

CERTIFICATE OF APPROPRIATENESS

Application Date: April 11, 2022

Applicant: Lisa Brown, agent for, Winn Wittman, owner

Property: 1973 Gray Street, Tract 9, Montrose Subdivision. The property includes a historic 76, 340 square foot commercial/retail center situated on a 111,122 square foot lot.

Significance: River Oaks Theatre and Shopping Center is a City of Houston Landmark designated in August 2007. The two-story historic commercial structure includes a movie theatre and several one- and two-story, stucco-clad buildings that were constructed circa 1936-37.

Proposal: Alteration:

- Front façade-existing, non-historic windows to be replaced with aluminum windows, recessed 4", with multiple lite patterns.
- Front façade-existing doors to be replaced with aluminum doors having a black anodized finish
- Front façade-remove existing wall infill and install 11'8"x7'10" aluminum window, recessed 4", and a 6-over-6 lite pattern
- Atrium façade- two existing, non-historic windows to be replaced with aluminum windows, recessed 4", with 2-over-6 lite pattern
- Atrium façade-existing doors to be replaced with aluminum doors having a black anodized finish
- Atrium façade-remove existing wall infill and install two 12'x7'10" aluminum windows, recessed 4", with 6-over-6 lite patterns
- Atrium façade-remove existing wall infill and install two sets of aluminum doors having a black anodized finish measuring 8'10"x6'
- Rear façade-remove existing glass block and install a single, aluminum door with 1-over-6 lite pattern measuring 8'10"x3'.
 - Opening to be reduced
- Rear façade-remove existing doors and install single door with one lite pattern measuring 8'10x3'

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Denial - does not satisfy criteria

