

## CERTIFICATE OF APPROPRIATENESS

**Application Date:** June 9, 2025

**Applicant:** Maureen Silk, agent for Christine Nguyen & Jason Ostrow, owners

**Property:** 2009 W Gray Street, Tracts 10, 11, 12, & 13, ABST 696 O Smith. The property includes the historic commercial shopping center known as The River Oaks Community Shopping Center and River Oaks Theatre.

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

**Proposal:** Alteration – Sign

The applicant proposes signage for the tenant “Leo’s, River Oaks” on the east elevation. Signage on the north elevation fronting W Gray Street already exists and is the same design as the proposed.

Project details include:

- M&I (1) set of reverse channel letters with (1) set of 1/2" acrylic flat cut outs.

See attachment for details.

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

**Civic Association:** No comment received.

**Recommendation:** Approval

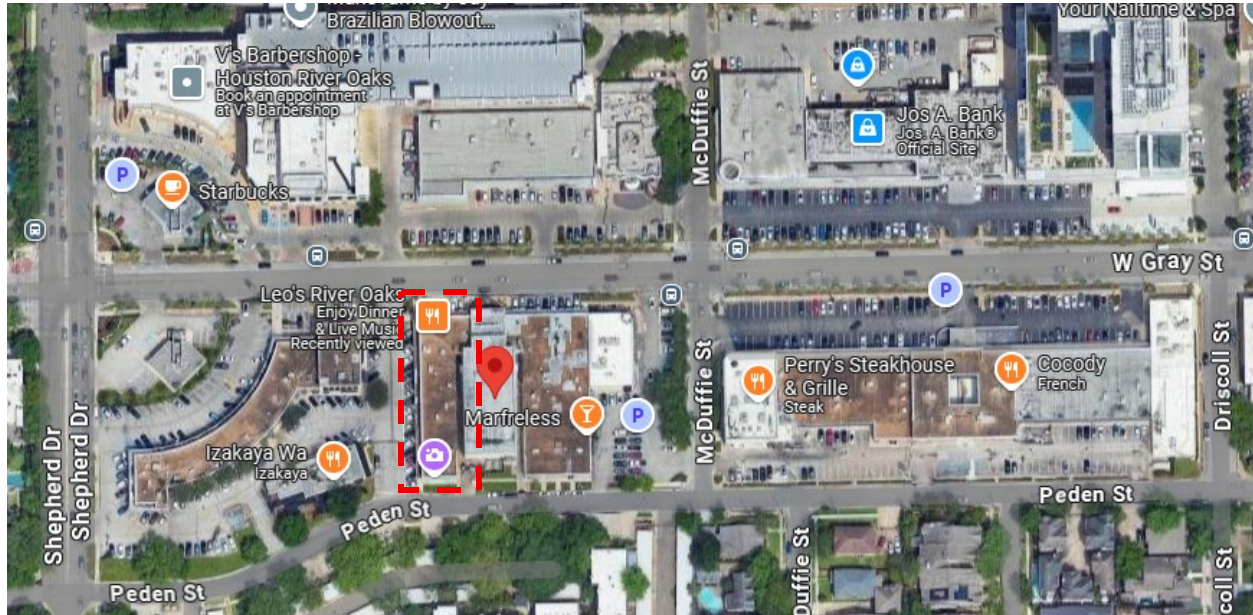
**HAHC Action:** -

**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:

<b>S</b>	<b>D</b>	<b>NA</b>		<b>S - satisfies</b>	<b>D - does not satisfy</b>	<b>NA - not applicable</b>
<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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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.		

