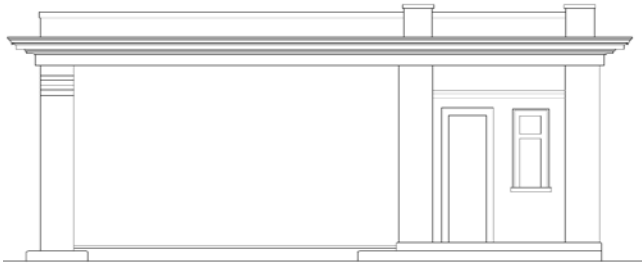


PROPOSED

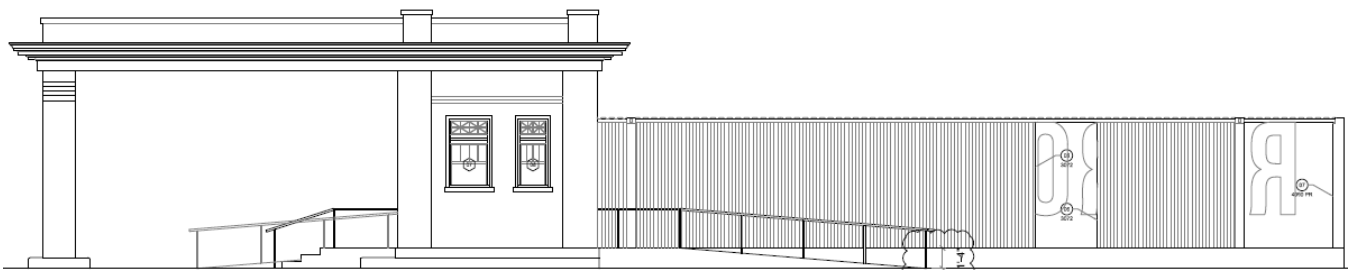


SOUTH SIDE ELEVATION

EXISTING

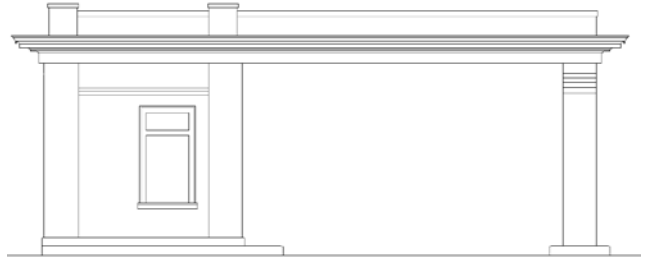


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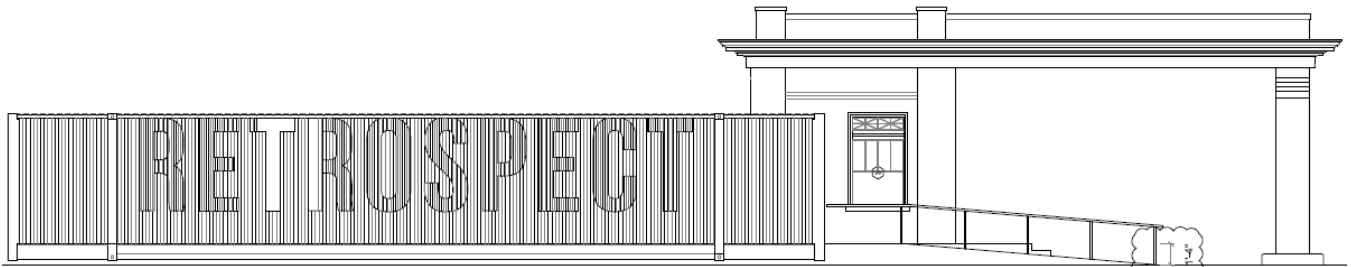


