

CERTIFICATE OF APPROPRIATENESS

Applicant: Justin Patterson, agent for Iris Hill Crabtree, owner

Property: 2106 Decatur St, Tracts 4 & 5, Block 405. Baker W R NSBB Subdivision. The property includes a one-story wood frame 936 square foot single-family residence situated on a 4,000 square foot interior lot.

Significance: Contributing Craftsman Bungalow house, constructed circa 1925, located in the Old Sixth Ward Historic District.

Proposal: New Construction- Accessory Structure

The applicant is proposing to construct a 331 square foot one-story accessory structure in the rear of the property.

- Smooth cementitious siding with 6" reveal
- 7:12 and 3:12 pitched roof with asphalt shingles
- Inset and recessed double hung wood windows

Public Comment: No public comment received

Civic Association: No civic club comment received

Recommendation: Approval

HAHC Action:

NEW CONSTRUCTION IN A HISTORIC DISTRICT

Sec. 33-242(a): HAHC shall issue a certificate of appropriateness for new construction in a historic district upon finding that the application satisfies the following criteria:

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

[X] [] [] (1) The distance from the property line of the front and side walls, porches, and exterior features of any proposed new construction must be compatible with the distance from the property line of similar elements of existing contributing structures in the context area;

[X] [] [] (2) The exterior features of the new construction must be compatible with the exterior features of existing contributing structures in the context area;

[X] [] [] (3) The scale and proportions of the new construction, including the relationship of the width and roofline, overall height, eave height, foundation height, porch height, roof shape, and roof pitch, and other dimensions to each other, must be compatible with the typical scale and proportions of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical scale and proportions;

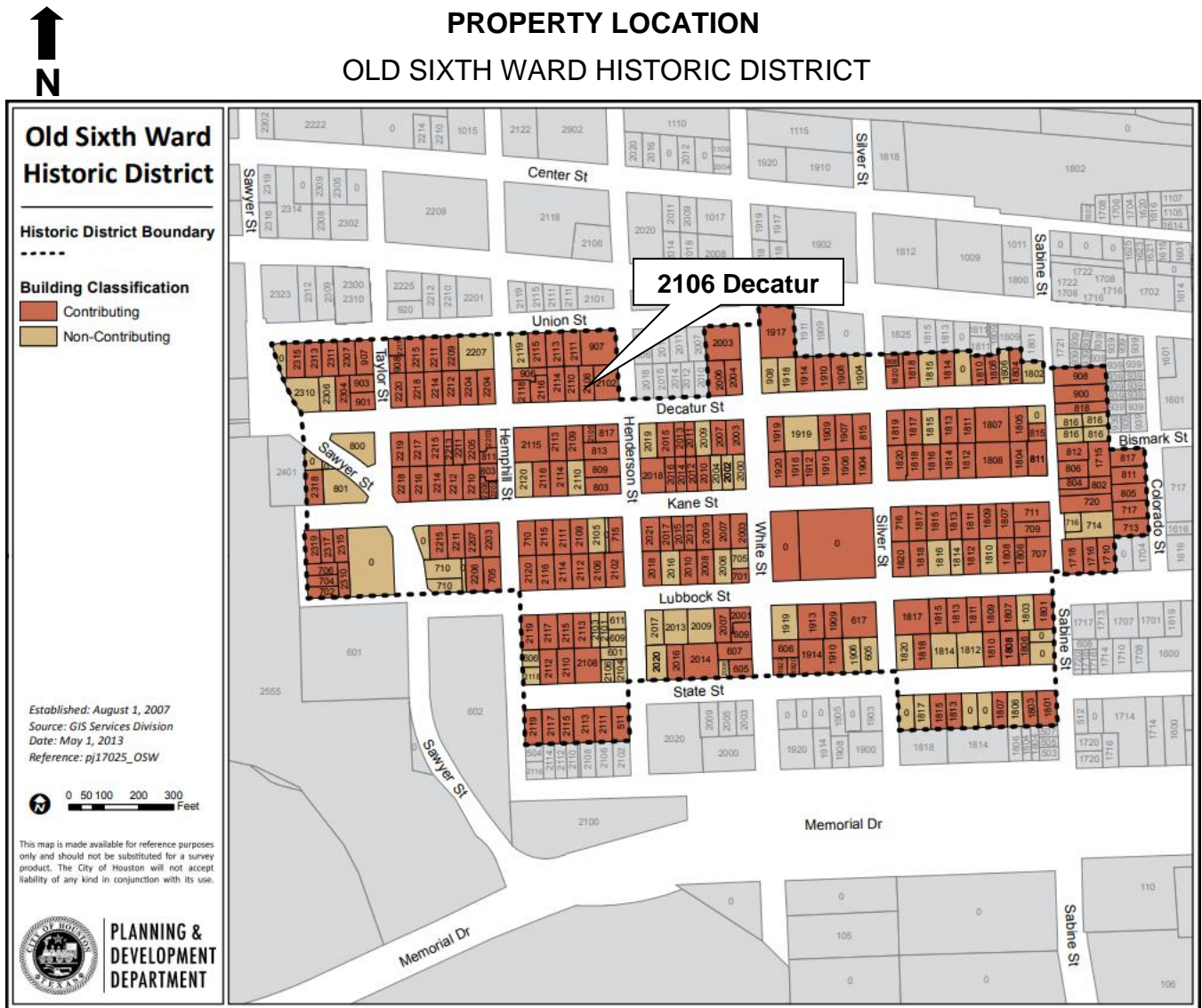
[X] [] [] (4) The height of the new construction must not be taller than the typical height of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical height, except that;

