

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** January 23, 2024

**Applicant:** Elizabeth Smith, owner

**Property:** TRS 1, 2, & 3A BLK 3  
FIRST MONTROST COMMONS  
513 BRANARD ST  
HOUSTON TX 77006

**Significance:** Contributing, 1915, 3,197 SF two-story craftsman residence, with a rear porch, and 576 SF detached garage and garage apartment.

**Proposal:** Alteration / Addition – The applicant is proposing to:

- Add a first and second floor addition to the rear of the home.
- The first-floor addition that will be 428 square feet
- The second-floor addition will be 203 square feet.
- The total square footage of the residence will be 3,828 at the completion of the project.
- Have all the wood windows repaired and refurbished.
- Remove and repurpose wood windows at the rear elevation.

See enclosed detailed project description and application materials for further details.

**Public Comment:** No public comment received.

**Civic Association:** No comment received.

**Recommendation:** Approval

**HAHC Action:** -

**APPROVAL CRITERIA**

**ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS**

Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building in a historic district upon finding that the application satisfies the following criteria, as applicable:

- | <b>S</b>                            | <b>D</b>                            | <b>NA</b>                |   |
|-------------------------------------|-------------------------------------|--------------------------|---|
|                                     |                                     |                          | <b>S - satisfies    D - does not satisfy    NA - not applicable</b>   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | (1) The proposed activity must retain and preserve the historical character of the property;  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | (2) The proposed activity must contribute to the continued availability of the property for a contemporary use;   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | (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;   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | (4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | (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;  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | (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;   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (7) The proposed replacement of 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; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | (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;  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | (9) The proposed design for any exterior alterations or addition must not destroy significant historical, architectural, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements;   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | (10) The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; and  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | (11) The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance to the property line of similar elements of existing contributing structures in the context area.  |



