

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** May 9, 2023

**Applicant:** Michael Miller, agent for, Daniel Braden, owner

**Property:** The property includes commercial businesses situated on an interior 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: Sign

- Sign measuring 16' 9" x 2' 6"
- Reverse lit channel lettering

**Public Comment:** No public comment received.

**Civic Association:** No comment received.

**Recommendation:** Approval

**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:

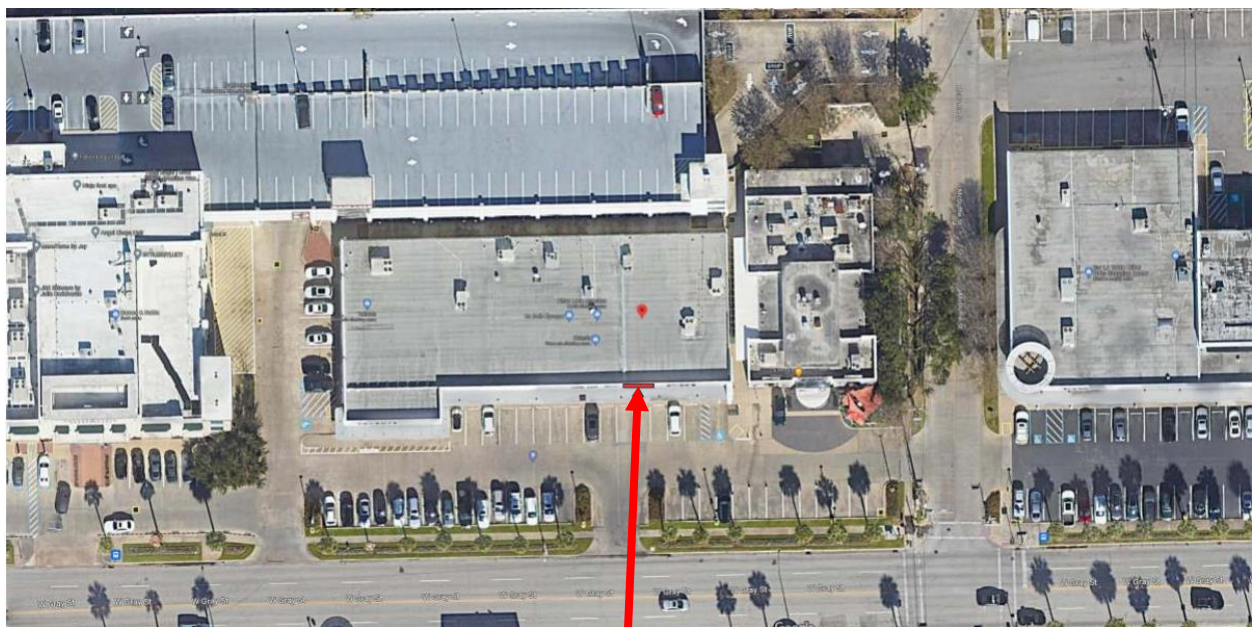
S D NA S - satisfies D - does not satisfy NA - not applicable

- (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.

Current Photo



Proposed Site Location of Sign



**See Attachment for Sign Specs**

24' STOREFRONT

16'-9"

