

CERTIFICATE OF APPROPRIATENESS

Applicant: Ivan Wright, owner

Property: 1806 Decatur, Tracts 7A & 8A, Block 44, Baker W R SSBB Subdivision. The property includes a historic 1,285 square foot, one-story wood frame single-family residence situated on a 3,000 square foot interior lot. Remodeled c. 2008. Carport added c. 1992

Significance: Noncontributing residence, constructed circa 1950 or earlier, located in the Old Sixth Ward Historic District.

Proposal: Alteration – Addition

The applicant proposes to:

- Remove existing 216 SF detached Carport
- 2-story addition at north wall of existing residence
- Addition of 564 SF (conditioned living space) living space (1 bedroom, 1 bath) on second floor
- Addition of 534 SF attached Carport on first floor
- **Information subject to change before final report.**

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval with conditions:

- that the windows be changed to match the Old Sixth Ward context area and design guidelines.

HAHC Action: -

APPROVAL CRITERIA

ALTERATIONS TO NONCONTRIBUTING STRUCTURES

Sec. 33-241.1(b): Director shall issue a certificate of appropriateness for the alteration, rehabilitation, or restoration of a non-contributing structure or an addition to a noncontributing structure in an 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

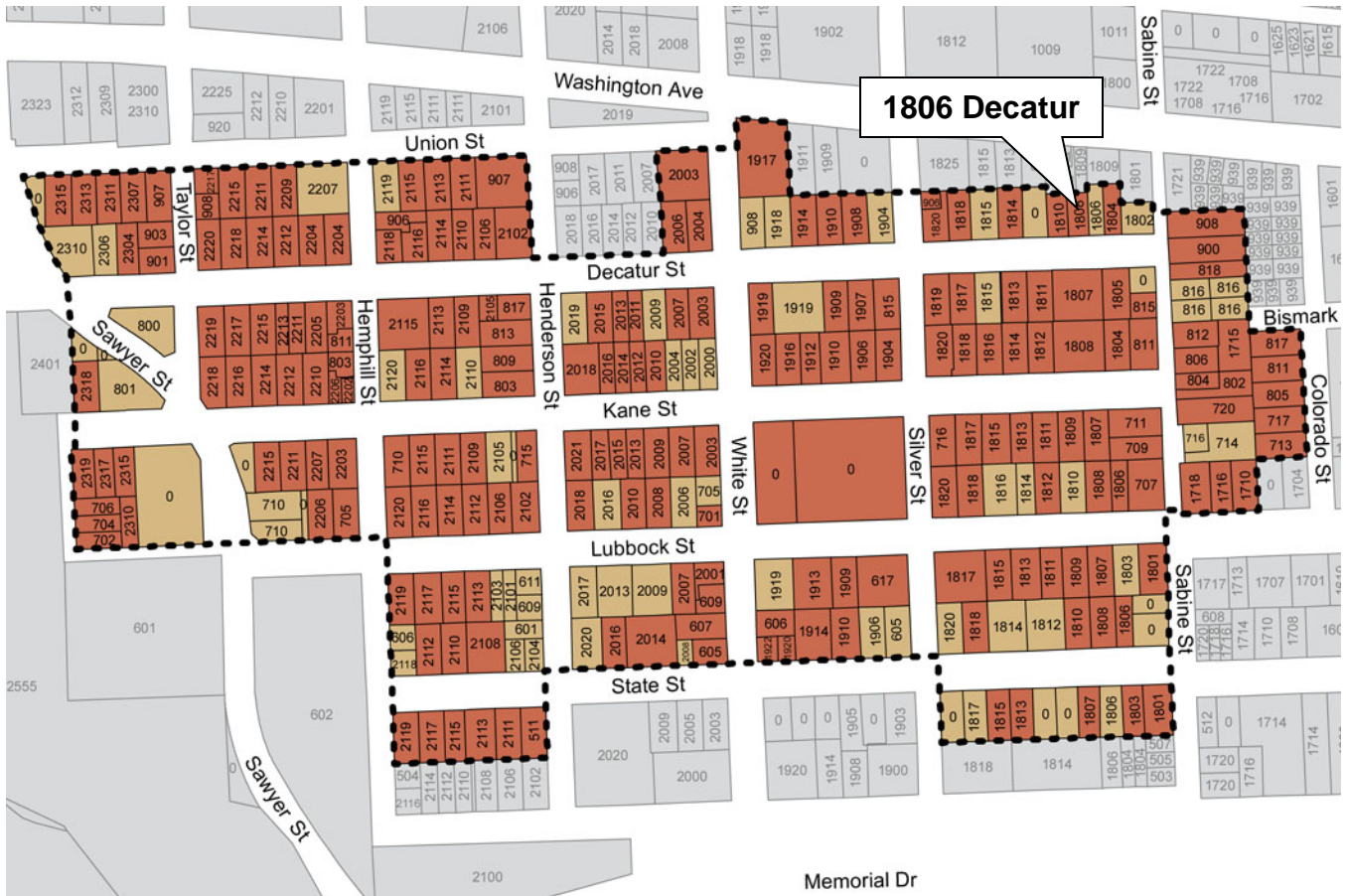
- (1) For an alteration, rehabilitation, or restoration that does not require the removal or replacement of the structural elements, not including the foundation, within 67 percent of the structure:
 - (a) The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance; and
 - (b) The proposed activity must match the architectural features, materials, and character of either the existing noncontributing structure or the contributing structures within the context area.
- (2) For an alteration, rehabilitation, or restoration that requires the removal or replacement of the structural elements, not including the foundation, within 67 percent or more of the structure, the director shall refer the application to the HAHC, which shall approve a certificate of appropriateness if the result of the project conforms to the requirements for new construction in a historic district in section 33-242 of this Code.
- (3) For an addition to a noncontributing structure:
 - (a) 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 from the property line of similar elements of existing contributing structures in the context area; and
 - (b) The noncontributing structure with the constructed addition is compatible with the typical proportions and scale 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.