(a) Design guidelines for an individual historic district may provide that a new construction with two stories maybe be constructed in a context area with only one-story contributing structures as long as the first story of the new construction has proportions compatible with the contributing structures in the context area, and the second story has similar proportions to the first story; and

(b) A new construction shall not be constructed with more than one story in a historic district that is comprised entirely of one-story contributing structures, except as provided for in design guidelines for an individual historic district.

OLD SIXTH WARD DESIGN GUIDELINES

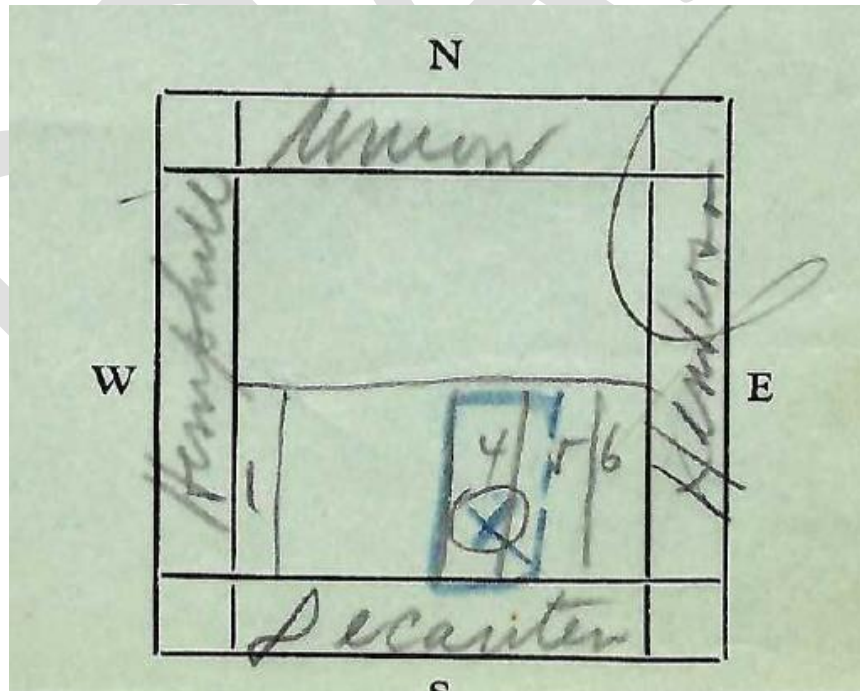
[X] [] [] In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines.



