

CERTIFICATE OF APPROPRIATENESS APPLICATION FORM



**PLANNING &
DEVELOPMENT
DEPARTMENT**

PROPERTY

Address 1965 W. GRAY, HOUSTON, TEXAS 77019
 Historic District / Landmark RIVER OAKS 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 DRIVE
HOUSTON, TEXAS 77008
 Phone 713-866-6906
 Email [REDACTED]
 Signature *Victoria Brown*
 Date Sept 24, 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: ___ / ___ / ___

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: 1965 W. GRAY, 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

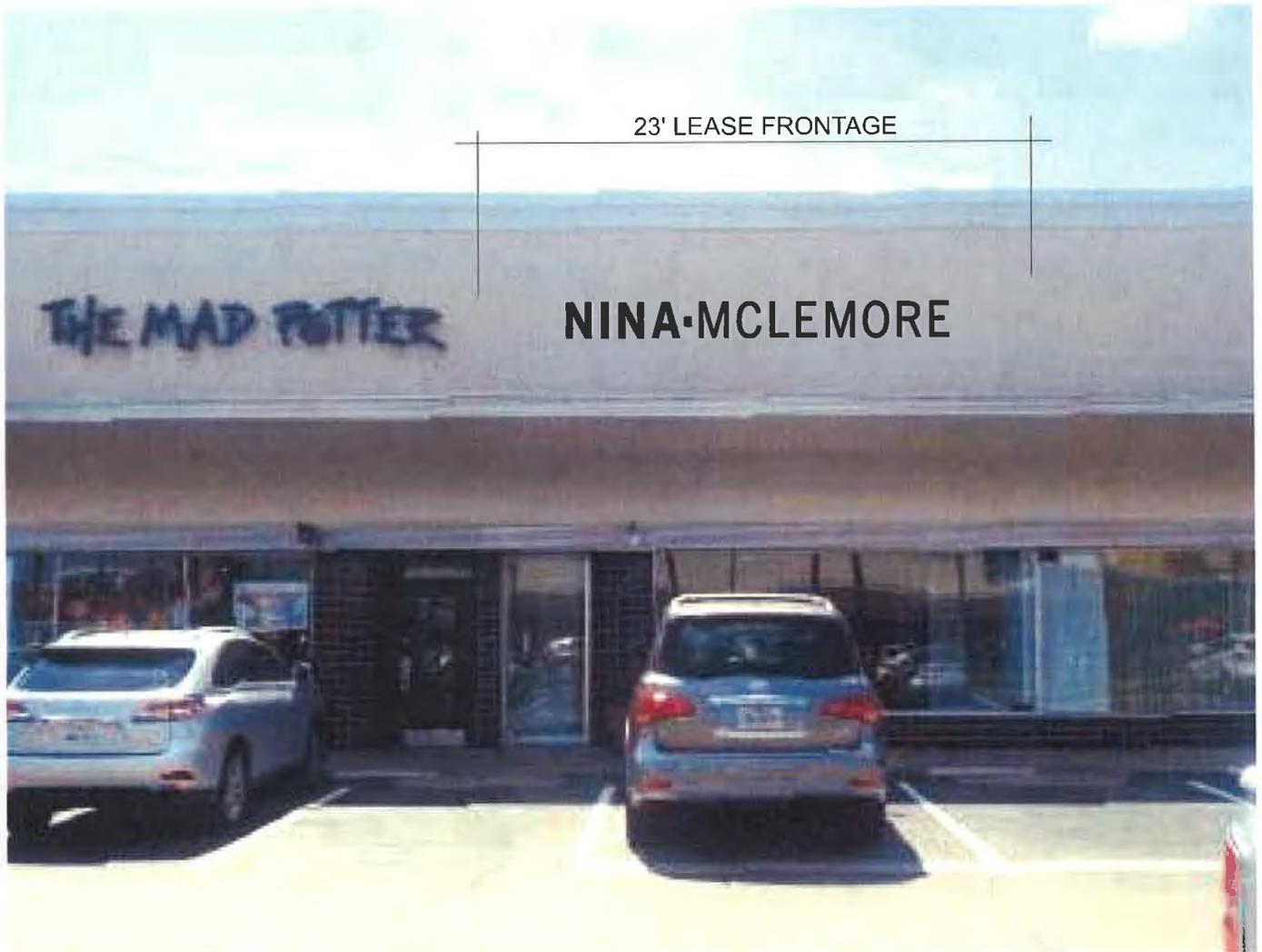
- property description, current conditions and any prior alterations or additions
- proposed work; plans to change any exterior features, and/or addition description
- current building material conditions and originality of any materials proposed to be repaired or replaced
- proposed new materials description;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