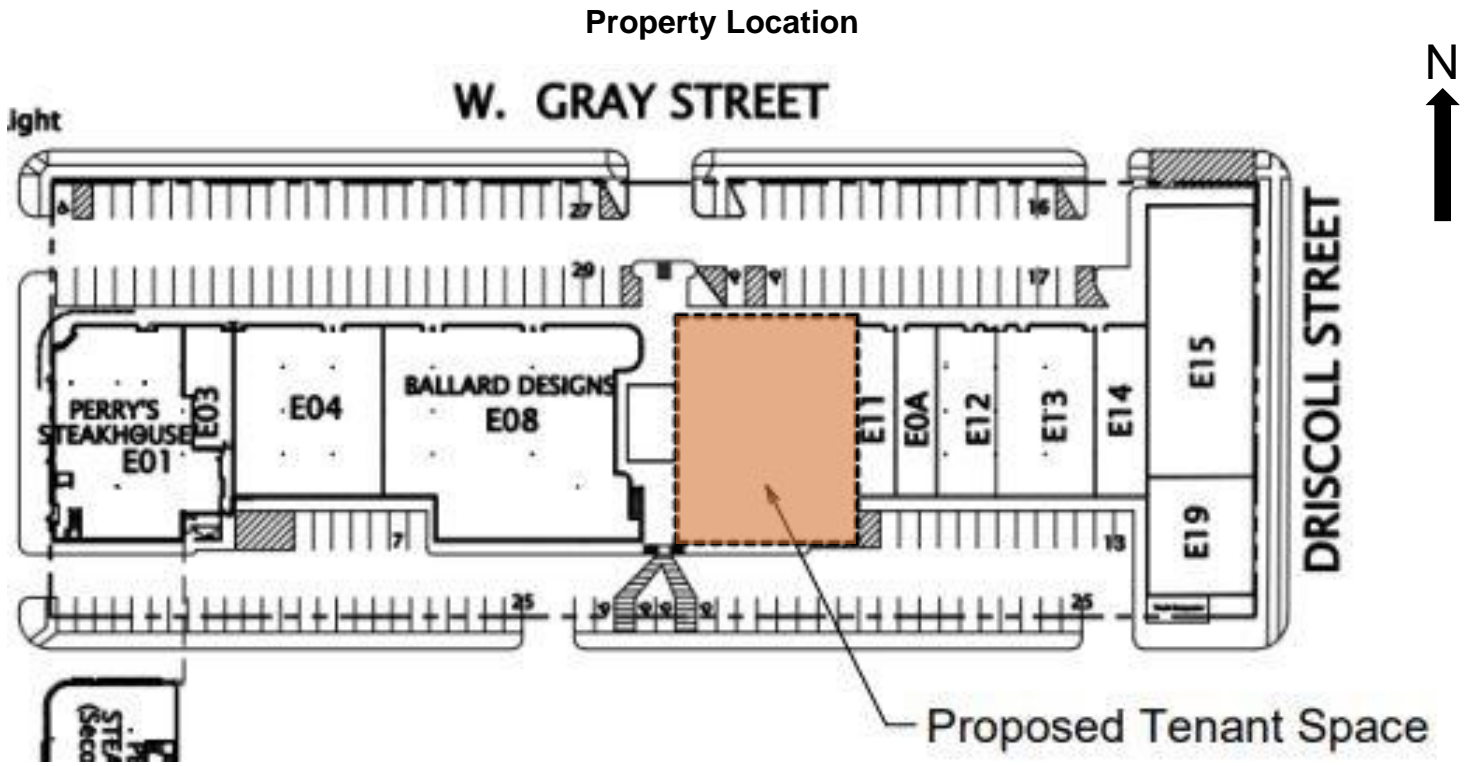
HAHC Action: -

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:

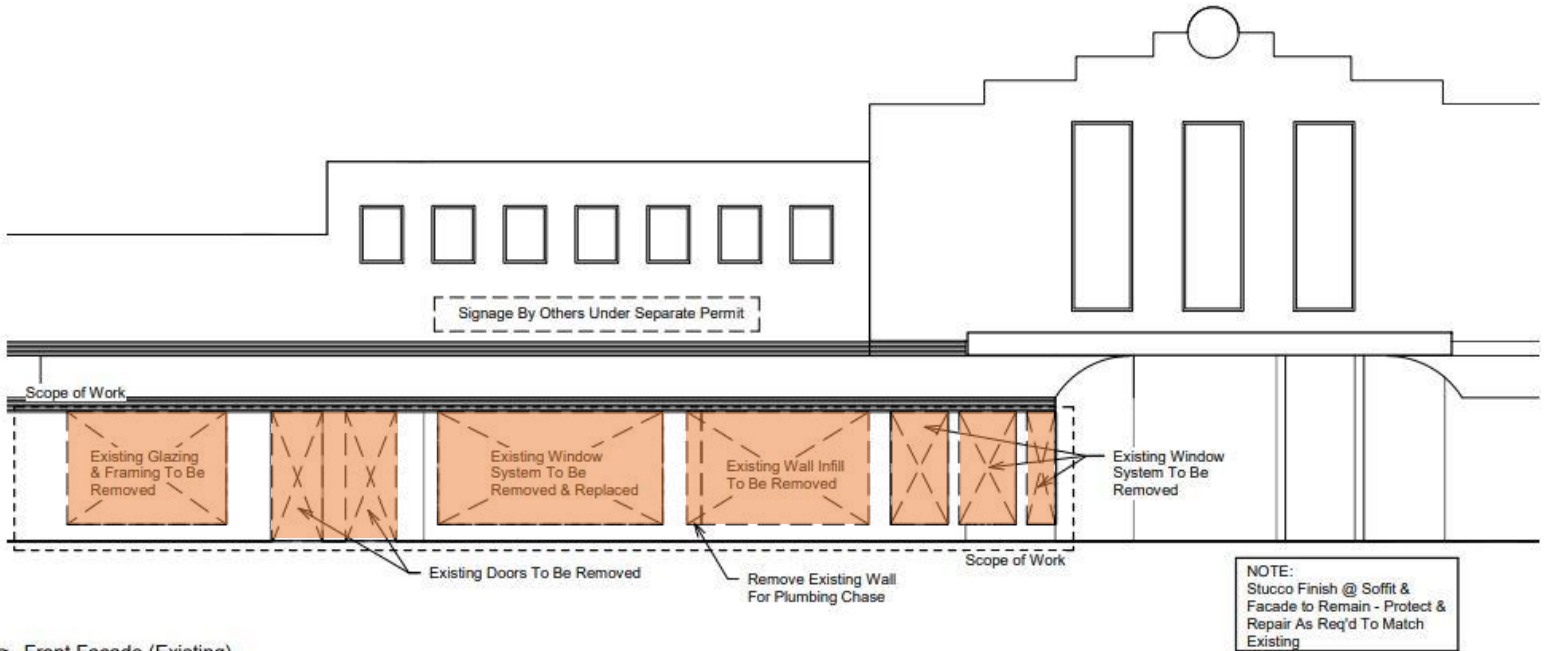
- | S | D | NA | |
|-------------------------------------|-------------------------------------|-------------------------------------|--|
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (1) The proposed activity must retain and preserve the historical character of the property; |
| <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 type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" 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; Wall sections proposed for replacement with windows appear to be original and are a character-defining feature. |
| <input type="checkbox"/> | <input checked="" 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (7) The proposed replacement of 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 type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (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; Wall sections proposed for replacement with windows appear to be original and are a character-defining feature. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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 |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (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. |



