

CITY OF HOUSTON

Planning and Development Department



HISTORIC DISTRICT RECONSIDERATION

DISTRICT NAME: FIRST MONTROSE COMMONS
DATE OF DESIGNATION: 06/09/2010
RECONSIDERATION APPLICATION ACCEPTED: 11/17/2010
PUBLIC MEETING DATE: 01/18/2011
RECONSIDERATION SURVEY DEADLINE: 02/02/2011

BACKGROUND

An application for reconsideration was received on November 17, 2010, and was signed by the required minimum 10% of property owners in favor of reconsideration. A public meeting was held at Montrose Counseling Center on January 18, 2011, and survey forms were due back by February 2, 2011. Surveys were allowed to be turned in at the end of the meeting, email, mail, fax or hand delivered to the Planning and Development Department.

CRITERIA FOR HISTORIC DISTRICT RECONSIDERATION

According to Ordinance No. 2010-813, the Director shall consider each request for historic district reconsideration pursuant to:

1. The criteria for designation of the historic district;
2. The provisions of Article VII of Chapter 33 of the Code that were applicable to the percentage of property owners required to initiate an application;
3. Any changed circumstances identified in the request for reconsideration; and
4. The current level of support for repeal of the designation.

The ordinance also requires the director to make findings with each request for reconsideration and report the findings to the City Council. The director may recommend that City Council:

1. Take no action with respect to the designation of the historic district;
2. Repeals the resolution creating the historic district if the owners of 51 percent of the tracts in the Designated Historic District indicate that they do not support the continued designation of the Designated Historic District; or
3. Amend the resolution designating the historic district to reduce its boundaries.

HISTORIC DISTRICT SIGNIFICANCE SUMMARY

First Montrose Commons is one of several upscale "suburban" neighborhoods developed in the Montrose area in the early 20th century, which also includes Audubon Place, Courtlandt Place, Avondale, and Westmoreland. Originally platted as two different subdivisions - Lockhart, Connor & Barziza Addition in 1873, and Bute Addition in 1907 - over time these unique sections formed an individual identity now known as First Montrose Commons. Craftsman and Bungalow are the most prevalent architectural types found in the neighborhood, but First Montrose Commons also contains eclectic examples of Prairie, Mission Revival, Colonial Revival, Queen Anne, and Art Deco styles. Despite a period of unsympathetic redevelopment after World War II and the demolition of much of the original Bute Addition for Spur 527, two-thirds of the buildings in First

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Montrose Commons Historic District are from its period of historic significance, and many have been restored. With a large collection of historic two-story single-family residences, period apartment buildings, and one-story bungalows, First Montrose Commons retains its special historic identity.

APPROVAL CRITERIA FOR HISTORIC DISTRICT DESIGNATION

To qualify for designation, an historic district must satisfy one or more of eight criteria. The First Montrose Commons Historic District met the following **five** criteria:

- The building, structure, object, site or area possesses character, interest or value as a visible reminder of the development, heritage, and cultural and ethnic diversity of the city, state, or nation.
- The building, structure, object, site or area is identified with a person who, or group or event that, contributed significantly to the cultural or historical development of the city, state, or nation.
- The building or structure or the buildings or structures within the area exemplify a particular architectural style or building type important to the city.
- The building or structure or the buildings or structures within the area are the best remaining examples of an architectural style or building type in a neighborhood.
- The building, structure, object or site or the buildings, structures, objects or sites within the area are identified as the work of a person or group whose work has influenced the heritage of the city, state, or nation.

In addition, at the time of designation, **61.54%** of buildings in First Montrose Commons Historic District were at least 50 years old and classified as contributing or potentially contributing to the district.

PROPERTY OWNER SUPPORT TO INITIATE AN APPLICATION

The application for designation of First Montrose Commons Historic District required the support of at least 51% of the property owners who owned at least 51% of the land area. First Montrose Commons Historic District received the support of **55.66%** of property owners, who owned **52.72%** of the land area.

CHANGED CIRCUMSTANCES

The only changed circumstances identified in the request for reconsideration were the October 13, 2010 amendments to the Historic Preservation Ordinance.

