

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 – Openings

- Replace existing aluminum 3-part window on front elevation with same lite pattern and aluminum material.
- Side and rear elevation windows to be replaced with 1/1 vinyl windows (see image pg 8)
- Secure existing door in place, make repairs as necessary and wall in from the inside, maintaining current appearance.
- Create a new opening to the left of the front entrance with similar style of wood door.
- Remove non-original shutters
- **Information subject to change before final report.**

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

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.

Proposed front window lite pattern matches existing noncontributing, all other windows match 1/1 simplified lite pattern currently on the home. Proposed additional front door is similar to many existing contributing structures in Old Sixth Ward with two front entrances.

(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

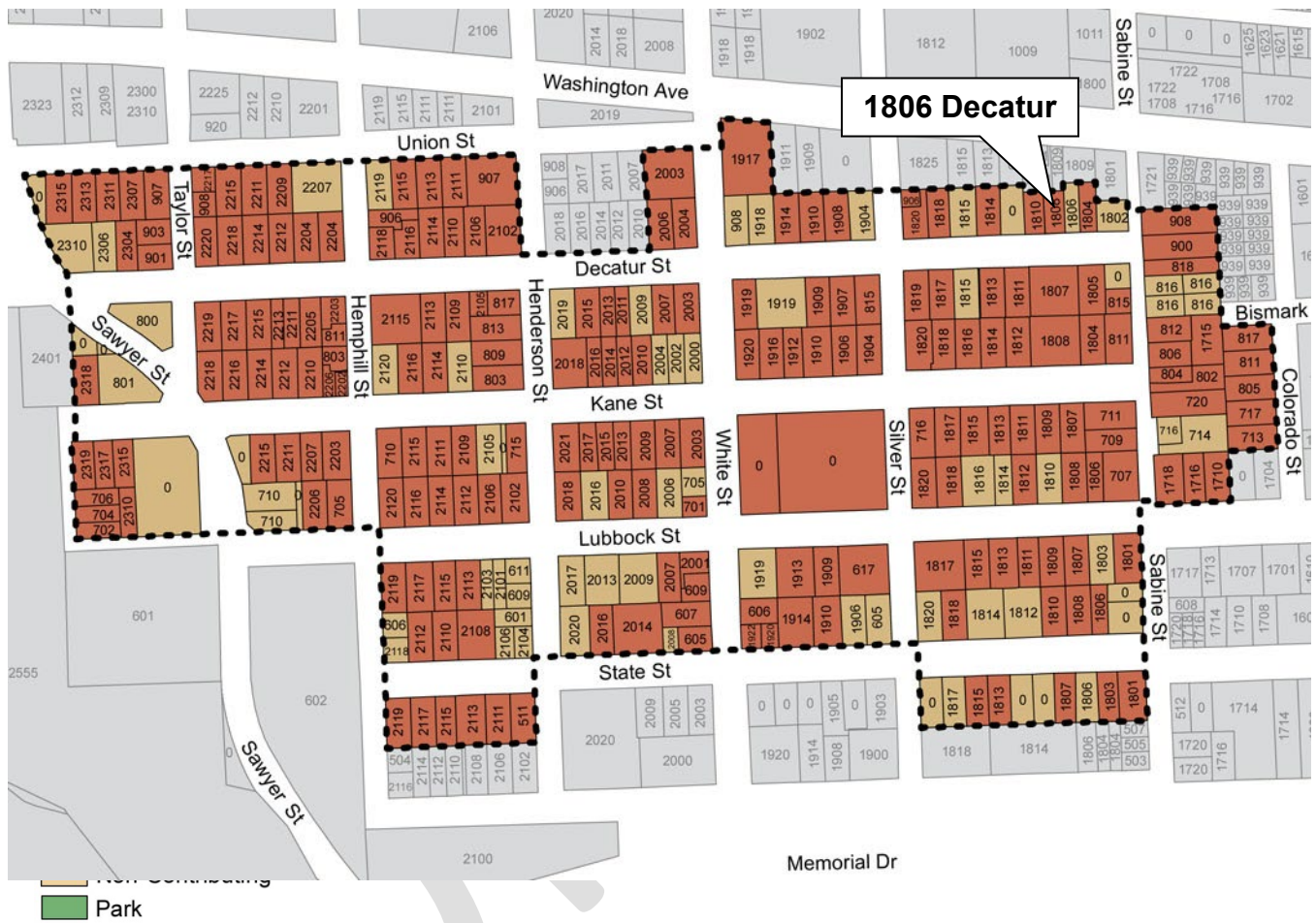
(b) The noncontributing structure with the constructed addition is compatible with the typical proportions and scale of existing contributing structures in the context area.

