CERTIFICATE OF APPROPRIATENESS

Applicant: Jose Ramirez, agent for Luca Pallottelli, owner

Property: 2304 Decatur Street, Tracts 4 & 5A, Block 384, Baker W R NSBB Subdivision. The property includes a historic 1,516 square foot one-story wood frame single-family residence with a front addition situated on a 3,500 square foot interior lot.

Significance: Contributing residence, constructed circa 1925, with a one-story front addition built circa 1940 that extended the front and filled in original porch located on the southeast corner. This residence is located in the Old Sixth Ward Historic District.

Proposal: Alteration—Restore and remodel the residence back to its historic character.

- Foundation repair
- Siding repair: will retain original wood siding and replace damaged board with appropriate wood siding.
- Window repair: will retain and repair all original windows.
- Recreate a porch on the southeast corner like the original floor plan when the house was built circa 1925. (Please see page 6 of report)
- Add a rear wood deck.
- Full interior restoration.
- Roof replacement with asphalt shingle.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

Approva

HAHC Action: -

ITEM E21

July 29, 2021 HPO File No. 2021_0179 2304 Decatur St Old Sixth Ward

APPROVAL CRITERIA

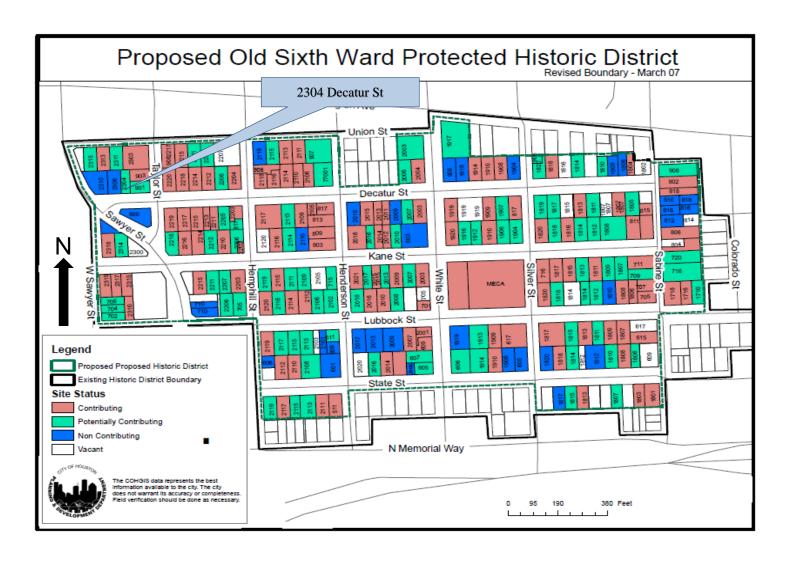
ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

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
\boxtimes			(1)	The proposed activity must retain and preserve the historical character of the property;
\boxtimes			(2)	The proposed activity must contribute to the continued availability of the property for a contemporary use;
\boxtimes			(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;
\boxtimes			(4)	The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
\boxtimes			(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 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;
			(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;
			(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 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;
\boxtimes			(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
			(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
\boxtimes				In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines.

2304 Decatur St Old Sixth Ward

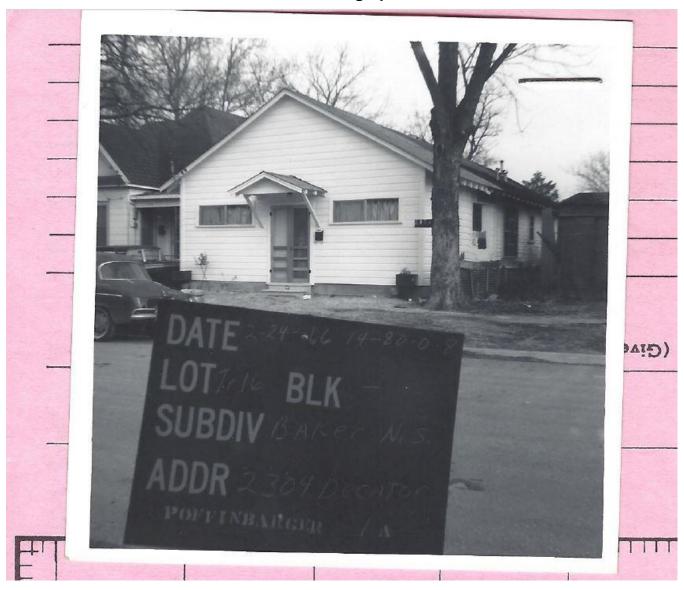
District Map





2304 Decatur St Old Sixth Ward

Historic Photograph 1966



ITEM E21

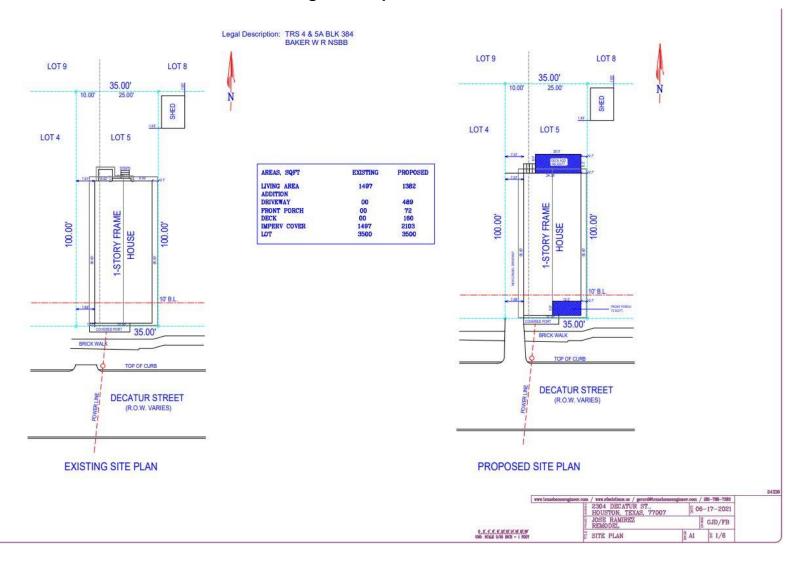
July 29, 2021 HPO File No. 2021_0179 2304 Decatur St Old Sixth Ward

