

CERTIFICATE OF APPROPRIATENESS

Applicant: Laura Carrera, architect for Wesley Hines, owner.

Property: 507 W Main, Lot 5, Block 23, Bute Subdivision. The property includes a one-story wood frame 1,901 square foot single-family residence situated on a 7,076 square foot interior lot.

Significance: Contributing Craftsman Bungalow residence, constructed circa 1920, located in the First Montrose Commons Historic District.

Proposal: Alteration – The applicant is proposing to build a two-story detached garage and garage apartment at the rear of the lot. The existing non-contributing one story ADU will be demolished.

The proposed 1,602 SF two-story A.D.U. is as follows:

- Clad in wood, siding with a metal roof.
- All proposed windows will be wood, inset and recessed.
- Ridge height will be at 26'-5. Eave height will be at 19'-8"

Public Comment: No public comments received.

Civic Association: First Montrose Commons Civic Association letter of support received.

Recommendation: Approval

HAHC Action:

APPROVAL CRITERIA

NEW CONSTRUCTION IN A HISTORIC DISTRICT

Sec. 33-242(a): HAHC shall issue a certificate of appropriateness for new construction in a historic district upon finding that the application satisfies the following criteria:

S D NA

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

(1) The distance from the property line of the front and side walls, porches, and exterior features of any proposed new construction must be compatible with the distance from the property line of similar elements of existing contributing structures in the context area;

(2) The exterior features of the new construction must be compatible with the exterior features of existing contributing structures in the context area;

(3) The scale and proportions of the new construction, including the relationship of the width and roofline, overall height, eave height, foundation height, porch height, roof shape, and roof pitch, and other dimensions to each other, must be compatible with the typical scale and proportions of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical scale and proportions;

(4) The height of the new construction must not be taller than the typical height of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical height, except that;

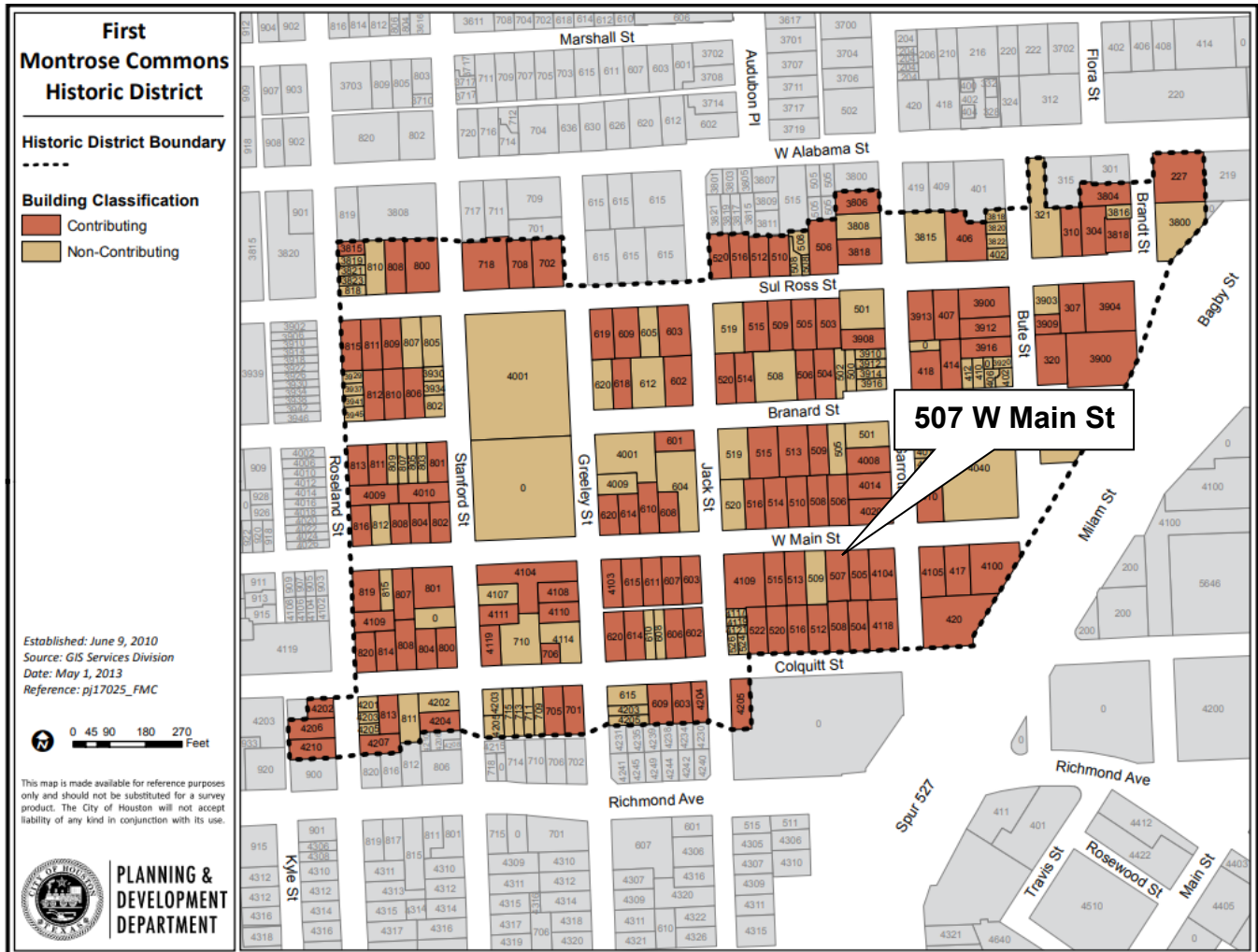
(a) Design guidelines for an individual historic district may provide that a new construction with two stories maybe be constructed in a context area with only one-story contributing structures as long as the first story of the new construction has proportions compatible with the contributing structures in the context area, and the second story has similar proportions to the first story; and

