

## CERTIFICATE OF APPROPRIATENESS

**Application Date:** June 28<sup>th</sup>, 2025

**Applicant:** Joe Leyva, owner

**Property:** 1907 Decatur, Lot 8, Block 427, Baker W R NSBB Neighborhood Subdivision. The property includes a historic 2,340 square foot, two-story single-family residence situated on a 5,000 square foot interior lot.

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

### **Proposal: Alteration – Porch**

Construct a new front porch that will respect the architectural character of the neighborhood, context area, and proposed design guidelines. The project details are as follows:

- The roof will be continuous and blend seamlessly with the main roofline, using matching material and pitch. It will match the roofline and porch of the existing dining room.
- The porch floor will be constructed of wood, in keeping with historic materials and appearance.
- Columns will be square (10.5" x 7"). This is the measurements from 1909 Decatur, Houston, TX 77007 (next door neighbor).
- A wooden-slat railing will be installed along the porch perimeter.
- The overall style of the porch is modeled after the house at 1818 Decatur, Houston, TX 77007 (see context area photos).
- Proposed work has the support of the OSW Historic Conservation Committee. See last page of report for comments.

**Public Comment:** No public comment received.

**Civic Association:** See page 22 for support

**Recommendation:** Approval

**HAHC Action:** -

Draft is subject to change to include additional information

**APPROVAL CRITERIA****ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS**

Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building in a historic district upon finding that the application satisfies the following criteria, as applicable:

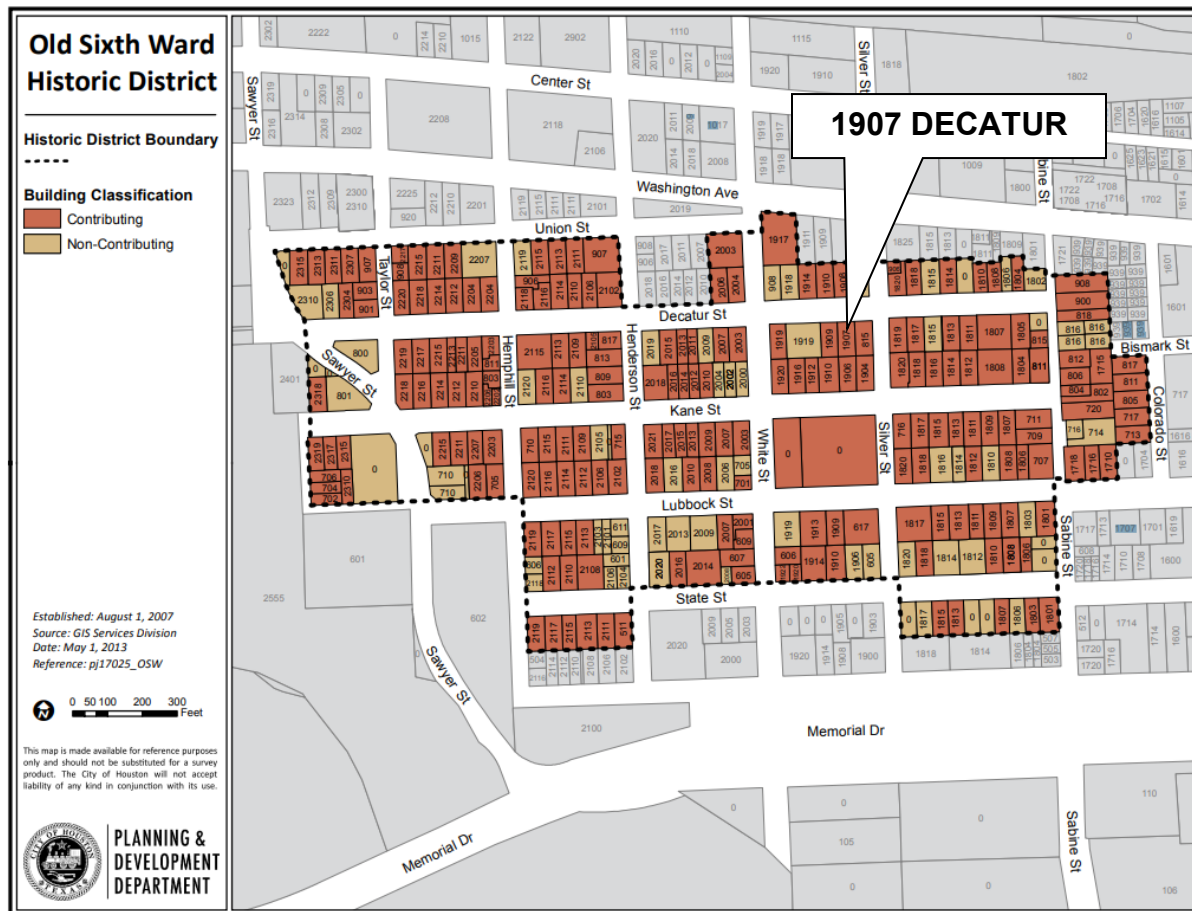
**S D NA****S – satisfies D – does not satisfy NA – not applicable**

