

CERTIFICATE OF APPROPRIATENESS

Application Date: July 27, 2025

Applicant: Joe Leyva, owner

Property: 1907 Decatur Street, Lot 8, Block 427, Baker W R NSBB Neighborhood Subdivision. The property includes a historic 2,340 SF two-story wood framed single-family residence situated on a 5,000 SF (50' x 100') interior lot.

Significance: Contributing Classical Revival style residence, constructed circa 1907-1924, located in the Old Sixth Ward Historic District.

Proposal: New Construction – Garage or Carport

The applicant is proposing to build a two-story 400 SF two-car garage on first floor and a one-bedroom garage apartment on second floor on the rear of the lot.

- Roof: Dimensional black composition shingles to match existing with 8:12 pitch
- Siding: Hardiplank fiber cement lap siding, 7.25" exposure
- Windows: Clad wood double-hung windows
- All windows to be inset and recessed. See Attachment A for details.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

APPROVAL CRITERIA**NEW CONSTRUCTION IN A HISTORIC DISTRICT**

Sec. 33-242(a): HAHC shall issue a certificate of appropriateness for new construction in a historic district upon finding that the application satisfies the following criteria:

S D NA**S - satisfies D - does not satisfy NA - not applicable**

- | | |
|---|---|
| <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | (1) The distance from the property line of the front and side walls, porches, and exterior features of any proposed new construction must be compatible with the distance from the property line of similar elements of existing contributing structures in the context area; |
| <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | (2) The exterior features of the new construction must be compatible with the exterior features of existing contributing structures in the context area; |
| <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | (3) The scale and proportions of the new construction, including the relationship of the width and roofline, overall height, eave height, foundation height, porch height, roof shape, and roof pitch, and other dimensions to each other, must be compatible with the typical scale and proportions of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical scale and proportions; |
| <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | (4) The height of the new construction must not be taller than the typical height of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical height, except that; |

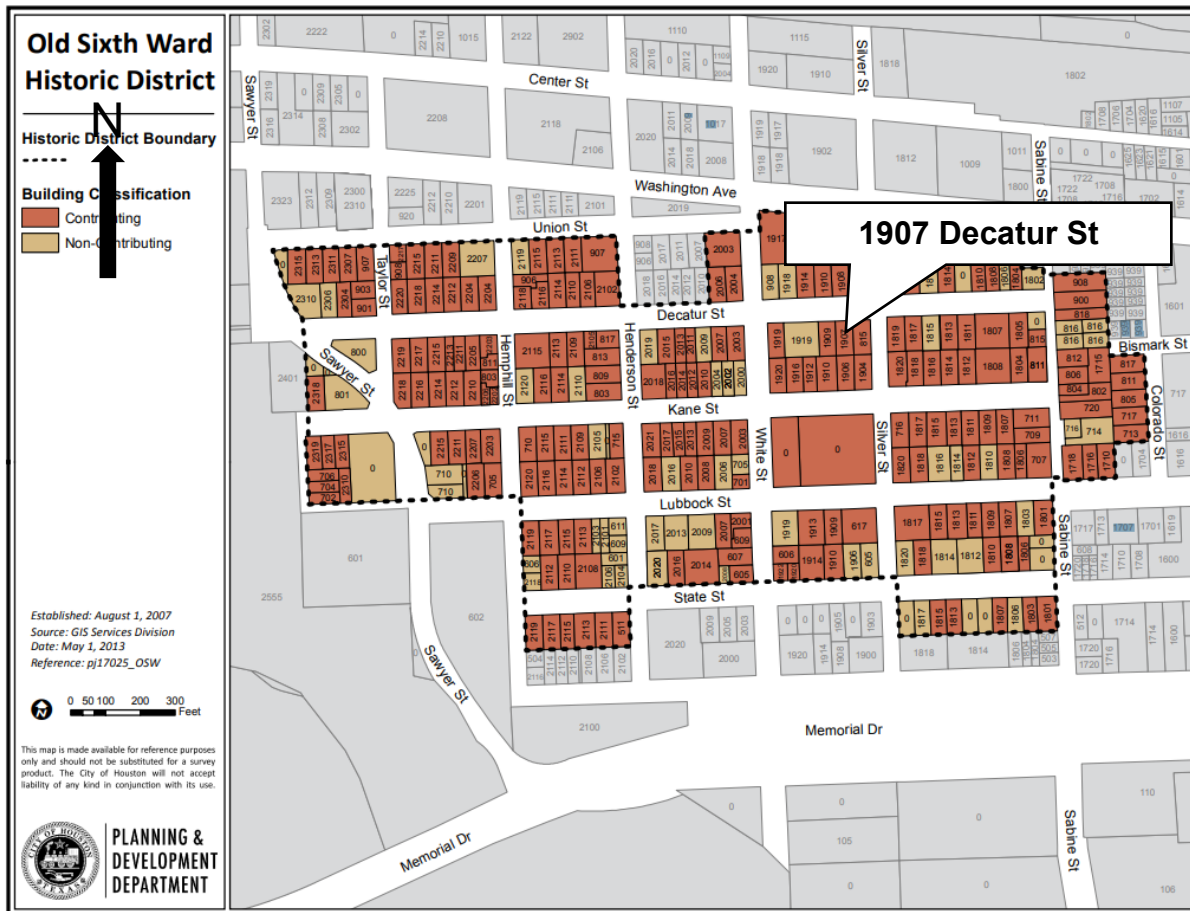
(a) Design guidelines for an individual historic district may provide that a new construction with two stories may be constructed in a context area with only one-story contributing structures as long as the first story of the new construction has proportions compatible with the contributing structures in the context area, and the second story has similar proportions to the first story; and

