

**AGENDA ITEM: Im**

**HPO File No. 100913**

**SITE NAME:**

**SITE LOCATION:** 1819 Decatur Street – Old Sixth Ward Protected Historic District

**Owner:** Angel Ortiz

**Applicant:** Enrique Gonzalez

Time Frame	Date Accepted	90-day Waiver
	September-08-2010	N/A

**SITE INFORMATION:**

Lot 18, Block 443, W.R. Baker Addition, City of Houston, Harris County, Texas. The site includes a two-story, wood frame residential building.

**TYPE OF APPROVAL REQUESTED:**

The applicant requests approval of a certificate of appropriateness for the following work:

- Construct a new attached carport and covered rear porch at the rear of the existing building; Proposed carport and rear porch will be placed in tandem and will each be covered by a rear facing gable roof with pitch to match existing building; Carport will be 15'-0" in width and will extend 19'-0" from the rear wall of the house toward the rear property line; The proposed rear porch and deck will be 14'-0" in width and will extend 12'-0" from the rear wall of the house toward the rear property line; Repair / refurbish all existing wood sash windows and wood siding on all elevations;
- North Elevation (front – facing Decatur Street): At the ground floor level of front porch remove an existing entry door which is a later alteration installed when the home was converted to a duplex; Remove existing 4"x4" wood support columns and wood handrail, which are both later alterations and install new round columns to match originals located at second floor level and a new wood stick perimeter handrail; In forward facing bay to right of main entry restore the double hung wood sash window which had been removed and whose location had been covered with siding; The proposed window is evident from an existing window frame located on the interior of the building at this location; On second floor at front porch area, remove one pedestrian door which appears to have been a later alteration and in same location install one double hung wood sash window with 2/2 lites to match existing;
- West Elevation (side – facing Silver Street): Re-frame and cover with matching siding four former window air condition unit locations which had been cut into the exterior wall adjacent to the windows on both floors; Install one new wood sash window with 2/2 lites at the second floor level to match other elevations;
- East Elevation (facing side property line): Install one new wood sash window with 2/2 lites at the second floor level to match other elevations;
- South Elevation (facing rear property line): At first floor restore an original window opening located to the right (east) side. Window to match other elevations; Carport roof will be supported by square wood columns; Porch will be partially covered by a matching gable roof which will also be supported by square wood columns; A portion of the porch deck will extend beyond the roof covering and will feature a perimeter handrail; The porch will be accessed through a pair of pedestrian doors with paneled on lower half and single glass lites in upper portion.

**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 historic dwelling located on the site is a two-story wood framed residence constructed circa 1900. It was listed as "potentially-contributing" in the inventory due to several minor alterations.

**CERTIFICATE OF APPROPRIATENESS**

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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 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 ALTERATION:

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); and
(11) The proposed activity will comply with any applicable deed restrictions.