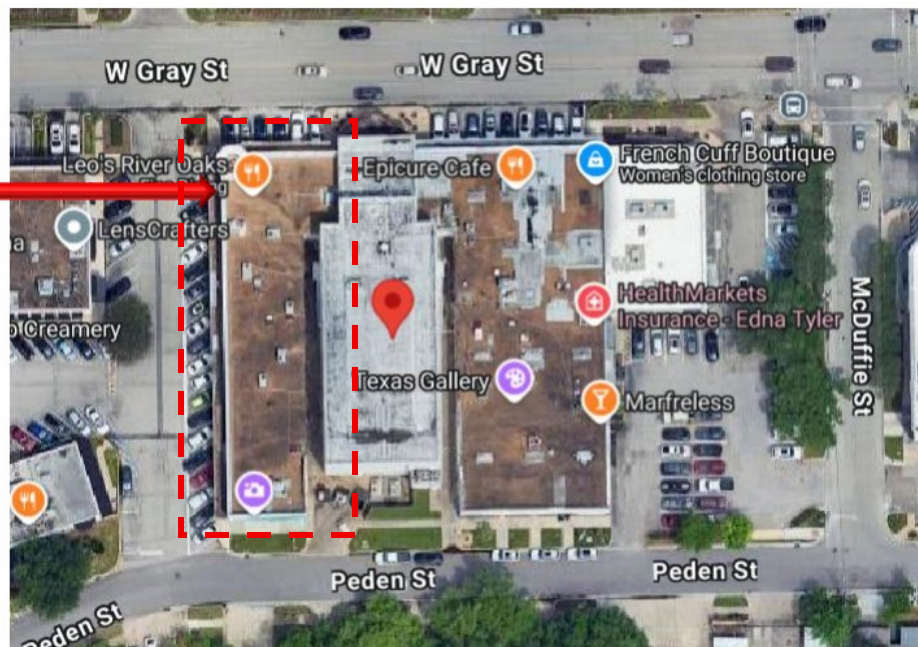
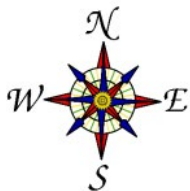
## Site Location



