

CERTIFICATE OF APPROPRIATENESS

Application Date: April 11, 2023

Applicant: Stephen Snyder, 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, Entry Doors, and Shade Screen

- Pin mounted aluminum matte black sign attached to façade measuring 4' in height
- Blade sign mounted above main entry *see drawing*
- Two new doors of clear glass in steel frame in matte black
- Custom shade screen mounted in front of glass storefront in matte black *see drawing*

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.

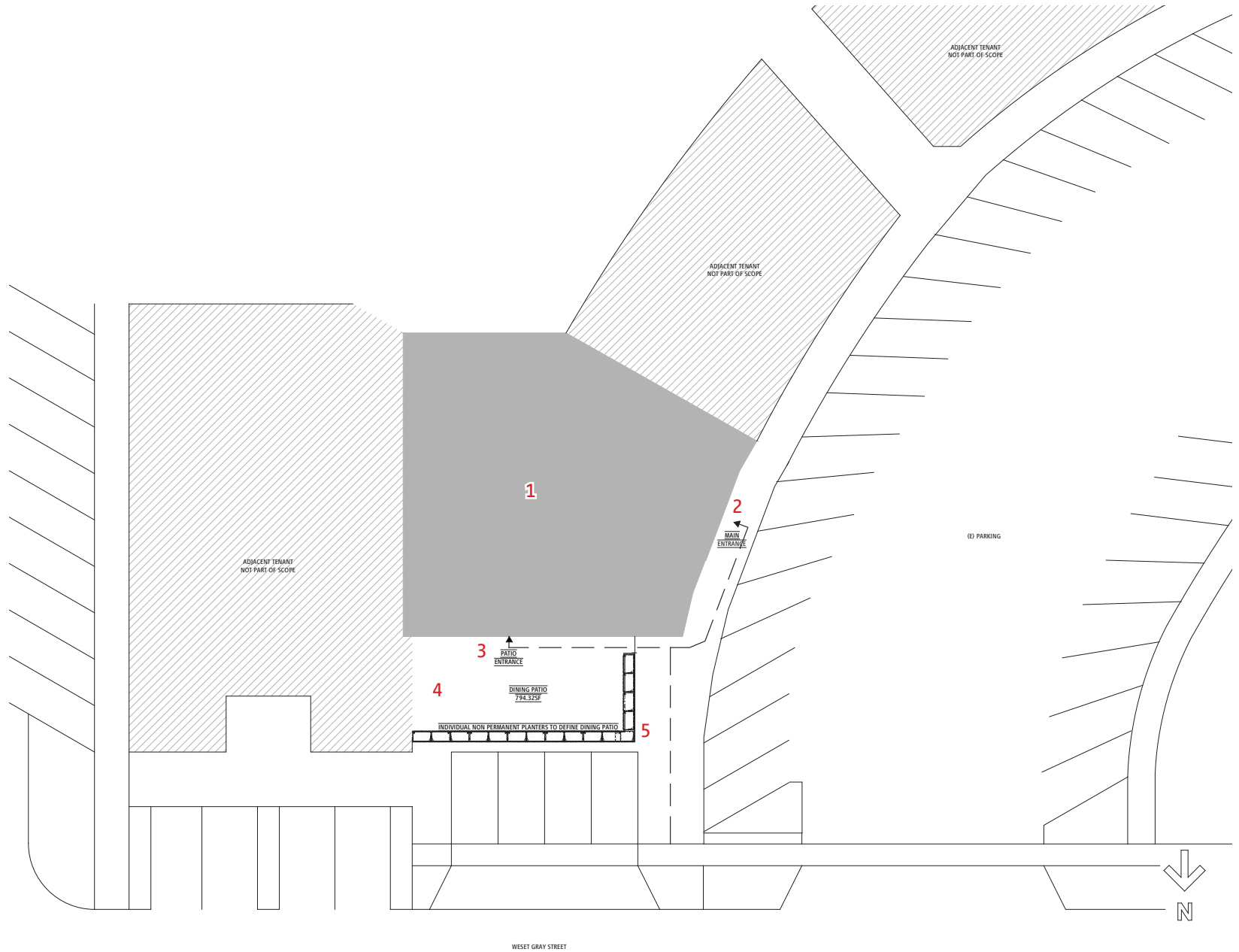
SEE ATTACHMENT

PIZZANA at RIVER OAKS CENTER

2029 WEST GRAY STREET, HOUSTON, TX 77019

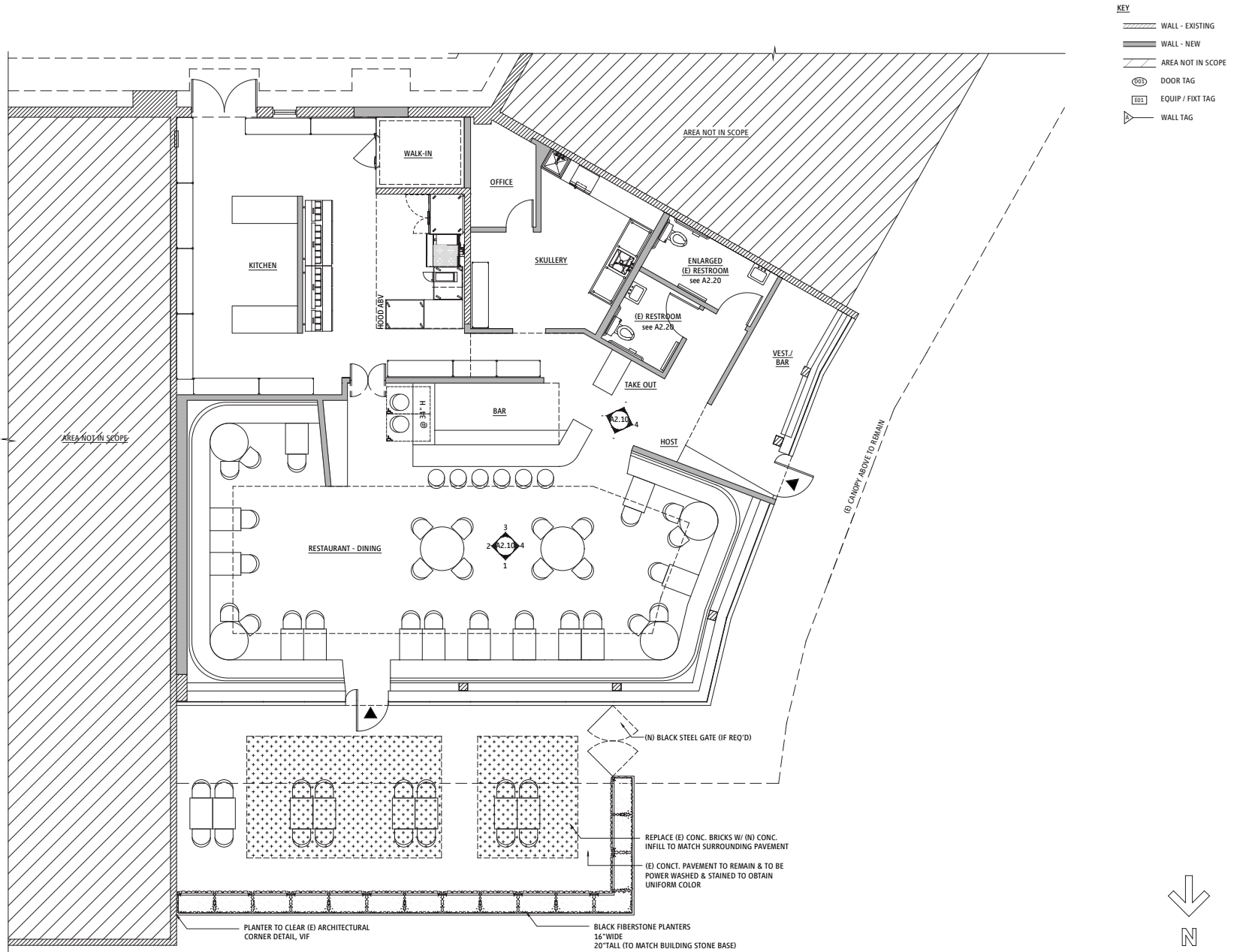
30 March 2023

5 pages including cover

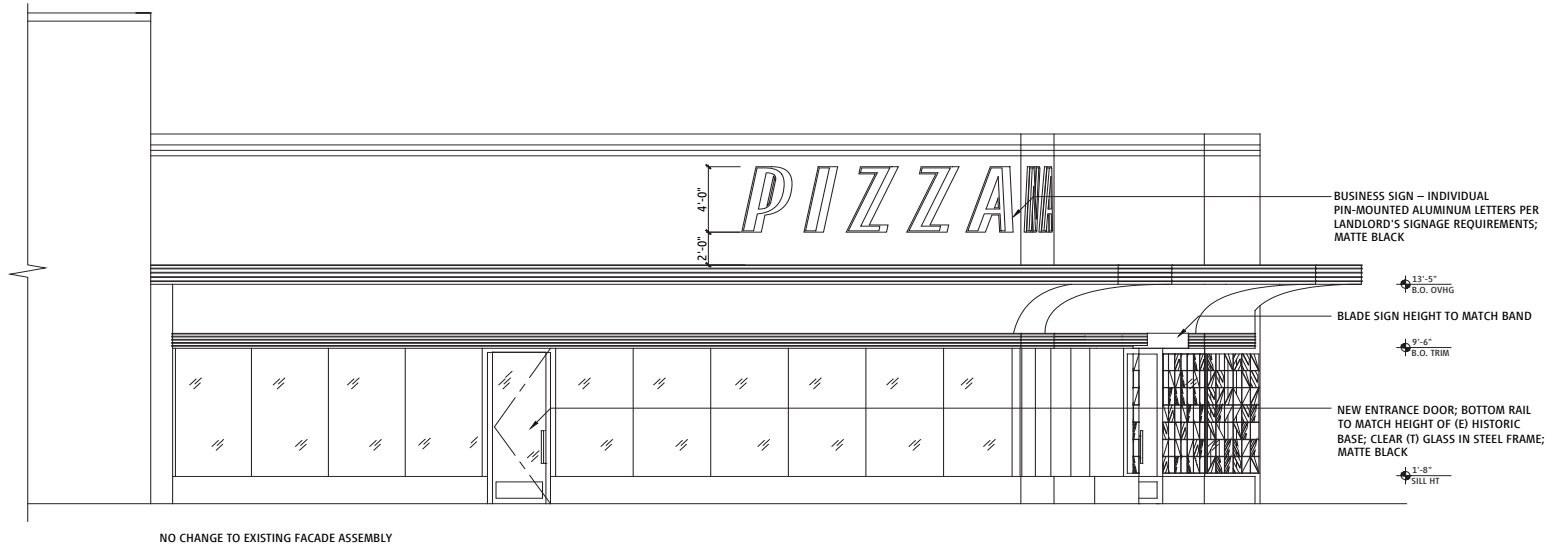


- 1 RESTAURANT
- 2 MAIN ENTRANCE
- 3 TERRACE ENTRANCE
- 4 TERRACE
