

CERTIFICATE OF APPROPRIATENESS

Application Date: October 29, 2014

Applicant: Weingarten Realty, owner

Property: 2946 S Shepherd Drive, Ste M06, Tract 1, Abstract 696, Obsidian Smith Survey, City of Houston, Harris County, Texas. The site includes a one-story shopping center situated on a 120,334 square foot lot.

Significance: The Alabama Theatre & Shopping Center is a City of Houston Landmark designated in August of 2007. The Alabama Theatre & Shopping Center is a rare Houston example of an early “suburban” Modernistic shopping center and entertainment complex designed to meet the needs of the burgeoning automobile culture which began in America during the 1920s and 30s. The buildings were determined by the Texas Historical Commission on September 5, 2006 as eligible for listing in the National Register of Historic Places.

Proposal: Alteration – Reface an existing circular sign; install two aluminum, illuminated reverse channel letter fascia signs on the south and east elevations; and add vinyl letters to an existing awning on the west elevation.

See enclosed application materials and detailed project description on p. 3-11 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: Approval

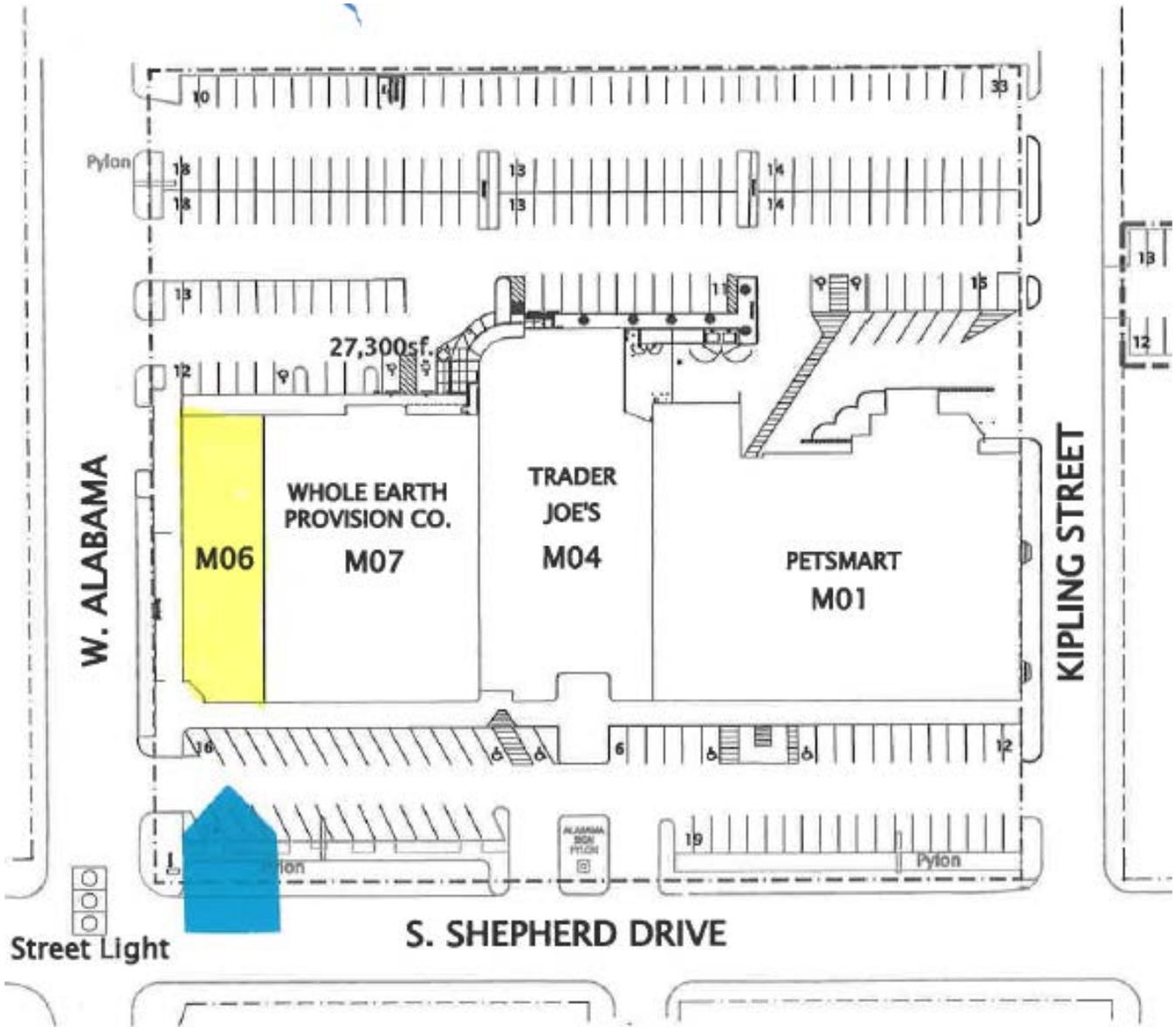
HAHC Action: -

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 |
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- (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