- current site plan
- proposed site plan
- current floor plans
- proposed floor plans
- current window and door schedule
- proposed window and door schedule
- demolition plan
- current roof plan
- proposed roof plan
- current elevations (all sides)
- proposed elevations (all sides)
- perspective and/or line of sight



23' LEASE FRONTAGE

THE MAD POTTER

NINA-MCLEMORE

16'-2"

19" NINA-MCLEMORE

REVERSE ALUMINUM CHANNEL LETTERS



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NINA-MCLEMORE RIVER OAKS SHOPPING

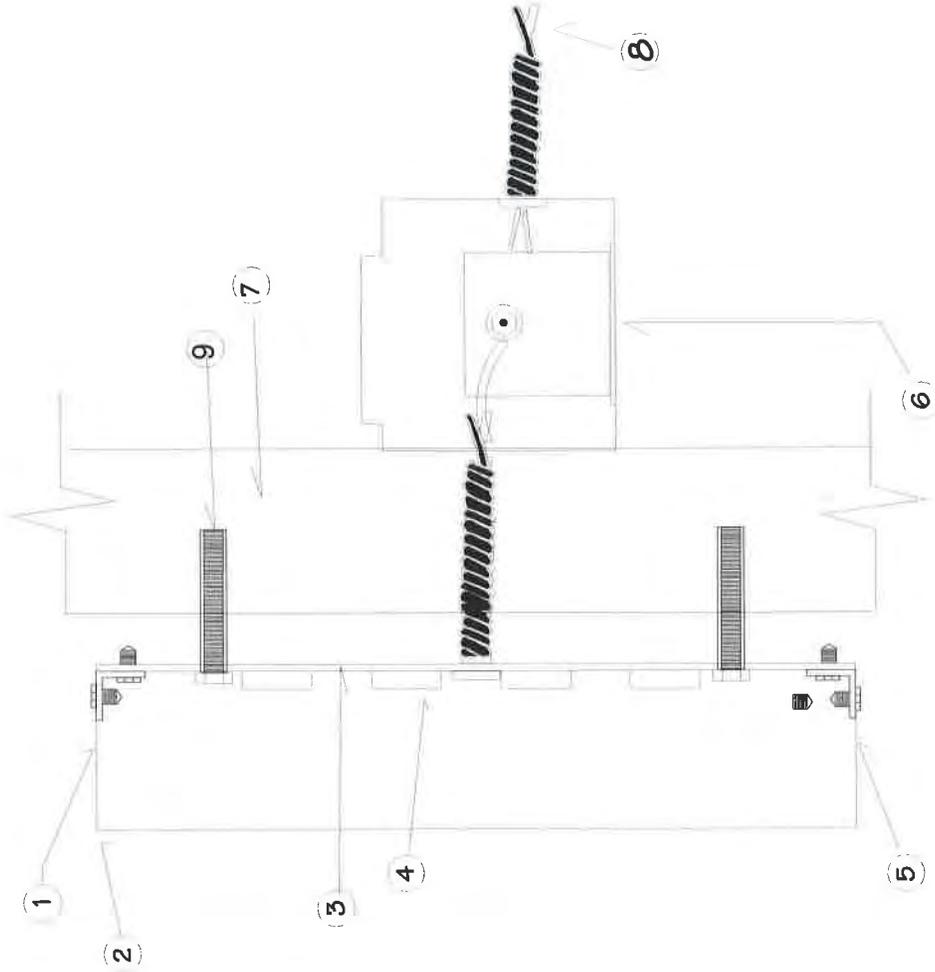
SCALE: NTS

APPROVED BY:

DATE: 9-14-15

CHANNEL LETTER DETAIL

1. .063 aluminum return
2. .125 aluminum face welded to return, finished with black polyurethane paints
3. 3/16" lexan face attached to letter with aluminum angle clips and screws
4. LED light modules attached to lexan letter back (GE TETRAMAX)
5. 3/16" drain holes
6. LED power supply in can
7. Building fascia
8. Primary electrical power
9. Lag bolts in to plywood sheathing or through bolts as needed