NORTH SIDE ELEVATION

EXISTING

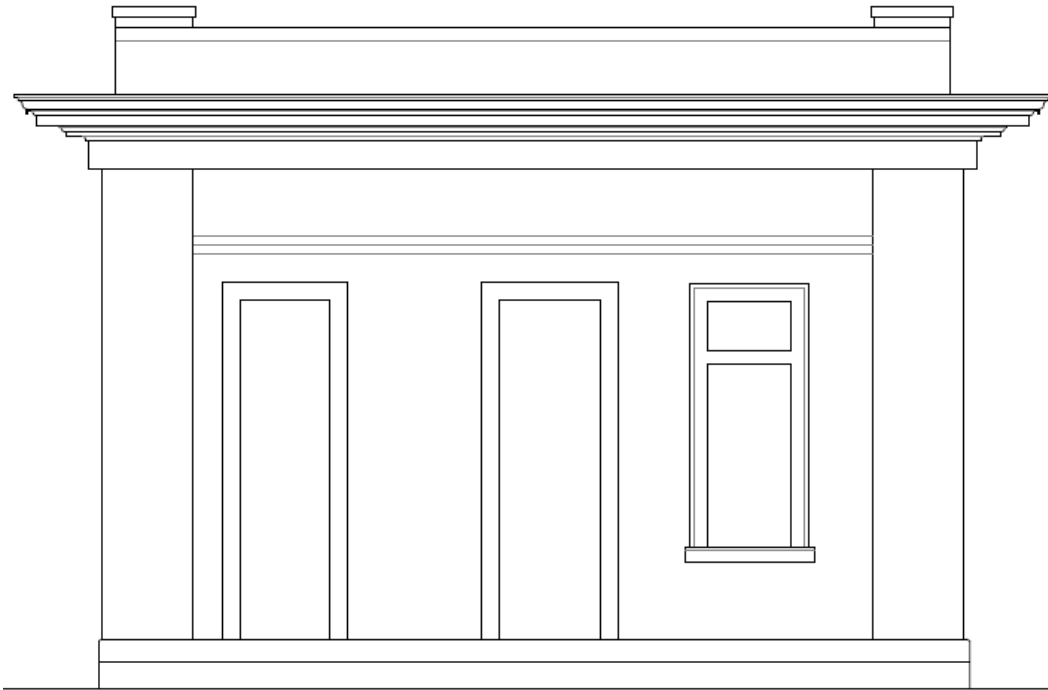


PROPOSED



EAST (REAR) ELEVATION

EXISTING



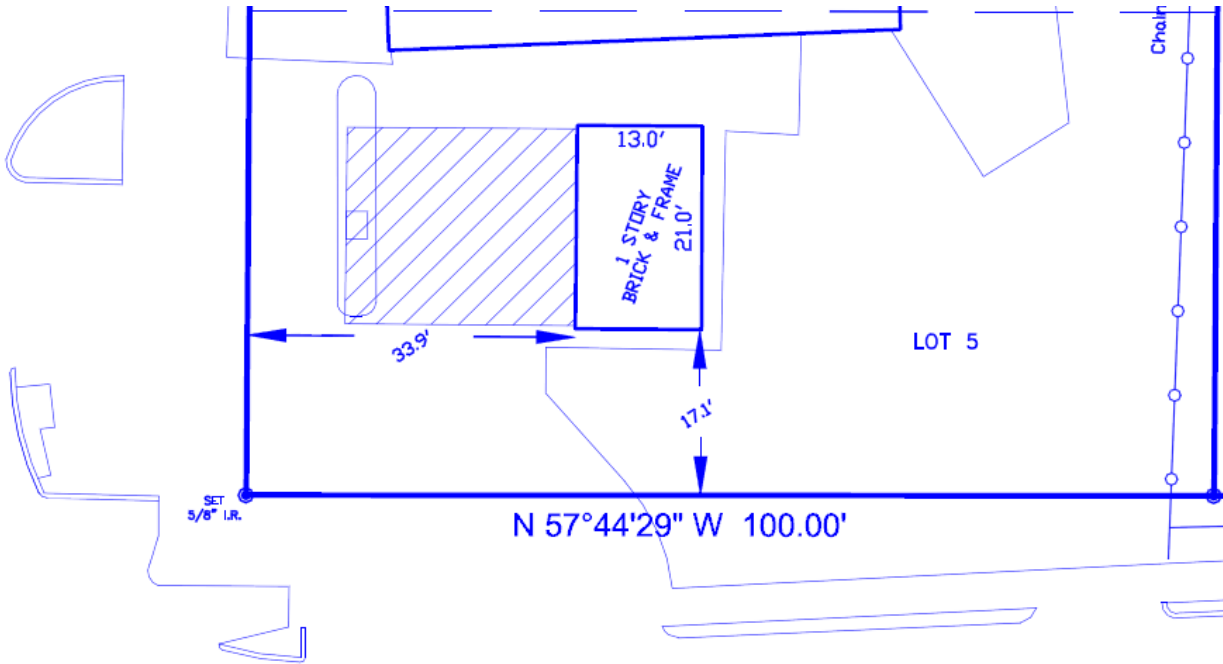