STAFF RECOMMENDATION: Approval of the certificate of appropriateness

CERTIFICATE OF APPROPRIATENESS

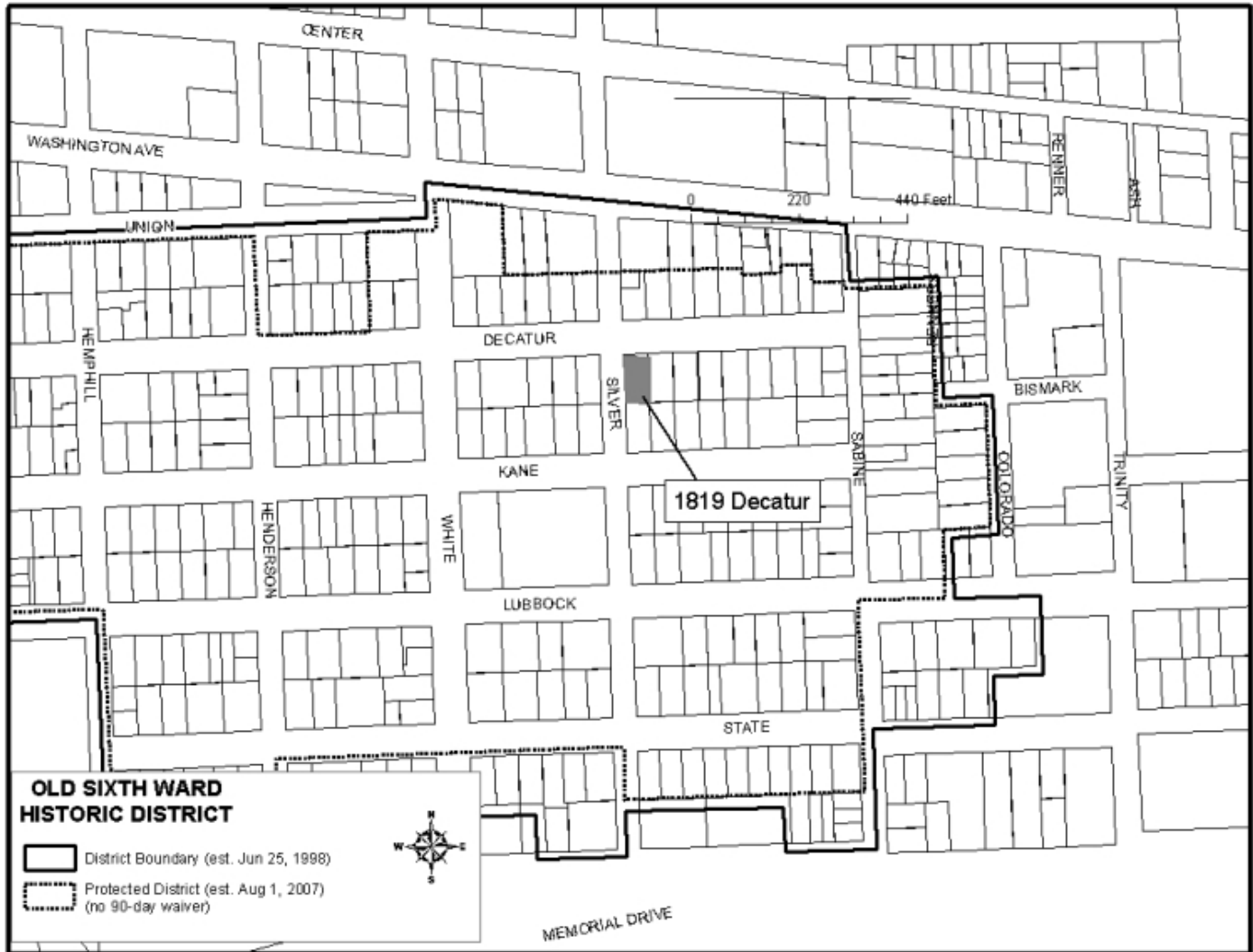
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**Site Location Map  
Not to scale**



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**Current Photograph**



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**Interior Photo  
Showing location of Covered front Window**



