

AGENDA ITEM: IL

HPO File No. 100912

SITE NAME:**SITE LOCATION:** 1813 Decatur Street – Old Sixth Ward Protected Historic District**Owner:** Patricia Hecker**Applicant:** Same

Time Frame	Date Accepted	90-day Waiver
	Sept-07-2010	N/A

SITE INFORMATION:

W 3FT OF LT 14 & E 47FT OF LT15 BLK 443, Baker W. R. Addition, NSBB, City of Houston, Harris County, Texas. The site includes an historic one-story, wood frame house and modern detached garage.

TYPE OF APPROVAL REQUESTED:

The existing detached garage, which is the subject of the current application, is a modern building although the exact construction date is unknown at this time. The applicant was approved a CofA to convert the garage to studio space at the February 2009 HAHC meeting, however that work was never commenced. The applicant requests approval of a certificate of appropriateness for the following work which is a revision to the original plans:

- Convert the existing detached two car garage into studio space; On all exterior elevations of garage, remove existing T-111 panel siding and install horizontal lapped cementitious type siding;
- North Elevation (front facing Decatur St.): Remove the existing overhead type roll up garage doors; Install a pair of side hinged type carriage house doors which will feature upper glass lites and simulated strap hinges; Install one pedestrian door which will be located to the left (east) of the elevation; Door will feature a decorative stained glass upper section; Install one double hung wood sash window with 2/2 glass lites to either side of centered pedestrian door; Install trim, soffit, fascia, and corner boards to match historic house;
- West Elevation (Facing Side Property Line): Construct a small lean to addition with shed roof; Lean to addition will measure 20'-0" in length running and will extend an additional 5'-0" beyond the west wall of the existing garage; Upper most portion of shed roof on lean to addition will be located below the existing roof edge;
- East Elevation (Facing Side Yard – Not Visible from a Public Right of way): Remove the existing hollow core steel pedestrian door and aluminum framed window; Install a series of accordion type folding doors which will feature full glass lites; Install one double hung wood sash window with 2/2 lites;
- South Elevation (Facing Rear property line – Not visible from ROW): Elevation will not feature any doors or windows.

HISTORY AND SIGNIFICANCE:

The property is located within the boundary of the Old Sixth Ward Protected Historic District which was created when the Historic Preservation Ordinance was amended by City Council on August 1, 2007. The property is also located within the Old Sixth Ward Historic District listed in the National Register of Historic Places on January 23, 1978.

The primary building on the site, historically used as the rectory for the German Baptist Church, was constructed circa 1886. The building was described in the inventory for the historic district as "contributing".

Part of the Fourth Ward until 1876, the Old Sixth Ward Protected Historic District has one of the largest concentrations of Victorian-era buildings in Houston. The majority of the houses standing today were built in the 1870's, 80's, and 90's as modest, one-story frame cottages occupied by a single family. The distinctive Victorian character of these dwellings was

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enhanced by decorative millwork usually applied to the front porches. As the 20th Century progressed, new housing reflected changes in architectural style. Bungalows were built among the Victorian cottages, but the essential character of the neighborhood did not change. During World War II, many of the houses were converted from single to multi-family dwellings, often owned by absentee landlords. Since achieving recognition as both a nationally and locally designated historic district, the Old Sixth Ward has witnessed the restoration of many homes to single-family occupancy.

APPROVAL CRITERIA FOR RESTORATION:

Sec. 33-241. Same-Alteration, rehabilitation, restoration and construction.

(a) The HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or construction of an exterior feature of (I) any landmark, (II) any building, structure or object in an historic district, or (III) any building, structure or object that is part of an archaeological site, upon finding that the application satisfies the following criteria, as applicable:

S D NA

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

- (1) The proposed activity must retain and preserve the historical character of the property;
(2) The proposed activity must contribute to the continued availability of the property for a contemporary use;
(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;
(4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
(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;
(6) New materials to be used for any exterior feature must be compatible with the materials being replaced in composition, design, texture and other visual qualities;
(7) The proposed replacement of missing 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;
(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;
(9) The proposed design for alterations or construction must not destroy significant historical, architectural or cultural material and must be compatible with the size, scale, material and character of the property and the area in which it is located;
(10) The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s);
(11) The proposed activity will comply with any applicable deed restrictions.