PROPERTY LOCATION  
FIRST MONTROSE COMMONS



515 Branard St

**Building Classification**

- Contributing
- Non-Contributing
- Park

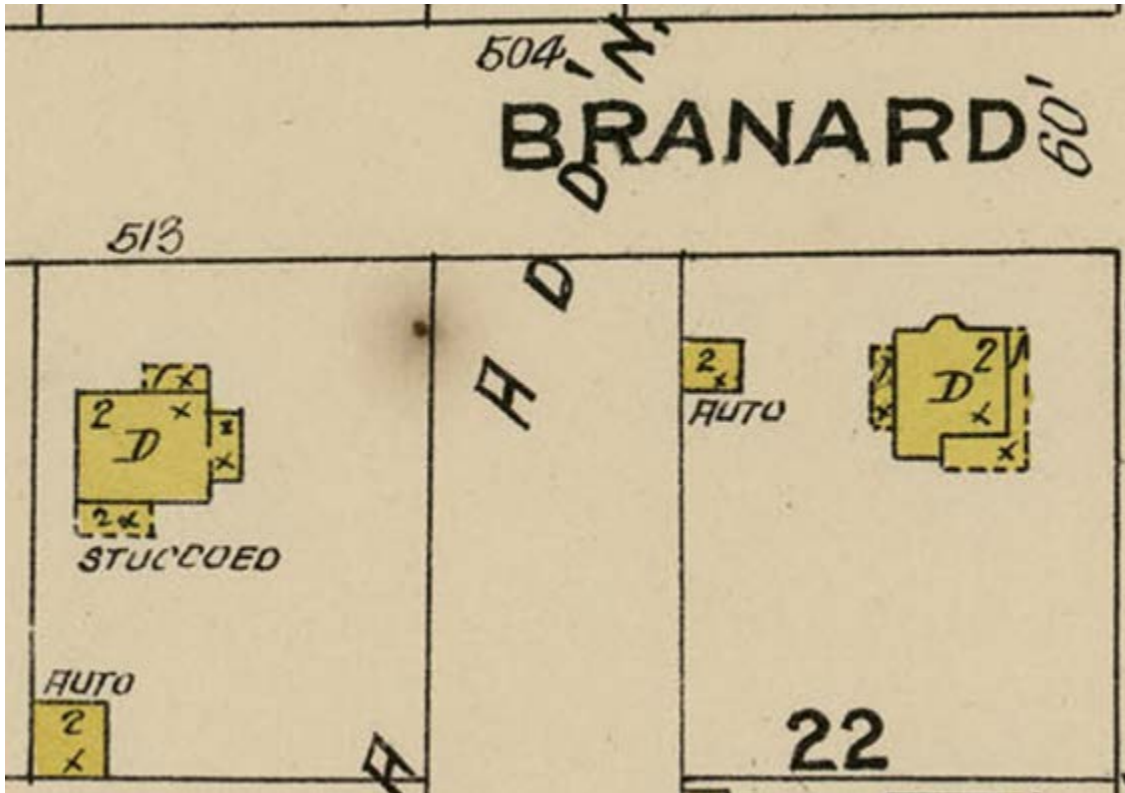
**INVENTORY PHOTO**



**CURRENT PHOTO**



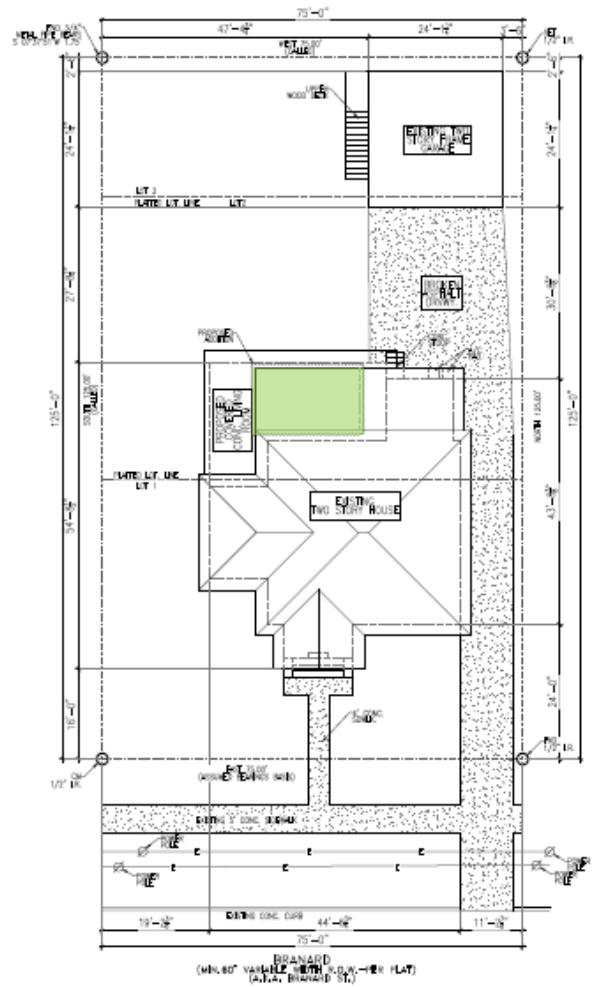
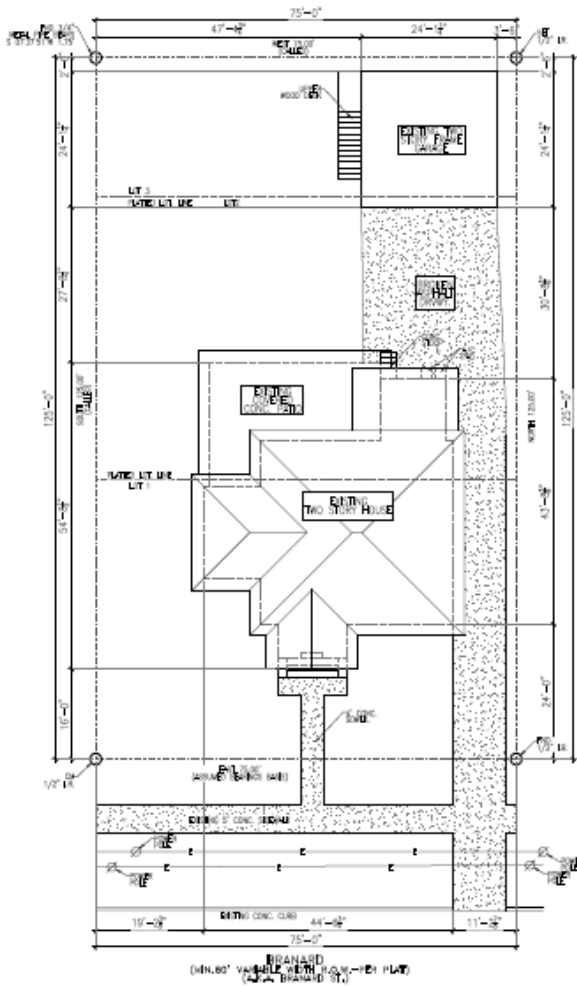
SANBORN



