

CERTIFICATE OF APPROPRIATENESS

Application Date: March 2, 2023

Applicant: Agent: Maureen Silk; Owner: Kimco Realty

Property: 1971 W. Gray – (South Side of Gray)

Significance: River Oaks Theatre and Shopping Center is a City of Houston Landmark
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:

- New Sign – Restaurant

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 |
| <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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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. |

Houston Archaeological & Historical Commission

March 23, 2023

HPO File No. 2023_0049

ITEM D7

1971 W Gray St

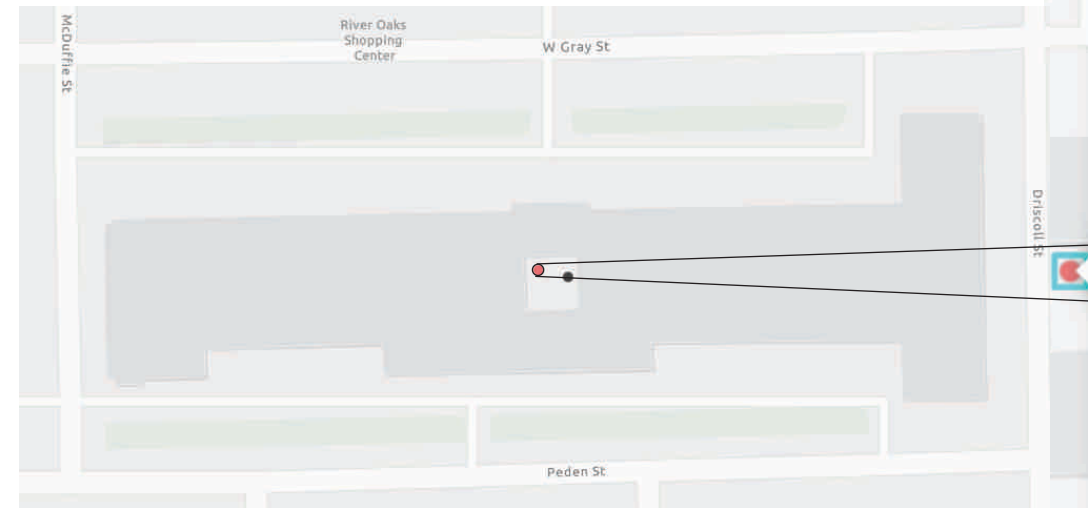
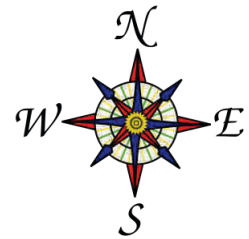
Landmark: River Oaks Theatre &

Shopping District

Please see the following attachment for details.

