

CERTIFICATE OF APPROPRIATENESS

Application Date: November 24, 2015

Applicant: Weingarten Realty, owner

Property: 2019 W Gray St, Tracts 11, 12 & 13A, ABST 696 O Smith Subdivision. The property includes a historic one-story, stucco and ceramic tile clad commercial building.

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 – Sign/Door

- Install a new entrance door and sidelight in the existing vestibule and;
- Install four halo-illuminated channel letter fascia signs on the front and sides of the space.

See enclosed application materials and detailed project description on p. 4-18 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: Approved

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval
Effective: December 16, 2015



PLANNING & DEVELOPMENT DEPARTMENT

COA valid for two years 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

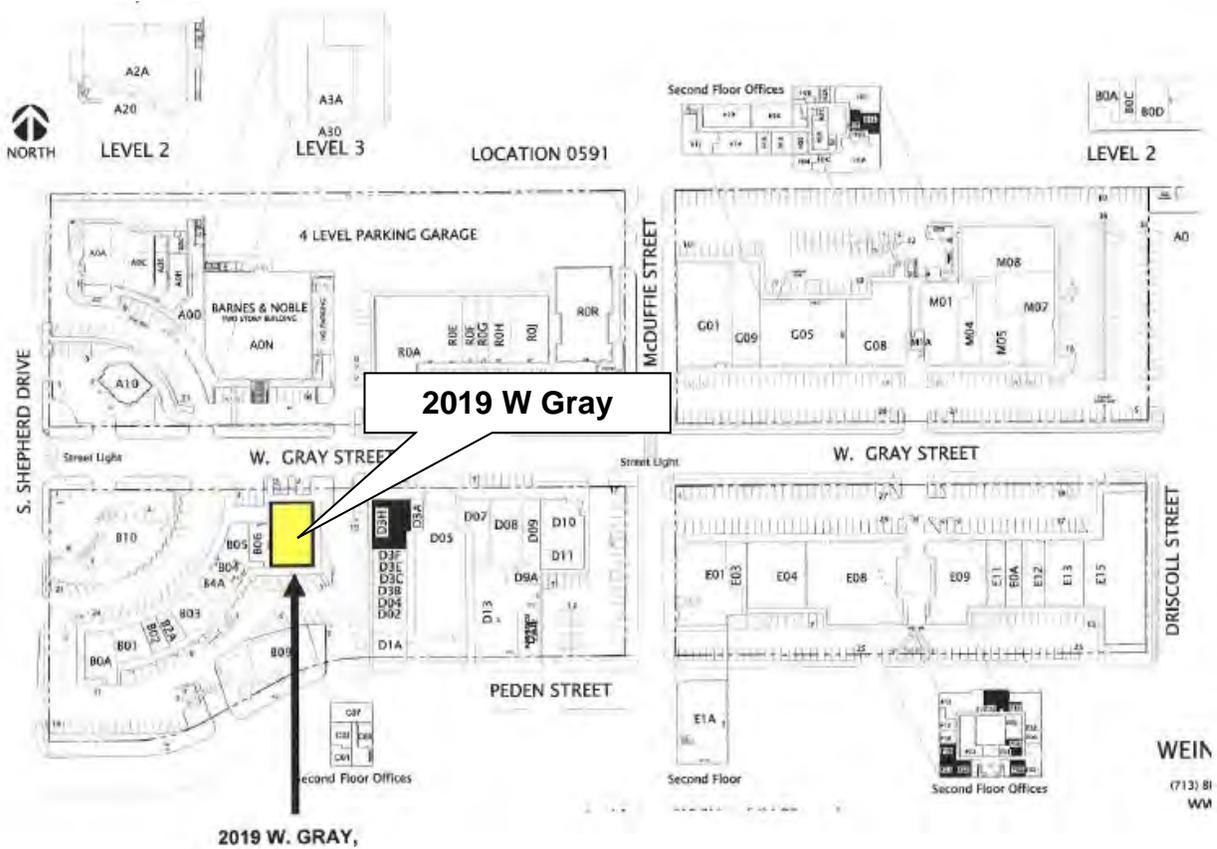
ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building in a historic district upon finding that the application satisfies the following criteria, as applicable:

- | S | D | NA | S - satisfies | D - does not satisfy | NA - not applicable | |
|-------------------------------------|--------------------------|-------------------------------------|----------------------|---|----------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (1) | The proposed activity must retain and preserve the historical character of the property; | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (2) | The proposed activity must contribute to the continued availability of the property for a contemporary use; | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (4) | The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment; | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; | | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (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; | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (9) | The proposed design for any exterior alterations or addition must not destroy significant historical, architectural, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements and must be compatible with the size, scale, material and character of the property and the area in which it is located; | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (10) | The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; and | | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (11) | The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance to the property line of similar elements of existing contributing structures in the context area. | | |