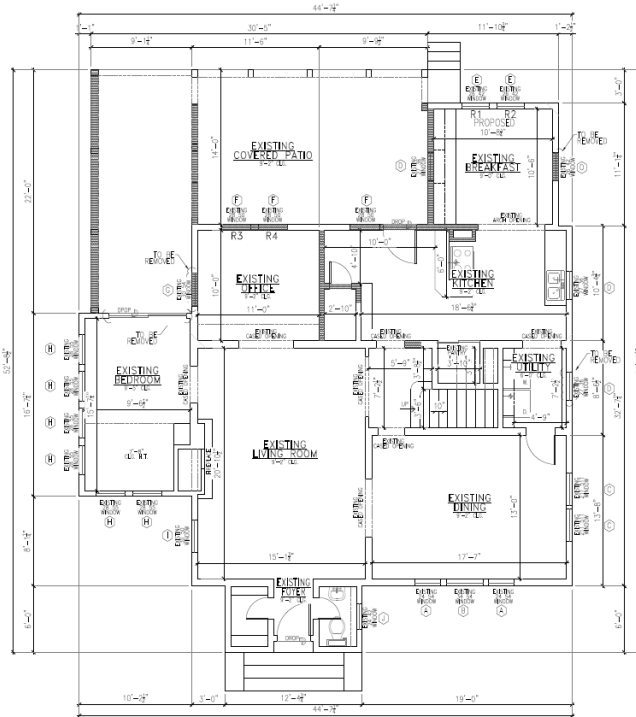
SITE PLAN

EXISTING

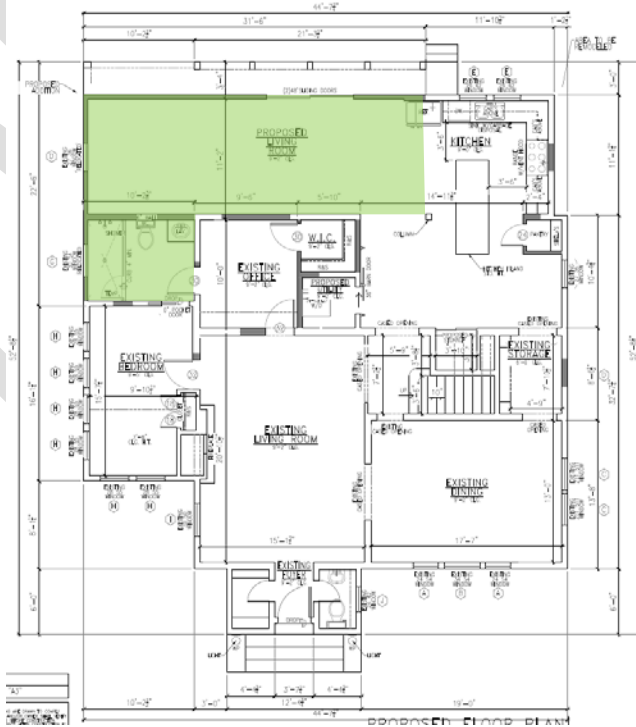
PROPOSED



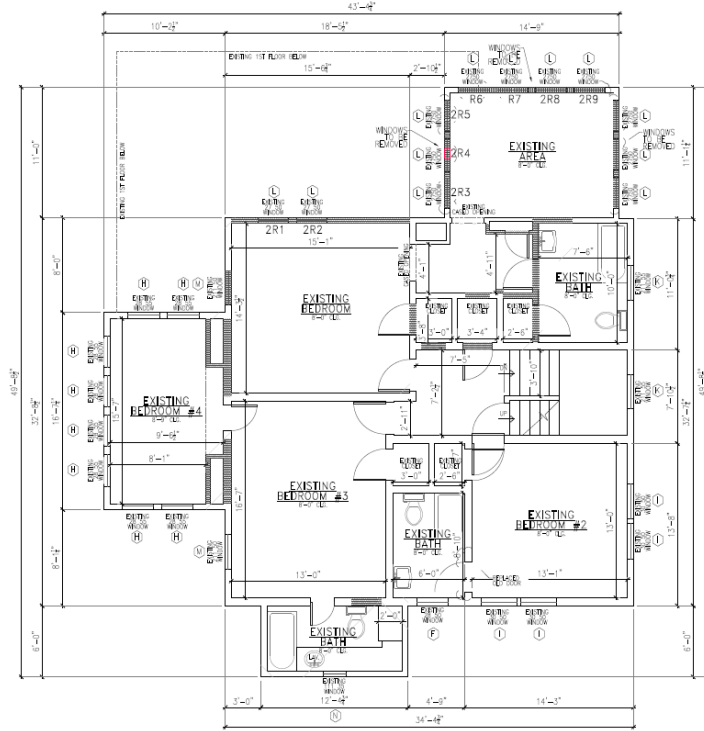
### FIRST FLOOR PLAN EXISTING



