

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.

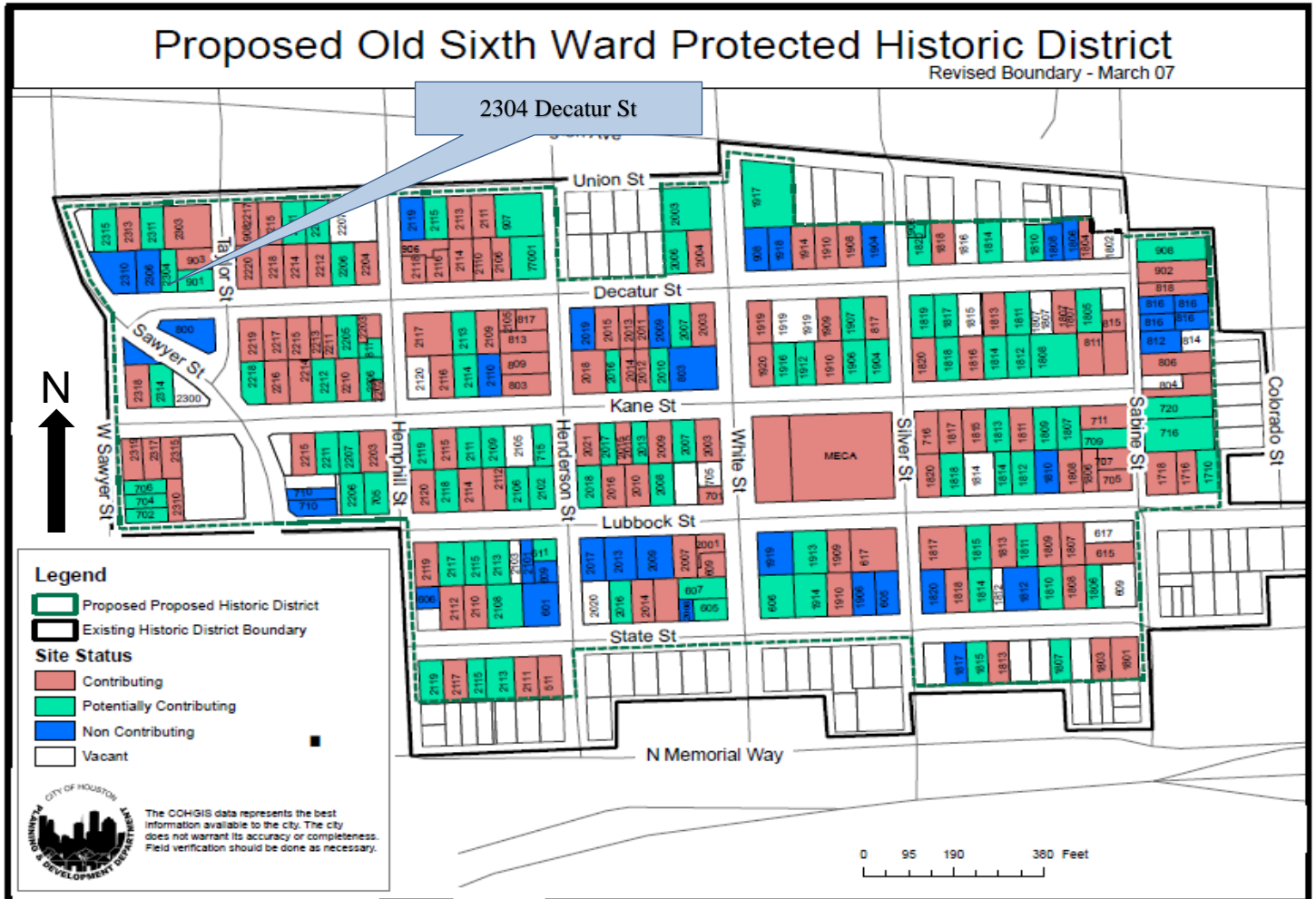
Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