STAFF RECOMMENDATION: Approval of the certificate of appropriateness as requested by the applicant.

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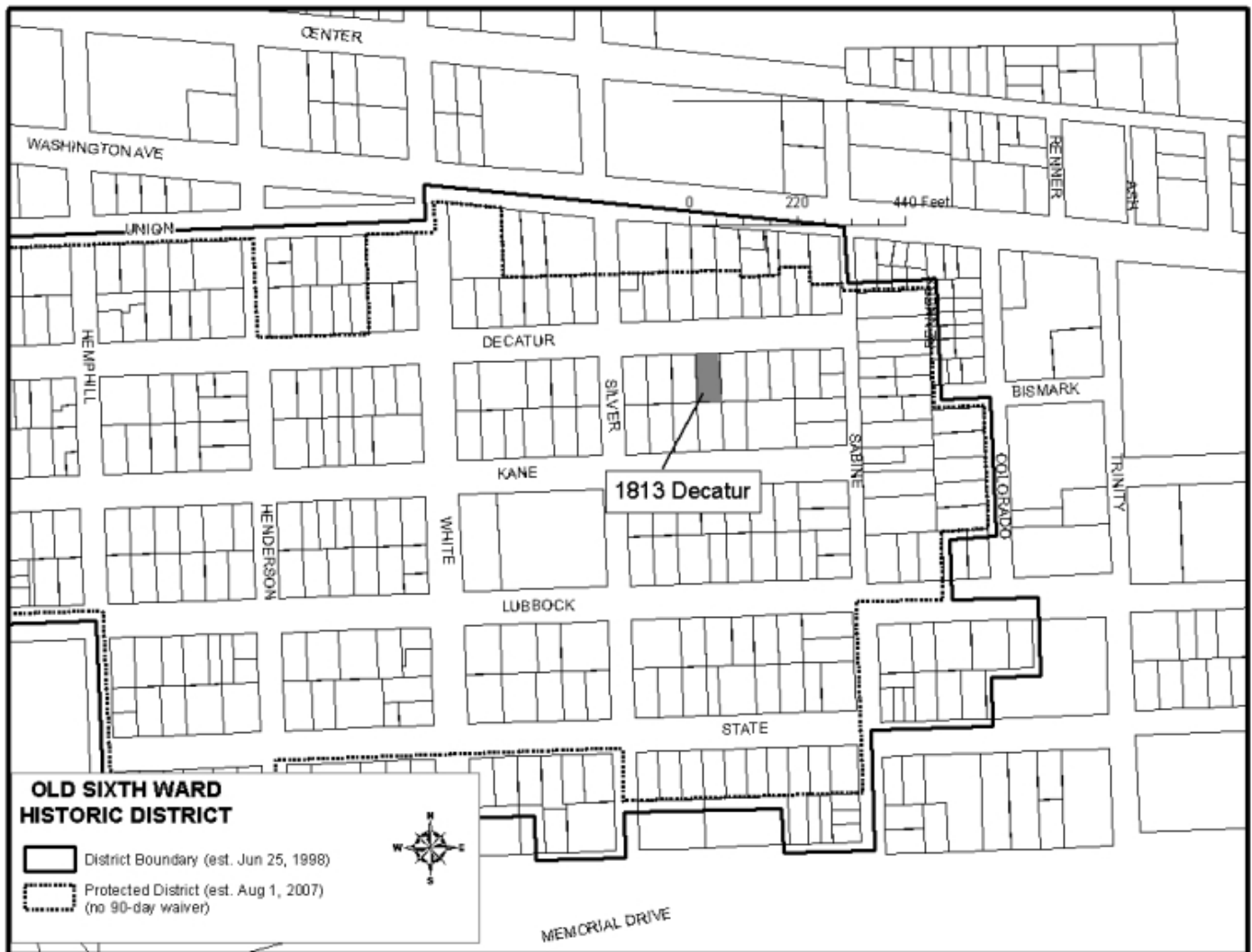
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Site Location Map
Not to scale



