

### CERTIFICATE OF APPROPRIATENESS

**Application Date:** Dec. 2, 2024

**Applicant:** Jon Dasher, agent for Christine Nguyen, owner

**Property:** 2047 W Gray Street #A, Tracks 10, 11, 12, & 13A, Abst 696 O Smith. The commercial property includes the historic River Oaks Theatre and the River Oaks Community Shopping Center.

**Significance:** The River Oaks Community Shopping Center is a City of Houston Landmark designated in June 2007. The commercial building was constructed circa 1937.

**Proposal:** Alteration – Storefront and Patio

Applicant is proposing alterations to existing storefront for new tenant, Honest Mary's.

- Removal and replacement of existing non-bearing storefront system and entry doors
- Removal and replacement of signage with reverse channel LED halo-illuminated signage
- Installation of skylight; existing roofing membrane to remain
- **ALL NEW WINDOWS MUST BE INSET 1¼ Inches – See Attachment 1**
- **Windows Must Be Equally Horizontally Divided 1-over-1**

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

**Civic Association:** No comment received.

**Recommendation:** -

**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.

CURRENT PHOTO



DRAFT

AERIAL VIEW OF PROPERTY



**CONTEXT AREA**



**TO THE LEFT OF RESTAURANT**



**TO THE RIGHT/BEHIND RESTAURANT**

SITE PLAN

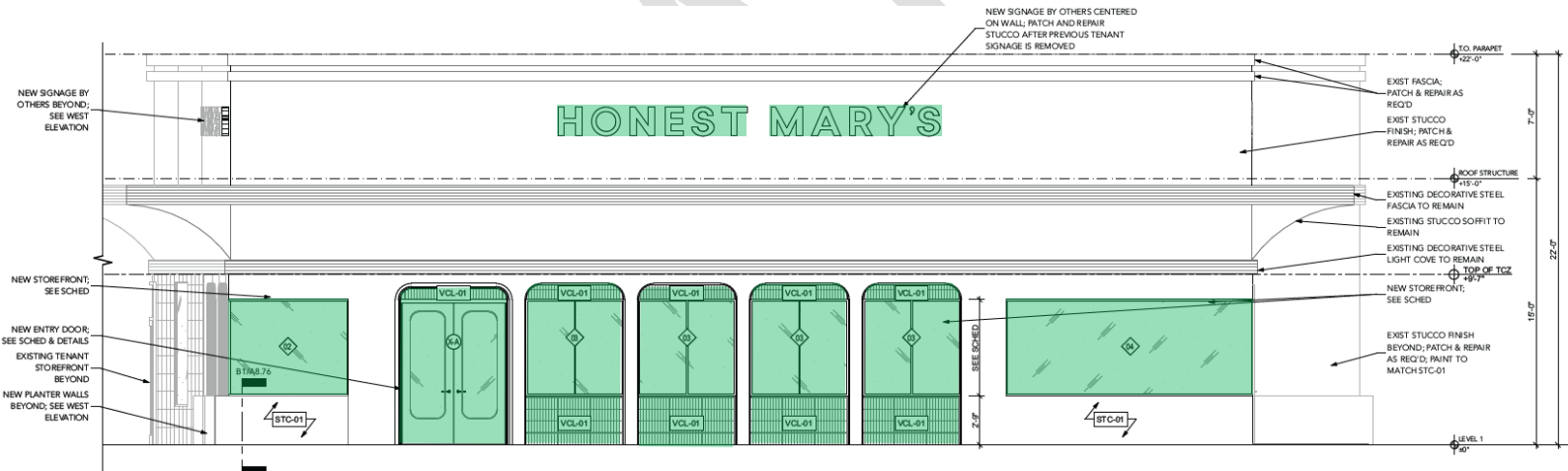




FRONT (WEST) ELEVATION



EXISTING



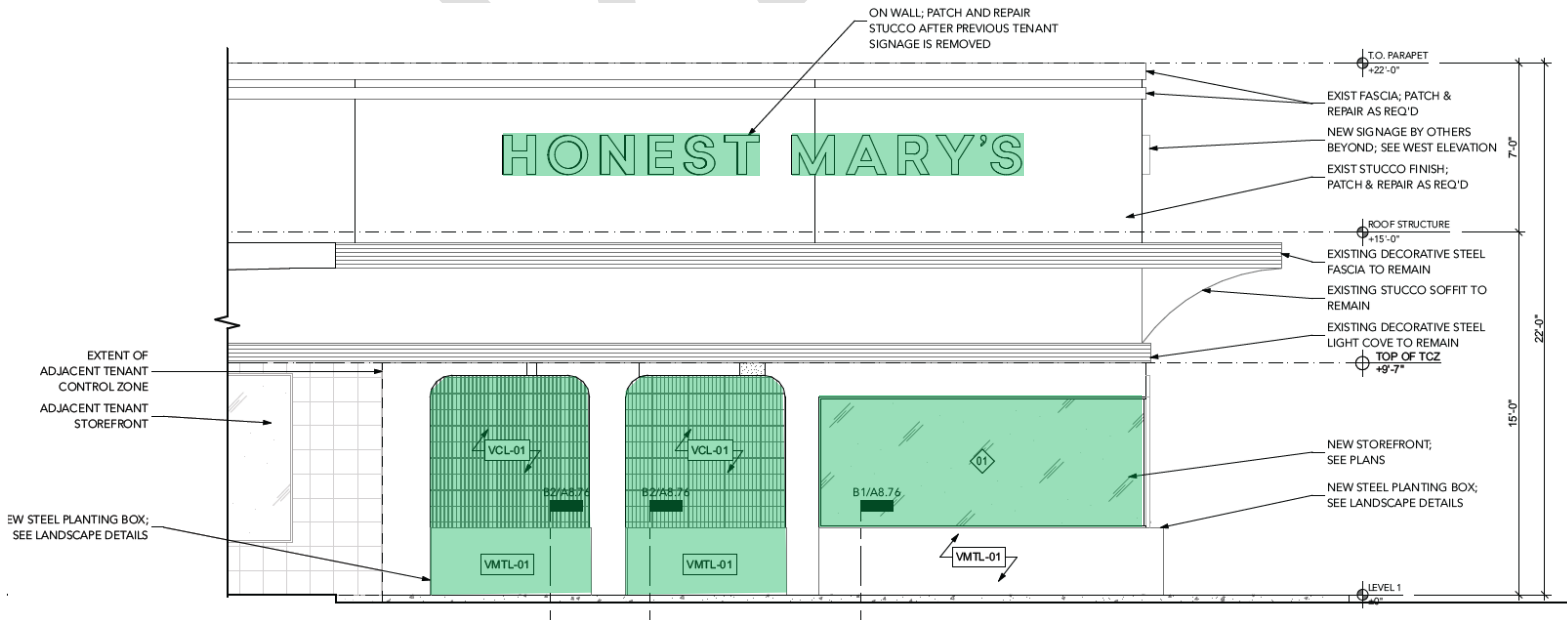
PROPOSED



LEFT (NORTH) ELEVATION



EXISTING

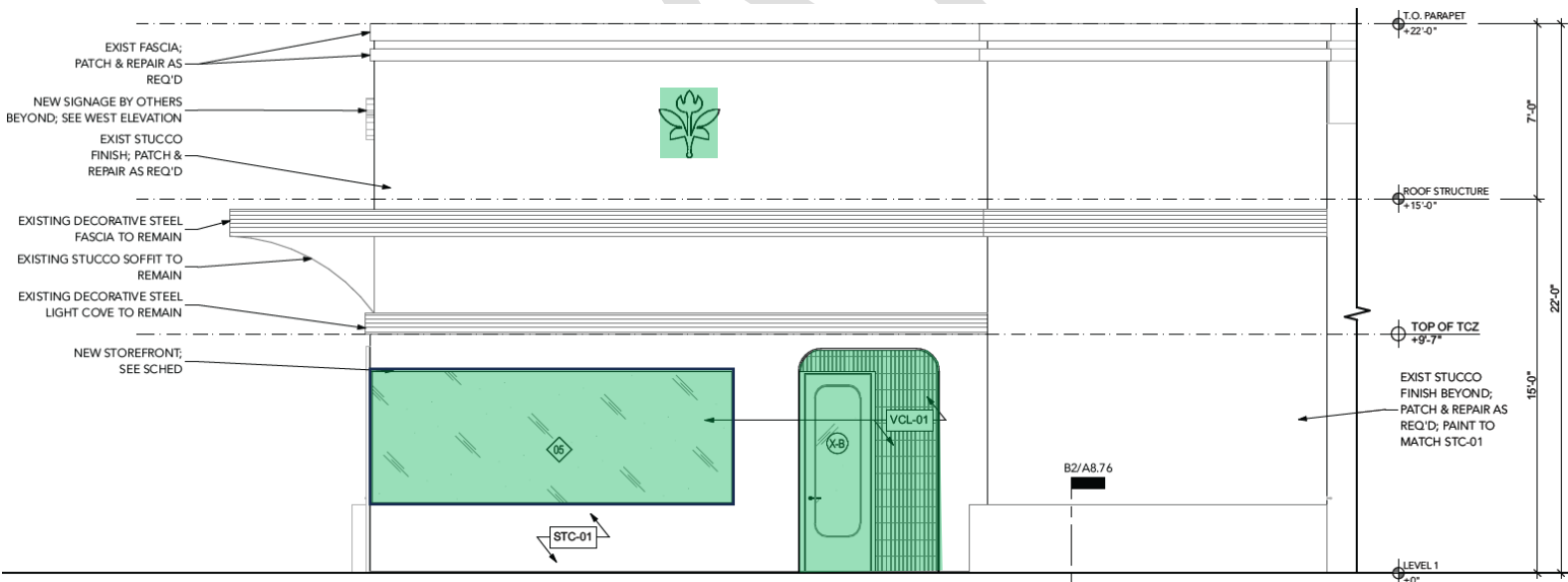


PROPOSED

RIGHT (SOUTH) ELEVATION



