

CERTIFICATE OF APPROPRIATENESS

Application Date: April 11, 2024

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 windows.
- **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

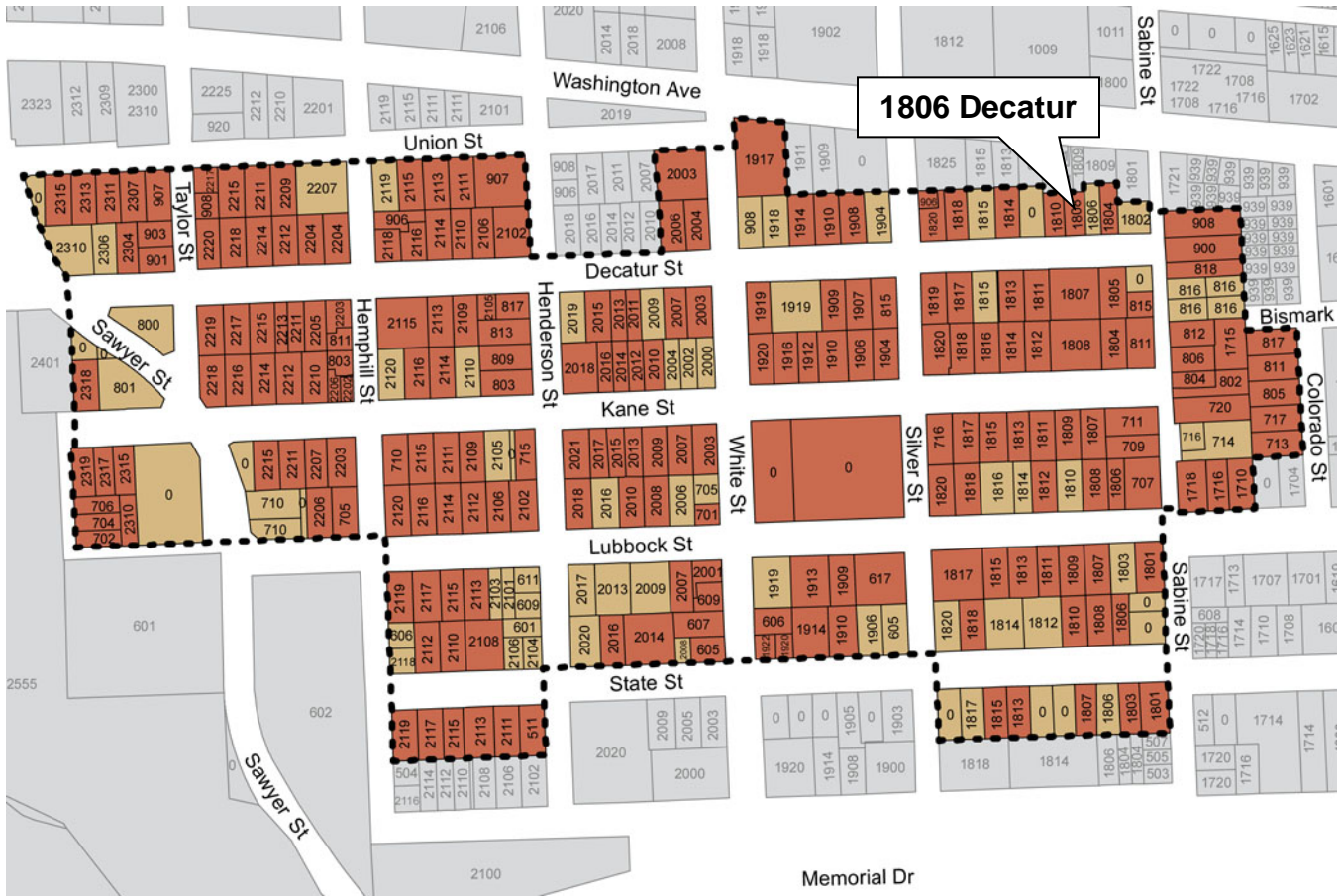
- (1) For an alteration, rehabilitation, or restoration that does not require the removal or replacement of the structural elements, not including the foundation, within 67 percent of the structure:
 - (a) The proposed activity must recognize the building, structure, object or site as a product of its 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.
- (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

