

CERTIFICATE OF APPROPRIATENESS

Application Date: August 29, 2016

Applicant: Victoria Brown for Weingarten Realty, owner

Property: 1956 West Gray Street, Tract 2, Abstract 696, O. Smith Survey Subdivision. The property includes a historic storefront building situated on a 66,975 square foot (275' x 555') corner lot.

Significance: River Oaks Shopping Center is a City of Houston Landmark designated in September, 2006. 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 modern, Art Deco architecture

Proposal: Alteration – Sign. Install a back lit 40.70 square foot reverse channel illuminated letter logo sign with .125" aluminum faces painted dark bronze on the storefront.

- The sign measures 10' – 11" wide by deep by 3' – 8 3/4" tall

The sign will be situated 17' – 8 3/4" from grade See enclosed application materials and detailed project description on p. 5-6 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: 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:

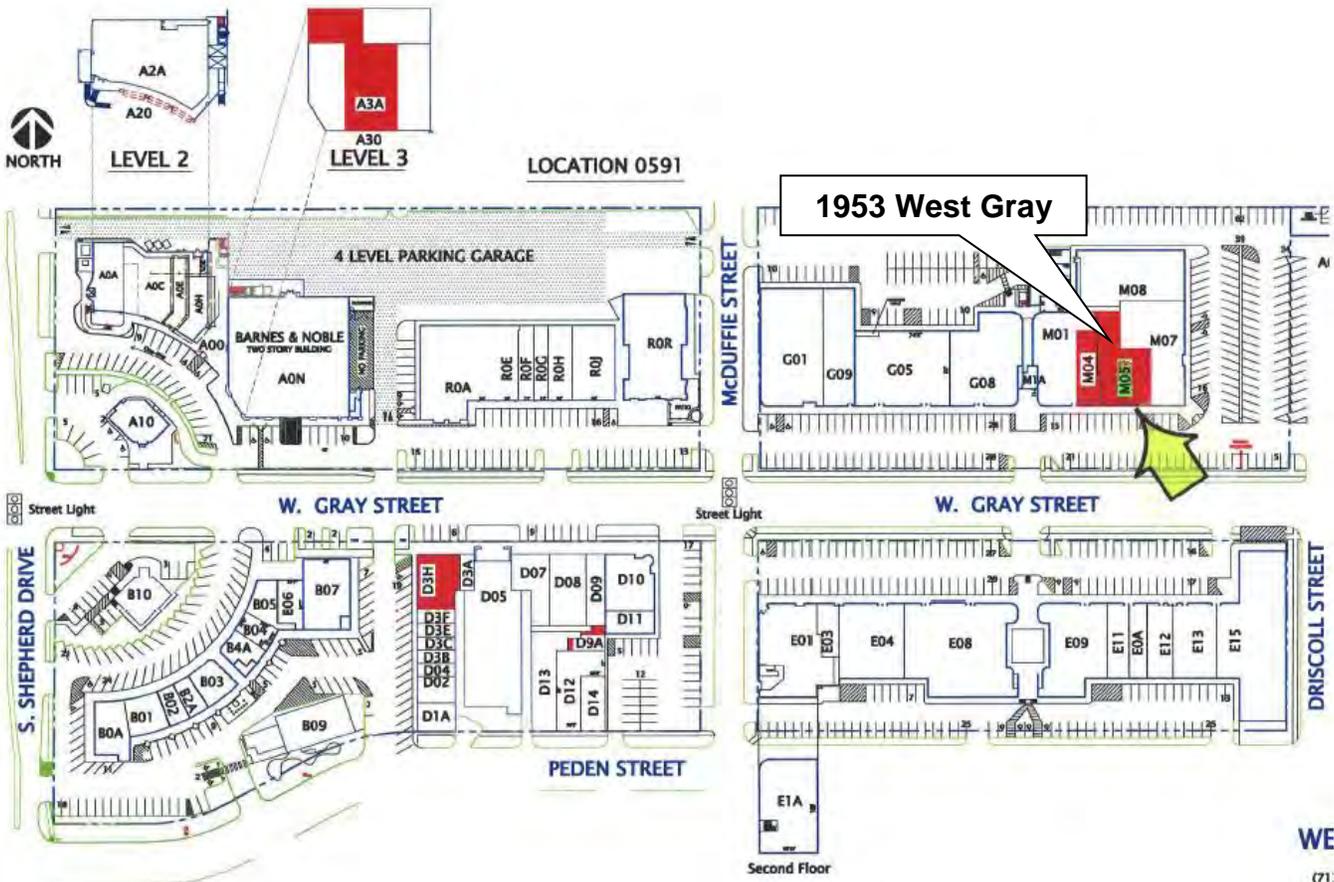
S D NA

S - satisfies D - does not satisfy NA - not applicable

- (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, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements;
(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
(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

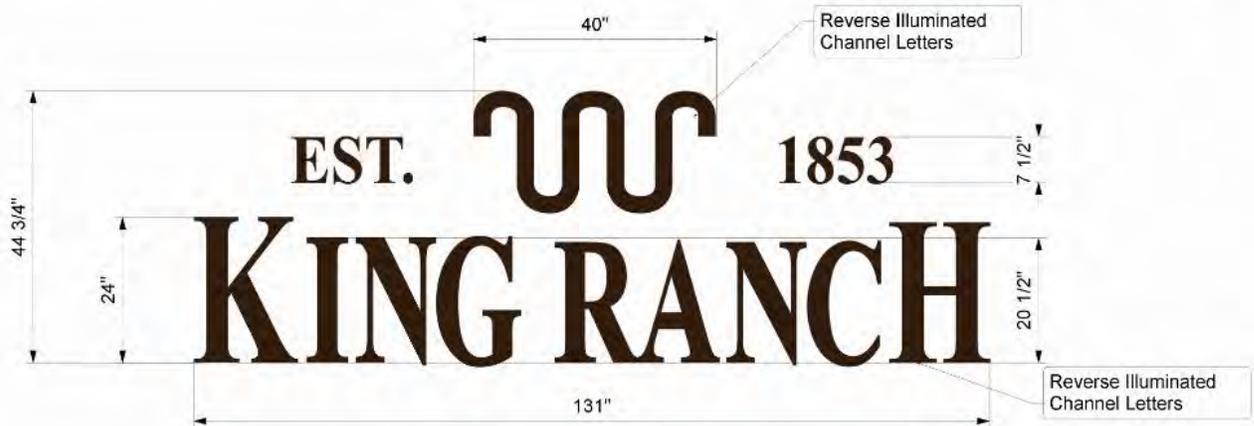
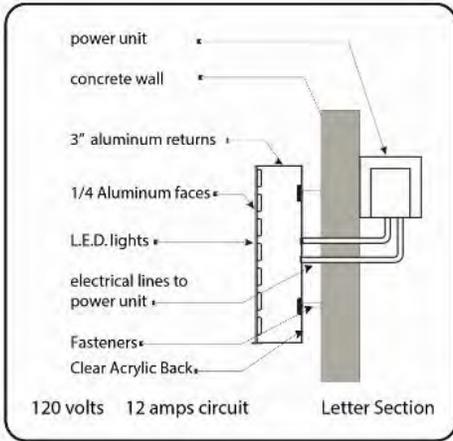


CURRENT PHOTO



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PROPOSED SIGN



PROJECT DETAILS

Exterior Materials: Install a back lit illuminated letter logo with .125" aluminum faces painted dark bronze on the storefront. The overall dimensions of the sign are 3.72' x 10.91' for an overall area of 40.70 square feet. See drawing for more information.

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