

CERTIFICATE OF APPROPRIATENESS ALTERATION & ADDITON CHECKLIST



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Well in advance of the COA application deadline contact staff to discuss your project and, if necessary, to make an appointment to meet with staff for a project consultation.

Complete all applicable items and submit with the COA application form. Staff can assist you in determining what items are required for your scope of work. An incomplete application may cause delays in processing or may be deferred to the next agenda. Application materials must clearly represent current and proposed conditions. Refer to Houston Code of Ordinances, Ch. 33 VII, Sec. 33-241 for approval criteria for alteration, rehabilitation, restoration and additions.

PROPERTY ADDRESS: 1957-1987 W. GRAY Street, Houston, Texas 77019

BUILDING TYPE

- single-family residence
- multi-family residence
- commercial building
- mixed use building
- institutional building
- garage
- carport
- accessory structure
- other

ALTERATION TYPE

- addition
- foundation
- wall siding or cladding
- windows or doors
- porch or balcony
- roof
- awning or canopy
- commercial sign
- ramp or lift
- other

WRITTEN DESCRIPTION

- property description, current conditions and any prior alterations or additions
- proposed work; plans to change any exterior features, and/or addition description
- current building material conditions and originality of any materials proposed to be repaired or replaced
- proposed new materials description; attach specification sheets if necessary

PHOTOGRAPHS label photos with description and location

- elevations of all sides
- detail photos of exterior elements subject to proposed work
- historical photos as evidence for restoration work

DRAWINGS scale like drawings the same; include all dimensions and drawing scale; label with cardinal directions

- | | |
|--|---|
| <ul style="list-style-type: none"> <input checked="" type="checkbox"/> current site plan <input type="checkbox"/> proposed site plan <input type="checkbox"/> current floor plans <input type="checkbox"/> proposed floor plans <input type="checkbox"/> current window and door schedule <input type="checkbox"/> proposed window and door schedule | <ul style="list-style-type: none"> <input type="checkbox"/> demolition plan <input type="checkbox"/> current roof plan <input type="checkbox"/> proposed roof plan <input type="checkbox"/> current elevations (all sides) <input type="checkbox"/> proposed elevations (all sides) <input type="checkbox"/> perspective and/or line of sight |
|--|---|

CERTIFICATE OF APPROPRIATENESS APPLICATION FORM



**PLANNING &
DEVELOPMENT
DEPARTMENT**

PROPERTY

Address 1957-1987 W. GRAY STREET Houston, Texas 77019
 Historic District / Landmark RIVER OAK Shopping Center HCAD # 044 225-000-0170
 Subdivision _____ Lot _____ Block _____

DESIGNATION TYPE

- Landmark
- Protected Landmark
- Archaeological Site
- Contributing
- Noncontributing
- Vacant

PROPOSED ACTION

- Alteration or Addition
- Restoration
- New Construction
- Relocation
- Demolition
- Excavation

DOCUMENTS

Application checklist for each proposed action and all applicable documentation listed within are attached

OWNER

Name VICTORIA BROWN
 Company WEINGARTEN REALTY
 Mailing Address 2600 CITADEL PLAZA DR.
HOUSTON, TX 77008
 Phone 713-866-6906
 Email _____
 Signature [Signature]
 Date 01/07/2015

APPLICANT (if other than owner)

Name _____
 Company _____
 Mailing Address _____
 Phone _____
 Email _____
 Signature _____
 Date _____

ACKNOWLEDGEMENT OF RESPONSIBILITY

Requirements: A complete application includes all applicable information requested on checklists to provide a complete and accurate description of existing and proposed conditions. Preliminary review meeting or site visit with staff may be necessary to process the application. Owner contact information and signature is required. Late or incomplete applications will not be considered.

Deed Restrictions: You have verified that the work does not violate applicable deed restrictions.

Public Records: If attached materials are protected by copyright law, you grant the City of Houston, its officers, agencies, departments, and employees, non-exclusive rights to reproduce, distribute and publish copyrighted materials before the Houston Archaeological and Historical Commission, the Planning Commission, City Council, and other City of Houston commissions, agencies, and departments, on a City of Houston website, or other public forum for the purposes of application for a Certificate of Appropriateness or building permit, and other educational and not for profit purposes. You hereby represent that you possess the requisite permission or rights being conveyed here to the City.

