



CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

ITEM B19
HPO File #: HP2026_0156

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 1,290 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 residence built in 1915 in the First Montrose Commons Historic District.

Proposal: New Construction – Garage or Carport

The applicant proposes constructing 448 SF one-story detached garage and a 2,098 SF two-story rear addition (HP2026_0036 – not the scope of this COA). The proposal is as follows:

- Cladding: Stucco
- Eave height: 12'
- Ridge height: 18'-1"
- Roof: hipped roof with composition shingles and a 6:12 pitch

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -



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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.



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DISTRICT MAP





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CURRENT PHOTO





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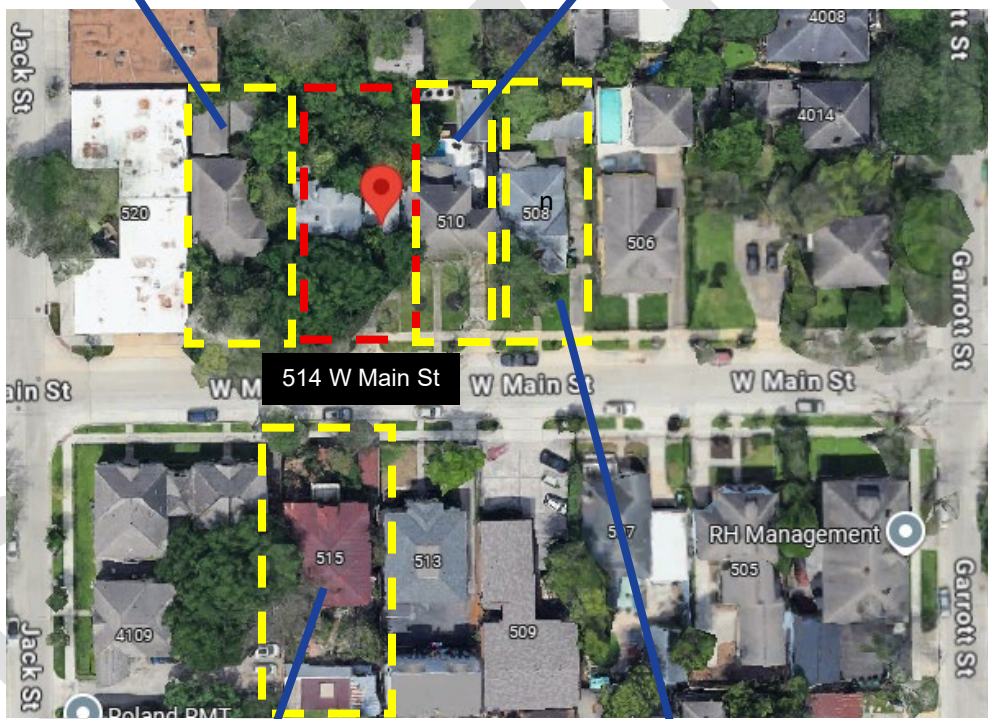
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CONTEXT AREA





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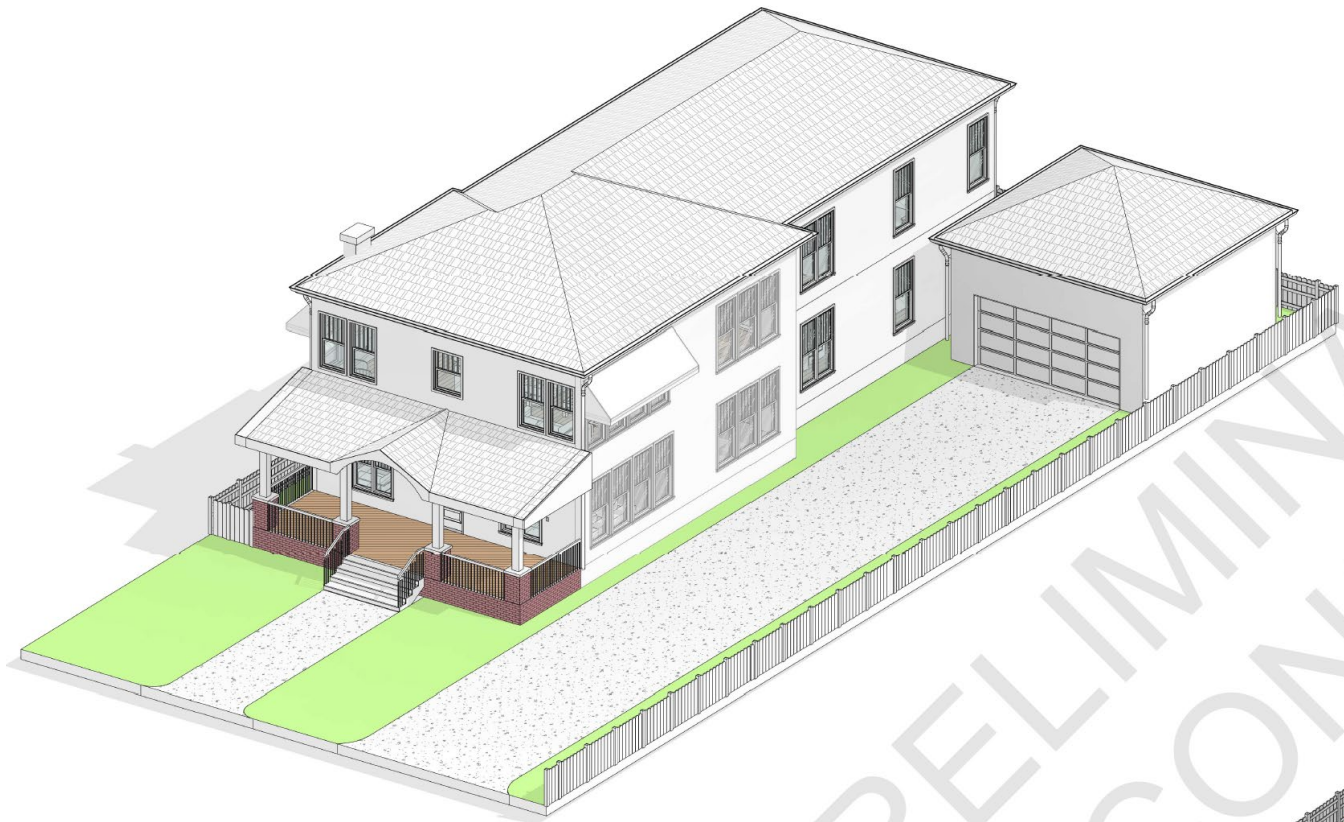
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3D RENDERING





