

**CERTIFICATE OF APPROPRIATENESS**

**Applicant:** Paul Beebe, owner

**Property:** 2019 Decatur Street, Lot 12, Block 417, Baker W R NSBB Subdivision. The property includes a 2,511 square foot, two-story wood frame single-family residence situated on a 5,000 square foot (50' x 100') corner lot.

**Significance:** Noncontributing residence, constructed circa 1998, located in the Old Sixth Ward Historic District.

**Proposal:** Alteration – Addition

Add an additional bedroom and sitting room to the second floor over the pre-existing first floor addition in the back of the house.

The addition would include a second-floor exterior porch on the backside of the house. Original two-story house was built in 1999 with a single-story addition on the back in 2006.

All windows to be inset and recessed.

See enclosed application materials for further details.

**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.

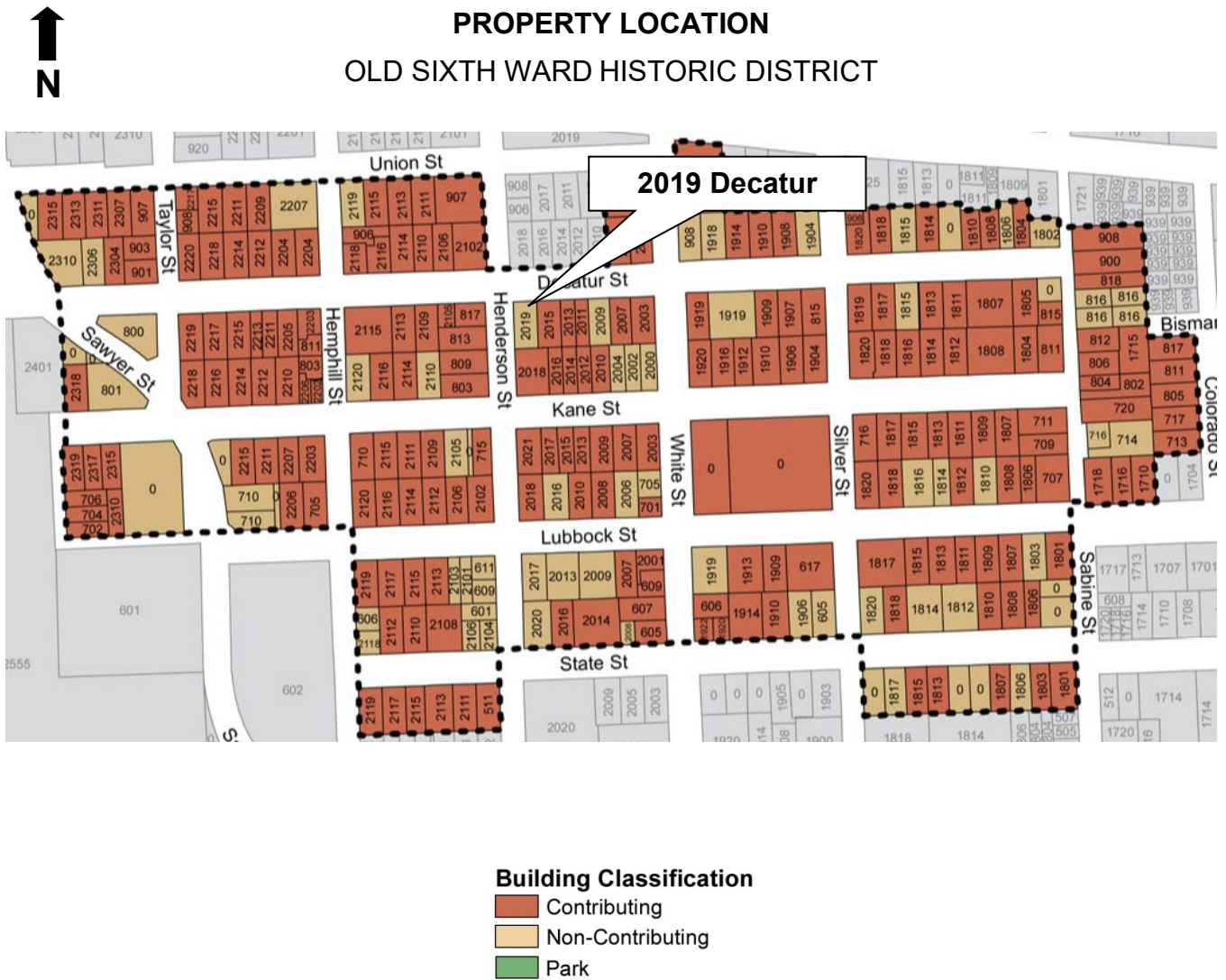
(3) For an addition to a noncontributing structure:

(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.