PROPERTY LOCATION
RIVER OAKS SHOPPING CENTER



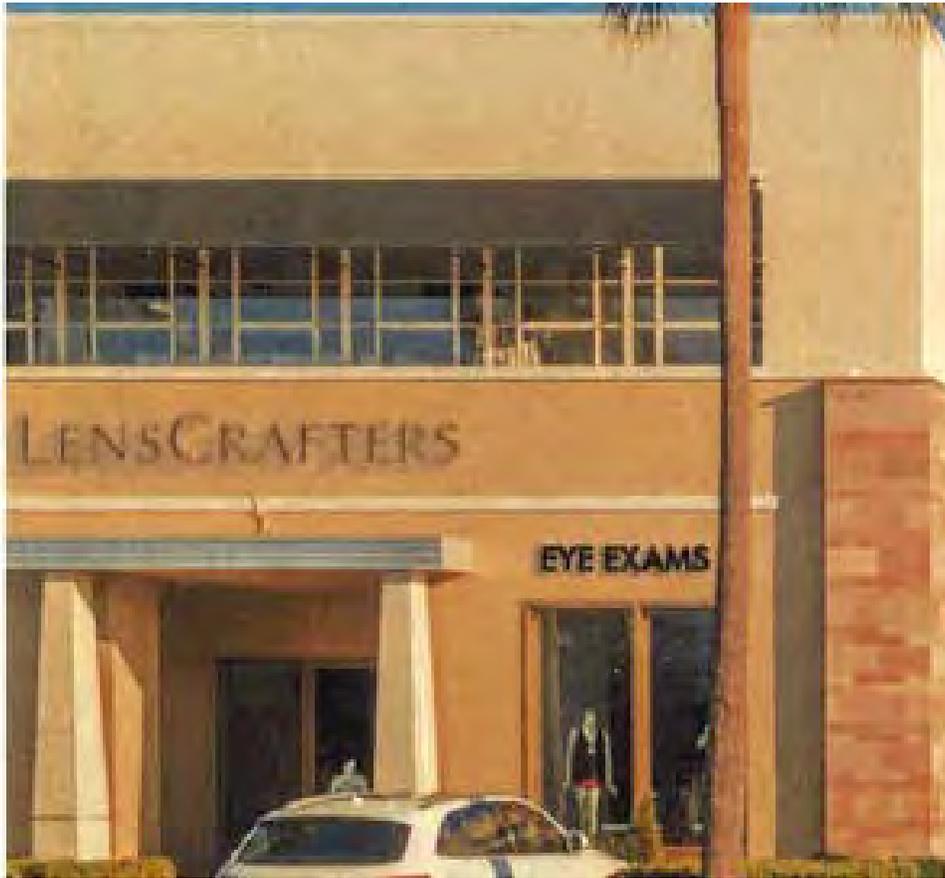
PHOTOS FROM APRIL 2015



3D RENDERING – FRONT FACING W GRAY STREET