- | <b>S</b>                            | <b>D</b>                 | <b>NA</b>                           |   |
|-------------------------------------|--------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (1) The proposed activity must retain and preserve the historical character of the property;  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (2) The proposed activity must contribute to the continued availability of the property for a contemporary use;   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (3) 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;   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;   |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (5) The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site;  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (6) New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale;   |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (7) The proposed replacement of exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (8) Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site;  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (9) The proposed design for any exterior alterations or addition must not destroy significant historical, architectural, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements;   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (10) The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; and  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (11) 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 to the property line of similar elements of existing contributing structures in the context area.  |

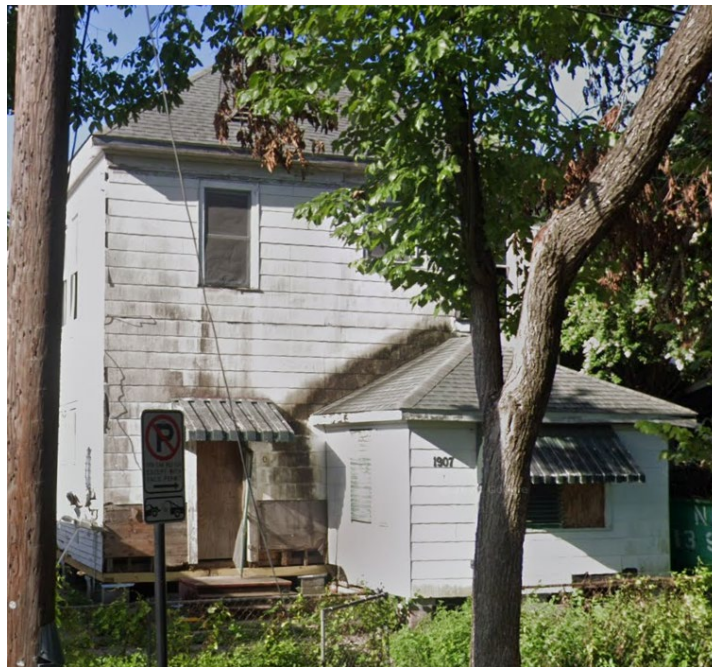
**OLD SIXTH WARD DESIGN GUIDELINES**

- |                                     |                          |                          |   |
|-------------------------------------|--------------------------|--------------------------|---|
| <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. |
|-------------------------------------|--------------------------|--------------------------|---|

## DISTRICT MAP



INVENTORY PHOTO



CURRENT PHOTOS

FRONT ELEVATION





FRONT ELEVATION WITH SIDE YARD



FRONT ELEVATION SECOND FLOOR DETAIL



FRONT ELEVATION SECOND FLOOR DETAIL



OBLIQUE VIEW OF THE FRONT ELEVATION



OBLIQUE VIEW OF THE FRONT ELEVATION



SIDE ELEVATION





### ADDITIONAL INFO

- The original house had a double (two-story) porch on ½ the front, but it was enclosed. The other ½ had a porch that was enclosed. The arrows show the location of the original external wall. Therefore, taking it back to the original floor plan is not realistic.
- Also, the (now) dining room was also a porch, but it was enlarged and enclosed.

