

**HISTORIC LANDMARK COMMISSION**  
**JANUARY 27, 2014**  
**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS**  
**C14H-1978-0035**  
**Jacoby-Pope Building**  
**200 E. 6<sup>th</sup> Street**

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**PROPOSAL**

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Install new doors and windows on the west (Brazos Street) elevation of the building, with new openings in the brick wall.

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**PROJECT SPECIFICATIONS**

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The applicant proposes to remove existing infill at the site of historic openings and to pierce new openings through the masonry wall on the first floor of the west wall of the building for new door and windows. The existing ground floor on the west side is currently unbroken with windows and doors. Existing arches indicate old openings in the wall – these will be retained and will inform the location of some of the new windows. In other areas, the existing masonry will be removed with hand tools, and new openings created. The new windows and doors will allow for an expanded use of the ground floor of the building, and the openings will line up with existing windows and doors on the second floor of the building.

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**STANDARDS FOR REVIEW**

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The Commission's Standards for Review of applications for Certificates of Appropriateness include:

- Do not destroy the distinguishing original qualities or character of a building, structure, or site and its environment. Avoid the removal or alteration of any historic material or distinctive architectural features.
- Recognize all buildings, structures, and sites as products of their own time. Do not construct alterations which have no historical basis and which seek to create an earlier appearance.
- Repair, rather than replace deteriorated architectural features wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Base the repair or replacement of missing architectural features on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
- Contemporary design for alterations and additions to existing properties are appropriate when such alterations and additions do not destroy significant historic, architectural, or cultural material and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.

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**COMMITTEE RECOMMENDATIONS**

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The Committee has reviewed this project on several occasions, and the current design met with approval with the recommendation that the new doors and windows not match the historic features exactly.

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**STAFF RECOMMENDATION**

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Approve as proposed. Although staff is normally very concerned about the removal of historic fabric, this proposal involves very sensitive design, which will allow the building to be used more successfully than it ever has been in the past, and is in the spirit of the historic architecture of the building.