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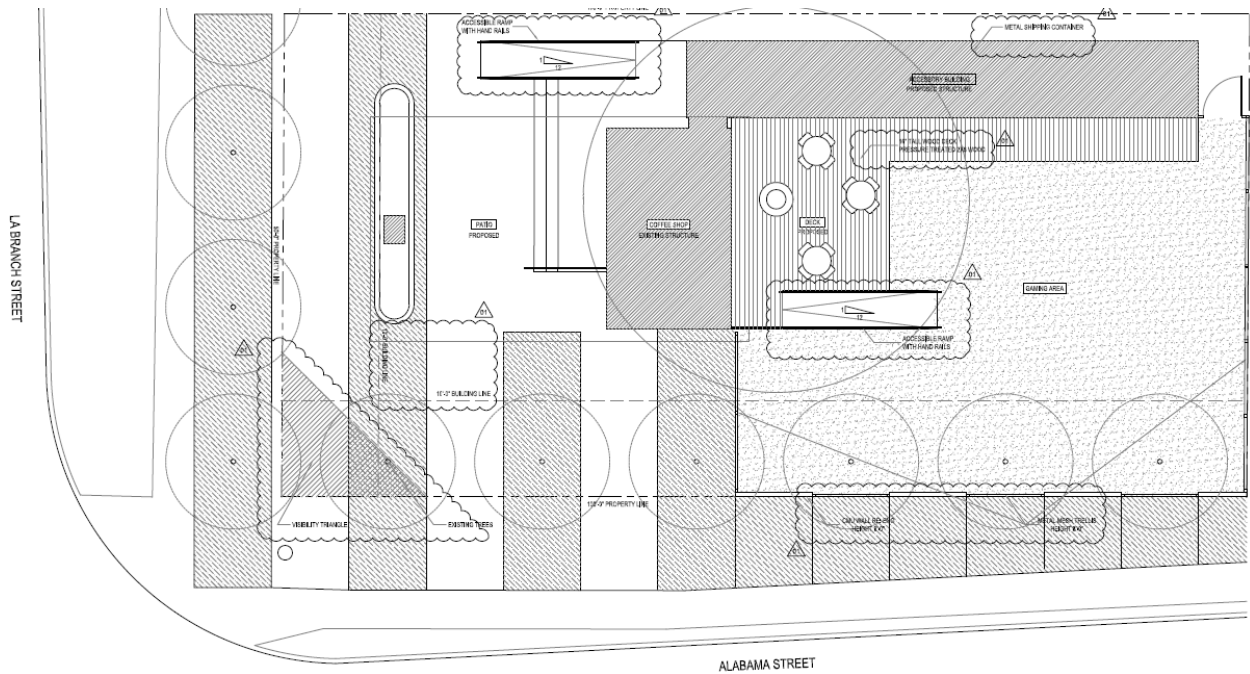


SITE PLAN

EXISTING (ONLY LOT 5 DEPICTED; LOT 6 TO REMAIN VACANT)