(b) A new construction shall not be constructed with more than one story in a historic district that is comprised entirely of one-story contributing structures, except as provided for in design guidelines for an individual historic district.



PROPERTY LOCATION

FIRST MONTROSE COMMONS HISTORIC DISTRICT



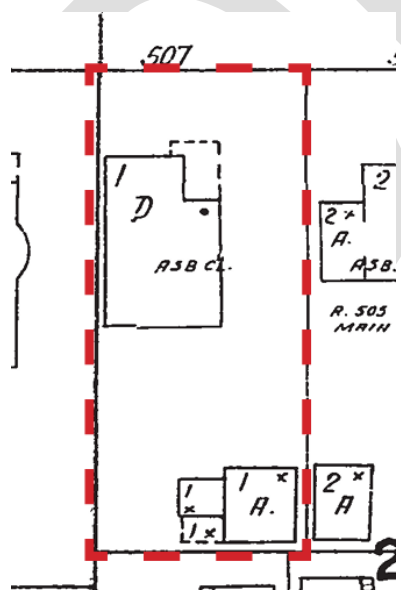
CURRENT PHOTO



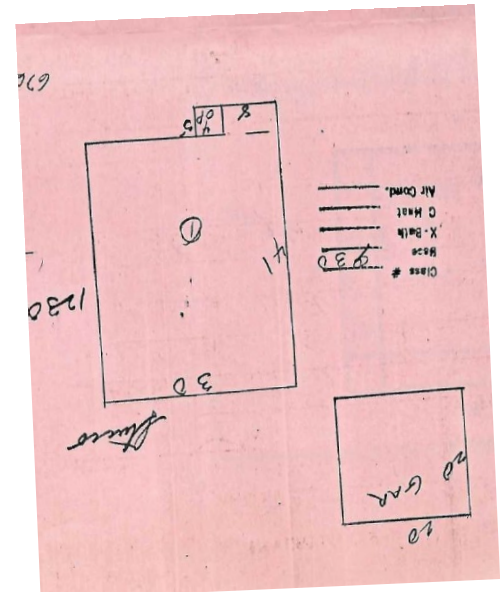
AERIAL VIEW OF PROPERTY



SANBORN (1924-51)



BLA (1971)



CONTEXT AREA



Figure 1- 505 W Main Street, next door neighbor



Figure 2- 509 W Main street, next door neighbor

CONTEXT AREA



Figure 3- across the street neighbors

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SITE PHOTOS (PROVIDED BY APPLICANT)