District Map



Current Photograph



Historic Photograph 1966



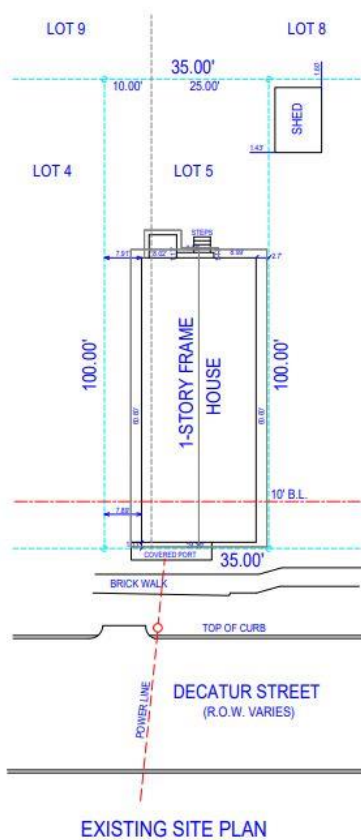
BLA circa 1928 that shows original layout of house before the front addition

Map No. _____ Addition Baku, N.S.
 Block 384 Lot 25 X 100' - 5 (15)
 OWNER Bawn, Jerry C.
 ADDRESS 2304 Decatur
 TYPE OF PROPERTY Res OCCUPIED VACANT
 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 Truss. _____
 ROOF, Hip, Gable, Mansard, Flat _____
 ROOFING, Composition, Metal, Slate, Wood, Shingles, Tile, Asbestos _____
 EXTERIOR TRIM, Stone, Terra Cotta, Metal, Wood, Marble, Granite _____
 FLOORING, Pine, Hardwood, Cement, Tile, Marble, Dirt _____
 INTERIOR TRIM, Plaster, Hardwood, Marble, Metal, Built-in Features _____
 HEATING, Furnace, Stoves, Fireplace, Chimneys, Gas _____
 LIGHTING, Electricity _____
 PLUMBING, Sewer, Water, Baths _____
 ELEVATORS _____
 CONDITION, Good, Fair, Bad, Obsolete _____
 PERMIT DATE _____ NO. _____ AMT. _____

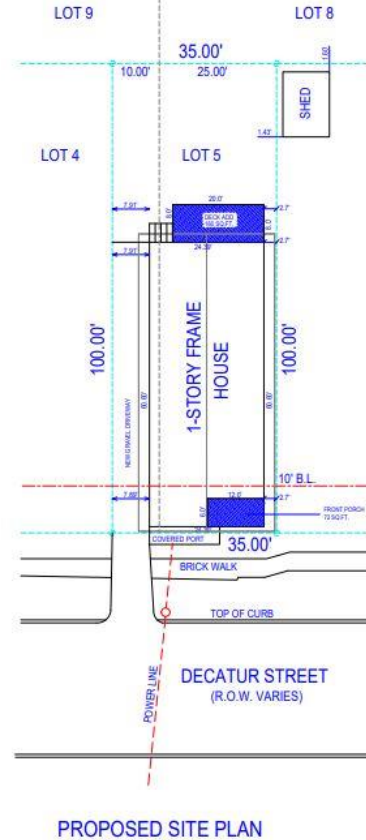
IMPROVEMENTS			
No. Sq. Ft.	Price Per Sq. Ft.		
1116	1.65	\$	1840
		Percent Good	70
		Other Bldgs.	1290
		Total All Bldgs.	1300
LAND VALUE			
Front x Depth	Unit Value	Factor	Front Ft. Value - - \$
TOTAL			
220-490			