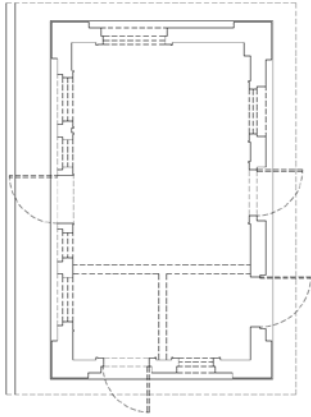
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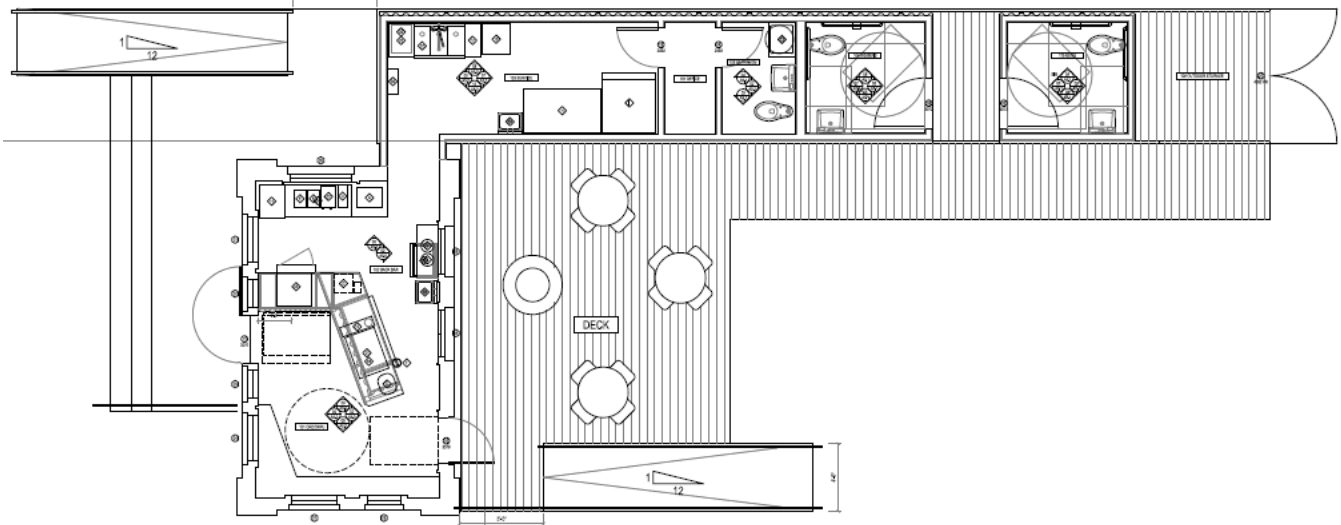


FIRST FLOOR PLAN

EXISTING



PROPOSED



WINDOW / DOOR SCHEDULE

DOOR SCHEDULE																		HARDWARE SCHEDULE					
RM #	LOCATION	TYPE	SIZE (NOM)		MATERIAL						ENERGY CODE				REMARKS	TYPE	REMARKS						
			EXTERIOR	INTERIOR	WIDTH	HEIGHT	DOOR		FRAME		GLAZING		U-FACTOR	SHGC				SOLAR ORIENTATION	PROJECTION FACTOR				
	DESCRIPTION					SOLID WOOD METAL	INSULATED METAL STOREFRONT	FINISH	WOOD	HOLLOW METAL STOREFRONT	FINISH	NONE			< 50%	AREA (>50%)	AREA (> 50%)			SAFETY GLAZING			
01	101	FRONT W/ TRANSOM	X		3'-0"	7'-0"	X				PAIN	X				X	10				EXISTING DOOR	DEADBOLT W/ CLOSER	REMAIN OPEN SIGN
02	101	BACK W/ TRANSOM	X		3'-0"	7'-0"	X				PAIN	X				X	10				EXISTING DOOR	DEADBOLT W/ CLOSER	REMAIN OPEN SIGN
03	101	SERVICE		X	2'-4"	6'-8"	X				PAIN	X				X		NA	NA	NA	1HR FIRE RATING	DEADBOLT W/ CLOSER	
04	108	BATHROOM		X	2'-4"	6'-8"	X				PAIN	X				X		NA	NA	NA	1HR FIRE RATING	DEADBOLT W/ CLOSER	
05	104	WOMEN'S RESTROOM	X		3'-0"	7'-2"	X				PAIN	X				X		NA	NA	NA	1HR FIRE RATING	DEADBOLT W/ CLOSER	
06	105	MEN'S RESTROOM	X		3'-0"	7'-2"	X				PAIN	X				X		NA	NA	NA	1HR FIRE RATING	DEADBOLT W/ CLOSER	
07	108	OUTDOOR STORAGE	X		4'-0" PR	9'-0" PR	X				PAIN	X				X		NA	NA	NA	CONTAINER DOOR	PANIC BAR	

