



CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

Application Date 7/14/2025

HPO File#: HP2025_0221

ITEM#: E13

Applicant MAUREEN SILK, agent, Christine Nguyen, owner

Property 2040 W Gray Street, Lot 1,2, 16 and 17, River Oaks Shopping Center & Theater,
Landmark, Business: Mad Potter

Significance Landmark

Proposal Alteration:

M&I (1) REVERSE LIT CHANNEL LETTERS

- Business Name (top) "The Mad Potter"

- Business tag line (below) "Paint Your Own Pottery"

Public Comments	
Name	No Comments

Civic Association	
Name	No Comments

Recommendation Approval

HAHC Action

Basis for Issuance: HAHC review

Note: All materials in exterior walls, including windows, siding, framing lumber, and interior shiplap must be retained except where removal or replacement has been explicitly approved by HAHC. Shiplap is an integral structural component of the exterior wall assembly in balloon framed structures and its 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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APPROVAL CRITERIA

ALTERATIONS TO NONCONTRIBUTING STRUCTURES

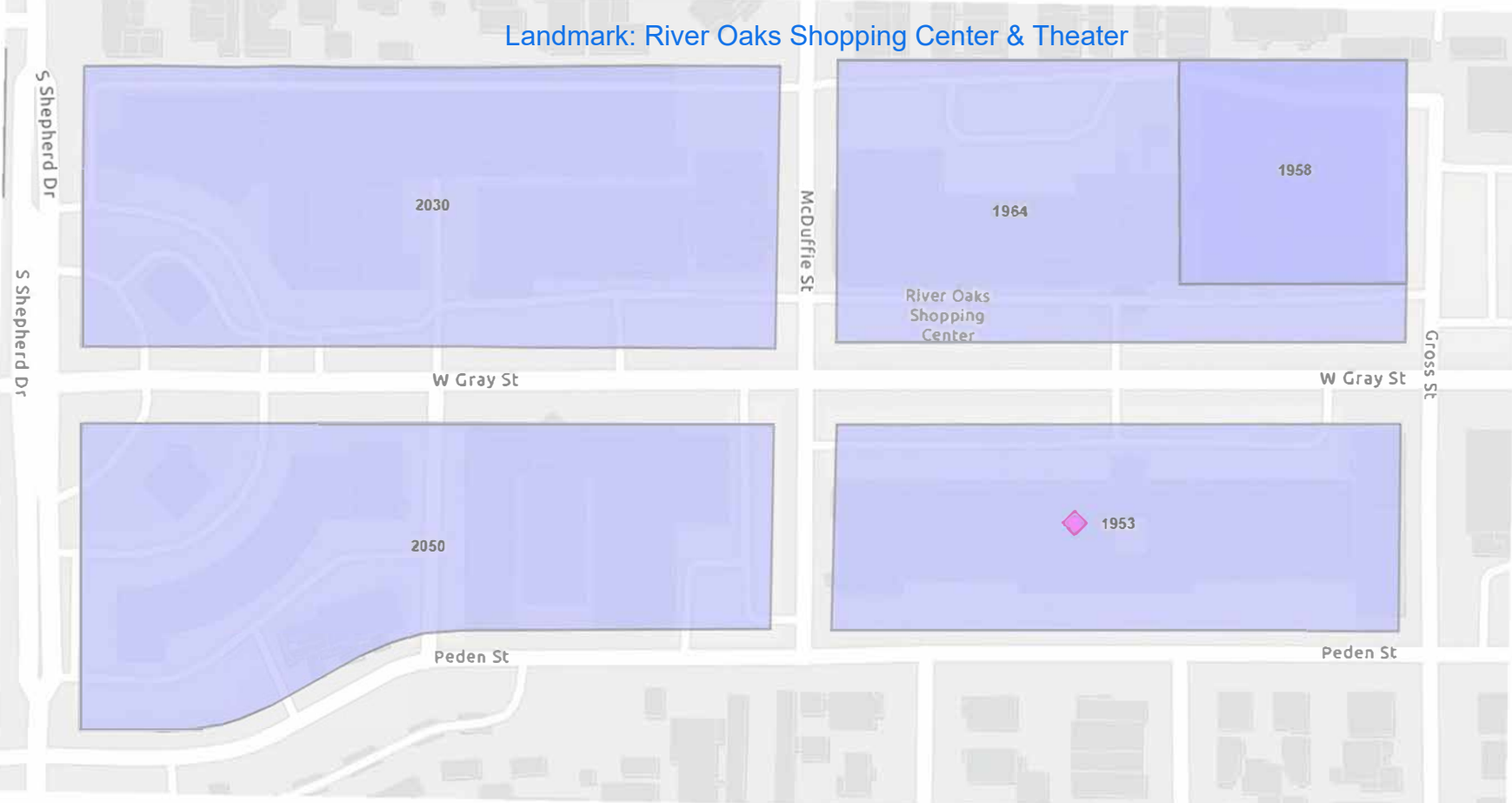
Sec. 33-241.1(b): Director shall issue a certificate of appropriateness for the alteration, rehabilitation, or restoration of a non-contributing structure or an addition to a **noncontributing structure in an historic district** upon finding that the application satisfies the following criteria, as applicable:

S D NA

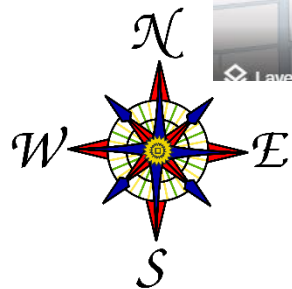
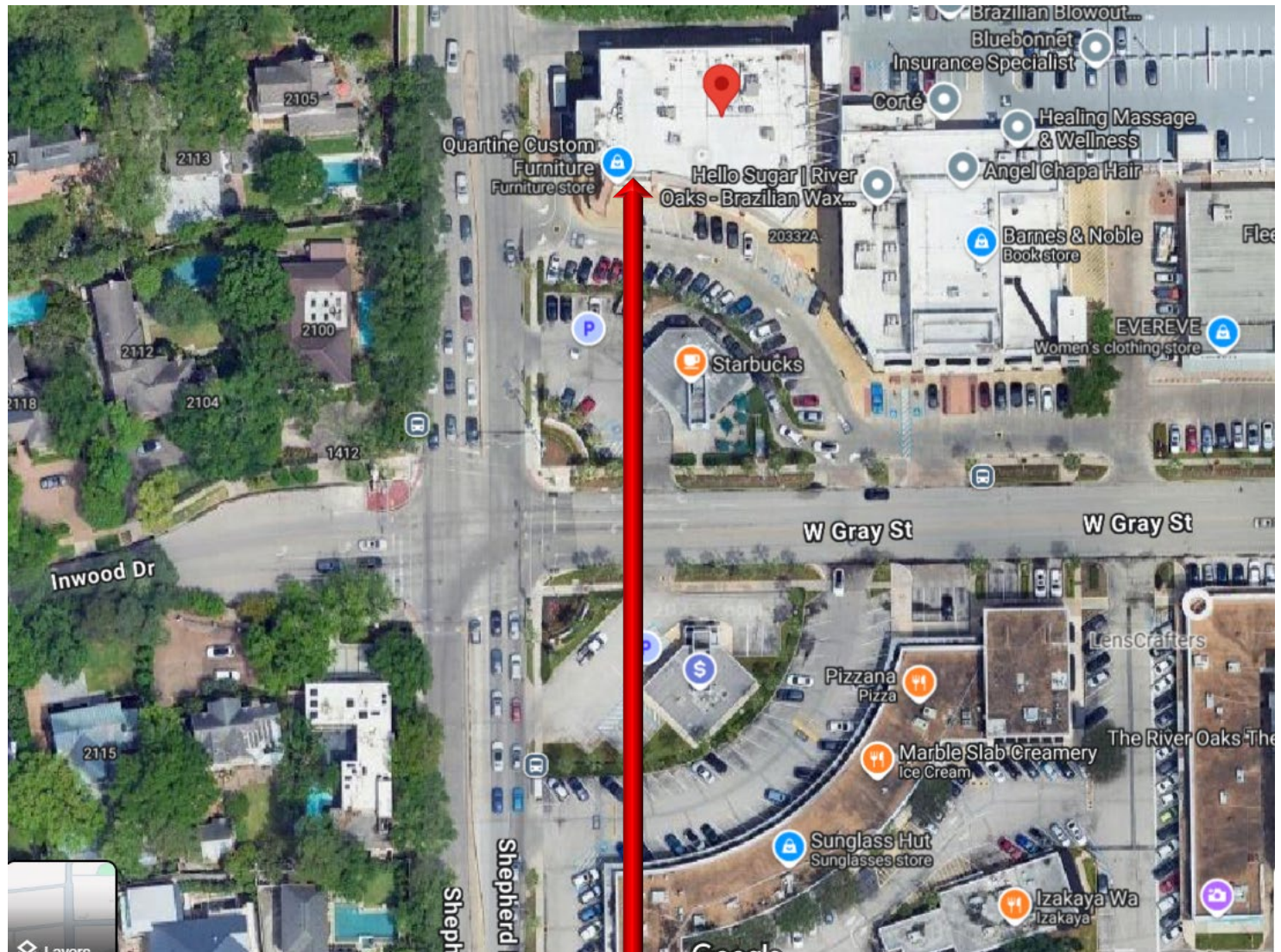
S - satisfies D - does not satisfy NA - not applicable

