



CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

ITEM B18
HPO File #: HP2026_0036

May 21, 2026

514 W Main St
First Montrose Commons

Applicant: Isan Asan, owner

Property: 514 W Main Street, Tracts 3 4B 5B & 12, Block 3, Lockhart Connor & Barziza. The property is a 1,526 SF two-story single-family residence located on a 7,250 SF (58' x 125') interior lot.

Significance: This property is a contributing Prairie/Craftsman single-family residential structure built in 1915 in the First Montrose Commons Historic District.

Proposal: Alteration – Addition, Windows, Porch or Balcony

The applicant proposes demolishing 412 SF from the first floor and 203 SF from the second floor and constructing a 2,098 SF two-story rear addition (adding 1,092 SF to the first floor and 1,109 SF to the second floor) as well as constructing a 448 SF one-story detached garage (HP2026_0156). The applicant plans to restore the front porch, replace most of the rotted windows around the home, and remove the non-original dormer on the roof. The proposal is as follows:

- Cladding: Stucco
- Door: Prairie-style front door
- Eave height: 21'-9"
- Ridge height: 30'-0"
- Roof: hipped roof with composition shingles and a 6:12 pitch
- Windows: Recessed wood Plygem windows
- All new windows need to be inset and recessed. See Attachment A for details.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -



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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:

- 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 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, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements;
(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
(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.



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DISTRICT MAP





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CURRENT PHOTO





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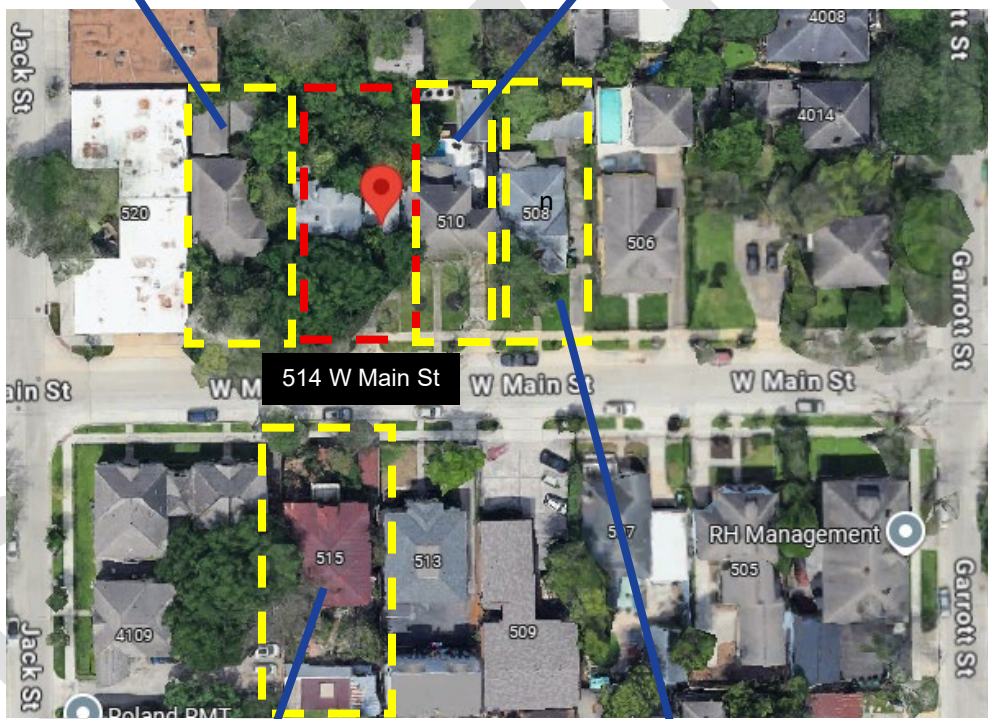
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CONTEXT AREA





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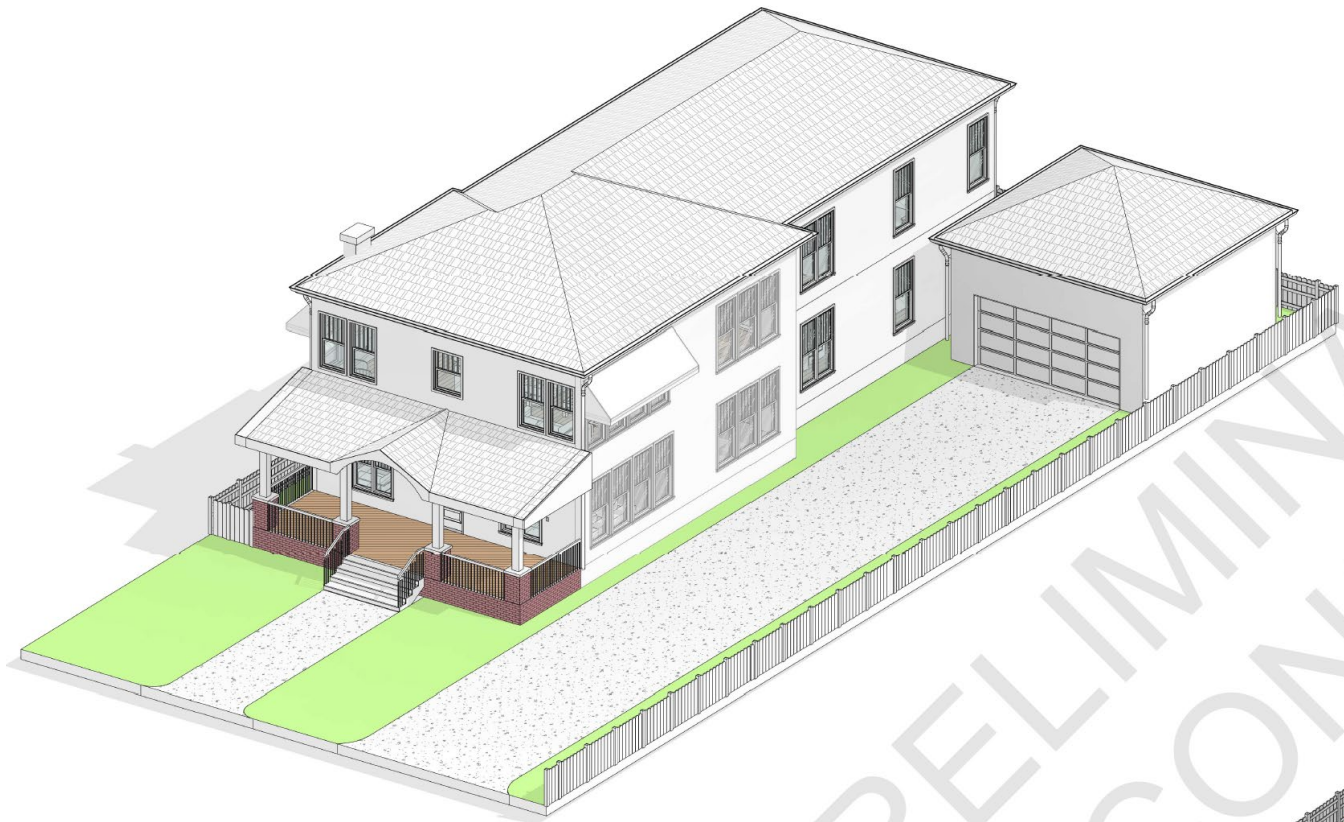
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3D RENDERING





