

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** September 3, 2014

**Applicant:** Victoria Brown, Weingarten Realty, owner

**Property:** 2015 W. Gray Street, Suite J, Tract 11, 12 and 13A, 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.

Suite J was constructed circa 1965 and is not original to the 1940s River Oaks Shopping Center.

**Proposal:** Alteration – Alter four facades on a non-original commercial structure. The alterations include the following: Remove existing stucco and reface building with new stucco.

- Replace existing black tiles on the existing 14 columns with new black 4"x8" ceramic tiles to match the existing.
- Replace the existing 32 single lite windows with 30 divided lite 9'x4' aluminum windows and replace an existing entry door with a new single lite entry door.
- Replace the existing canvas awnings with wood trellises.

See enclosed application materials and detailed project description on p. 5-12 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:** September 25, 2014



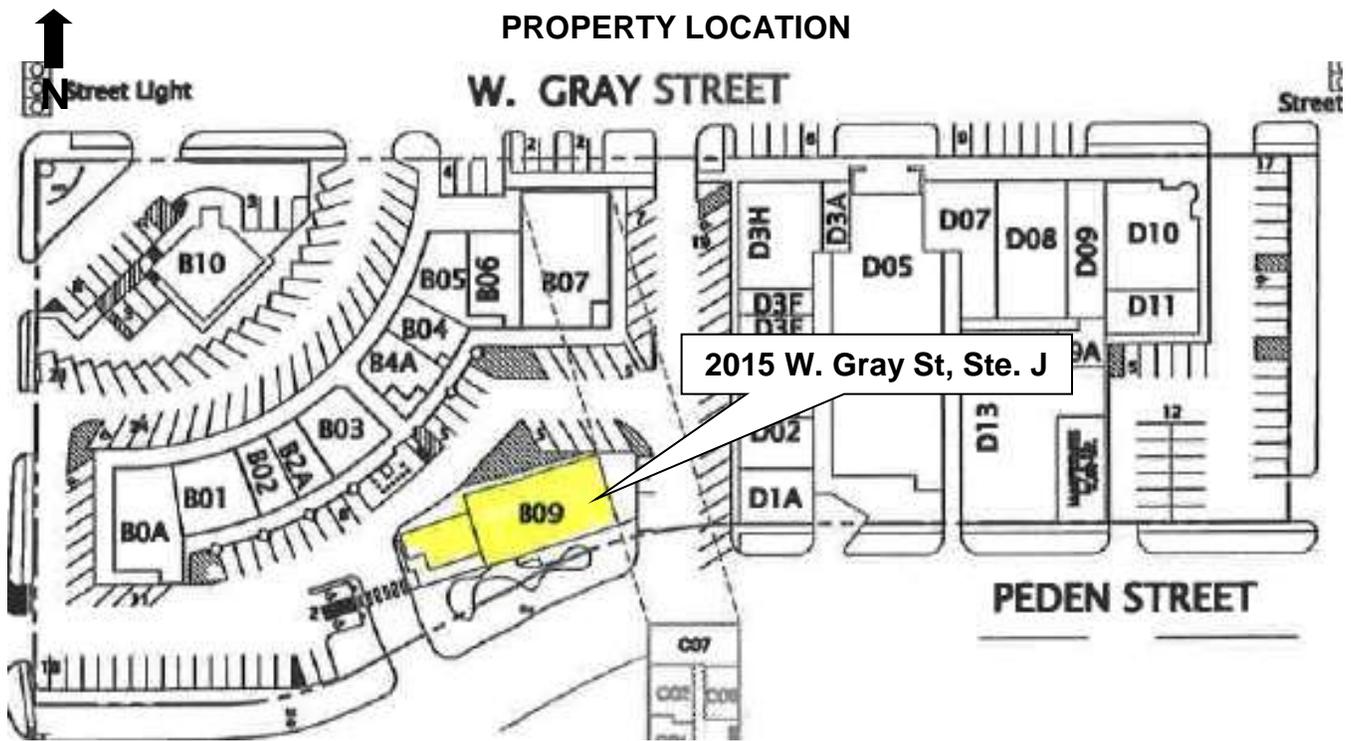
**PLANNING & DEVELOPMENT DEPARTMENT**

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:

- | <b>S</b>                            | <b>D</b>                 | <b>NA</b>                           | <b>S - satisfies</b> | <b>D - does not satisfy</b>   | <b>NA - not applicable</b> |
|-------------------------------------|--------------------------|-------------------------------------|----------------------|---|----------------------------|
| <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 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;   |                            |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (10)                 | The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s);   |                            |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | (11)                 | The proposed activity will comply with any applicable deed restrictions.  |                            |



