CERTIFICATE OF APPROPRIATENESS

Application Date: February 3, 2016

Applicant: Victoria Brown, Weingarten Realty, owner

Property: 2017 Gray Street, Tracts 11, 12, & 13A, ABST 696 O Smith Subdivision. The property includes a combination of historic 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 modern, Art Deco architecture. Suite J, constructed circa 1965, is a detached building located at the rear of the complex. It is a compatible but not historic part of the River Oaks Shopping Center.

Proposal: Alteration – Install two reverse illuminated aluminum channel letter fascia signs and install a new ATM in an existing ATM opening.

- Signs will be 14'-1 5/8" wide by 2'-6" tall
- New ATM to be installed in existing opening, which will need to be expanded approximately 6", and will be surrounded with a 60" x 62.5" aluminum frame that will cover a portion of the existing original tile
- Existing envelope drop will be removed and opening repaired with ceramic tile and stucco to match existing

See enclosed application materials and detailed project description on p. 3-9 for further details.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: **Approval**

HAHC Action: **Approved**

All materials in exterior walls, including windows, siding, framing lumber, and interior shiplap must be retained except where removal or replacement has been explicitly approved by HAHC. Shiplap is an integral structural component of the exterior wall assembly in balloon framed structures and its removal can cause torqueing, twisting and collapse of exterior walls. Shiplap may be carefully shored and removed in small portions to insulate, run wire or plumbing, and should be replaced when the work is complete. Maintenance and minor in-kind repairs of exterior materials may be undertaken without HAHC approval, but if extensive damage of any exterior wall element is encountered during construction, contact staff before removing or replacing the materials. A revised COA may be required.

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: -
Effective: -

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.

Planning Official **Date**
2/26/2016

APPROVAL CRITERIA

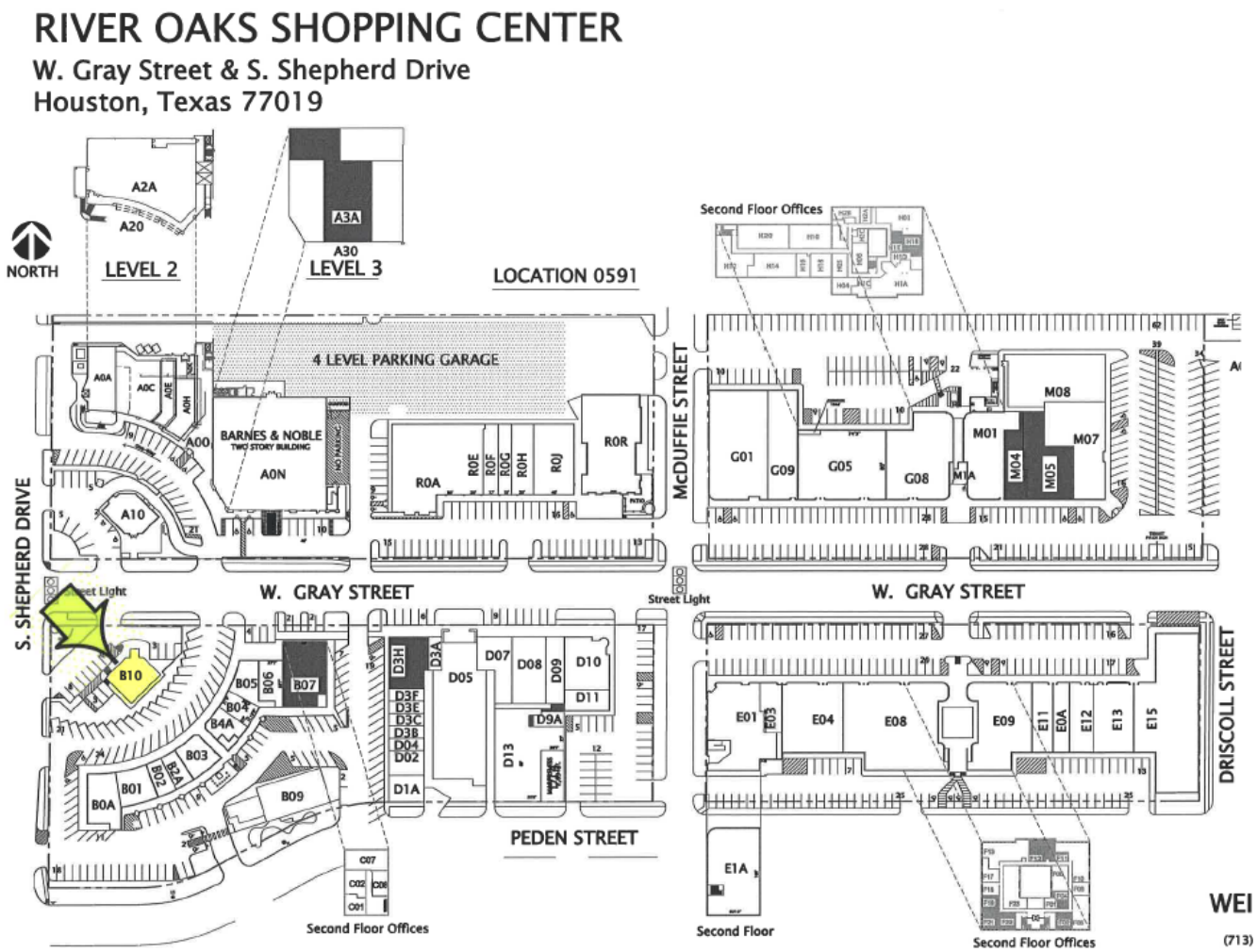
ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

