

CERTIFICATE OF APPROPRIATENESS

Application Date: July 18, 2023

Applicant: Maureen Silk and Jason Gaitz, agent for West Freeman, owner

Property: Res 1, Blk 1, the commercial property includes the historic River Oaks Theatre and Shopping Center situated on a 104,753 sq. ft. commercial interior lot, with a building area of 53,599 sq. ft.

Significance: The River Oaks Theatre and Shopping Center is a City of Houston Landmark designated in August 2007. The one and two-story historic commercial structures include a movie theatre and several stucco-clad buildings that were constructed circa 1936–1937 and 1948.

Proposal: Signage, Awning

- The awning dimensions are 39 ft. long by 2 ft. tall by 3 ft. wide, aluminum square tube frame attached directly to fascia.
Black Sunbrella canvas awning with white opaque vinyl lettering

Signage, Windows

- Gold opaque vinyl metallic lettering and trim framing windows

Public Comment: No public comment received.

Recommendation: Approval

HAHC Action: -

Note: All materials in exterior walls, including windows, siding, framing lumber, and interior shiplap (if originally present) must be retained except where removal or replacement has been explicitly approved per this Certificate. Shiplap is an integral structural component of the exterior wall assembly in balloon framed structures and removal can cause torquing, 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.

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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.

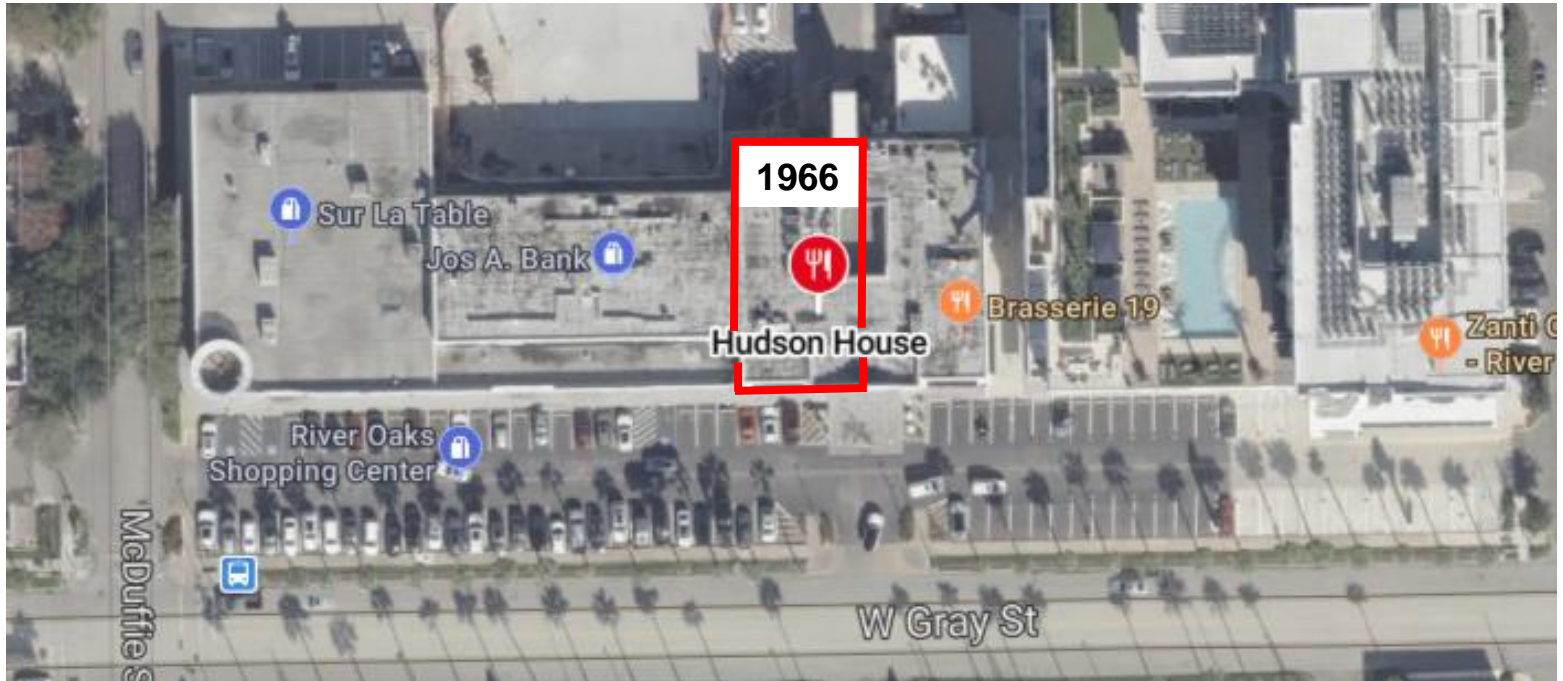
APPROVAL CRITERIA

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 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.