Front Façade – Existing



Front Façade (Existing)

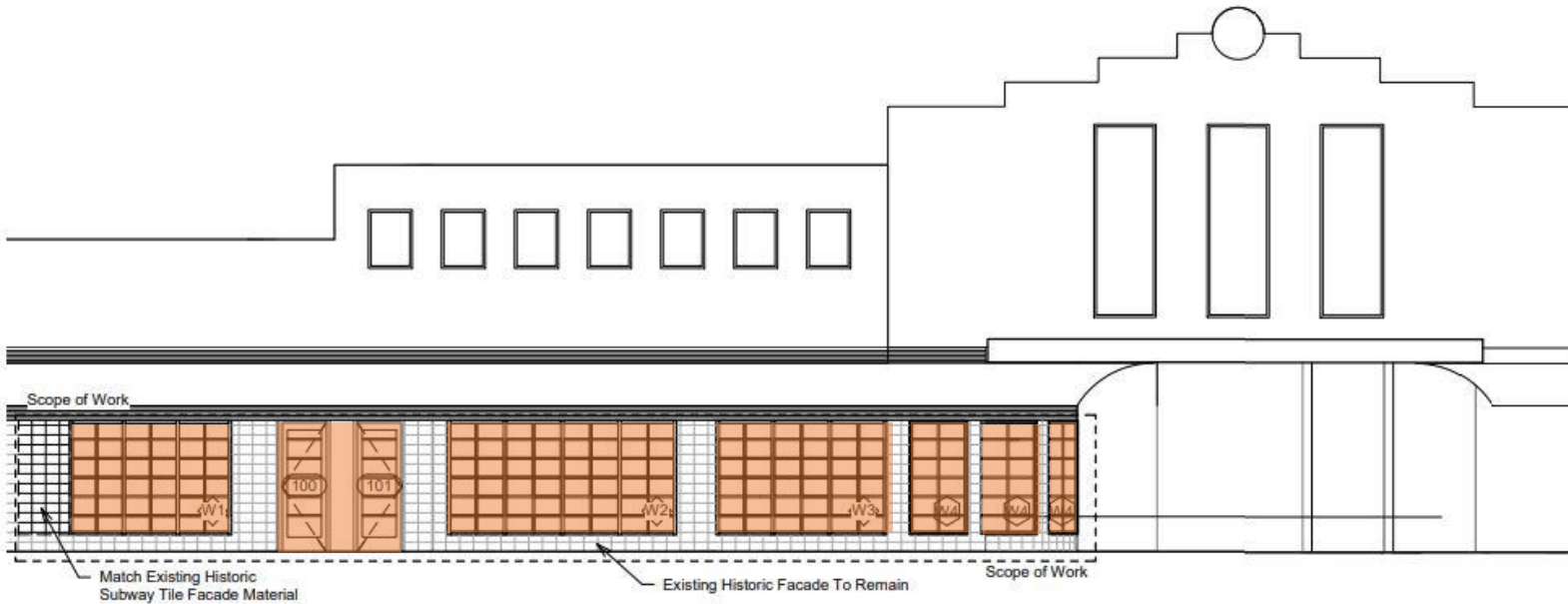


3 Front Façade (Existing)
1/8" = 1'-0"

Front Façade – Proposed Rendering



Front Façade – Proposed



④ Front Façade (Proposed)
1/8" = 1'-0"

