

CERTIFICATE OF APPROPRIATENESS

Application Date: September 1, 2023

Applicant: Jennifer David, agent for Christine Nguyen, owner

Property: The property includes a historic 76,340 square foot commercial/retail center situated on a 111,122 square foot interior lot.

Significance: The River Oaks Theatre and Shipping 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 ca. 1936-37.

Proposal: Alteration – Siding or Trim, Doors, Windows, Sign

The applicant is proposing various modifications to the existing exterior storefront to accommodate the incoming business establishment. Project details include:

- Windows
 - Closing off one existing window on the east (right) exterior wall of space which will be adjacent to neighboring storefront.
 - Adding two window openings to the storefront on the south elevation, matching the existing window openings in width and height on either end. Mullions will line up with existing window mullions. Distance to either corner will be close to equal.
- Doors
 - Remove existing red doors and replace them with custom white oak doors, maintaining the existing opening.
 - Painting existing window and door mullions black.
- Stucco
 - Repair and paint existing exterior stucco while preserving the existing glazed masonry along base.
- Signage
 - Replace existing signage on south elevation with new business name in black lettering. Add signage on west and east elevations.
 - Halo-lit reverse channel letters thru-wall, black faces, black returns 3.15" deep, white halo illuminated letters, stud mounted to wall.

Please see attachments for further project details.

Recommendation: Approval

HAHC Action: -

APPROVAL CRITERIA

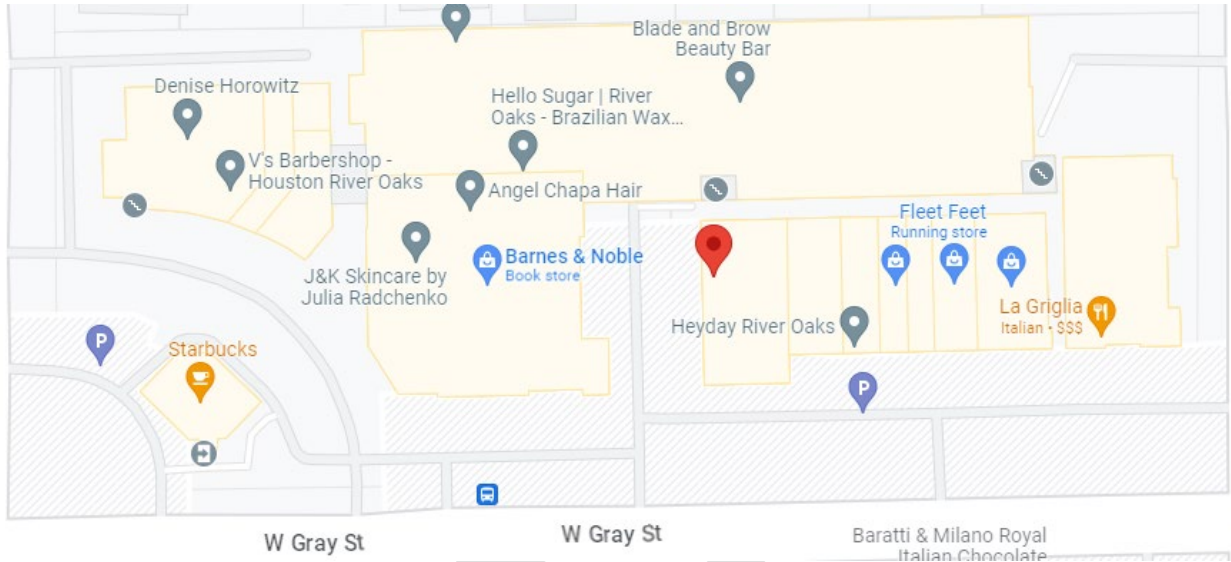
ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

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 |
| <input checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input 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; |
| <input checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input 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; |
| <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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input 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. |