Existing and Proposed Site Plan

Legal Description: TRS 4 & 5A BLK 384
BAKER W R NSBB



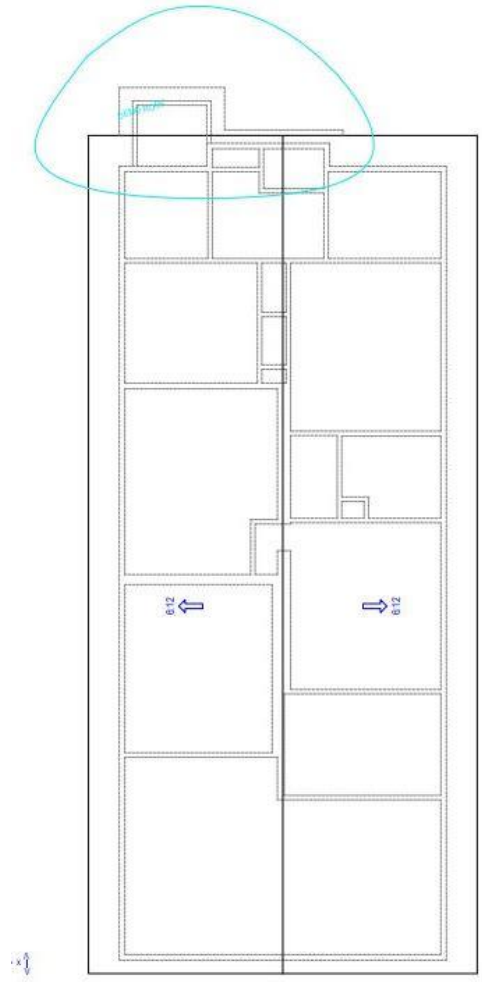
AREAS, SQFT	EXISTING	PROPOSED
LIVING AREA	1497	1382
ADDITION		
DRIVEWAY	00	489
FRONT PORCH	00	72
DECK	00	160
IMPERV COVER	1497	2103
LOT	3500	3500



www.texasengineer.com / www.aheolition.us / gerard@texasengineer.com / 281-788-7285	2304 DECATUR ST., HOUSTON, TEXAS, 77007	DATE: 06-17-2021
	JOSE RAMIREZ	DATE: GJD/FB
	REMODEL	
	SITE PLAN	DATE: AI 1/6

SCALE: 3/32" = 1' 00"