CURRENT PHOTO – SOUTHEAST VIEW

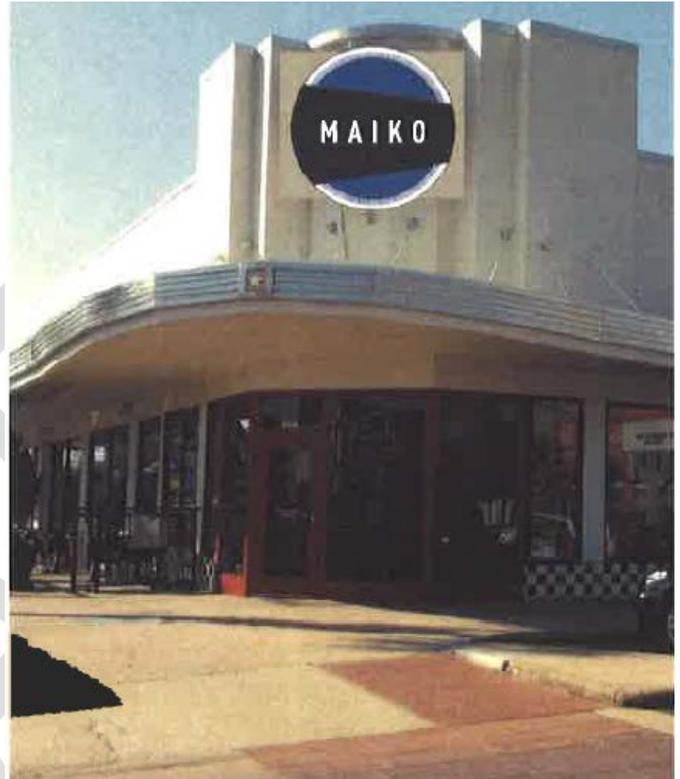
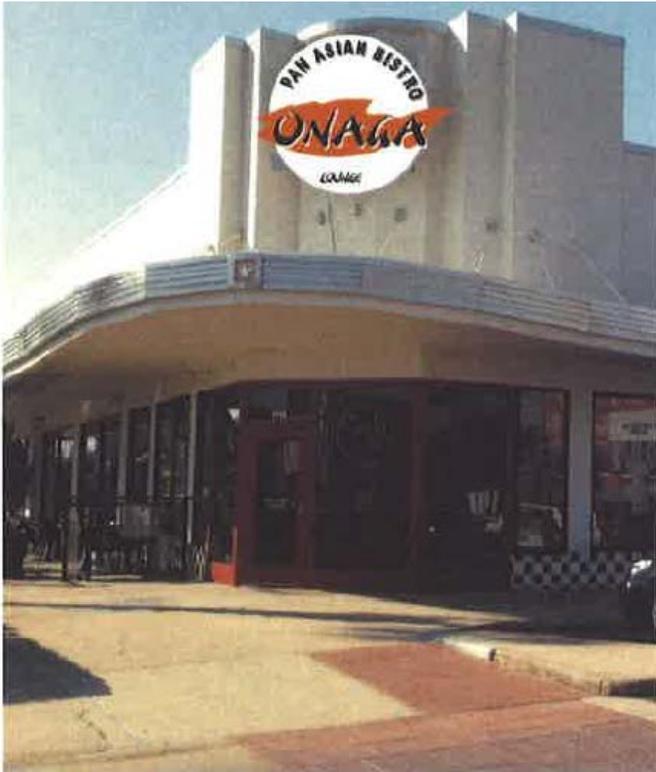