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**Current Photo of 1813 Decatur St. and Detached Garage
North (Front, Facing Decatur Street)**



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**Current Photo of 1813 Decatur St. and Detached Garage
West,(Facing Side Property Line)**



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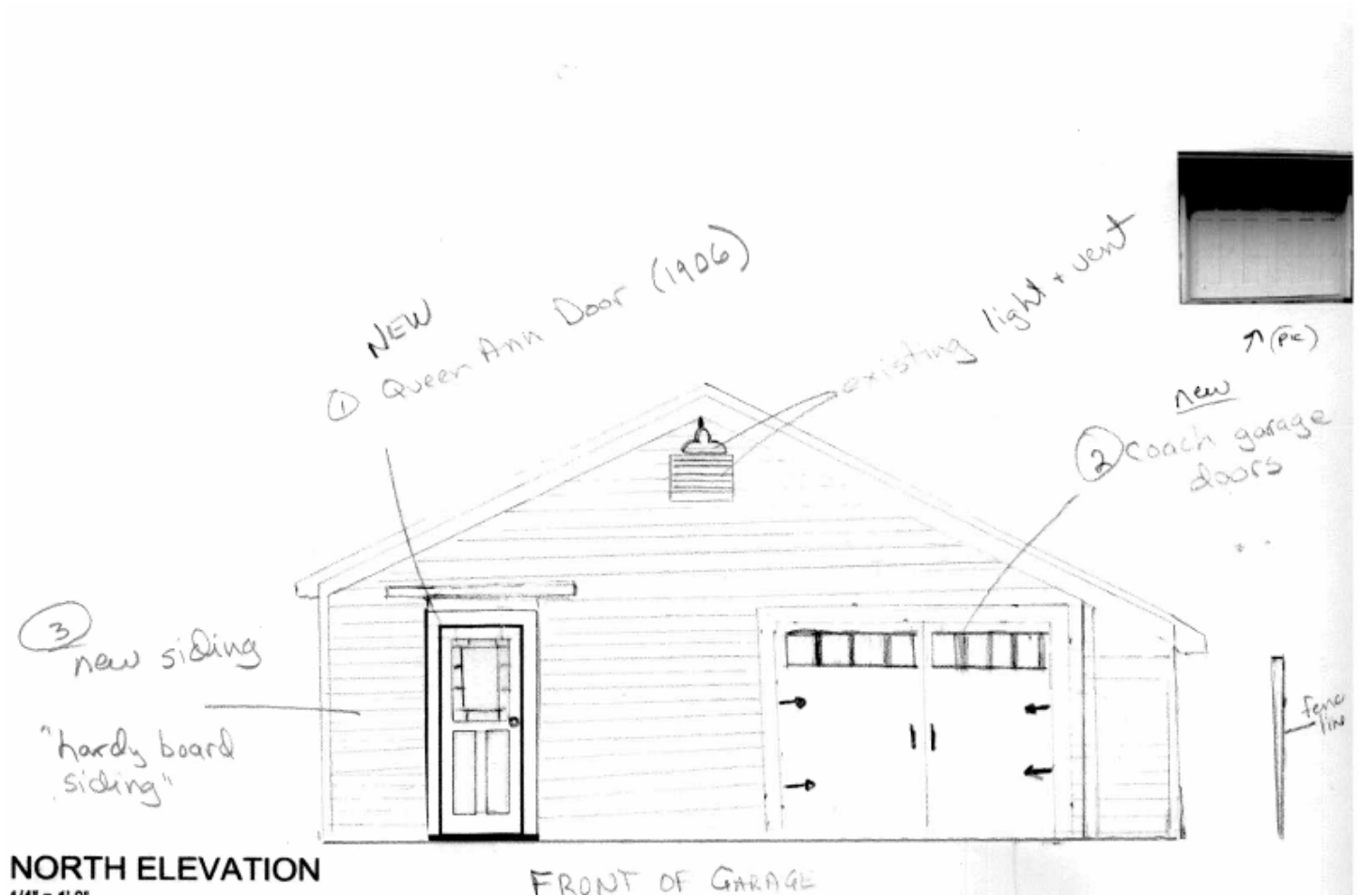
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**North Elevation Showing
Proposed Garage Alteration
(Partially Obscured Behind Main House)
Not to Scale**

