



CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

ITEM E11

HPO File #: HP2026_0134

June 18th, 2026

1993 W Gray St.

Landmark: River Oaks Shopping Center

Applicant: Roxanne Berlien, agent for Brittany Raymond, owner

Property: 1993 W Gray St. Houston, T.X. 77009 Lot 9, Abstract 696 O Smith. The property includes a historic 980 SF one-story single-family residence with a detached garage situated on a 5,000 square foot (50' X 100") corner lot.

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

Proposal: Alteration – Remodel including storefront work

The proposal is as follows:

- Existing building features to remain, updating the store front sign, doors and windows
- Store front sign A; 23' X 2', edge lit channel letters
- Store front sign B; 32" X 24", 4" thickness illuminated blade sign
- Five new aluminum store front windows, ranging from 4-5 feet wide and 7 feet long with Trifab, VersaGalze framing System
- New entry door with 3" Store number centered at top of door
- New mosaic wall Tile as the base finish and install a Schluter Strip matching the anodized storefront

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -



ITEM E15
HPO File #: HP2026_0134

May 21st, 2026

1993 W Gray St.
Landmark: River Oaks Shopping Center

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.



CERTIFICATE OF APPROPRIATENESS

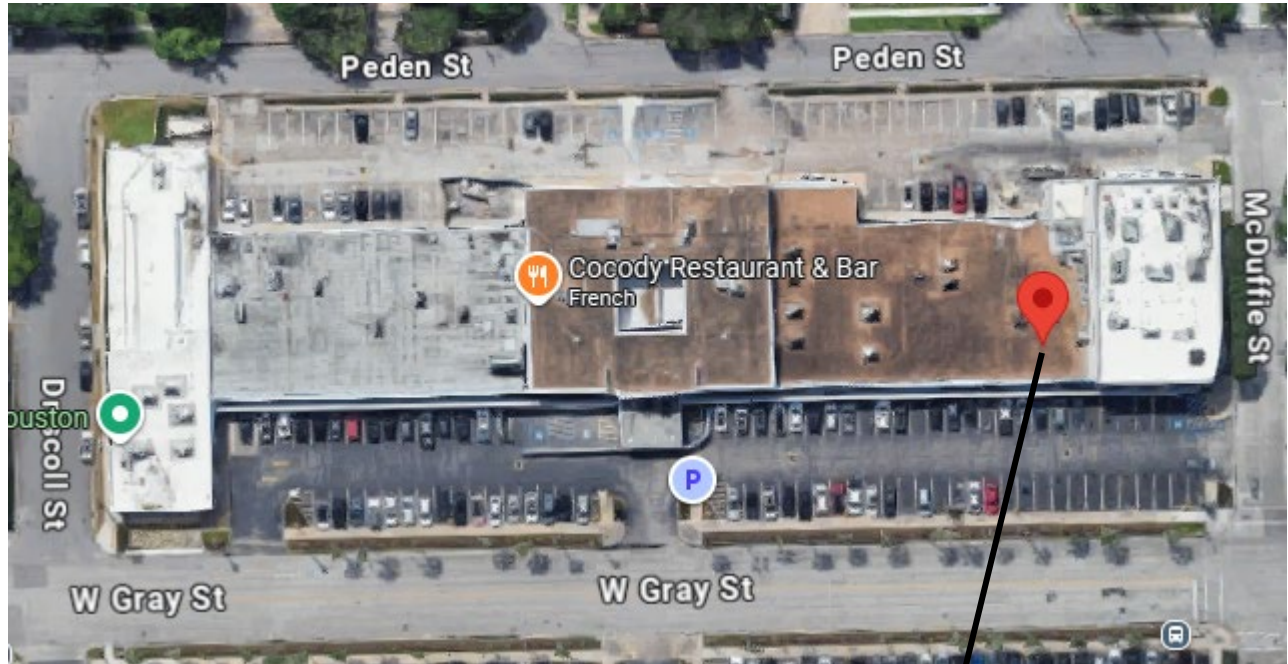
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GEOGRAPHIC AREA





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EXISTING BUILDING PHOTOS





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Landmark: River Oaks Shopping
Center