PROPERTY LOCATION

RIVER OAKS THEATRE & SHOPPING CENTER



AERIAL VIEW OF PROPERTY



CURRENT PHOTO

OBLIQUE SOUTHEAST ELEVATION



OBLIQUE SOUTHWEST ELEVATION - VIEW FROM W GRAY ST



SOUTHEAST ELEVATION

EXISTING



PROPOSED



SOUTHWEST ELEVATION

EXISTING



PROPOSED



SOUTH (FRONT) ELEVATION

EXISTING

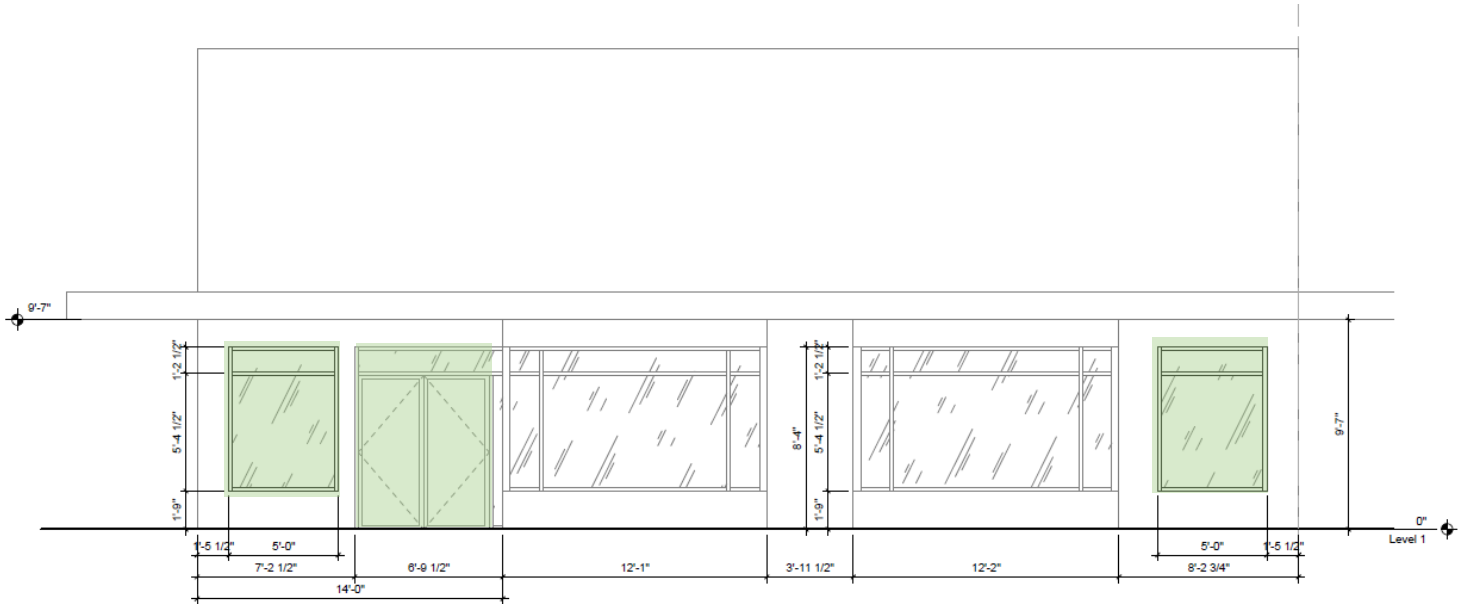


PROPOSED

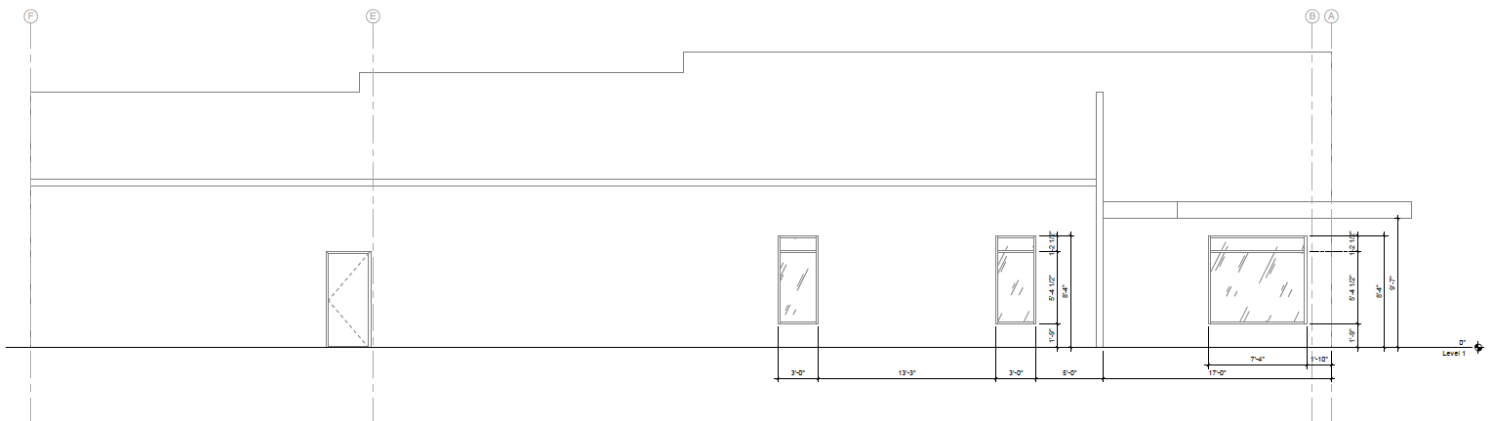


PROPOSD ELEVATION DRAWINGS