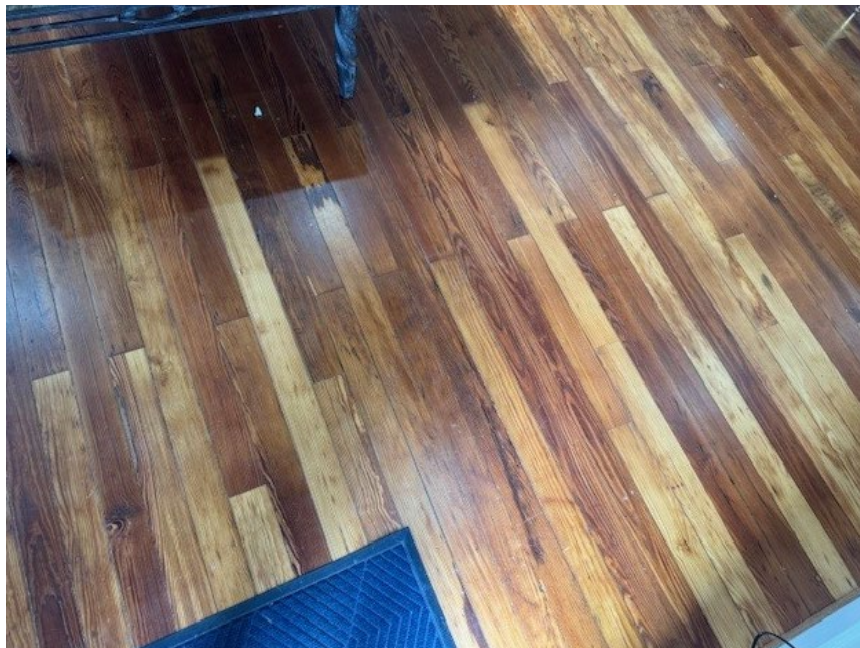


### INTERIOR CEILING WITH GHOSTING OF PREVIOUS INSET PORCH ENTRY





INTERIOR FLOORING WITH GHOSTING OF PREVIOUS INSET PORCH ENTRY



INTERIOR FLOORING AND CEILING WITH GHOSTING OF PREVIOUS INSET PORCH ENTRY



INTERIOR FLOORING AND CEILING WITH GHOSTING OF PREVIOUS INSET  
PORCH ENTRY



INTERIOR CEILING WITH GHOSTING OF PREVIOUS INSET PORCH ENTRY





FOUNDATION BASE SHOWING THE LOCATION OF THE PREVIOUS INSET PORCH ENTRY. SECOND PHOTO SHOWS CORNER OF ORIGINAL LOCATION.





FOUNDATION BASE SHOWING THE LOCATION OF THE PREVIOUS INSET PORCH ENTRY. SECOND PHOTO SHOWS FAR RIGHT CORNER OF HISTORIC HOUSE.



## HISTORIC DOCUMENTATION

BLA – 1955

14-114-6  
Harris County  
BUILDING ASSESSMENT  
Houston, Texas 17076300  
Vol. 5 Page 210 Permit No. 1536  
Inspector \_\_\_\_\_  
Date 2-15-1955  
Owner \_\_\_\_\_  
No. 1907 Decatur Street  
Survey or Addition Baker N 8 1/2 B  
Abst. \_\_\_\_\_ Lot or Tr. 8 Blk. 427  
Type Residential Commercial  
Industrial Pre-Fab  
Exterior: Permaloid - Rock - Brick Veneer - Frame - Stucco - Concrete Tile - Claytile -  
Cedar Shakes - Composition - Shingle - Redwood  
Interior: Sheetrock - Plastered - Paneled - Cellotex - Plywood - None - 2 paper  
Floors: Oak - Plywood - Cement - Tile - Pine - A-Deck - Hignlas - Terrazo - None  
Roofing: Shingle - Asbestos - Terra-Cotta - Tile - Composition - Slate - Copper - C-Iron -  
Tar and Gravel  
Foundation: Concrete Slab - Piers - Blocks, Began - Brick - Piers-Wood  
Plumbing: 1 Tile - 2 Tile - 3 Tile - Other: None  
Climate: Dual Temp. Ac-Tone, Attic Ventilation - Central Heat Unit - Gas Stoves - None  
Electrical Equipment: Part - All - Sprinklers  
Condition: New - Good - Fair - Poor - Obsolete  
Remarks: Repair and Repl. 1800  
4-2 room apt - 2426 @ 2.50 per sq ft = 2640  
for apt = 538 @ 100 deep 50% = 270  
2910  
Moved here 5-10-55 From \_\_\_\_\_  
No. Sq. Ft. Per Sq. Ft.  
No. Sq. Ft. Per Sq. Ft.  
1856 New tot Assessed Value of Building 1560  
Lority, Sophie

BLA – DATE UNKNOWN

Map No. Addition Baker, N.S.		IMPROVEMENTS	
Block 427	Lot 8	No. Sq. Ft. 7366	Price Per Sq. Ft. 200
OWNER Lority, Sophie		Percent Good 58	
ADDRESS 1907 Decatur Ave		Other Bldgs. 0	
TYPE OF PROPERTY Res. OCCUPIED VACANT		Total All Bldgs. 2850	
BASEMENT, Whole Part		LAND VALUE	
FOUNDATION, Concrete, Stone, Brick, Piers, Posts.		Front x Depth Unit Value Factor Front Ft. Value - \$	
WALLS, Brick, Stone, Hollow Tile, Stucco, Metal, Concrete Blocks, Box Weatherboard		ELEVATORS	
ROOF CONS., Concrete, Steel, Wood Truss		CONDITION, Good, Fair, Bad, Obsolete	
ROOF, Hip, Gable, Mansard, Flat		TOTAL	
ROOFING, Composition, Metal, Slate, Wood, Shingles, Tile, Asbestos		450-	
EXTERIOR TRIM, Stone, Terra Cotta, Metal, Wood, Marble, Granite			
PERMIT DATE NO. AMT.			