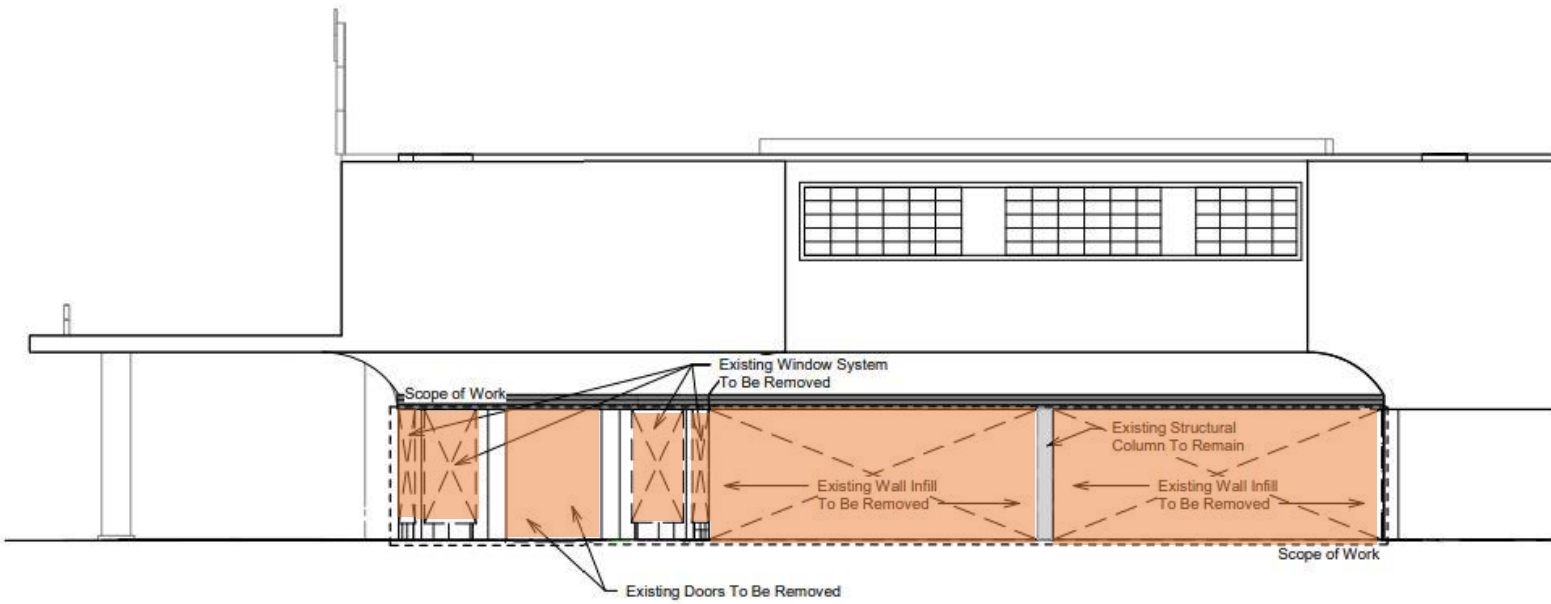
Main/Atrium Entry – Existing



Courtyard – Existing

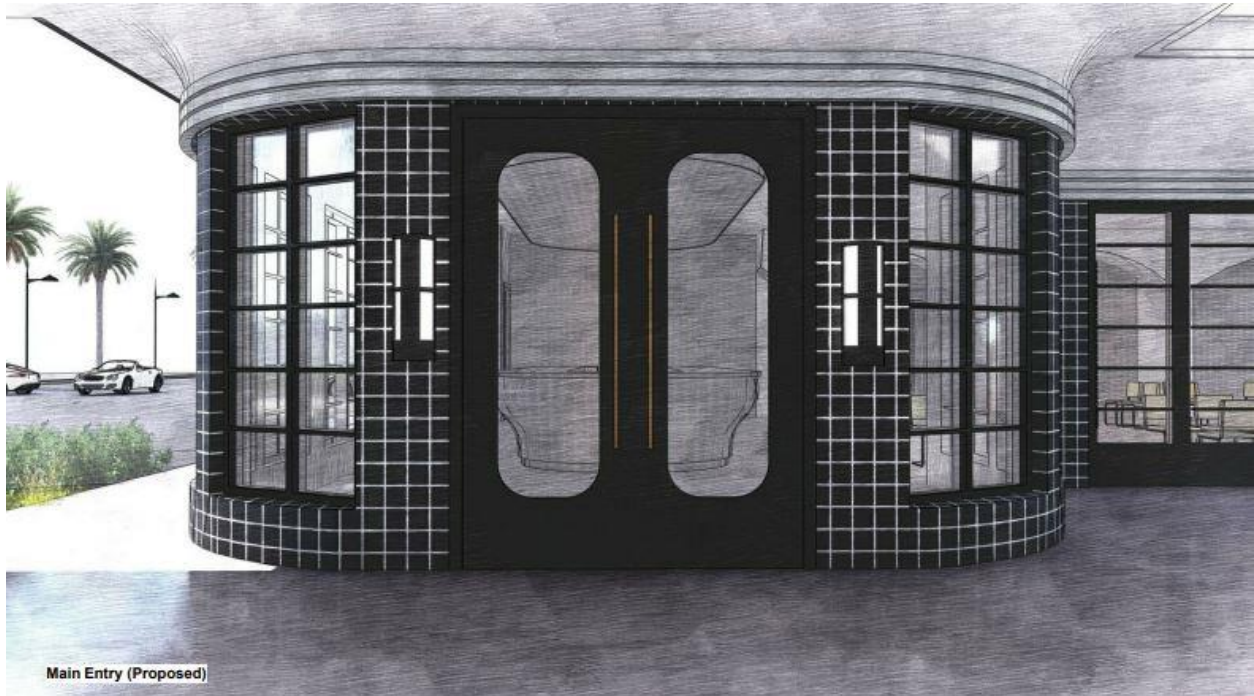


Main/Atrium/Courtyard Entry – Existing Drawing



① Atrium Facade (Existing)
1/8" = 1'-0"