GENERAL INFILTRATION REQUIREMENTS:

1. ALL EXTERIOR JOINTS AND OPENINGS IN THE BUILDING ENVELOPE THAT ARE AN OBSERVABLE SOURCE OF AIR LEAKAGE SHALL BE CAULKED, GASKETED, WEATHER-STRIPPED OR OTHERWISE SEALED.
2. SITE CONSTRUCTED DOORS, WINDOWS AND SKYLIGHTS SHALL BE CAULKED BETWEEN THE UNIT AND THE BUILDING AND SHALL BE WEATHER-STRIPPED (EXCEPT FOR UNFRAMED GLASS DOORS AND FIRE DOORS)
3. MANUFACTURED DOORS AND WINDOWS INSTALLED SHALL HAVE AIR INFILTRATION RATES CERTIFIED BY THE MANUFACTURER.
4. ALL INSULATING MATERIAL SHALL BE INSTALLED IN COMPLIANCE WITH FLAME SPREAD RATING AND SMOKE DENSITY REQUIREMENTS OF THE 2000 IBC WITH CITY OF HOUSTON AMENDMENTS.

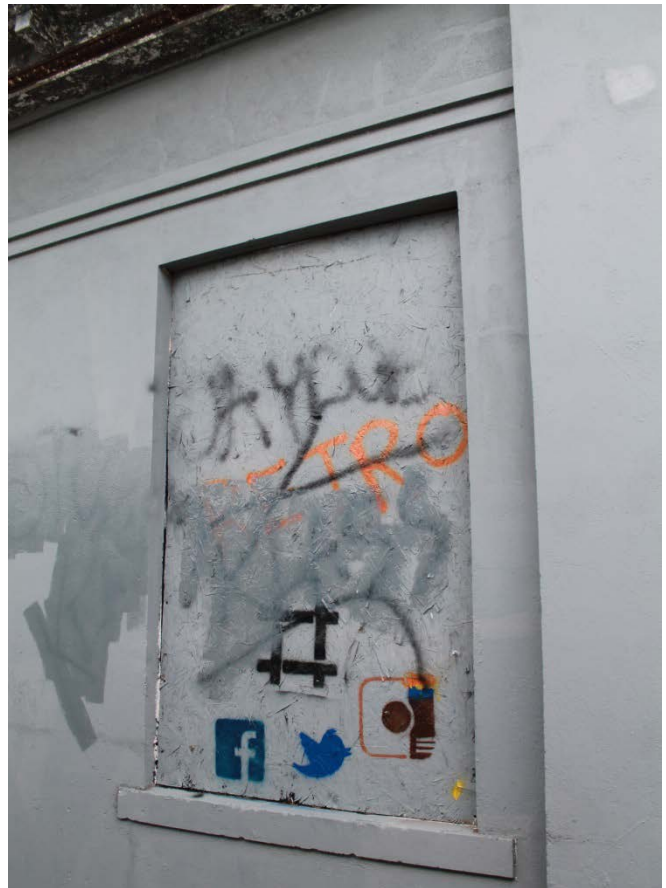
WINDOW SCHEDULE																	
RM #	LOCATION	SIZE (NOM)		MATERIAL				ENERGY				REMARKS					
		WIDTH	HEIGHT	FRAME		GLAZING		U-FACTOR	SHGC	SOLAR ORIENTATION	PROJECTION FACTOR						
	DESCRIPTION			WOOD	HOLLOW METAL STOREFRONT	FINISH	AREA					TYPE					
01	102	BACK BAR	2'-4"	8'-0"	X			PAIN	12 SF				NEW FROM VINTAGE STOCK TO MATCH ORIGINAL	W		DOUBLE HUNG WITH FIXED TRANSOM	
02	102	BACK BAR	1'-8"	8'-0"	X			PAIN	6 SF				NEW FROM VINTAGE STOCK TO MATCH ORIGINAL	W		DOUBLE HUNG WITH FIXED TRANSOM	
03	101	ORDER/PU	1'-8"	8'-0"	X			PAIN	8 SF				NEW FROM VINTAGE STOCK TO MATCH ORIGINAL	W		DOUBLE HUNG WITH FIXED TRANSOM	
04	101	ORDER/PU	2'-8"	8'-0"	X			PAIN	12 SF				ORIGINAL WINDOW	W		DOUBLE HUNG WITH FIXED TRANSOM	
05	102	BACK BAR	2'-4"	8'-0"	X			PAIN	13 SF				NEW FROM VINTAGE STOCK TO MATCH ORIGINAL	E		DOUBLE HUNG WITH FIXED TRANSOM	
06	102	BACK BAR	2'-8"	8'-0"	X			PAIN	13 SF				NEW FROM VINTAGE STOCK TO MATCH ORIGINAL	E		DOUBLE HUNG WITH FIXED TRANSOM	
07	101	ORDER/PU	2'-4"	4'-7"	X			PAIN	8 SF				NEW FROM VINTAGE STOCK TO MATCH ORIGINAL	S		DOUBLE HUNG WITH FIXED TRANSOM	
08	101	ORDER/PU	2'-0"	4'-7"	X			PAIN	6 SF				ORIGINAL WINDOW	S		DOUBLE HUNG WITH FIXED TRANSOM	
09	102	BACK BAR	3'-4"	8'-0"	X			PAIN	17 SF				NEW FROM VINTAGE STOCK TO MATCH ORIGINAL	N		DOUBLE HUNG WITH FIXED TRANSOM	