AREA SITE MAP



CONTEXT AREA

1953 W. Gray St.



Contributing building, black fabric awnings

1964-1966 W. Gray St.



Contributing building, black fabric awnings

CURRENT PHOTO



ELEVATIONS

EXISTING

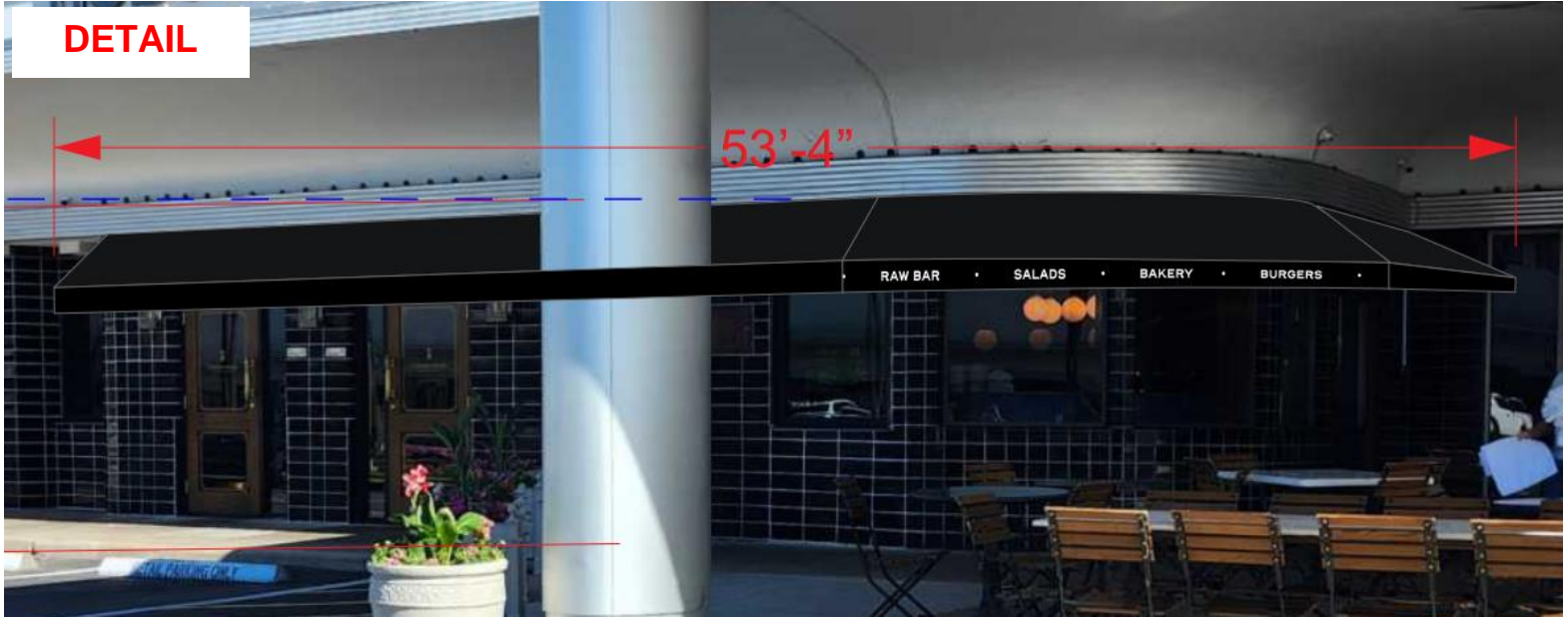


PROPOSED AWNING WITH SIGNAGE & WINDOW SIGNAGE



