

AGENDA ITEM: Ij

HPO File No. 100910

SITE NAME:

SITE LOCATION: 320 Branard Street – First Montrose Commons Historic District

Owner: Thomas Richey

Applicant: Same

Time Frame	Date Accepted	90-day Waiver
	August-31-2010	November-29-2010

SITE INFORMATION:

Lot 8 & TRS 6c & 9, Block 11 Bute Addition, City of Houston, Harris County, Texas. The site includes a one-story, brick veneer house.

TYPE OF APPROVAL REQUESTED:

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

- South Elevation (front – Facing Branard Street): At first floor of side facing porch (located to right – east side of elevation) remove two windows with 6/6 glass lites which are a later alteration; In same location install a pair of double hung wood sash windows with 1/1 glass lites to match other elevations;
- West Elevation (side facing Bute Street): No alterations are proposed;
- East Elevation (facing side property line): At first floor of side facing porch remove a series of 6/6 glass lite windows which are a later alteration; In same location install a series of double hung wood sash windows with 1/1 glass lites to match other elevations;
- North Elevation (facing rear property line): Demolish the existing rear open stairs; In same location construct new open stair with wood stick hand rail to code;

HISTORY AND SIGNIFICANCE:

At the time of the First Montrose Commons Historic District survey, the Prairie style house, which was constructed circa 1915, was classified on the inventory as “contributing”.

First Montrose Commons is located within the greater Montrose area just west of downtown Houston in an area loosely bounded by West Alabama Street on the north, Richmond Street on the south, Montrose Boulevard on the west and Spur 527 on the east. First Montrose Commons was one of several upscale “suburban” neighborhoods developed in Houston during the first quarter of the 20th century, which included Audubon Place, Courtlandt Place, Avondale, Montrose, and Westmoreland. The proposed historic district consists of two distinct subdivision plats – Lockhart, Connor & Barziza Addition, platted in 1873, and Bute Addition, platted in 1907. The Lockhart, Connor & Barziza Addition was named after the real estate partners in the subdivision – Robert Lockhart, John C. Connor, and Philippa Barziza. The adjacent Bute Addition was established by James Bute, the founder of the Bute Paint Company, one of the longest continually operating businesses in Houston’s history. While First Montrose Commons historic district was originally platted as two different subdivisions, over time these unique sections have formed an individual identity which has become known as the neighborhood of First Montrose Commons.

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:

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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

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Site Location Map
Not to scale



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Photograph of Existing House



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**Detail of Existing Stair
To be Demolished
At Rear of Building**

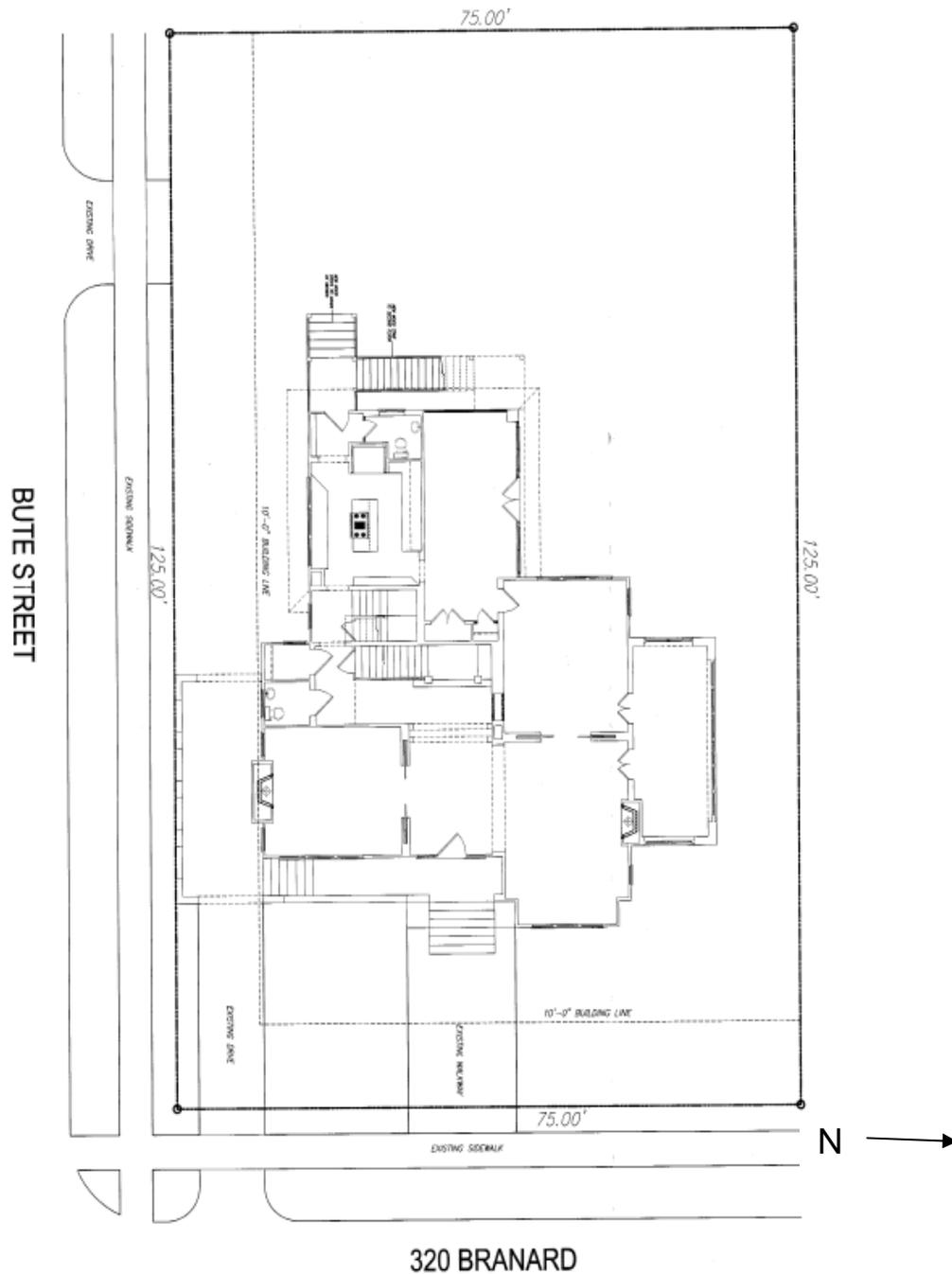


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**Site Plan
Not to scale**



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



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**West Elevation
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Not to Scale**



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



CERTIFICATE OF APPROPRIATENESS