CERTIFICATE OF APPROPRIATENESS

Application Date: April 1, 2015

Applicant: Weingarten Realty, owner

Property: 2001 W Gray Street, Ste D11, tract 10, ABST 696 O SMITH. 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 – Install a 15'-6" wide by 2'-6" tall aluminum, reverse channel letter sign and an aluminum blade sign to the front of the existing storefront.

See enclosed application materials and detailed project description on p. 4-8 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: **Approval**

HAHC Action: **-**

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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 - satisfies D - does not satisfy NA - not applicable

S	D	NA		
☒	☐	☐	(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.

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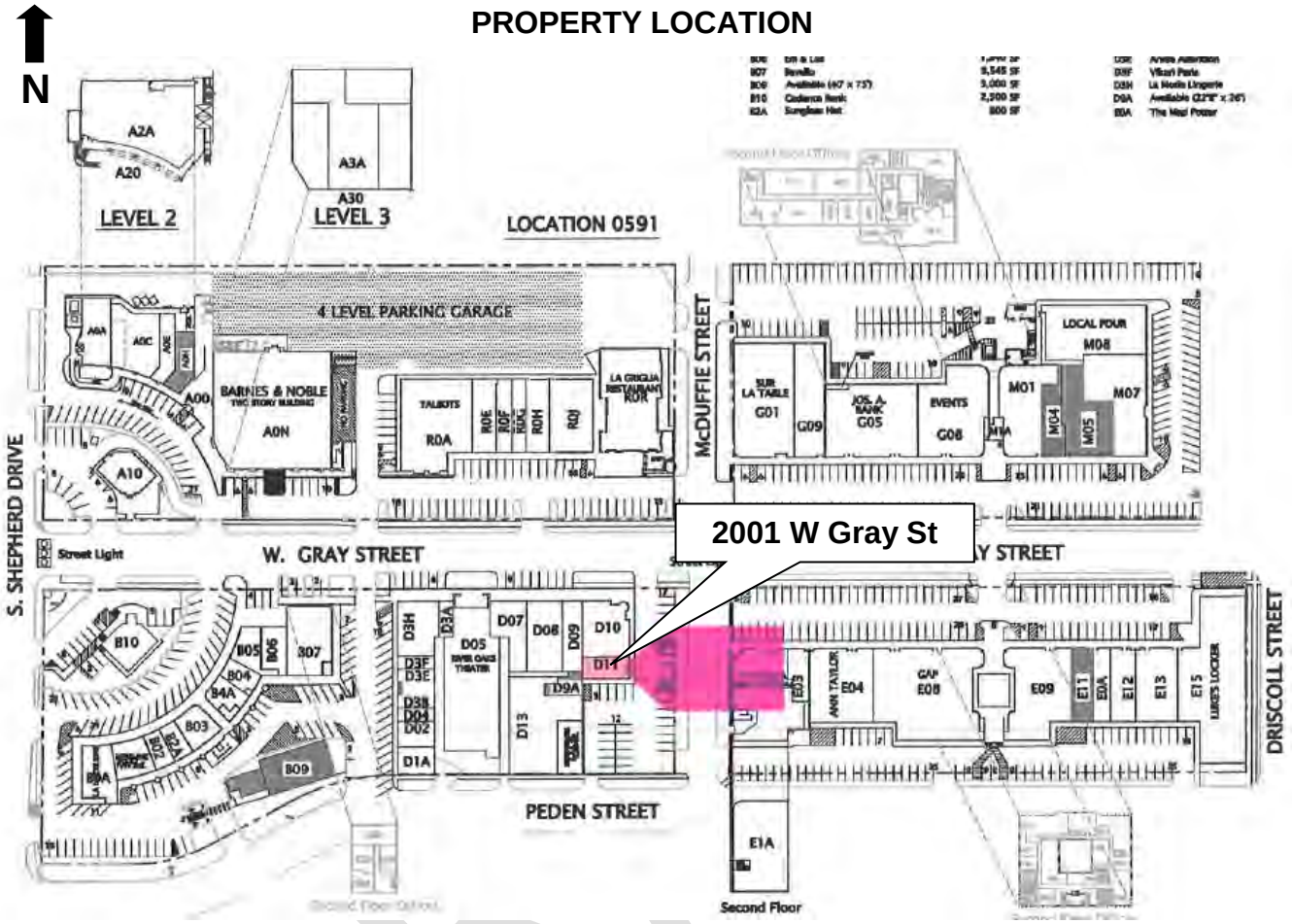
PROPERTY LOCATION



CURRENT PHOTO

EAST ELEVATION – FRONT FACING MCDUFFIE STREET

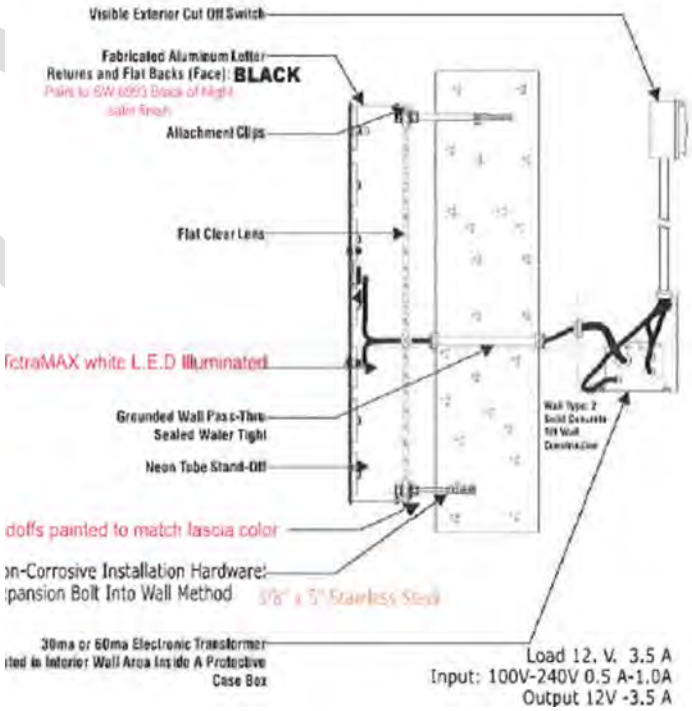
PROPOSED

SIGN DETAILS

FASCIA SIGN

REVERSE CHANNEL LETTERS SCOPE

* Reverse channel letters
* Faces: 1/8" (.125") Alluminum painted: BLACK
* Sidewall: 4" deep 0.063" Alluminum painted: BLACK
* Back: 3/16" Clear Polycarbonate
* Illumination: WHITE
* Mounted to fascia by 3/8" bolts with 2" spacers



SIGN DETAILS

BLADE SIGN

Vinyl apply for under canopy blade sign

PROJECT DETAILS

Front Elevation: (East) Fascia sign: The aluminum, back-lit, reverse channel letter sign is 15'-6" wide by 2'-6" tall by 4" deep. It's is located above an existing canopy and is attached with 3/8" bolts with 2" spacers.

Blade Sign: The aluminum plate blade sign is 26.25" wide by 7" tall. It is located under the existing canopy and is attached to the face with four bolts.

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