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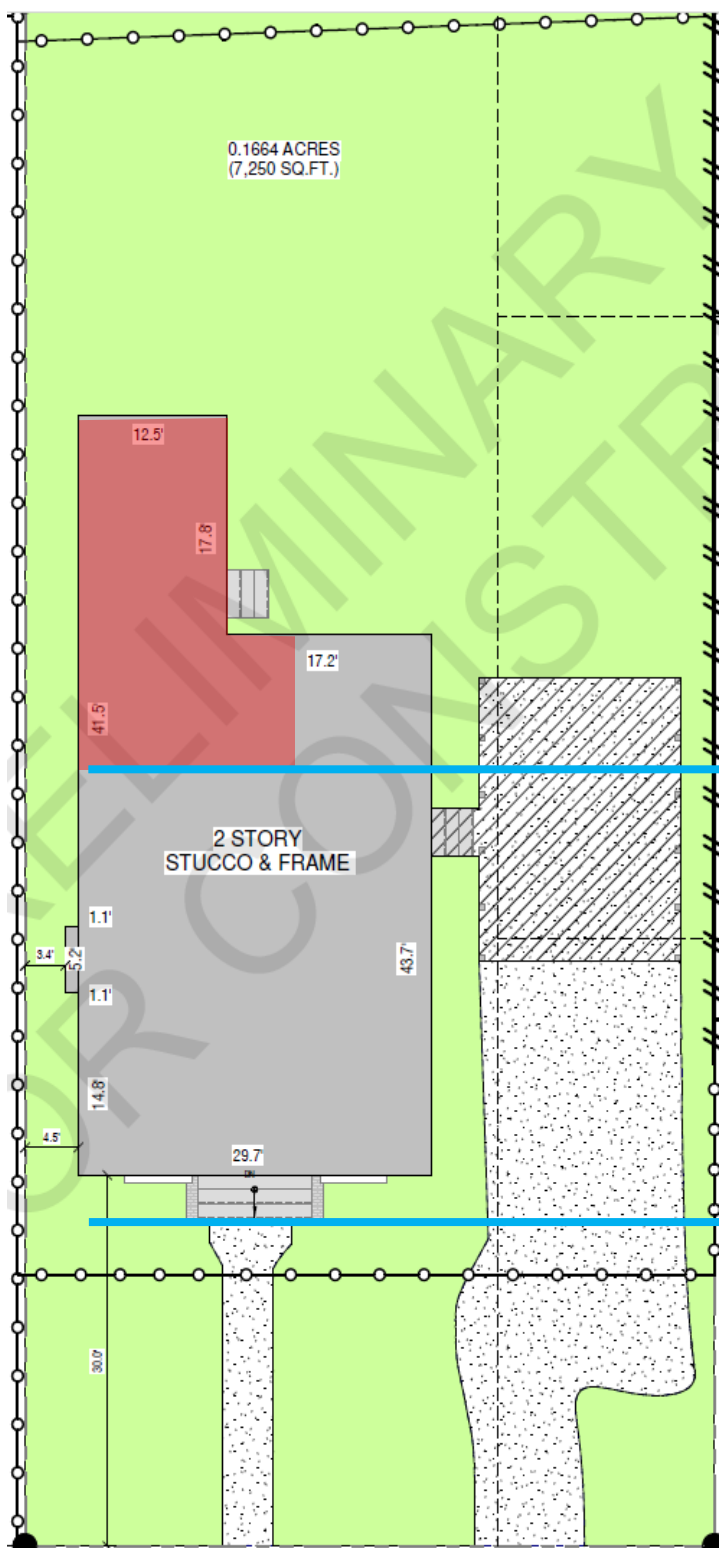
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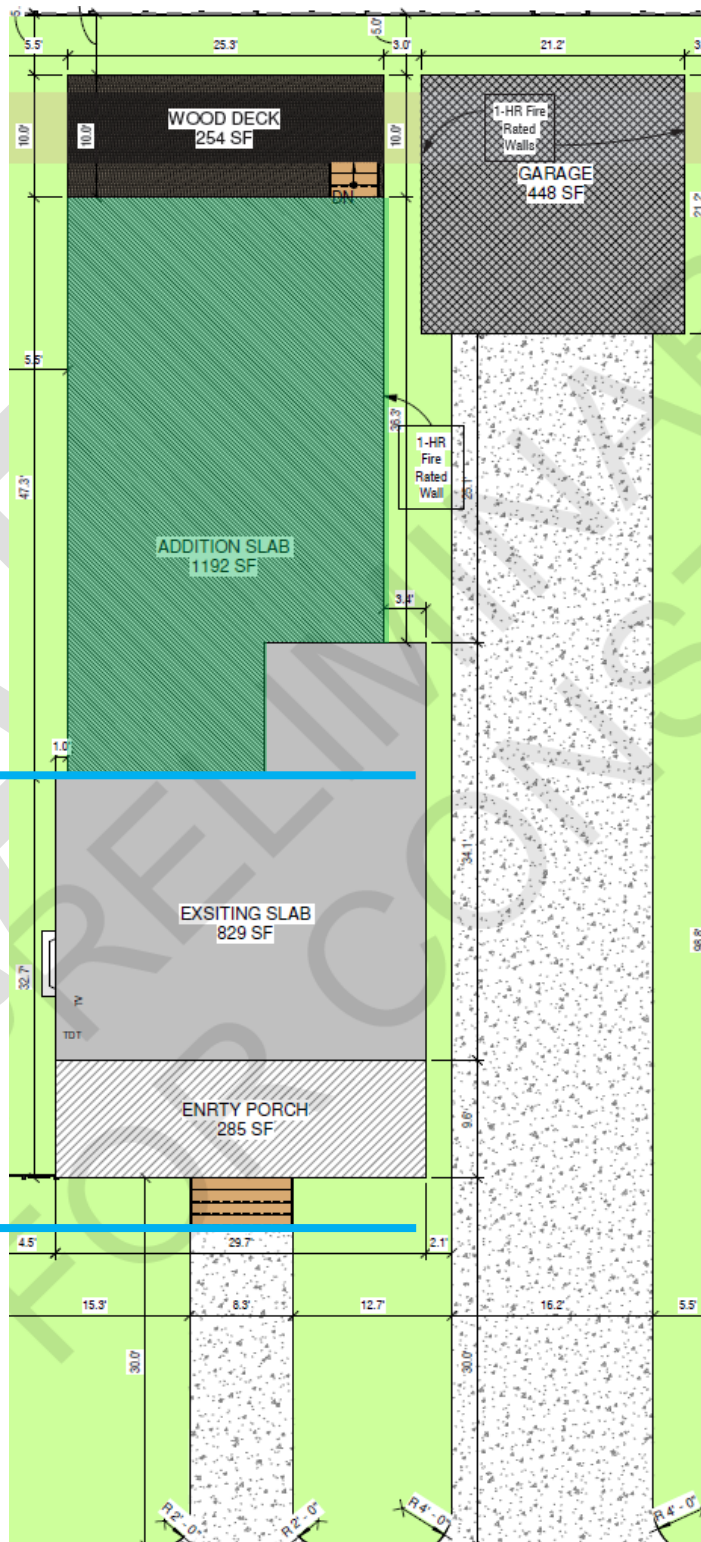
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SITE PLAN