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 - 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, 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;
☒	☐	☐	(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



SIGN A

EXISTING

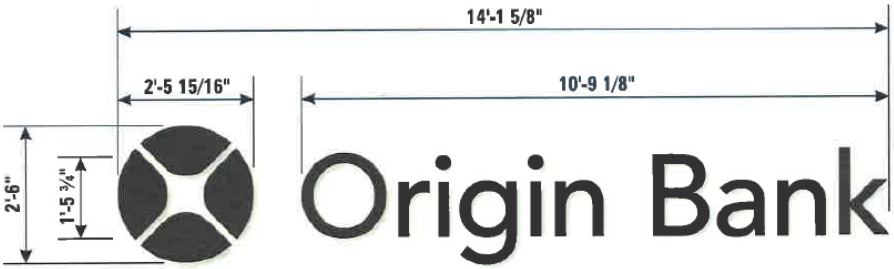
PROPOSED

SIGN B

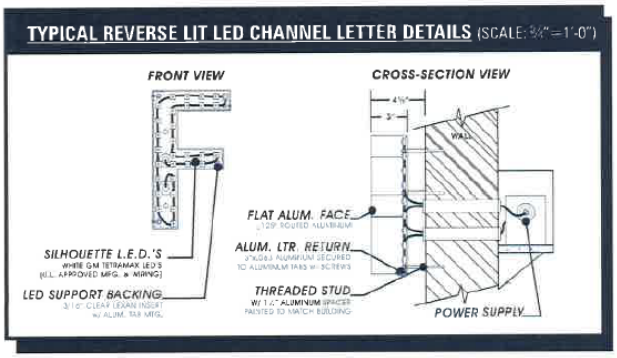
EXISTING

PROPOSED

SIGN A & B DETAIL



SQUARE FOOTAGE: 35.34'



(QTY-2)