(b) A new construction shall not be constructed with more than one story in a historic district that is comprised entirely of one-story contributing structures, except as provided for in design guidelines for an individual historic district.

OLD SIXTH WARD DESIGN GUIDELINES

- | | |
|---|---|
| <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines. |
|---|---|

PROPERTY LOCATION



INVENTORY PHOTO



CURRENT PHOTO



AERIAL VIEW OF PROPERTY



CONTEXT AREA



1909 Decatur St – Contributing – c. 1908
Left of property



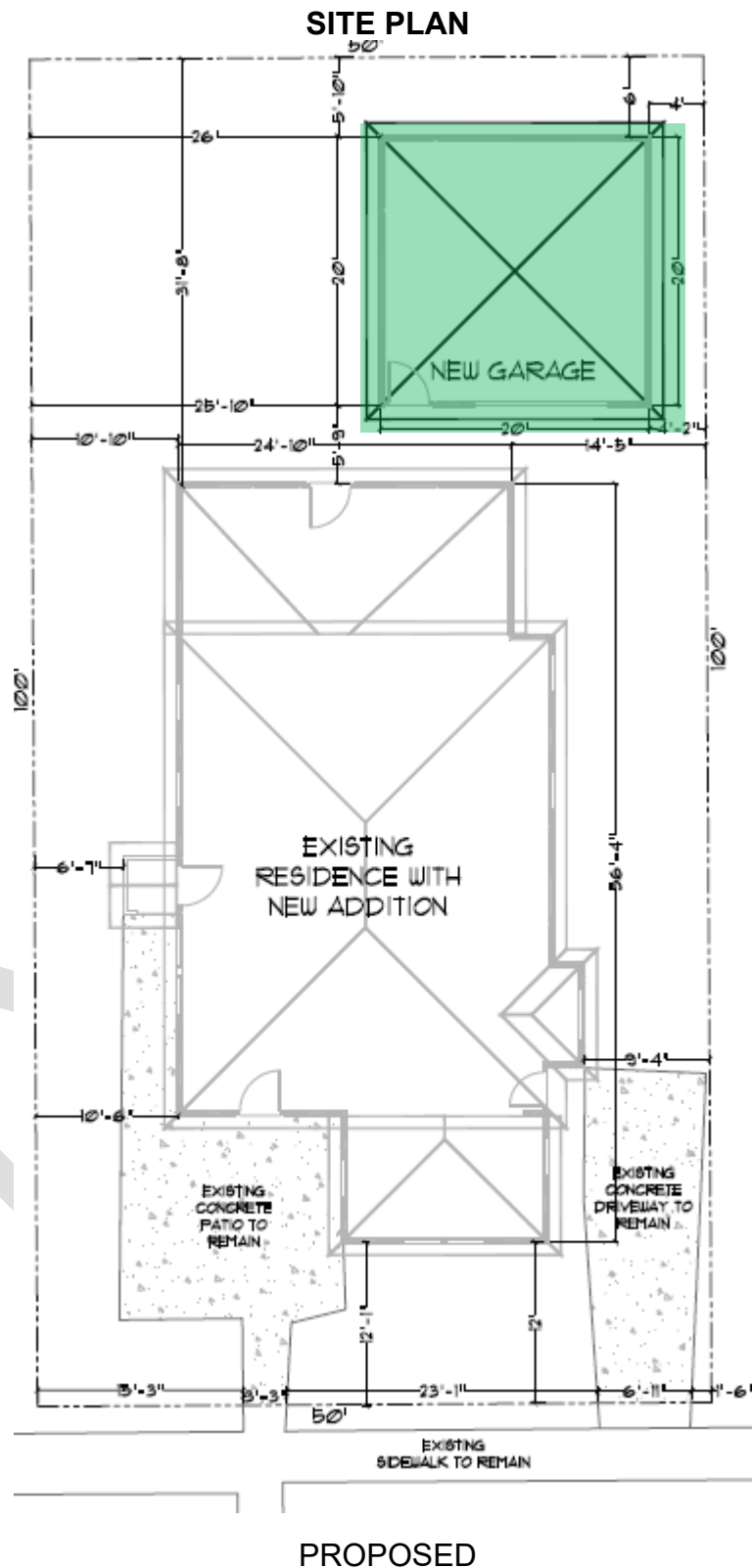
815 Silver St – Contributing – 1926
Right of property



