

CERTIFICATE OF APPROPRIATENESS

Applicant: Victoria Brown for Weingarten Realty, owner

Property: 2013 C/D W Gray Street, Tract 10, Abstract 696, O. Smith Survey Subdivision. The property includes a historic storefront building situated on a 61,028 square foot (200' x 307') 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 – Signs

- Sign 1: Install a backlit, 29.79 square foot reverse channel illuminated letter logo sign consisting of .125" aluminum faces painted black on the storefront on the south (front) elevation. The sign will say 'Home Identity'.
 - The sign measures 16' – 3" wide by 1' – 10" tall by 4 ½" deep.
 - The sign will be situated 16' – 5" from grade and will be mounted 1 ½" from the wall.
- Signs 2 & 3: Install a backlit, 23.5 square foot reverse channel illuminated letter logo sign consisting of .125" aluminum faces painted "Black as Night" on the storefront on the south (front) elevation. The sign will say 'Kartell'.
 - The sign measures 9' – 2" wide by 2' – 6" tall by 4 ½" deep.
 - The sign will be situated 16' – 5" from grade and will be mounted 1 ½" from the wall.
- The signs will be mounted with a total of 130, 3/8" fasteners.

See enclosed application materials and detailed project description on p. 5-7 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: Approved

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 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.

CURRENT PHOTO



PROPOSED SIGNS – SOUTH ELEVATION



PROPOSED SIGNS – EAST ELEVATION

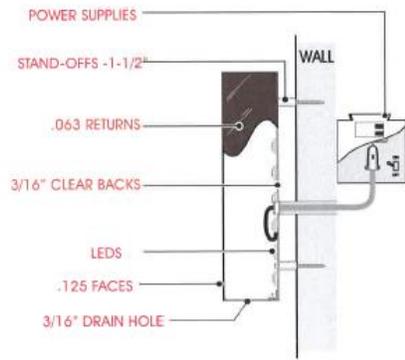




SIGN LAYOUT SIGN A
 SCALE: 1/2" = 1'-0"



SIGN LAYOUT SIGN B & C
 SCALE: 1/2" = 1'-0"



SCOPE OF WORK
SIGN A: HOME IDENTITY / SIGN B: KARTELL (2-SETS)
TO PROVIDE AND INSTALL 1- SET REVERSE LIGHTED LETTERS TO READ: "HOME IDENTITY" AND 2- SETS TO READ: "KARTELL"
FACES: .125 ALUMINUM WELDED TO RETURNS RETURNS: .063 ALUMINUM BACKING: 3/16" THICK LEXAN LIGHTING: GE TETRAMAX WHITE LED MOUNTING: DIRECT MOUNTED TO BUILDING WITH 1.5" STAND-OFFS FASTENERS: 3/8" MIN. / 1.30 COUNT OF FASTENERS
COLOR SCHEDULE
PAINT COLORS - SATIN FINISH
PAINT TO MATCH SHERWIN WILLIAMS #6993 "BLACK OF NIGHT"
BLACK POLYURETHANE PAINT FINISH

PROJECT DETAILS

Exterior Materials: The applicant proposes to install three, backlit illuminated letter logo signs with .125" aluminum faces painted "Black of Night".

Sign #1 has an overall width of 16' – 3", and a height of 1' – 10". The sign will project 4 ½" from the wall. The total area of the sign is 29.79 square feet. The proposed sign will be installed 16' – 5" from grade and mounted using 3/8" fasteners.

Signs #2 & 3 have an overall width of 9' – 5" and a height of 2' – 6". The sign will project 4 ½" from the wall. The total area of each sign is 23.5 square feet. The proposed sign will be installed 16' – 5" from grade and mounted using 3/8" fasteners.