- 5 TERRACE ENCLOSURE WITH GATE

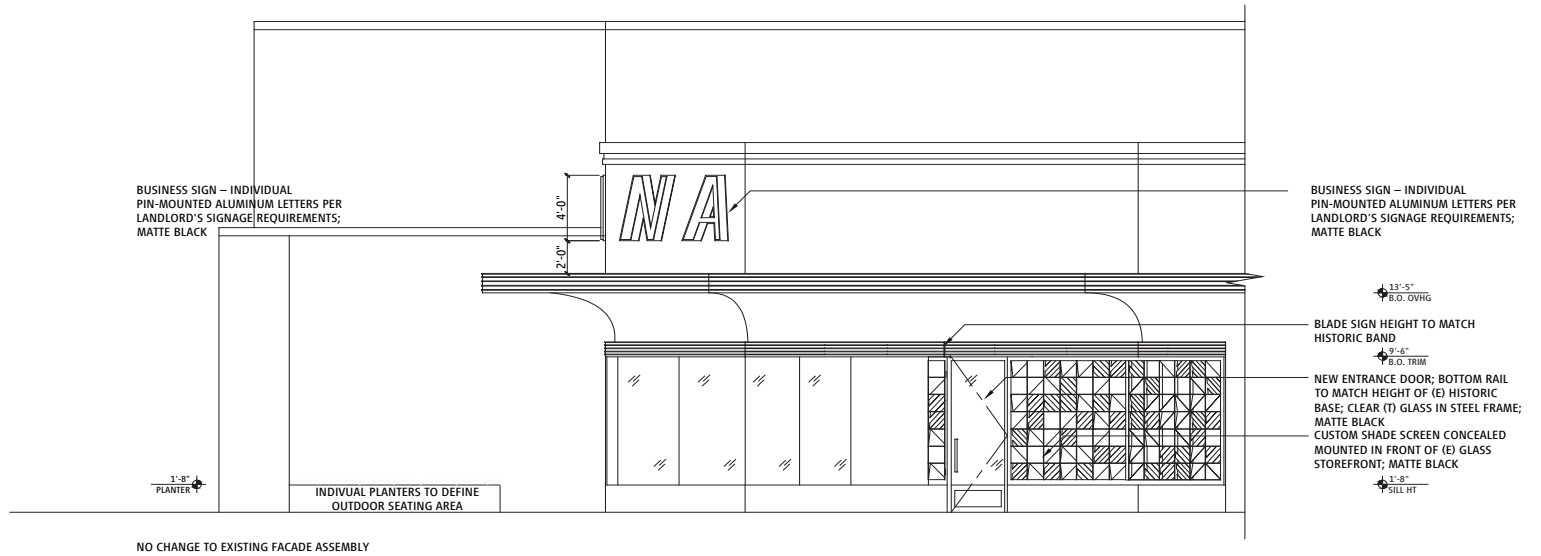
PIZZANA



PIZZANA



NORTH



WEST

PIZZANA



- 1 MAIN ENTRANCE
- 2 TERRACE ENTRANCE
- 3 SIHADE SCREEN (CONCEALED MOUNTED IN FRONT OF EXISTING GLAZING)
- 4 TERRACE ENCLOSURE (INDIVIDUAL FIBERSTONE PLANTERS MATTE BLACK) WITH GATE
- 5 OLIVE HEDGE
- 6 BUSINESS SIGN (PIN-MOUNTED ALUMINUM MATTE BLACK, CONCEALED UPLIGHT)
- 7 BLADE SIGN (ALUMINUM MATTE BLACK)