1908 Decatur St – Contributing – c. 1898
Front of property

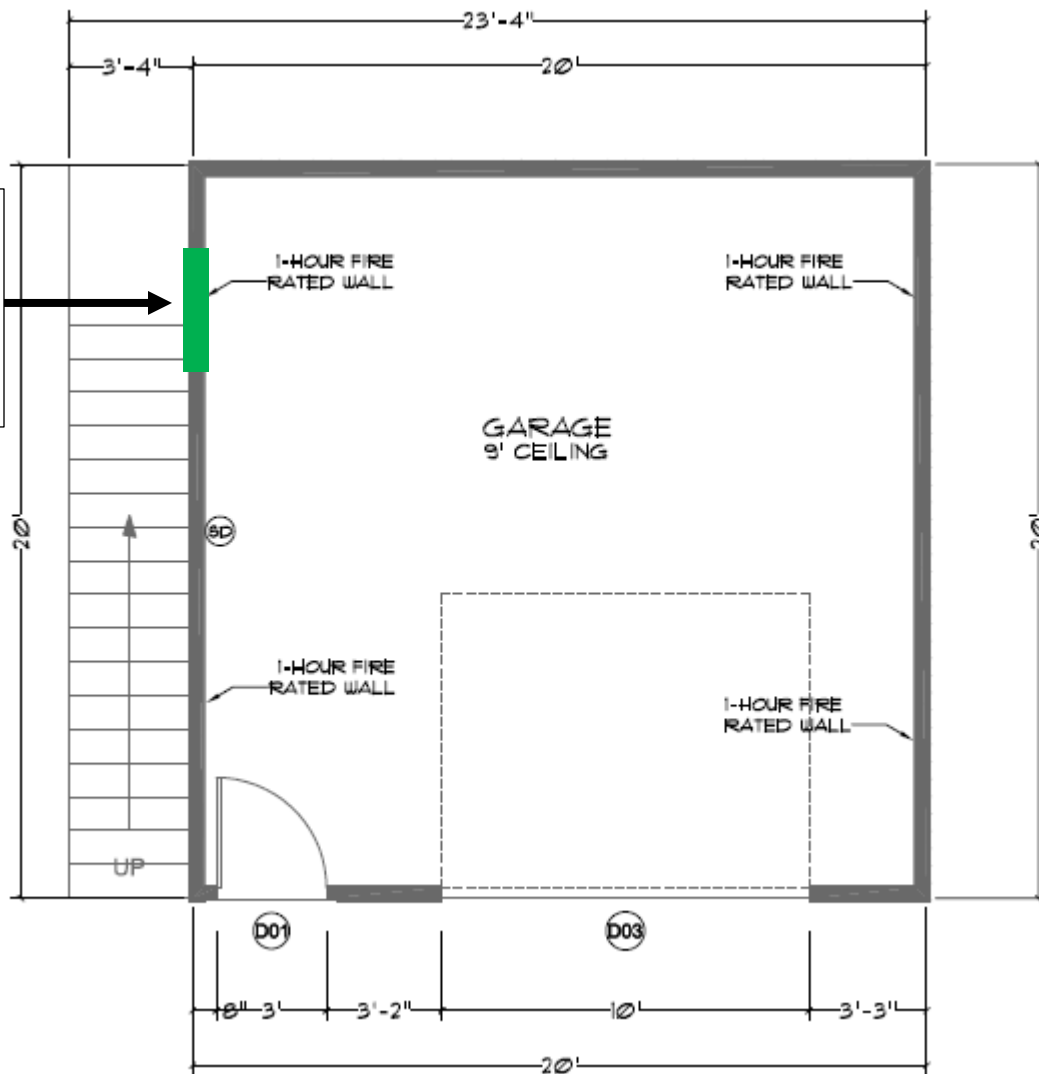


1908 Decatur St – Contributing – c. 1878