GENERAL INFILTRATION REQUIREMENTS:

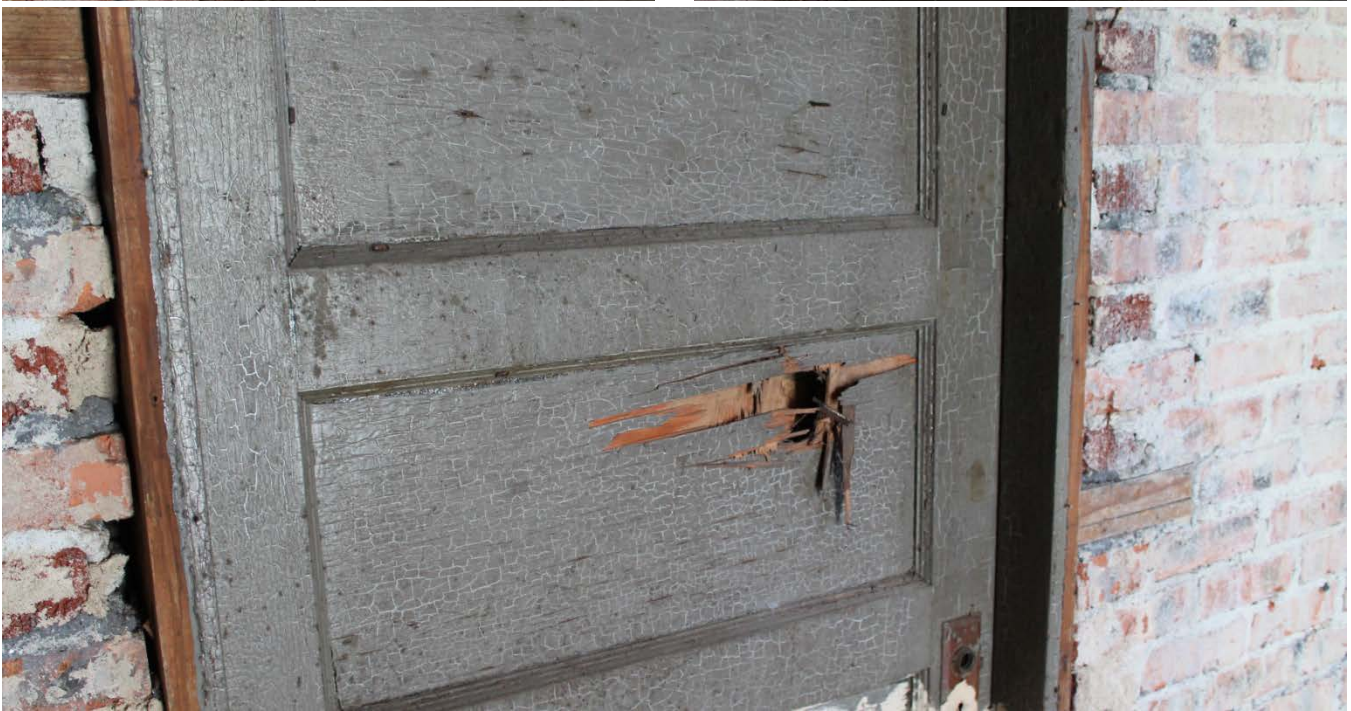
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STAFF PHOTOS