PROPOSED

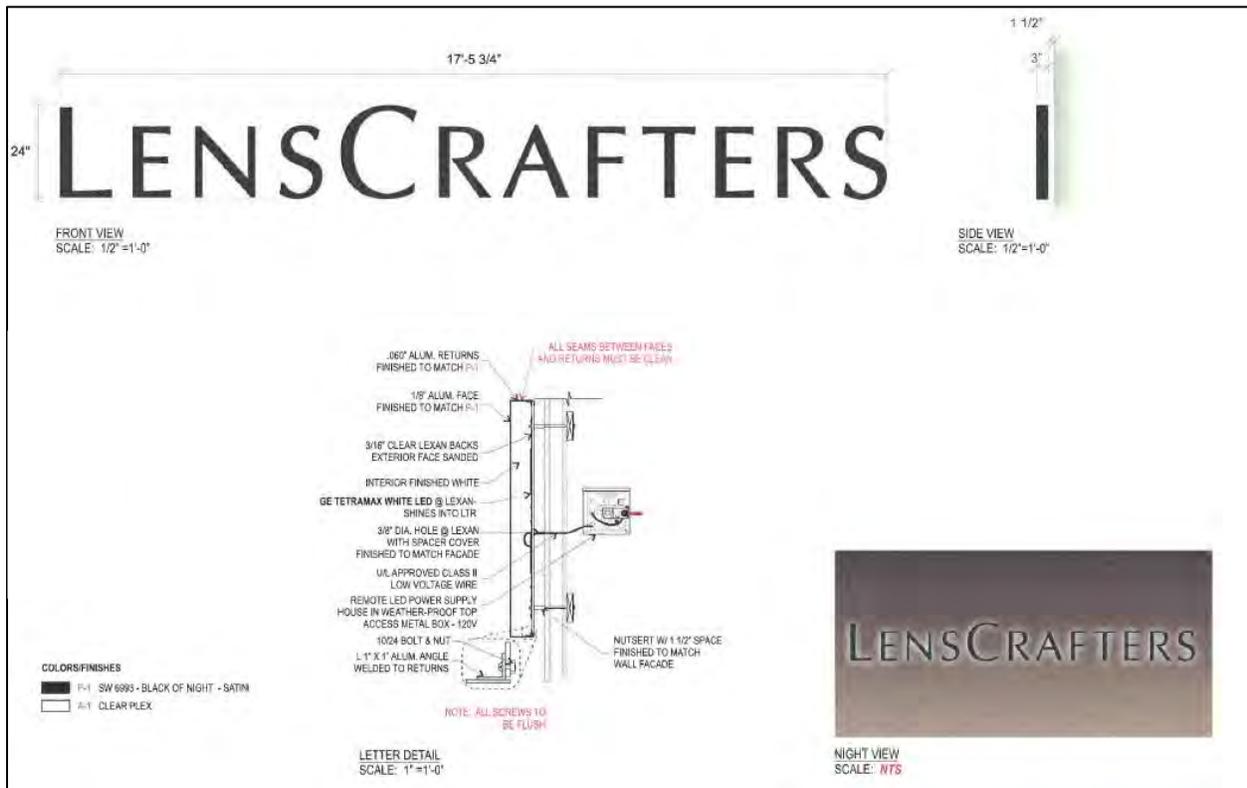




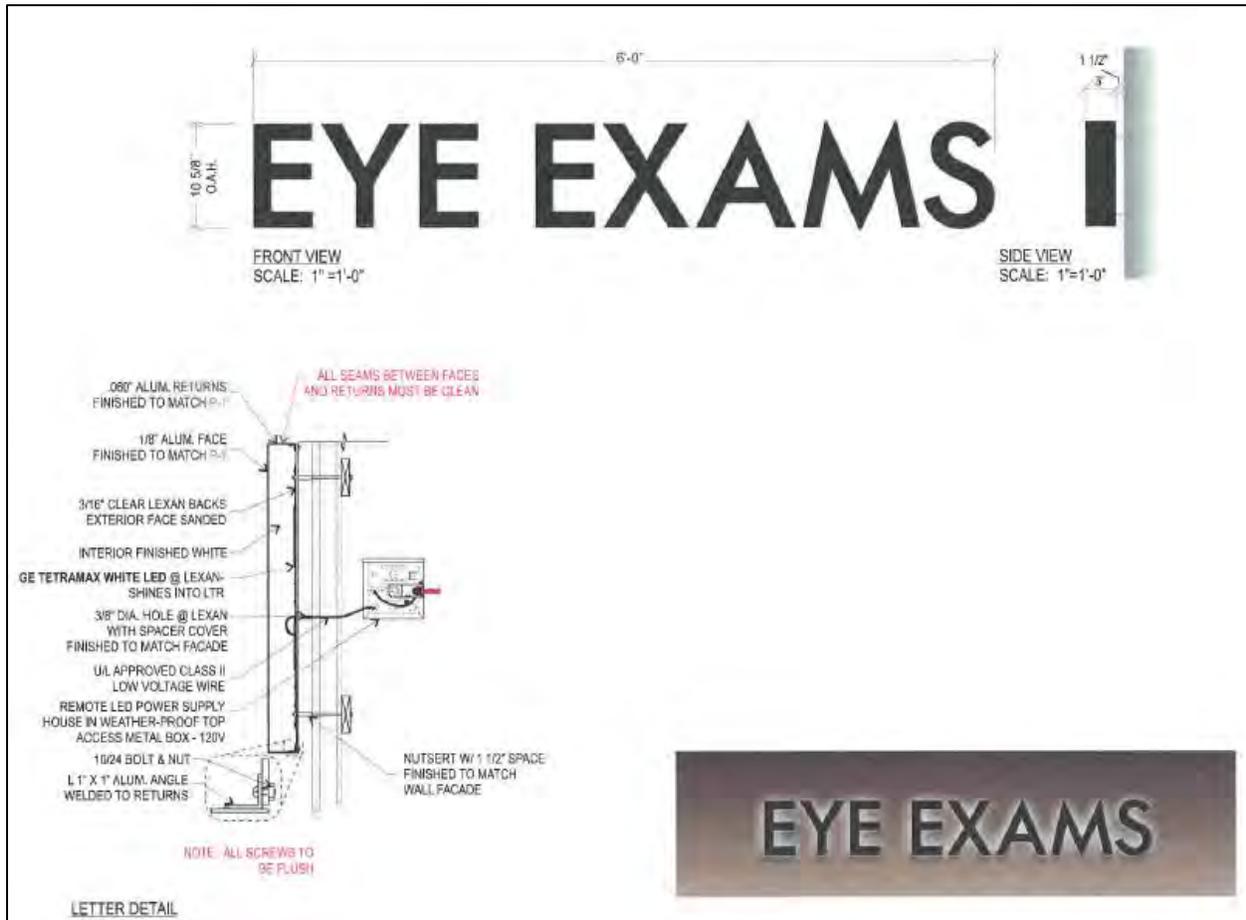
NORTH ELEVATION – FRONT FACING W GRAY STREET

PROPOSED

50'-0"