PROPERTY LOCATION
OLD SIXTH WARD HISTORIC DISTRICT



Building Classification

- Contributing
- Non-Contributing
- Park

HISTORIC PHOTO C. 1973



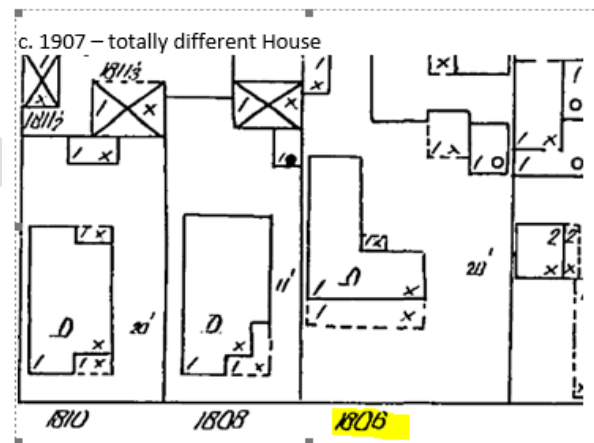
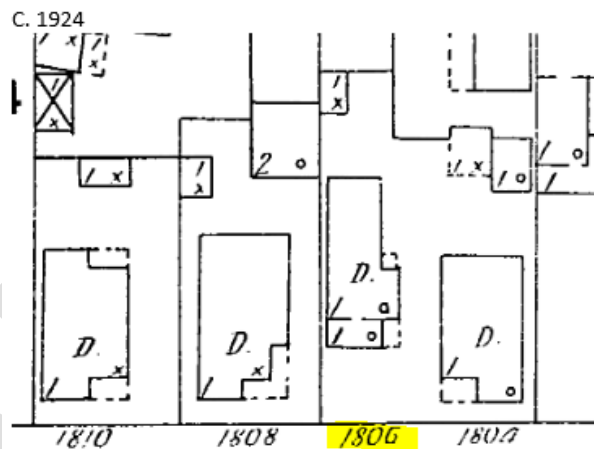
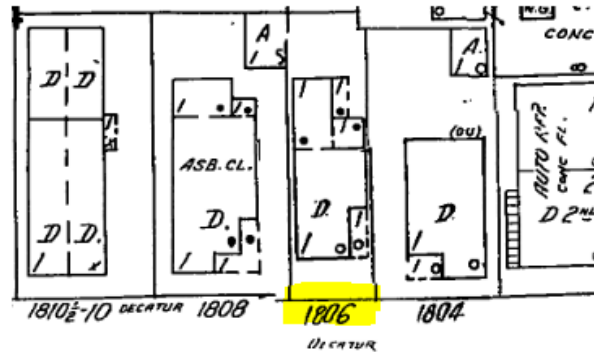
NO INVENTORY PHOTO – GOOGLE STREET VIEW C. 2011