CONTEXT AREA



Figure 1- 2015 Decatur\_next door neighbor



Figure 2- 813 & 817 Henderson Street\_across the street neighbor



**NORTH ELEVATION – FRONT FACING DECATUR STREET**

PROPOSED



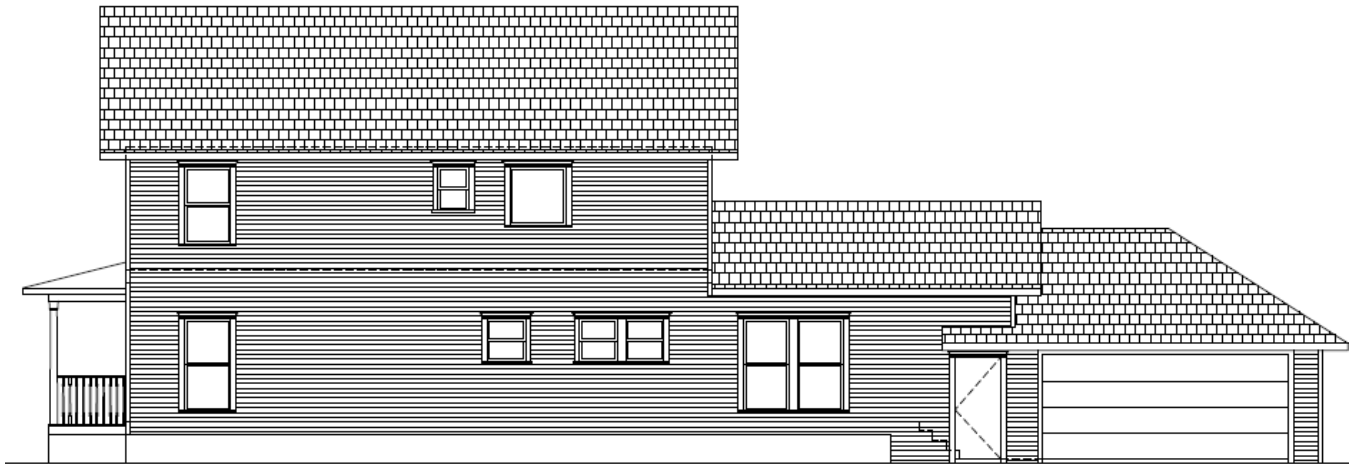
1 EXISTING NORTH (FRONT) ELEVATION  
Scale: 1/4" = 1'-0"