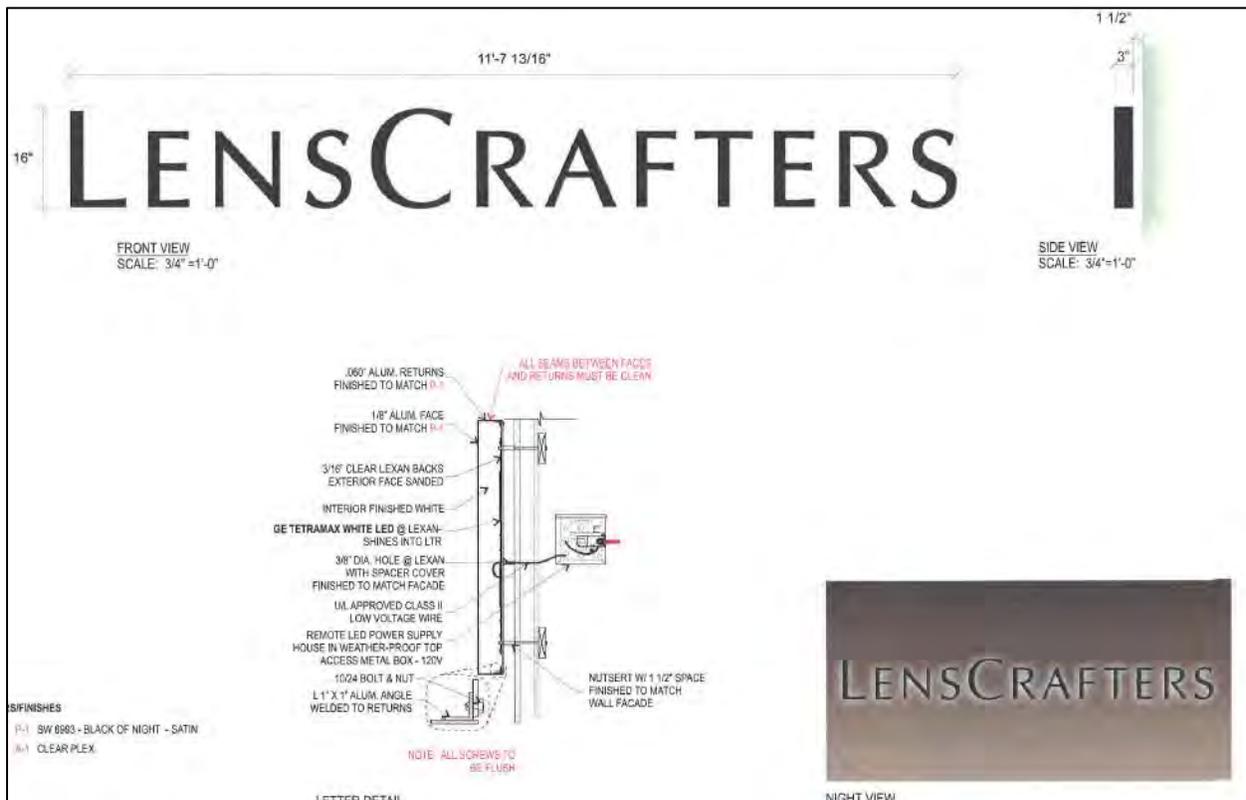
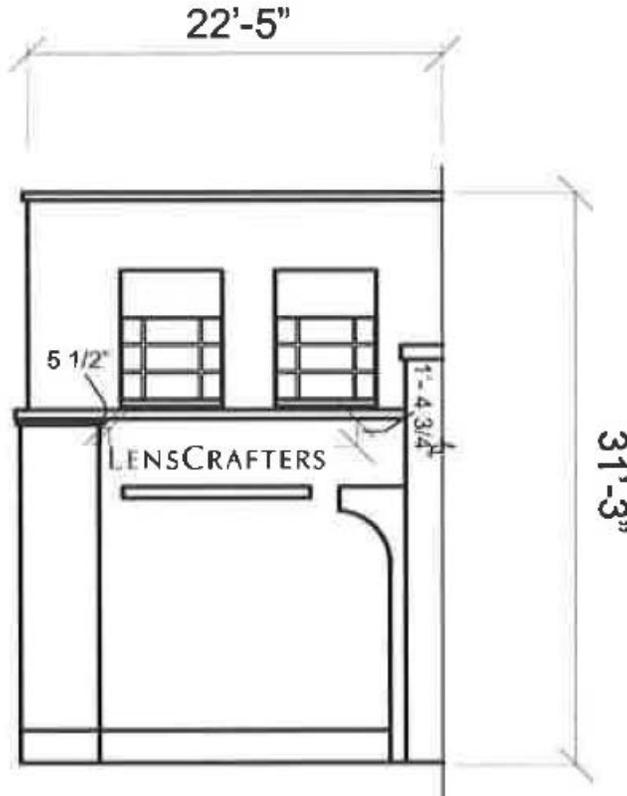


