



CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

ITEM A18
HPO File #: HP2026_0210

September 10, 2026

1925 Washington Avenue
Old Sixth Ward

Applicant: Colby Johnson, agent for Brian Grendon, owner

Property: 1925 Washington Avenue, Lot 11, Block 426, Baker W R NSBB. The property is a 17,820 square foot two-story brick commercial structure situated on a 14,902 square foot interior lot.

Significance: Contributing industrial style property constructed circa 1920, located in the Old Sixth Ward Historic District.

Proposal: Alteration – New Signage

The applicant proposes to construct a non-illuminated blade sign and a non-illuminated projecting marque sign displaying the tenant name on the north street-facing side of the building.

- Blade sign:
 - Will sit perpendicular to the north street-facing side of the building between the first and second stories, 14'-0" above street level.
 - Will be constructed with a knot wood exterior with vinyl graphic lettering applied to aluminum face with painted aluminum fins around the edges.
 - Will be attached to the building via anchor bolts.
 - Will have a height of 6'-0" and a width of 1'-6".
- Marque sign:
 - Will have a width of 22'0", which is 60% of the existing bay window entry sequence width (38'-2")
 - Will have a height of 3'-0" feet and project outward from the building at the furthest point by 1'0".
 - Will have white acrylic face with black FCO letters.
 - Will have an aluminum frame and aluminum supports.
 - The lettering above the marque sign will have a height of 1'-2".
 - The lettering above the marque sign will be made of aluminum painted with white vinyl.
- No signage will have any form of illumination. Applicant will pursue in a separate future application

Public Comment: No public comment received.

Civic Association: No civic association comment received.

Recommendation: Approval

HAHC Action: -



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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 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.		

OLD SIXTH WARD DESIGN GUIDELINES

☒	☐	☐	In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines.
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OLD SIXTH WARD DESIGN GUIDELINES: SIGNAGE

b. Sign Band. This type of sign is intended primarily for retail uses at street level to draw the attention of pedestrians and drivers.

1) Placement:

- (a) Sign should be mounted on the building face between the first and second floor window openings.
- (b) Sign should be integrated with the composition of the façade.
- (c) Background may be the building wall or "backboard".
- (d) Profile of the sign should be essentially flush.
- (e) Bottom edge of sign should be located a minimum of 10' above sidewalk.

2) Dimensions:

- (a) Backboard and overall band width is limited to 60% of bay width.
- (b) Backboard may have a maximum height of 24".
- (c) Letters may have a maximum height of 18".

3) Letter or backboard materials:

- (a) Sign may be metal, stone, wood, paint, carved, plaster, or plastic; cabinet signs are not permitted.

4) Lighting:

- (a) Front-lit signs (illuminated by an external light source) are acceptable.

5) Other provisions:

- (a) No neon signs are permitted. Consistency of the sign bands in a single building is recommended.





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OLD SIXTH WARD DESIGN GUIDELINES: SIGNAGE

- c. Bracket Signs. These may be used in place of a sign band, or in addition to a sign band if located in an arcade or if the bracket sign is not in conflict with the sign band. Bracket signs may include symbols such as barber poles.

1) Placement:

- (a) Sign must be perpendicular to the principal building façade.
- (b) Sign may be held by brackets, cantilevered, or suspended under a canopy.
- (c) Sign placement must allow a minimum sidewalk height clearance of 8'.
- (d) For residential buildings converted to commercial use, a sign panel hanging from the porch beam is acceptable.

2) Dimensions:

- (a) Sign may be a maximum of 6 square feet.
- (b) Bracketed signs may project a maximum of 48" from the building face but may not project over a public right-of-way.
- (c) Double-sided signs are permitted.
- (d) Letters may have a maximum height of 10".
- (e) Logos or artwork may be a maximum of 18" in any dimension.

3) Materials:

- (a) Sign may be metal and/or wood.

4) Lighting:

- (a) Externally projected lighting is permitted.

5) Design:

- (a) A logo may be included on the face of the sign.

6) Other provisions:

- (a) No neon signs are permitted.
- (b) Any signage that is approved as appropriate but encroaches over a public right-of-way must obtain a license agreement from the Finance & Administration department.