**CURRENT PHOTO**



**3D RENDERING – FRONT**

**PROPOSED**



**AERIAL VIEW**

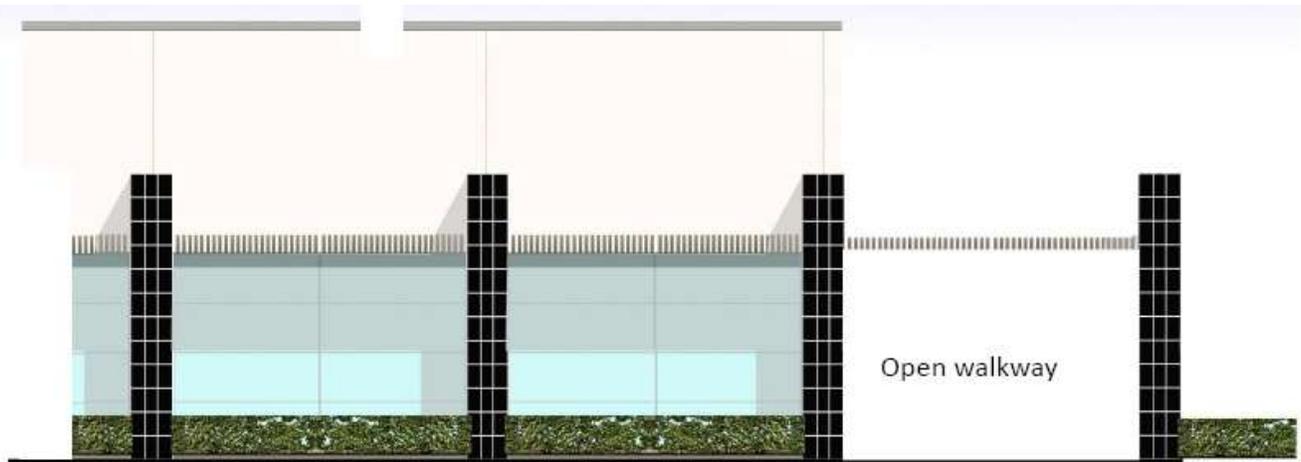


**WEST ELEVATION – FRONT**

EXISTING



PROPOSED



**NORTH SIDE ELEVATION**

EXISTING



PROPOSED



**SOUTH SIDE ELEVATION FACING PEDEN STREET**

EXISTING



PROPOSED

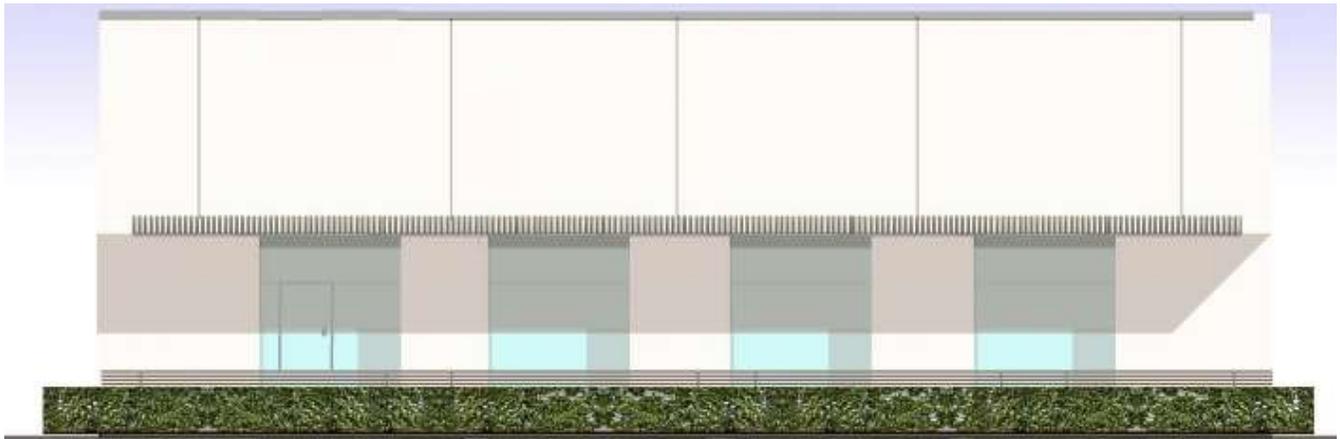


**EAST (REAR) ELEVATION**

EXISTING



PROPOSED



**PHOTOS PROVIDED BY APPLICANT**

**ENTRY VIEW (WEST ELEVATION)**



SOUTHEAST CORNER



SOUTH ELEVATION



### PROJECT DETAILS

**Windows/Doors:** The commercial building features 32 single lite windows, a single lite entry door and two divided lite entry doors. The existing single lite windows will be replaced with 30 divided lite 9'x4' aluminum windows; the existing entry door will be replaced with a single lite entry door. The existing divided lite entry doors will be retained.

**Exterior Materials:** The building is clad with stucco; the existing stucco will be removed and the building will be refaced with new stucco. The building features 14 columns that are clad with black 4"x8" ceramic tiles. The black ceramic tiles will be replaced with new 4"x8" black ceramic tiles that match the existing. The building features canvas awning on three elevations, the awnings will be replaced with wood trellises.

**Front Elevation:** The building features five single lite windows and four columns clad with brick ceramic tiles. The  
**(West)** buildings feature a canvas awning. The five windows will be replaced with five divided lite windows, the black ceramic tiles will be replaced with new black ceramic tiles, and the existing awning will be replaced with a wood trellis.

**Side Elevation:** The building features eleven single lite windows and five columns clad with brick columns. The  
**(North)** eleven existing windows will be replaced with ten divided lite windows. The black ceramic tiles will be replaced with new black ceramic tiles.

**Side Elevation:** The building features eleven single lite windows, five columns clad with black ceramic tiles, and a  
**(South)** canvas awning. The eleven windows will be replaced with eleven divide lite windows; the black ceramic tiles will be replaced with new black ceramic tiles. The canvas awning will be replaced with wood trellises.

**Rear Elevation:** The building features five single lite windows, a single lite entry door and a canvas awning. The  
**(East)** windows will be replaced with four divided lite windows and the single lite entry door will be replaced with a new single lite entry door. The existing awning will be replaced with a wood trellis.