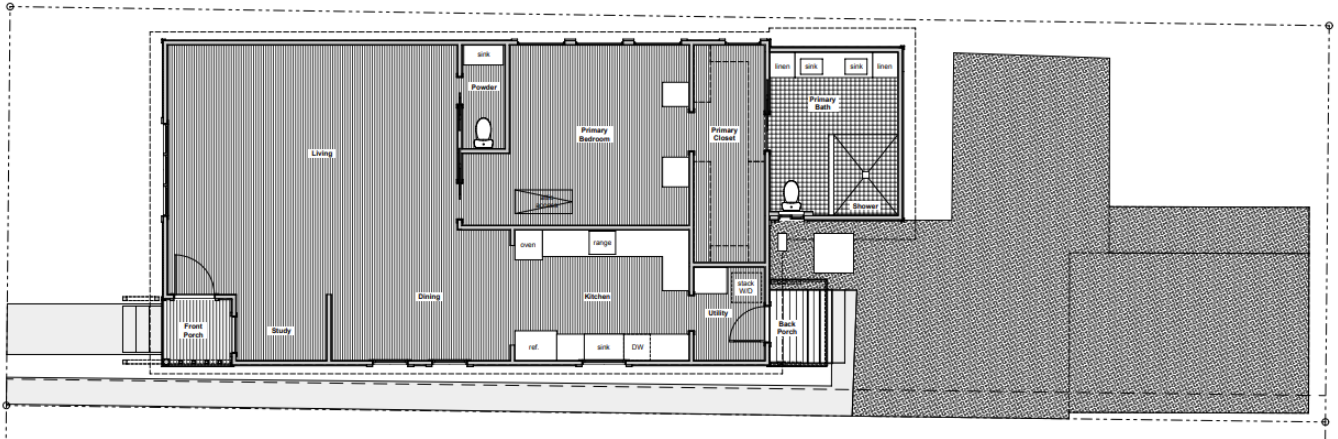
SANBORN MAP RESEARCH – COULD HAVE BEEN BUILT EARLIER THAN C. 1950

HCAD STATES 1955

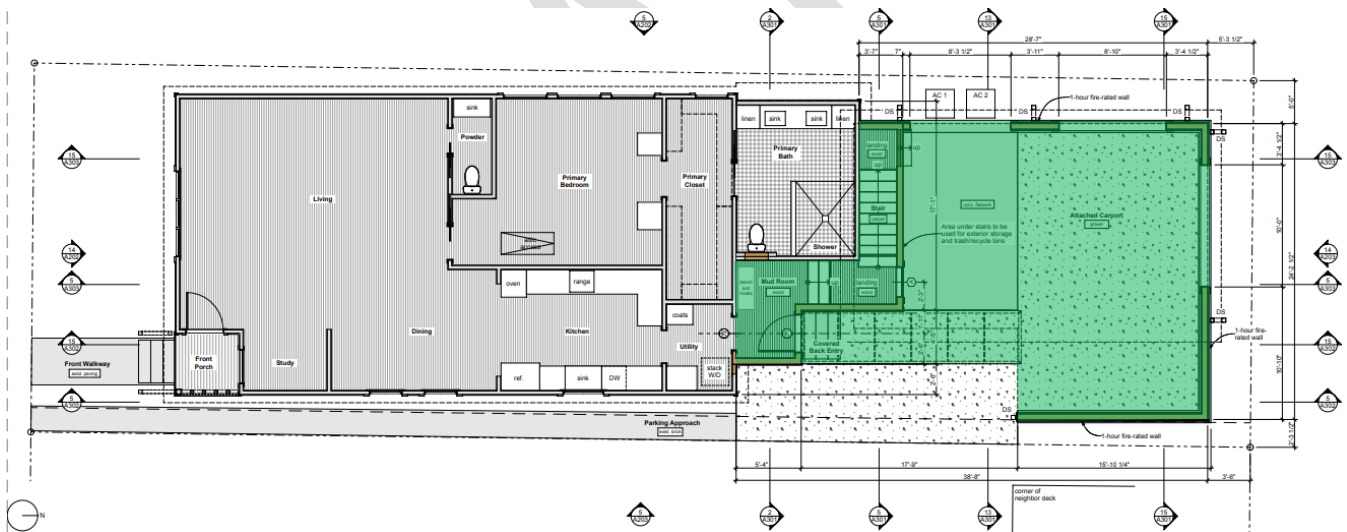
here is the Sanborn from C. 1950 looks like it's older than 1955 at least..
(looks like it was moved forward from the c. 1924 version.