BLA – 1973

BUILDING ASSESSMENT - HARRIS COUNTY BUILDING ASSESSMENT  
City of Houston, Texas

Map No. 188-9 Acct. No. 014-114-00-006/1

Permit No. RV Date NOV 28 1972

Owner Servos, Rowena

Address 1907 Decatur

Subdiv. Baker Section -

Lot No. 8 Block 427

COUNTY ACCOUNT NO.			
SEQUENCE NO.	VOL.	PG.	SUB. ITEM
	<u>5</u>	<u>20</u>	<u>8</u>

*File*

*Re-Valued*

*1970*

*1973 New total VALUE 1450*

DATE 1973

NEW OWNER Servos, Rowena

FOUNDATION		ROOF TYPE		DAMAGE	
No. Stories	Concr. Slab	Gable	Walls		
Sngl. Family	Beam & Piers	Hipped	Roof		
Duplex	Concr. Blks.	Flat	Floor		
Ger. Apt.			Ceiled		
Fnsht. Attic			Doors		
Basement			Roof		
FLOORING		ROOFING		CARPORT	
SIDING	Pine	Wd. Shngls.			
Brick V.	Hardwood	Comp. Shgs.			
Stone V.	Terrazzo	Tar & Gravel			
Asbestos	Vinyl				
Shakes	Wtd. Cpts.	INTERIOR FNISH	Floor		
Lumber		S/L & Paper			
HEATING & COOLING		Sheetrock			
No. Bdrms.	A/C, C/H, Dual	Wd. Panels			
No. Bths		Plaster			
No. F'places					

Permit Val. \$

Existing Assmnts.

Land \$ 1550

Impr. \$ 4130

Rendered in name of

Total Ass'd Val. Impr. for 19 73

\$ 370

(From Reverse)