Proposed



WEST SIDE ELEVATION

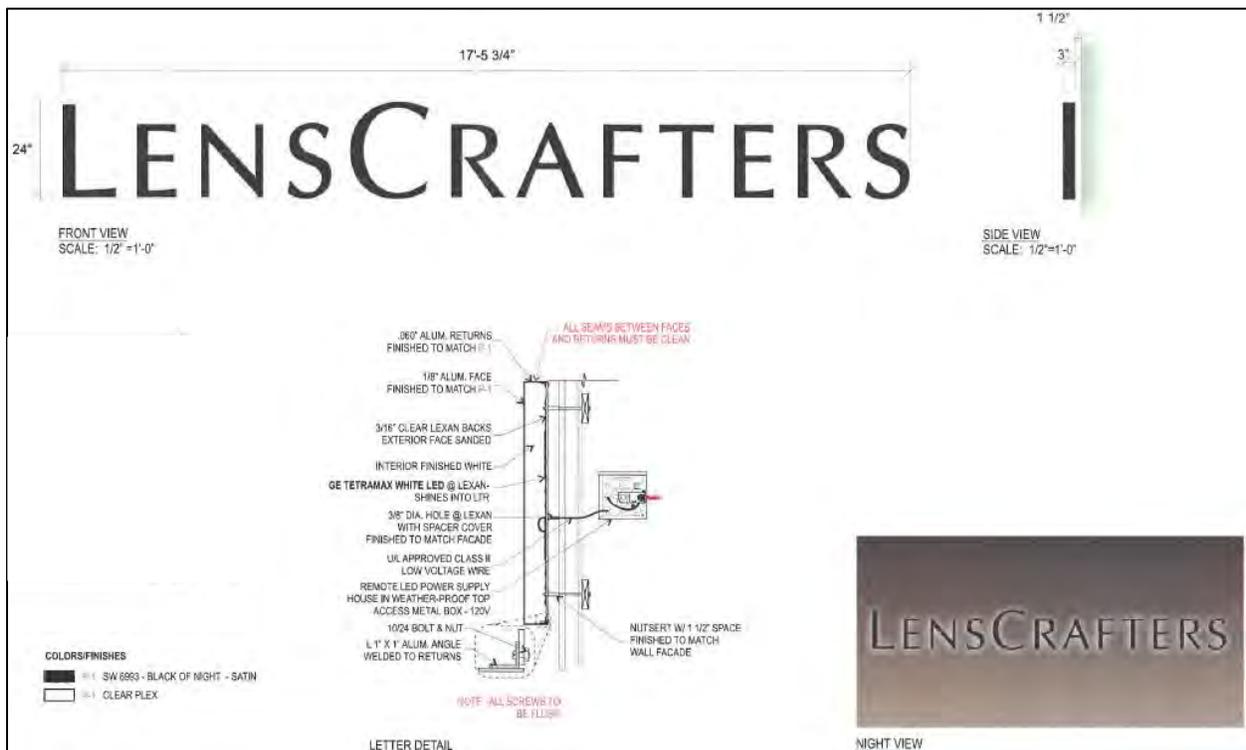
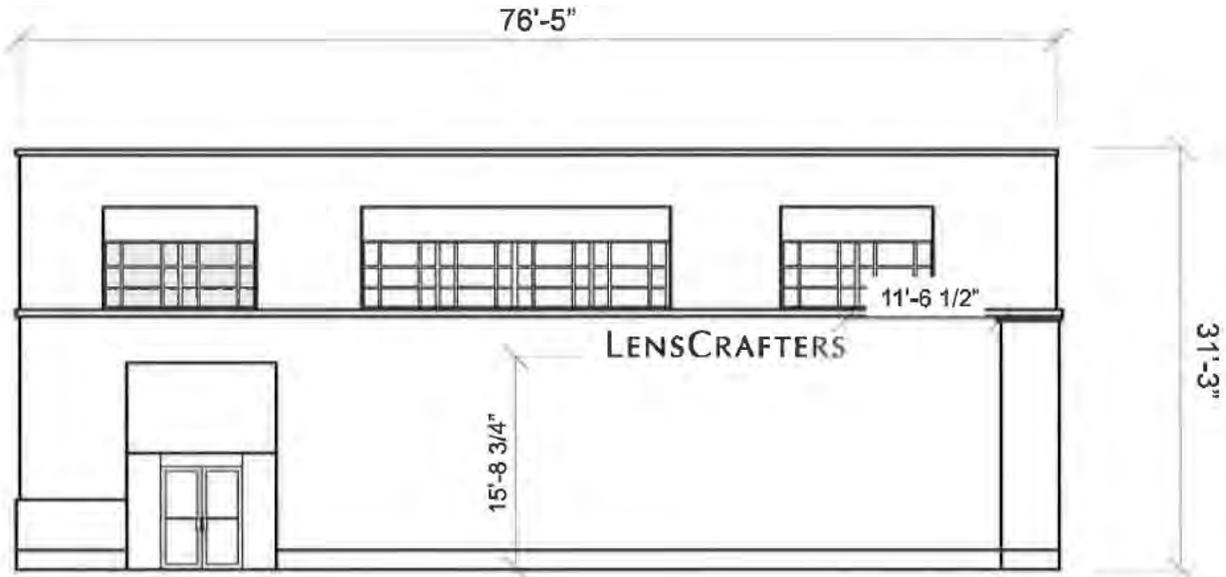
PROPOSED



EAST SIDE ELEVATION

PROPOSED

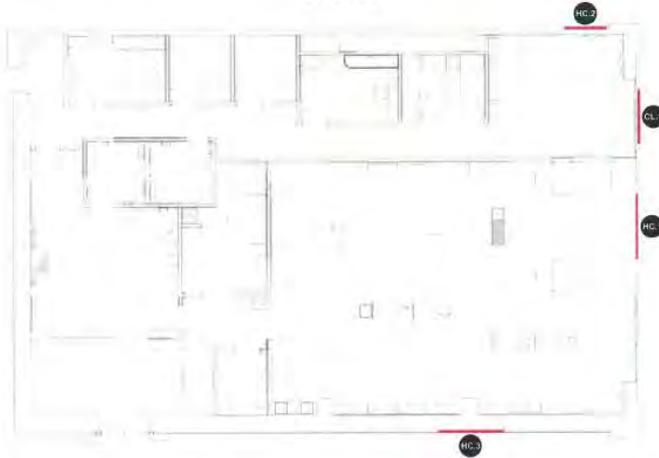
76'-5"





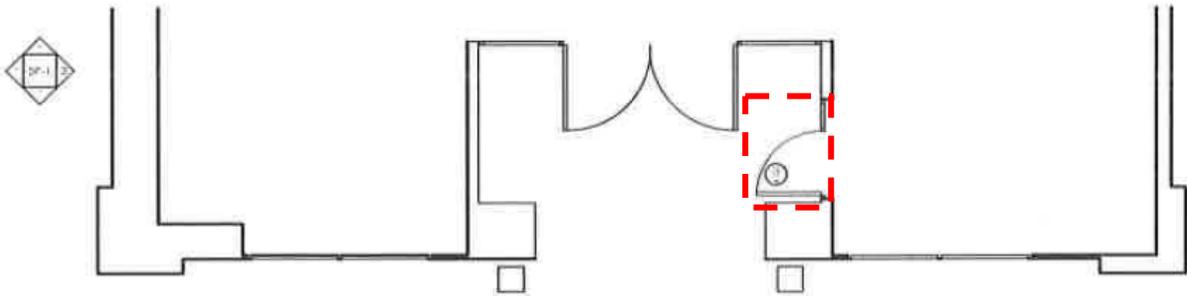
SITE PLAN

PROPOSED SIGN LOCATIONS



WORK SCOPE	
HC.1	HALO LIT CHANNEL LETTERS (Qty 1) - LC-GD-HL-1-24
HC.2	HALO LIT CHANNEL LETTERS (Qty 1) - LC-GD-HL-1-16
HC.3	HALO LIT CHANNEL LETTERS (Qty 1) - LC-GD-HL-1-24
HC.4	HALO LIT CHANNEL LETTERS (Qty 1) - CUSTOM