- | | |
|--|---|
| <div>(1) For an alteration, rehabilitation, or restoration that does not require the removal or replacement of the structural elements, not including the foundation, within 67 percent of the structure:</div> <div><input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></div> <div><input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></div> <div><input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></div> | <div>(a) 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; and</div> <div>(b) The proposed activity must match the architectural features, materials, and character of either the existing noncontributing structure or the contributing structures within the context area.</div> |
| <div>(2) For an alteration, rehabilitation, or restoration that requires the removal or replacement of the structural elements, not including the foundation, within 67 percent or more of the structure, the director shall refer the application to the HAHC, which shall approve a certificate of appropriateness if the result of the project conforms to the requirements for new construction in a historic district in section 33-242 of this Code.</div> | |
| <div>(3) For an addition to a noncontributing structure:</div> <div><input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/></div> <div><input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/></div> | <div>(a) 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 from the property line of similar elements of existing contributing structures in the context area; and</div> <div>(b) The noncontributing structure with the constructed addition is compatible with the typical proportions and scale of existing contributing structures in the context area.</div> |

Landmark: River Oaks Shopping Center & Theater



213943 – MAD POTTER –
2040 W GRAY – SUITE
100 – HOUSTON, TX
77019



N3

**WALL MOUNTED REVERSE LIT
CHANNELS HERE**



PLANNING &
DEVELOPMENT
DEPARTMENT

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EXISTING CONDITION



27'4" 16'

THE MAD POTTER

PAINT YOUR OWN POTTERY

PROPOSED



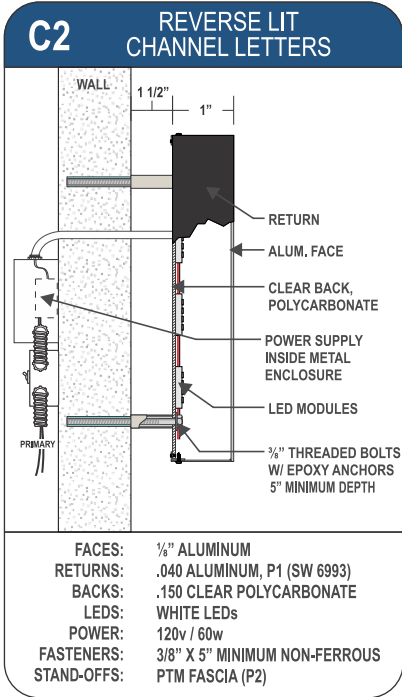
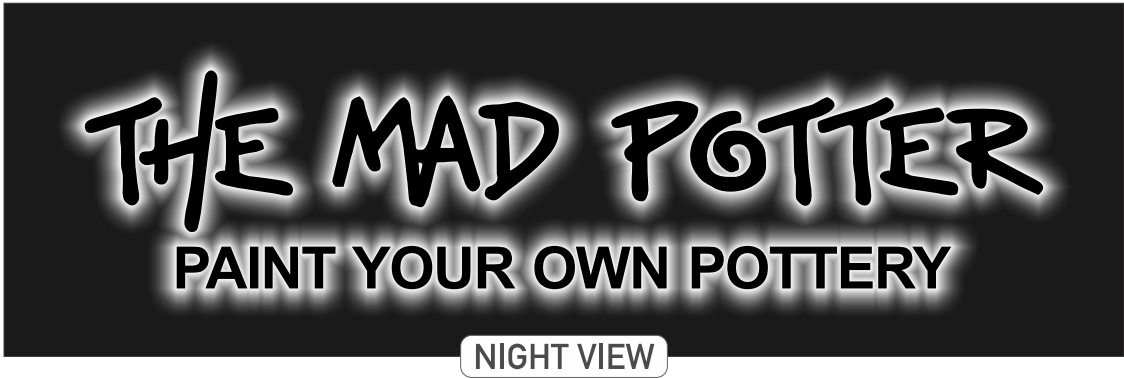
SIGN TYPE