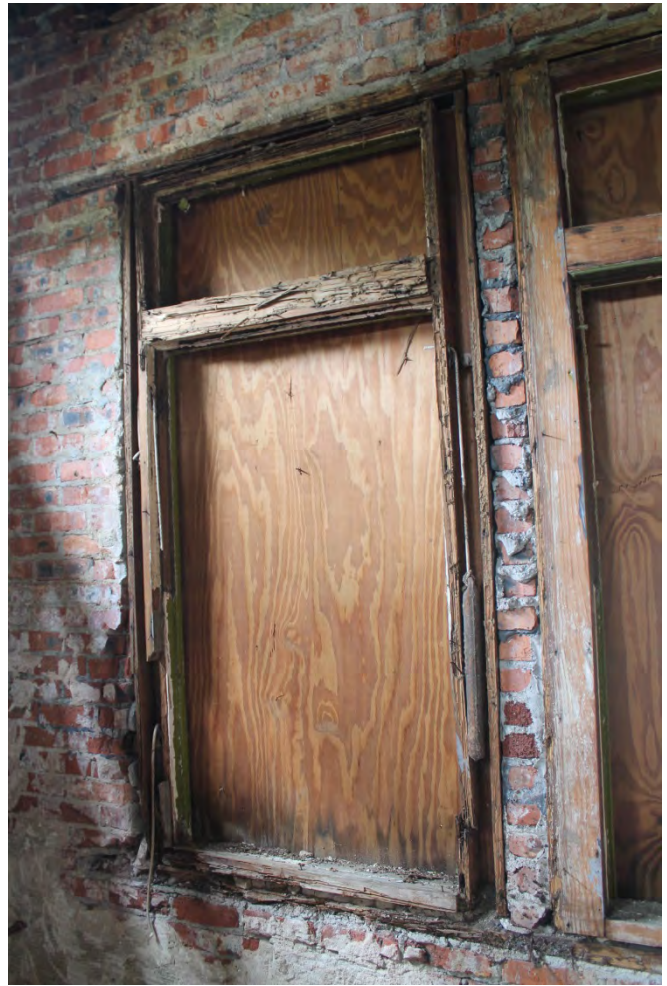
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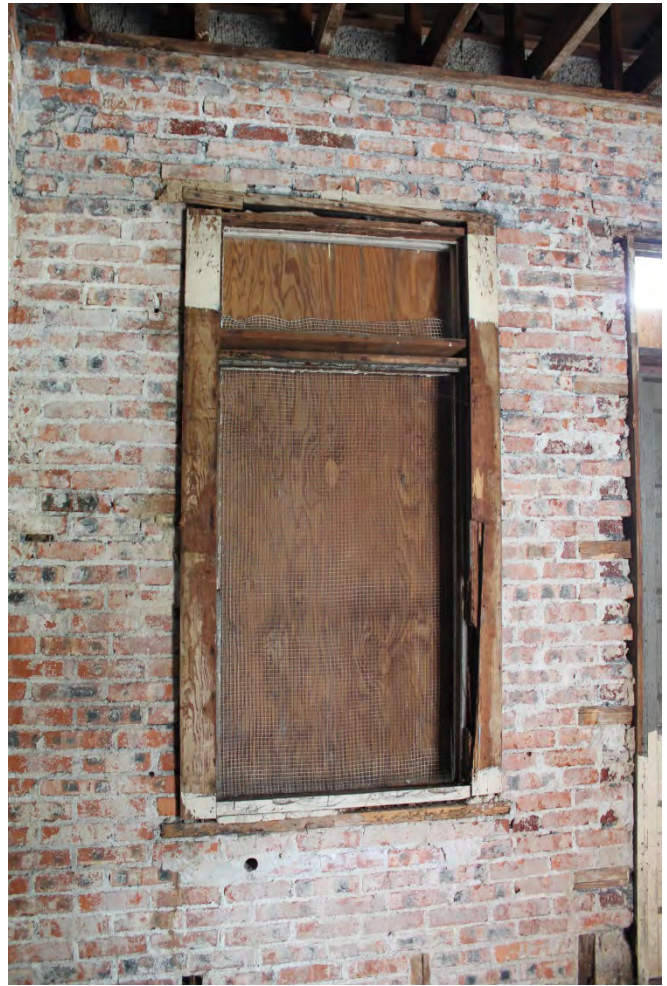