Front and to the left of property



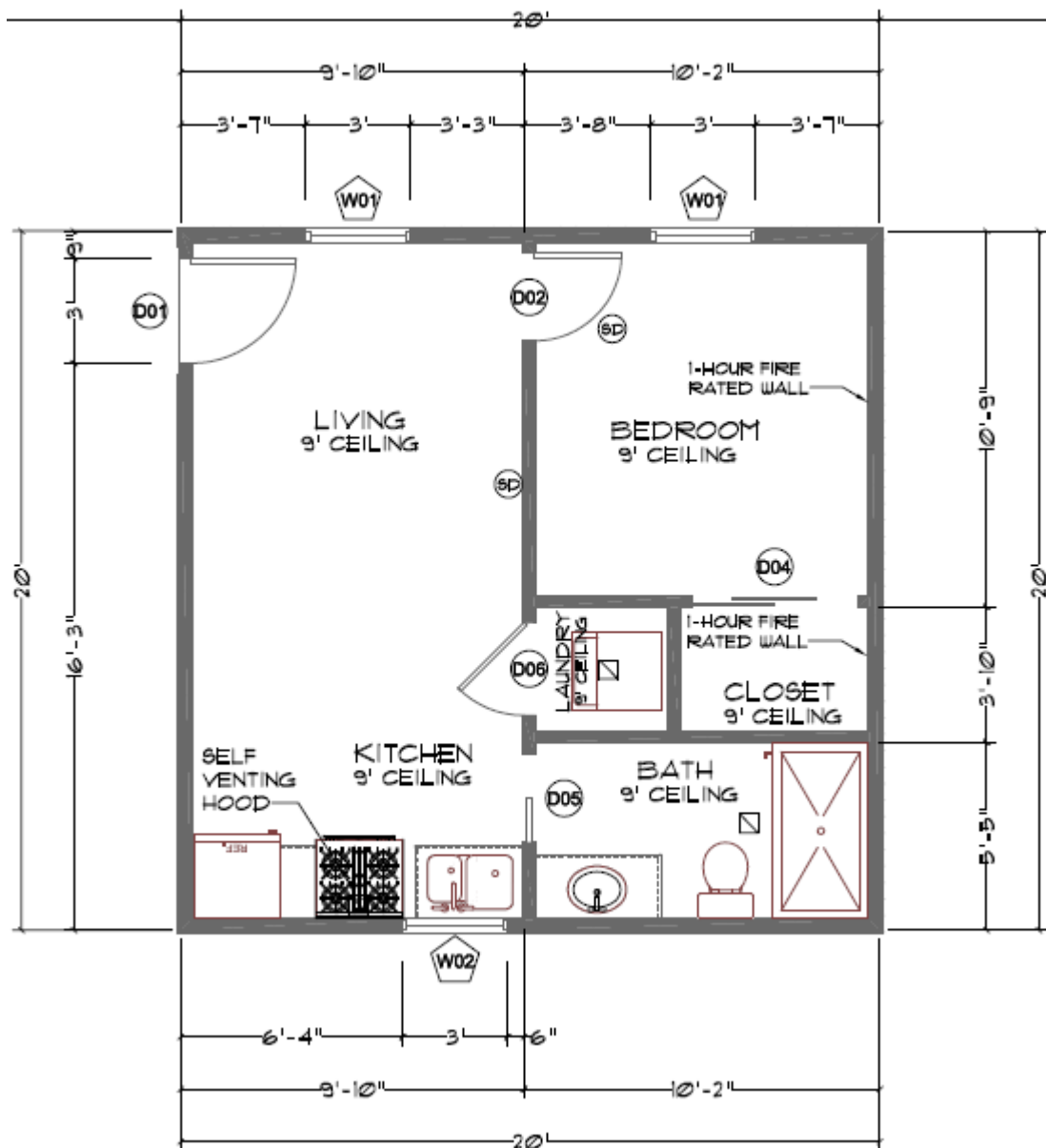
FIRST FLOOR PLAN

Green box represents door to be added underneath stairs.