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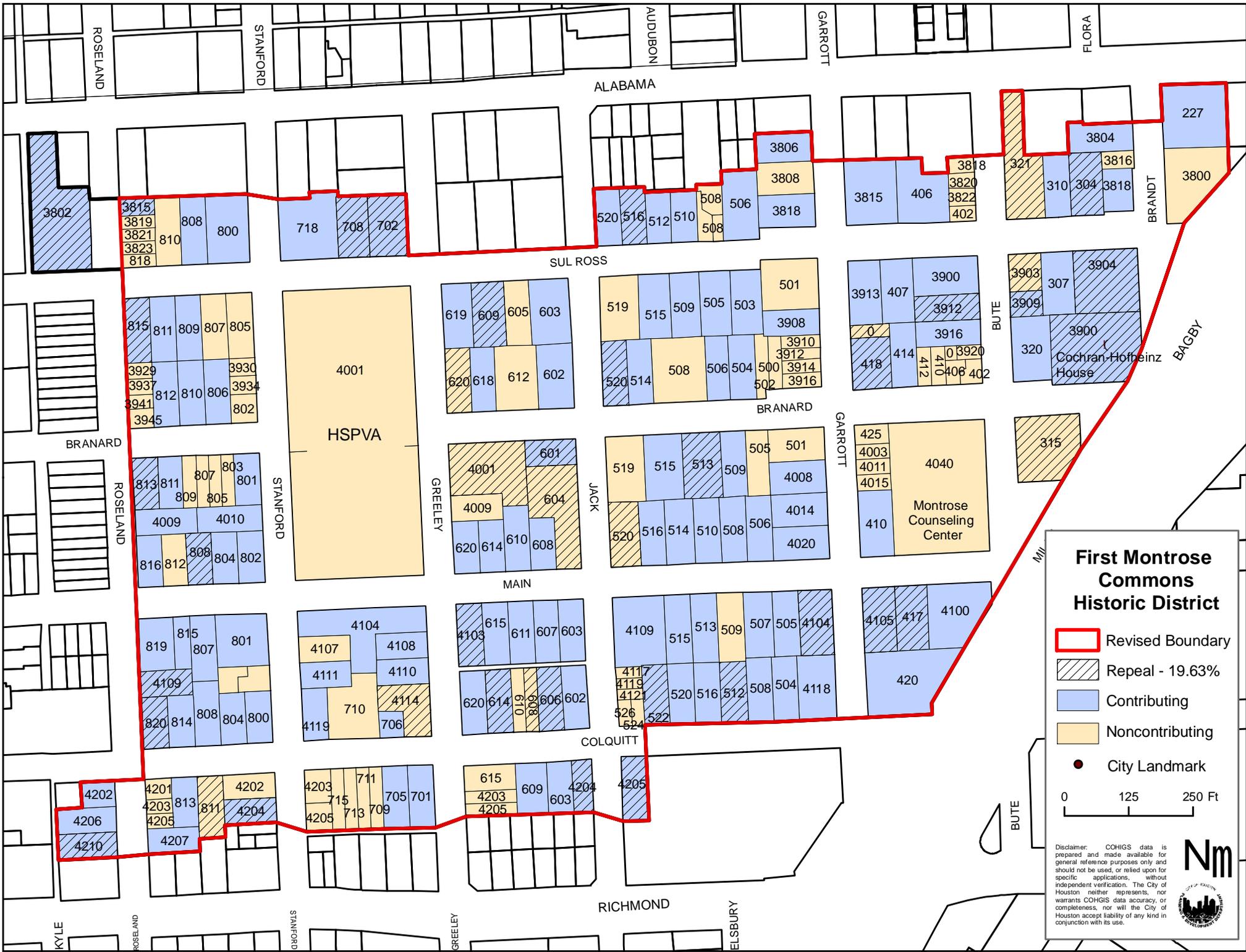
SUPPORT FOR REPEAL OF HISTORIC DISTRICT DESIGNATION

The results of the survey are as follows:

Total Tracts	Signed for Repeal	Percentage Owners for Repeal
214	42	19.63%

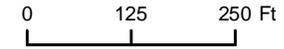
DIRECTOR FINDINGS/RECOMMENDATION

The surveys requesting repeal of the district designation were dispersed throughout the district. The reconsideration of the district designation was not supported by the owners of 51% of the tracts in the district, therefore a repeal of the historic district designation is not recommended. The Director recommends changing the boundary to exclude a tract of land where the owner is the sole tract in the blockface on the edge of the district. The community has stated that they never intended for this tract to be included within the district.