See ATTACHMENT

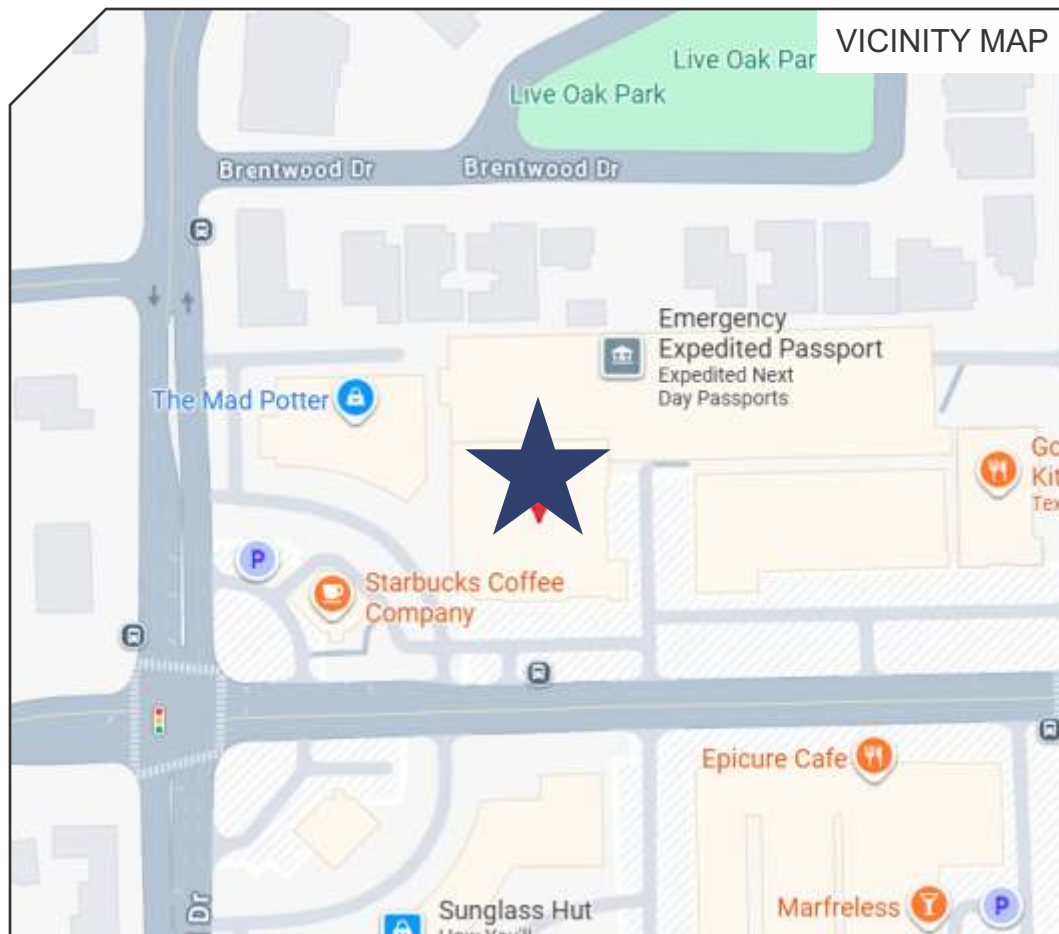
DRAFT

Lilly Pulitzer

RIVER OAKS SHOPPING CENTER

SCOPE OF WORK:

SIGN A: Manufacture and install (1) Edge-lit Channel Letters
 SIGN B: Manufacture and install (1) D/F Illuminated Blade Sign