SOUTH ELEVATION



WEST ELEVATION

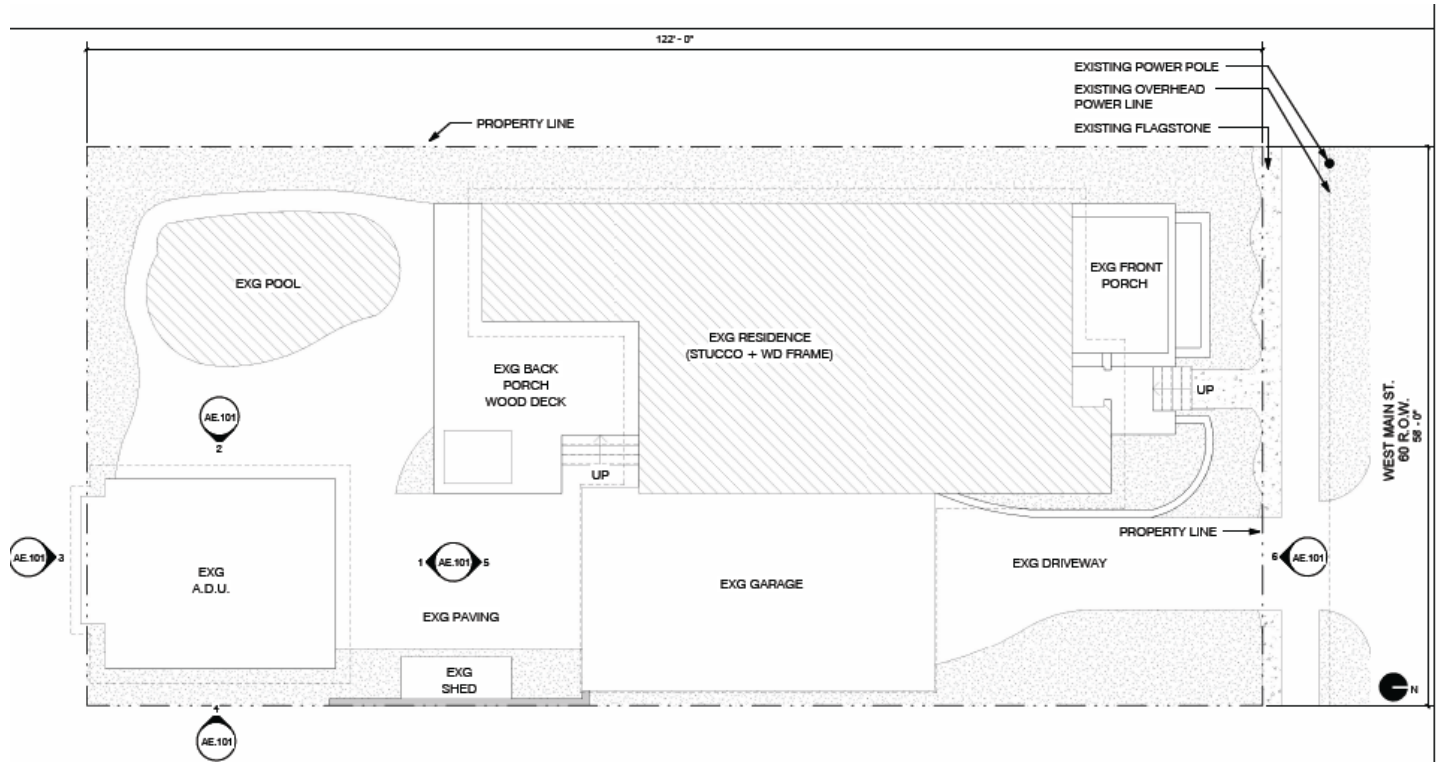
3D RENDERINGS
EXISTING



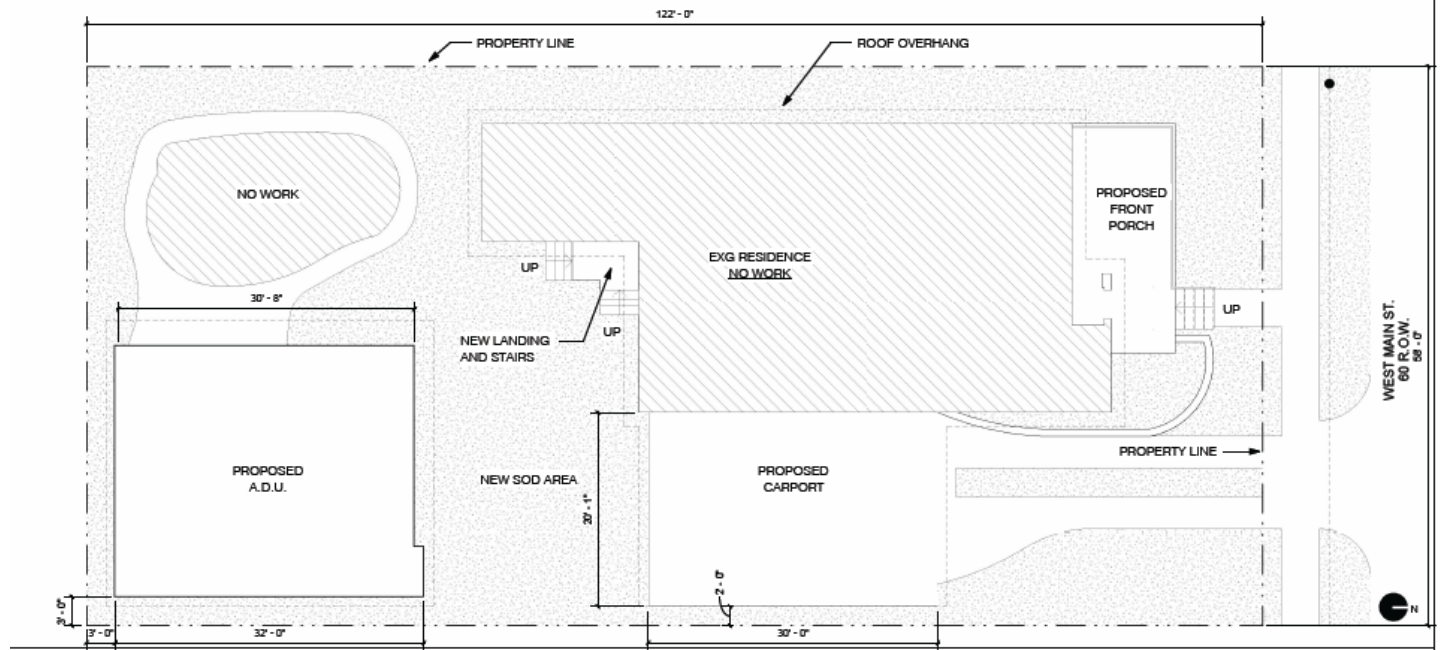
PROPOSED