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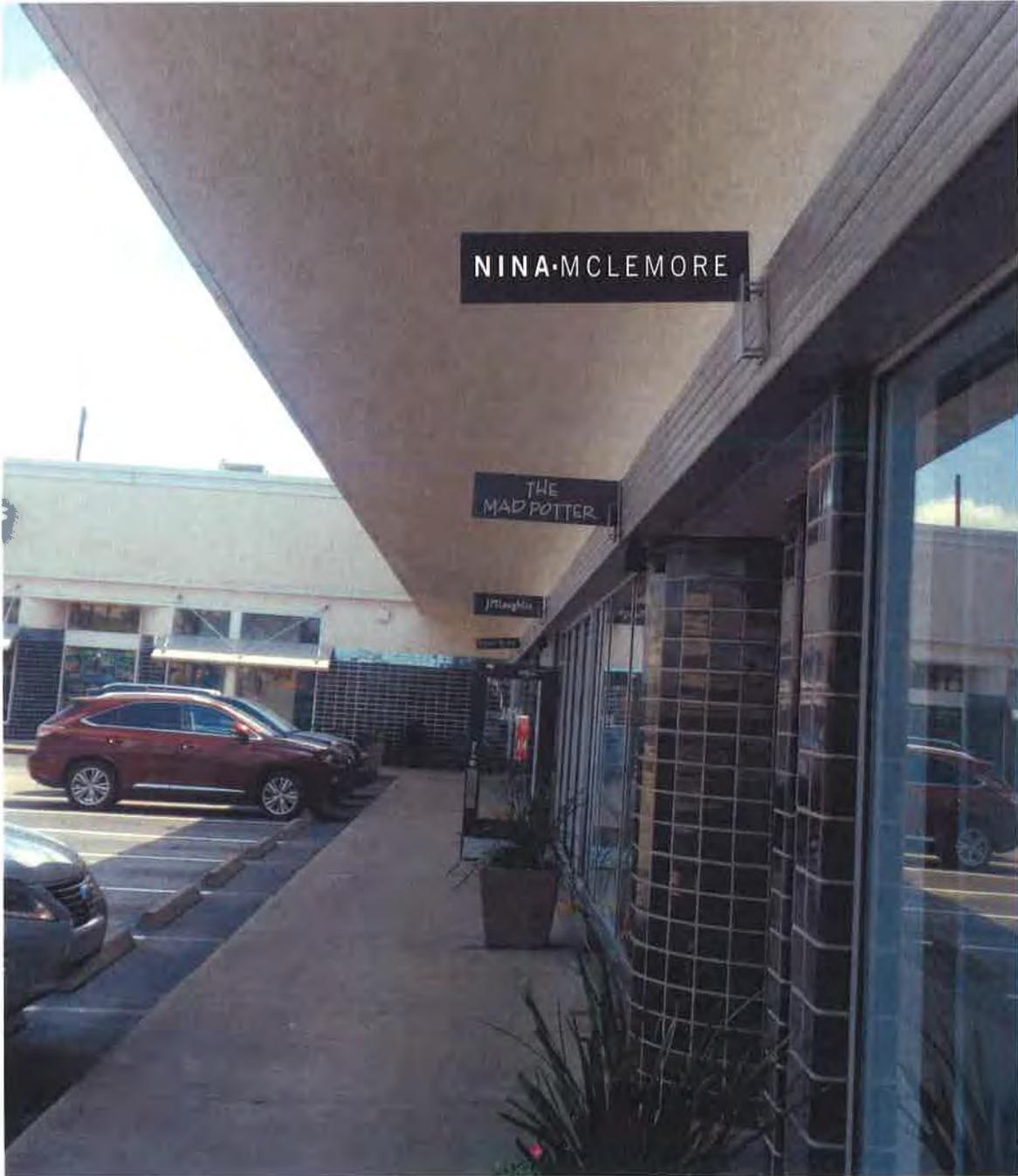
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VINYL LETTERING ON EXISTING BLADE SIGN



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28.75"
NINA-MCLEMORE

WHITE 3M VINYL DOOR GRAPHIC REVERSE
CUT TO MOUNT INSIDE GLASS

11'-7"

