

**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:** Non-contributing, 1915, 576 SF detached garage and garage apartment.

**Proposal:** Alteration –

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 TO NONCONTRIBUTING STRUCTURES

Sec. 33-241.1(b): Director shall issue a certificate of appropriateness for the alteration, rehabilitation, or restoration of a non-contributing structure or an addition to a noncontributing structure in an historic district upon finding that the application satisfies the following criteria, as applicable:

S D NA

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

(1) For an alteration, rehabilitation, or restoration that does not require the removal or replacement of the structural elements, not including the foundation, within 67 percent of the structure:

(a) 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; and *Staff criteria comments 10pt. italic, red. Delete bottom sections if DGs don't apply.*

(b) The proposed activity must match the architectural features, materials, and character of either the existing noncontributing structure or the contributing structures within the context area.

(2) For an alteration, rehabilitation, or restoration that requires the removal or replacement of the structural elements, not including the foundation, within 67 percent or more of the structure, the director shall refer the application to the HAHC, which shall approve a certificate of appropriateness if the result of the project conforms to the requirements for new construction in a historic district in section 33-242 of this Code.

*Insert New construction criteria, otherwise mark as NA*

(3) For an addition to a noncontributing structure:

(a) 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 from the property line of similar elements of existing contributing structures in the context area; and

(b) The noncontributing structure with the constructed addition is compatible with the typical proportions and scale of existing contributing structures in the context area.