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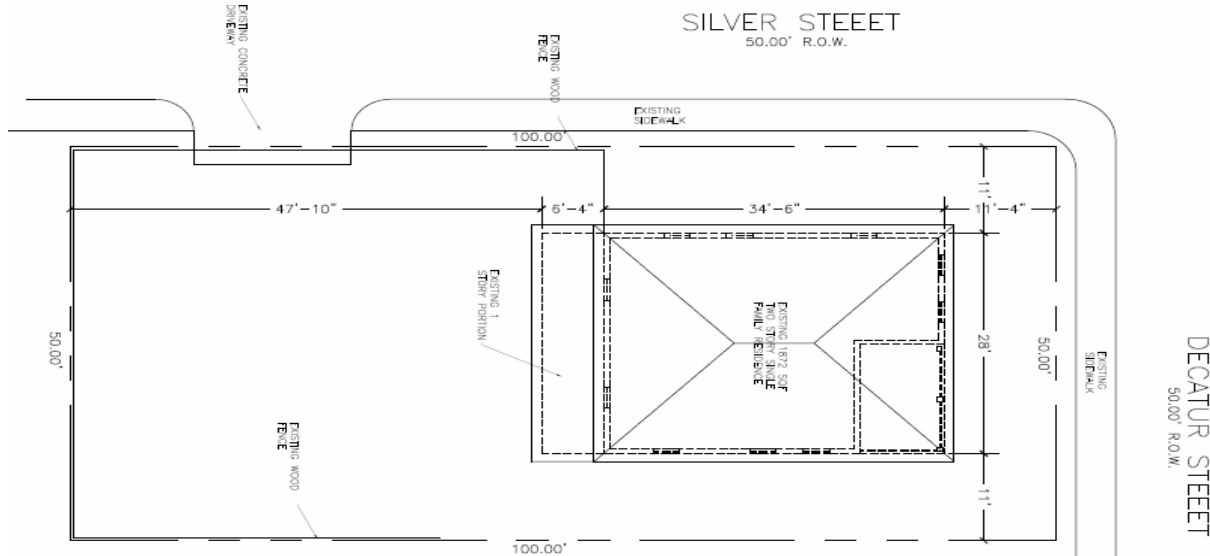
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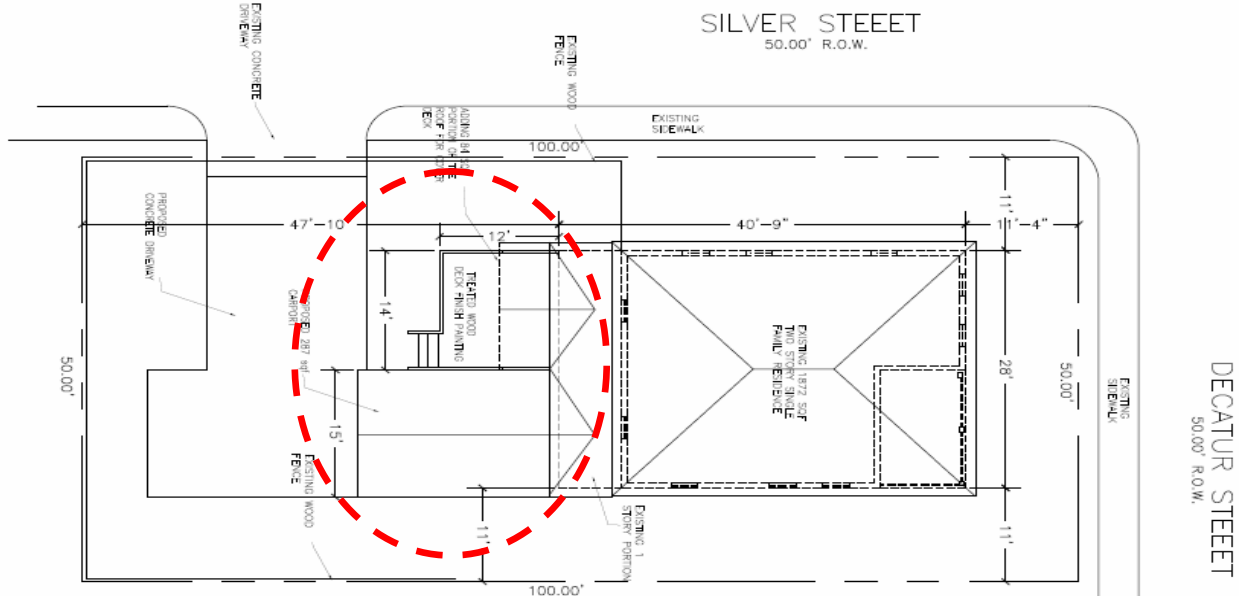
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Site Plan  
Showing Proposed Carport and Rear Porch Circled  
Not to Scale

EXISTING



PROPOSED



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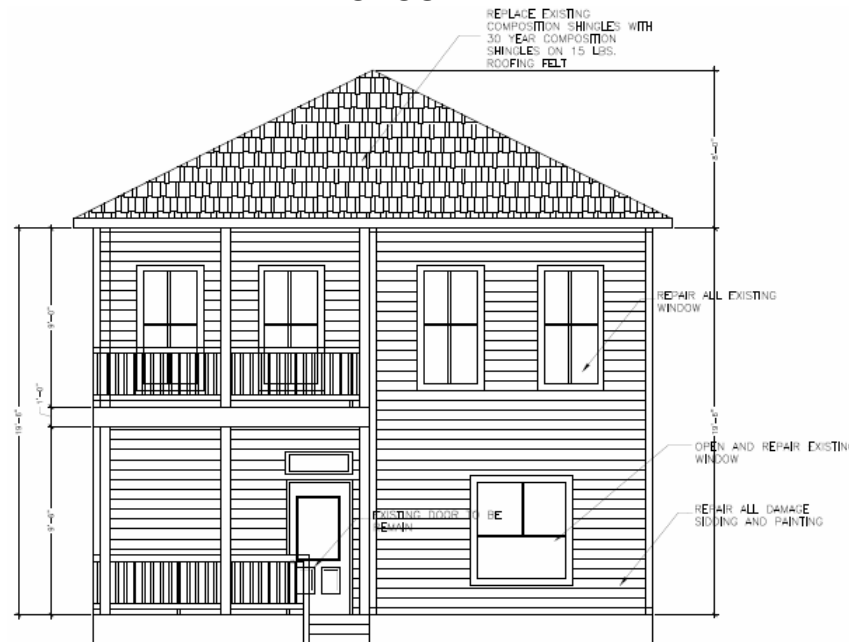
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**North Elevation  
Front Facing Decatur St  
Not to Scale**