SITE PLAN

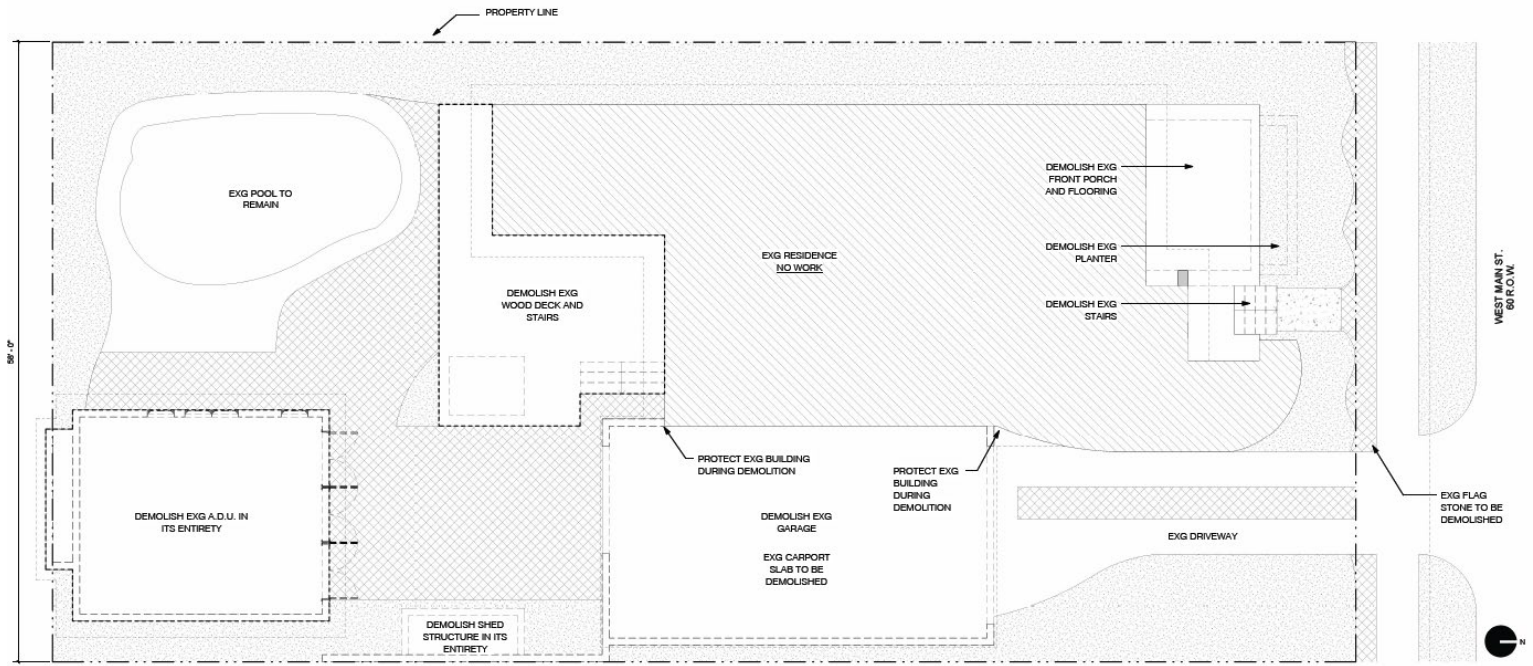


1 EXISTING SITE PLAN
1/8" = 1'-0"



2 PROPOSED SITE PLAN
1/8" = 1'-0"

DEMOLITION FLOOR PLAN