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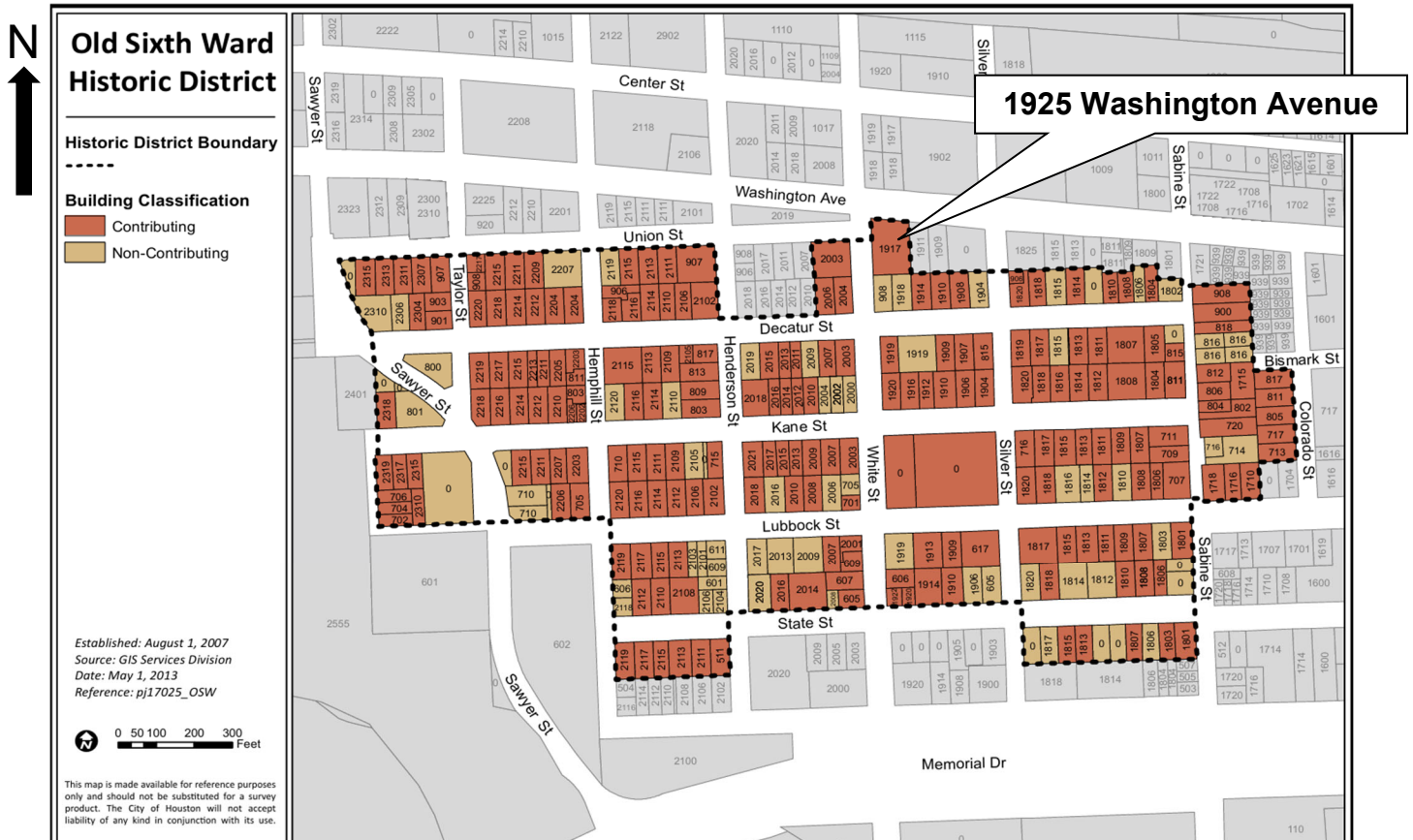
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DISTRICT MAP





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CURRENT PHOTO





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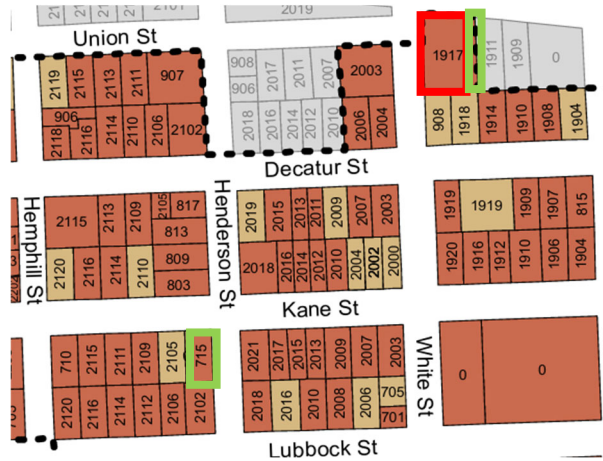
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CONTEXT AREA