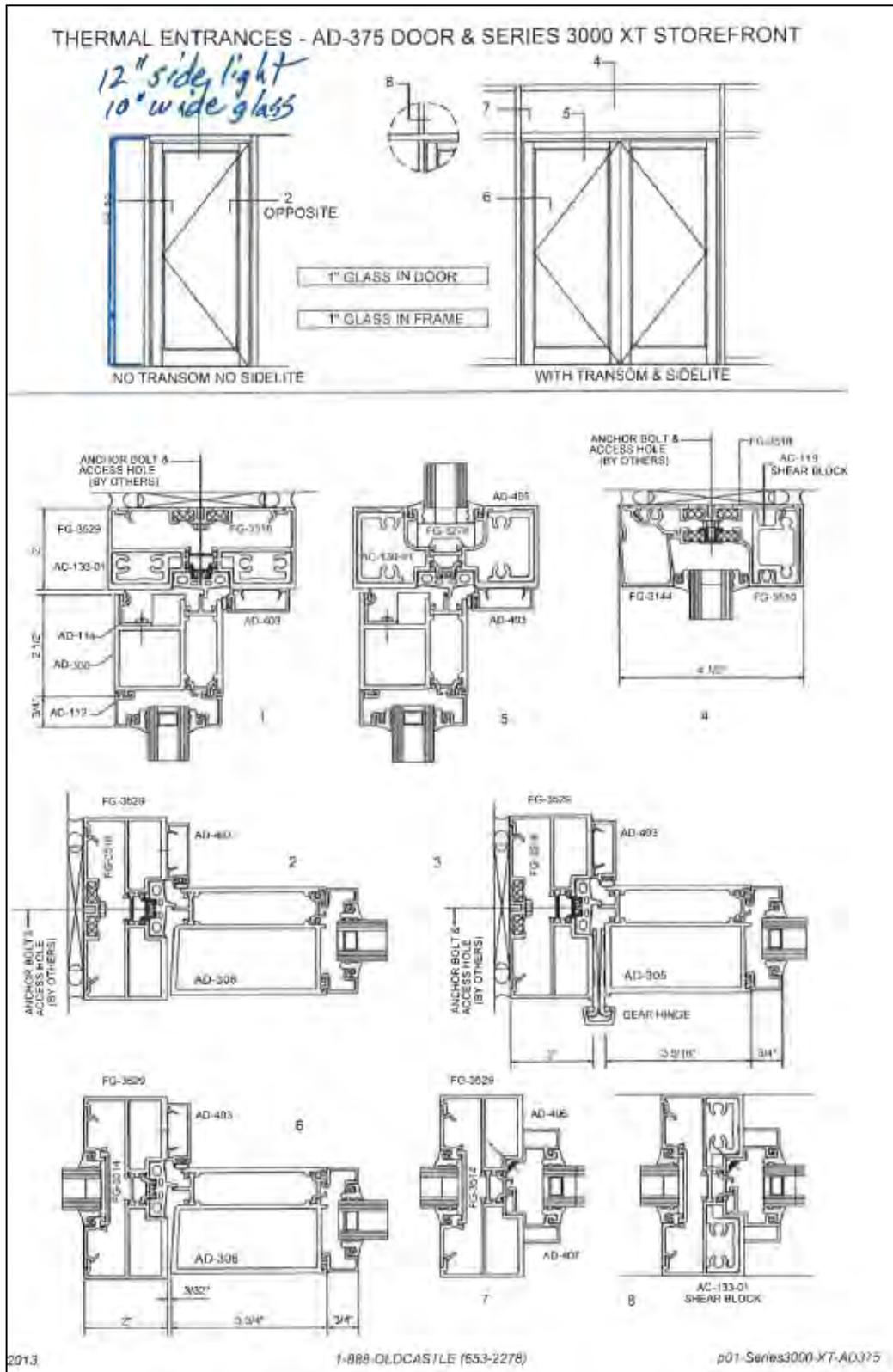
PROPOSED DOOR IN VESTIBULE



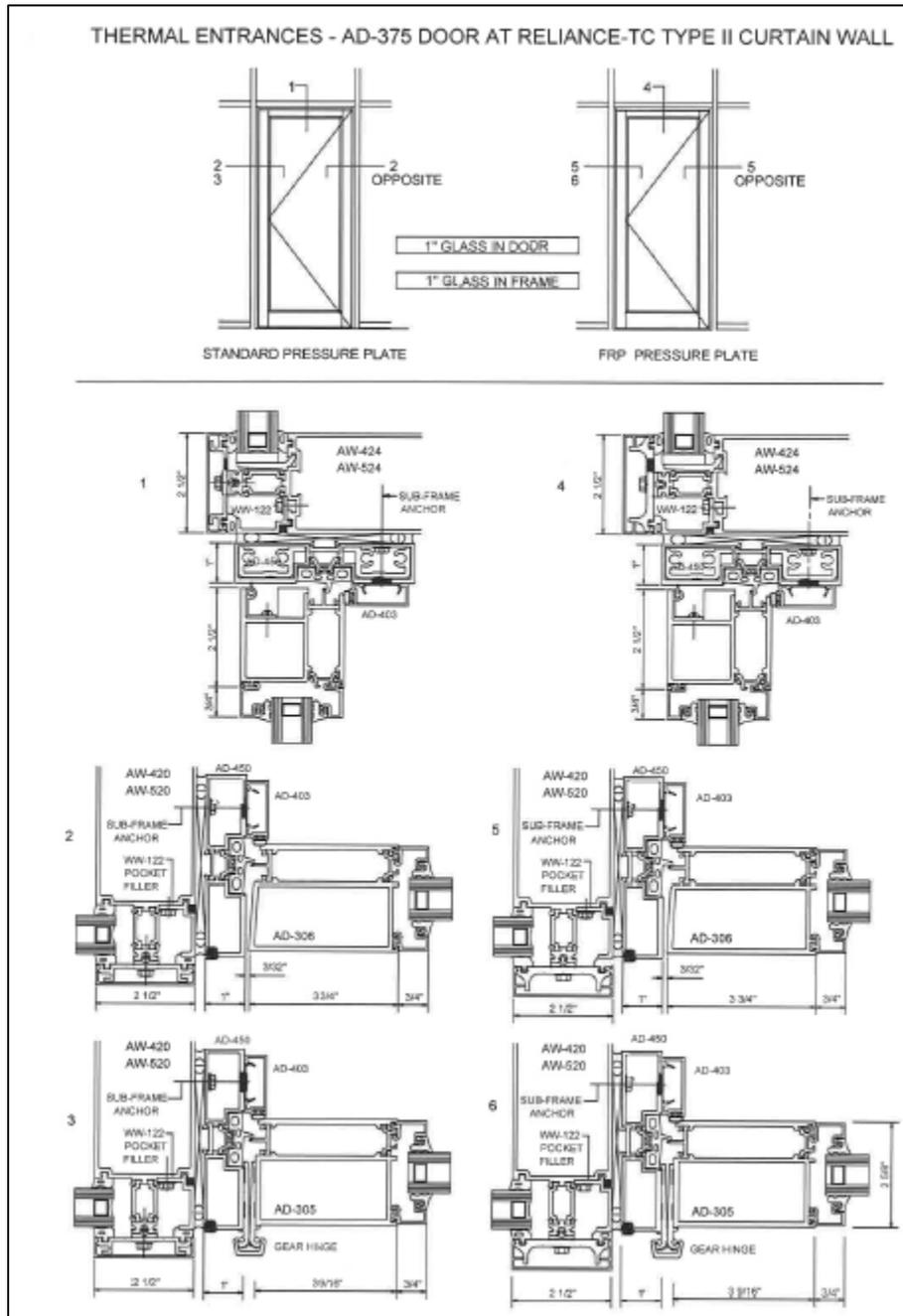
DOOR AND SIDELIGHT DETAILS



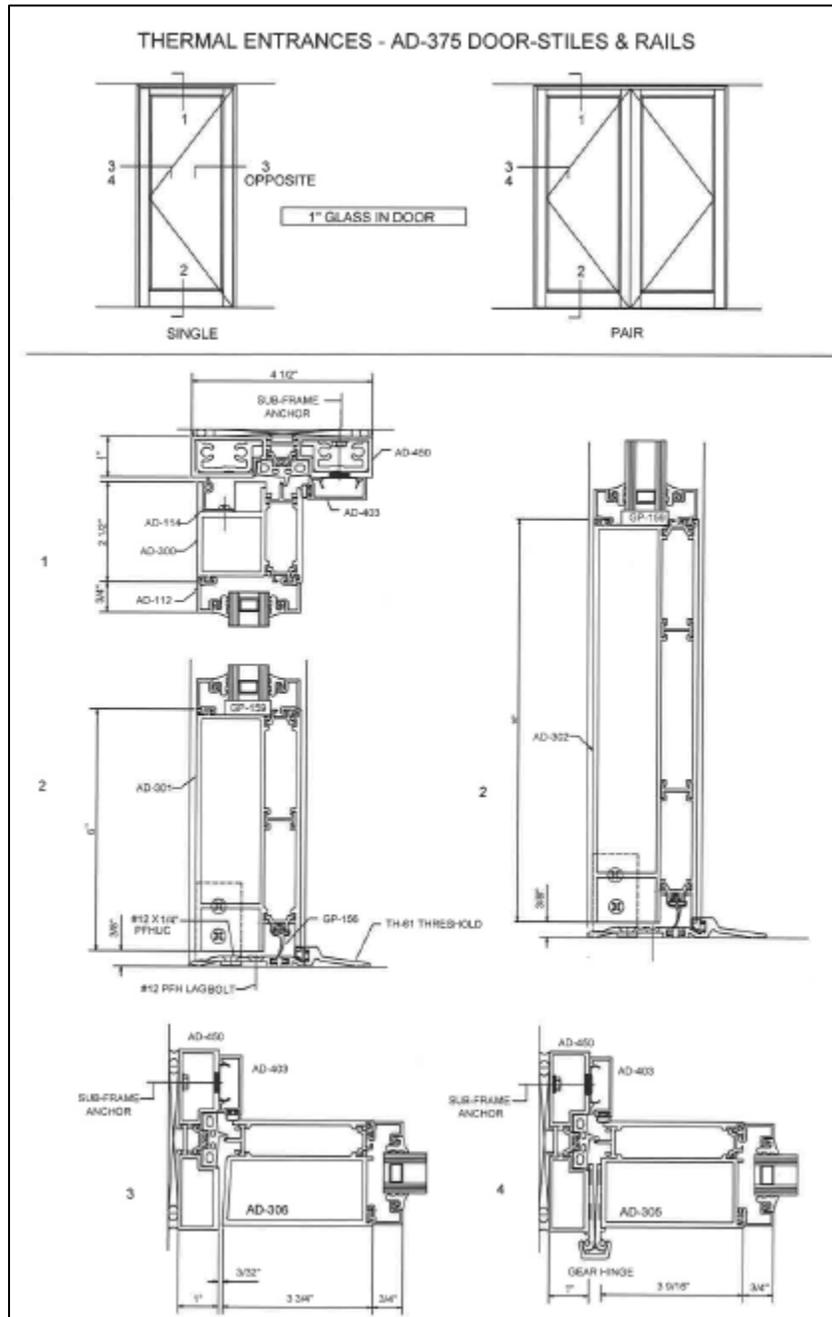
DOOR AND SIDELIGHT DETAILS



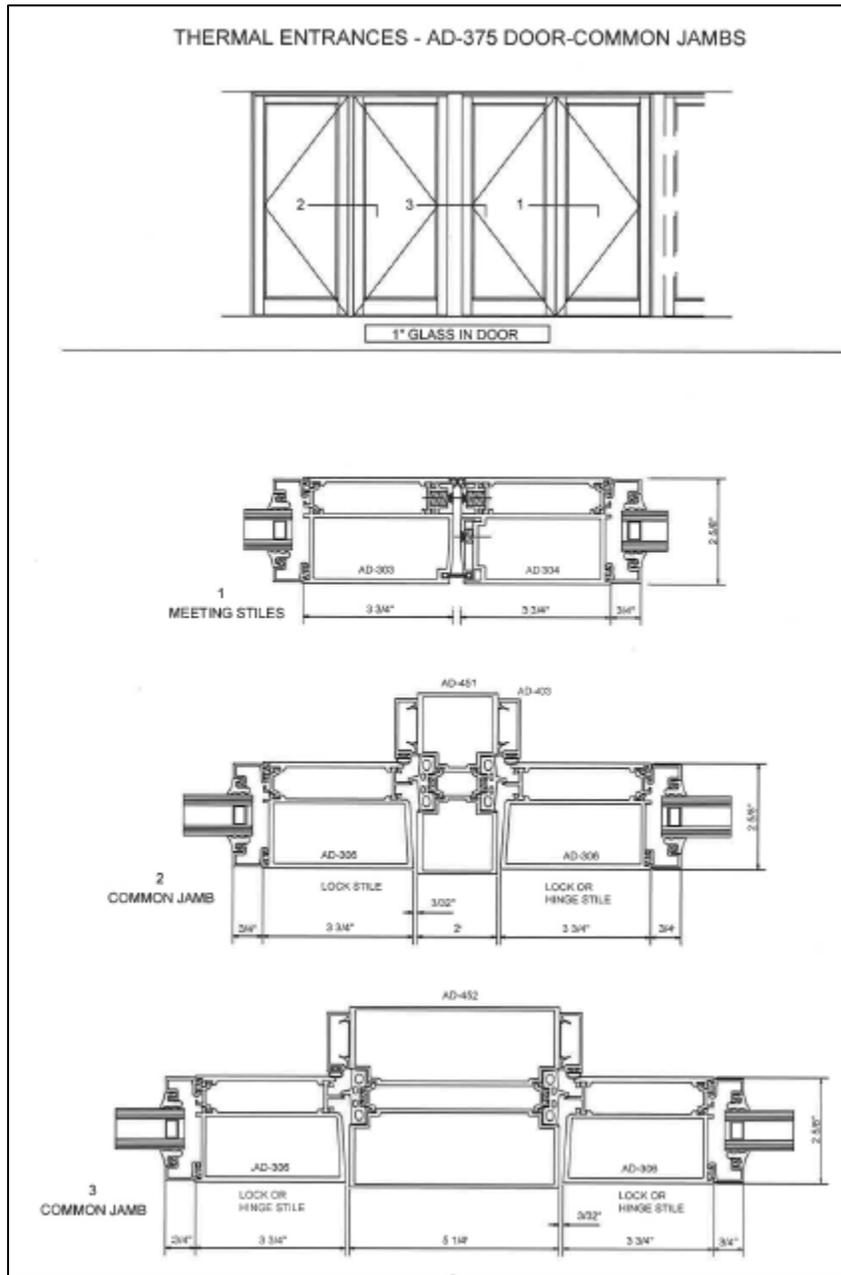
DOOR AND SIDELIGHT DETAILS



DOOR AND SIDELIGHT DETAILS



DOOR AND SIDELIGHT DETAILS



PROJECT DETAILS

Windows/Doors: The wood and glass door measures 3' by 7' and the sidelight measures 12" wide

Exterior Materials: The signs are aluminum and the door and side light are wood and glass.

Front Elevation: The large channel letter aluminum sign measures 2' tall by 17'-5 3/4" wide by 3" deep. The
(North) aluminum halo-lit sign that reads 'Eye Exams' measures 6' wide by 10 5/8" tall. The signs are mounted 1 1/2" from the wall.

Side Elevation: The channel letter aluminum sign measures 1'-4" tall by 11'-8" wide by 3" deep. The sign is
(West) mounted 1 1/2" from the wall.

Side Elevation: The large channel letter aluminum sign measures 2' tall by 17'-5 3/4" wide by 3" deep and is
(East) located approximately 15' from grade. The sign is mounted 1 1/2" from the wall.