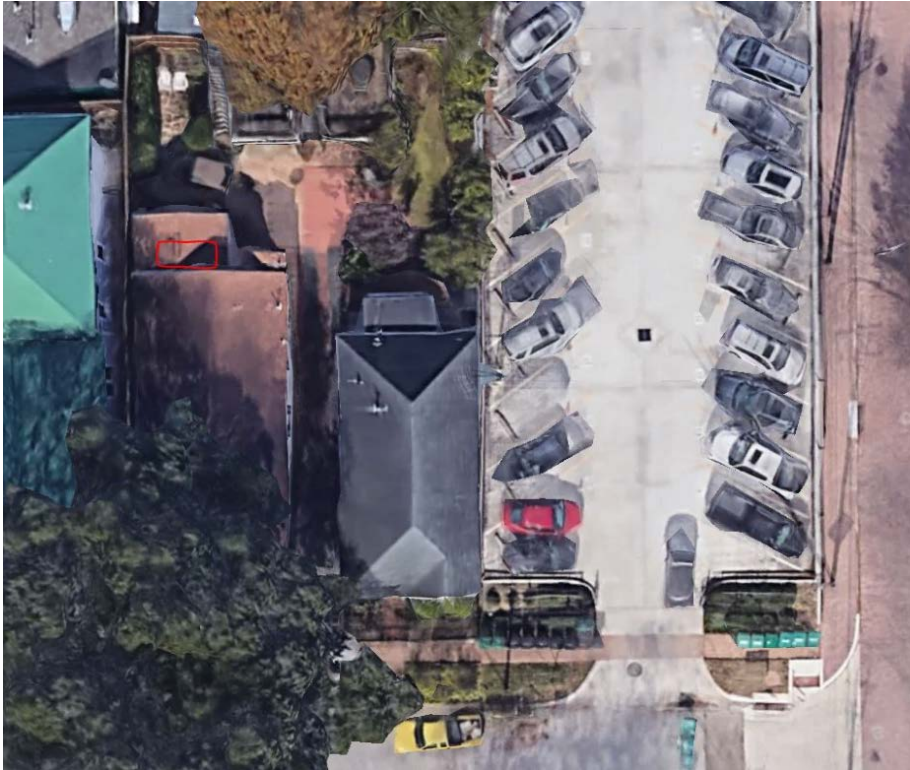


HISTORIC PHOTO C. 1973



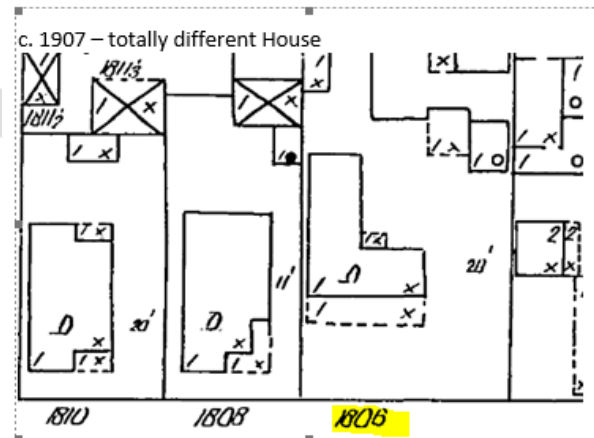
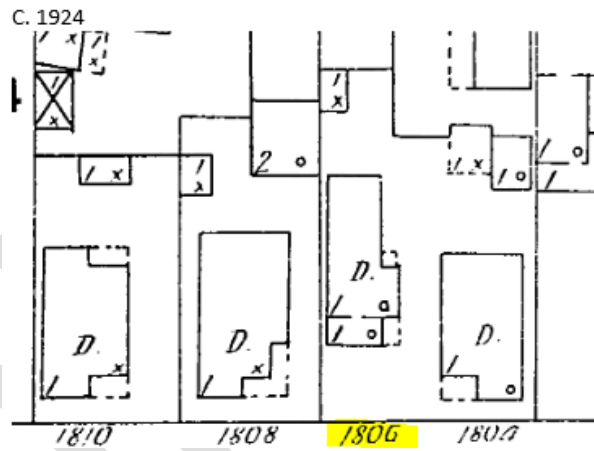
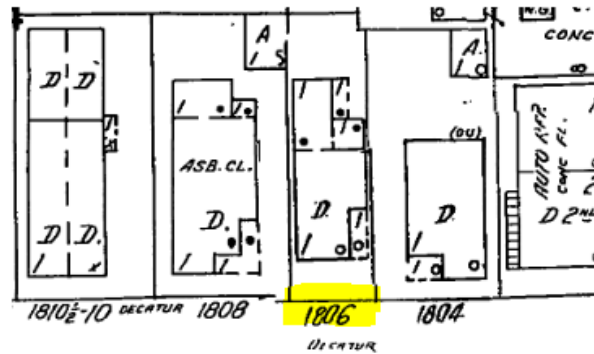
NO INVENTORY PHOTO – GOOGLE STREET VIEW C. 2011