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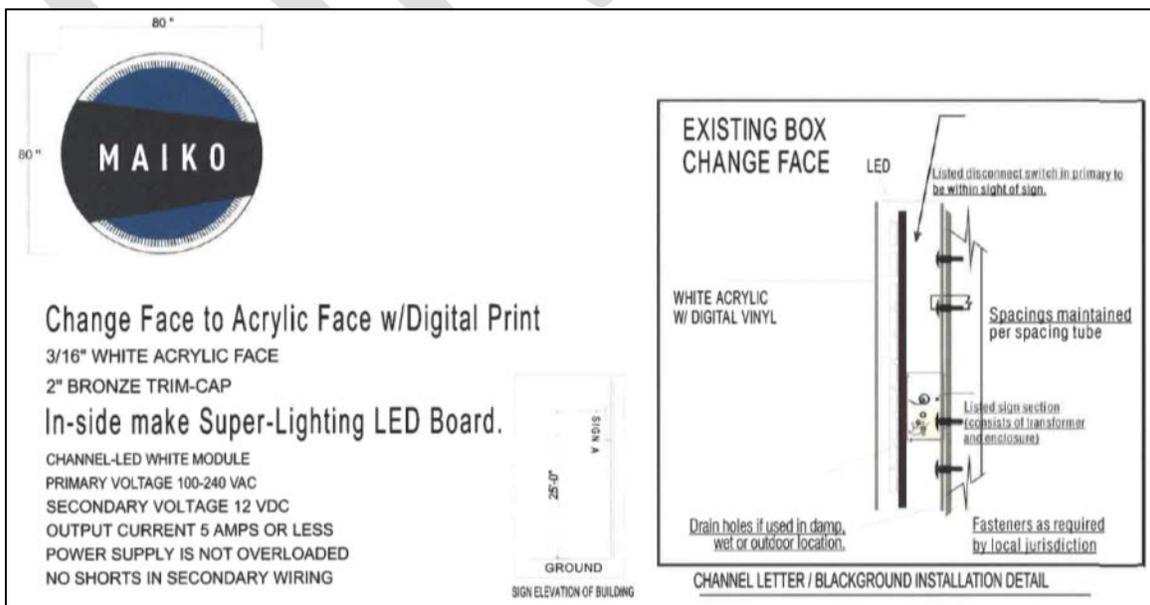
**SOUTHEAST CORNER
REFACE EXISTING SIGN**

EXISTING

PROPOSED



DETAILS



EAST SIDE ELEVATION FACING SHEPHERD

EXISTING



PROPOSED



EAST SIGN DETAILS

15'-6"

SIGN : B-1 & C-1

M A I K O

4'-0"

SIGN B-1 & C-1

20'-0"

GROUND

SIGN ELEVATION OF BUILDING

#5

LED MODULE

#6

CHANNEL LED
100-240 VAC TO 12 VDC
POWER SUPPLY
UL Listed Transformer

#1

#2

#3

#4

48" ILLUMINATED CHANNEL LETTER SIGNAGE DETAILS

- 1 48" INDIVIDUALLY MOUNTED CHANNEL LETTERS
- 2 5.3" PRE-FINISHED ALUMINUM BLACK RETURNS
- 3 3/16" WHITE ACRYLIC FACE W/ DAY-N-NIGHT VINYL
- 4 1" BLACK TRIM-CAP
- 5 CHANNEL-LED WHITE MODULE

PRIMARY VOLTAGE 100-240 VAC
SECONDARY VOLTAGE 12 VDC
OUTPUT CURRENT 5 AMPS OR LESS
POWER SUPPLY IS NOT OVERLOADED
NO SHORTS IN SECONDARY WIRING

EXISTING WALL

Fasteners as required (3/8") by local jurisdiction

Primary electrical source NEC 600.5

Listed disconnect switch in primary to be within sight of sign.

UL Listed Transformer

Listed sign section (consists of transformer and enclosure)

PRIMARY VOLTAGE 100-240 VAC
SECONDARY VOLTAGE 12 VDC
OUTPUT CURRENT 5 AMPS OR LESS
POWER SUPPLY IS NOT OVERLOADED
NO SHORTS IN SECONDARY WIRING

1" TRIM-CAP

ACRYLIC FACE W/ 3M VINYL

LED MODULE

Deep

Drain holes if used in damp, wet or outdoor location.

INDIVIDUALLY MOUNTED CHANNEL LETTER INSTALLATION DETAIL

20'-0"

18"

BAR & BISTRO

18"(h) Existing Reverse Channel Letters : PAN ASIAN BISTRO
Change Letters re-Spell to
BAR & BISTRO

EXISTING REVERSE CHANNEL LETTERS

COLOR PAINTED .53 Aluminum Face 3.5"

COLOR PAINTED .53 Aluminum Face 15"(H)

EXISTING TRACK

Drain holes if used in damp, wet or outdoor location.

SIGN B-2

14'-0"

GROUND

SIGN ELEVATION OF BUILDING

BACK VIEW: EXISTING SIGNS

SOUTH (SIDE) ELEVATION FACING ALABAMA
EXISTING



PROPOSED



SOUTH SIGN DETAILS

15'-6"

SIGN : B-1 & C-1

M A I K O

4'-0"

SIGN B-1 & C-1

20'-0"

GROUND

SIGN ELEVATION OF BUILDING

#5

LED MODULE

#6

CHANNEL LED
100-240 VAC TO 12 VDC
POWER SUPPLY

UL Listed Transformer

48" ILLUMINATED CHANNEL LETTER SIGNAGE DETAILS

- 1 48" INDIVIDUALLY MOUNTED CHANNEL LETTERS
- 2 5.3" PRE-FINISHED ALUMINUM BLACK RETURNS
- 3 3/16" WHITE ACRYLIC FACE W/ DAY-N-NIGHT VINYL
- 4 1" BLACK TRIM-CAP
- 5 CHANNEL-LED WHITE MODULE

PRIMARY VOLTAGE 100-240 VAC
SECONDARY VOLTAGE 12 VDC
OUTPUT CURRENT 5 AMPS OR LESS
POWER SUPPLY IS NOT OVERLOADED
NO SHORTS IN SECONDARY WIRING

EXISTING WALL

Fasteners as required (3/8") by local jurisdiction

Primary electrical source
NEC 800-5

Listed disconnect switch in primary to be within sight of sign.