PLOT PLAN

1971 W GRAY



Reverse Lit
Channel Letters
HERE



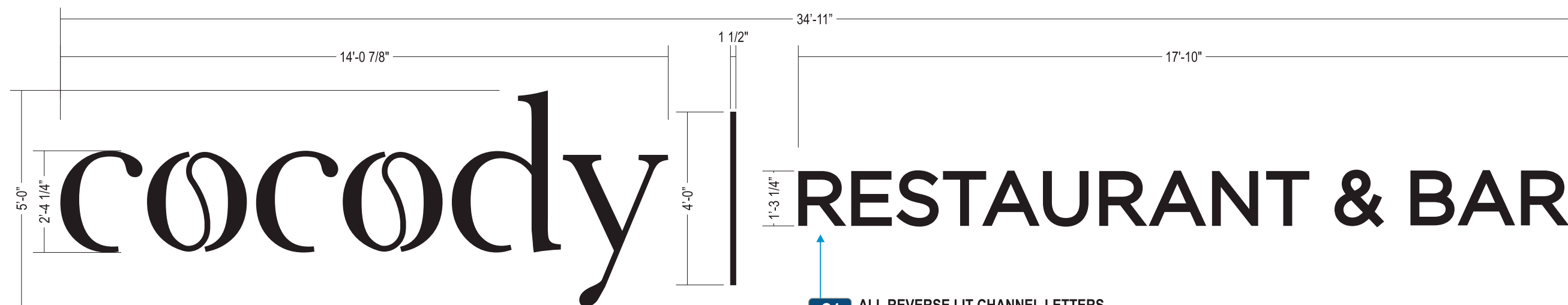
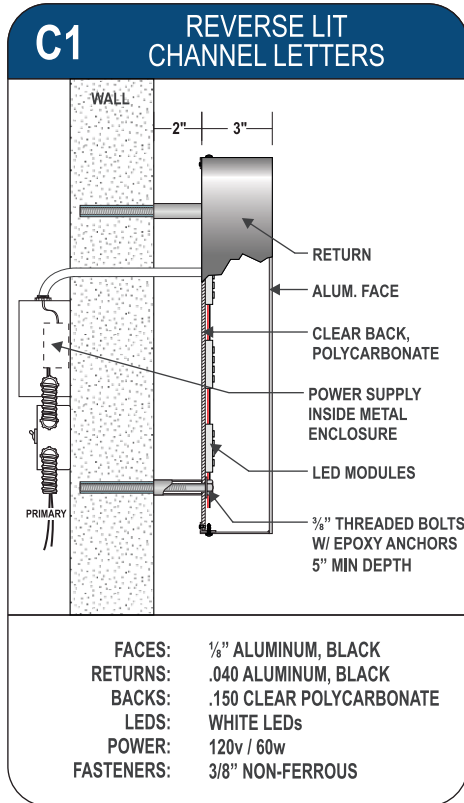
Historic Sites/Landmarks: River Oaks Theatre and Shopping Center	
Order Num	209
LM in Table	
Report in Binder	
Report on Network	Yes
Photo	
Staff Assigned	
AS File Num	
LM No	07L183
PLM File Num	-
Application Status	
Type of	Landmark
Archaeological Site	
Tax Exempt. Requested	
Photo Recd	
Photo Quality	
Application Recd	
Site Name	River Oaks Theatre and Shopping Center
Address	1952-2050 W Gray
Street Number	1952-2050
Street Name	W Gray
Street Type	
Zip Code	

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

PAINT SPEC - SATIN FINISH
P1: MP - BLACK



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



SIGN LAYOUT
SCALE: 3/8"=1'-0"

C1 ALL REVERSE LIT CHANNEL LETTERS
P1 BLACK FACES AND BLACK RETURNS. ALL WHITE LED ILLUMINATED.

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

PROJECT



PROJECT INFO

CLIENT: COCODY
 ADDRESS: 1971 W. GRAY
 CITY, STATE: HOUSTON, TX 77019
 DATE: 09.06.22
 SALES REP: JG
 DRAWN BY: KW

DRAWING NUMBER
208426

W.O. (E2) NUMBER
208426-02

#	DATE	REVISIONS
1		
2		
3		
4		
5		
6		

SIGNATURES

CLIENT APPROVAL
 SIGNED: _____ DATE: _____
 LANDLORD APPROVAL
 SIGNED: _____ DATE: _____
 SALES
 SIGNED: _____ DATE: _____

ESTIMATION

APPROVAL _____
 APPROVAL _____ FOR ACTUAL COLORS OF ITEMS DEPICTED IN THIS DESIGN REFER TO SAMPLES, AS MONITORS & PRINTERS VARY.
 APPROVAL _____ CLIENT IS RESPONSIBLE FOR SUPPLING VECTOR AND/OR HIGH-RES TYPICAL BRANDING FILES PRIOR TO PRODUCTION TO AVOID A SET-UP FEE.
 APPROVAL _____

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: 3 AMPS
 20 AMP CIRCUIT(S): 1 @ 120V
 CLIENT TO PROVIDE ALL PRIMARY ELECTRICAL SERVICES TO THE SIGN UNLESS OTHERWISE SPECIFIED

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