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" noncorrosive fasteners

Public Comment: No public comment received.

Civic Association: No comment received.

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

HAHC Action: -

ITEM E9

August 14, 2025 HPO File No. 2025 0186

201 W. 15th St **Houston Heights West**

APPROVAL CRITERIA

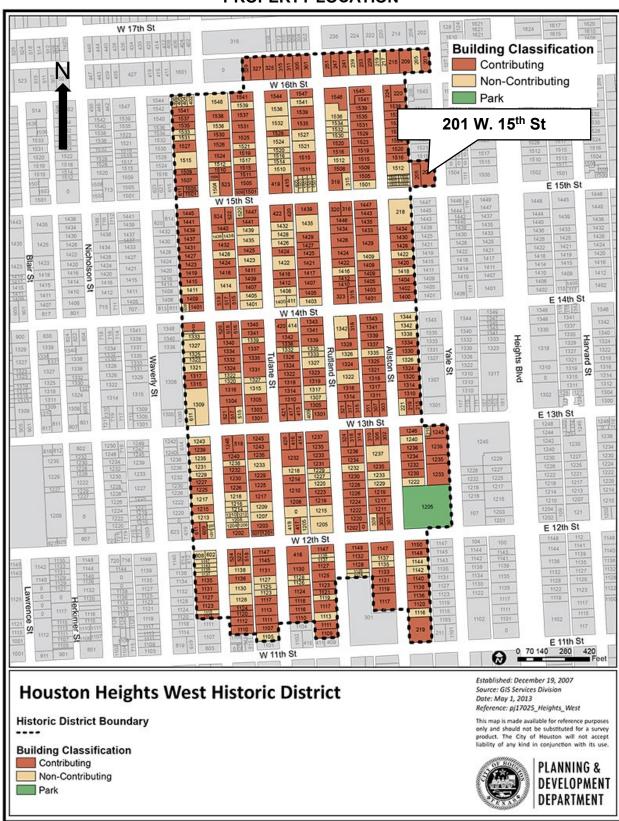
ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

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:

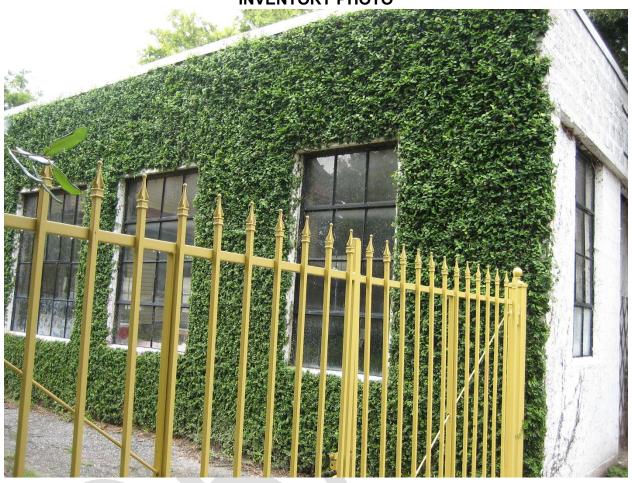
S	D	NA		S - satisfies D - does not satisfy NA - not applicable
\boxtimes			(1)	The proposed activity must retain and preserve the historical character of the property;
			(2)	The proposed activity must contribute to the continued availability of the property for a contemporary use;
			(3)	The proposed 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;
\boxtimes			(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;
\boxtimes			(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.
				HEIGHTS DESIGN GUIDELINES
				In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines. 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.

201 W. 15th St Houston Heights West

PROPERTY LOCATION



INVENTORY PHOTO

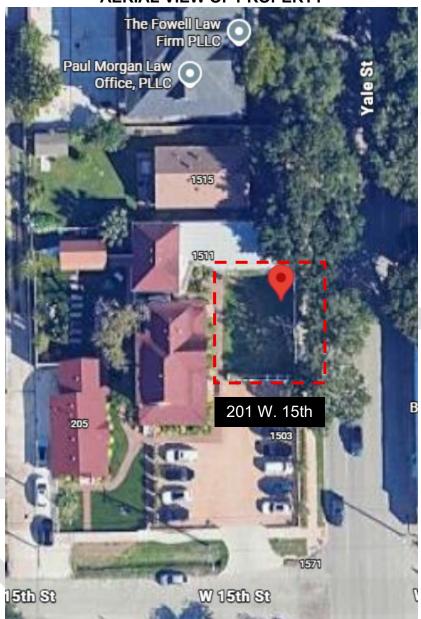


201 W. 15th St Houston Heights West

CURRENT PHOTO



AERIAL VIEW OF PROPERTY



201 W. 15th St Houston Heights West

SEE ATTACHMENTS FOR DETAILS