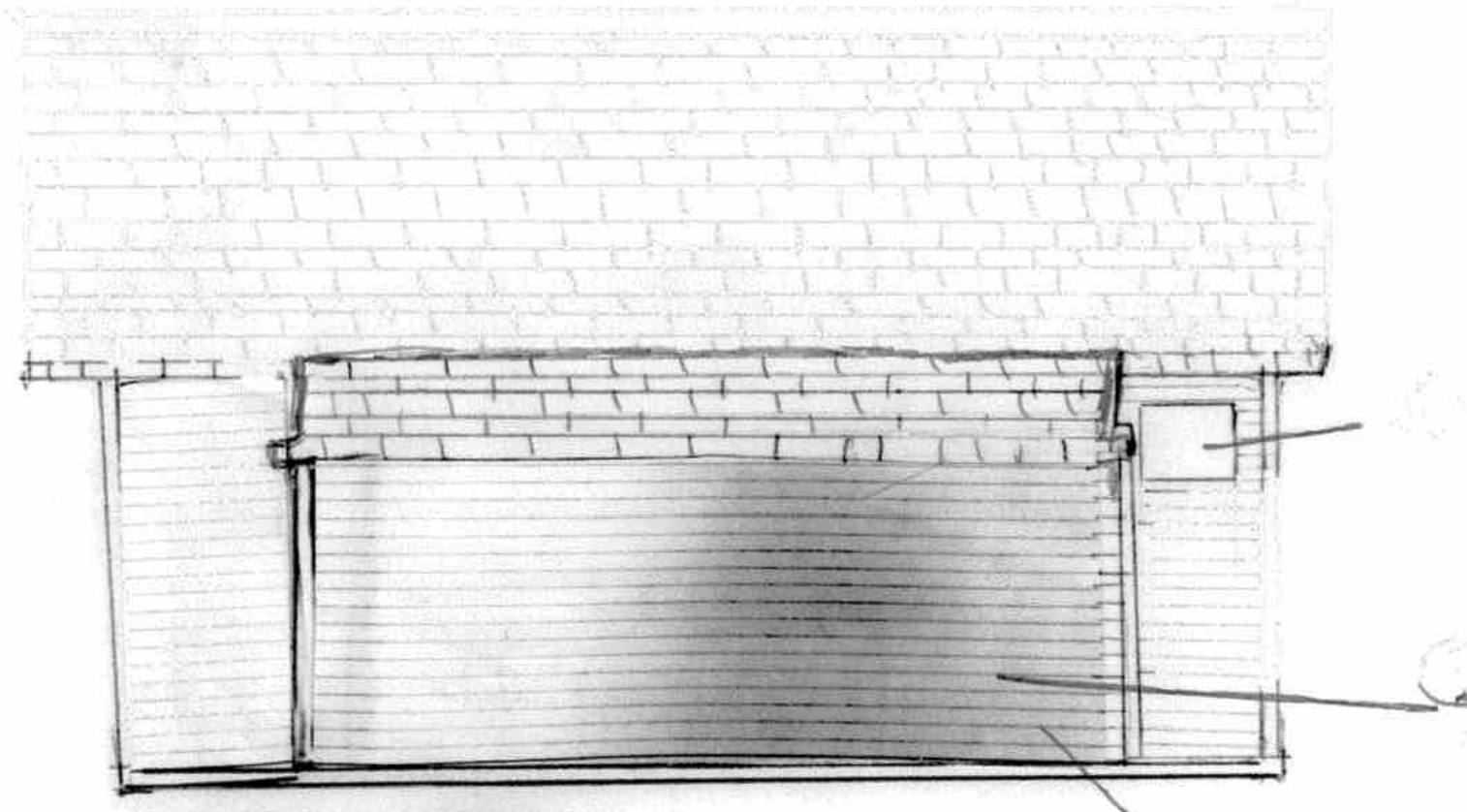


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**West Elevation Showing
Proposed Garage Alteration
Not to Scale**