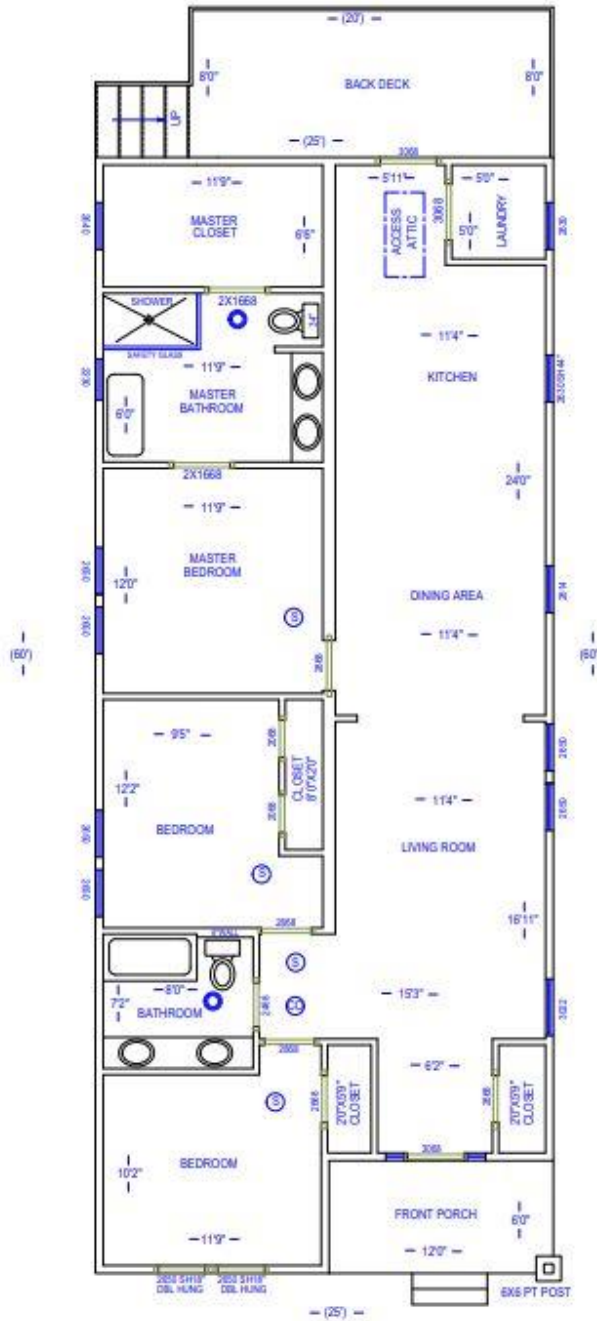
Demolition Plan



EXISTING/DEMO ROOF PLAN

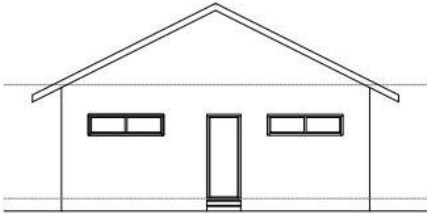
Proposed Wall Plan (interior)

DESIGN CAPABLE OF RESISTING 110MPH 3 SECOND GUST WINDS
ALL LUMBER #2 SYP
ALL WALLS 2X4@16"
ALL DOOR AND WINDOW HEADERS DOUBLE 2X6 UNO
ATTIC ACCESS: MINIMUM 22"X30", PULLDOWN STAIRS
IF APPLIANCES IN ATTIC, LOAD CAPACITY 350# MIN