UL Listed Transformer

Listed sign section (consists of transformer and enclosure)

PRIMARY VOLTAGE 100-240 VAC
SECONDARY VOLTAGE 12 VDC
OUTPUT CURRENT 5 AMPS OR LESS
POWER SUPPLY IS NOT OVERLOADED
NO SHORTS IN SECONDARY WIRING

1" TRIM-CAP

ACRYLIC FACE W/ 3M VINYL

LED MODULE

Deep

Drain holes if used in damp, wet or outdoor location.

INDIVIDUALLY MOUNTED CHANNEL LETTER INSTALLATION DETAIL

7'-0"

18" SUSHI BAR

18"(h) Existing Reverse Channel Letters : **SUSHI BAR LOUNGE**
Change Letters re-Spell to **SUSHI BAR**

EXISTING REVERSE CHANNEL LETTERS

COLOR PAINTED .63 Aluminum Face 3.5"

COLOR PAINTED .63 Aluminum Face 18"(H)

EXISTING TRACK

Drain holes if used in damp, wet or outdoor location.

REVERSE LETTER INSTALLATION DETAIL

SIGN C-2

14'-0"

GROUND

SIGN ELEVATION OF BUILDING

BACK VIEW: EXISTING SIGNS

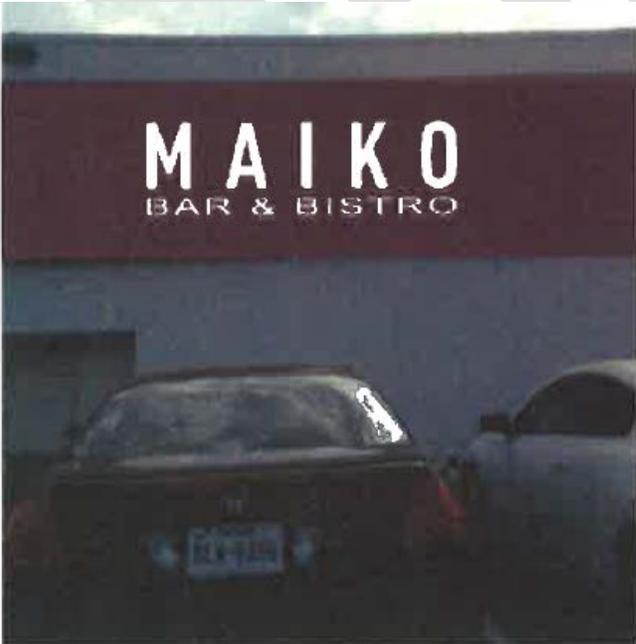
WEST (REAR) ELEVATION

AWNING

EXISTING



PROPOSED



PROJECT DETAILS

- Southeast Corner:** The existing acrylic sign with reverse channel letters is 80" in diameter, located 25' from grade and is back-lit. The proposed sign is an acrylic face with a 2" bronze trim cap and will fit in the existing frame.
- Side Elevation (East):** The existing aluminum reverse channel letters read 'Onaga Pan Asian Bistro.' The proposed fascia sign is made of illuminated, reverse channel letters with acrylic faces that read 'Maiko' and measure 4' tall by 15'-6" wide, are individually mounted by 3/8" fasteners and are located approximately 20' from grade. New and existing aluminum reverse channel letters will be used to say 'Bar & Bistro' under 'Maiko', measure 18" tall by 20' wide and are located 14' above grade.
- Side Elevation (South):** The existing aluminum reverse channel letters read 'Onaga Sushi Bar Lounge.' The proposed fascia sign is made of illuminated, reverse channel letters with acrylic faces that read 'Maiko' and measure 4' tall by 15'-6" wide, are individually mounted by 3/8" fasteners and are located approximately 20' from grade. The illuminated channel letters reading 'Maiko' measure 4' tall by 15'-6" wide and are individually mounted by 3/8" fasteners. The existing aluminum reverse channel letters that say 'Sushi Bar' will be reused under 'Maiko', measure 18" tall by 7' wide, and are located 14' above grade.
- Rear Elevation (West):** The existing awning is located 12' above grade. White vinyl letters reading 'Maiko Bar & Bistro' will be placed on the awning.

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