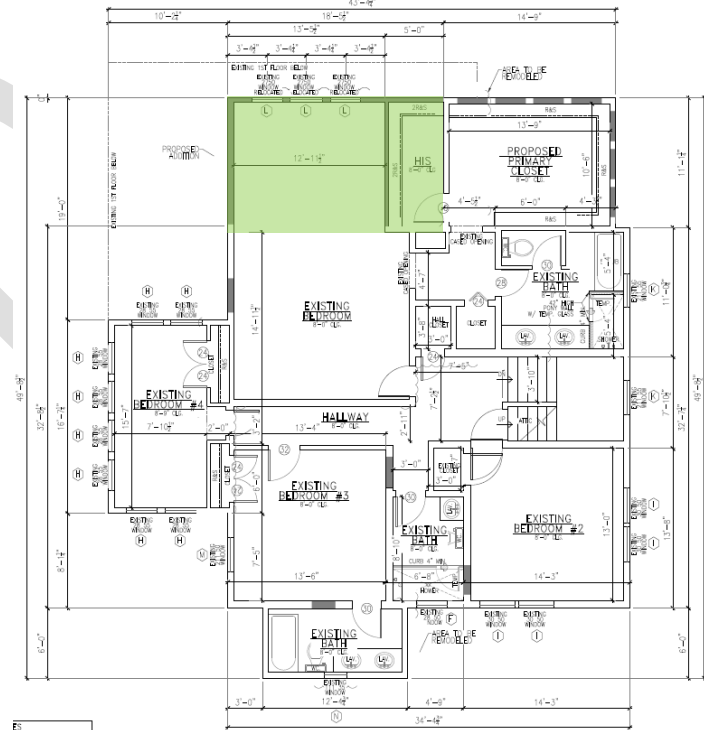
### FIRST FLOOR PLAN PROPOSED



### SECOND FLOOR PLAN EXISTING

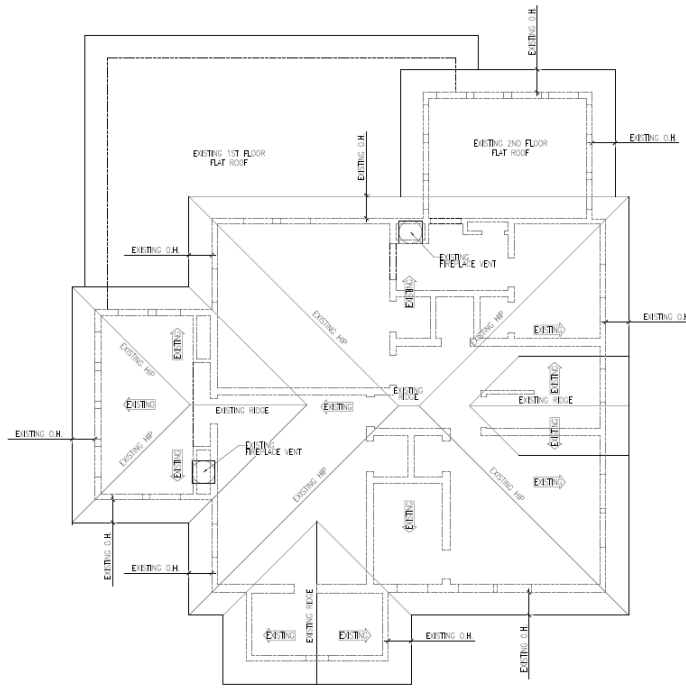


### SECOND FLOOR PLAN PROPOSED

