

CERTIFICATE OF APPROPRIATENESS

Application Date: January 7, 2015

Applicant: James and Amy Pipe, owners

Property: 205 W. 16th Street, lots 47 & 48, and tract 46A, block 132, Houston Heights Subdivision.

Significance: The property is a vacant lot located in the Houston Heights Historic District West.

Proposal: Alteration – Revise a previously approved COA to include altering the previously approved window trim.

The proposed new residence received a Certificate of Appropriateness in November 2013. This application is a request to make revisions to the previously approved project. The applicant proposes to add approximately 6” of decorative crown moulding above the existing trim board.

See enclosed application materials and detailed project description on p. 5-11 for further details.

Public Comment: One who has expressed no objection. See Attachment A.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: Approved

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval
Effective: January 29, 2015



**PLANNING &
DEVELOPMENT
DEPARTMENT**

COA valid for one year from effective date. COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved project scope may require a new COA.



PROPERTY LOCATION
HOUSTON HEIGHTS HISTORIC DISTRICT WEST

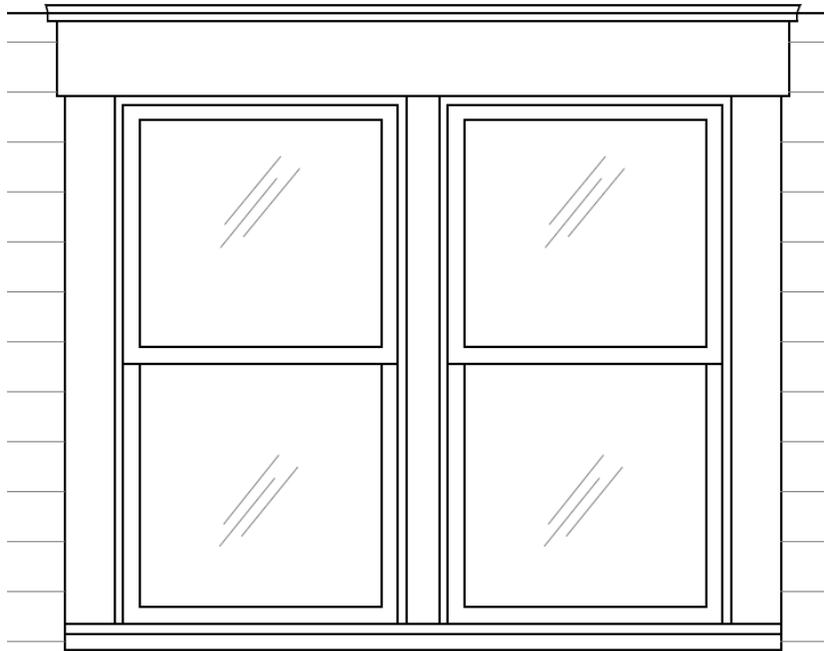


CURRENT PHOTO

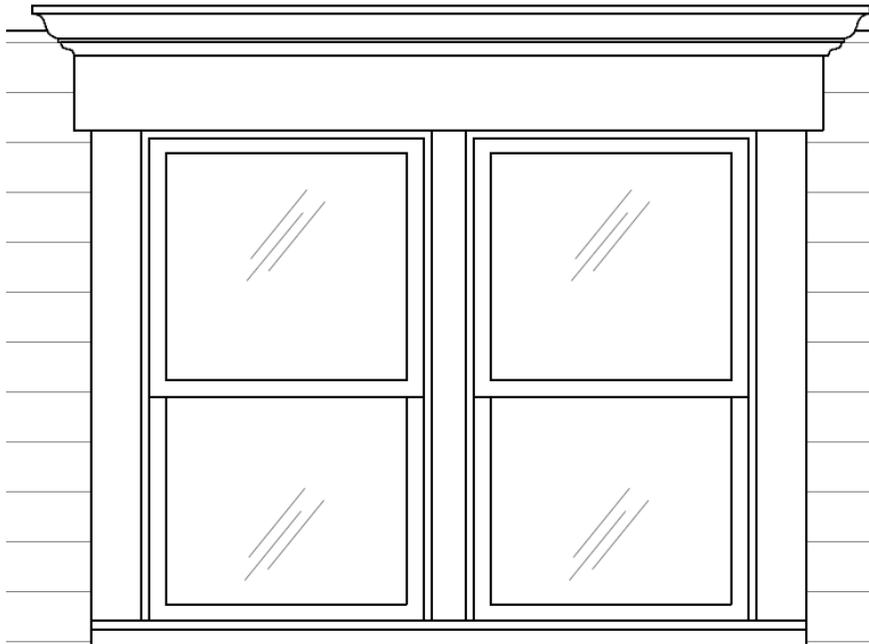


WINDOW TRIM ALTERATION

Previously Approved

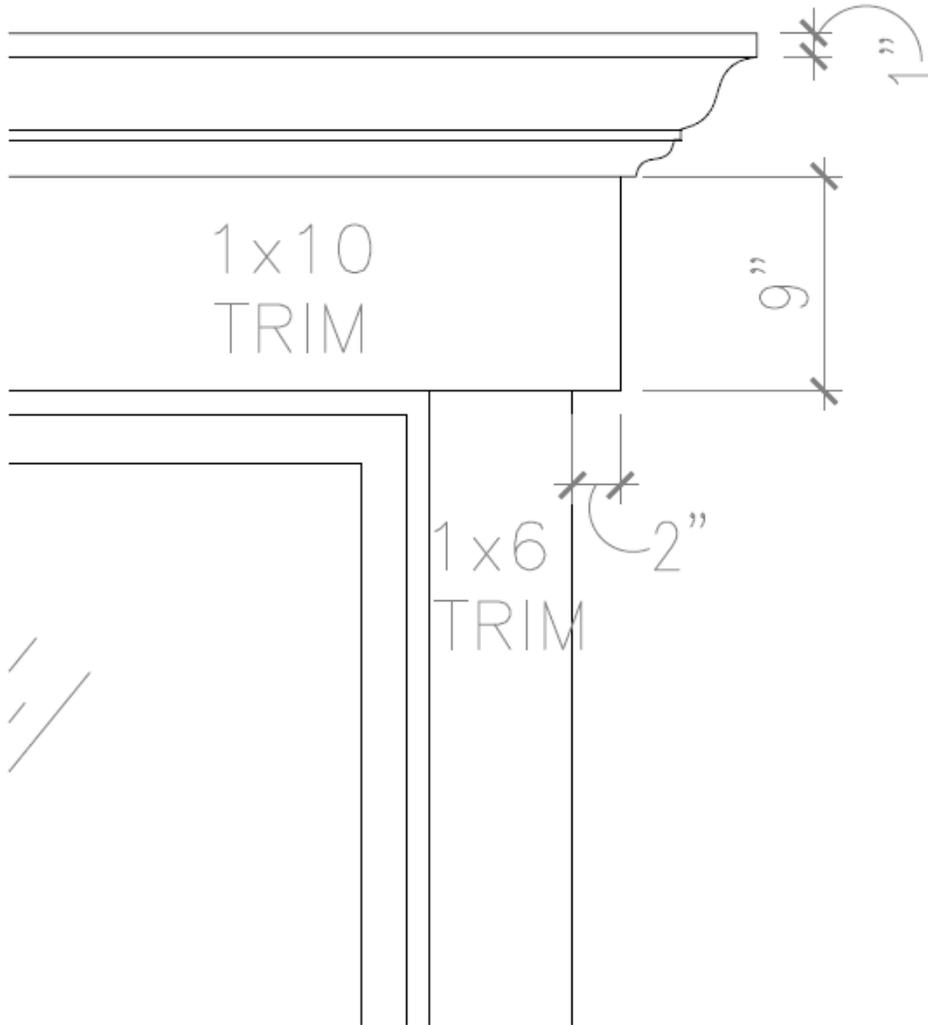


Proposed Alteration



WINDOW TRIM ALTERATION

Detail (Proposed)