EXISTING



PROPOSED



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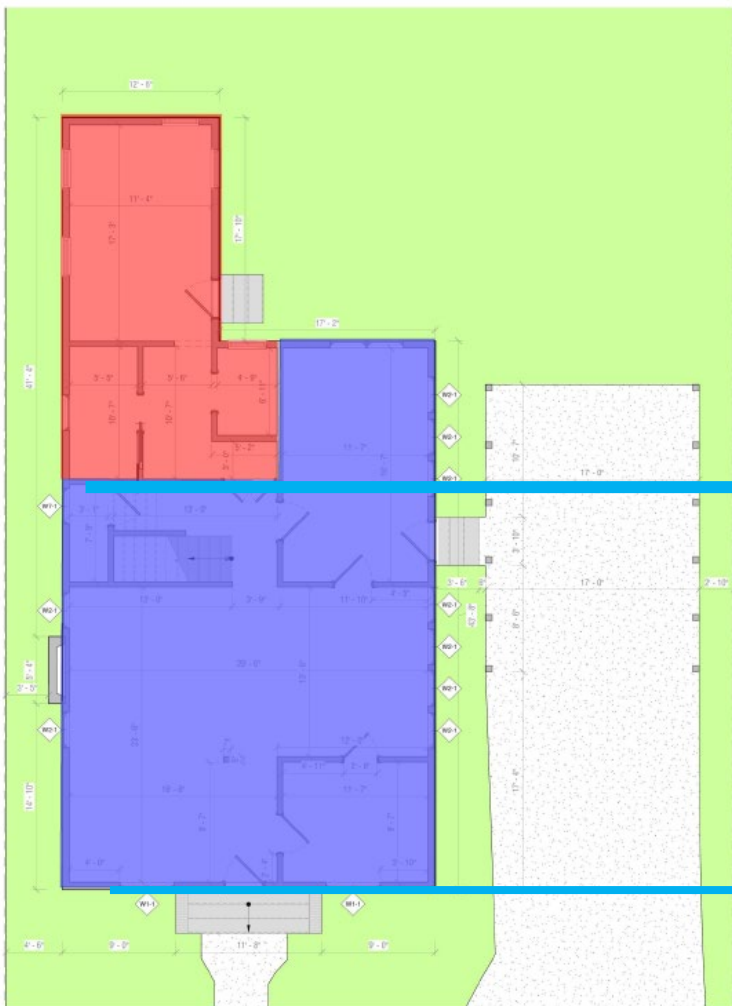
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FIRST FLOOR PLAN