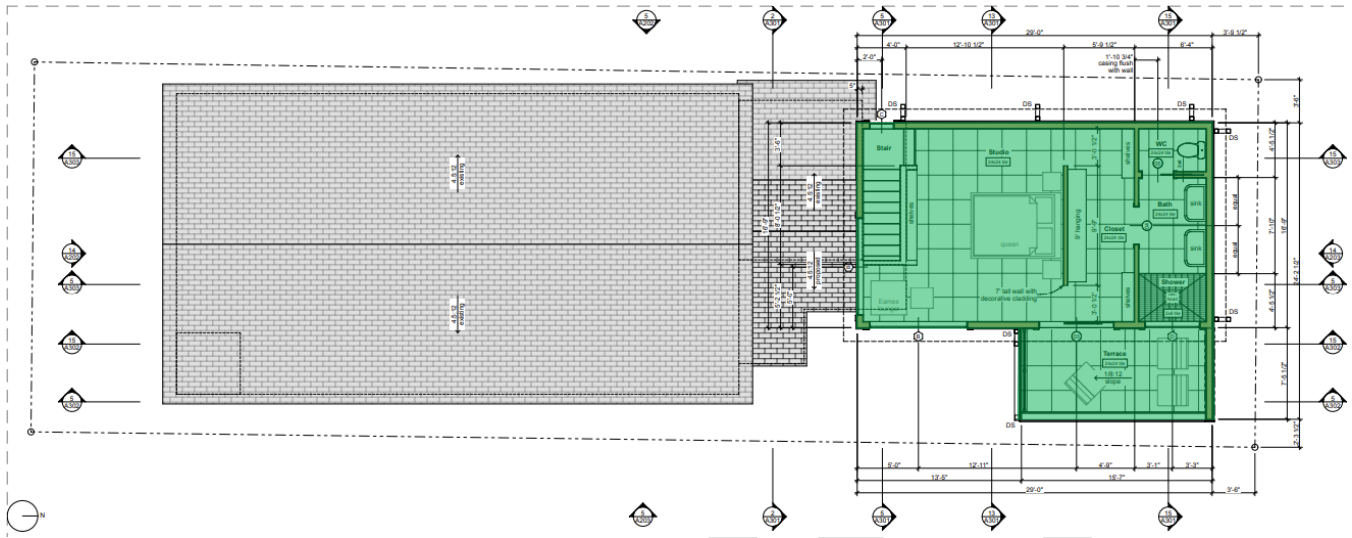
**FIRST FLOOR PLAN
 EXISTING**



**FIRST FLOOR PLAN
 PROPOSED**

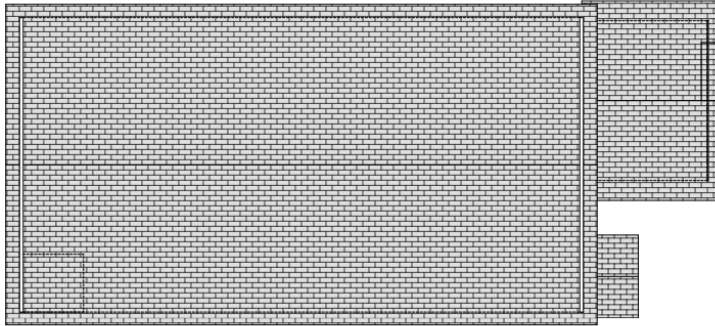


SECOND FLOOR PLAN
PROPOSED

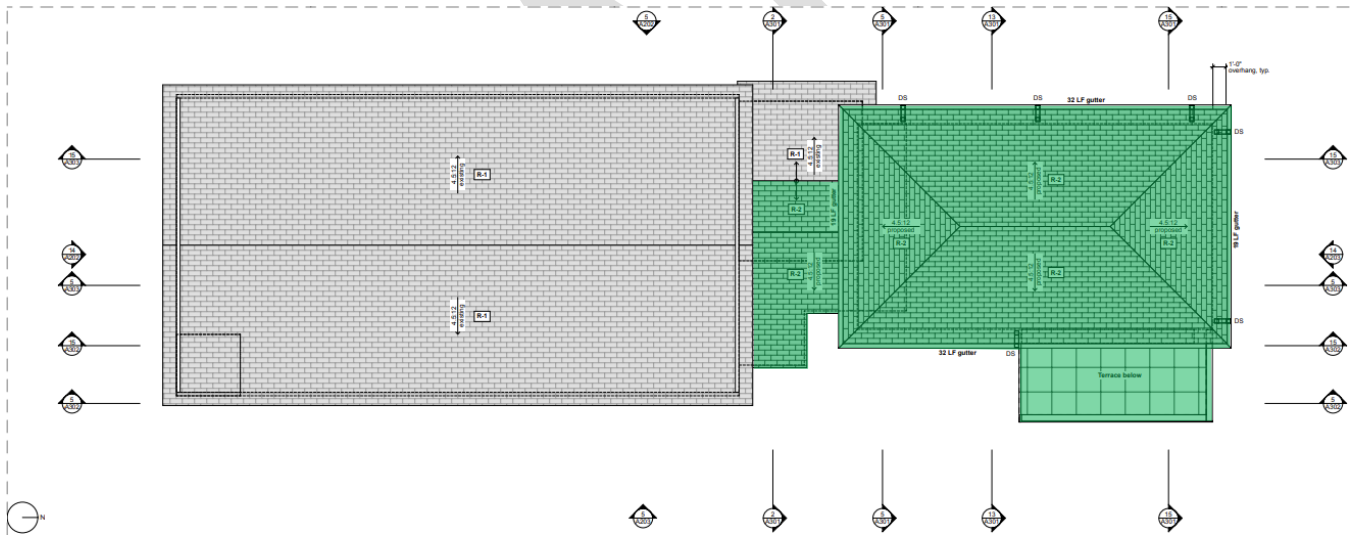


DRAFT