1 DEMOLITION PLAN
3/16" = 1'-0"

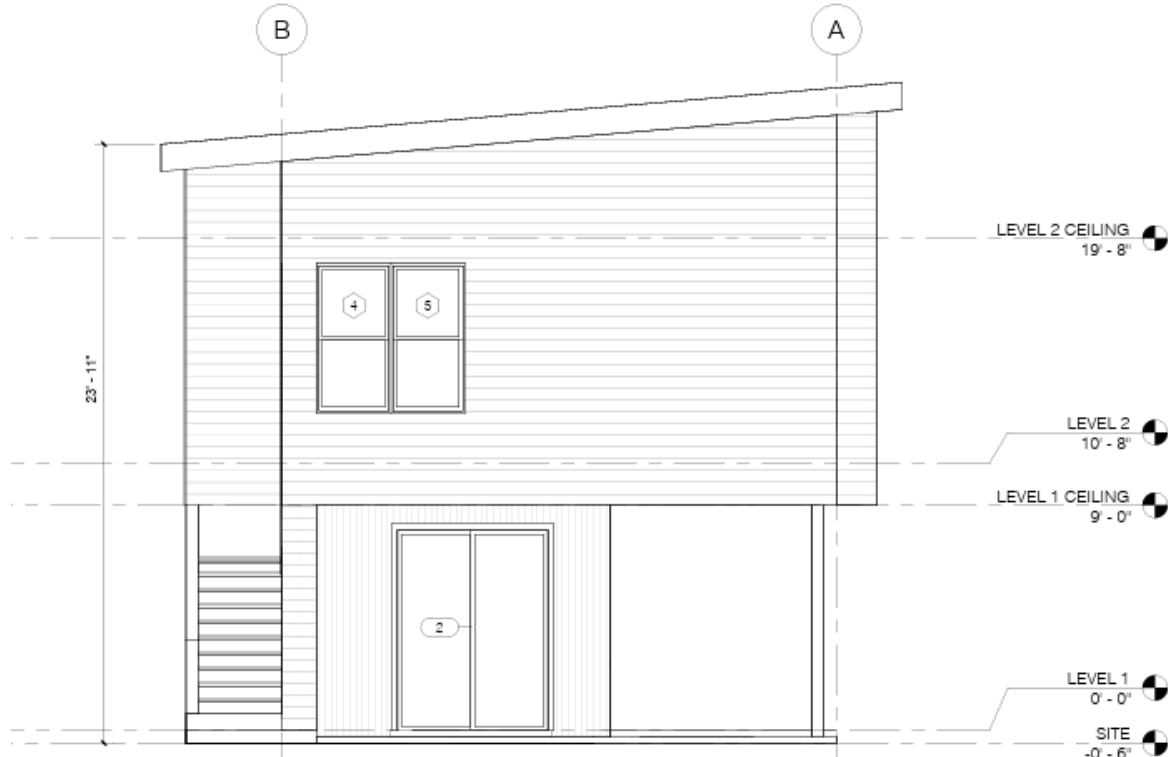
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FRONT (NORTH) ELEVATION