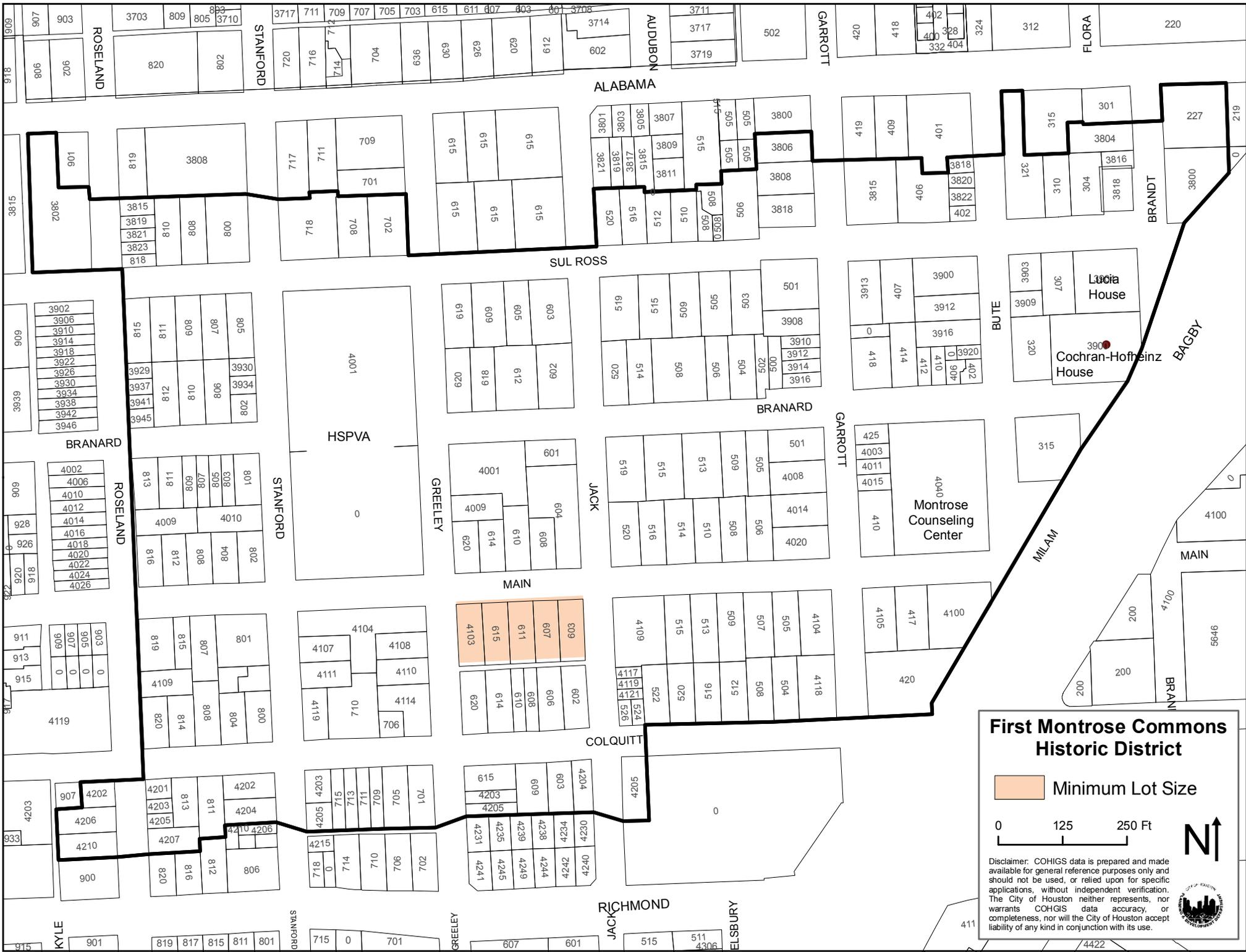
First Montrose Commons Historic District

- Revised Boundary
- Repeal - 19.63%
- Contributing
- Noncontributing
- City Landmark



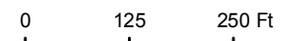
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First Montrose Commons Historic District

Minimum Lot Size



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