**EXISTING**



**PROPOSED**



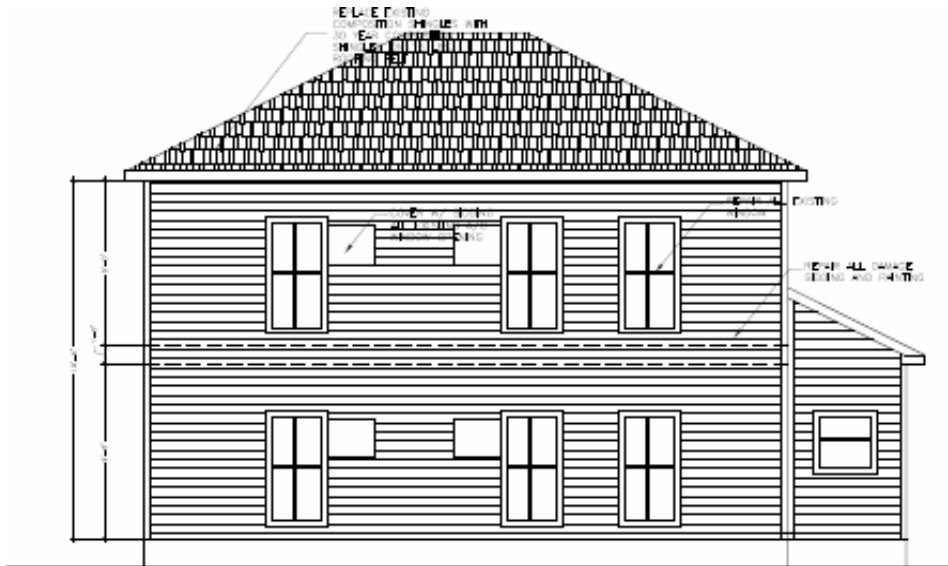
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West Elevation  
Side Facing Silver St  
Not to Scale

EXISTING



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**East Elevation  
Facing Side Property Line  
Not to Scale**

**EXISTING**



**PROPOSED**



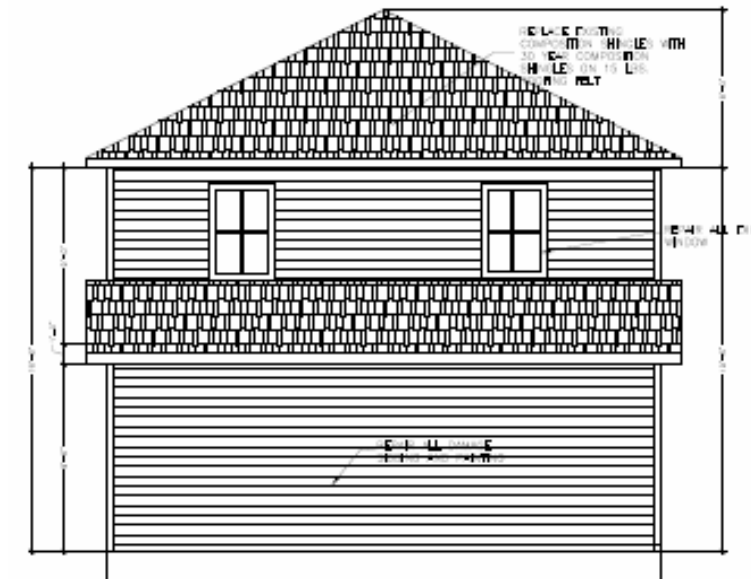
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**South Elevation  
Facing Rear Property Line  
Not to Scale**

**EXISTING**



**PROPOSED**



**CERTIFICATE OF APPROPRIATENESS**