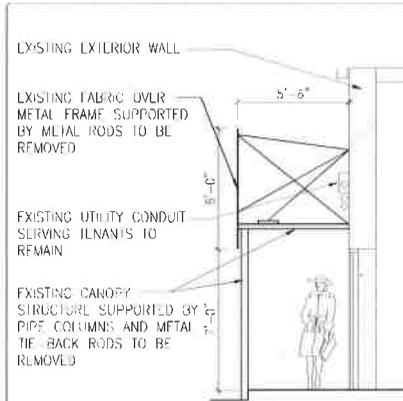
Compliance: If granted, you agree to comply with all conditions of the COA. Revisions to approved work require staff review and may require a new application and HAHC approval. Failure to comply with the COA may result in project delays, fines or other penalties.

Planner: _____ Application received: ___ / ___ / ___ Application complete: ___ / ___ / ___

Written Description

Removal of existing black fabric canopy/awning along South (rear side of building) over existing metal frame supported by metal rods attached to a wood structure, extending 5'-6" over walkway, and supported by pipe columns and metal tie-back rods to be removed as well. Existing structure removal necessary due to substantial wood rot.

Install new black fabric canopy/awning over new aluminum metal frame, to extend 1'-2". The purpose of the canopy/awning is to cover existing utility conduit serving tenants.



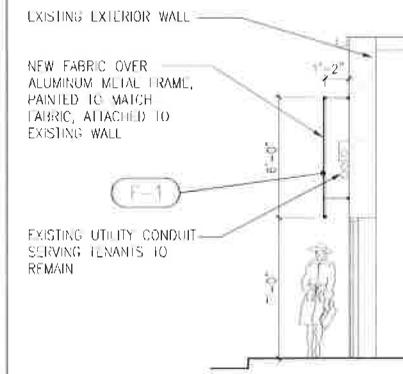
8 EXISTING CANOPY SECTION
SCALE: N.T.S.



5 EXISTING SOUTH ELEVATION - EAST HALF
SCALE: N.T.S.



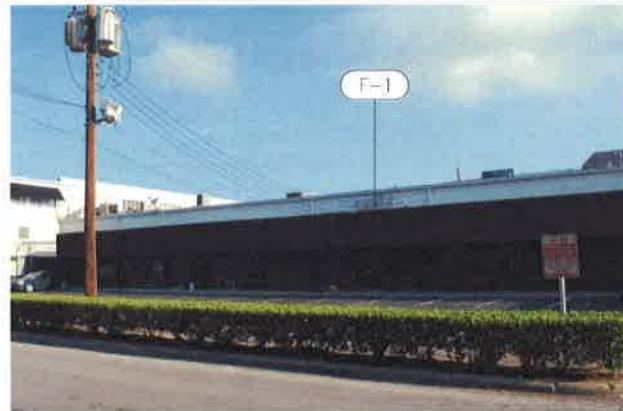
3 EXISTING SOUTH ELEVATION - EAST HALF
SCALE: N.T.S.



7 PROPOSED FABRIC SCREEN SECTION
SCALE: N.T.S.



4 PROPOSED SOUTH ELEVATION - EAST HALF
SCALE: N.T.S.



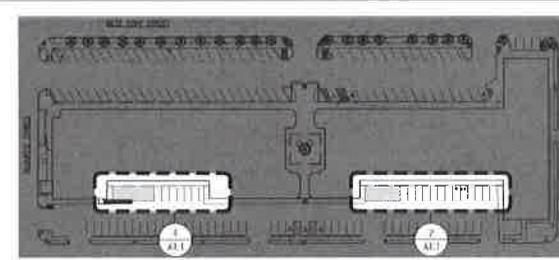
2 PROPOSED SOUTH ELEVATION - EAST HALF
SCALE: N.T.S.



6 EXISTING CANOPY FROM ABOVE - EAST SIDE
SCALE: N.T.S.

FINISH KEY

(F-1) FABRIC AWNING - SUNBRELLA "BLACK"



1 ZONE SITE PLAN
SCALE: 1" = 60'

NOT FOR CONSTRUCTION

DATE	DESCRIPTION

ZONE 4

PREPARED BY: [Name]
 CHECKED BY: [Name]
 DATE: [Date]
HEIGHTS VENTURE
 HOUSTON, TX
 A PROJECT FOR VENTGARDEN REALTY

RIVER OAKS SHOPPING CENTER
 1953 W. GRAY ST.
 HOUSTON, TX. 77019
 A PROJECT FOR VENTGARDEN REALTY

PROJECT NO.	
DATE PLOTTED	
DESIGNED BY	
FILE NO.	