ROOF PLAN
EXISTING



ROOF PLAN
PROPOSED



SOUTH ELEVATION

EXISTING



SOUTH ELEVATION

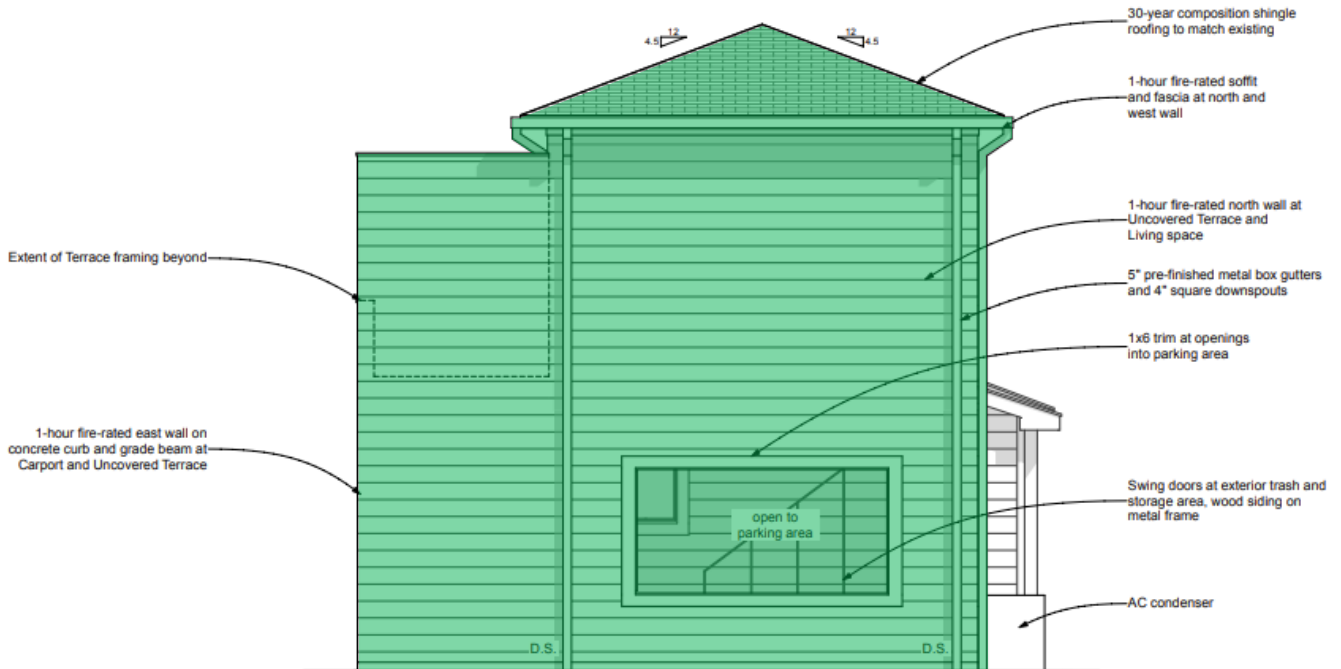
EXISTING



**NORTH ELEVATION
EXISTING**



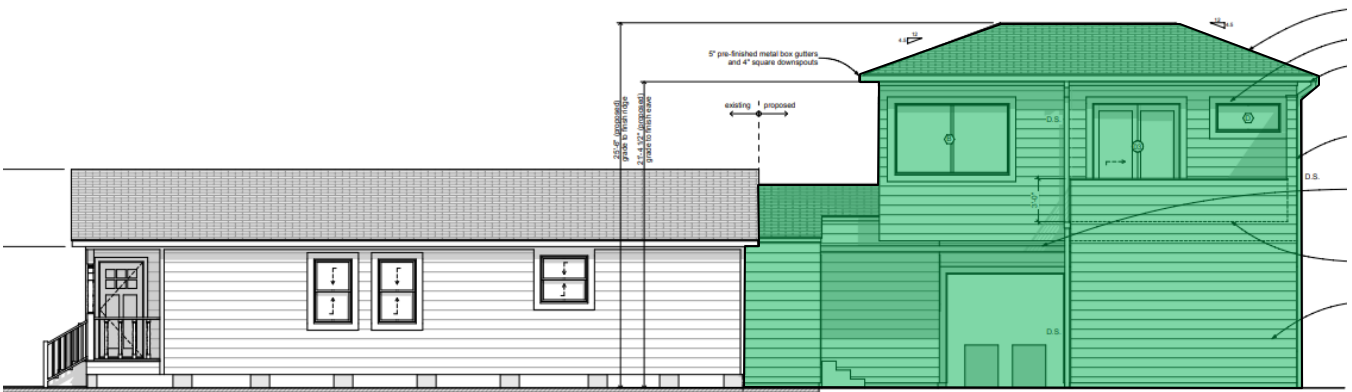
**NORTH ELEVATION
PROPOSED**