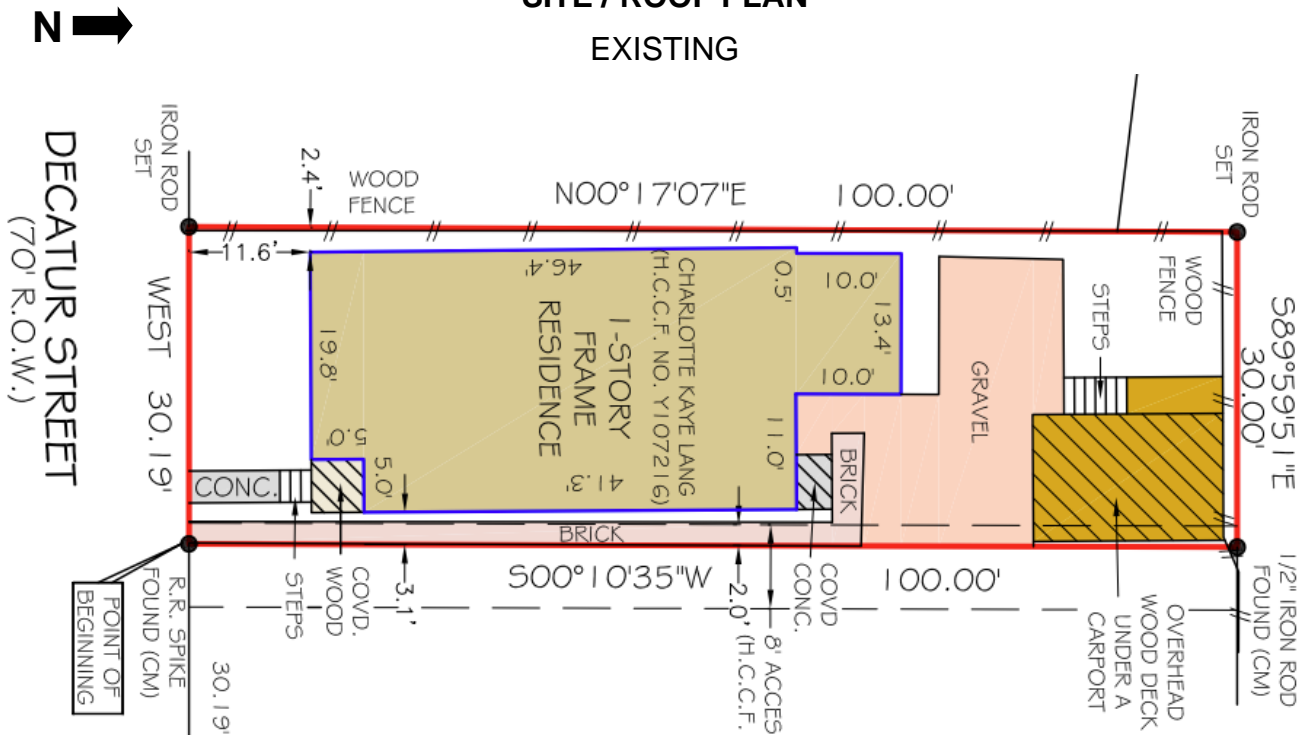
SANBORN MAP RESEARCH – COULD HAVE BEEN BUILT EARLIER THAN C. 1950
HCAD STATES 1955

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.