NINA-MCLEMORE

WHITE 3M VINYL WINDOW GRAPHIC REVERSE
CUT TO MOUNT INSIDE GLASS



NEW YORK, ASPEN, ATLANTA, BIRMINGHAM, MI, CHEVY CHASE, MD, CLEVELAND, HOUSTON, MANTUCKET, PALM DESERT, SAN FRANCISCO, SEATTLE, VAIL, EASTON & CHESTERTOWN, MD



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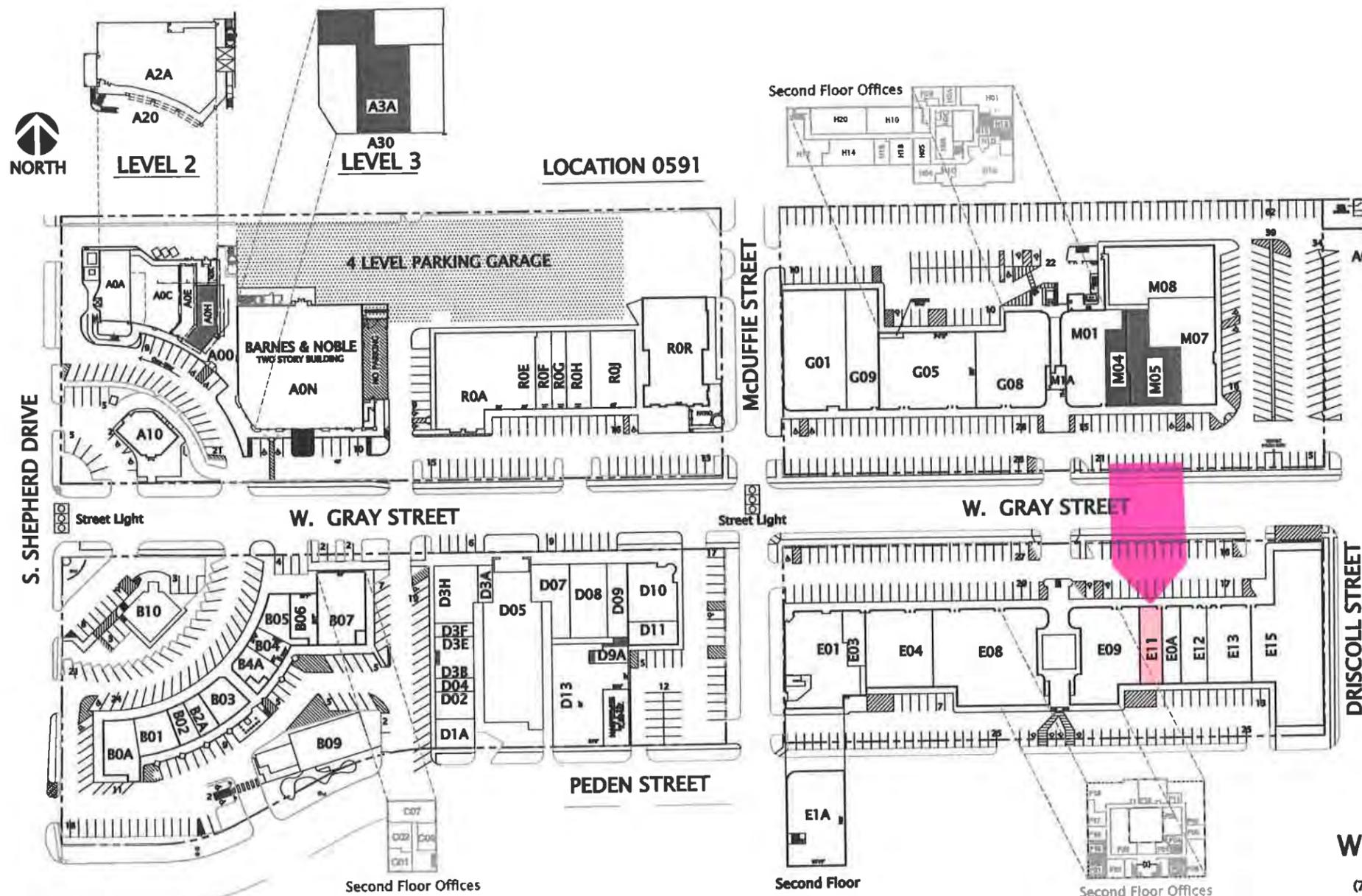
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Written Description

Install/add reverse aluminum channel letter storefront fascia sign. Install/add white vinyl lettering on existing blade sign and white 3M vinyl window and door graphic reverse cut to mount inside glass identification for our new tenant, NINA-MCLEMORE.

