

CERTIFICATE OF APPROPRIATENESS

Application Date: January 7, 2015

Applicant: Victoria Brown. Weingarten Realty, owner

Property: 1953 W Gray Street, tract 9, ABST 696 O Smith Subdivision. The property includes a combination of one and two-story, stucco and ceramic tile clad commercial buildings.

Significance: The River Oaks Community Shopping Center and Theater is a City of Houston Landmark designated in 2007. Construction began on the center in 1936, and it was built in phases through the late 1940s. The center is a fine example of small scale suburban commercial architecture and was uniquely designed to have uniformity across all buildings and storefronts through exterior materials, signs, and lighting. The center is a significant example of modern, Art Deco architecture, and is also closely associated with the importance and prominence of the River Oaks development and community history as a whole.

Proposal: Alteration – Remove and replace two wood, steel and cloth awnings facing Peden Street. The existing awnings extend 5'-6" over the building's rear walkway while the proposed replacement awnings will extend 1'-2".

See enclosed application materials and detailed project description on p. 3-10 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: January 29, 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:

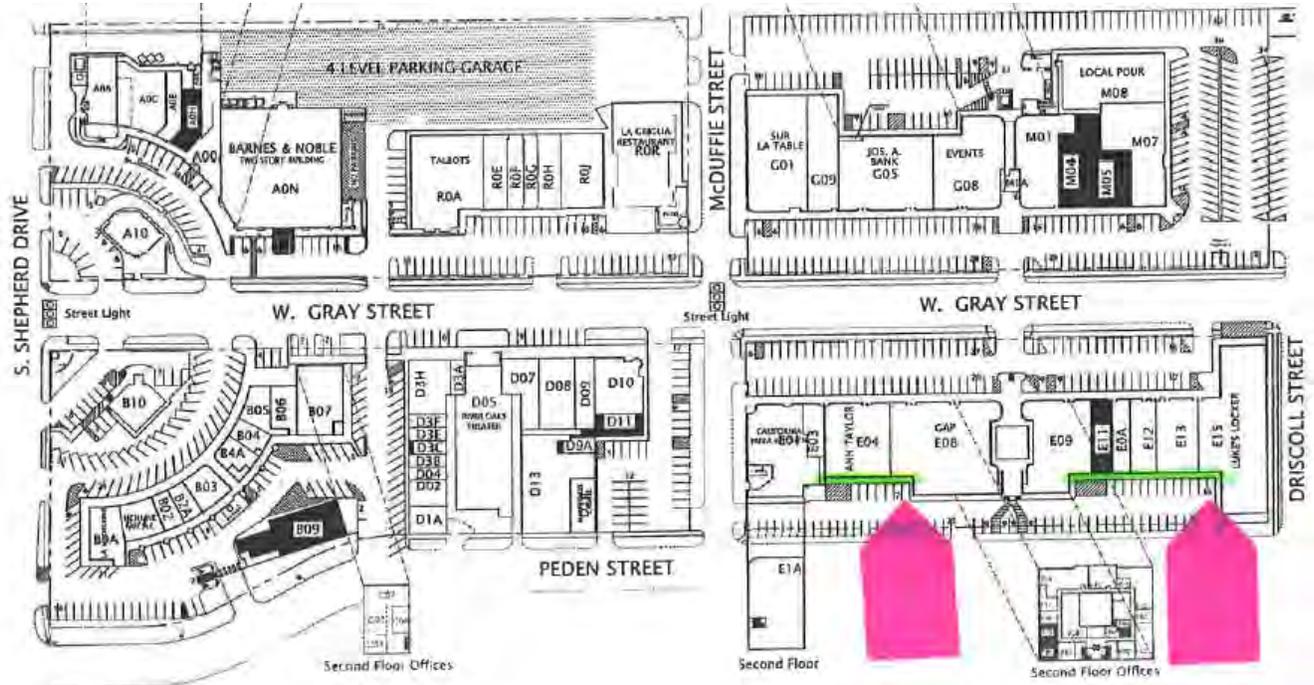
S D NA

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
RIVER OAKS SHOPPING CENTER



AWNING LOCATIONS

3D RENDERING – FACING PEDEN STREET

EXISTING

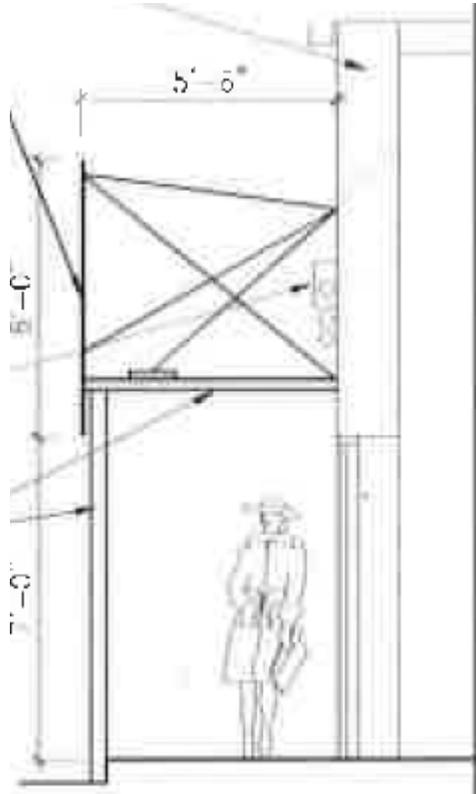


PROPOSED

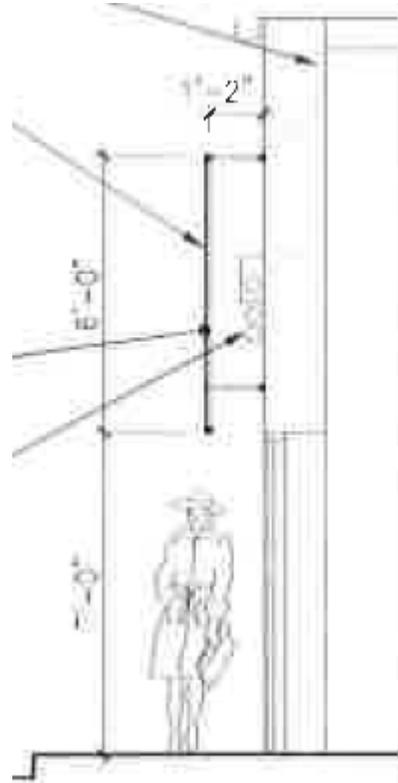


SECTION DRAWINGS

EXISTING



PROPOSED



EXISTING CONDITION PHOTOS







PROJECT DETAILS

Exterior Materials: Two cloth awnings measure 5' vertically and are supported on 5'-6" deep wood frames on 7' tall steel columns. The wood frames exhibit rot. Both awnings will be removed and replaced with 5' vertical cloth awnings supported on 1'-2" deep aluminum frames. Due to the decrease in depth the steel columns will no longer be necessary and be removed.

Rear Elevation: The portion of River Oaks Shopping Center between McDuffie Street and Driscoll Street includes two 5' tall cloth awnings on wood frames supported by steel columns facing Peden Street on the rear of the building. These will be removed and replaced with new 5' cloth awnings on aluminum frames with no columns.