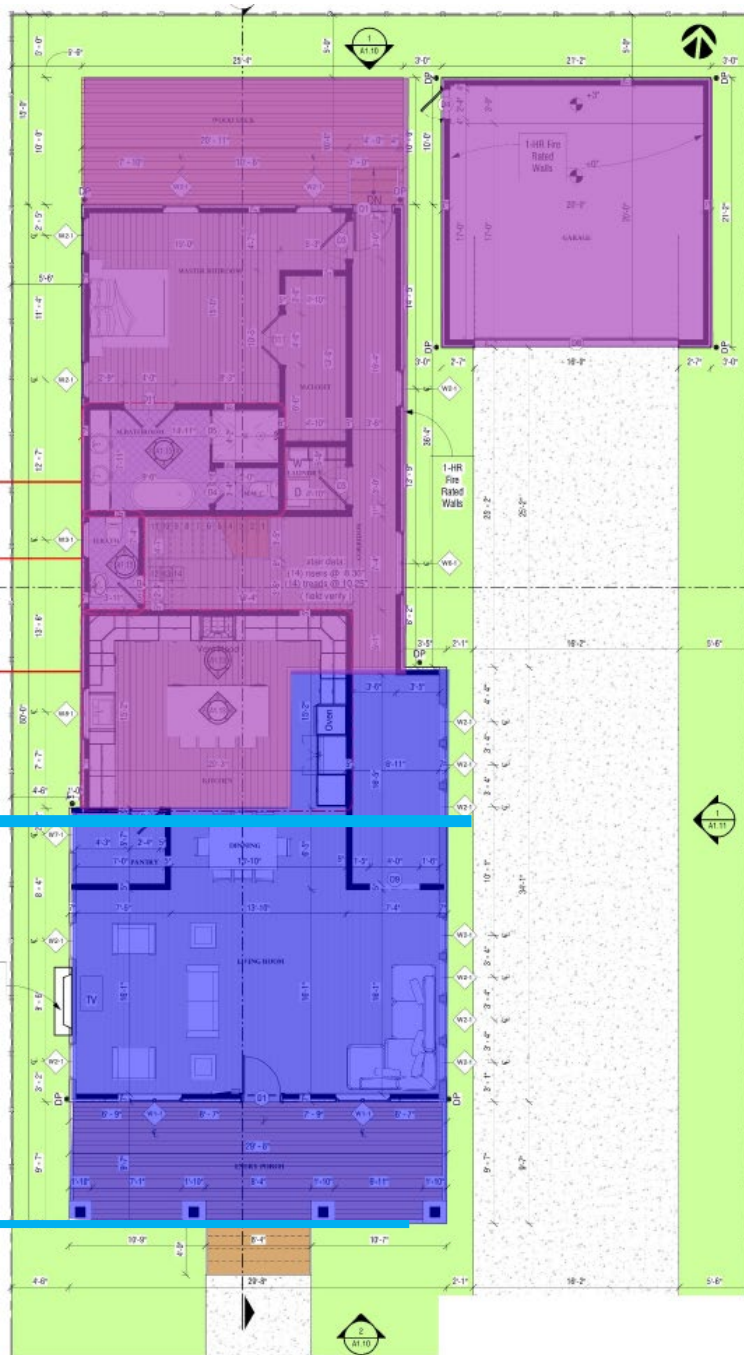
Red – To be demolished

Blue – To remain

Purple – Proposed



EXISTING 1st FLOOR PLAN



PROPOSED 1st FLOOR PLAN



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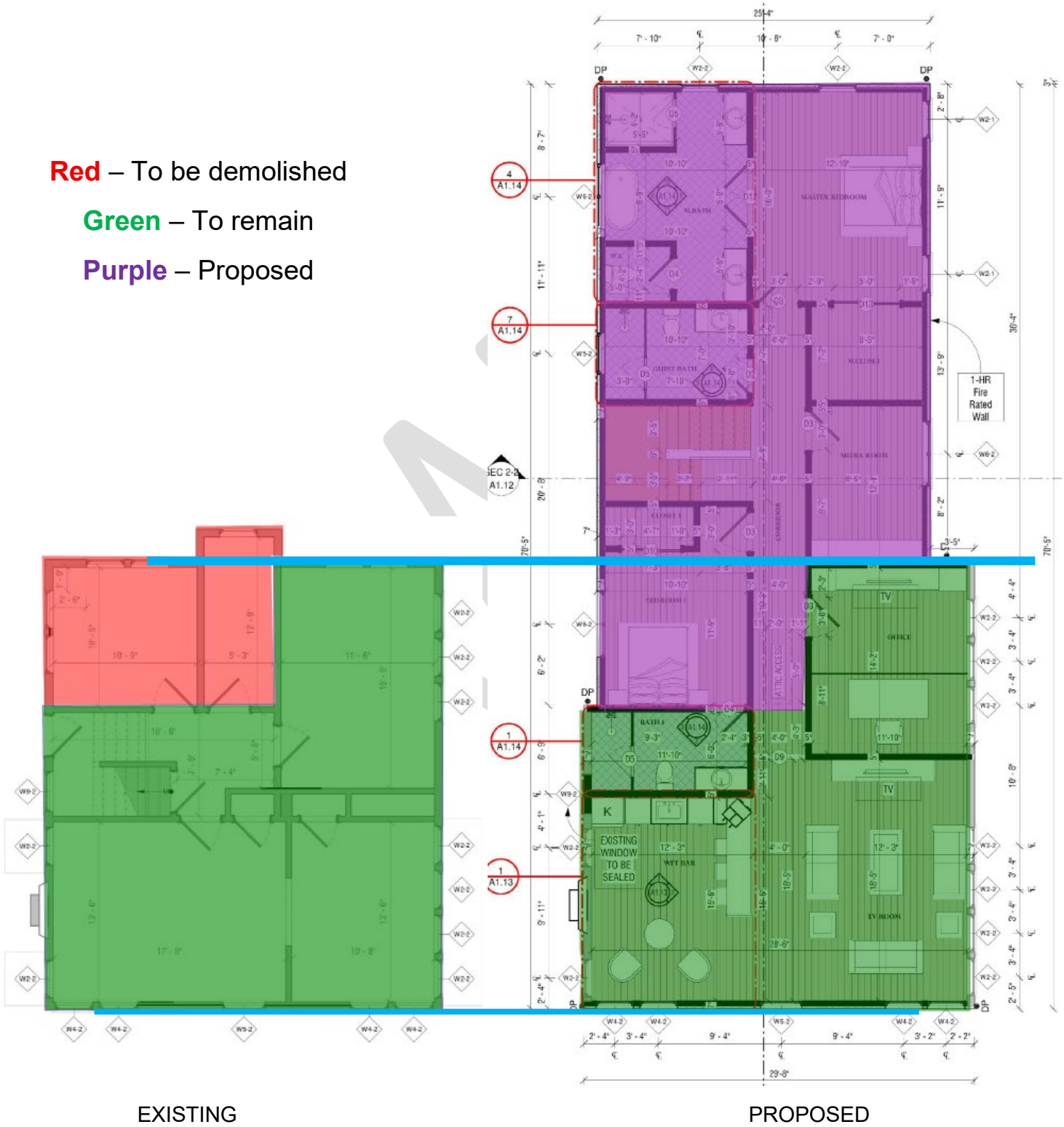
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SECOND FLOOR PLAN