13158 ARCTIC CIR.
 SANTA FE SPRINGS
 CALIFORNIA 90670
 PH: (562) 436-5188
 www.TDISIGNS.com

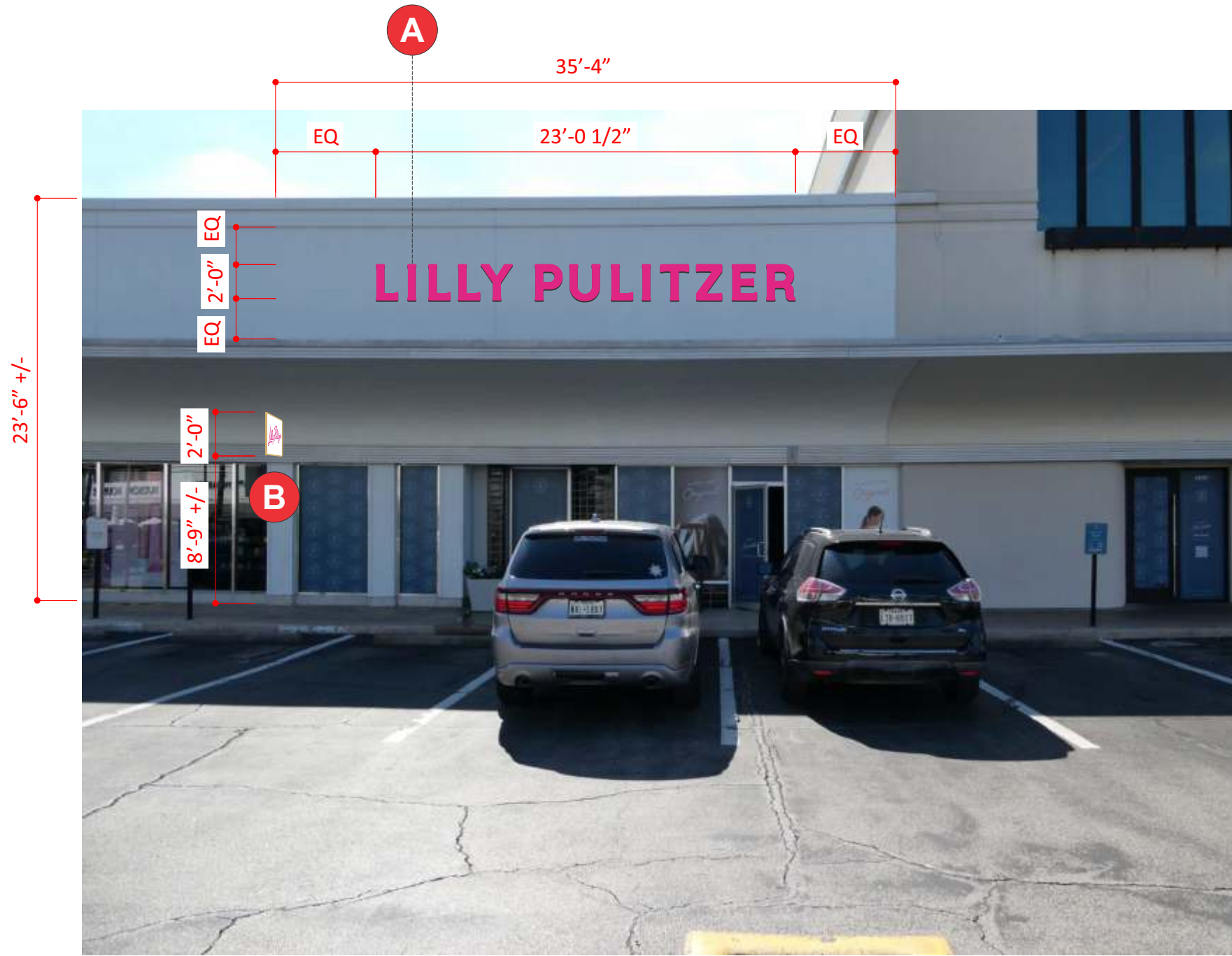
THIS DESIGN IS THE PROPERTY OF TDI SIGNS INC. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE OF YOUR ORGANIZATION, REPRODUCED, OR COPIED IN ANY FASHION WITHOUT THE WRITTEN AUTHORIZATION OF TDI SIGNS INC.. COLORS DEPICTED ARE A GRAPHIC REPRESENTATION, REFER TO CALLOUTS FOR ACTUAL COLORS TO BE USED.

PROJECT INFO:
 LILLY PULITZER
 River Oaks Shopping Center
 2030 W Gray St Space 34,
 Houston, TX 77019

Account Manager: _____
 -
Designer: HA
Project Manager: A. Montano

#	INT.	DATE	DESCRIPTION
1	HA	05/12	Initial Drawing

1 OF 4
05/12/26
01.0



EXISTING

PROPOSED

SCALE: N.T.S.



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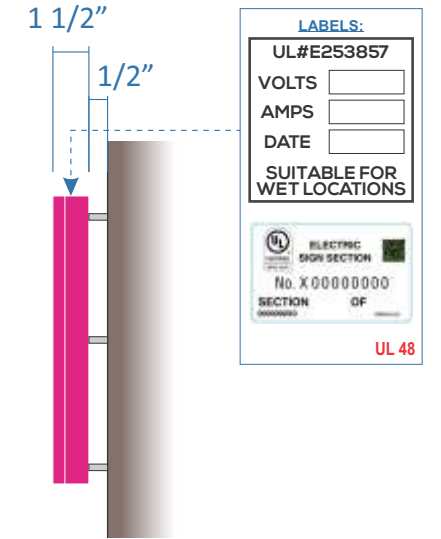
PROJECT INFO:
LILLY PULITZER
River Oaks Shopping Center

2030 W Gray St Space 34,
Houston, TX 77019

Account Manager: _____
-
Designer: HA

Project Manager:
A. Montano

#	INT.	DATE	DESCRIPTION
1	HA	05/12	Initial Drawing



LILLY PULITZER

NIGHT VIEW

WEEP HOLES REQUIRED:

YES NO

DESIGN STANDARD DEVIATIONS:

- None

SIGN AREA: 46.77 SF

SCALE: 1/2" = 1'

COLOR CHART:



L37 GROUNDING & BONDING STATEMENT:

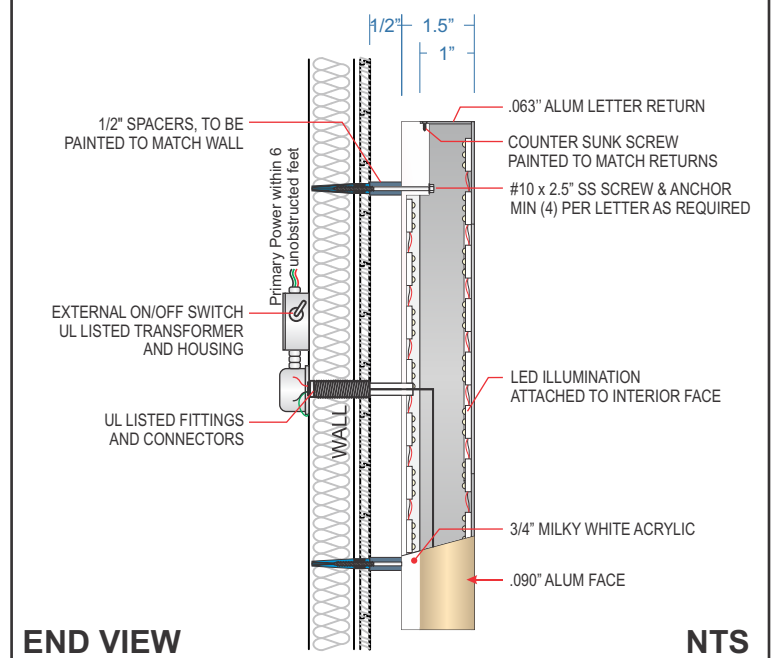
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. **UL 48**

L38 DISCONNECT SWITCH STATEMENT:

The location of the disconnect switch after installation shall comply with Article 600.6(A)(1) of the National Electrical Code. **UL 48**

QTY: One (1) Set

EDGE-LIT LED CHANNEL LETTERS TYP.



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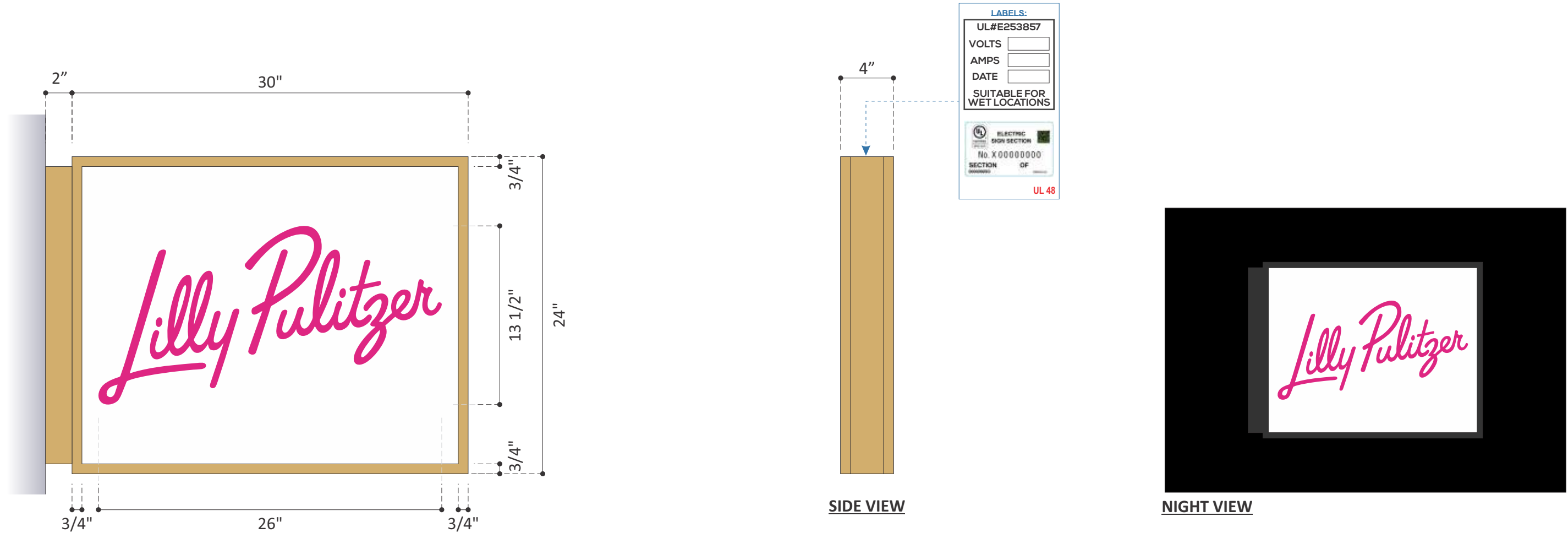
PROJECT INFO:
LILLY PULITZER
River Oaks Shopping Center

2030 W Gray St Space 34,
Houston, TX 77019

Account Manager: _____ **Designer:** HA
Project Manager: A. Montano

#	INT.	DATE	DESCRIPTION
1	HA	05/12	Initial Drawing

SIGN B: D/F ILLUMINATED BLADE SIGN



L38 DISCONNECT SWITCH STATEMENT:
 The location of the disconnect switch after installation shall comply with Article 600.6(A)(1) of the National Electrical Code. **UL 48**

L37 GROUNDING & BONDING STATEMENT:
 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. **UL 48**

SIGN AREA: 5.0 SF

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

DESIGN STANDARD DEVIATIONS:
 • None

QUANTITY: One (1) Unit

COLOR CHART:

 Painted MP 20354 "Metallic Gold"
 White Acrylic
 1st surface Vinyl PMS 219C



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 River Oaks Shopping Center
 2030 W Gray St Space 34,
 Houston, TX 77019

Account Manager: -
Designer: HA
Project Manager: A. Montano

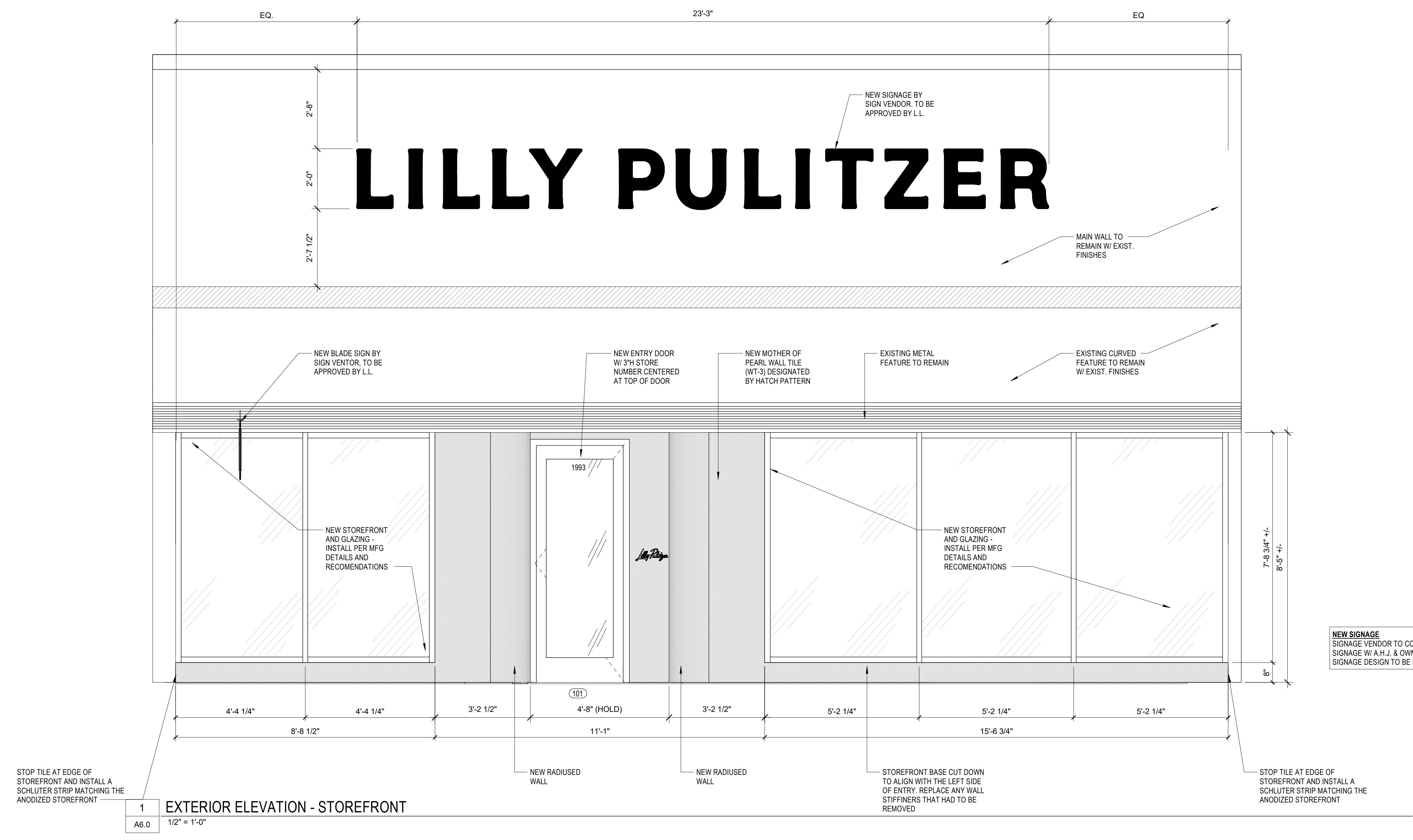
#	INT.	DATE	DESCRIPTION
1	HA	05/12	Initial Drawing

Lilly Pulitzer

DOOR SCHEDULE - EXTERIOR												
NUMBER	To Room Name	TYPE	HEIGHT*	WIDTH	DOOR			RATING	HARDWARE	FRAME		COMMENTS
					THICKNESS	MATERIAL	FINISH			MATERIAL	FINISH	
101	SALES	SEE EXTERIOR ELEVATION	8'-0"	3'-0"	0"	PER MFR	PER MFR	-	#5	PER MFR	PER MFR	STOREFRONT ENTRY - SEE EXT. ELEV.