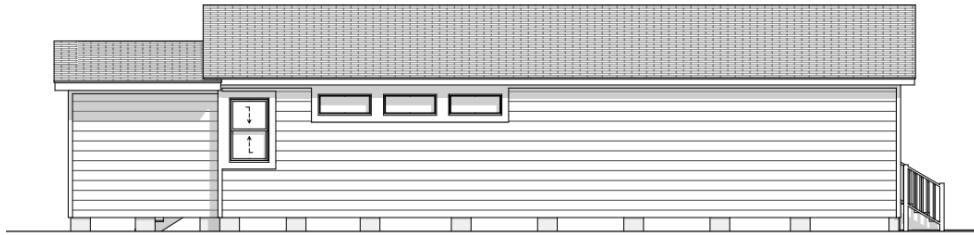
**EAST ELEVATION
EXISTING**



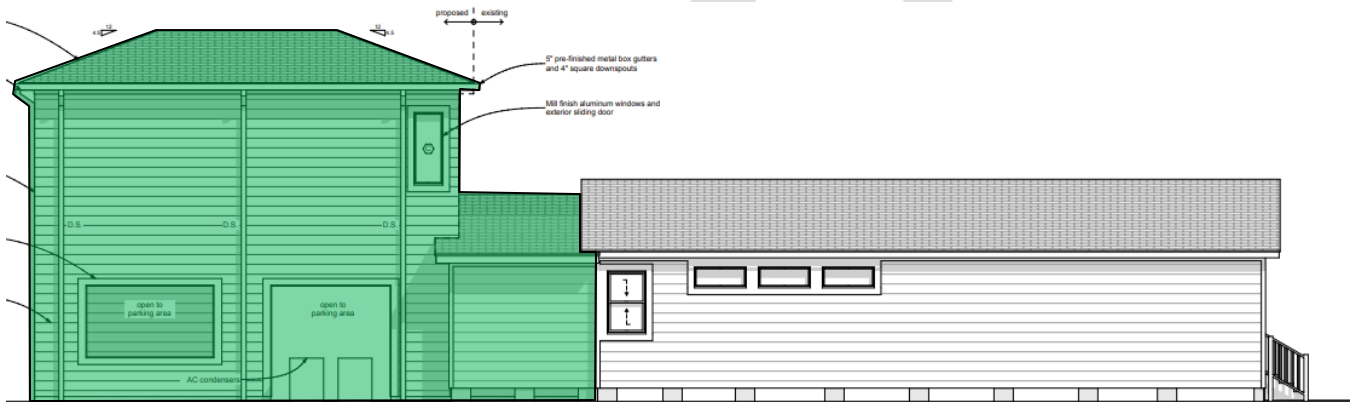
**EAST ELEVATION
PROPOSED**



**WEST ELEVATION
EXISTING**



**WEST ELEVATION
PROPOSED**



3-D MODEL