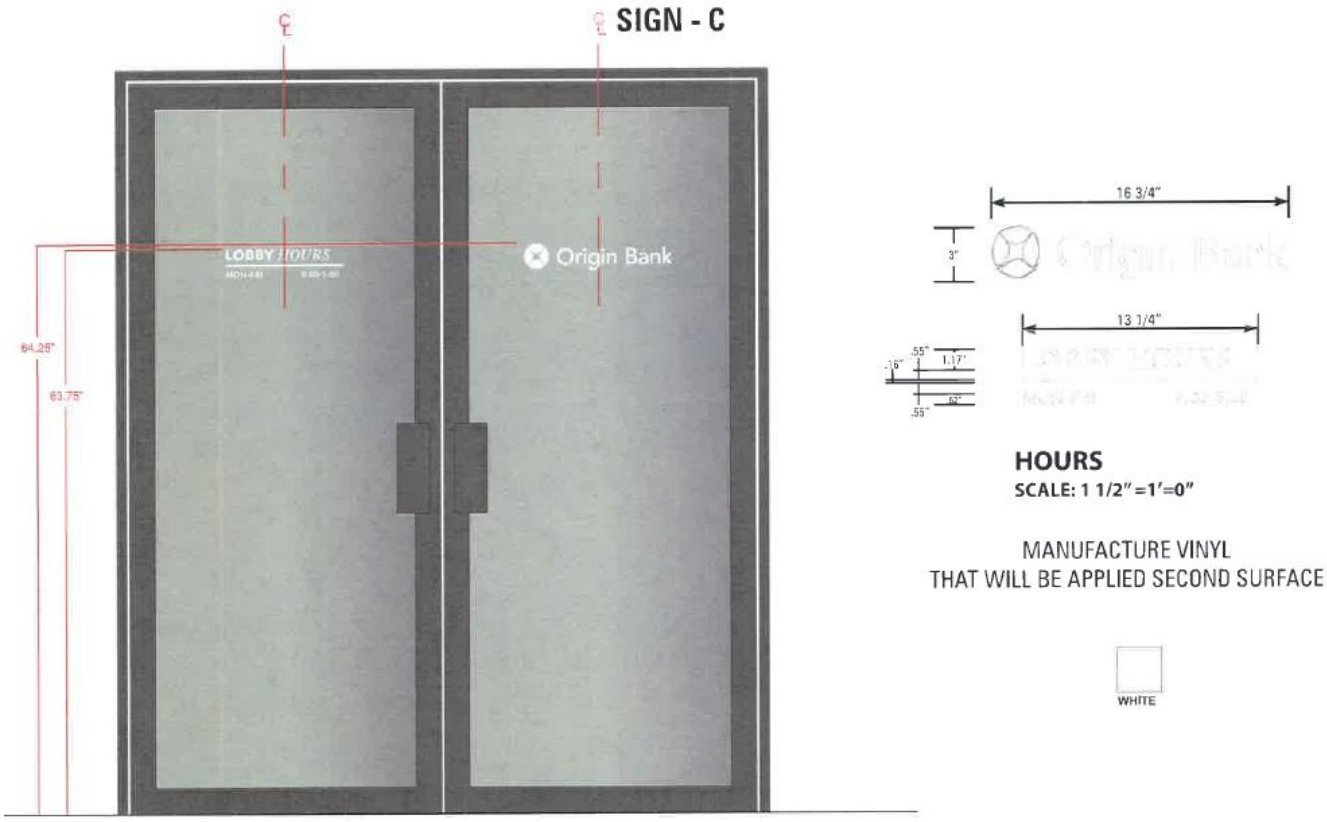
LOGO AND LETTERS TO BE REVERSE LIT WITH WHITE GE TETRAMAX LEDS & TO BE MANUFACTURED TO MEET ALL UL APPROVED REQUIREMENTS.
NOTE: STUDS TO BE PAINTED TO MATCH BUILDING, STUDS TO BE 1 ½", RETURNS TO BE 3" DEPTH, LEDS TO BE WHITE GE TETRAMAX, NO BACKER PLATES ALLOWED, SIGN TO BE ON A TIMER, NO CLIPS ALLOWED ON WALL, WALL THICKNESS IS 8 ½" AND THERE IS ACCESS BEHIND THE WALL.