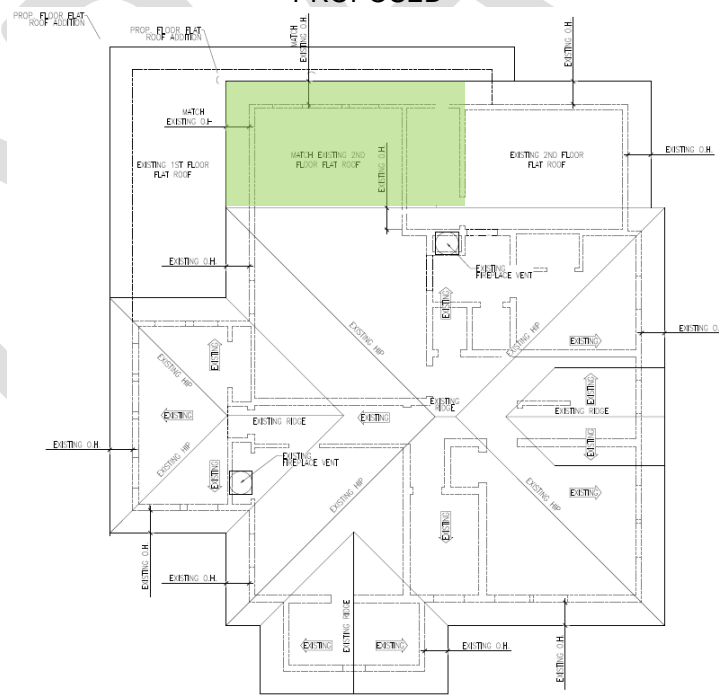




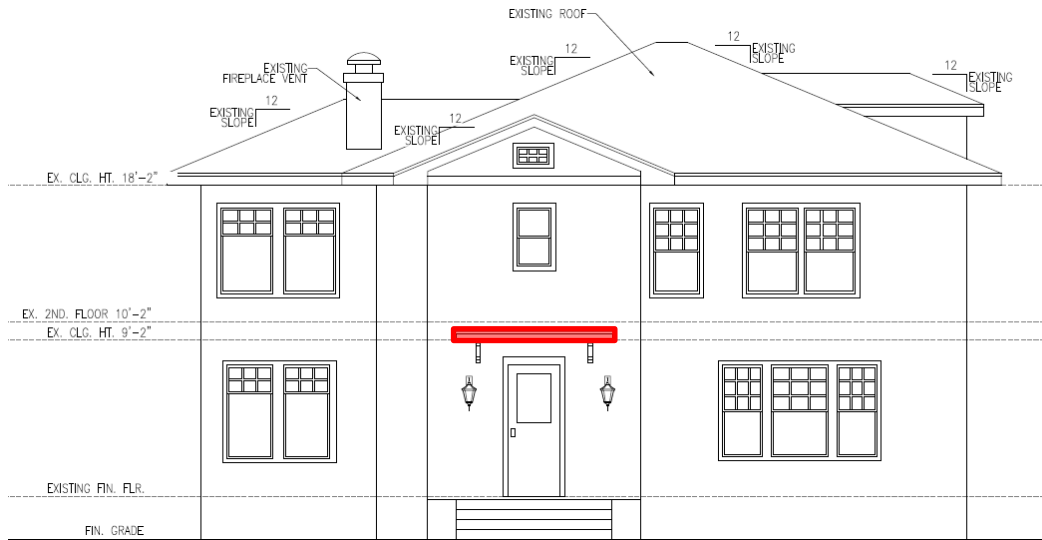
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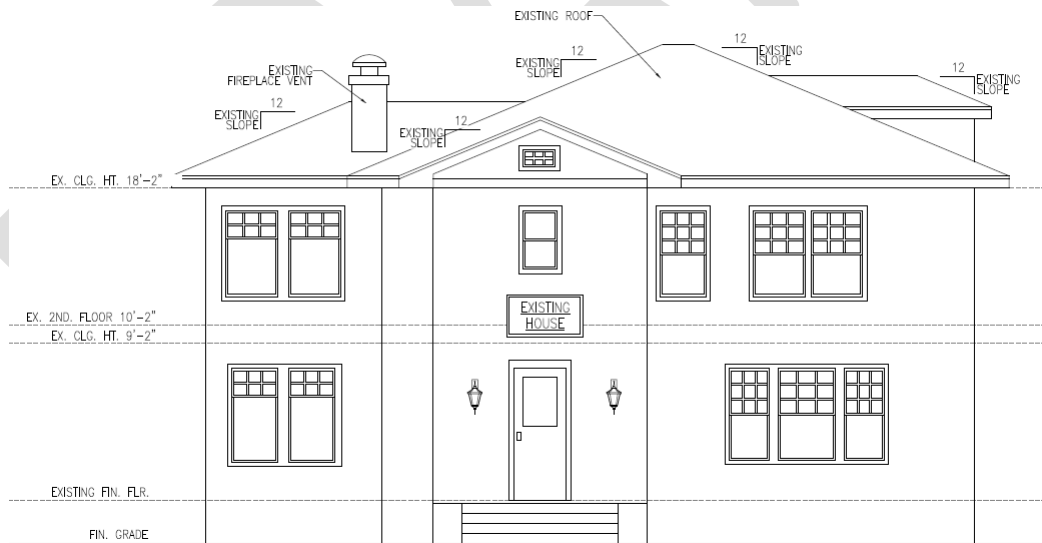
### ROOF PLAN PROPOSED