213664 – LEO'S RIVER OAKS – 2009 W GRAY –  
SUITE A – HOUSTON, TX 77019

WALL MOUNTED  
REVERSE LIT  
CHANNEL LETTERS  
& ACRYLIC  
LETTERFORMS HERE

N3



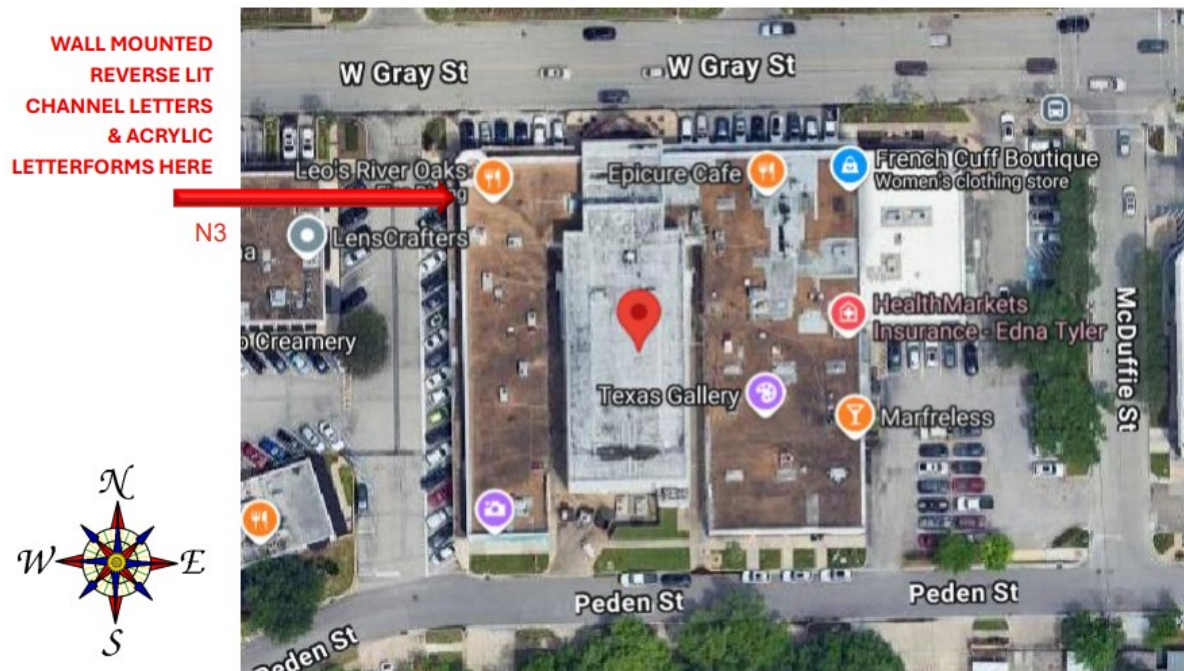


Site Photos



## Proposed Sign Location

213664 – LEO'S RIVER OAKS – 2009 W GRAY –  
SUITE A – HOUSTON, TX 77019



Proposed Sign Details

SIGN TYPE

MFG. & INSTALL (1) SET OF REVERSE LIT CHANNEL LETTERS WITH (1) SET OF 1/2" ACRYLIC FLAT CUT OUTS.

MATERIAL SPEC

A1: 1/2" ACRYLIC

PAINT SPEC - SATIN FINISH

P1: MP - BLACK  
P2: MP - WHITE

NIGHT VIEW

C1

REVERSE LIT CHANNEL LETTERS

SIGN LAYOUT

SCALE: 3/4"=1'-0"

BEFORE

AFTER

EAST ELEVATION

SCALE: 1/8"=1'-0"

C1

P1

P2

A1

P1

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

PROJECT

2022 PECH ROAD  
HOUSTON, TX 77055  
T: 713.942.1919 | F: 713.942.1992

PROJECT INFO

CLIENT: LEO'S RIVER OAKS  
ADDRESS: 2009 W GRAY ST, SUITE D  
CITY, STATE: HOUSTON TX 77019  
DATE: 9/22/22  
SALES REP: JG  
DRAWN BY: KW

DRAWING NUMBER

PRO22-1344-6

W.O. (E2) NUMBER

#	DATE	REVISIONS	KW
1	2/27/24	REVISIONS	CS
2	3/6/24	SIZE UPDATE	CS
3	5/18/25	NEW ART FOR THE EAST SIDE ELEVATION	KM
4	5/18/25	REVISIONS	KM
5	5/30/25	RESTAURANT & BAR	CS
6	6/26/25	USE NEW LOGO-TAGLINE	KM

SIGNATURES

CLIENT APPROVAL  
BRAND: DATE: APPROVAL: \_\_\_\_\_  
LANDLORD APPROVAL  
BRAND: DATE: APPROVAL: \_\_\_\_\_  
SALES  
BRAND: DATE: APPROVAL: \_\_\_\_\_

ESTIMATION

FOR ACTUAL COLORS OF ITEMS REQUESTED 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 RET-UP FEE.

SPECIFICATION

THIS SIGN IS INTENDED TO BE INSTALLED BY A LICENSED ELEC. CONTRACTOR IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE (NEC) AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF METAL.  
ELECTRICAL LOAD: 20 AMP CIRCUITS  
CLIENT TO PROVIDE ALL PRIMARY ELECTRICAL SERVICES TO THE SIGN (VOLTAGE, FREQUENCY, ETC.)  
120 or 277 VOLT ELECTRICAL SERVICE

PAGE 1 OF 2

THIS CUSTOM DESIGN IS THE EXCLUSIVE PROPERTY OF 4D SIGNWORX, LTD. ALL UNAUTHORIZED REPRODUCTION, EXHIBITION OR DISTRIBUTION IS PROHIBITED. © 2022 4D SIGNWORX, LTD. ALL RIGHTS RESERVED.

7/8/2025

CITY OF HOUSTON | PLANNING & DEVELOPMENT DEPARTMENT | HISTORIC PRESERVATION OFFICE

6 OF 6