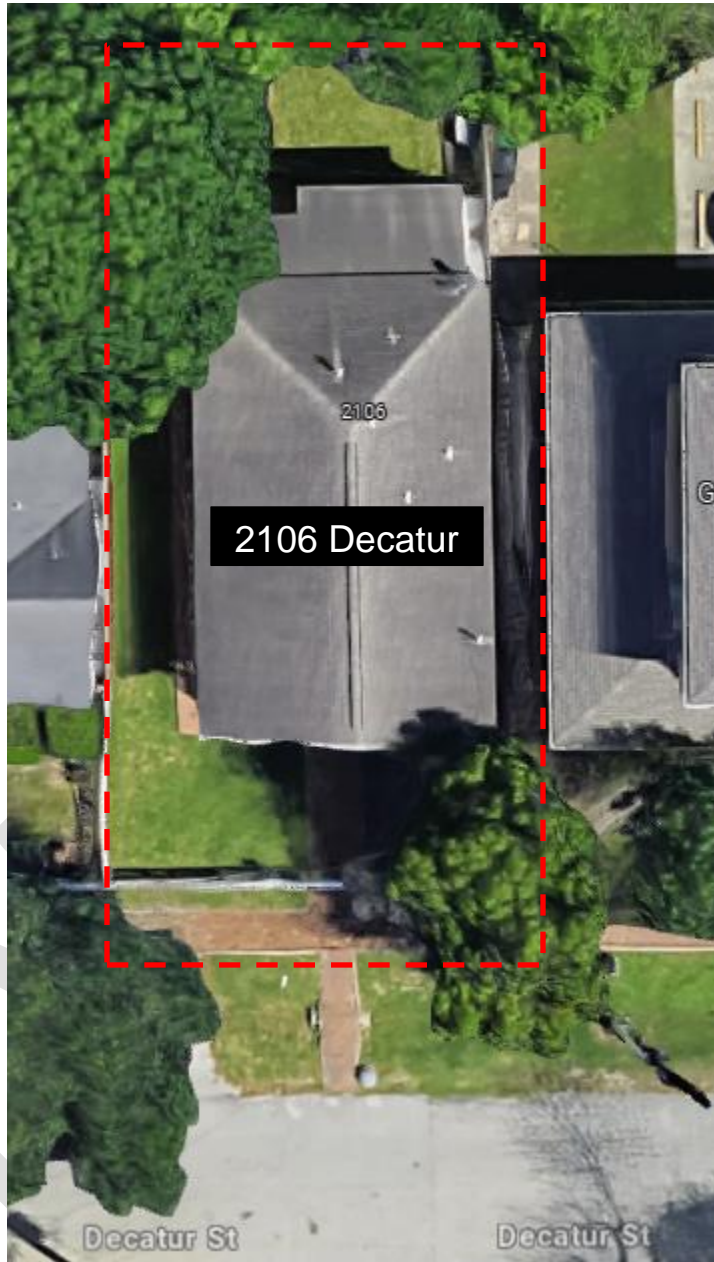
CURRENT PHOTO



HARRIS COUNTY BUILDING LAND ASSESSMENT- 4/17/1931



AERIAL VIEW OF PROPERTY



CONTEXT AREA

2105 DECATUR



2120 DECATUR (NEIGHBOR)