Red – To be demolished

Green – To remain

Purple – Proposed





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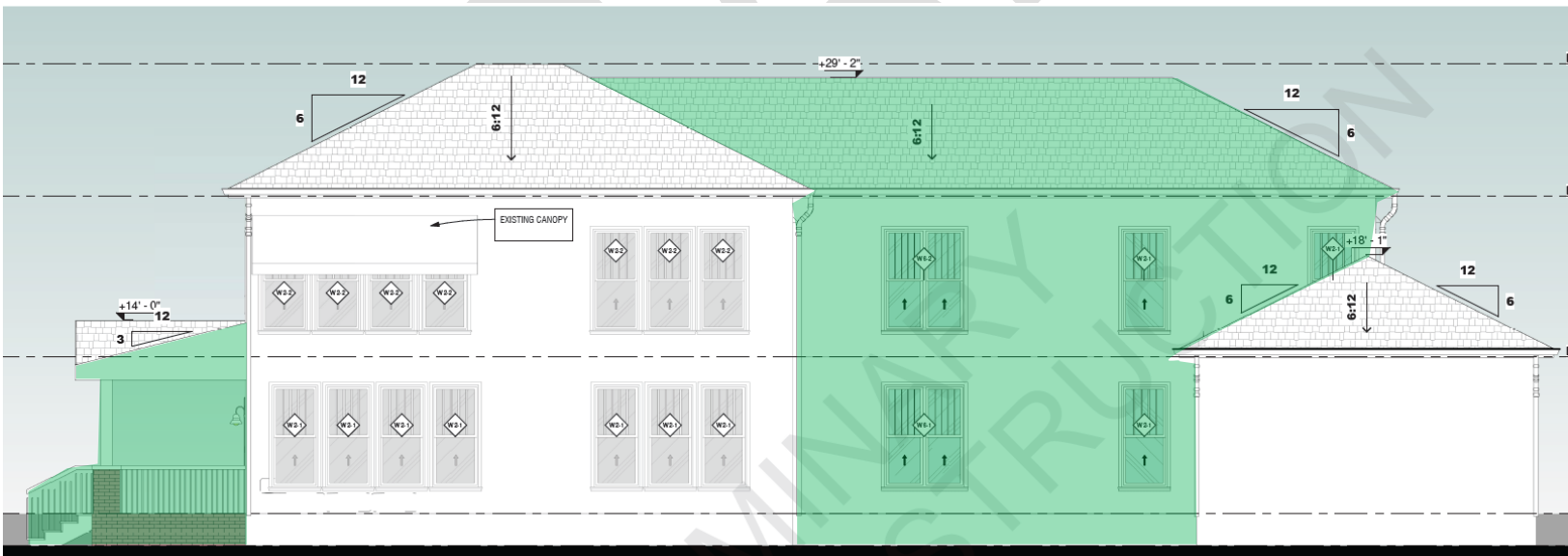
May 21, 2026