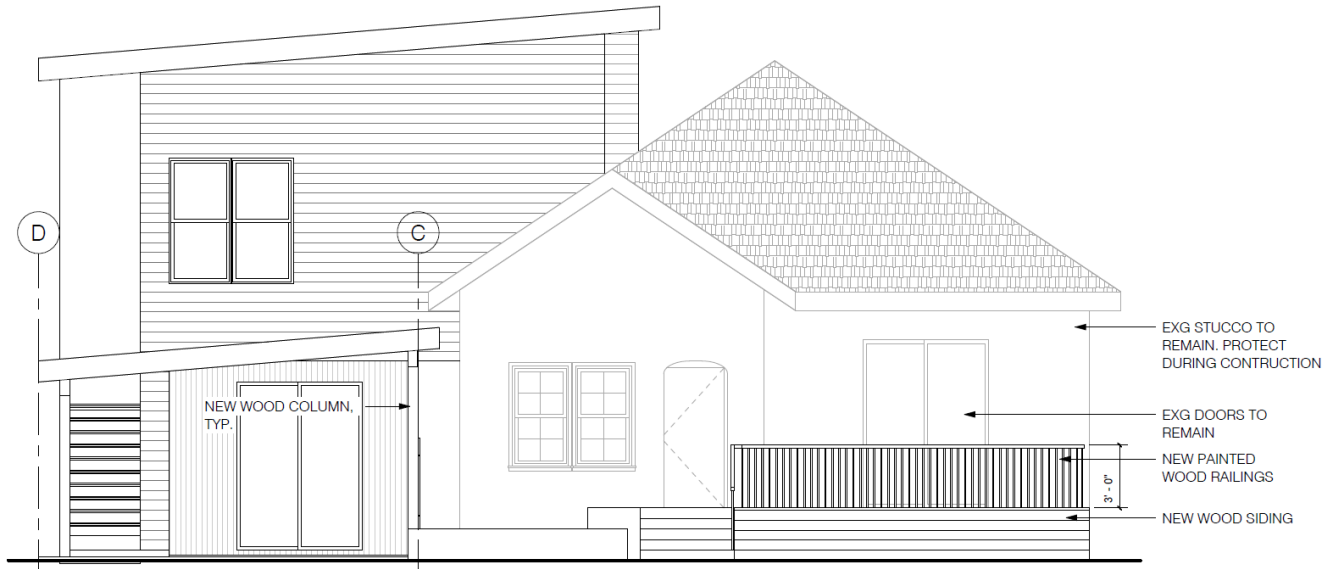
EXISTING to be demolished



PROPOSED



FRONT (NORTH) ELEVATION with main house