OLD SIXTH WARD DESIGN GUIDELINES

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



PROPERTY LOCATION  
FIRST MONTROSE COMMONS



513 Branard St

**Building Classification**

- Contributing
- Non-Contributing
- Park

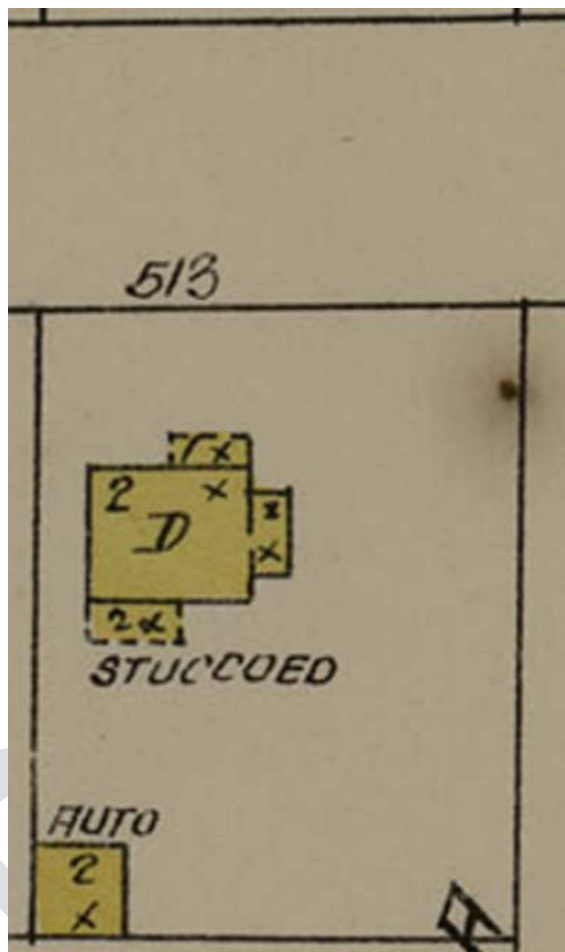
**INVENTORY PHOTO**



**CURRENT PHOTO**



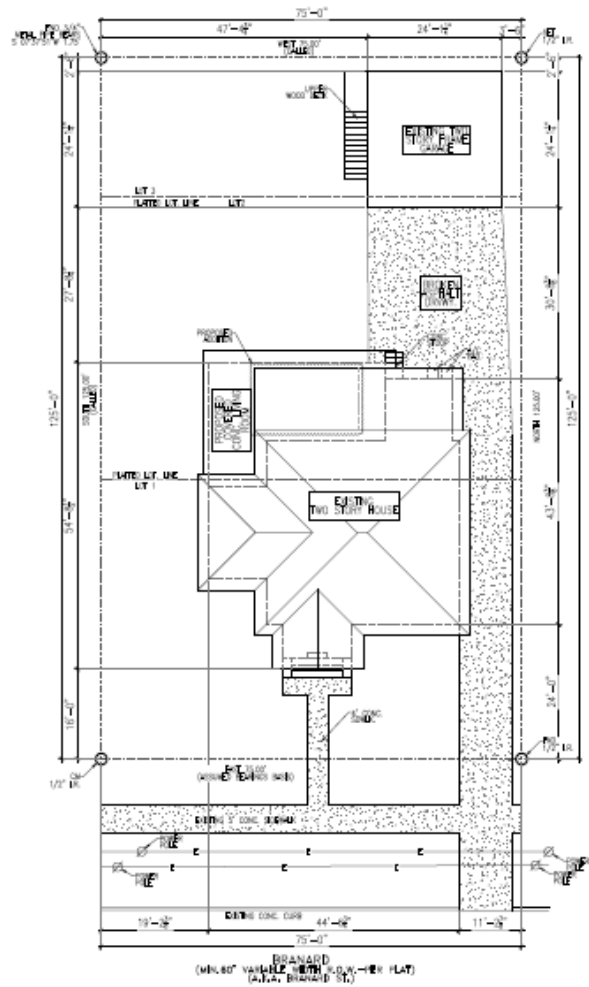
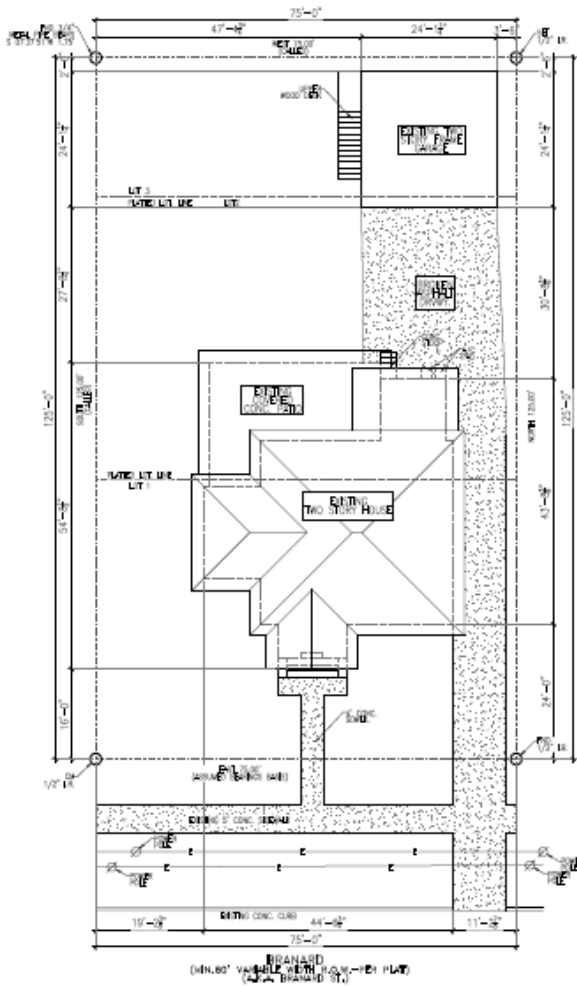
SANBORN