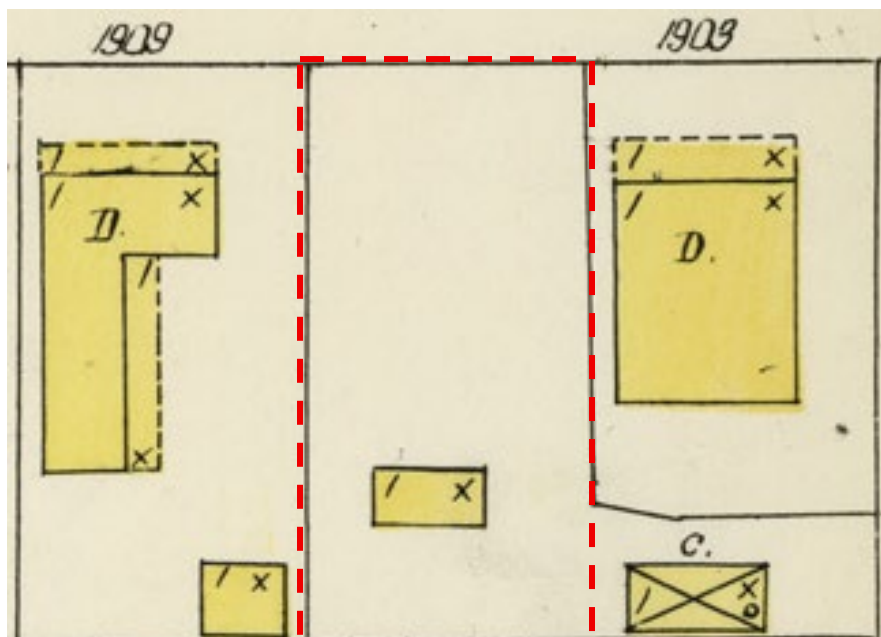
1973

64 POSTED DATA PROC. NOV 28 1972

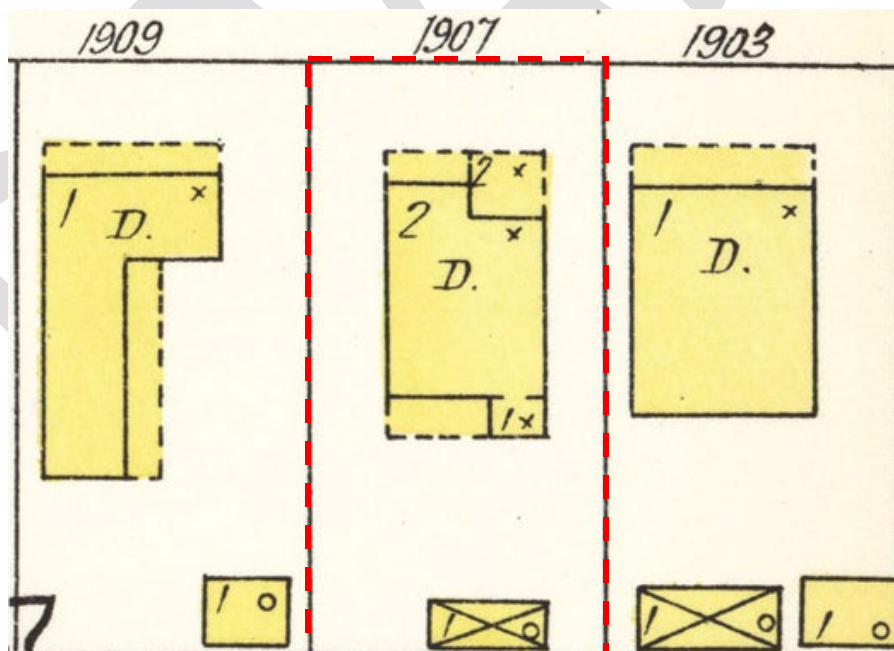




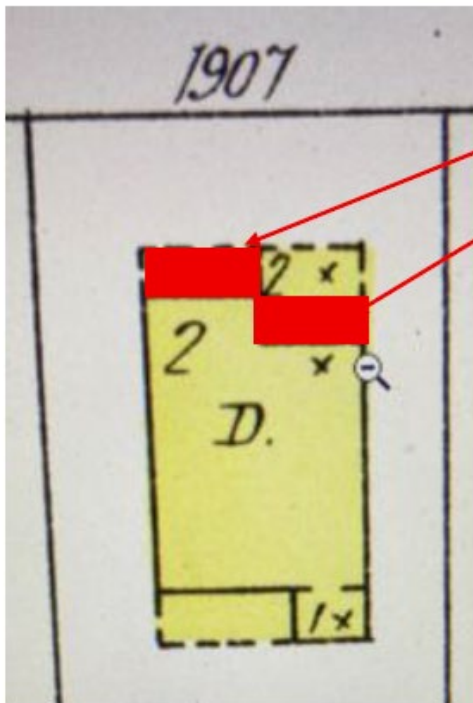
1907 SANBORN



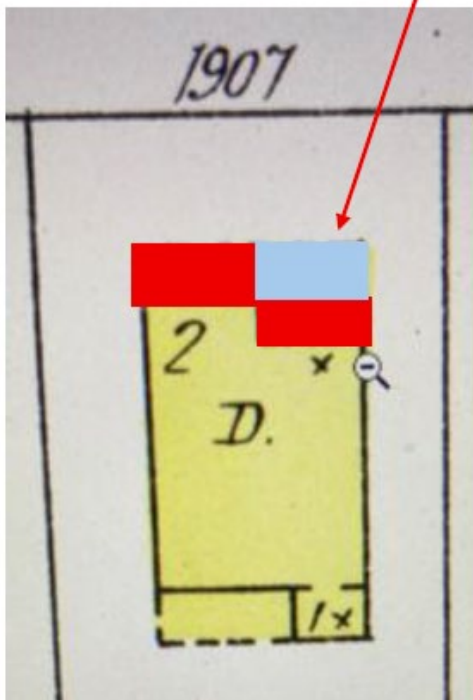
1924 SANBORN



Today, this no longer reflects the original floor plan. The items in red have been enclosed.