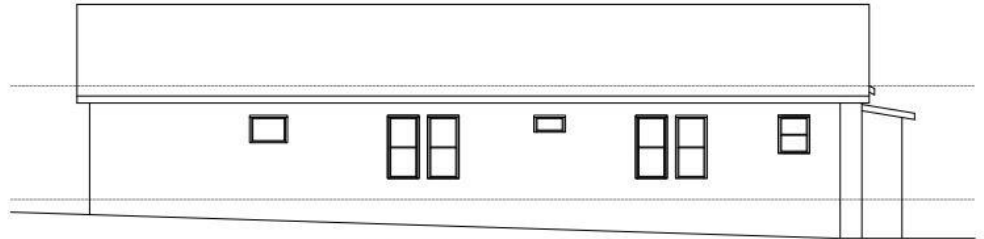


PROPOSED WALL PLAN

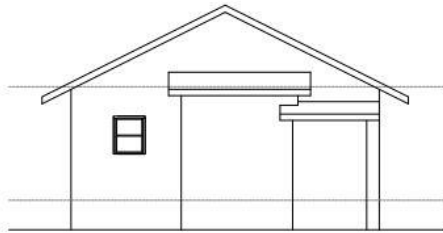
Existing Elevations



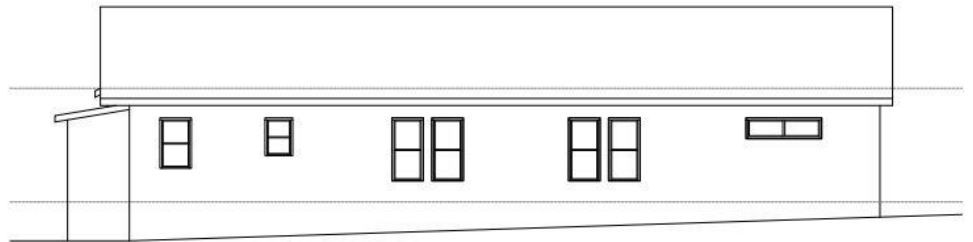
EXISTING FRONT ELEVATION



EXISTING RIGHT ELEVATION



EXISTING BACK ELEVATION



EXISTING LEFT ELEVATION

Existing Right Elevation

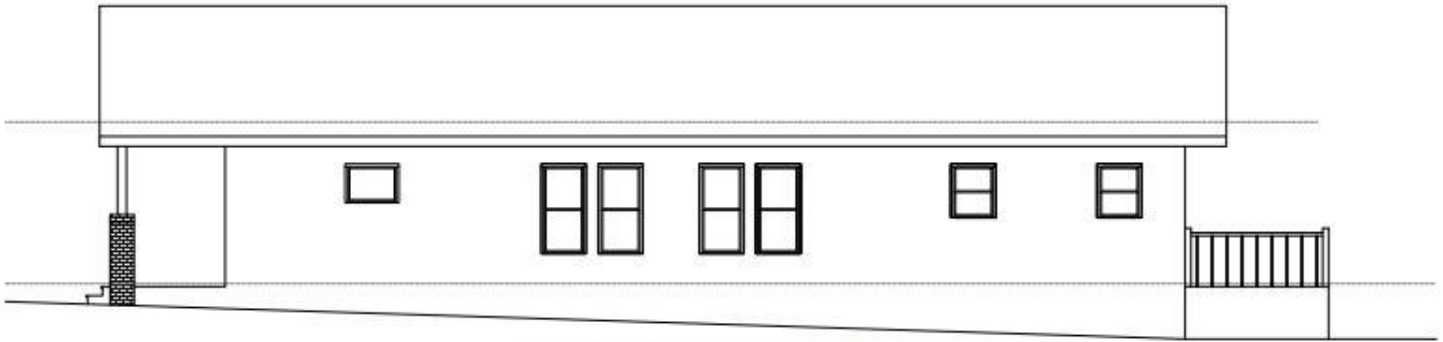


Existing Right Elevation

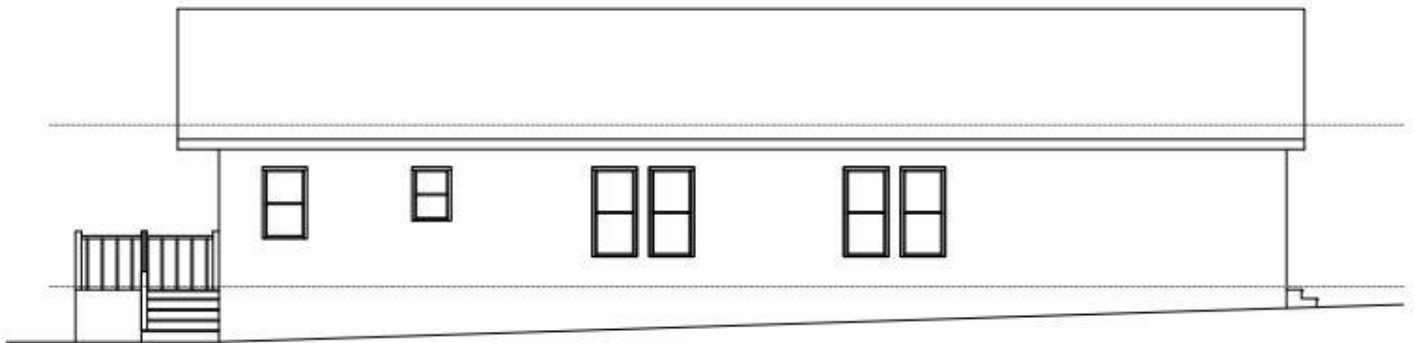


(Taken from back elevation)

Proposed Elevations



PROPOSED RIGHT ELEVATION

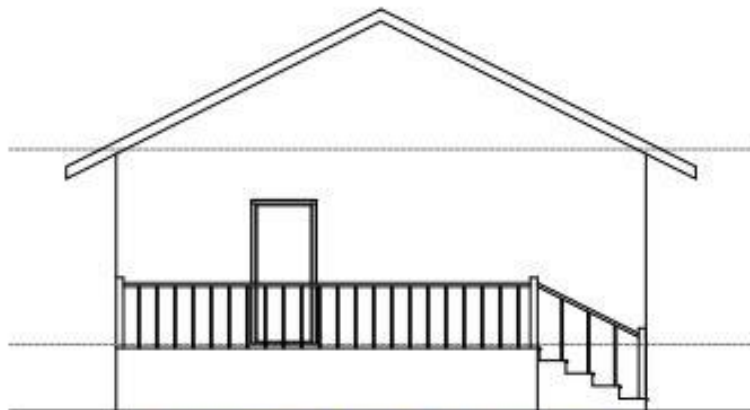


PROPOSED LEFT ELEVATION

Proposed Elevations



PROPOSED FRONT ELEVATION



PROPOSED BACK ELEVATION