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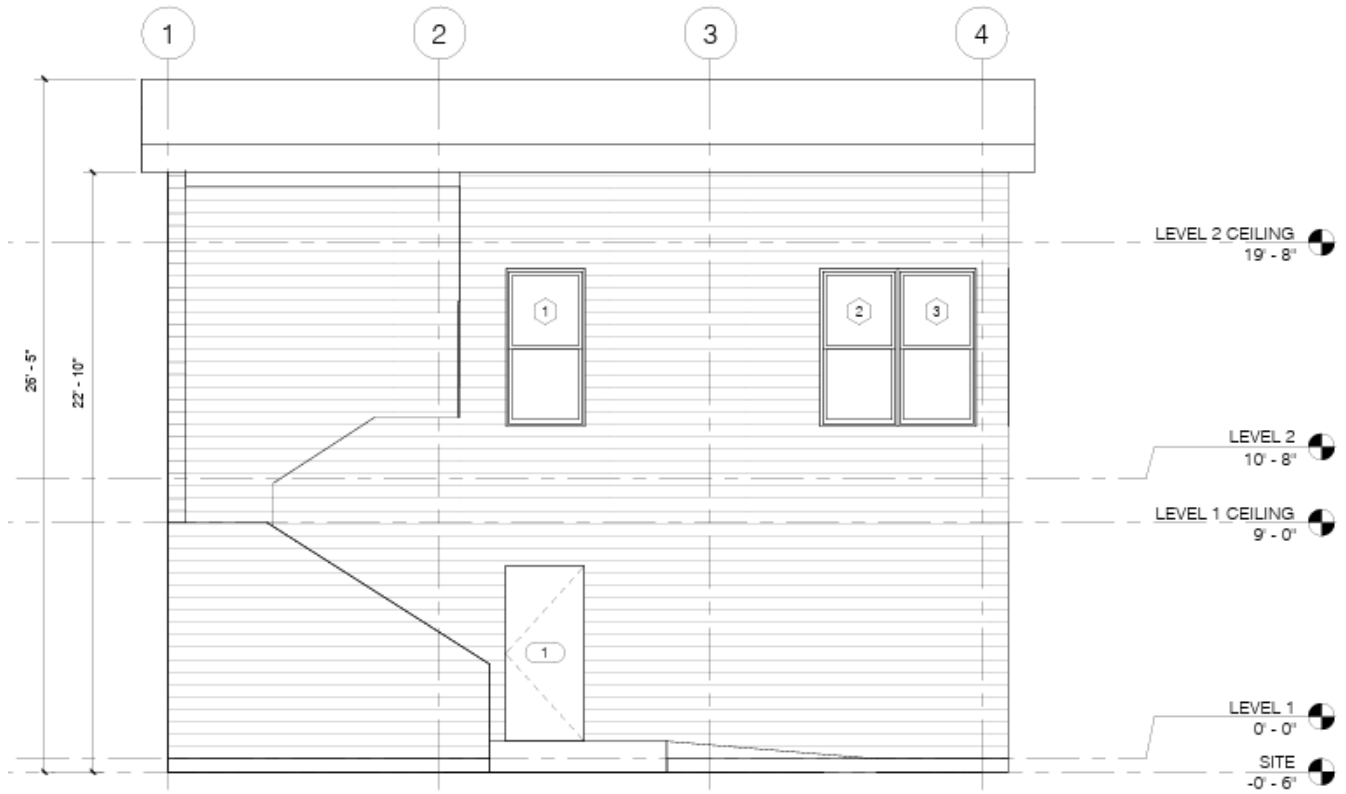
WEST (SIDE) ELEVATION
EXISTING to be demolished