EXISTING

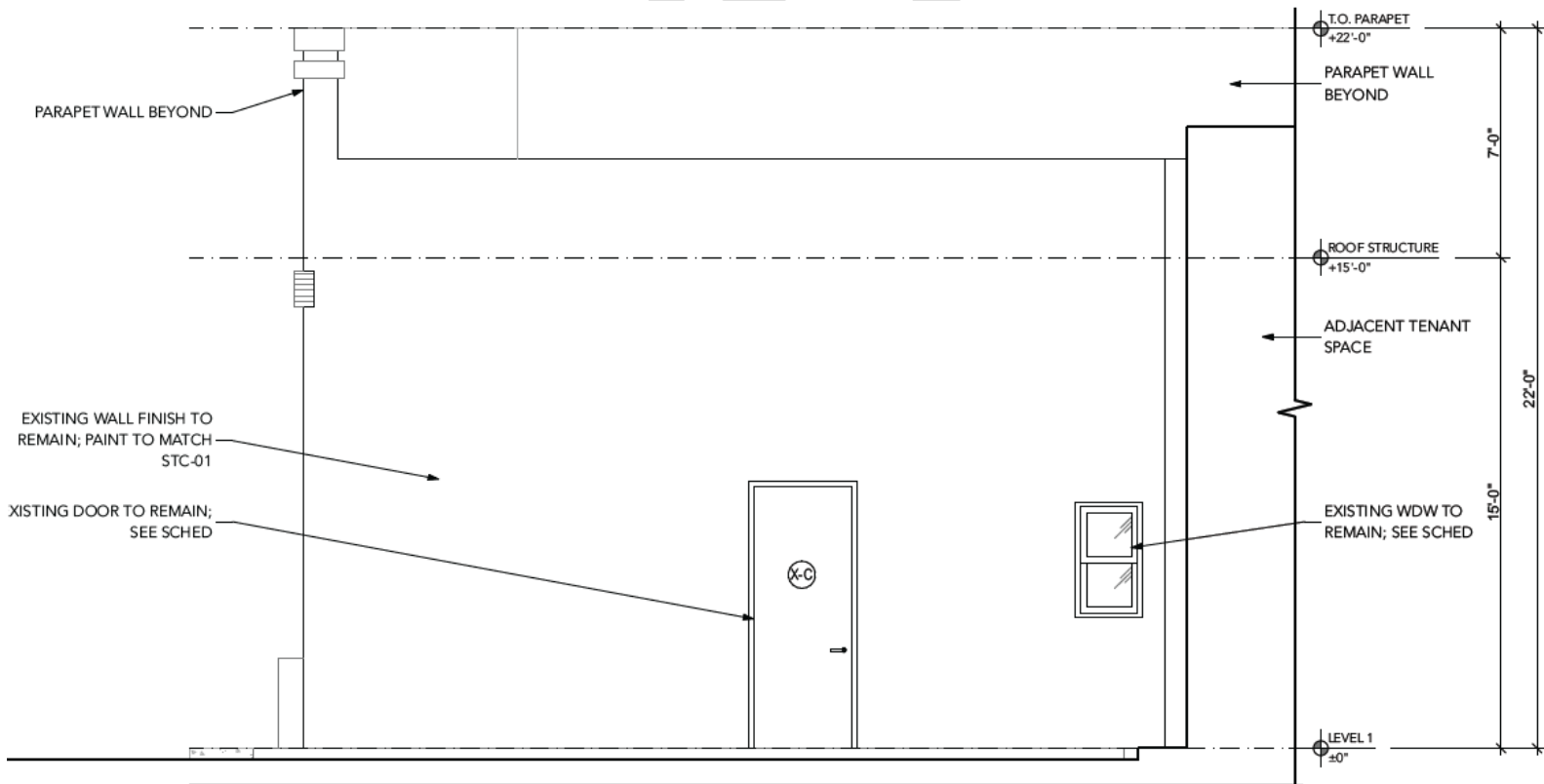


PROPOSED

REAR (NORTH) ELEVATION

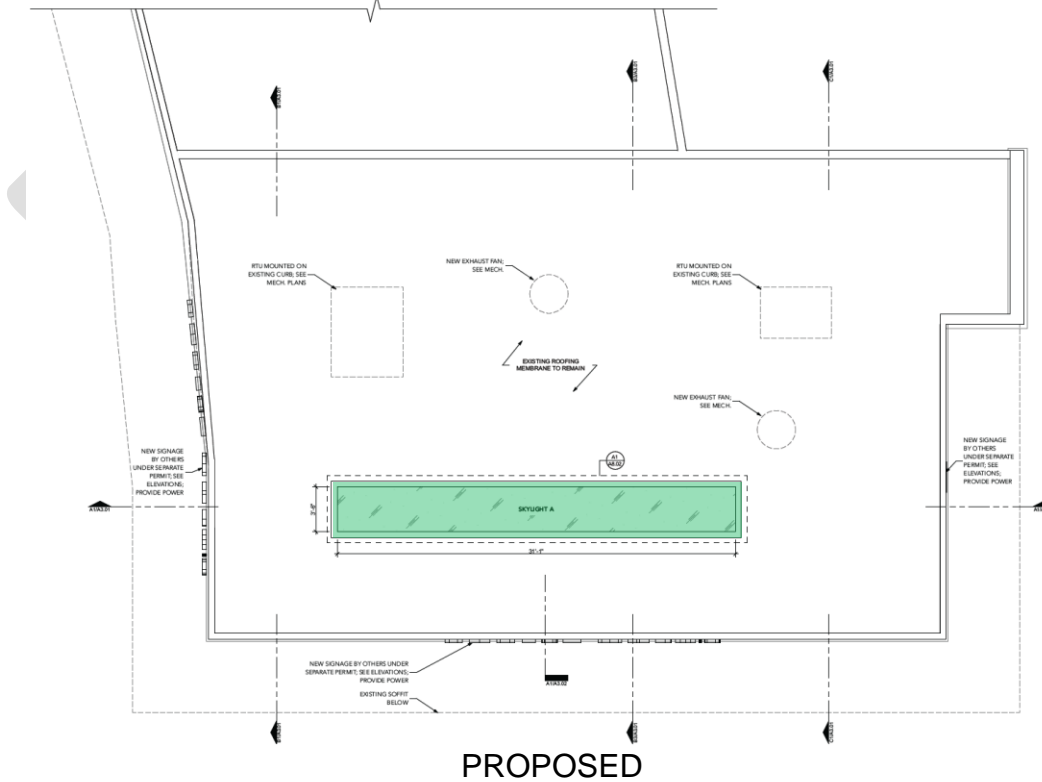


EXISTING



PROPOSED

ROOF PLAN



**WINDOW AND DOOR SCHEDULE**

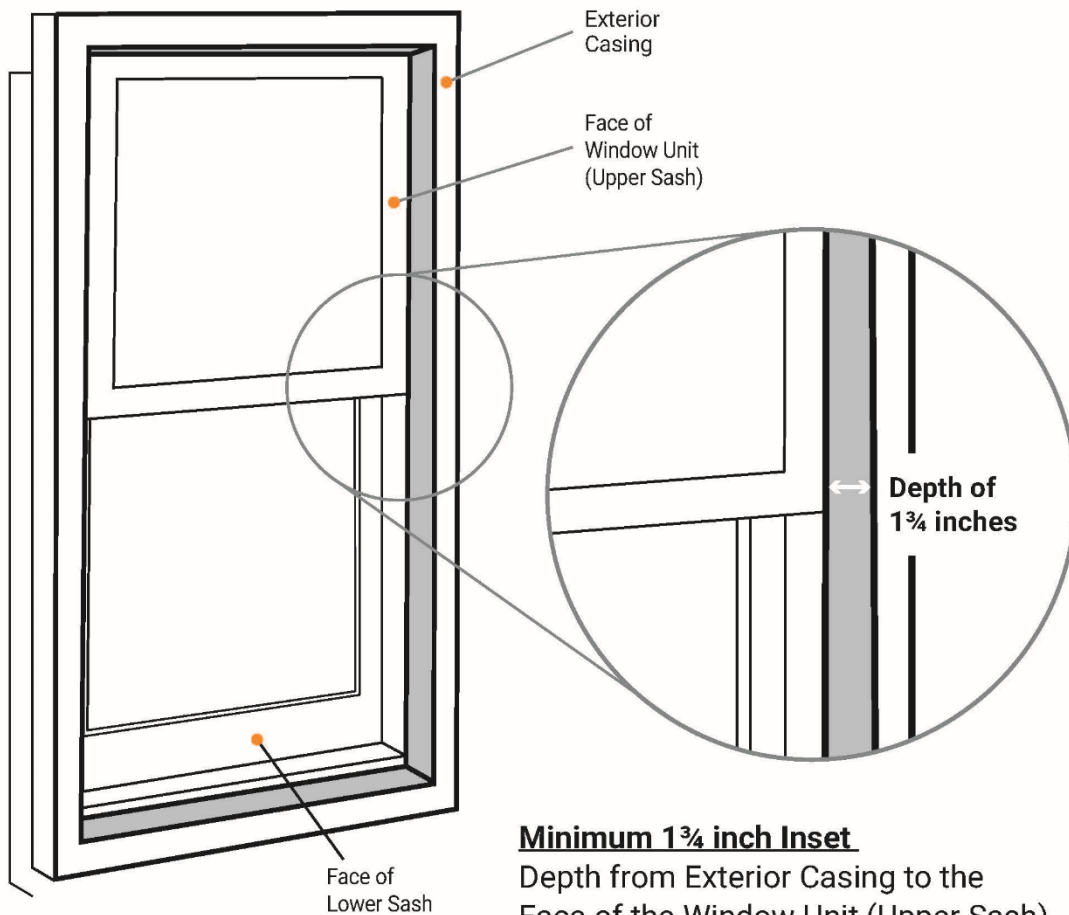
WINDOW & STOREFRONT SCHEDULE													
ID	QTY	TYPE	SIZE		FRAME		GLASS					REMARKS	
			W	HT	MATL	FINISH	PANES	COATING	TMP	LAM	OBS		
01	1	FIXED	13'-6 1/2"	5'-5"	ALUM	ANOD	DOUBLE	LOW-E	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BUTT-GLAZED CORNER; SEE ELEVATIONS	
02	1	FIXED	6'-8 3/4"	5'-5"	ALUM	ANOD	DOUBLE	LOW-E	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BUTT-GLAZED CORNER; SEE ELEVATIONS	
03	4	FIXED	5'-6"	5'-5"	ALUM	ANOD	DOUBLE	LOW-E	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SEE ELEVATIONS	
04	1	FIXED	13'-11 1/4"	5'-5"	ALUM	ANOD	DOUBLE	LOW-E	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BUTT-GLAZED CORNER; SEE ELEVATIONS	
05	1	FIXED	14'-6 1/2"	5'-5"	ALUM	ANOD	DOUBLE	LOW-E	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BUTT-GLAZED CORNER; SEE ELEVATIONS	