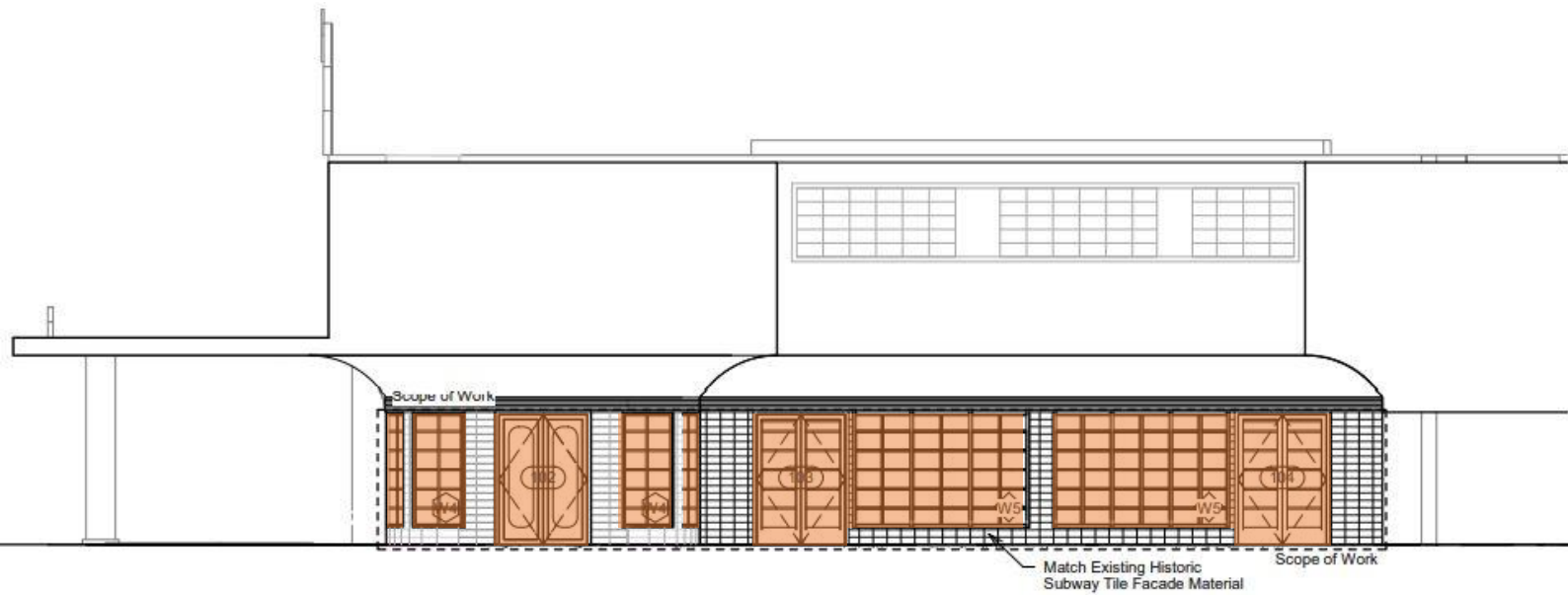
Main/Atrium Entry – Proposed Rendering



Courtyard – Proposed Rendering

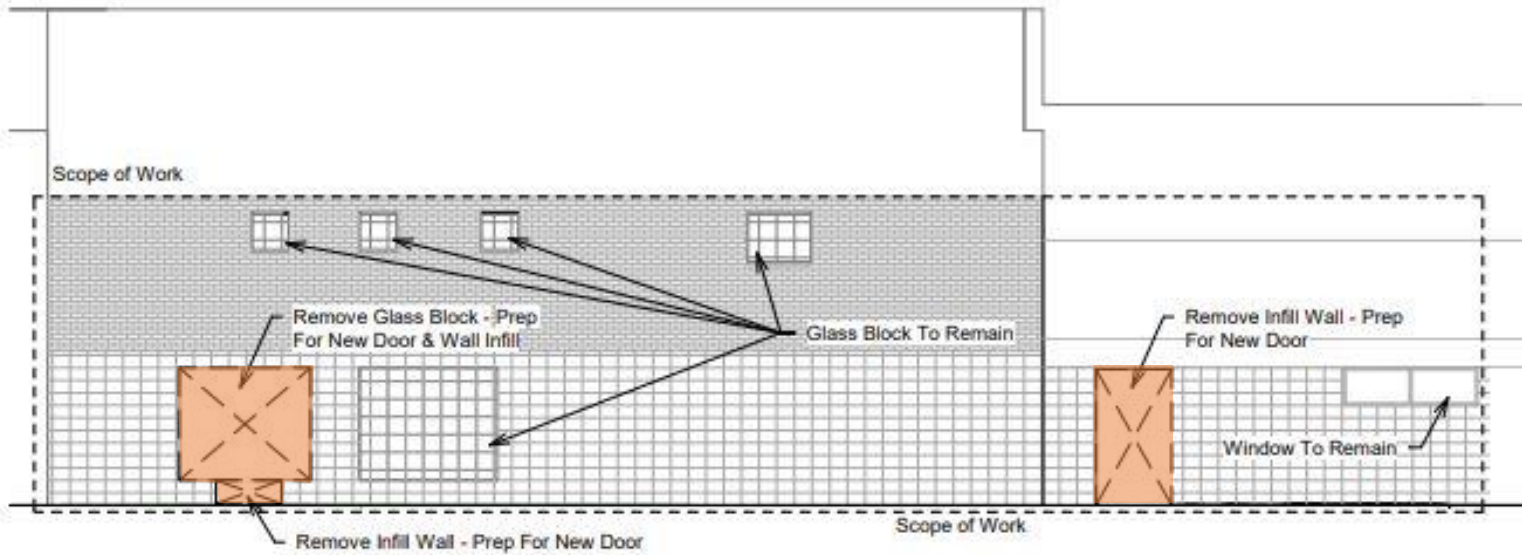


Courtyard – Proposed Drawing