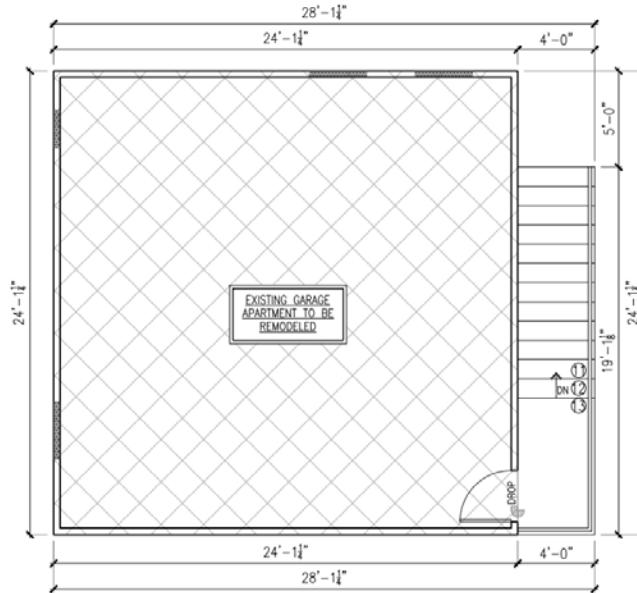
SITE PLAN

EXISTING

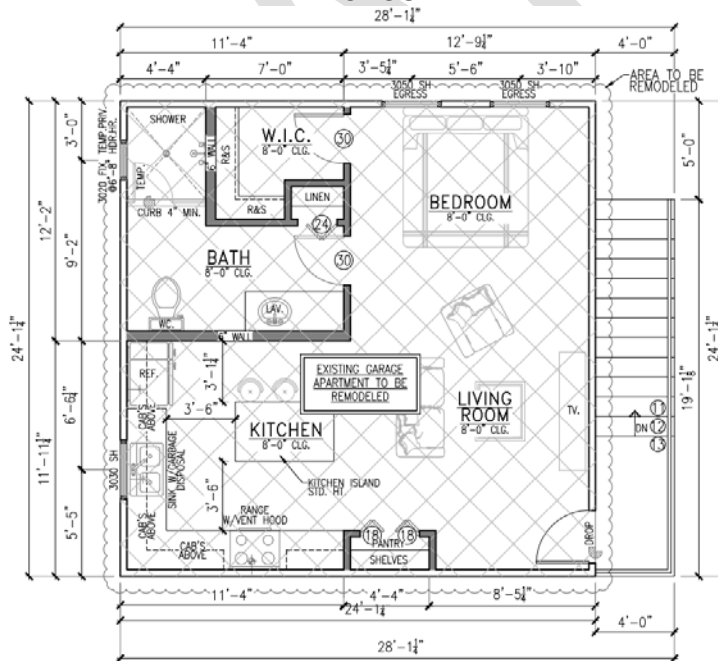
PROPOSED



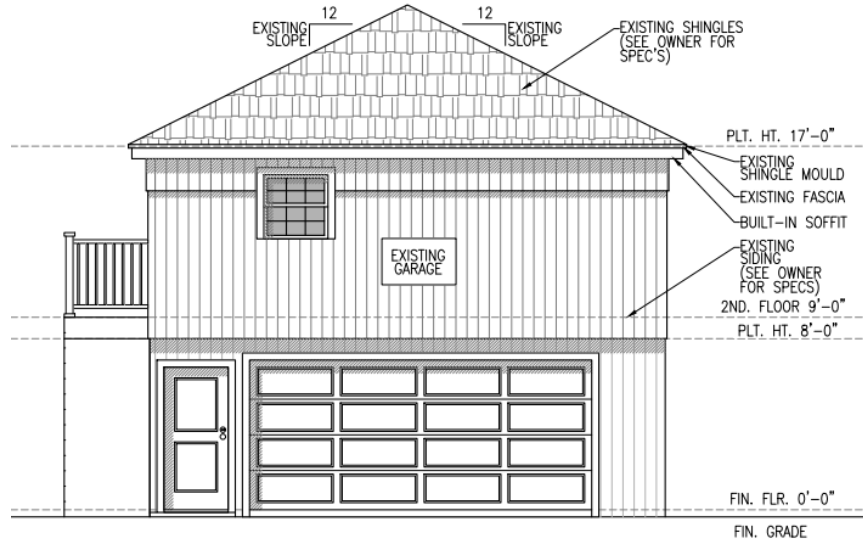
**SECOND FLOOR PLAN  
EXISTING**