PROPOSED SCOPE OF WORK  
DOES NOT ALTER FRONT FACADE

3 PROPOSED NORTH (FRONT) ELEVATION  
Scale: 1/4" = 1'-0"

WEST SIDE ELEVATION- FACING HENDERSON STREET



2 EXISTING WEST ELEVATION  
Scale 1/4" = 1'-0"



4 PROPOSED WEST ELEVATION  
Scale 1/4" = 1'-0"

EAST SIDE ELEVATION



2 EXISTING EAST ELEVATION  
Scale 1/4" = 1'-0"



4 PROPOSED EAST ELEVATION  
Scale 1/4" = 1'-0"

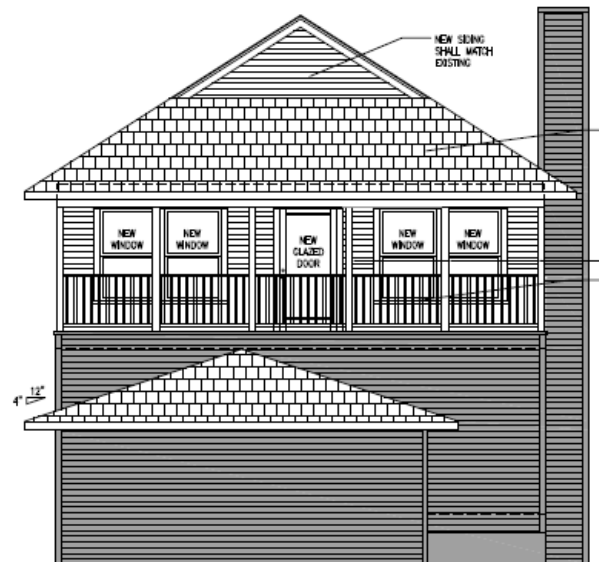


**SOUTH (REAR) ELEVATION**

PROPOSED



1 EXISTING SOUTH (REAR) ELEVATION  
Scale 1/4" = 1'-0"



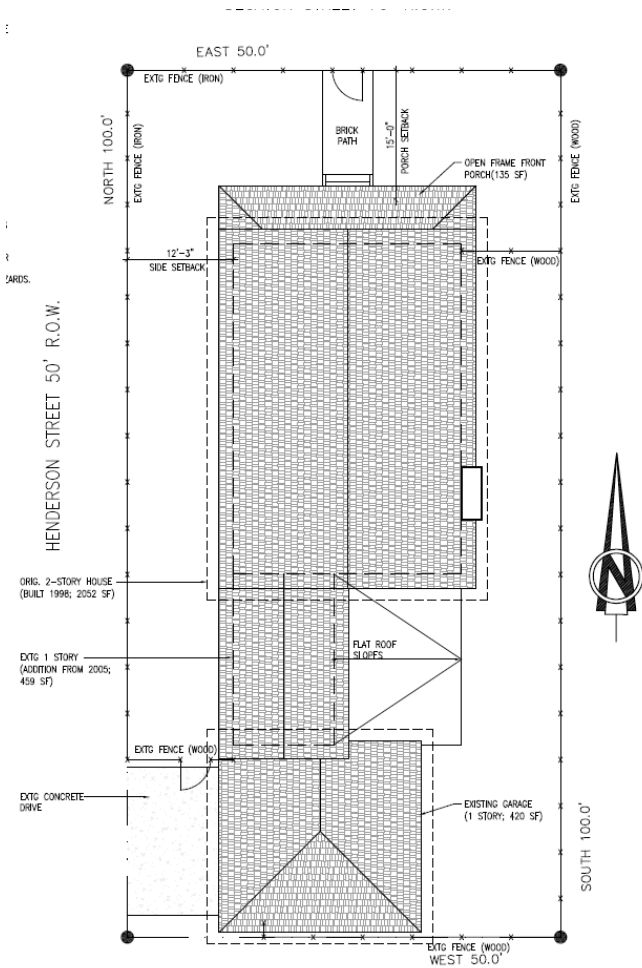
3 PROPOSED SOUTH (REAR) ELEVATION  
Scale 1/4" = 1'-0"