HARDWARE SCHEDULE							
HW SET NO.	HINGES	LOCKSET	PULL	DOORSTOP	KICKPLATE	CLOSER	REMARKS
#5	PER STOREFRONT DOOR MANUFACTURER	PER STOREFRONT DOOR MANUFACTURER	ROCKWOOD GROOVE OFFSET PULL 1" O.D. FLAT ENDS, 1/2" L. SATIN POLISHED BRASS (WWW.DOORPULL.COM)	PER STOREFRONT DOOR MANUFACTURER	NONE	PER STOREFRONT DOOR MANUFACTURER	CONFIRM FINAL SELECTION & FINISH W/ L.P.

NEW STOREFRONT BASIS OF DESIGN
STOREFRONT - KAWNEER TRIFAB 451-T
4 1/2"x2" FLAT CLEAR ANODIZED ALUMINUM FRAMING WITH 1/4" CLEAR TEMPERED GLAZING
DOOR - KAWNEER 500T THERMALLY BROKEN DOOR - CLEAR ANODIZED



1 EXTERIOR ELEVATION - STOREFRONT
A6.0 1/2" = 1'-0"

A:\Studio\Folder\Subfolder\#####_JobName2_Design4 Drawings\Revit

6/3/2026 6:56:13 AM

ISSUE FOR CONSTRUCTION

ISSUE DATE: 06/05/2026

NO.	REASON	DATE

PROJECT TEAM
PRINCIPAL IN CHARGE: Michael Magee
PROJECT MANAGER: Michael Magee
DESIGN TEAM: Christopher Reiter

PROJECT NAME
LILLY PULITZER - HOUSTON
RIVER OAKS SHOPPING CENTER
1993 W. GRAY STREET
HOUSTON, TX 77019
(SPACE 34)

PROJECT NO.
121.22790.00

SHEET TITLE
EXTERIOR ELEVATIONS & DETAILS

SHEET NUMBER
A6.0

Hello Michael,

We're happy to confirm our approval of the conceptual design.

The proposed clear anodized storefront works very well with the tile and is approved as shown. If you would like to explore black anodized frames, we're open to that option as well, but it is not a requirement—we're comfortable moving forward either way.

The white planters are also approved in concept. Final selection will need to be specified from products included in the center's design guidelines to maintain continuity across the property.

Overall, the design looks great, and we're excited to see it move forward.

Please proceed with submitting the design package to the Historic Preservation Committee. Based on the City's posted schedule, the submittal deadline for the next review cycle is **April 20**, for the **May 21** meeting.

For reference, the proposed HAHC schedule is available here:

https://www.houstontx.gov/planning/Commissions/hahc20251106/A_2026_Proposed_HAHC_Schedule.pdf

Should you have any questions regarding the submittal process, you may contact the Historic Preservation Office directly:

Historic Preservation Office
City of Houston Planning & Development Department
611 Walker, 6th Floor
Houston, TX 77002
Historic Hotline: (832) 393-6556
historicpreservation@houstontx.gov

Please keep us posted as the submission moves forward.

Christine Nguyen
Senior Tenant Coordinator | Construction Management



Cell: (832) 712-3975 | cnguyen@kimcorealty.com
1964 W. Gray St, Suite 200, Houston, TX 77019
kimcorealty.com

LANDLORD PLAN REVIEW
Tenant Submittal

Approved Approved as Noted
 Revise and Resubmit

Landlord review is for general conformance with lease requirements only. No representation is made regarding code compliance, accuracy of dimensions, or coordination of construction. Tenant and its consultants remain fully responsible for design, permitting, and construction. Approved signage size is based on the visual proportions depicted in the approved rendering only. Dimensions shown that are not drawn to scale are not approved as controlling dimensions. Final installed signage shall not exceed the size, scale, or visual impact represented in the approved rendering.

Reviewed by: 
Date: 4/16/2026
Project / Store #: Lilly Pulitzer 117820



Concept Package
River Oaks Shopping Center

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Renderings provided are for illustrative purposes only and do not constitute a guarantee of the final outcome. They are intended to convey the general design concept and aesthetic of the proposed project. For precise details, refer to the final approved construction drawings, specifications, and approved signage exhibits.

