

CERTIFICATE OF APPROPRIATENESS

Application Date: July 23, 2025

Applicant: John Sheperd, agent for Maria Gomez, owner

Property: 201 W. 15th Street, Lot 11, 12, & 13, Block 142, Houston Heights Subdivision. The property includes a historic two-story wood framed single-family residence and a garage apartment with attached CMU shop building situated on a 13,200 SF corner lot.

Significance: Contributing Queen Anne residence, constructed circa 1902, located in the Houston Heights West Historic District. The applicant was approved for CMU alterations in May 2018.

The non-contributing garage apartment with attached CMU shop building are the subject of this COA.

Proposal: Alteration – Signage

The applicant is proposing to replace its existing signage for their business, Queen Bee's Tea Room. The sign includes:

- All aluminum construction, finish: painted - p1
- Frame: 2" x 2" x 3/16" aluminum angle
- Pan face: .125 alum. W/ 3" deep welded .125 alum. Return
- Graphics: 3/4" clear acrylic push thru, 1/2" extending past face with 1st surface v1, 2nd surface diffuser
- Illumination: 7100k white led modules with power supplies
- Attachment method: mounted flush to wall using min. 3/8" x 5" non-corrosive fasteners

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval with conditions: that the sign be illuminated indirectly.

HAHC Action: -

APPROVAL CRITERIA**ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS**

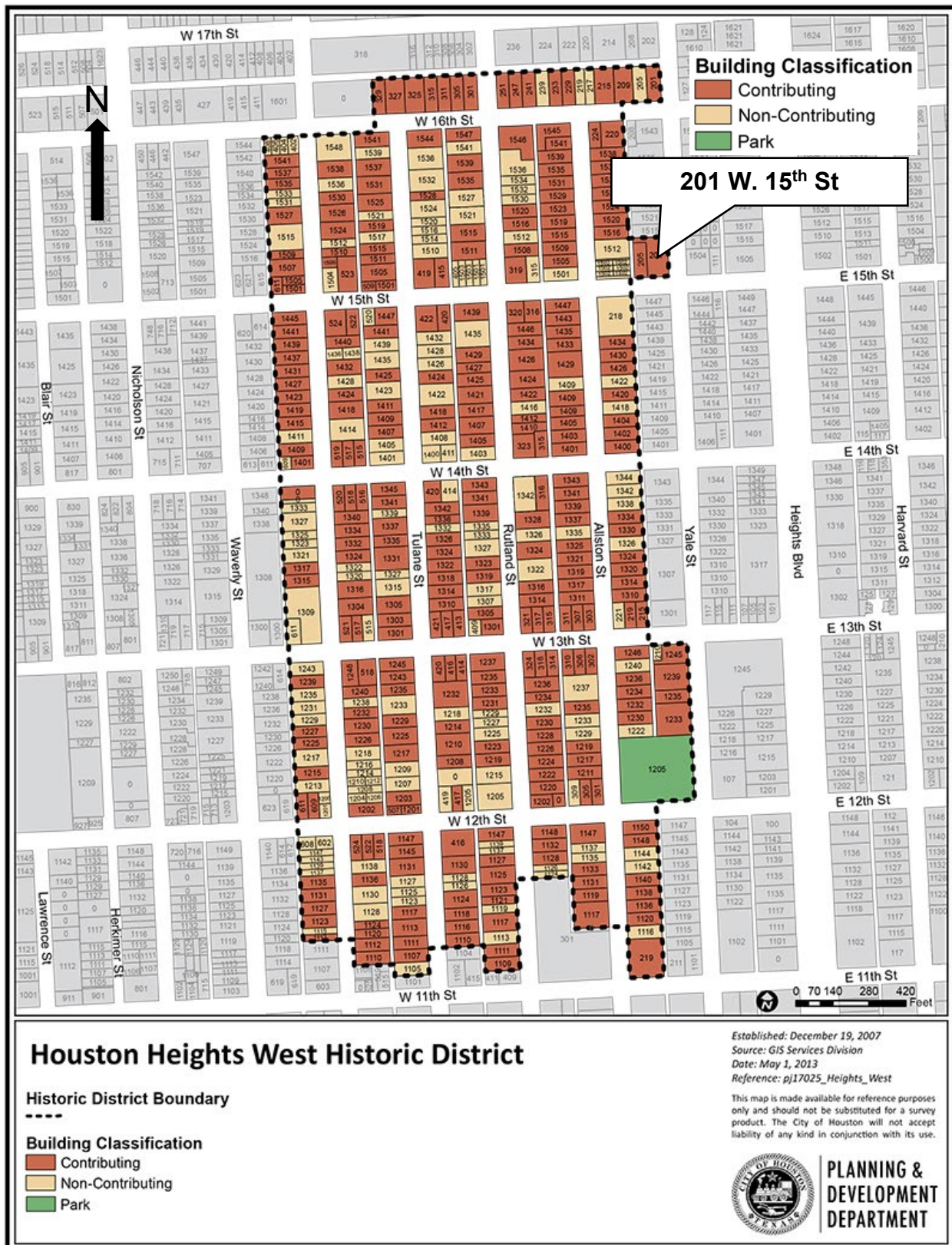
Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building 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
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(2)			
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HEIGHTS DESIGN GUIDELINES

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines. <i>The current design is internally illuminated, which violates Section 4.77 of the Heights Design Guidelines. Will meet Heights Design Guidelines with the Approval with Conditions.</i>
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PROPERTY LOCATION



INVENTORY PHOTO



CURRENT PHOTO



AERIAL VIEW OF PROPERTY



SEE ATTACHMENTS FOR DETAILS

DRAFT