WINDOW TRIM ALTERATION
SOUTH ELEVATION – FRONT FACING W. 16TH STREET
APPROVED NOVEMBER 2013



PROPOSED



**WINDOW TRIM ALTERATION
EAST SIDE ELEVATION**

APPROVED NOVEMBER 2013



PROPOSED



**WINDOW TRIM ALTERATION
WEST SIDE ELEVATION**

APPROVED NOVEMBER 2013



PROPOSED



**WINDOW TRIM ALTERATION
NORTH (REAR) ELEVATION**

APPROVED NOVEMBER 2013

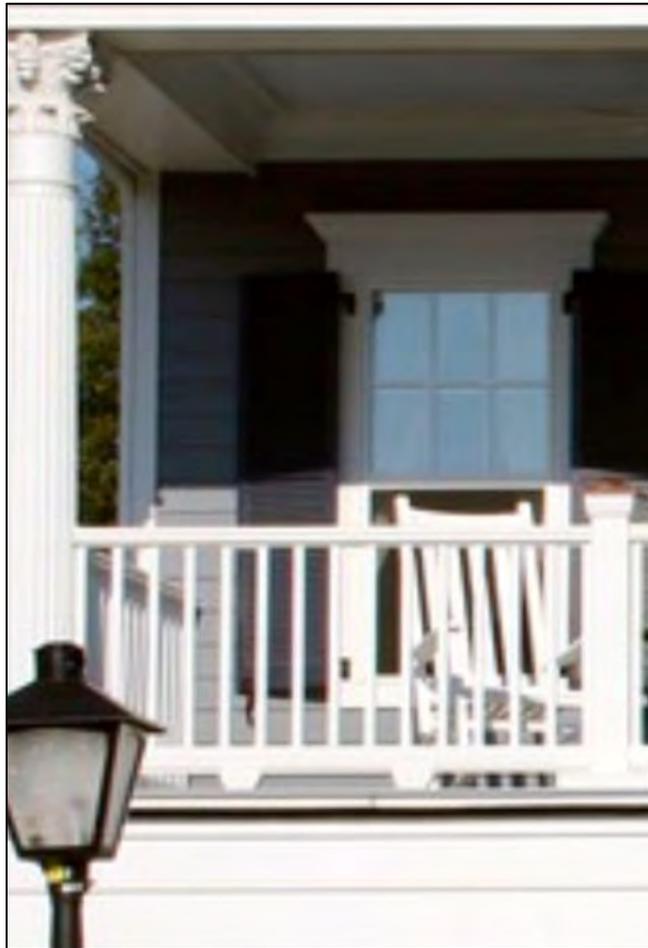


PROPOSED



TRIM EXAMPLE

PHOTO OF PROPOSED TRIM (UNKNOWN LOCATION)



PROJECT DETAILS

Exterior Materials: Install a more decorative style window trim to the tops of all the windows instead of the previously approved more simple trim design.

The previously approved trim was a 2 $\frac{3}{4}$ " crown moulding above 1"x10" trim board.

The proposed trim is to be a total of 6 $\frac{1}{4}$ " crown moulding (5 $\frac{1}{4}$ +1") above 1"x10" trim board.

See drawings for more detail.

ATTACHMENT A
PUBLIC COMMENT

Houston Heights West Historic District

Certificate of Appropriateness Applications for the January 2015 HAHC Meeting

Comments/Concerns from J. Kent Marsh

205 W 16th – NO OBJECTION

Generally, the proposed design is in character with that of the existing district. The only exception is the square windows which are not a prevalent design characteristic of the historic district. If the intent is to have a certain height window, the width should be adjusted so that the width to height relationship is more vertical than square.

From: Kent Marsh
Sent: Thursday, January 29, 2015 9:20 AM
To: DuCroz, Diana - PD
Cc: Wallace Brown, Margaret - PD
Subject: 205 W. 16th Street Certificate of Appropriateness Application - Clarification of Recommendation

After receiving additional information regarding the proposed modified window trim for the top of all windows, I would like to clarify my position regarding this application. While I support the staff concern regarding the need for simplicity in design to be compatible with existing contributing structures, I will not object to the proposed window trim modification. One of the unique characteristics of the Houston Heights West Historic District is its subtle variety of architectural elements that contradict a monotonous visual image. While I could support the denial if all of the window trim for the top, sides and bottom would be proposed to be highly stylistic, keeping the remainder of the window trim simple and in line with both the contributing and new construction in the District while adding a slight variation at the top should be considered acceptable. Therefore, I still have **NO OBJECTION** to this proposed modification.

J. Kent Marsh, AICP CUD
Vice President