514 W Main St
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LEFT (EAST) ELEVATION



EXISTING



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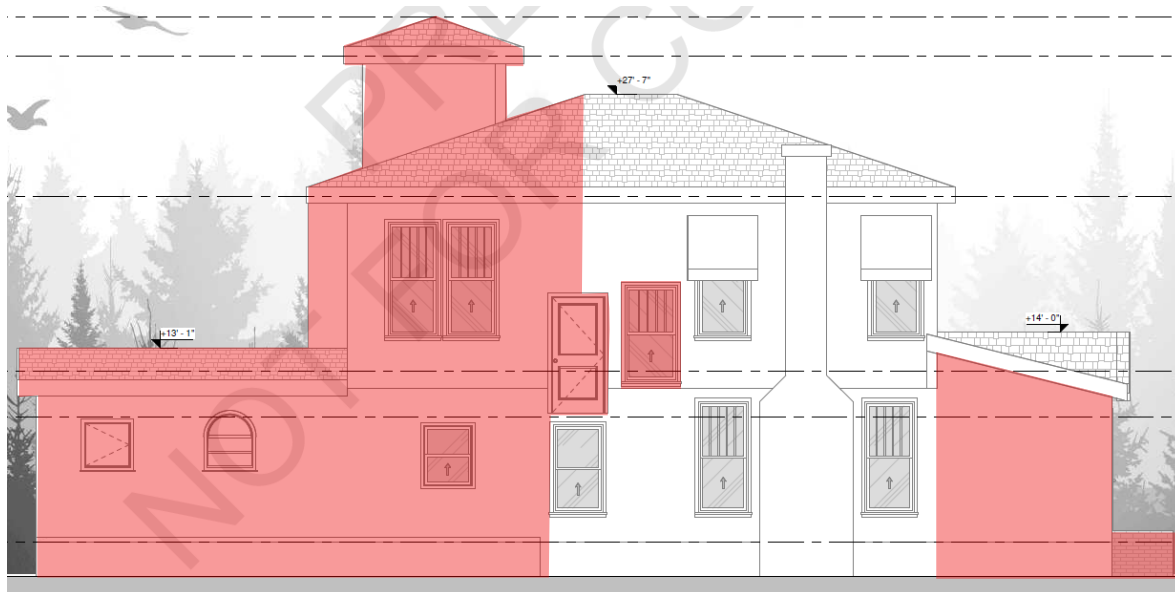
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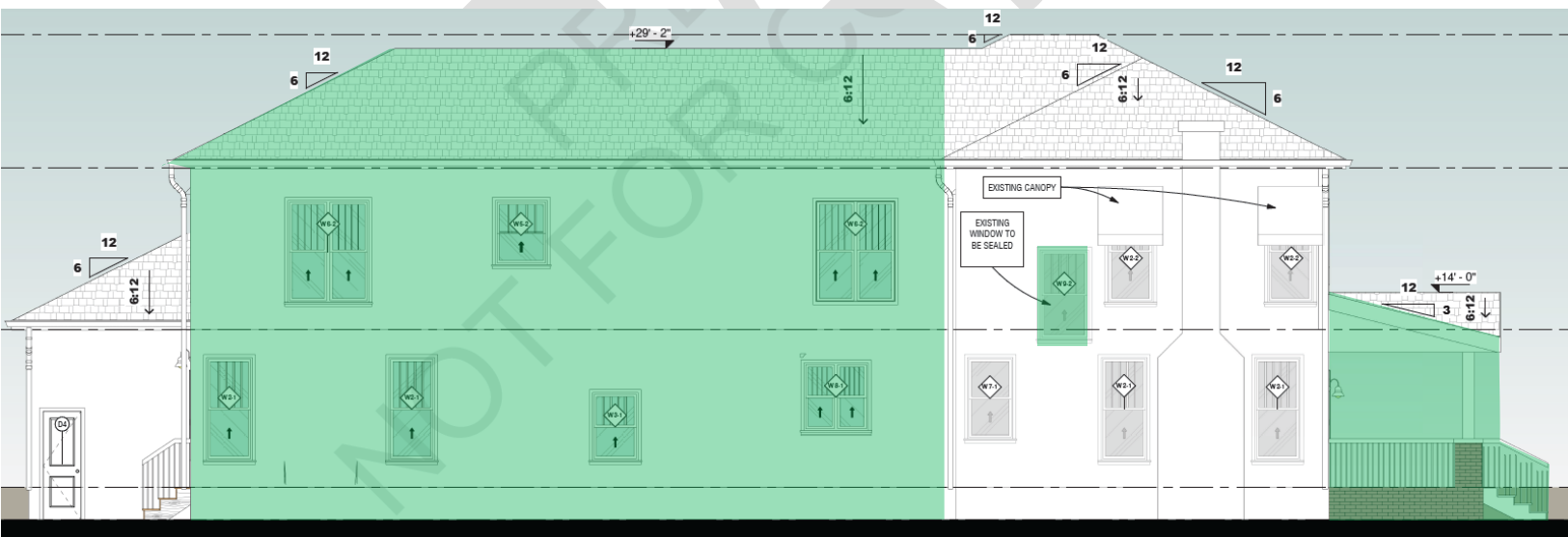
May 21, 2026