MFG. & INSTALL (1) SET OF REVERSE LIT CHANNEL LETTERS AND INSTALL.

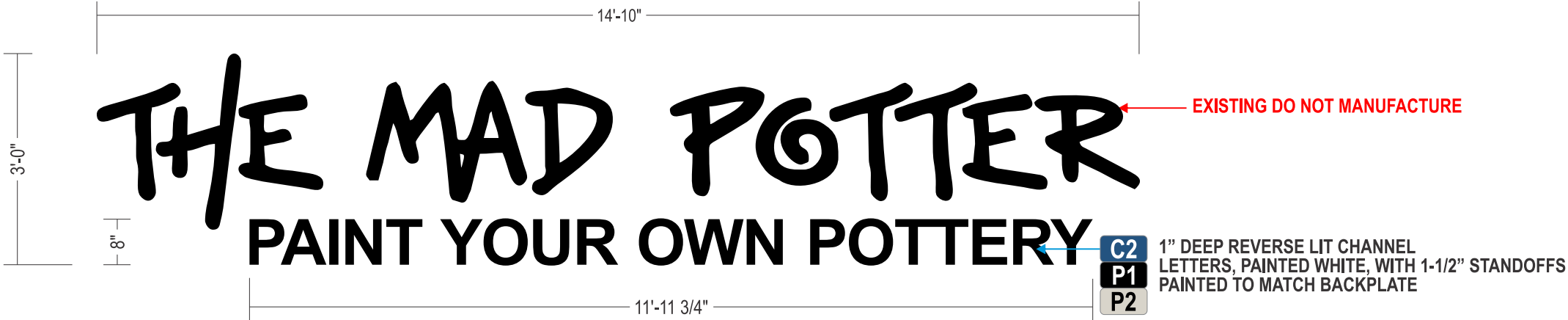
PAINT SPEC - SATIN FINISH

P1: BM BLACK 2132-10/HC-190

P2: PTM FASCIA



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



45 S.F.

THIS IS ONLY AN ARTIST RENDERING. FINISHED PROJECT MAY VARY SLIGHTLY IN SIZE AND COLOR.

PROJECT

2022 PECH ROAD | HOUSTON, TX 77055
T: 713.984.2010 | F: 713.984.1992

PROJECT INFO

CLIENT: THE MAD POTTER
ADDRESS: 2040 W. GRAY ST. | STE 100
CITY, STATE: HOUSTON, TX 77019
DATE: 06.02.2025
SALES REP: RR
DRAWN BY: SF

DRAWING NUMBER

PRO25-0775-4

W.O. (E2) NUMBER

#	DATE	REVISIONS	SF
1	6/6/25	OPTIONS	SF
2	6/26/25	SCOPE OF WORK	SF
3	7/9/25	PAINT, LAYOUT	SF
4	7/24/25	REMOVE OPTION 2C	SF
5			
6			

SIGNATURES

CLIENT APPROVAL
SIGNED: DATE:

LANDLORD APPROVAL
SIGNED: DATE:

SALES
SIGNED: DATE:

ESTIMATION

APPROVAL

FOR ACTUAL COLORS OF ITEMS DEPICTED IN THIS DESIGN REFER TO SAMPLES, AS MONITORS & PRINTERS VARY.

CLIENT IS RESPONSIBLE FOR SUPPLYING VECTOR AND/OR HIGH-RES TYPICAL BRANDING FILES PRIOR TO PRODUCTION TO AVOID A SET-UP FEE.

SPECIFICATION

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

ILLUMINATED

120 or 277 VOLT ELECTRICAL SERVICE

ELECTRICAL LOAD: 2 AMPS @ 120V
20 AMP CIRCUIT(S): 1 @ 120V

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