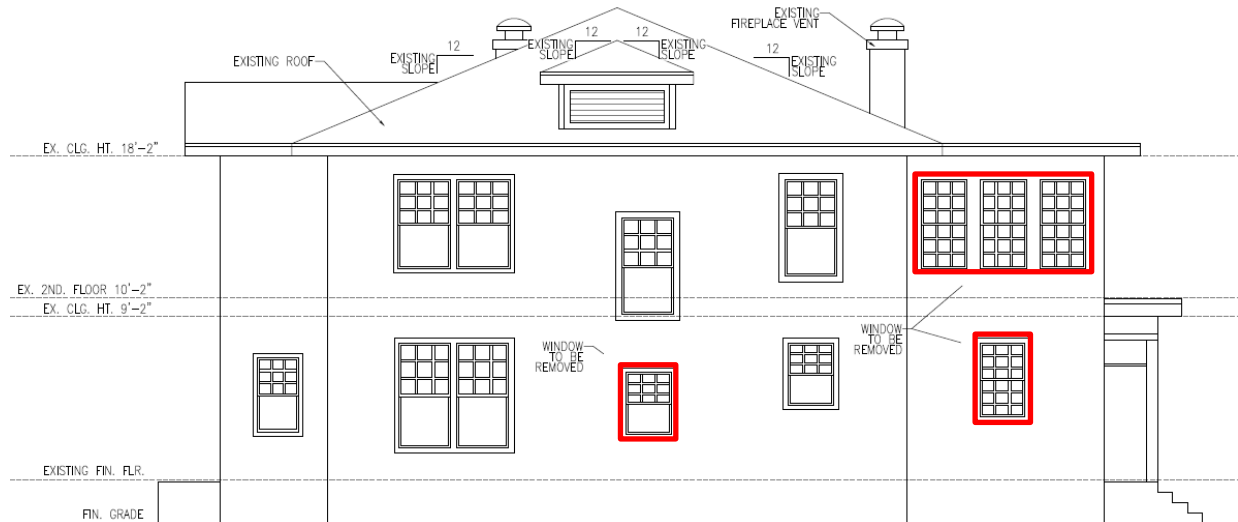
**ELEVATION  
EXISTING**



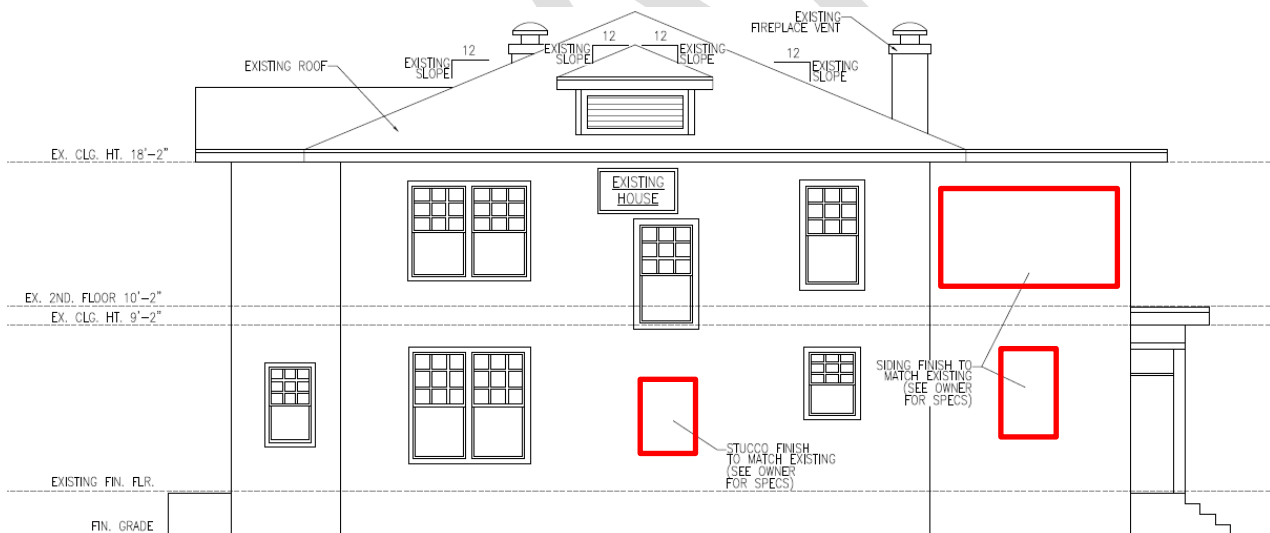
**ELEVATION  
PROPOSED**