BLA circa 1928 that shows original layout of house before the front addition

Map No Addition	Baku, n.S.	No. Sq. ///6 Price Per Sq. Pt. Sq. Ft. 8 1840
OWNER Bauer Je ADDRESS 2304 TYPE OF PROPERTY Rep	occupied VACANT	Percent Good 70 1290 Other Bldgs.
BASEMENT, Whole Part FOUNDATION, Concrete, Stone, Brick, Piers, Posts. WALLS, Brick Stone Hollow Tile, Stucco, Metal, Concrete Blocks, Box Weatherboard ROOF CONS., Concrete, Steel, Wood Trust ROOF, Hip, Pable, Mansard,	FLOORING, Pize, Hardwood, Cement, Tile, Marble, Dirt INTERIOR TRIM, Plaster, Hardwood, Marble, Metal, Built-in Features HEATING, Furnace, Stoves, Fireplace, Chimneys, Gas LIGHTING, Electricity	#9 # Harage 10. Total All Bldgs. 1300
ROOFING, Composition, Metal, Slate, Wood Shin gles, Tile, Asbestos	PLUMBING, Sewer, Water, Baths ELEVATORS	LAND VALUE Unit Front Ft. Front x Depth Value Factor Value \$
EXTERIOR TRIM, Stone, Terra Cotta, Metal, Wood, Marble, Granite	CONDITION, Good, Fair, Bad, Obsolete	
PERMIT DATENO)AMT	TOTAL 220-490

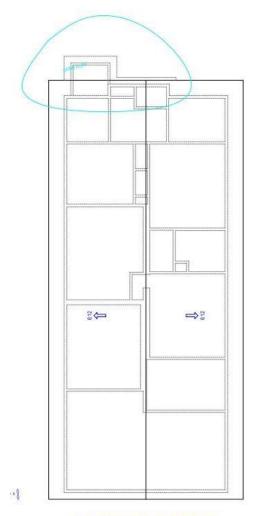
2304 Decatur St Old Sixth Ward

Existing and Proposed Site Plan



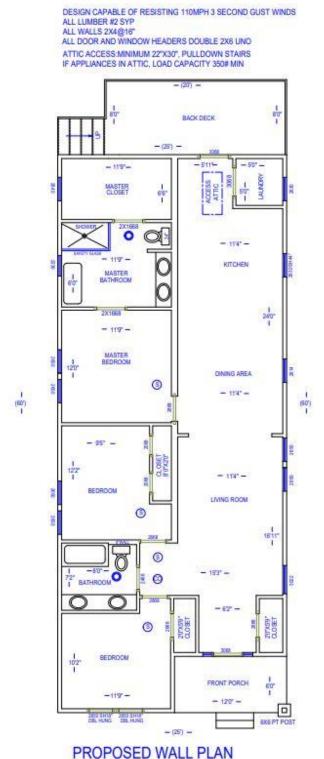
2304 Decatur St Old Sixth Ward

Demolition Plan



EXISTING/DEMO ROOF PLAN

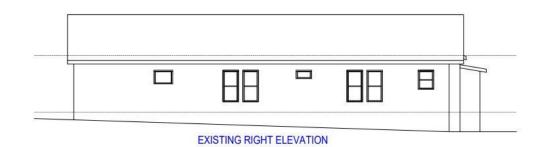
Proposed Wall Plan (interior)



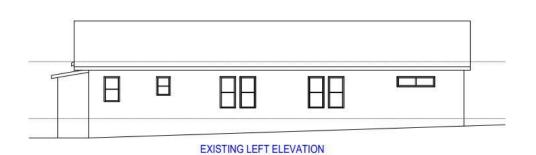
2304 Decatur St Old Sixth Ward

Existing Elevations









2304 Decatur St Old Sixth Ward

Existing Right Elevation



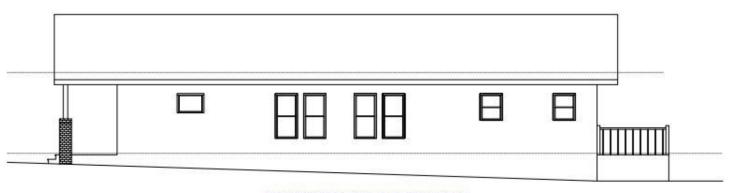
Existing Right Elevation



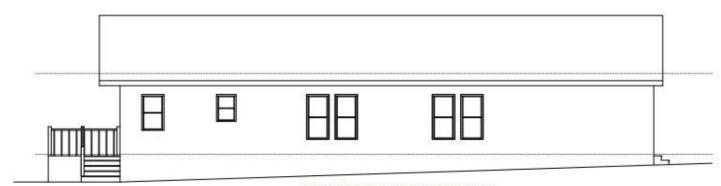
(Taken from back elevation)

2304 Decatur St Old Sixth Ward

Proposed Elevations



PROPOSED RIGHT ELEVATION



PROPOSED LEFT ELEVATION

Proposed Elevations