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
A1.1





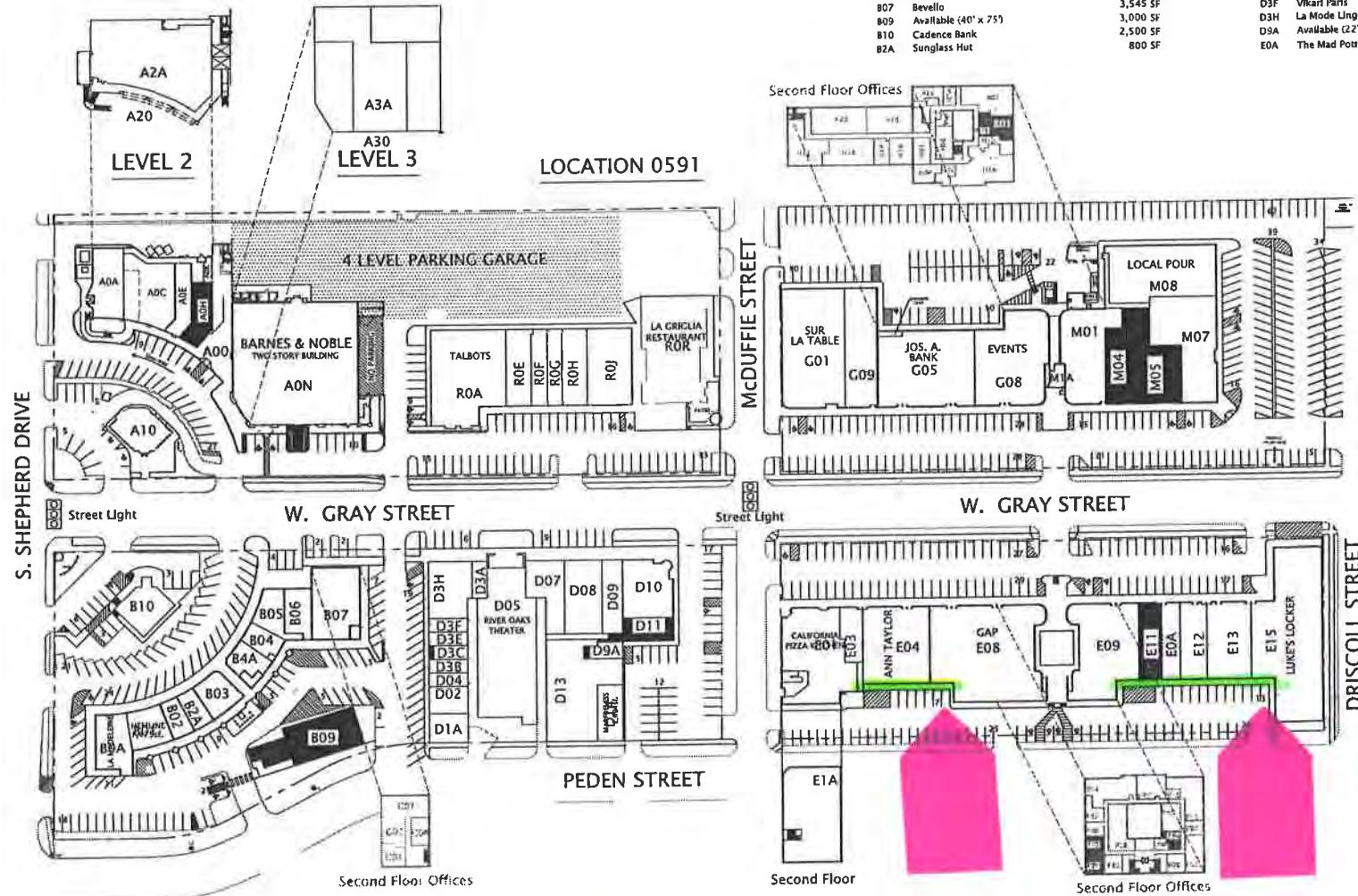






RIVER OAKS SHOPPING CENTER

W. Gray Street & S. Shepherd Drive
Houston, Texas 77019



SITE SUMMARY

Building Area 274,865sf

Location 0591					
A0A	Busy Body	2,368 SF	B4A	Marble Slab Creamery	1,048 SF
A0C	Casa de Novia/Atrium	3,460 SF	D02	International Derma Spa	1,120 SF
A0E	V's Barber Shop	1,257 SF	D04	Salt Studio Boutique	560 SF
A0H	Available (±22' x ±61')	1,440 SF	D05	River Oaks Theater	9,310 SF
A0N	Barnes & Noble	33,179 SF	D07	Ryde	2,272 SF
A10	Starbucks	1,957 SF	D08	Epicure Bakery	2,904 SF
A2A	Americas (2nd. Floor)	9,078 SF	D09	Jann Wisdom Designs	1,523 SF
A3A	Urban Retreat	6,734 SF	D10	Steinway Piano Gallery	3,017 SF
B0A	La Madeleine	2,213 SF	D11	Available (23'10" x 52')	1,238 SF
B01	Hamline	1,475 SF	D13	Texas Gallery	5,955 SF
B02	Steven Cash Diamonds	790 SF	D14	Marfreeless	2,694 SF
B03	Natural Pawz	1,362 SF	D1A	Emily's Needlepoint	1,063 SF
B04	Macaron by Patisse	912 SF	D3A	Araya Artisan Chocolate	580 SF
B05	Starbucks	1,500 SF	D3B	KB Kasuals	560 SF
B06	Em & Lee	1,340 SF	D3C	Available (14' x 40')	560 SF
B07	Bevello	3,545 SF	D3E	Annie Allbritton	560 SF
B09	Available (40' x 75')	3,000 SF	D3F	Vikari Paris	560 SF
B10	Cadence Bank	2,500 SF	D3H	La Mode Lingerie	2,969 SF
B2A	Sunglass Hut	800 SF	D9A	Available (22'8" x 26')	589 SF
			E0A	The Mad Potter	1,520 SF

E01	California Pizza Kitchen	5,756 SF
E03	Allen Edmonds	1,220 SF
E04	Ann Taylor	5,520 SF
E08	GAP	10,885 SF
E09	Mutual of Omaha Bank	6,198 SF
E11	Available (23' x 30')	1,640 SF
E12	J. McLaughlin	2,179 SF
E13	White House/Black Market	3,549 SF
E15	Luke's Locker	10,835 SF
E1A	Weight Control by Shaun Eckhardt	6,532 SF
G01	Sur La Table	8,125 SF
G05	Jos. A. Bank Clothiers	7,691 SF
G08	Events	6,410 SF
G09	J. Jill	4,375 SF
M01	Brasserie 19	4,675 SF
M04	Available (25' x 80')	2,003 SF
M05	Available (51'3" x 80')	4,100 SF
M07	Cafe Ginger	5,779 SF
M08	Local Pour	8,158 SF