PROPOSED



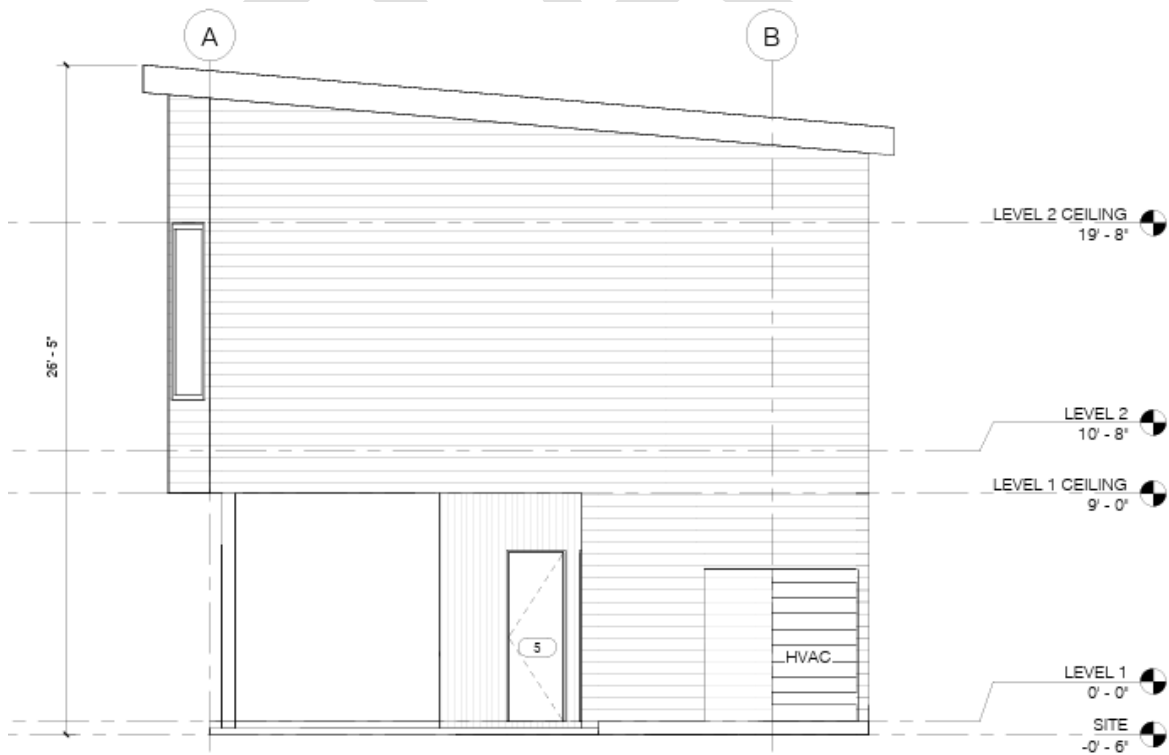
EAST (SIDE) ELEVATION



SOUTH (REAR) ELEVATION – GARAGE
EXISTING



PROPOSED



WINDOW WORKSHEET

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CERTIFICATE OF APPROPRIATENESS WINDOW WORKSHEET



**PLANNING &
DEVELOPMENT
DEPARTMENT**

EXISTING WINDOW SCHEDULE

Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Original/Replacement	Existing to Remain
<i>Ex. A1</i>	<i>Wood</i>	<i>1/1</i>	<i>DH</i>	<i>32 x 66</i>	<i>Recessed</i>	<i>Original</i>	<i>No</i>

DAMAGE TO EXISTING WINDOWS

Window	Describe Damage
<i>Ex. A1</i>	<i>Glass is broke, window is inoperable, rail is rotten, and frame is broken</i>

PROPOSED WINDOW SCHEDULE

Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Brand/Vendor	Other
<i>Ex. A1</i>	<i>Wood</i>	<i>1/1</i>	<i>DH</i>	<i>32 x 66</i>	<i>Recessed</i>	<i>Plygem</i>	

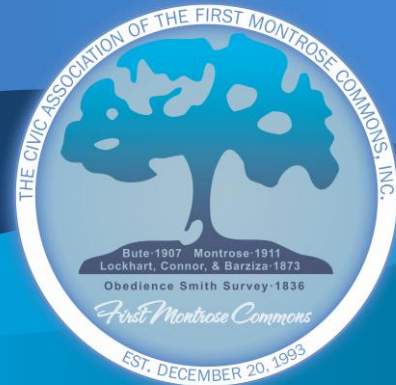
- Must include photos of all windows with labels indicated on this sheet
 - Must include manufacture's specifications and details for all proposed windows
- *** Use additional sheets as necessary

THE CIVIC ASSOCIATION OF FIRST MONTROSE LETTER OF SUPPORT

DRAFT

The Civic Association of The First Montrose Commons, Inc.

3823 Roseland St., Houston, TX 77006
713-553-3361
president@firstmontrosecommons.org
FirstMontroseCommons.org



January 27, 2025

Houston Archaeological and Historical Commission

Via email: historicpreservation@houstontx.gov

Dear Members of the Commission:

The Civic Association of The First Montrose Commons is pleased to endorse with our highest support the application of Wesley and Rachel Haines for a Certificate of Appropriateness to modify the Contributing Structure at 507 W. Main Street in the First Montrose Commons Historic District and urge your unanimous approval of their application without any deferrals or delays.

Mr. and Mrs. Haines and their architect, Laura Carrera, reached out to our Civic Association to share their plans, which they presented to our members at our January meeting. Their proposal was well-received by everyone in attendance and would provide a welcome update to the property that is compatible with the character of the neighborhood and surrounding structures.

Respectfully submitted,

A handwritten signature in black ink that reads "Nicholas Whitaker". The signature is written in a cursive, flowing style.

Nicholas Whitaker, President

Nicholas Whitaker, President
Richard Peoples, Secretary
Marlene Matterson, Director of Activities
Natalie Matuszczak, Director of Membership

Stephen Longmire, Vice President
Bradley Lau, Treasurer
Andrew Badachhape, Director of Communications
Bruce Clark, Director of Neighborhood Safety