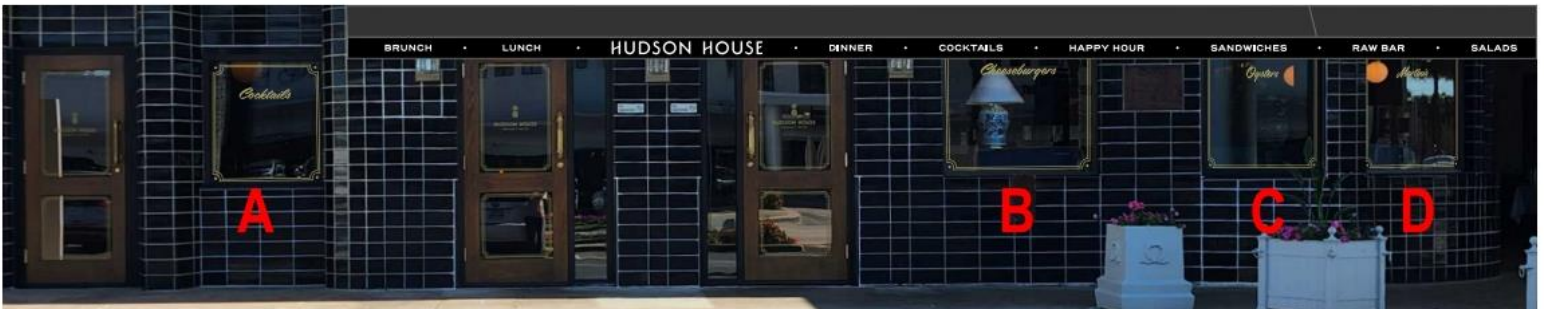
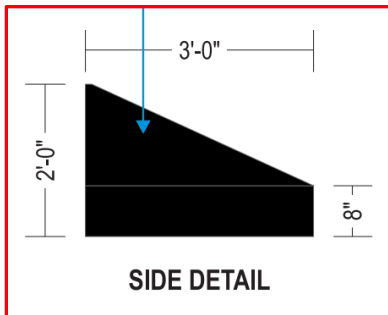
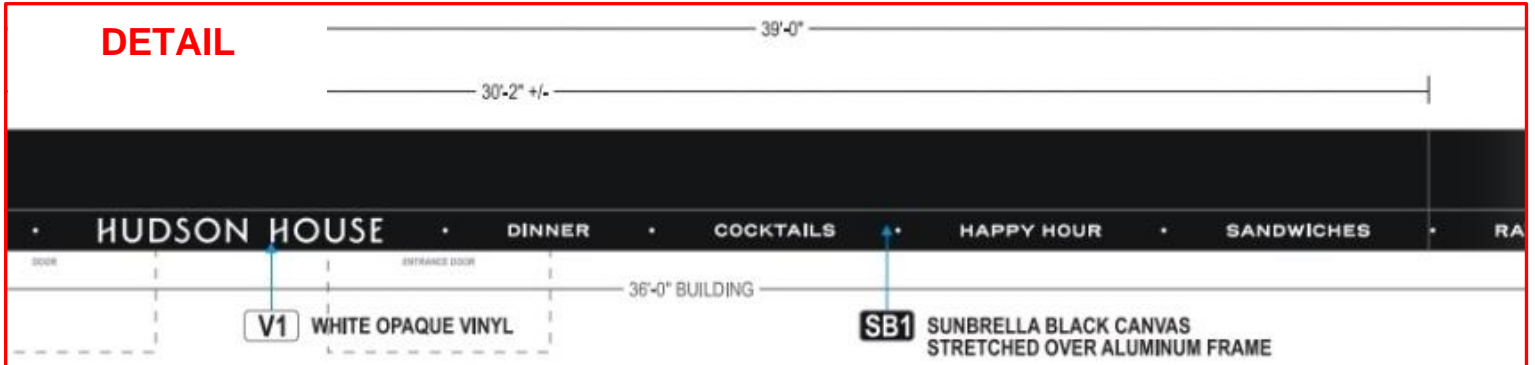
PROPOSED AWNING WITH SIGNAGE

DETAIL



DRAFT

PROPOSED AWNING WITH SIGNAGE



PROPOSED
SCALE: NTS

PROPOSED AWNING & WINDOW SIGNAGE