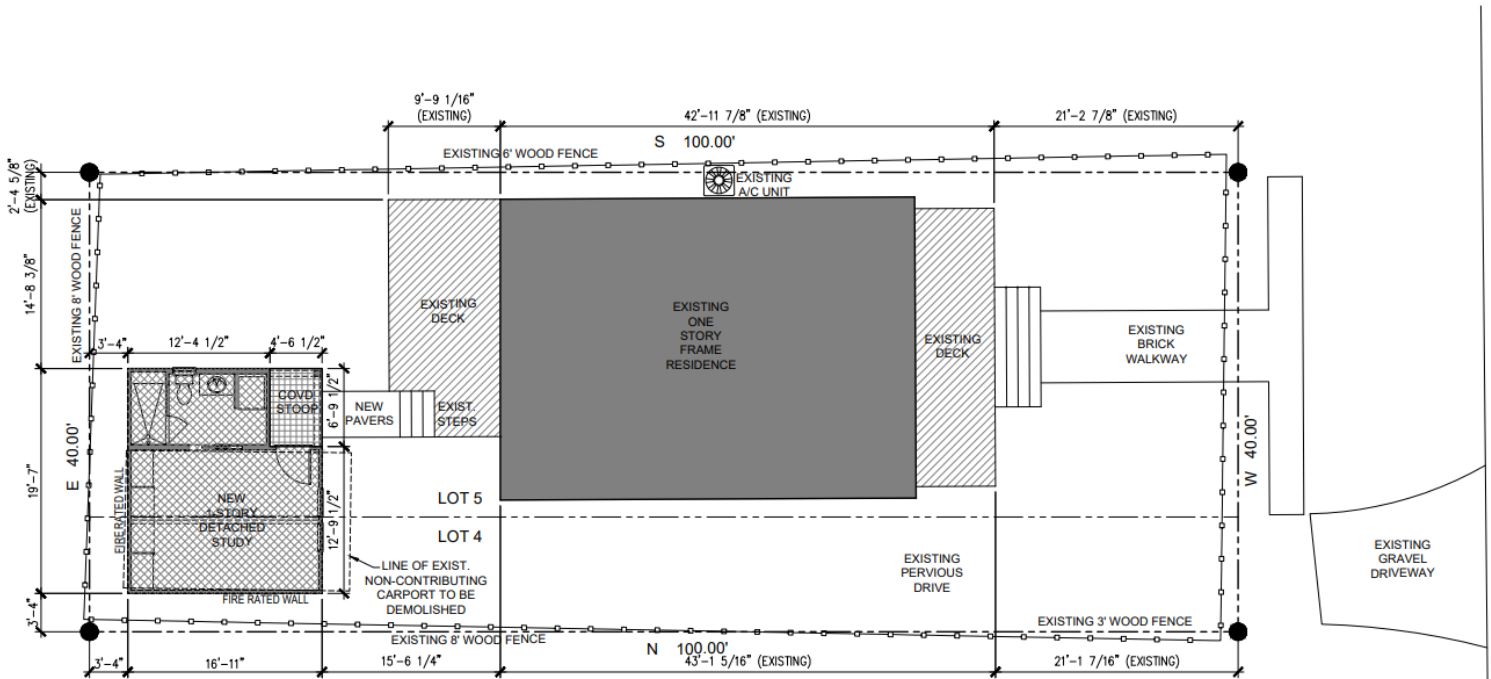
2113 DECATUR



2215 DECATUR



SITE PLAN



LEGAL DESCRIPTION:
 TRS 4 & 5 BLK 405
 BAKER W R NSBB

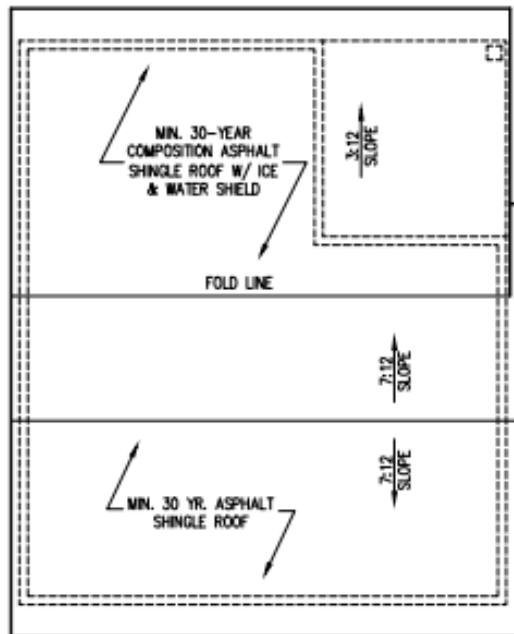
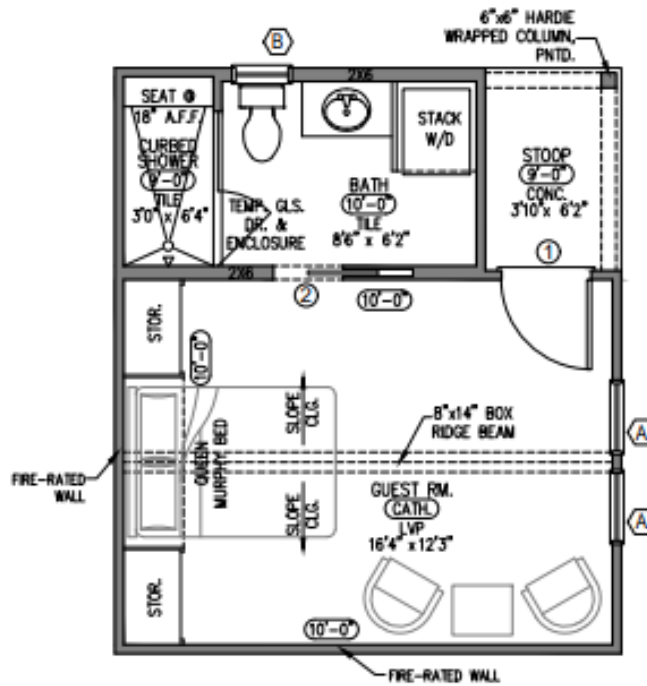
LEGEND