RIVER OAKS SHOPPING CENTER

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



SITE SUMMARY Building Area 248,222sf

Location	Description	Area (SF)
A0A	Busy Body	2,368 SF
A0C	Casa de Novia/Atrium	3,480 SF
A0E	V's Barber Shop	1,257 SF
A0H	Available (±22' x ±81')	1,440 SF
A0N	Barnes & Noble	33,179 SF
A10	Starbucks	1,957 SF
A2A	Arafricas (2nd. Floor)	9,078 SF
A3A	Available (55' x 122'6")	6,734 SF
B0A	La Madeleine	2,213 SF
B01	Huntline	1,475 SF
B02	Steven Cash Diamonds	790 SF
B03	Natural Panz	1,362 SF
B04	Macaroni by Palazzo	912 SF
B05	Starbucks	1,500 SF
B06	Era & Lee	1,340 SF
B07	Bevello	3,545 SF
B09	Puzzy's Taco Shop	3,000 SF
B10	Cadence Bank	2,300 SF
B2A	Sunglass Hut	800 SF
B4A	Marble Slab Creamery	1,048 SF
D02	International Drama Spa	1,120 SF
D04	Salt Studio Boutique	580 SF
D05	River Oaks Theater	9,310 SF
D07	Rylee	2,272 SF
D08	Epicure Bakery	2,904 SF
D09	Jean Wisdom Designs	1,523 SF
D10	Stairway Piano Gallery	3,017 SF
D11	Naliqua	1,234 SF
D13	Texas Gallery	5,955 SF
D14	Marfrans	2,894 SF
D1A	Chandell Headwear	1,083 SF
D3A	Arya Artisan Chocolate	580 SF
D3B	KB Kawaii	560 SF
D3C	Available (14' x 40')	560 SF
D3E	Annie Allbritton	580 SF
D3F	Vikari Paris	580 SF
D3H	La Mode Lingerie	2,980 SF
D9A	Available (22'8" x 26')	589 SF
E0A	The Mad Potter	1,520 SF
E01	California Pizza Kitchen	5,736 SF
E03	Allen Edmonds	1,220 SF
E04	Ann Taylor	5,520 SF
E06	GAP	10,885 SF
E09	Mutual of Omaha Bank	6,198 SF
E11	Nina McLamore	1,840 SF
E12	J. McLaughlin	2,179 SF
E13	White House Black Market	3,549 SF
E15	Lulu's Locker	10,835 SF
E1A	Evoe Fitness Studio	6,532 SF
G01	Sar La Table	6,125 SF
G05	Jos. A. Bank Clothing	7,691 SF
G08	Events	6,410 SF
G09	J. Jill	4,375 SF
M01	Branerie 19	4,675 SF
M04	Available (25' x 80')	2,009 SF
M05	Available (51'3" x 80')	4,100 SF
M07	Cafe Ginger	5,779 SF
M08	Local Pour	6,158 SF
M1A	Storage	380 SF
R0A	Talbots, Talbots Patis, Talbots Shoes	7,189 SF
R0E	Full Blown Blow Dry Bar	2,037 SF
R0F	Paula Prickin Designs	1,350 SF
R0G	Irooke Feather	1,200 SF
R0H	Cymbora	2,000 SF
R0J	Chico's	3,650 SF
R0R	La Griglia Restaurant	7,480 SF

WEINGARTEN REALTY
HOUSTON, TEXAS
(713) 866 6000 TOLL FREE (800) 688 8865
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0591

Land Area: 610,711 sf./14.02 Acres
Building Area: 248,222 sf.
Parking: 1,121 Spaces @ 4.51 /1000sf.

Scale: 1" = 50'
Rev.: 09-15-2015

This site plan is presented solely for the purpose of identifying the approximate location and size of the building generally contemplated by the owner. Building elevations, setbacks and parking areas, existing terrain features and boundaries are subject to change without notice and at the owner's discretion. All numbers on this plan are not necessarily the actual data contained and are intended for use as a reference only.