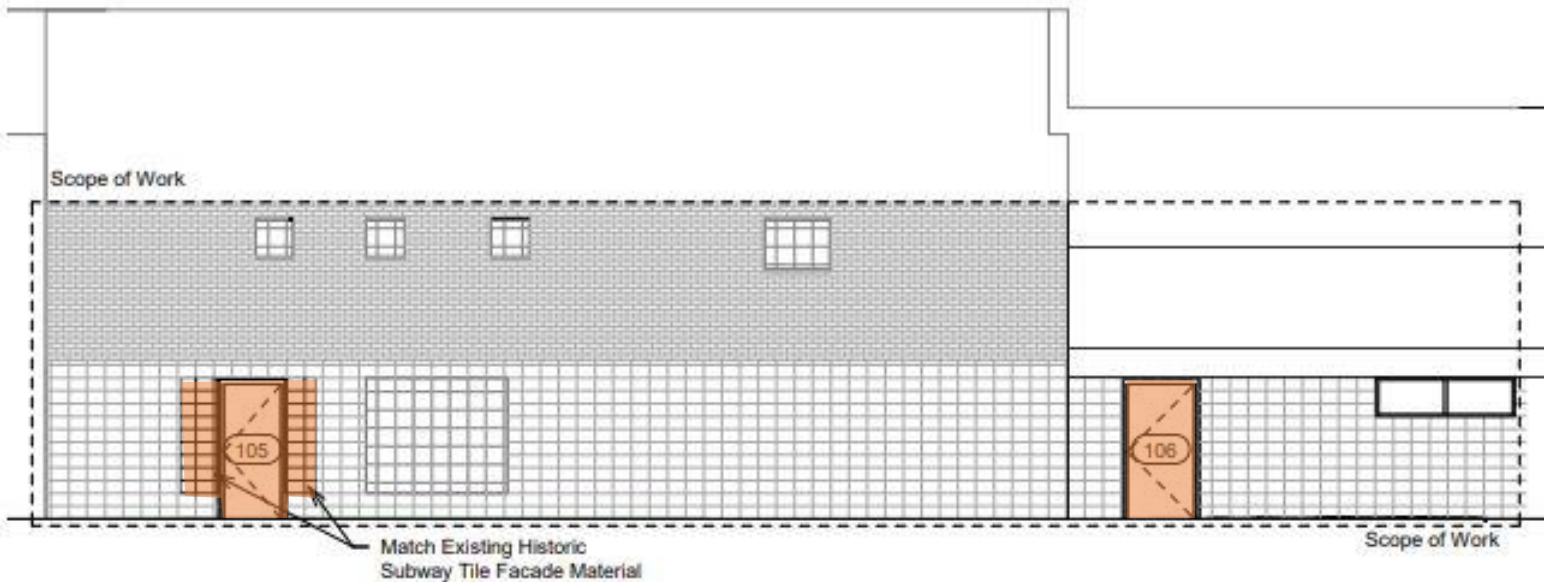
⑤ Atrium Facade (Proposed)
1/8" = 1'-0"

Rear Façade – Existing



② Rear Façade (Existing)
1/8" = 1'-0"

Rear Façade – Proposed



⑥ Rear Façade (Existing)
1/8" = 1'-0"