DOOR AND FRAME SCHEDULE																	
STORY	ID	W	HT	LEAFS	DOOR TYPE	DOOR MATL	DOOR FINISH	DOOR THICKNESS	FRAME MATL	FRAME FINISH	FRAME TYPE	DETAILS			FIRE RATING	HWR	REMARKS
												HEAD	JAMB	SILL			
LEVEL 1																	
	I-A	3'-0"	6'-8"	SINGLE	A	HM	PTD	1 3/4"	STEEL	PTD	A	##/A###	##/A###	##/A###	-	-	
	I-B	3'-0"	6'-8"	SINGLE	A	HM	PTD	1 3/4"	STEEL	PTD	A	##/A###	##/A###	##/A###	-	-	
	I-C	3'-0"	7'-0"	SINGLE	A	HM	PTD	1 3/4"	STEEL	PTD	A	##/A###	##/A###	##/A###	-	-	
	I-D	3'-0"	6'-6 1/2"	SINGLE	A	GLASS	WD	1 3/4"	WOOD	WD	A	##/A###	##/A###	##/A###	-	-	
	I-D	4'-2"	7'-6"	PAIR	C	ALUM	ANOD	1 3/4"	STEEL	PTD	C	##/A###	##/A###	##/A###	-	-	BOD: PAVLON PE-510ALC WI 15" ROUND GLASS
	X-A	6'-2"	8'-2"	PAIR	A	GLASS	WD	1 3/4"	WOOD	WD	B	##/A###	##/A###	##/A###	-	-	CUSTOM DOOR LEAF; SEE DETAILS
	X-B	3'-0"	8'-2"	SINGLE	A	GLASS	WD	1 3/4"	WOOD	WD	B	##/A###	##/A###	##/A###	-	-	CUSTOM DOOR LEAF; SEE DETAILS
	X-C	3'-0"	8'-0"	SINGLE	-	-	PTD	1 3/4"	-	PTD	-	##/A###	##/A###	##/A###	-	-	EXISTING DOOR TO BE CLEANED AND PAINTED





# Historic Window Standard: New Construction & Replacement



**Minimum 1 3/4 inch Inset**

Depth from Exterior Casing to the Face of the Window Unit (Upper Sash)

Windows must be 1-over-1 (equally horizontally divided)

1 3/4 inch minimum inset for Fixed Window

**For more information contact:**

Houston Office of Preservation

832-393-6556

historicpreservation@houstontx.gov