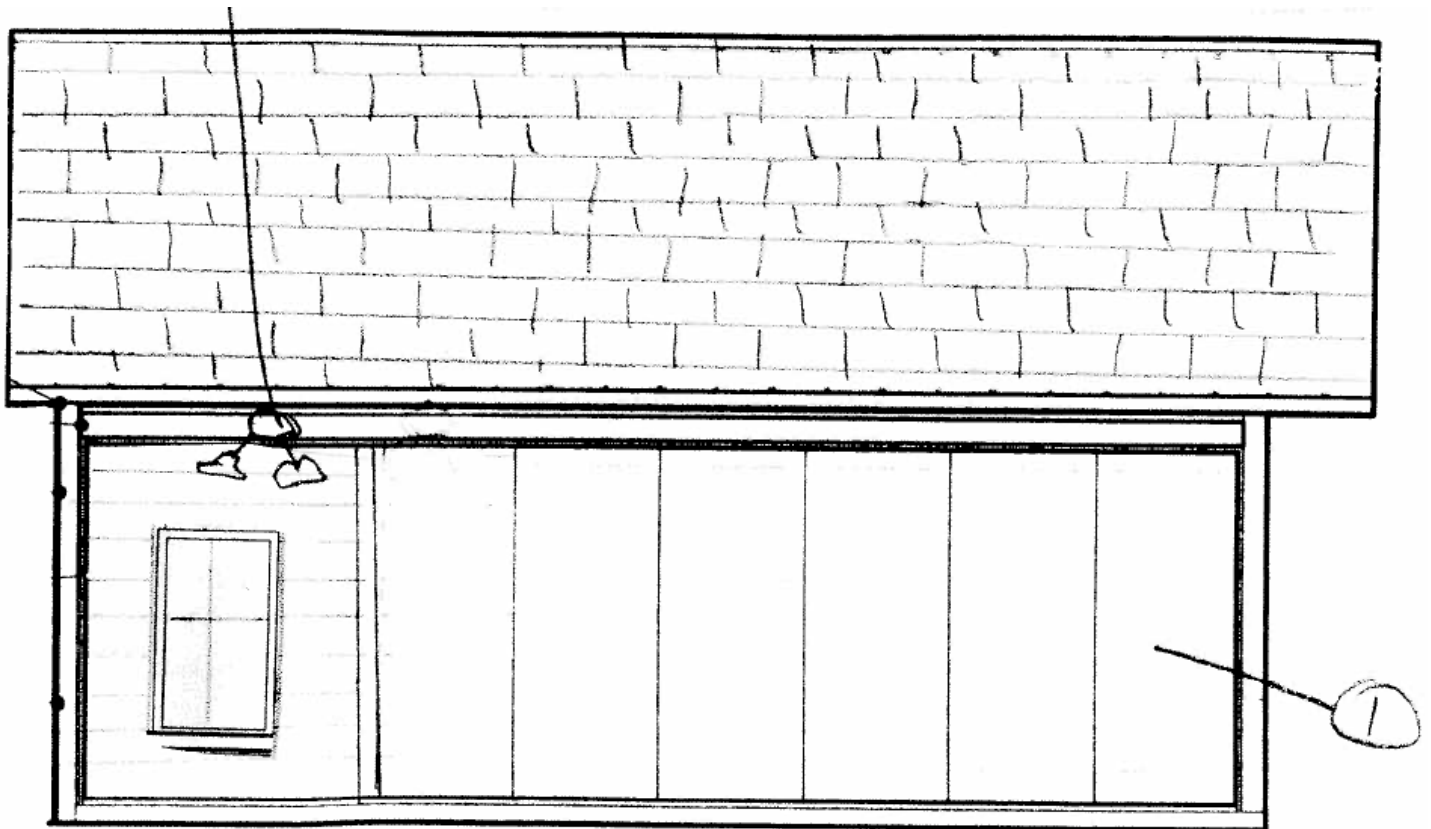


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**East Elevation Showing
Proposed Garage Alteration
Not Visible From a Public Right of Way
Not to Scale**