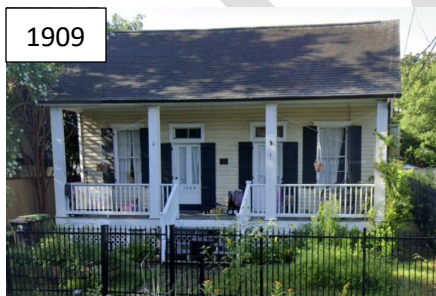
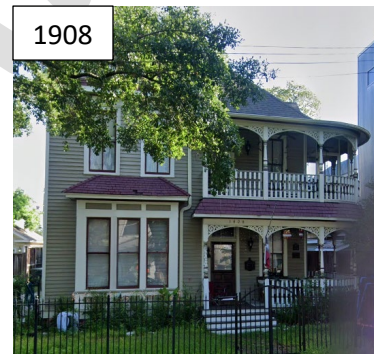
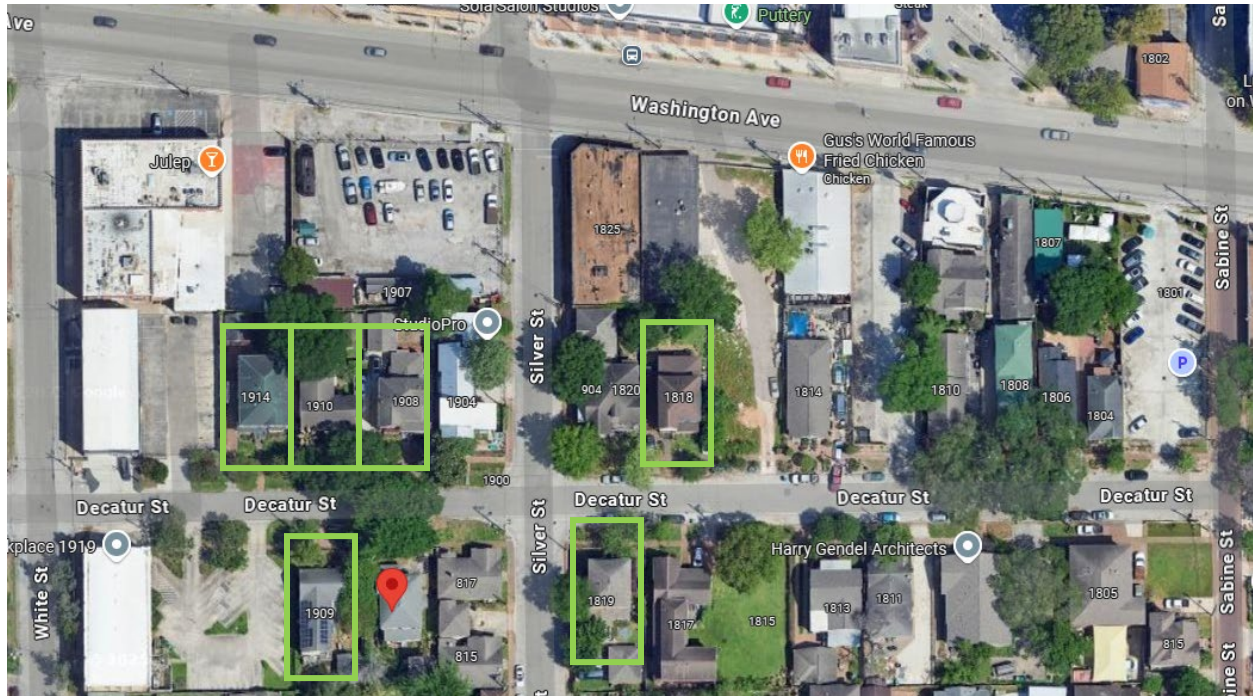
I am proposing to add a porch (blue) where part of the original 2 story porch exists. Based on the enclosures, it is not feasible to bring the house back to the original status.