SITE & ROOF PLAN

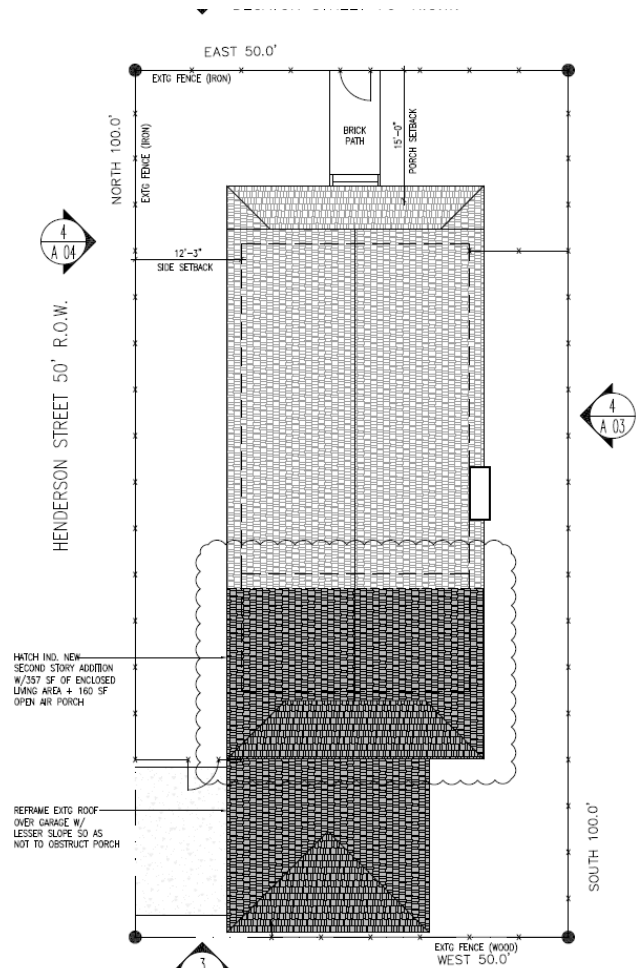


EXISTING

PROPOSED



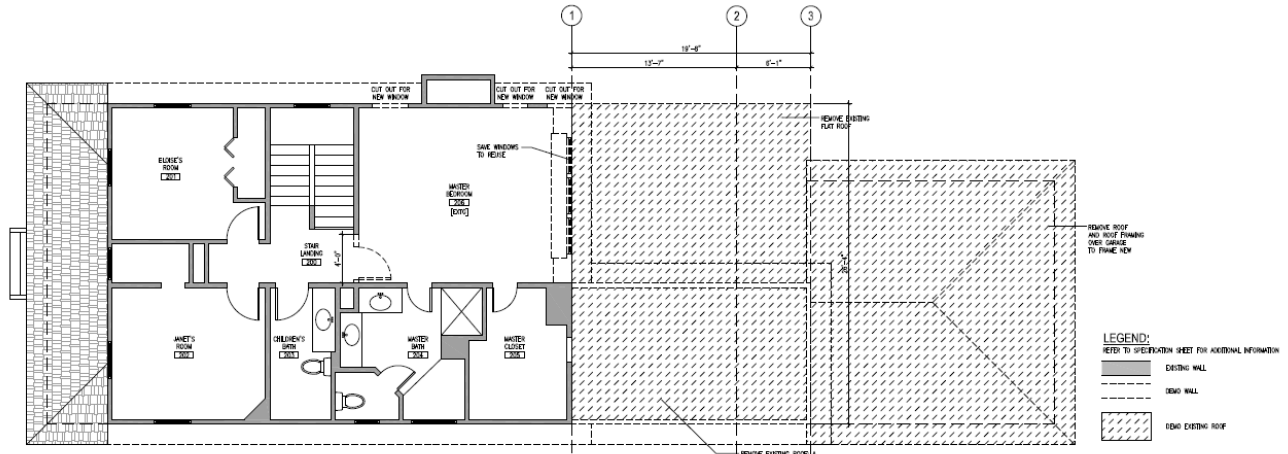
1 EXISTING SITE + ROOF PLAN  
Scale: 1/8" = 1'-0"



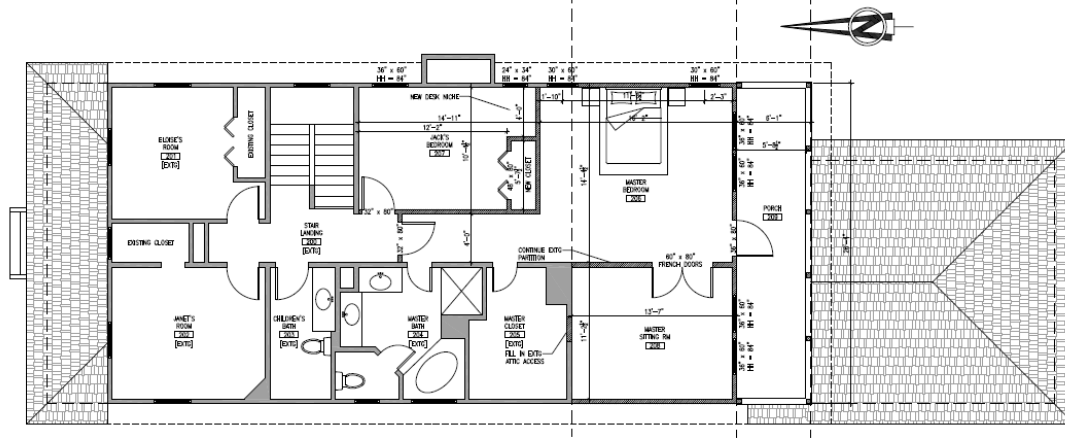
2 PROPOSED SITE + ROOF PLAN  
Scale: 1/8" = 1'-0"