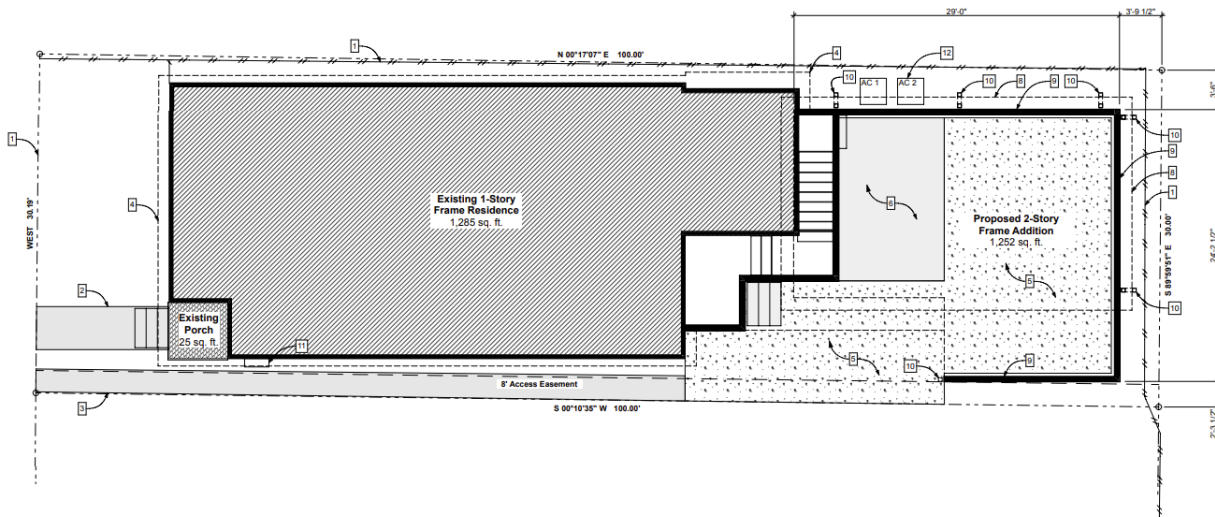


SITE / ROOF PLAN

EXISTING

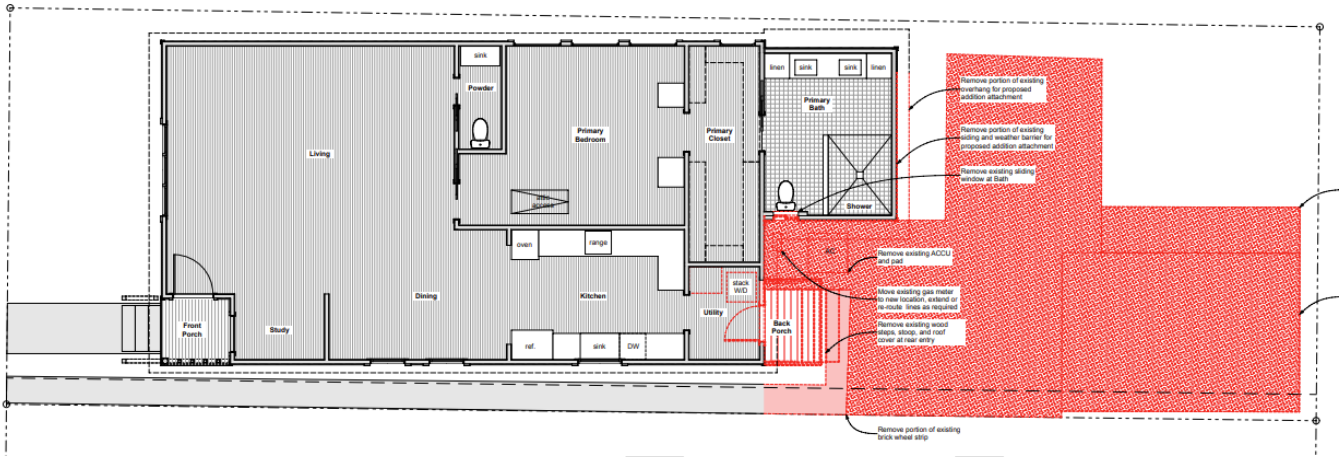


PROPOSED

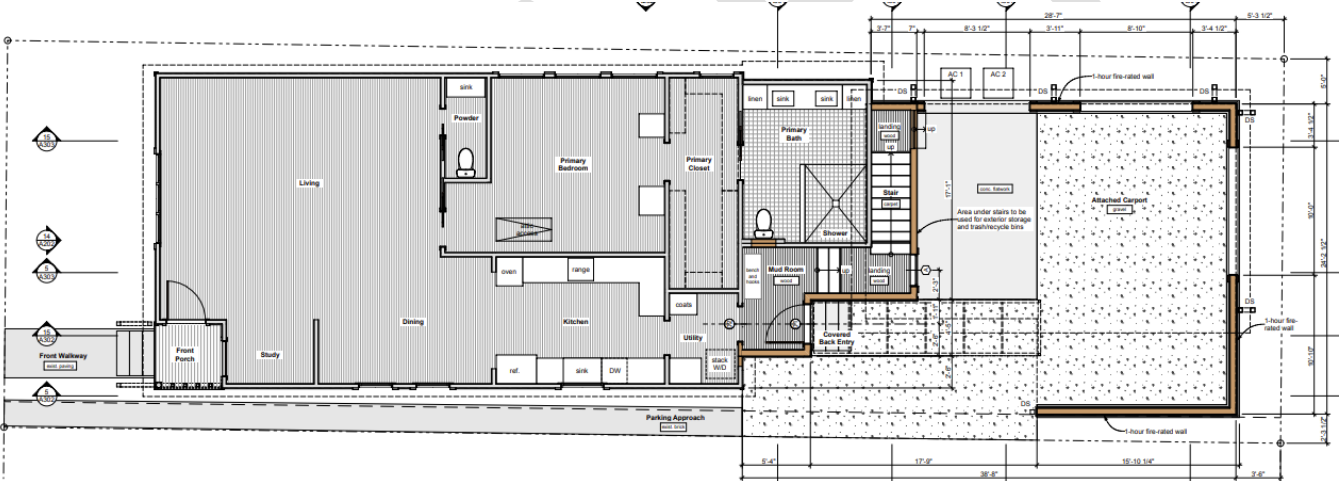


FIRST FLOOR PLAN

EXISTING

