CERTIFICATE OF APPROPRIATENESS
APPLICATION FORM

PLANNING & DEVELOPMENT DEPARTMENT

PROPERTY

Address 1956 West Gray Houston, Texas 77019

Historic District / Landmark River Oaks Shopping Center HCAD # 044·225·000·0168 044·225·000·0005

Subdivision Lot Block

DESIGNATION TYPE

- [x] Landmark
- [ ] Protected Landmark
- [ ] Archaeological Site
- [ ] Contributing
- [ ] Noncontributing
- [ ] Vacant

PROPOSED ACTION

- [x] Alteration or Addition
- [ ] Restoration
- [ ] New Construction
- [ ] Relocation
- [ ] Demolition
- [ ] Excavation

DOCUMENTS

- [x] Application checklist for each proposed action and all applicable documentation listed within are attached

OWNER

Name Victoria Brown

Company Weingarten Realty

Mailing Address 2600 C. Tanglewood Plaza Drive Houston, Texas 77008

Phone 713·866·6906

Email [redacted]

Signature Victoria Brown

Date August 26, 2016

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: 1956 West Gray, Houston, Texas 7709

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

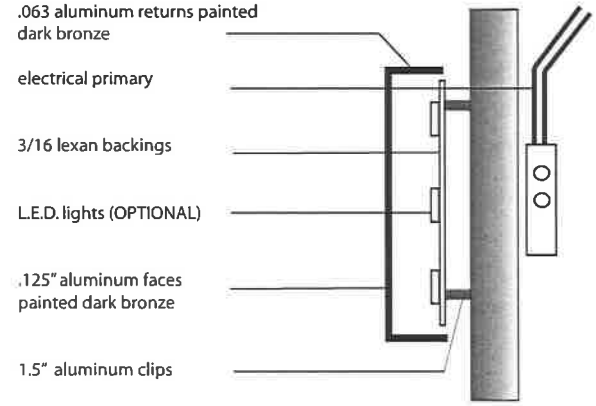
Written Description

Install non illuminated letter logo with .125" aluminum faces painted dark bronze, for our new tenant, King Ranch.

20″

8″ EST. 1853

22″ KING RANCH



120 VOLTS 6.5AMPS

SIGNWORKS

6113 MILWEE ST. D
HOUSTON,TX 77092
832.665.9185

PROJECT:
LOCATION:
CITY / STATE:
SALE REP:
DATE:

CLIENT APPROVAL

SIGNED:
DATE:

LANDLORD APPROVAL

SIGNED:
DATE:

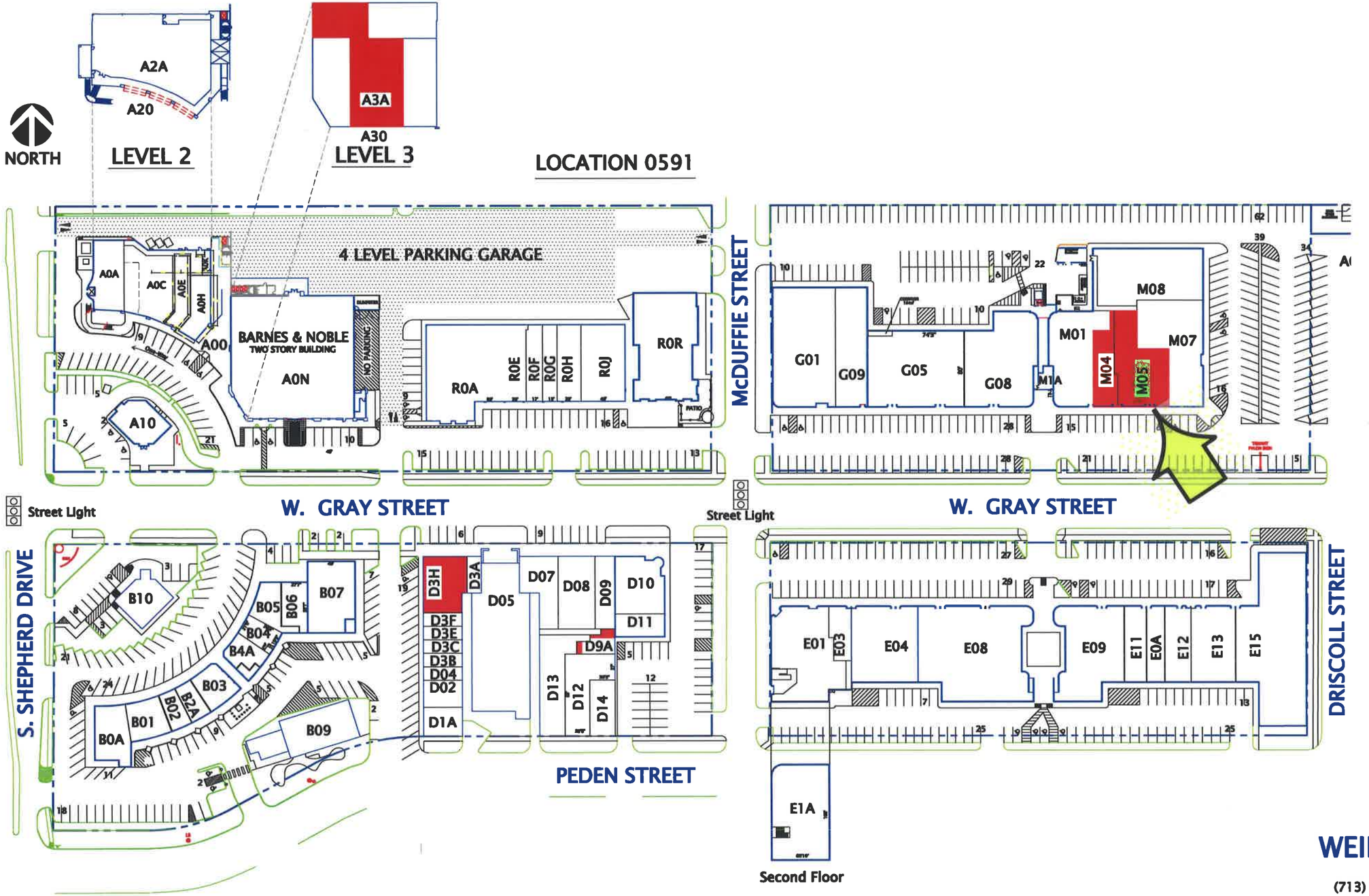
SIGN ELECTRICAL

LOAD:
REQUIREMENT:

VIEW 01 PAGE 01

RIVER OAKS SHOPPING CENTER

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



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.

Land Area: 610,711 sf./14.02 Acres
Building Area: 247,460 sf.
Parking: 1,121 Spaces @ 4.53 /1000sf.

Scale: 1" = 50'
Rev.: 05-31-2016

SITE SUMMARY
Building Area 247,460sf

Location 0591

A0A	Busy Body	2,368 SI
A0C	Casa de Novia/Atrium	3,460 SI
A0E	V's Barber Shop	1,257 SI
A0H	C2 Education Center	1,440 SI
A0N	Barnes & Noble	33,179 SI
A10	Starbucks	1,957 SI
A2A	Américas (2nd. Floor)	9,078 SI
A3A	Available (55' x 122'6")	6,734 SI
B0A	La Madeleine	2,213 SI
B01	Hemline	1,475 SI
B02	Steven Cash Diamonds	790 SI
B03	Natural Pawz	1,362 SI
B04	Macaron by Patisse	912 SI
B05	Starbucks	1,500 SI
B06	Em & Lee	1,340 SI
B07	LensCrafters	3,545 SI
B09	Fuzzy's Taco Shop	3,000 SI
B10	Origin Bank	1,927 SI
B2A	Sunglass Hut	800 SI
B4A	Marble Slab Creamery	1,048 SI
D02	International Derma Spa	1,120 SI
D04	Salt Studio Boutique	560 SI
D05	River Oaks Theater	9,310 SI
D07	Ryde	2,272 SI
D08	Epicure Bakery	2,904 SI
D09	Carleen Ligozzio	1,523 SI
D10	Steinway Piano Gallery	3,017 SI
D11	Naiitique	1,238 SI
D12	Texas Gallery	2,878 SI
D13	Texas Gallery	3,077 SI
D14	Marfreless	2,694 SI
D1A	Chandail Needlework	1,063 SI
D3A	Araya Artisan Chocolate	580 SI
D3B	Beautifully Bronzed	560 SI
D3C	Lola Bella	560 SI
D3E	Annie Alibritton	560 SI
D3F	Vikari Paris	560 SI
D3H	Available (44' x 58'6")	2,569 SI
D9A	Available (22'8" x 26')	589 SI
E0A	The Mad Potter	1,520 SI
E01	California Pizza Kitchen	5,756 SI
E03	Allen Edmonds	1,220 SI
E04	Ann Taylor	5,520 SI
E08	GAP	10,885 SI
E09	Mutual of Omaha Bank	6,198 SI
E11	Nina McLemore	1,840 SI
E12	J. McLaughlin	2,179 SI
E13	White House|Black Market	3,549 SI
E15	Luke's Locker	10,835 SI
E1A	Evolve Fitness Studio	6,532 SI
G01	Sur La Table	8,125 SI
G05	Jos. A. Bank Clothiers	7,691 SI
G08	Events	6,410 SI
G09	J. Jill	4,186 SI
M01	Brasserie 19	4,675 SI
M04	Available (25' x 80')	2,003 SI
M05	Available (51'5" x 80')	4,100 SI
M07	Cafe Ginger	5,779 SI
M08	Local Pour	6,158 SI
M1A	Storage	360 SI
R0A	Talbots, Talbots Petite, Talbots Shoes	7,183 SI
R0E	Full Blown Blow Dry Bar	2,057 SI
R0F	Paula Fridkin Designs	1,350 SI
R0G	Brooks Feather	1,200 SI
R0H	Gymboree	2,000 SI
R0J	Chico's	3,650 SI
R0R	La Griglia Restaurant	7,480 SI