30" LOGO

20" LETTERS

# FLEET FEET®



31702 INDUSTRIAL PARK DR.  
PINEHURST, TEXAS 77362

281-356-9095

TESCL 18146

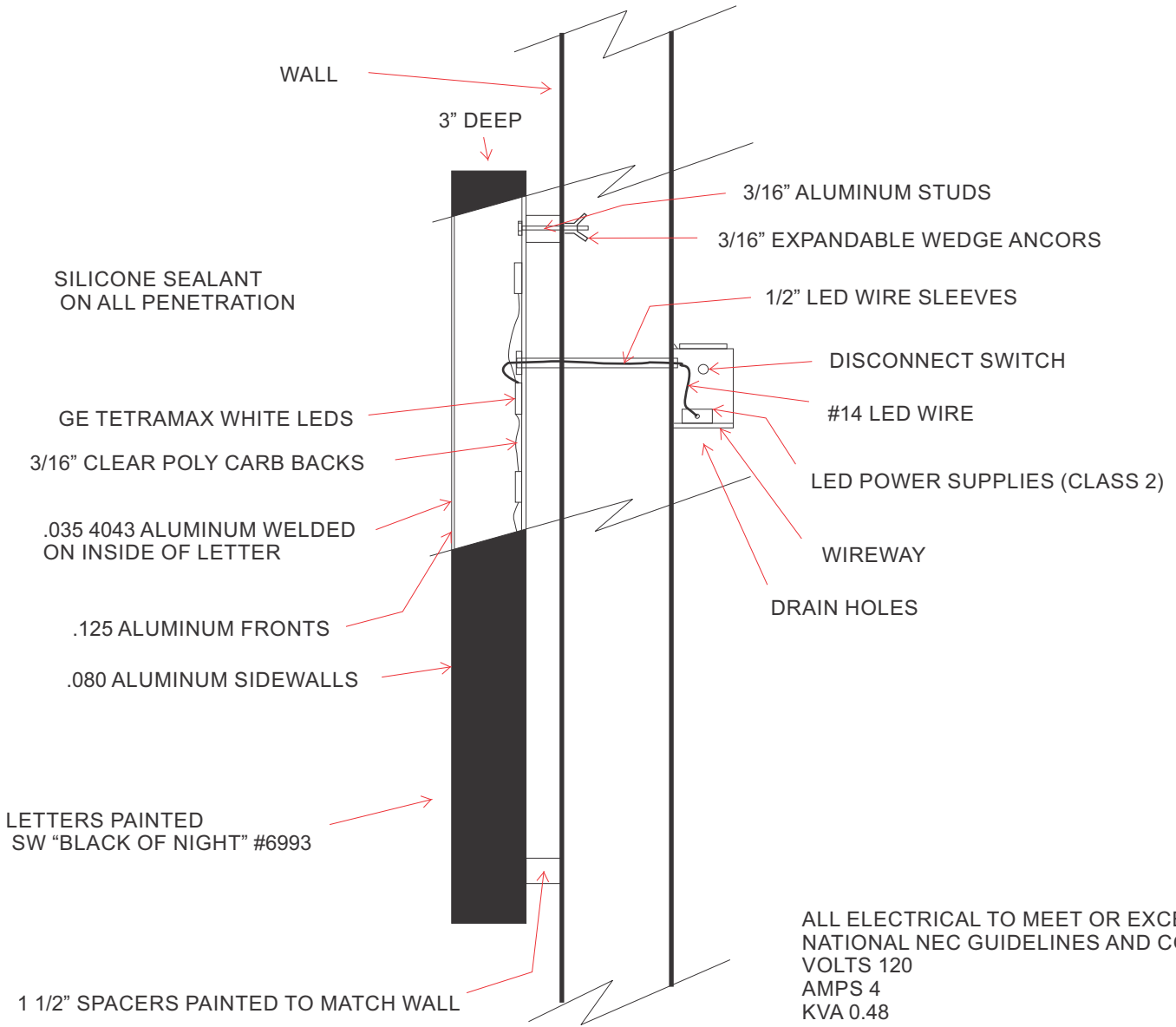
FLEET FEET

RIVER OAKS

4/12/2023

OPTION "B"

### REVERSE CHANNEL LETTERS, INTERNALLY ILLUMINATED



ALL ELECTRICAL TO MEET OR EXCEED LOCAL AND NATIONAL NEC GUIDELINES AND CODES  
 VOLTS 120  
 AMPS 4  
 KVA 0.48

### SHOP DRAWING / SUBMITTAL REVIEW

- APPROVED
- APPROVED WITH CHANGES NOTED
- REVISE AND RESUBMIT
- REJECTED: \_\_\_\_\_

SUBMITTAL WAS REVIEWED FOR DESIGN CONFORMITY AND GENERAL CONFORMANCE TO CONTRACT DOCUMENTS ONLY. THE CONTRACTOR IS RESPONSIBLE FOR CONFIRMING AND CORRELATING DIMENSIONS AT JOB SITES FOR TOLERANCES, CLEARANCES, QUANTITIES, FABRICATION PROCESSES AND TECHNIQUES OF CONSTRUCTION, COORDINATION OF HIS WORK WITH OTHER TRADES AND FULL COMPLIANCE WITH THE CONTRACT DOCUMENTS.

DocuSigned by:  
 BY Sequoya Nelson DATE 4/26/2023  
 BEB054498B0A439...  
 Sequoya Nelson

**Signage design to be submitted to River Oaks' Historical Committee for final approval.**