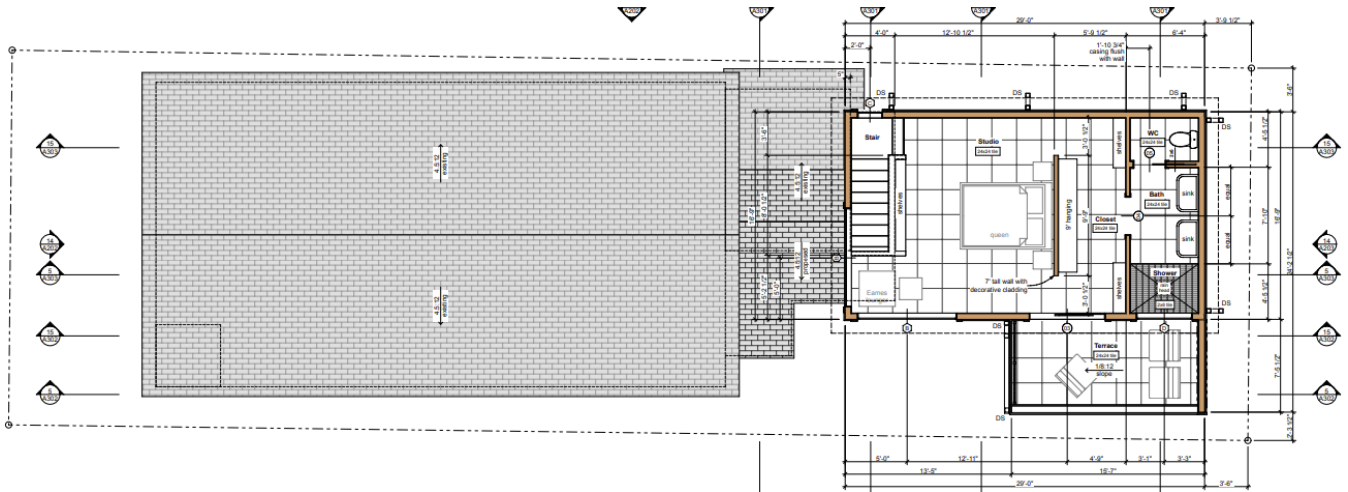


PROPOSED

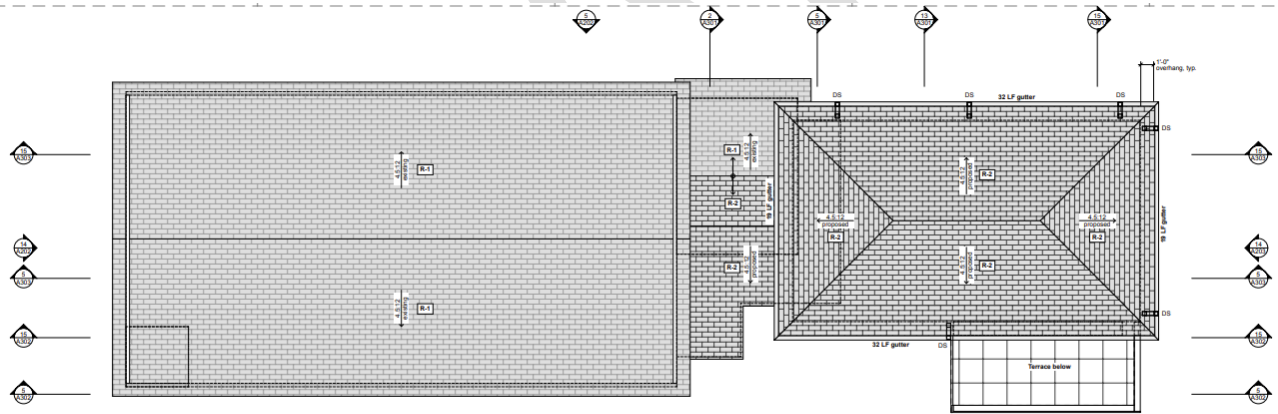


SECOND FLOOR PLAN

EXISTING



ROOF PLAN
PROPOSED

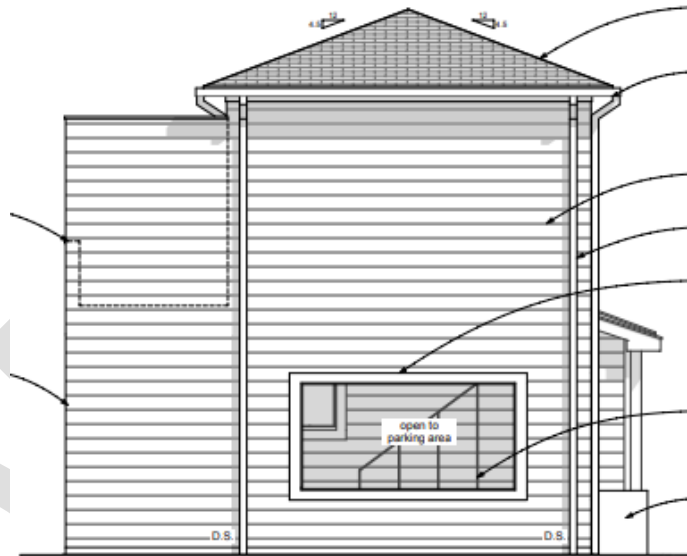