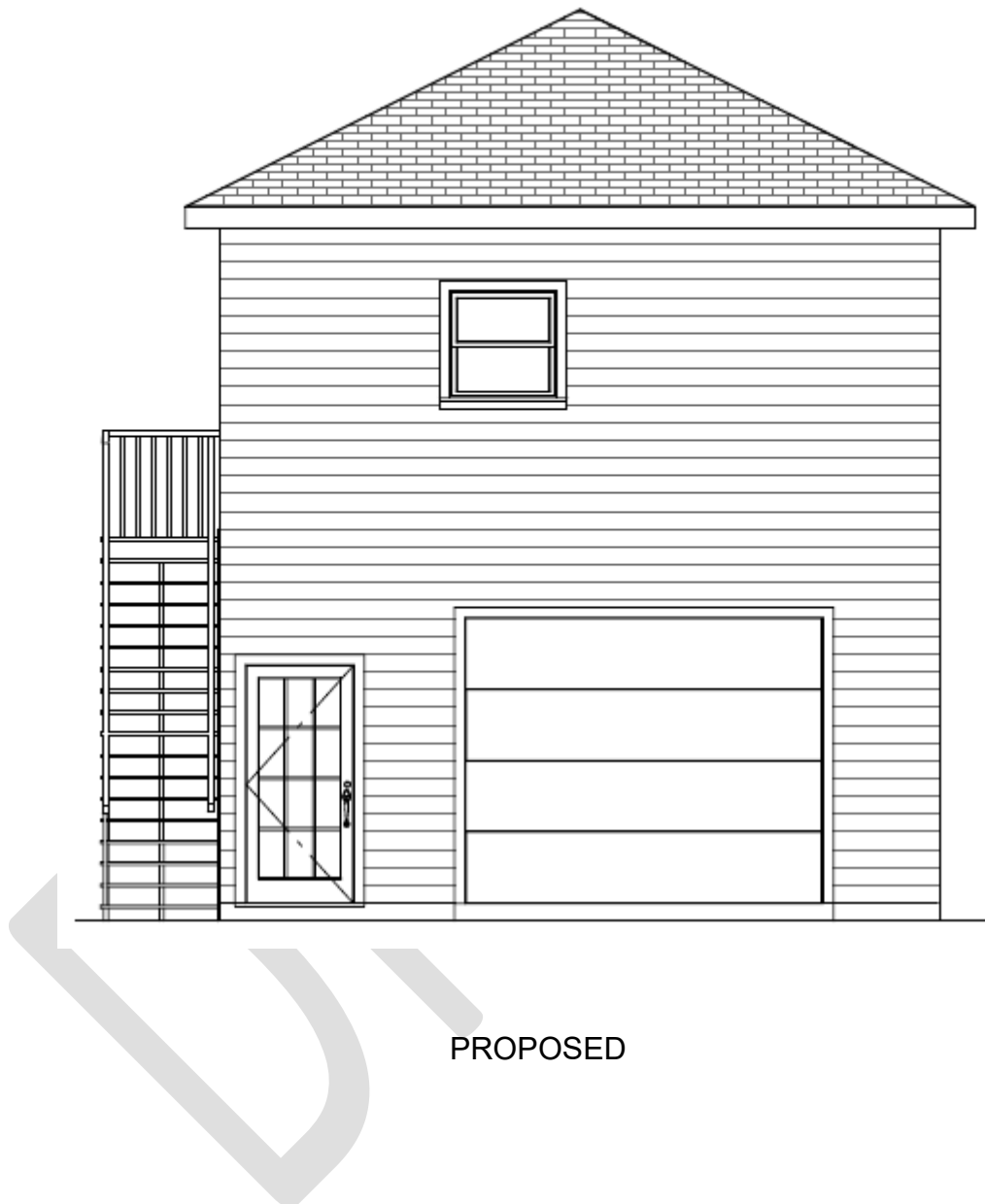
PROPOSED

SECOND FLOOR PLAN

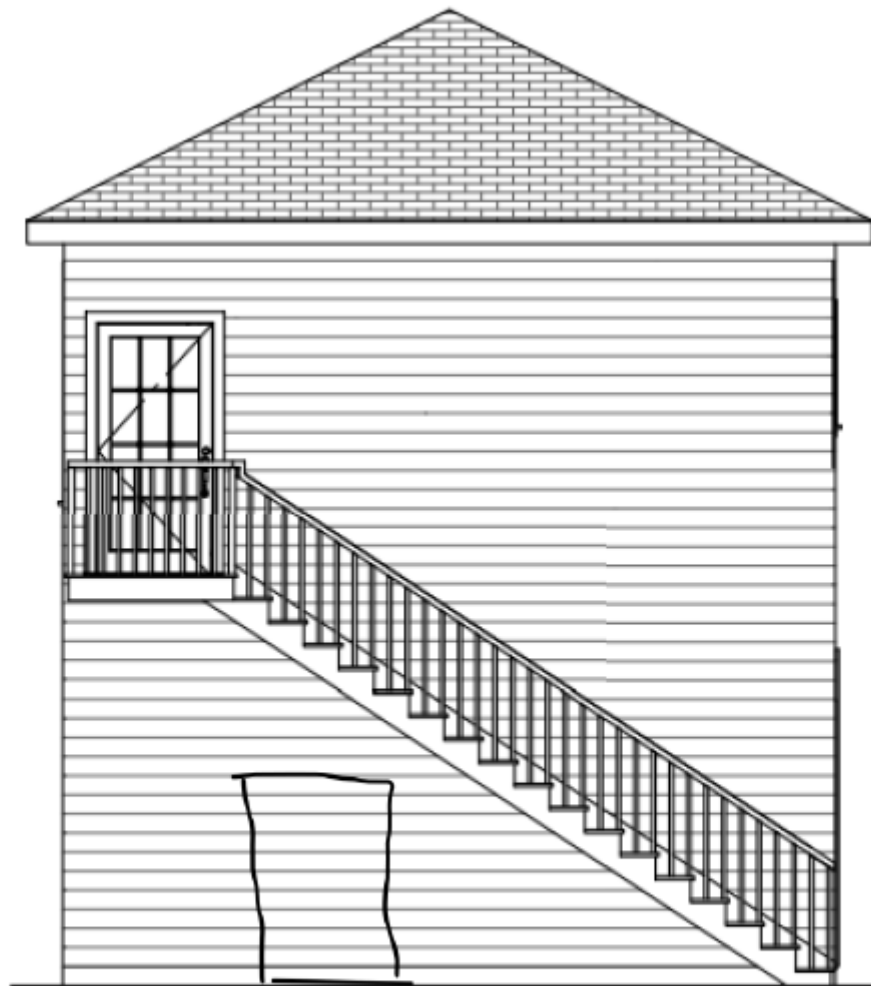


PROPOSED

