

**AGENDA ITEM: ii**

**HPO File No. 110309**

**SITE NAME:**

**SITE LOCATION:** 3816 Brandt Street – First Montrose Commons Historic District

**Owner:** Cheryl Foster and Dan Duncavage

**Applicant:** Same

Time Frame	Date Accepted	90-day Waiver
	March-8-2011	N/A

**SITE INFORMATION:**

Tracts 7A, 11B, and 12A, Block 10, Bute Addition, City of Houston, Harris County, Texas. The site includes a modern two-story, wood frame house.

**TYPE OF APPROVAL REQUESTED:**

The subject property is a modern building constructed in 1982 and was classified at the time of the historic district inventory. The applicant requests approval of a certificate of appropriateness for the following work:

- The current first floor open carport and second floor screened porch are open on three sides; The applicant proposes to enclose the existing open carport and second story screened porch which face Brandt Street; At the first floor level. The side facing opening s of the existing carport will be framed in and new roll up type garage doors will be installed in the two existing open carport bays which face Brandt Street; At the second floor level frame in the existing open sided screened porch; Remove all existing horizontal lap wood 105 siding and replace with new horizontal lapped cement fiber board siding;
- East (front)Elevation facing Brandt Street: The ground floor will feature a pair of overhead roll up type garage doors which will simulate carriage house doors and one solid panel pedestrian door; Garage and pedestrian door will be recessed approximately 6” from the exterior wall surface; Second floor will feature a pair of single hung windows with 6/6 glass lites;
- South Elevation (facing side property line): Enclose open side of carport and clad with siding to match rest of house; Install a series of four new single hung windows with 6/6 glass lites on the ground floor and five matching windows on the second floor;
- North Elevation (facing side property line): Enclose open side of carport and clad with siding to match rest of house; Install a pair of new single hung windows with 6/6 glass lites on the ground floor and one matching window on the second floor;

**HISTORY AND SIGNIFICANCE:**

At the time of the First Montrose Commons Historic District survey, the subject property, which was constructed in 1982, was classified on the inventory as “non-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

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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:

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 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 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 any exterior alterations or addition 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 block face and facing block face(s);
(11) The proposed activity will comply with any applicable deed restrictions.

STAFF RECOMMENDATION: Approval of the certificate of appropriateness

\*Applicant will be required to seek a variance from the Houston Planning Commission for the installation of garage doors less than 17' from the front property line.

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**Site Location Map  
Not to scale**



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**Photograph of Existing House**



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**Proposed Front (east) Elevation  
(See attached photo for garage door details)  
Not to Scale**



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**Proposed Front (east) and South (side) elevations  
Looking Northwest**



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**Proposed Front (east) and North (side) Elevations  
Looking Southwest**



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**Example of Proposed Garage doors  
Not to Scale**



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