NORTH ELEVATIONS

EXISTING

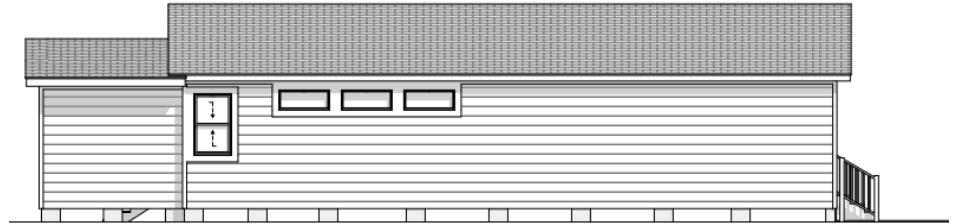


PROPOSED

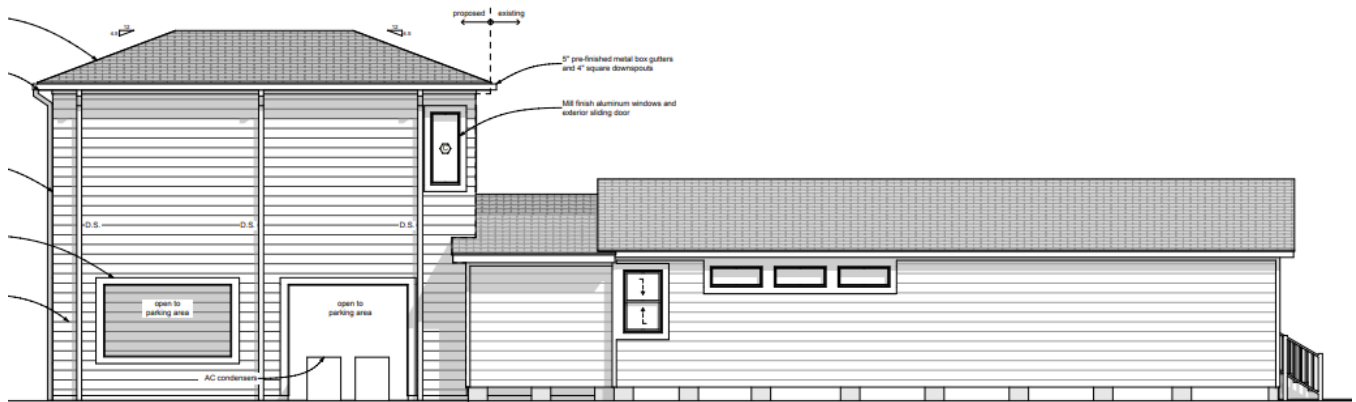


WEST ELEVATIONS

EXISTING



PROPOSED



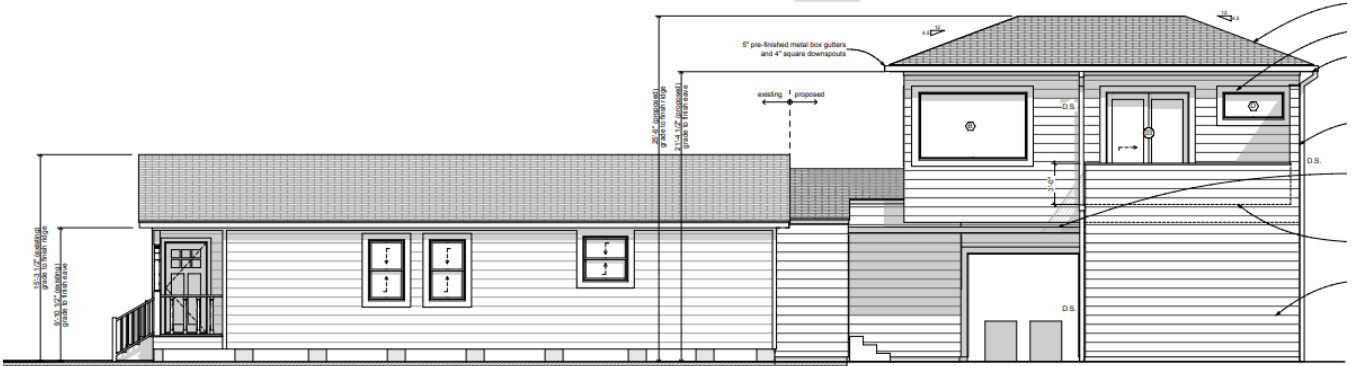