FRONT (NORTH) ELEVATION



LEFT (EAST) ELEVATION



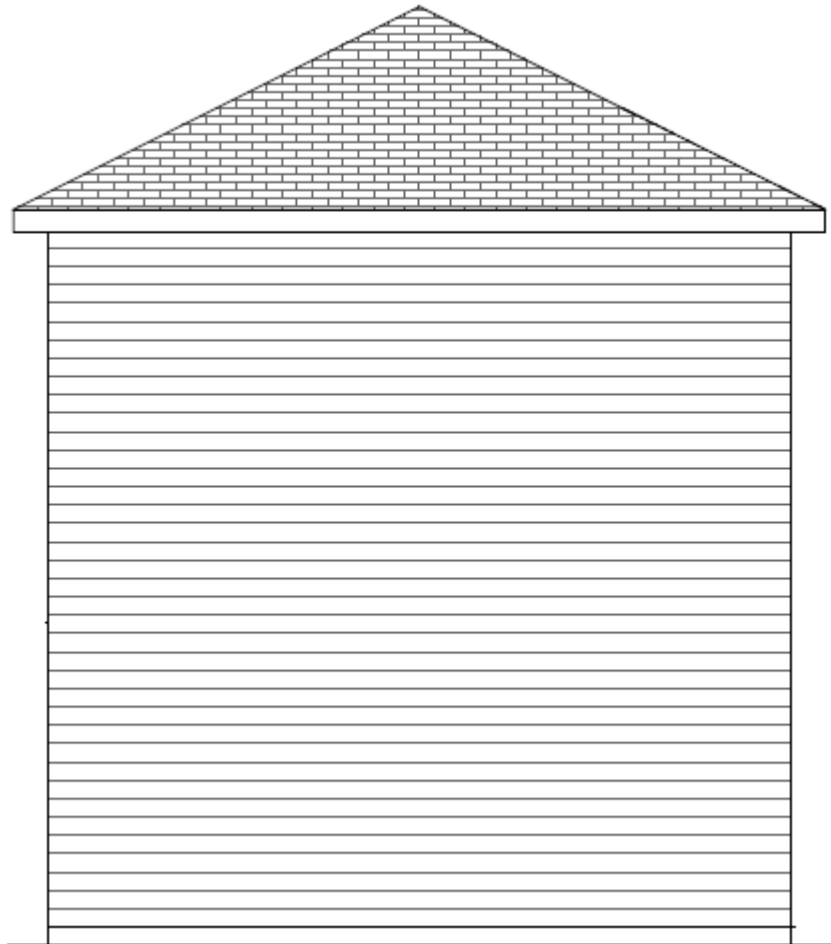
EAST ELEVATION

SCALE: 1/4" = 1'-0"