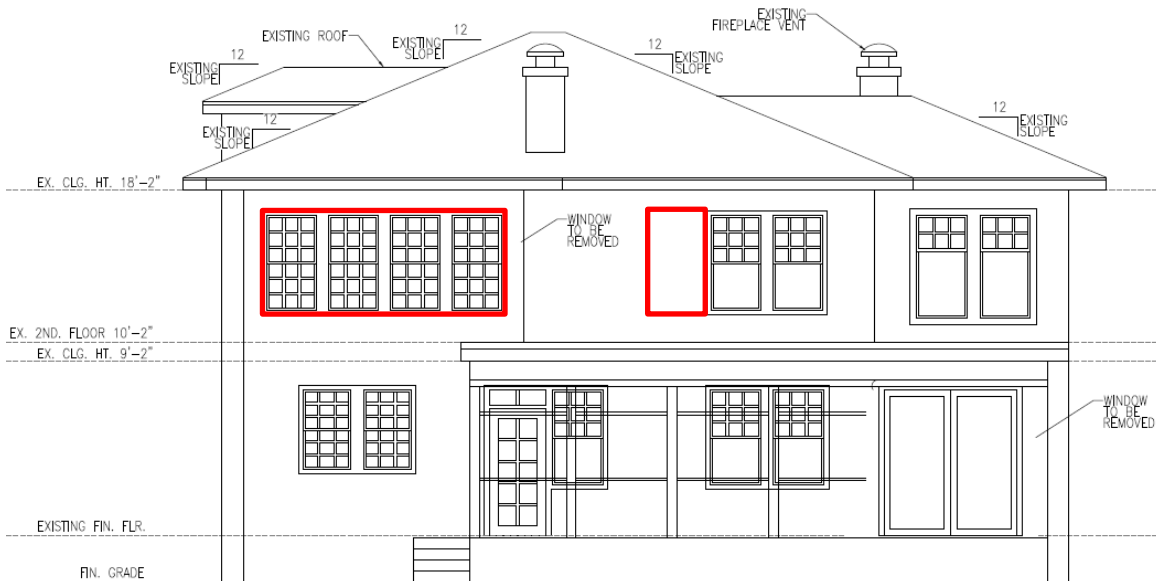
**ELEVATION  
EXISTING**



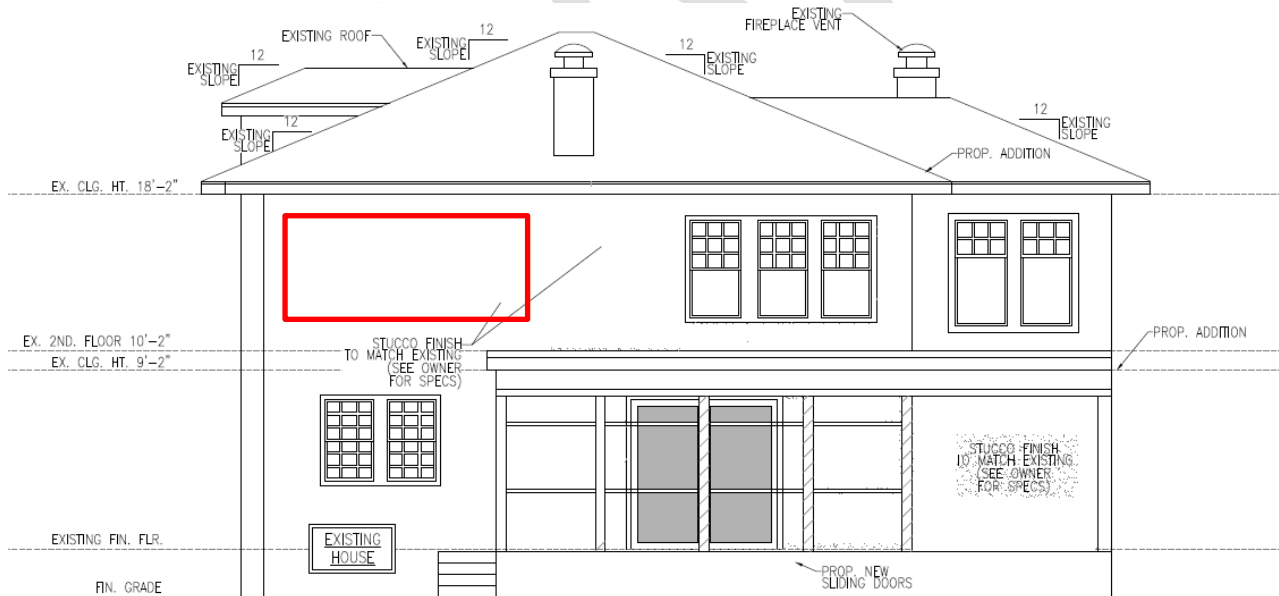
**ELEVATION  
PROPOSED**