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RIGHT (WEST) ELEVATIONS



EXISTING



PROPOSED



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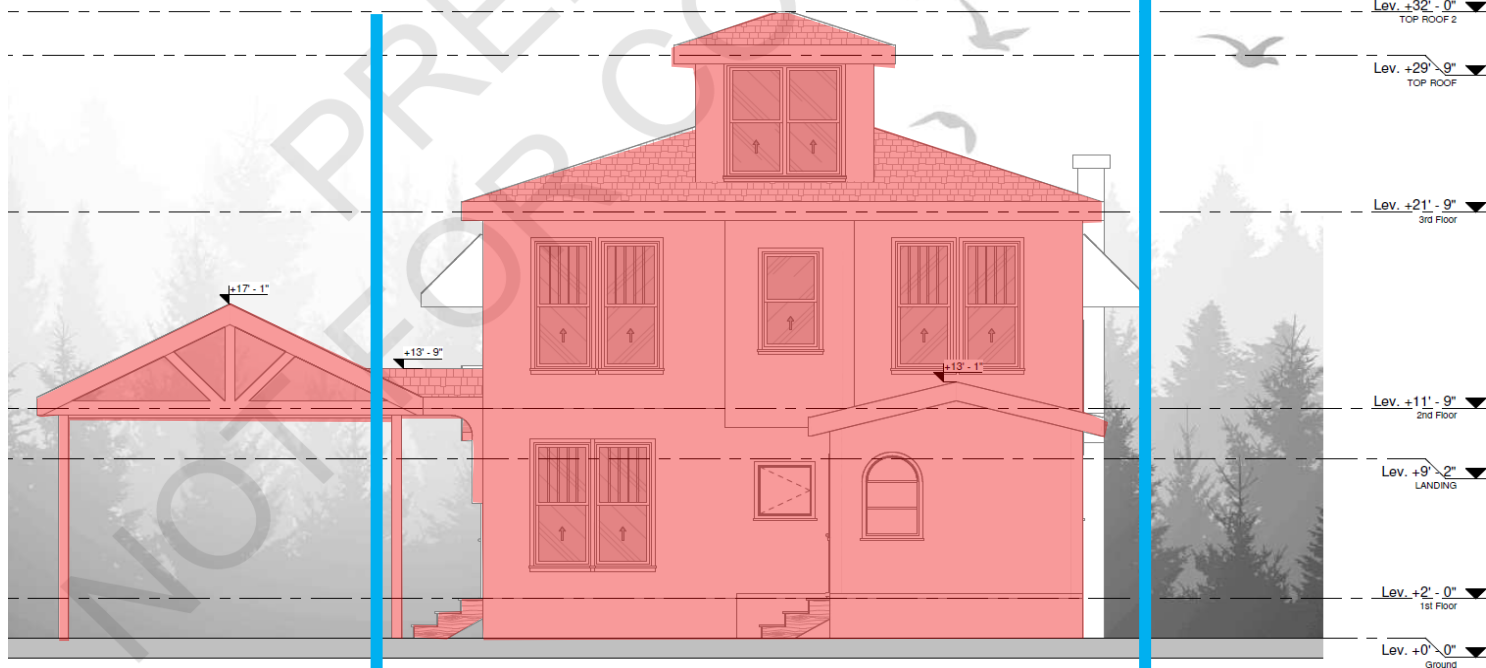
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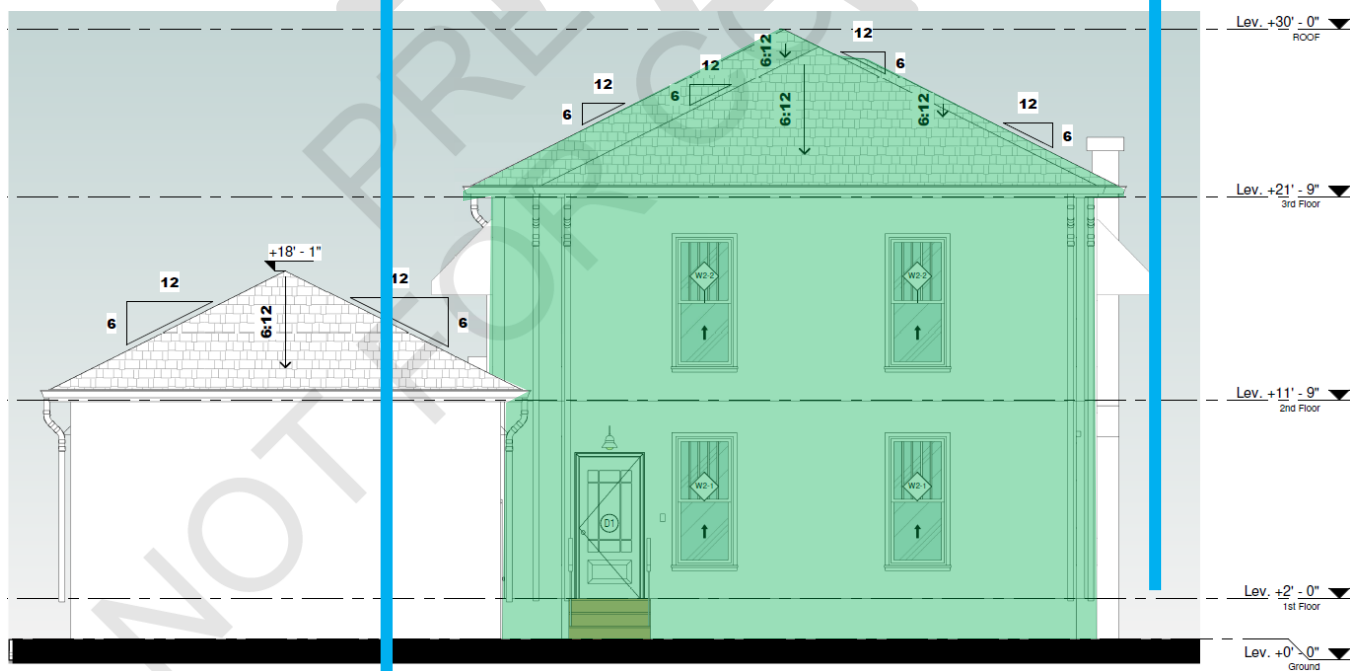
May 21, 2026