SW6993 BLACK OF NIGHT

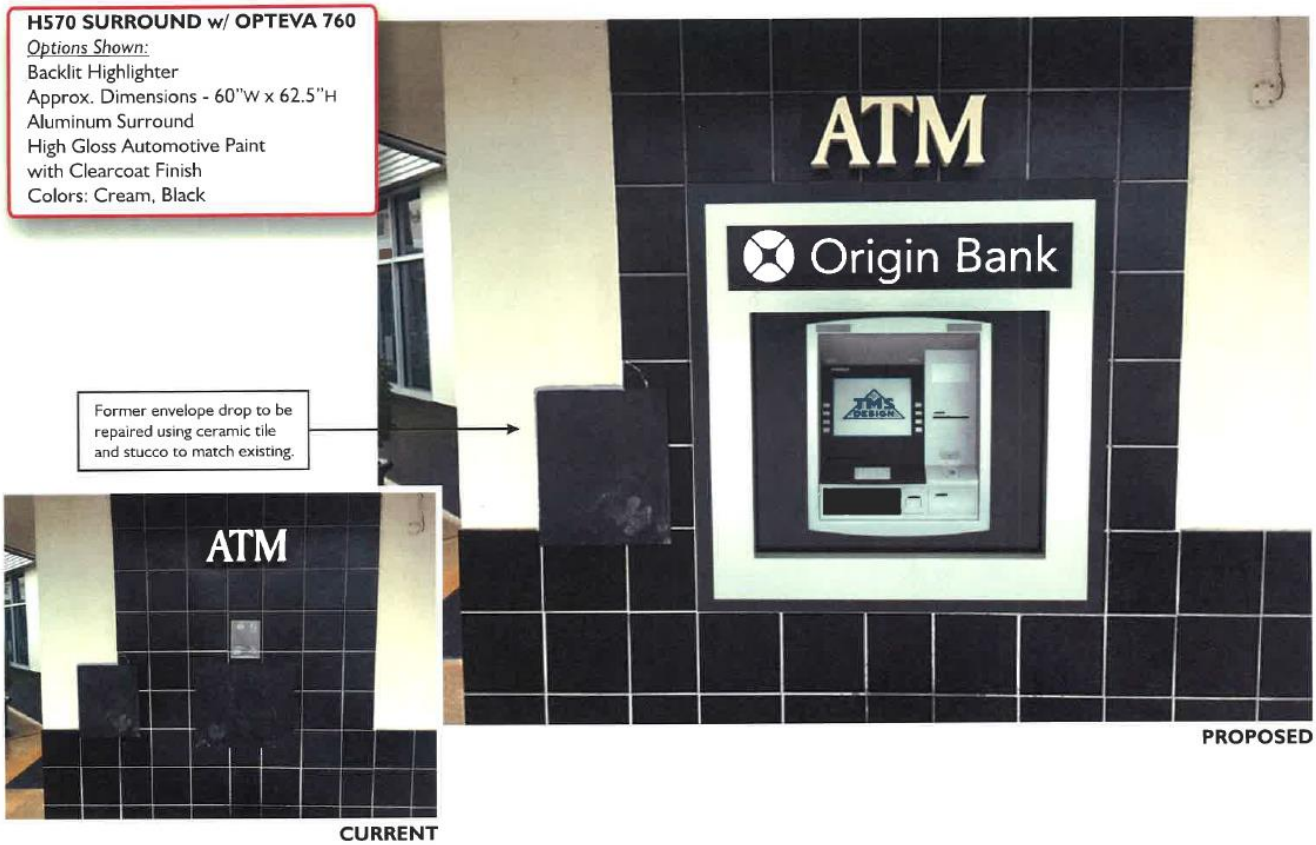
BUILDING COLOR FOR STUDS

SIGN C

PROPOSED

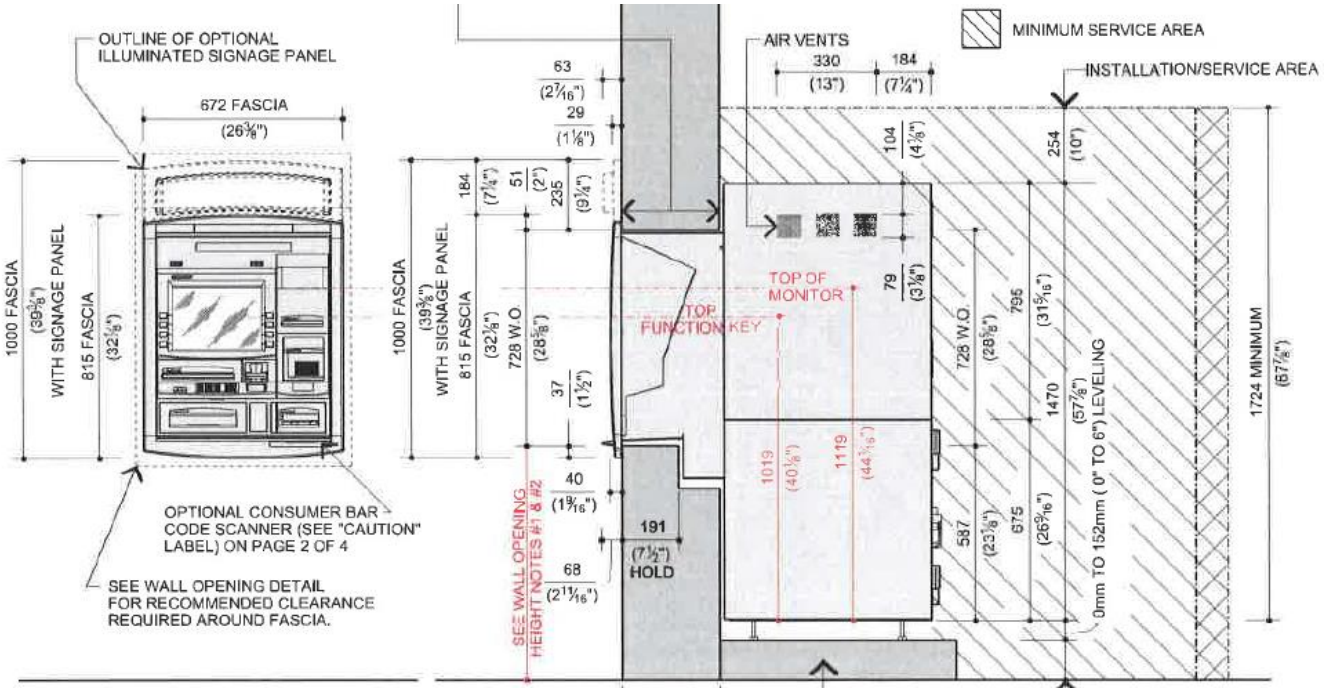


PROPOSED ATM REPLACEMENT



ATM DETAILS

EXTERIOR ELEVATION VERTICAL SECTION



PROJECT DETAILS

Exterior Materials: Two new reverse illuminated aluminum channel letter fascia sign will be installed on the building. The signs will measure 14'-1 5/8" wide by 2'-6" tall. The sign will include 1'-5¾" letters spelling out 'Origin Bank' (10'-9 1/8" wide) and will also include a 2'-6" diameter logo. The letters will be installed to the fascia with threaded studs with 1½" aluminum spacers. Vinyl decals measuring 16¾" wide and 3" tall will be applied on the doors.

The new ATM will go in the former ATM opening, but bottom of the opening will need to be lowered approximately 3" and the top of raised approximately 2" to 3" for the new ATM to fit. The new ATM will be surrounded by 60" wide by 62.5" tall aluminum frame that will cover a portion of the existing original tile. The existing envelope drop will be removed and the opening will be repaired using ceramic tile and stucco to match existing. See drawings for more detail.