1919 Washington Ave– Contributing – 2 STY (Street View)



715 Henderson Street– Contributing – 1 STY (Street View)





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LOCATION OF NEW SIGNAGE (AERIAL VIEW)



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14409 REEVES RD HOUSTON, TX 77039

PROJECT:

PROJECT NAME : THE ROOT COMEDY CLUB
LOCATION : 1925 WASHINGTON AVE
HOUSTON, TX 77007
DESCRIPTION : EXTERIOR SIGNAGE
SALES REPS : SHAYLA ATTAEI
DESIGNER : AL
DRAWING # : 260253.DWG
DATE : 09/02/2026

CLIENT:

NAME : BRIAN GENDRON
TITLE : ROOT COMEDY ENTERTAINMENT
PHONE : 603-512-7816
EMAIL : brian@briarthe.com
ADDRESS : 1925 WASHINGTON AVE
HOUSTON, TX 77007

REVISIONS:

DATE:	BY:
DATE:	BY:
DATE:	BY:

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CUSTOMER PROVIDES DEDICATED 120 VOLT SIGN CIRCUITS WITH A GROUND WIRE TO BE PROVIDED WITHIN 4" OF THE SIGN(S) BEFORE THE INSTALLATION.

THE CUSTOMER SHALL PROVIDE ACCESS TO BUILDING IF IT WAS NEEDED FOR INSTALLATION OR FOR INSPECTION OR SERVICE.

SIGNATURE	DATE
PRINTED NAME	TITLE



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PROPOSED SIGNAGE FRONT (NORTH) ELEVATION

ITEM A - OPTION 1, ELEVATIONS	QUANTITY: 1
SCOPE OF WORK: FABRICATE AND INSTALL OF A NEW NON-ILLUMINATED MARQUEE SIGN & NON-ILLUMINATED BLADE SIGN	
PAINT COLORS/MATERIALS - P1: MP 33348 - BLACKSTONE	

EXISTING SIGNAGE

ITEM B DETAILS:
BEGIN ON PAGE 14

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PROJECT NAME: THE RIOT COMEDY CLUB
LOCATION: 1925 WASHINGTON AVE
HOUSTON, TX 77007
DESCRIPTION: EXTERIOR SIGNAGE
SALES REPS: SHAYLA AJTAJI
DESIGNER: AJ
DRAWING #: 260253.08
DATE: 09.02.2026
CLIENT:

NAME: BRIAN CENDRON
TITLE: RIOT COMEDY ENTERTAINMENT
PHONE: 630-512-7816
EMAIL: brian@theriotclub.com
ADDRESS: 1925 WASHINGTON AVE
HOUSTON, TX 77007

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SIGNATURE	DATE
PRINTED NAME	TITLE

PROPOSED SIGNAGE
SCALED PROPORTIONALLY



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PROPOSED SIGNAGE: MARQUE SIGN SECTION AND DETAILS

ITEM A - OPTIONS 1 & 2 DETAIL

QUANTITY: 1

SCOPE OF WORK:

FABRICATE AND INSTALL OF A NEW NON-ILLUMINATED MARQUEE SIGN

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DESIGNER: AL
DRAWING #: 240253.DWG
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CLIENT:

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TITLE: RIOT COMEDY ENTERTAINMENT
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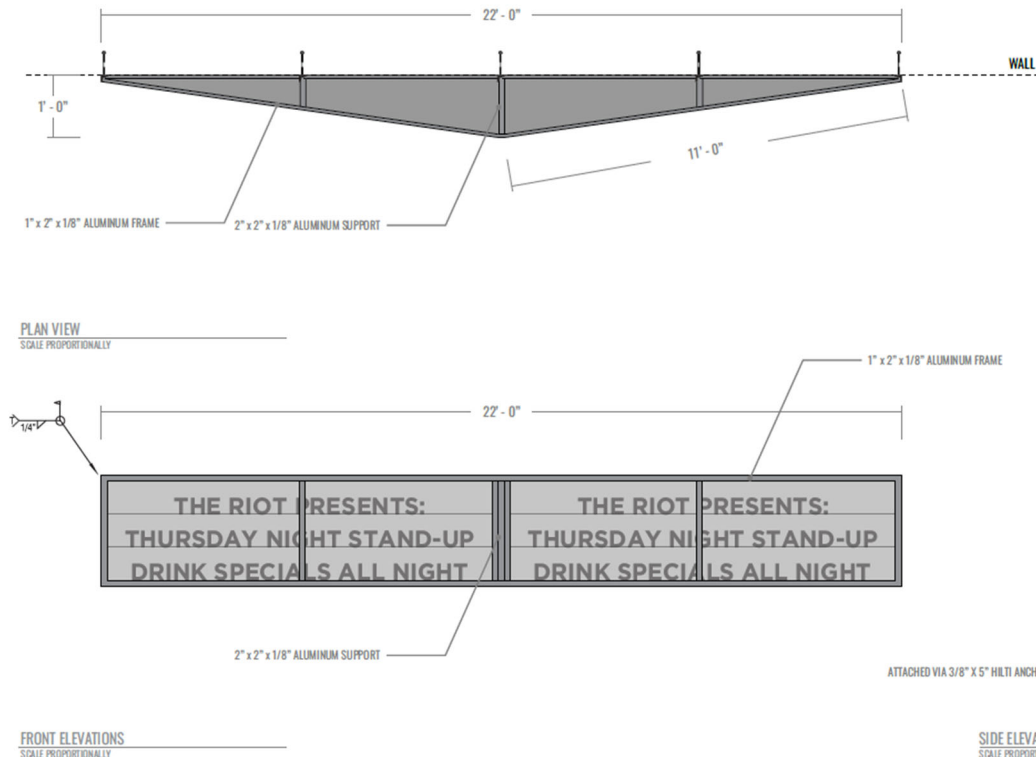
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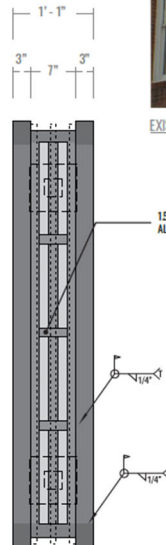
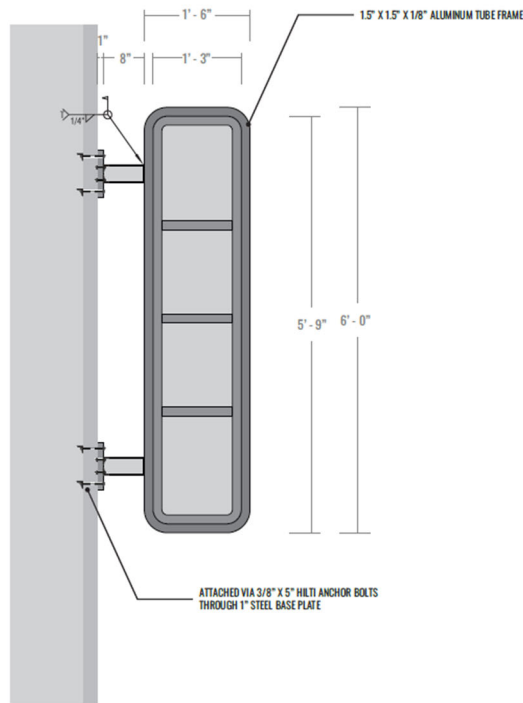
PROPOSED SIGNAGE: BLADE SIGN DETAILS AND SECTION

ITEM B - DETAIL

QUANTITY: 1

SCOPE OF WORK:

FABRICATE AND INSTALL OF NEW NON-ILLUMINATED BLADE SIGN



HEIGHT FROM GROUND TO TOP OF SIGN:

19'-0"

HEIGHT FROM GROUND TO BOTTOM OF SIGN:

14'-0"

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FRONT ELEVATIONS
SCALE PROPORTIONALLY

SIDE ELEVATIONS
SCALE PROPORTIONALLY

BUILDING ELEVATIONS (SIDE)
SCALE PROPORTIONALLY

SIGNATURE DATE
PRINTED NAME TITLE