SECOND FLOOR PLAN

PROPOSED



1 EXISTING + DEMOLITION PLAN  
Scale 1/8" = 1'-0"



1 PROPOSED FLOOR PLAN  
Scale 1/8" = 1'-0"

**Certificate Of Appropriateness: Alteration/Addition Worksheet**

(For buildings outside Houston Heights East, West, or South Districts)



**PLANNING & DEVELOPMENT DEPARTMENT**

\* This form is required. Failure to include accurate and complete requested information below may result in an incomplete application and delay the review/recommendation of the proposed project to Director and HAHC.

**Address:** 2019 Decatur St, Houston TX 77007 **Lot Size (Total Sq Ft):** 5,000.00 SqF

**General Addition Info:** **Lot Dimensions (W X L):** 50' X 100'

Existing stories*	2	Proposed addition stories*	2
Existing max ridge height*	29'-7-1/2"	Proposed max ridge height*	29'-7-1/2"
Existing max eave height*	19'-8"	Proposed max eave height*	19'-8"

Square Footage/Lot Coverage:	Existing	Proposed/New *do not include existing	= End Result/ Total
Ground Floor Square Footage of Primary Building (HCAD)* <small>*please include sunrooms or enclosed porches w/ walls or window</small>	1,485.00	0	1,485.00
Detached Garage, Garage Apt or Accessory Building Square Footage	420.00	0	420.00
<small>* Subtract detached garages more than 528 square feet by 528 square feet. If smaller than 528 sq ft, please subtract only the amount less than 528 sq ft.</small>			-420.00
<b>New Total Lot Coverage* =</b>			<b>1,485.00</b>

**Setbacks From Property Line:**

	Existing	Proposed/New	Shares property line with neighbor -Y/N?
North*	15'-0"	15'-0"	N
South*	2'-2"	2'-2"	N
East*	11'-5"	11'-5"	N
West*	12'-3"	12'-3"	N

Do you have flooding issues?  YES  NO

**Foundation:**

	Existing	Proposed/New Addition
Grade to Finished Floor Height (1st fl)*	2'-8-1/2"	N/A
Type*	Pier & Beam	N/A
Material*	Precast Concrete	N/A

**Cladding:**

	Existing	Proposed/New Addition
Primary Siding Material *	Smooth Hardie	Smooth Hardie
Primary Siding Width Reveal	6"	6"
Skirting Material	Wood Lattice	N/A
Soffit Material	Smooth Hardie Soffit	Smooth Hardie Soffit
Fascia Material	1x6 Smooth Hardie Trim	1x6 Smooth Hardie Trim

Are all windows on the addition inset & recessed?  YES  NO

Please remember to fill out the window worksheet

And review guidelines for drawing submissions

See link for more info: <https://cohweb.houston.tx.gov/HPT/login.aspx>

**Max Width/Depth & Inset:**

"widest building wall corner to corner"	Existing	Proposed/New *do not include existing	= End Result/Total
Max Width*	26'-4"	0	26'-4"
Max Depth*	42'-0"	20'-9-1/2"	62'-9-1/2"

Are original corners maintained with an inset on the addition?\*

YES or NO

Please advise inset dimensions for applicable corners:

2nd Floor addition to existing corner on 1st Floor

**Roof:**

	Existing	Proposed/New Addition
Pitch*	8/12	8/12
Style*	Gable/Hip	Gable/Hip
Material *	Asphalt Shingles	Asphalt Shingles

**Porch Details:**

	Existing	Proposed/New Addition
Eave Height	19'-8"	19'-8"
Width	1'-6"	1'-6"
Depth	N/A	6'-1"
Decking Material	N/A	5/4x6 TR Wood
Pier/Base Material	N/A	N/A
Column Material	N/A	Smooth Hardie Trim
Step Material	N/A	N/A
Railing Height	N/A	40"
Railing Material	N/A	Wood

Form Date: January 4, 2021 3:29 PM