CONTEXT AREA

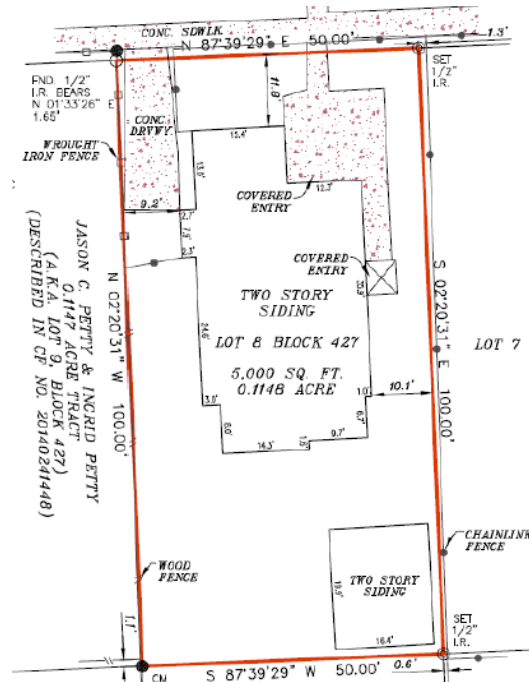
DECATUR STREET



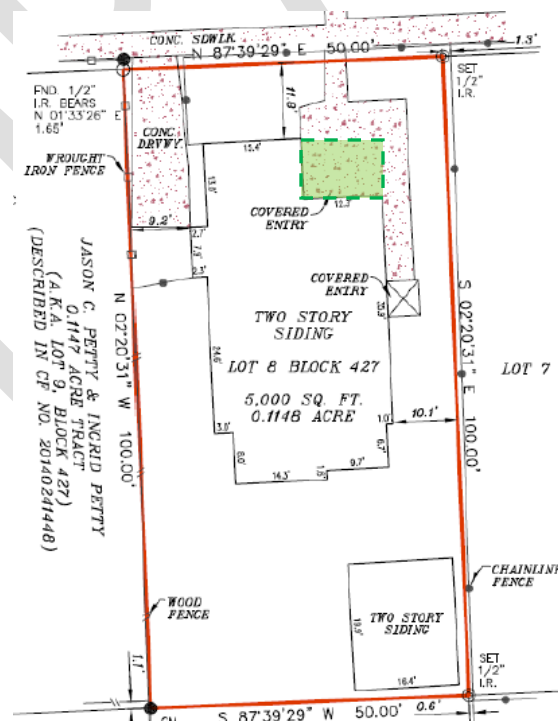


## SITE PLAN

EXISTING



PROPOSED

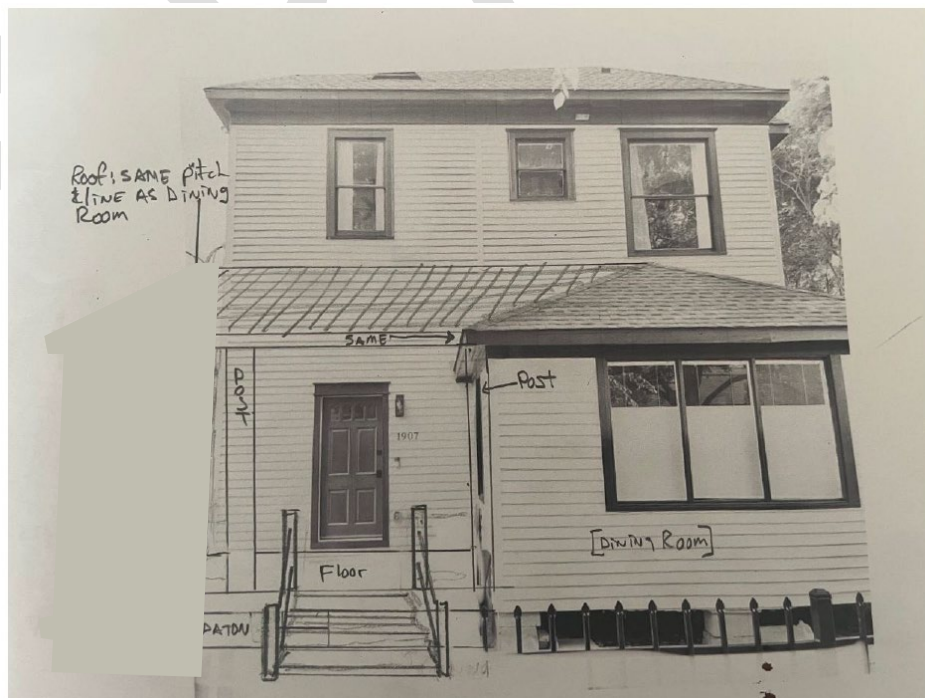


NORTH (FRONT) ELEVATION

EXISTING

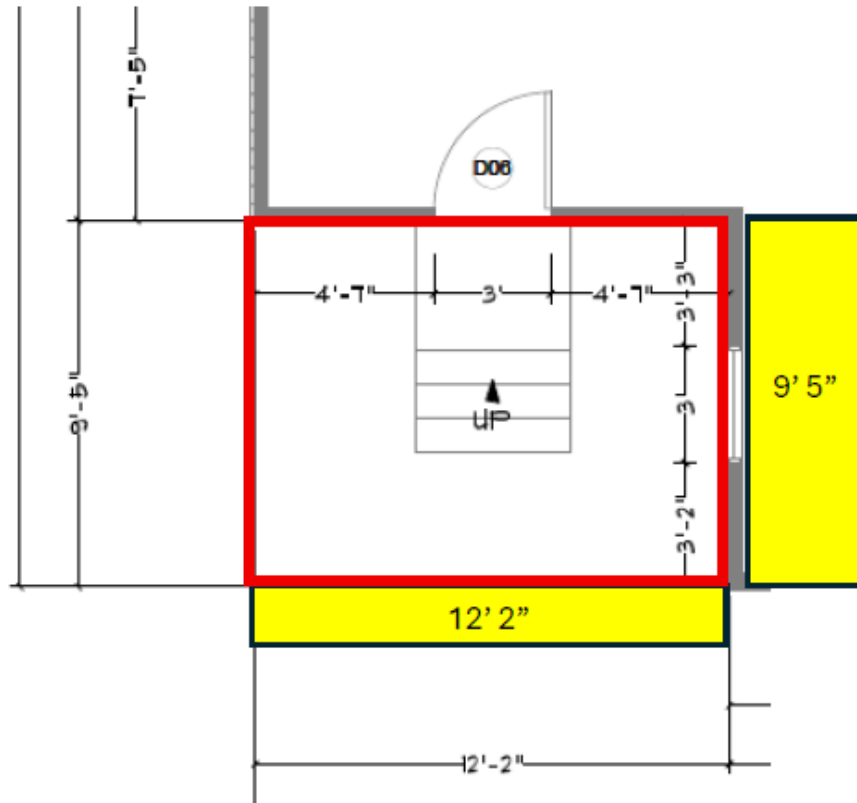


PROPOSED



FLOOR PLAN

PROPOSED

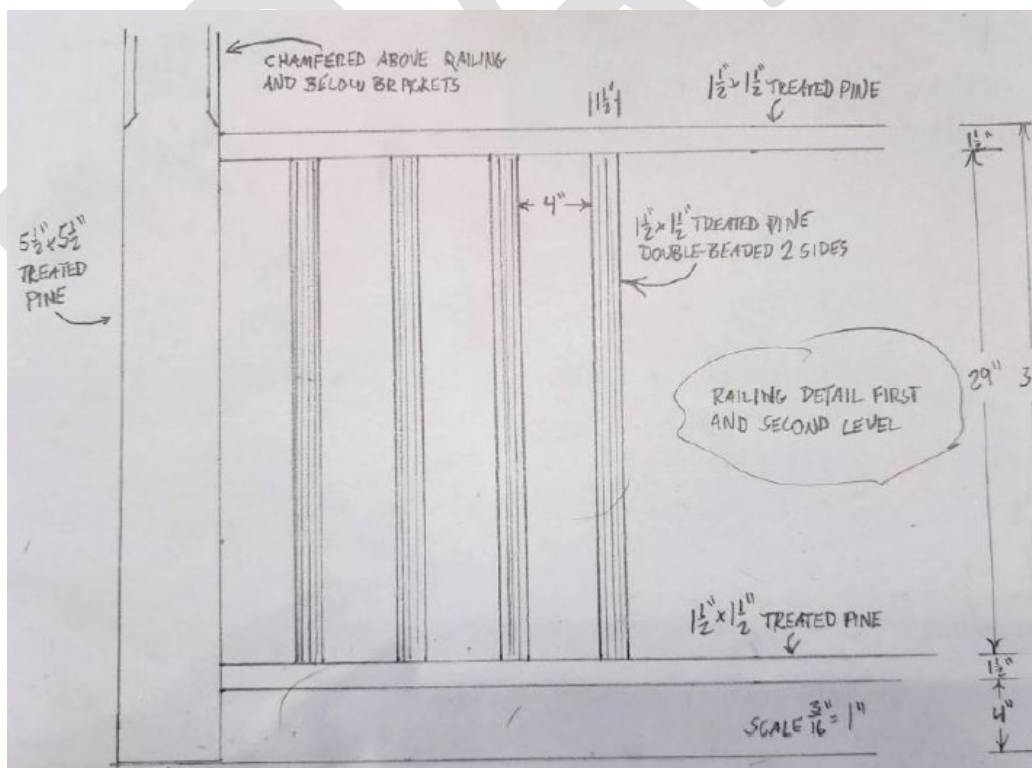
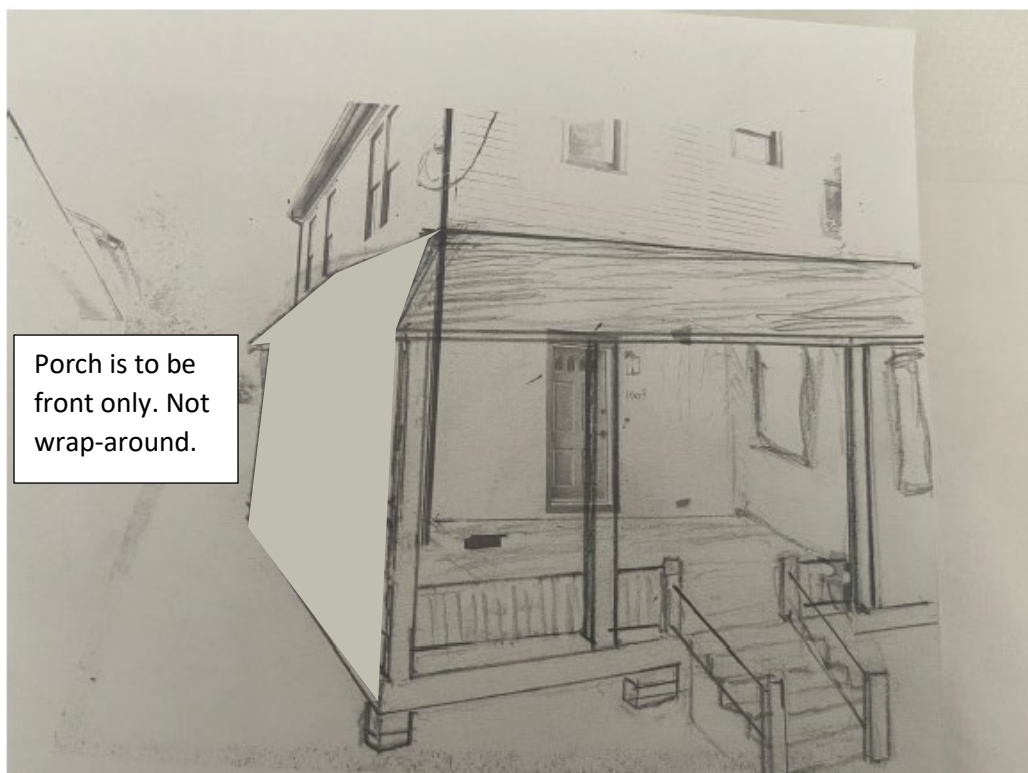


PROPOSED HEIGHT DIMENSIONS






PROPOSED PORCH DETAILS



OSW HISTORIC CONSERVATION COMMITTEE



David Hille

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→

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To: You

Thu 6/26/2025 11:07 AM

Joe,

After review of the attached sketches and of your home, the Historic Conservation Committee would like to express support for your project at 1907 Decatur St.

1907 Decatur has been altered over the years in ways that have completely transformed the facade from its original appearance. Walls, doors and windows have been moved, and a room has been added. After a site visit, it is apparent that these alterations were made many years ago, and could be considered part of the historic fabric of the house.

The addition of the porch, the way it will incorporate an existing roof line, the scale and materials used are all appropriate and conform to historic guidelines and to the spirit of the neighborhood and demonstrate responsible practices of renovation to a historic structure that has been substantially altered.

Thank you for your efforts!

David Hille  
Chair-Old Sixth Ward Historic Conservation Committee

**David Hille**  
**Realtor-Coldwell Banker**  
**[REDACTED]**  
**Houston, TX 77008**

**Park for Humans and Dogs Liaison-Old Sixth Ward**  
**Redevelopment Authority.**

**Preservation Houston Good Brick Award winner.**