M1A	Storage	360 SF
ROA	Talbots, Talbots Petite, Talbots Shoes	7,183 SF
ROE	Future Tenant	2,057 SF
ROF	Paula Fridkin Designs	1,350 SF
ROG	Brookefeather	1,200 SF
ROH	Gymboree	2,000 SF
ROJ	Chlco's	3,650 SF
R0R	La Griglia Restaurant	7,480 SF

OFFICE		
C01	Sasco Investments	560 SF
C02	Marketing Designs	950 SF
C07	Rogers & Labarthe Architects	825 SF
C08	Torofino Trading	521 SF
F01	Blue Cure	186 SF
F02	Daniel Garcia, PHD	375 SF
F03	Alan Edwards	760 SF
F04	Available	268 SF
F05	Houston Woman Magazine	569 SF
F06	S Plus 8	282 SF
F10	River Oaks Chamber Orchestra	1,111 SF
F11	Houze Advanced Building Services	150 SF
F12	Houze Advanced Building Services	876 SF
F13	Murphy Mears Architects	1,252 SF
F17	All-in-One Academics	394 SF
F18	Daniel Keith Poland	289 SF
F19	Available	367 SF
F21	Available	467 SF
F22	Miles Glaspy	375 SF
F23	WORKTM, LLC	1,044 SF
H01	Events Storage	1,617 SF
H1A	Edward R. Ziegler	1,876 SF
H1B	Available	788 SF
H1C	Houston Art Lessons	217 SF
H1D	Uptown Consultants	355 SF
H1E	Available	220 SF
H04	Awards by Allstar	694 SF
H05	Events Storage	459 SF
H06	Events Storage	596 SF
H2A	Dr. Weisner/River Oaks Counseling	247 SF
H2B	Events Storage	464 SF
H2C	LUX PR + Events	202 SF
H10	Events Storage	1,304 SF
H12	Events Storage	1,240 SF
H14	6527 Corp.	1,477 SF
H16	Events Storage	336 SF
H18	Events Storage	610 SF
H20	Events Storage	1,550 SF
H22	Events Storage	750 SF

WEINGARTEN REALTY
HOUSTON, TEXAS
(713) 866 6000 TOLL FREE (800) 688 8865
www.weingarten.com

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This site plan is presented solely for the purpose of identifying the approximate location and size of the building presently contemplated by the owner. Building sizes, site dimensions, access and parking areas, existing tenant locations and identities are subject to changes without notice and at the owners discretion. Unit numbers as indicated are not necessarily the actual suite numbers and are intended for use as a reference only.