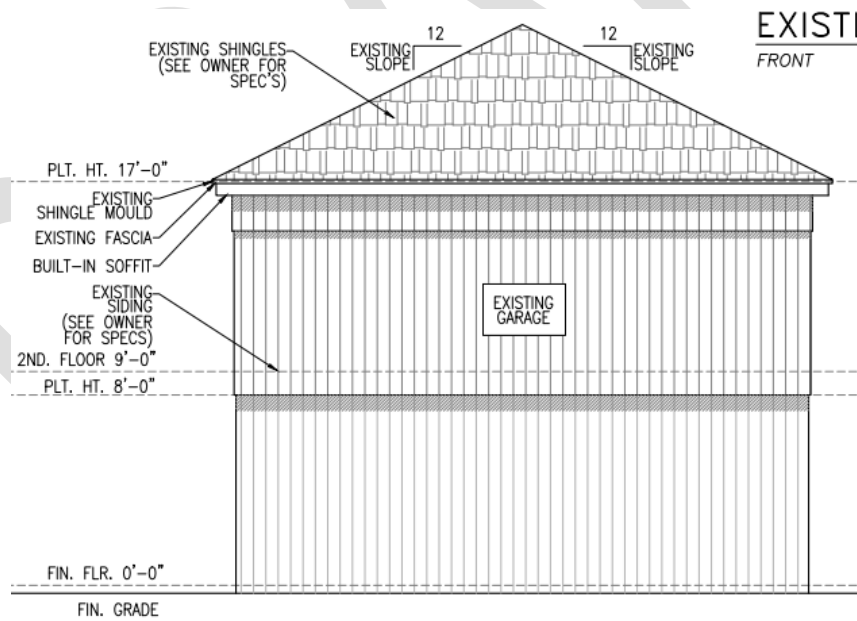
**SECOND FLOOR PLAN  
PROPOSED**



**ELEVATION  
PROPOSED**

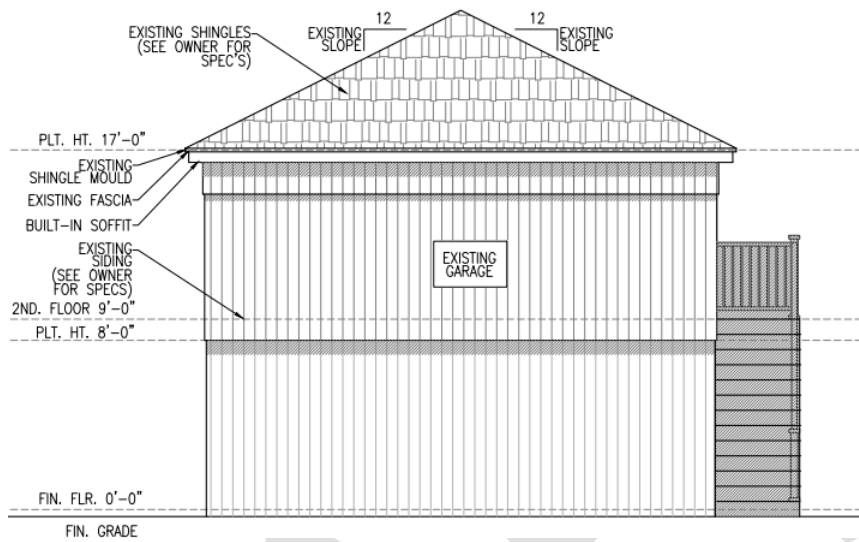


**ELEVATION  
PROPOSED**





**ELEVATION  
EXISTING**



**ELEVATION  
PROPOSED**