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

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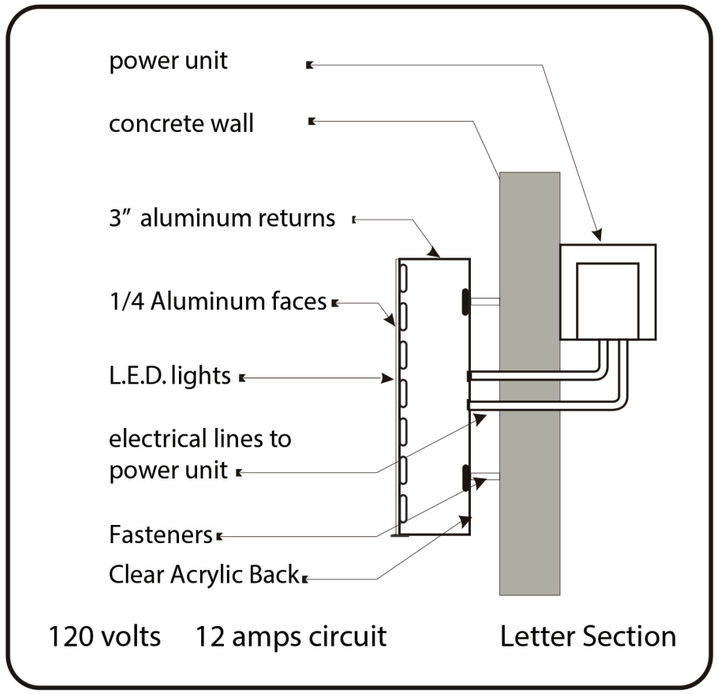

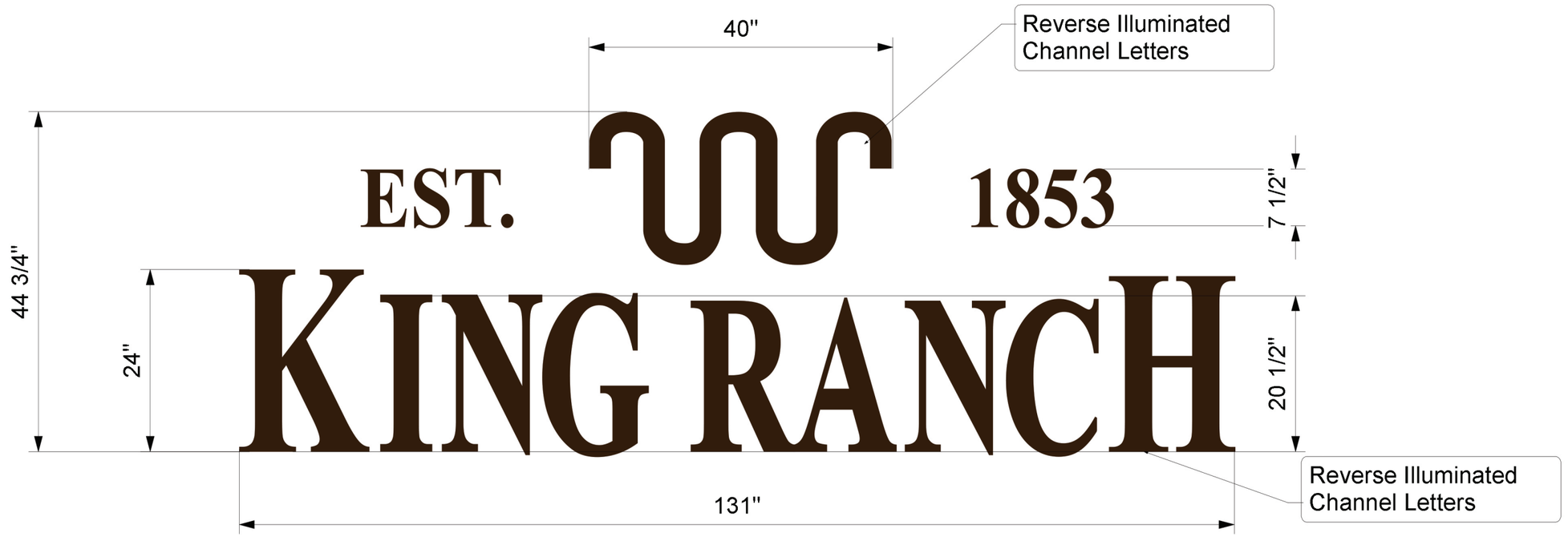

Client: King Ranch

Show River Oaks Store

Booth #: **Size:**

Job:

Sales Associate: Red Ramsey

Designer:

Detailer: Gabriel Bombela

Design Date: 07 - 21 - 2016

Revision Date: **Rev #**

Notes:

Channel Letters

LONE STAR EXHIBITS