RIVER OAKS SHOPPING CENTER

Space 34, W Gray Street, Houston, TX

19 March 2026





Existing Building Photo

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19 March 2026

Lilly Pulitzer

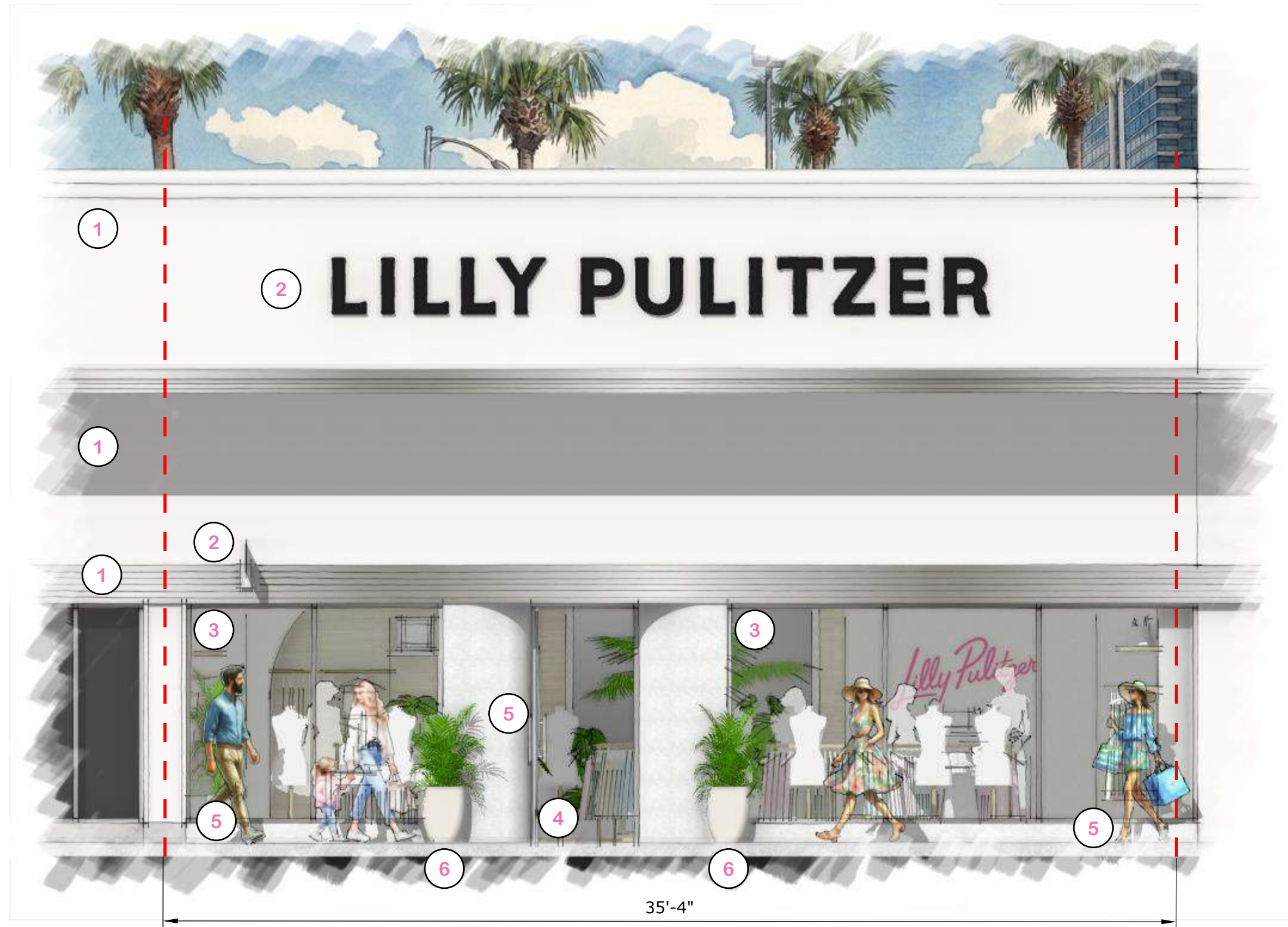
- 1 EXISTING BUILDING FEATURES TO REMAIN
- 2 NEW SIGNAGE. FOR REPRESENTATION ONLY. DETAILS AND SPECIFIC SIZING UNDER SEPERATE SUBMITTAL
- 3 NEW STOREFRONT AND GLAZING. FLAT CLEAR ANODIZED FRAMING FINISH
- 4 NEW STOREFRONT DOOR. FLAT CLEAR ANODIZED FRAMING FINISH



- 5 NEW MOSAIC WALL TILE



- 6 NEW PLANTER



Proposed Exterior 2D Elevation

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RIVER OAKS SHOPPING CENTER

Space 34, W Gray Street, Houston, TX

19 March 2026

Lilly Pulitzer

LILLY PULITZER



Perspective Render

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RIVER OAKS SHOPPING CENTER

Space 34, W Gray Street, Houston, TX

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Lilly Pulitzer



Perspective Render

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RIVER OAKS SHOPPING CENTER

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Lilly Pulitzer



Storefront Detail

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RIVER OAKS SHOPPING CENTER

Space 34, W Gray Street, Houston, TX

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Lilly Pulitzer

CERTIFICATE OF APPROPRIATENESS WINDOW WORKSHEET



**PLANNING &
DEVELOPMENT
DEPARTMENT**

EXISTING WINDOW SCHEDULE							
Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Original/Replacement	Existing to Remain
E1	ALUM	-	SF	51" x 88.5"	-	NO	NO
E2	ALUM	-	SF	28" x 88.5"	-	NO	NO
E3	ALUM	-	SF	34" x 97"	-	NO	NO
E4	ALUM	-	SF	36.5" x 80"	-	NO	NO
E5	ALUM	-	SF	36.5" x 80"	-	NO	NO
E6	ALUM	-	SF	36.5" x 80"	-	NO	NO
E7	ALUM	-	SF	36.5" x 80"	-	NO	NO