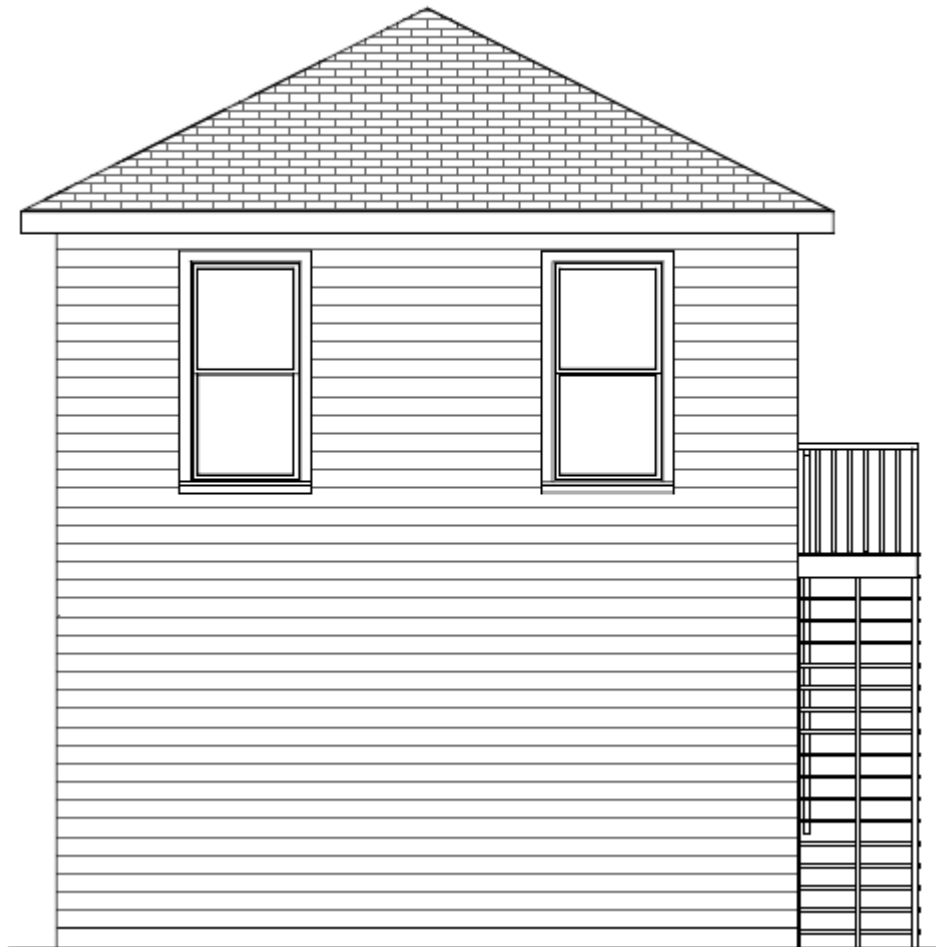
PROPOSED

RIGHT (WEST) ELEVATION



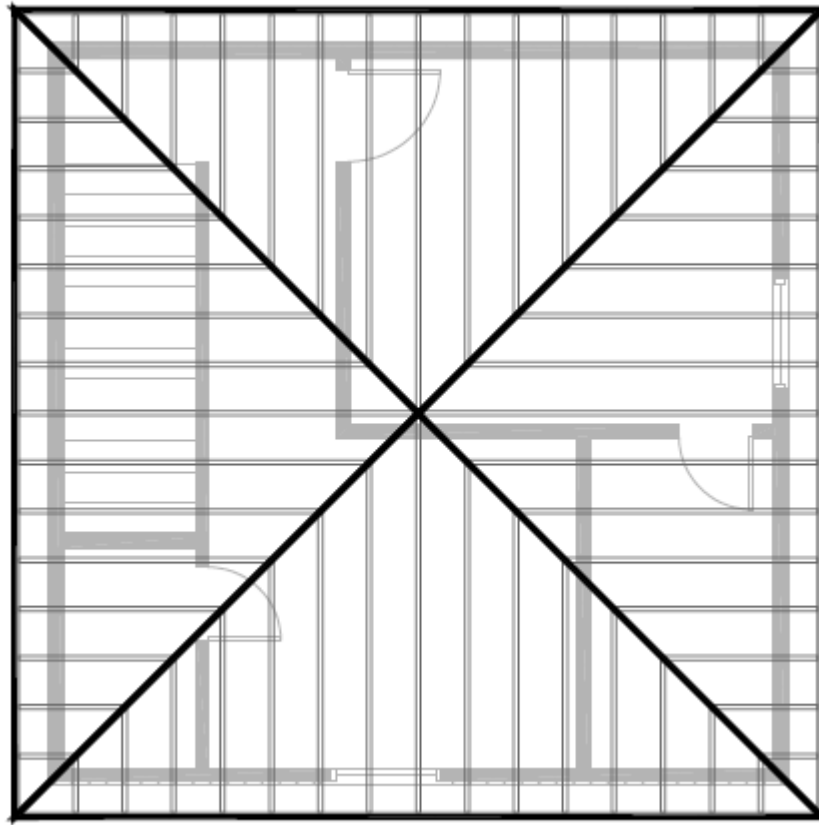
PROPOSED

REAR (SOUTH) ELEVATION



PROPOSED

ROOF PLAN



OK

DOOR SCHEDULE

| Door ID | Location | Type | Size | Material | Style | Hardware | Qty |
|---------|--------------------------|--------------------|----------------|-----------------|------------------------------|--------------------------------------|-----|
| D01 | Garage Vehicle Entry | Overhead Sectional | 16'-0" x 8'-0" | Insulated Steel | Traditional Raised Panel | Electric opener, decorative hardware | 1 |
| D02 | Apartment Exterior Entry | Hinged Entry | 3'-0" x 6'-8" | Steel/Wood Core | Single panel with glass lite | Keyed lockset, deadbolt | 1 |