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REAR (NORTH) ELEVATION



EXISTING



PROPOSED



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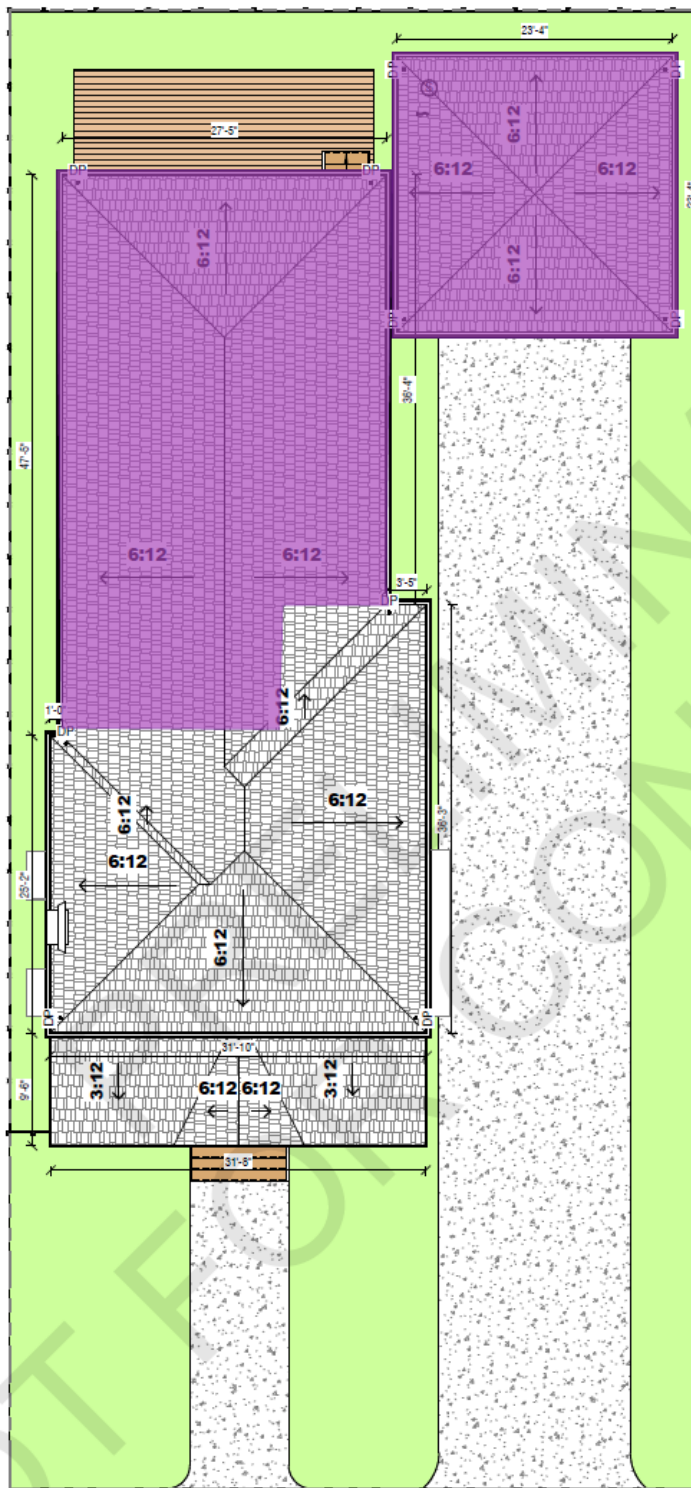
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ITEM B18
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ROOF PLAN



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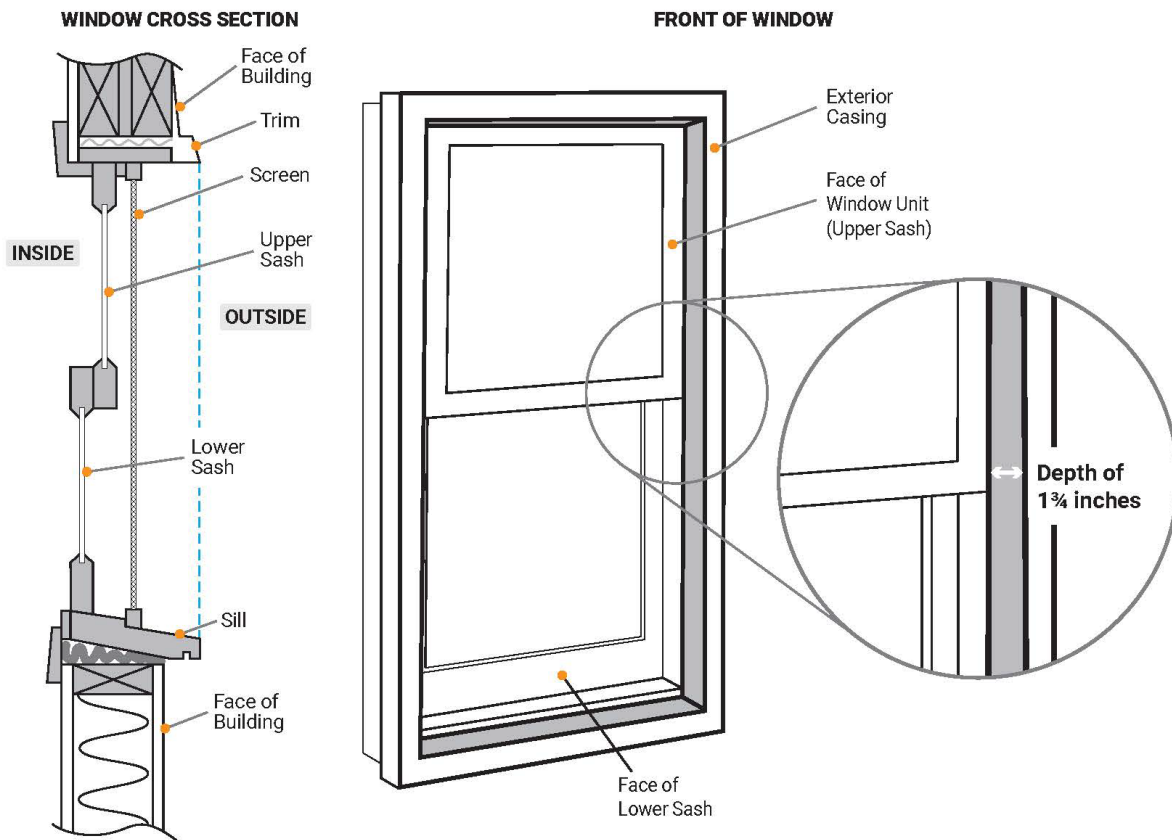
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ATTACHMENT A



Historic Window Standard: New Construction & Replacement



Minimum 1 3/4 inch Inset

- Depth from Exterior Casing to the Face of the Window Unit (Upper Sash)
- Windows must be 1-over-1 (equally horizontally divided)
- 1 3/4 inch minimum inset for Fixed Window

For more information contact: Houston Office of Preservation

☎ 832-393-6556

✉ historicpreservation@houstontx.gov