DRAFT

EAST ELEVATIONS

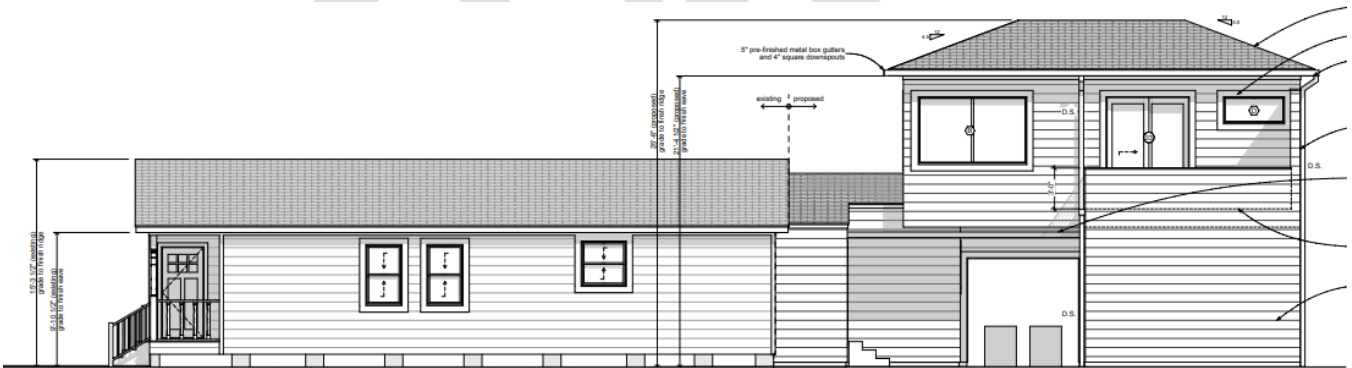
EXISTING



PROPOSED



PROPOSED (ALTERNATE)



SOUTH ELEVATIONS

EXISTING



PROPOSED



PROPOSED (ALTERNATE)