| D03 | Apartment Interior | Hinged Entry | 2'-8" x 6'-8" | Wood | Panel door | Privacy lockset | 1 |

Notes:

- All exterior doors to be weather-sealed
- Garage door color to complement house trim
- Entry doors to be painted to match house trim color
- All doors to meet current building code requirements
- No changes to the house.

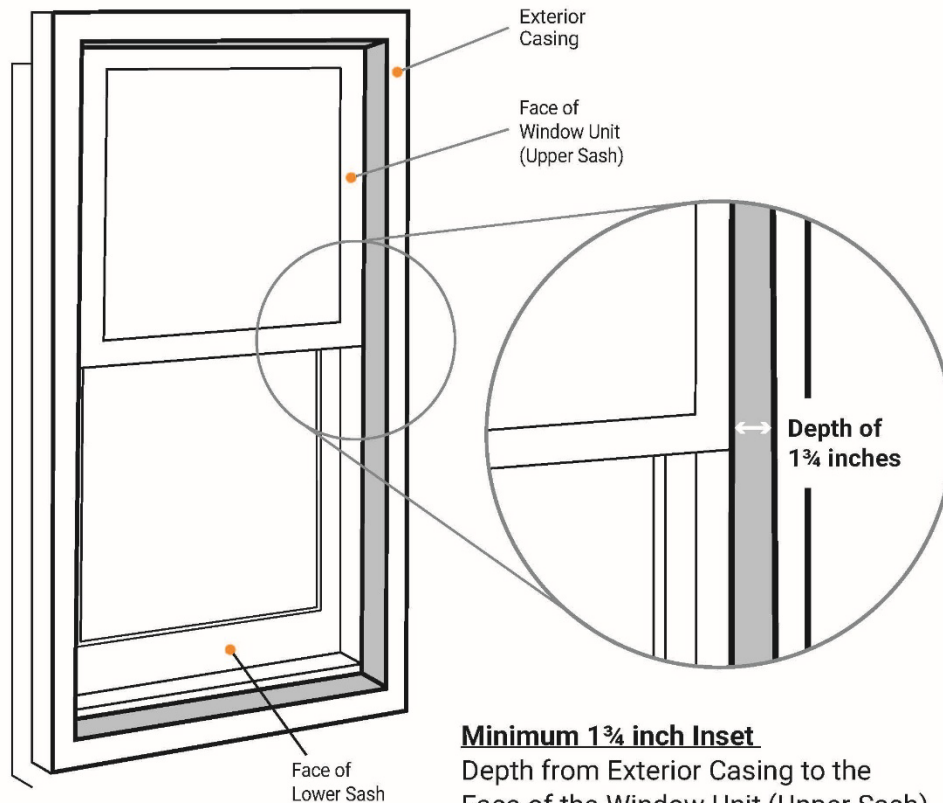
WINDOW SCHEDULE

DRAFT

ATTACHMENT A



Historic Window Standard: New Construction & Replacement



Minimum 1 3/4 inch Inset

Depth from Exterior Casing to the
Face of the Window Unit (Upper Sash)

Windows must be 1-over-1
(equally horizontally divided)

1 3/4 inch minimum inset for Fixed Window

For more information contact:

Houston Office of Preservation

832-393-6556

historicpreservation@houstontx.gov