	EXISTING ENCLOSED AREA
	EXISTING COVERED AREA
	NEW ENCLOSED AREA
	NEW COVERED AREA

CALCULATIONS OF IMPERVIOUS PERCENTAGE

UNDER ROOF	1,643 SQ. FT.
DECK/SIDEWALK/STEPS	339 SQ. FT.
TOTAL OF IMPERVIOUS COVERED	1,982 SQ. FT.
LOT AREA	4,000 SQ. FT.
PERCENTAGE OF IMPERVIOUS AREA	49.55%

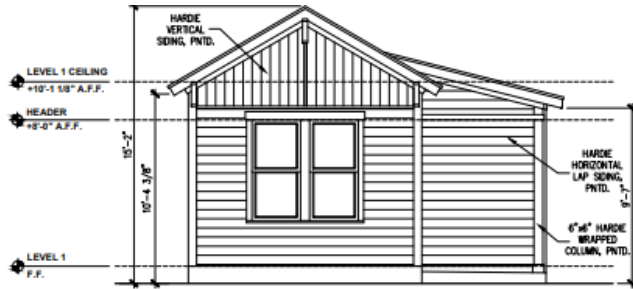
FLOOR AND ROOF PLAN



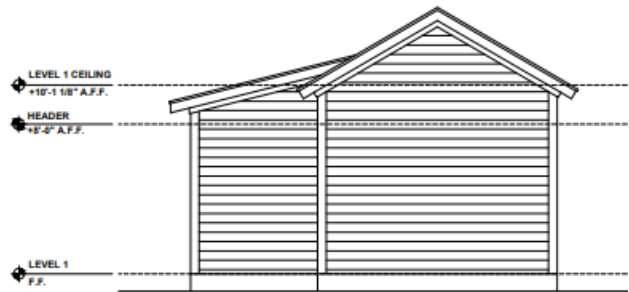
ROOF PLAN

SCALE: 1/8" = 1'-0"

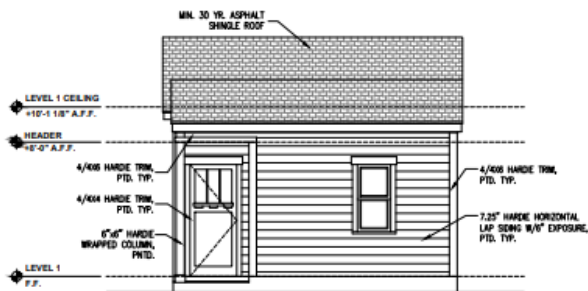
ELEVATIONS



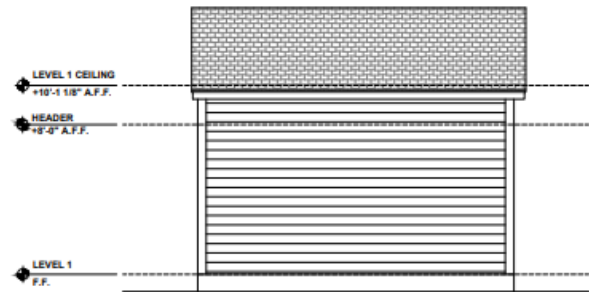
FRONT (SOUTH)



REAR (NORTH)



RIGHT (EAST)



LEFT (WEST)

WINDOW AND DOOR SCHEDULE

NOTE:
 THE MOUNTING PROFILE OF PROPOSED WINDOWS FOR THE ADDITION WILL BE RECESSED
 THE MATERIAL OF THE PROPOSED NEW WINDOWS ARE WOOD

PROPOSED WINDOW SCHEDULE						
MARK	QTY	WIDTH	HEIGHT	TYPE	WALL	DESCRIPTION
(A)	1	2'-8"	5'-8"	DOUBLE HUNG	2X4	NEW- GUEST RM.
(B)	1	2'-0"	4'-0"	DOUBLE HUNG	2X6	NEW-BATH

PROPOSED EXTERIOR DOOR SCHEDULE						
MARK	QTY	WIDTH	HEIGHT	TYPE	WALL	DESCRIPTION
(1)	1	3'-0"	6'-8"	EXTERIOR	2X4	NEW-GUEST RM.
(2)	1	2'-8"	6'-8"	EXTERIOR	2X4	NEW-BATH

Square Footage:

TOTAL AC	300 S.F.
STOOP	31 S.F.
TOTAL DESIGN AREA	331 S.F.

HATCH LEGEND

	FRAMED WALLS
---	--------------