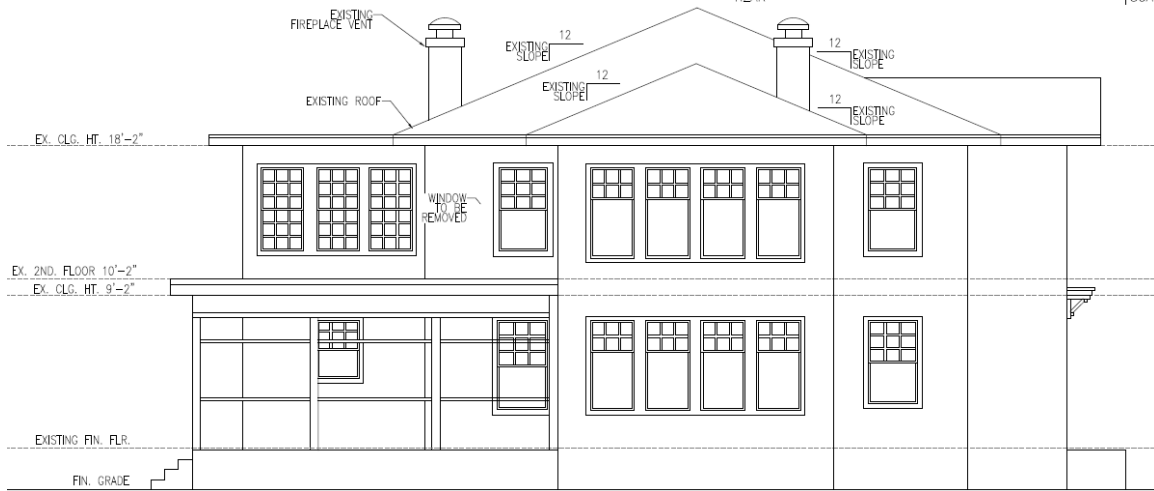
**ELEVATION  
EXISTING**



**ELEVATION  
PROPOSED**



**ELEVATION  
EXISTING**



**ELEVATION  
PROPOSED**