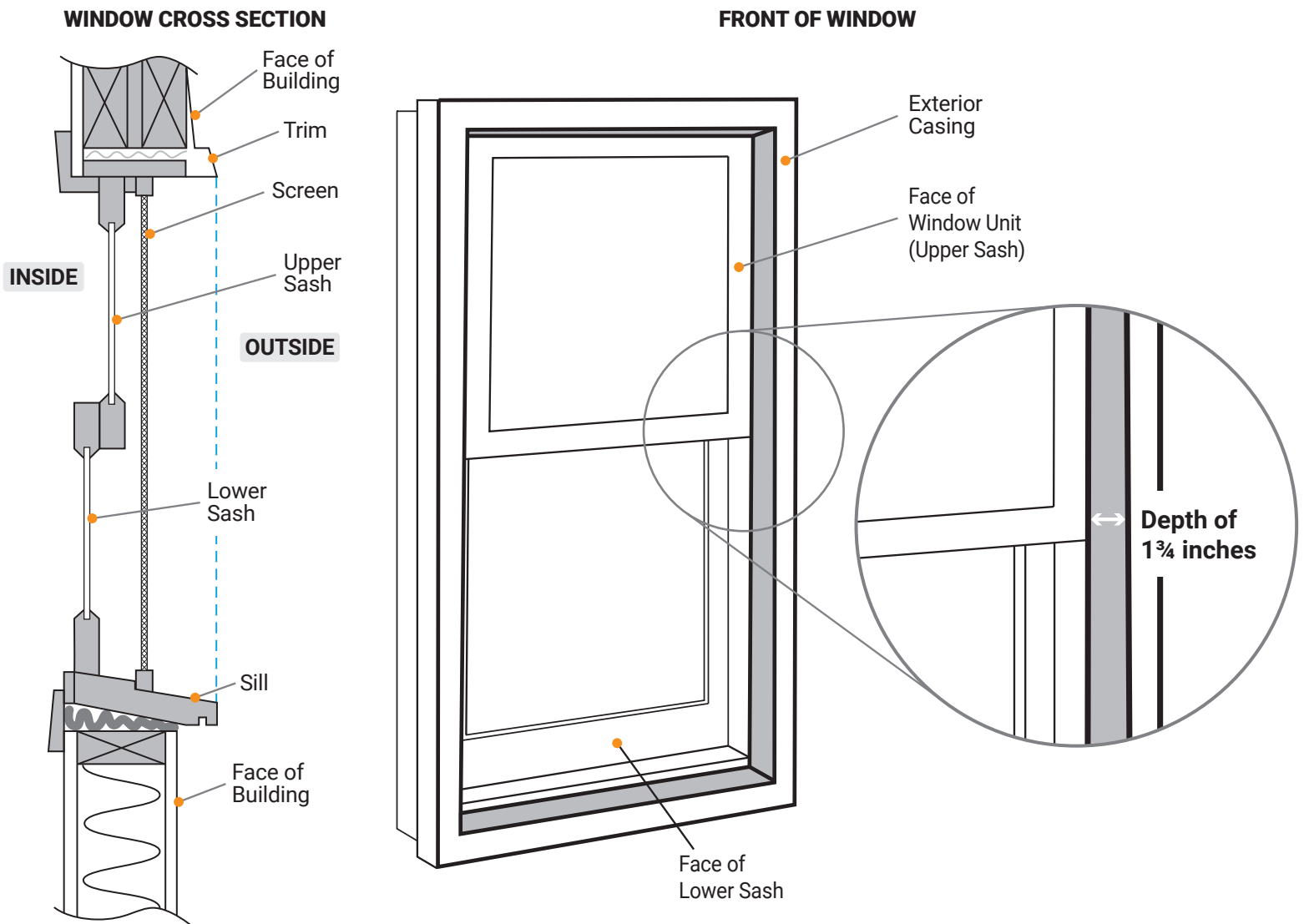
DAMAGE TO EXISTING WINDOWS	
Window	Describe Damage
	<i>No Damage</i>

PROPOSED WINDOW SCHEDULE							
Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Brand/Vendor	Other
W1	ALUM	-	SF	49" x 88.5"	-	KAWNEER	451T
W2	ALUM	-	SF	49" x 88.5"	-	KAWNEER	451T
W3	ALUM	-	SF	59" x 88.5"	-	KAWNEER	451T
W4	ALUM	-	SF	60.5" x 88.5"	-	KAWNEER	451T
W5	ALUM	-	SF	59" x 88.5"	-	KAWNEER	451T

- Must include photos of all windows with labels indicated on this sheet
 - Must include manufacture's specifications and details for all proposed windows
- *** Use additional sheets as necessary



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