OLD SIXTH WARD DESIGN GUIDELINES

In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines.
Proposed front door is



PROPERTY LOCATION
OLD SIXTH WARD HISTORIC DISTRICT



HISTORIC PHOTO C. 1973



NO INVENTORY PHOTO – GOOGLE STREET VIEW C. 2011



(non historic shutters to be removed)

CURRENT PHOTO (DOOR TO REMAIN/WALLED FROM INSIDE)

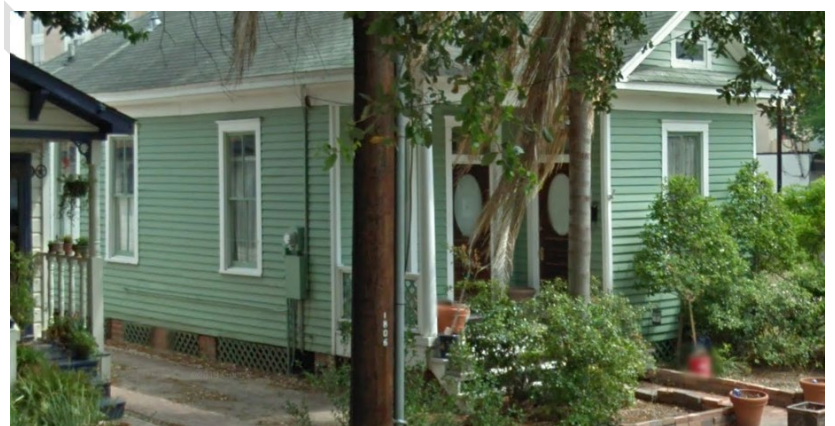


(SECOND DOOR TO BE INSTALLED ON LEFT)



PROPOSED:

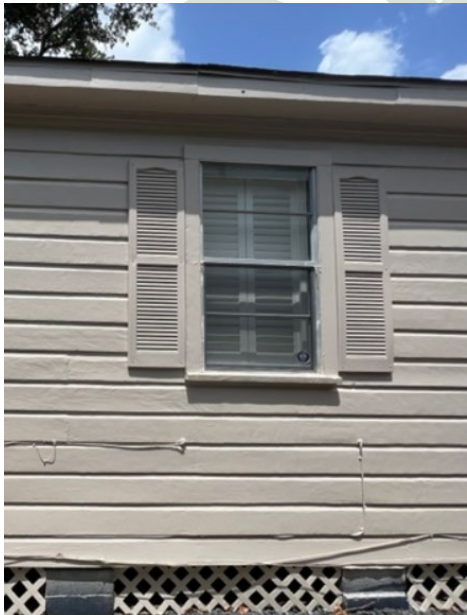
New Door will go in the red block.



DOUBLE ENTRY SIMILAR TO 1804 DECATUR



EAST SIDE:



WEST SIDE:



SOUTH ELEVATION – FRONT FACING DECATUR STREET
EXISTING



PROPOSED – SAME LITE PATTERN FOR FRONT WINDOW (83" X 56")