DAMAGED DOOR



WINDOWS TO BE REPAIRED AND RETAINED
REMOVED FOR RESTORATION; TO BE REINSTALLED



RECONSTRUCTED TRANSOMS



HISTORIC PHOTO

REFERENCE FOR WINDOW AND DOOR DETAILS



PROJECT DETAILS

Shape/Mass: The building measures 20'-10" wide by 12'-11" deep with a parapet height of 16'-2". An attached canopy extends the depth by 23'. The addition will attach at the northeast corner on the north wall with a 1' deep hallway measuring 3'-7" wide by 7' tall. The addition will be a shipping container measuring 8' wide by 53' deep by 9'-6" tall (8'-5" plus the foundation.) The addition will be set back 8'-2" from the building's front wall.

Setbacks: The building is set back 17'-1" from the south property line and 33'-11" to the west property line (10'-11" from the canopy.) The addition will be set back 42'-1" from the west property line.

Foundation: The structure features a slab on grade foundation with a 1'-4" finished floor. The addition will feature a slab on grade foundation with a 1'-4" finished floor.

Windows/Doors: The building features seven window openings. Two remaining double hung wood 4/1 windows and one multi-lite transom are to be repaired and retained. The other windows and transoms will be constructed to match existing using historic photos as reference. Existing jambs will be repaired and retained. There are four existing door openings, two of which will be retained. Two original doors are present on site, one of which will be repaired and retained, the other of which is damaged beyond repair and will be replaced in kind. Two door openings will be shortened and double hung wood 4/1 windows with multi-lite transoms will be installed.

Exterior Materials: The filling station features painted stucco to be retained and an attached open canopy to be retained. A metal cornice at the roof will be retained. The addition will be composed of a metal shipping container with a brake metal-sided connector hall.

Roof: The structure features a flat roof to be retained. The addition will be constructed with a built-out shipping container with a flat metal roof.

Front Elevation: The building features a forward-projecting canopy supported by a central column to be retained. A
(West) central door opening and transom and three window and transom openings are missing door, windows and transoms, all of which will be reconstructed to match existing windows and a historic photo. One existing window and transom will be repaired and retained. A 23'-11" wide concrete porch with concrete steps and a 4' wide ramp with steel railing will be installed. The addition will attach at the north side with a 1' deep by 7' tall hallway.

Side Elevation: The building features one window to be retained and a door opening to be shortened with a
(South) window and transom matching existing windows to be installed. A rear wood deck with ramp and steel railings will be installed. The addition will extend 48'-5" back and feature two openings.

Side Elevation: The building features one window opening for which a new window and transom will be
(North) constructed to match a historic photo. The addition will attach at the east side of the wall, 8'-2" from the front wall, and will feature the word "RETROSPECT" cut into the side.

Rear Elevation: The building features two door openings and one window opening. One existing door will be
(East) repaired and reused in the far south door opening. The other door opening will be shortened and a window and transom to match existing will be installed. A window and transom to match existing and historic photo will be constructed and installed in the window opening.