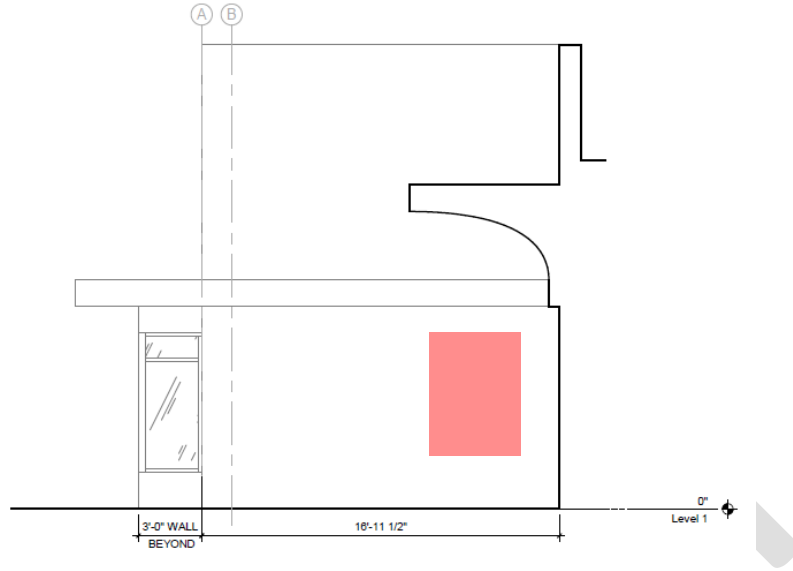
SOUTH (FRONT) ELEVATION



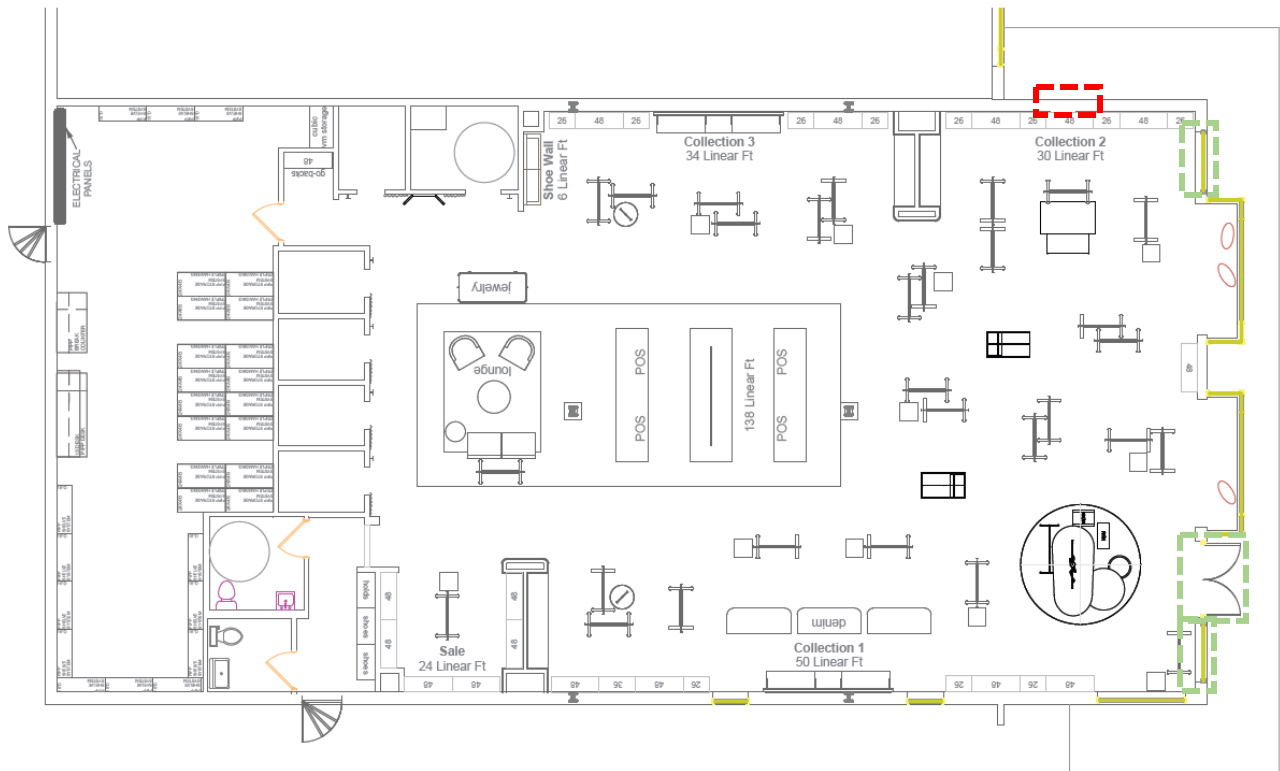
WEST (LEFT) ELEVATION



EAST (RIGHT) ELEVATION



PROPOSED FLOORPLAN



PROPOSED SIGNAGE

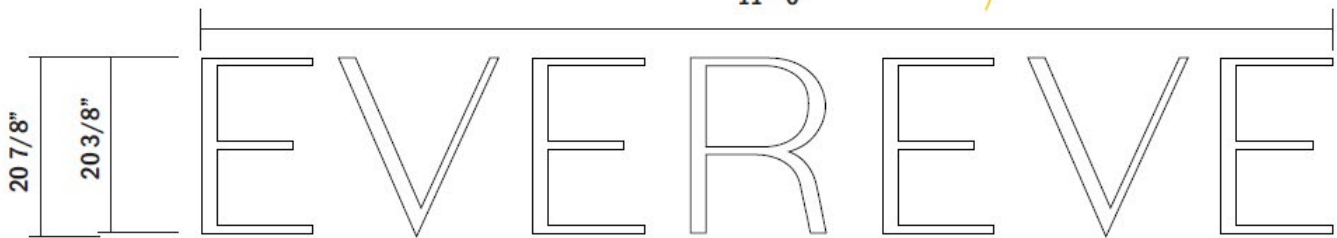
SOUTH (FRONT) ELEVATION – PRIMARY SIGNAGE



HALO-LIT REVERSE CHANNEL LETTERS THRU-WALL
 BLACK FACES
 BLACK RETURNS - 3.15" DEEP
 WHITE HALO ILLUMINATED LETTERS
 STUD MOUNTED TO WALL

57SF

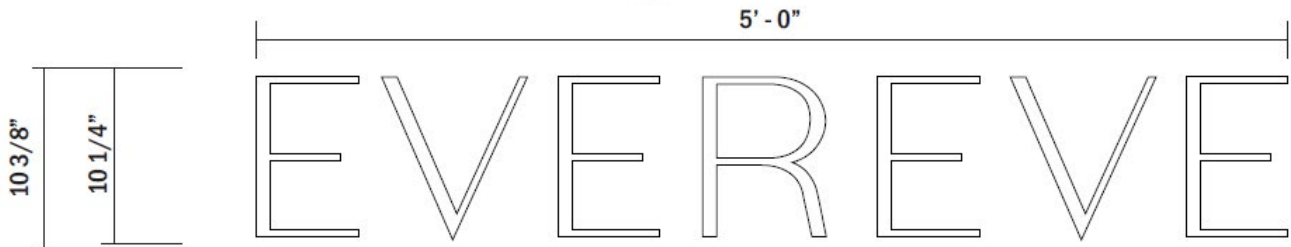
EAST (RIGHT) ELEVATION – SMALL LETTER SIGNAGE



HALO-LIT REVERSE CHANNEL LETTERS THRU-WALL
 WHITE FACES
 WHITE RETURNS - 3.15" DEEP
 WHITE HALO ILLUMINATED LETTERS
 STUD MOUNTED TO WALL RIGHT OF ENTRANCE

18.33SF

WEST (LEFT) ELEVATION – SMALL LETTER SIGNAGE



HALO-LIT REVERSE CHANNEL LETTERS THRU-WALL
 WHITE FACES
 WHITE RETURNS - 3.15" DEEP
 WHITE HALO ILLUMINATED LETTERS
 STUD MOUNTED TO WALL LEFT OF ENTRANCE

4.17SF