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PROPOSED NEW WINDOWS FOR SIDE ELEVATIONS/REAR



CERTIFICATE OF APPROPRIATENESS WINDOW WORKSHEET



**PLANNING &
DEVELOPMENT
DEPARTMENT**

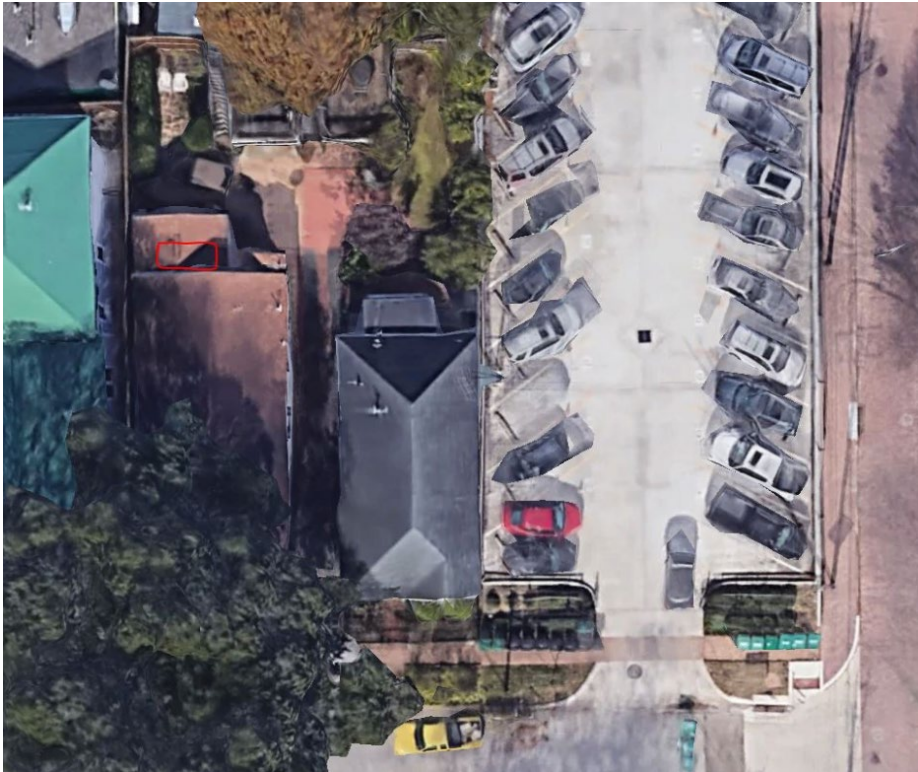
EXISTING WINDOW SCHEDULE								
Window	Material	Lite Pattern	Style	Dimensions	Mounting Profile	Original/ Replacement	Existing To Remain	Other
<i>Ex. A1</i>	<i>Wood</i>	<i>1/1</i>	<i>DH</i>	<i>32 x 66</i>	<i>Recessed</i>	<i>Original</i>	<i>No</i>	
A	glass block		Glass Block	29.5w x 14.5h	flush	replacement	no	primary bath
B	glass block		Glass Block	29.5w x 14.5h	flush	replacement	no	primary bath
C	aluminum	1/1	Single Hung	22.5w x 10.5h	recessed	replacement	yes	primary bath
D	Aluminum	1/1	Single hung	60w x 55h	recessed	original	no	primary bedroom
E	Glass block		Glass Block	30.5w x 30.5h	flush	replacement	no	hall bath
F	Aluminum	1/1	Single hung	60w x 55h	recessed	original	no	W Side bedroom
G	Aluminum	1/1	Single Hung	83w x 55.5h	recessed	original	no	front living
H	Aluminum	1/1	Single Hung	30.25w x 50.5h	recessed	original	no	side dining
I	Aluminum	1/1	Single Hung	34w x 35h	recessed	original	no	kitchen

DAMAGE TO EXISTING WINDOWS							
Window	Broken Glass	Painted Shut	Inoperable/Cut Sash Cords/Weights	Rotten Rails/Stiles	Rotten Sill	Rotten/Broken Frame	Other Damage/ Description
<i>Ex. A1</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>N</i>	<i>Y</i>	<i>N</i>	<i>Missing Parts</i>
A							
B							
C							
D	aluminum					Y	Most of the windows
E							
F	aluminum					Y	have huge amount
G	aluminum					Y	of wear-tear, due to which
H	aluminum					Y	it is falling apart and have
I	aluminum					Y	some black molding in the frames as well.

PROPOSED WINDOW SCHEDULE								
Window	Material	Lite Pattern	Style	Dimensions	Mounting Profile	Brand or Equivalent	Existing To Remain	Other
<i>Ex. A1</i>	<i>Wood</i>	<i>1/1</i>	<i>DH</i>	<i>32 x 66</i>	<i>Recessed</i>	<i>WindowCo.</i>	<i>No</i>	
A	Glass Block							removed
B	Glass Block							removed
C	aluminum	1/1					yes	keep same
D	aluminum	1/1	Single hung	60w x 55h	recessed		no	Removed
D-1	vinyl	1/1	transom	36wx18h	recessed	Trophy Glass	no	primary bedroom
D-2	vinyl	1/1	transom	36wx18h	recessed	Trophy Glass	no	primary bedroom
D-3	vinyl	1/1	transom	36wx18h	recessed	Trophy Glass	no	primary bedroom
F	aluminum	1/1	Single Hung	60w x 55h				Removed
G	aluminum	same	2 SH 1 Fixed	83"w x 56"h	recessed	Star Windows	no	front living
H	vinyl	1/1	Single Hung	30.25w x 50.5h	recessed	Trophy Glass	no	side dining
H-2	vinyl	1/1	Single Hung	30.25w x 50.5h	recessed	Trophy Glass	no	side dining (new)
I	vinyl	1/1	Single Hung	40w x 40h	recessed	Trophy Glass	no	kitchen
J	vinyl	1/1	single hung	36w x 60h	recessed	Trophy Glass	no	Egress/closet

- Must include photos of all windows and indicated damage
 - Must include specification sheet and manufacturer's details for all proposed new windows
- **Use additional sheets if necessary

SKYLIGHT LOCATION – EXEMPT, NOT VISIBLE FROM STREET



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.