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**South Elevation Showing
Proposed Garage Alteration
Not Visible From a Public Right of Way
Not to Scale**

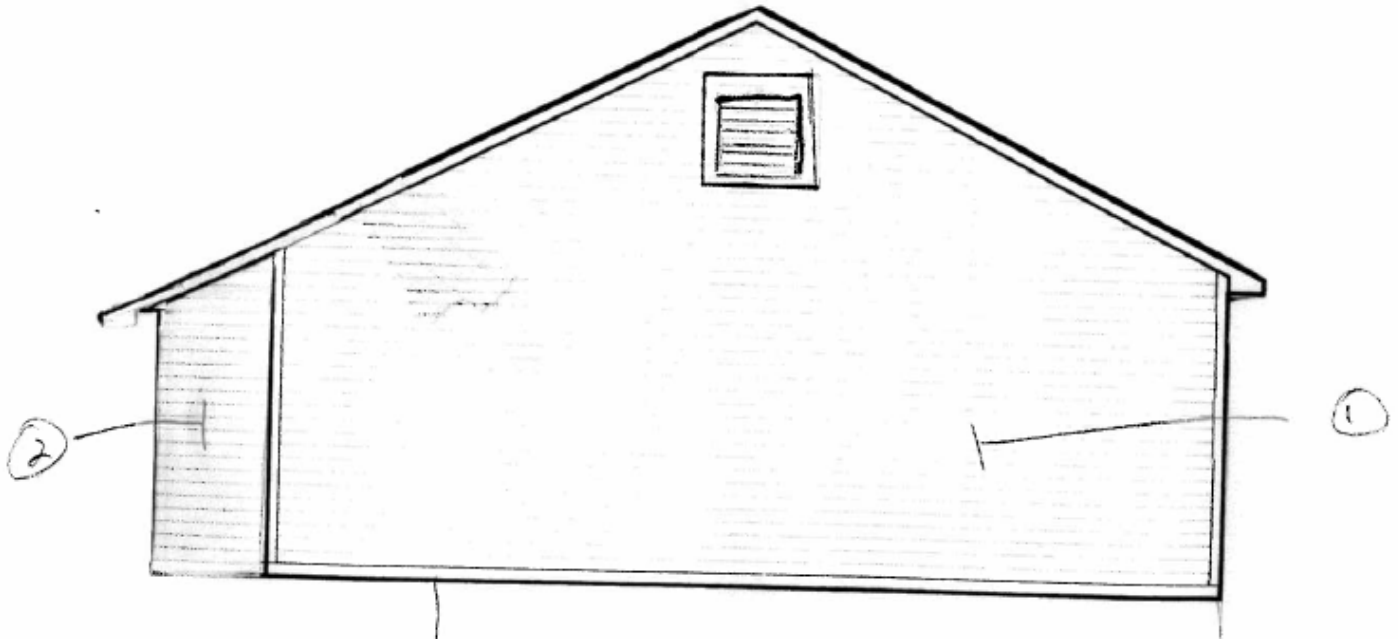
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