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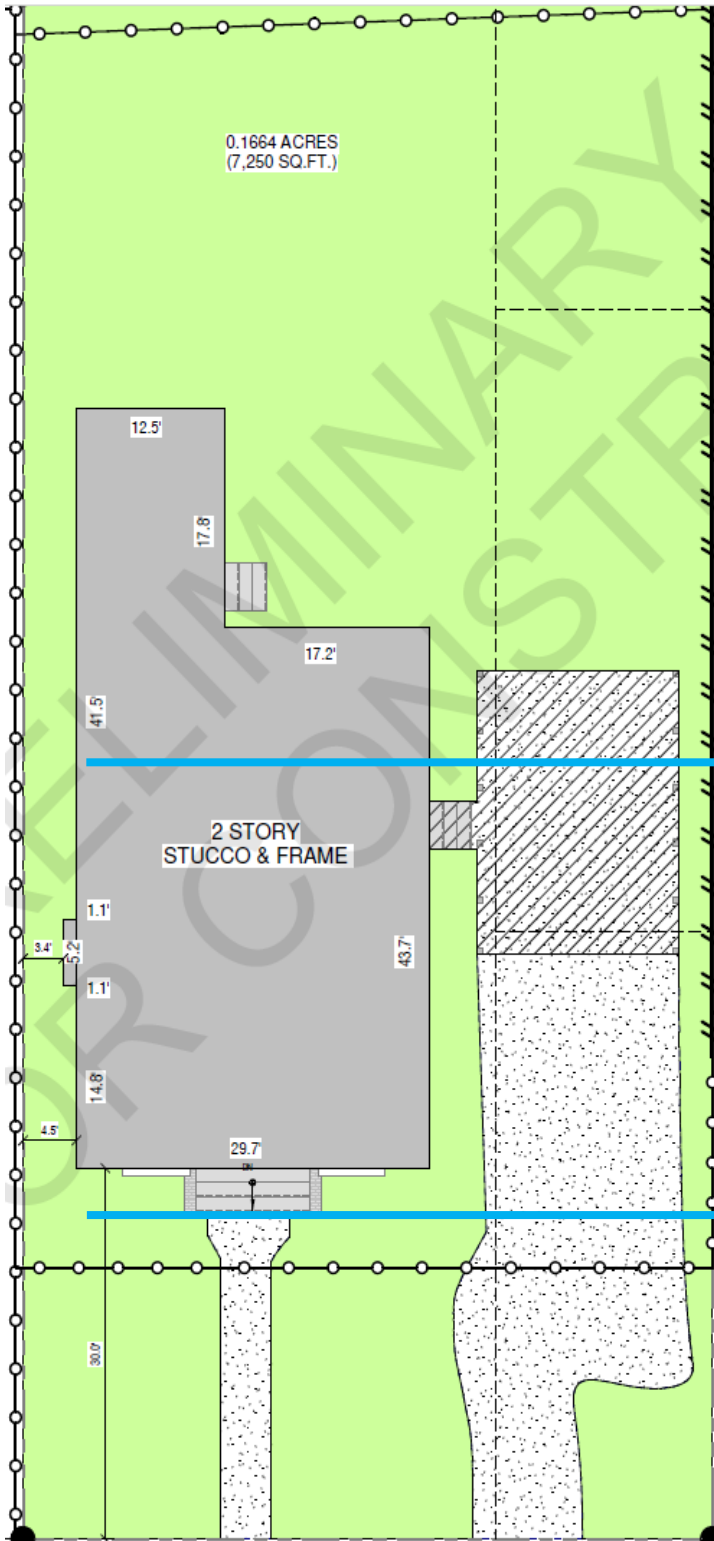
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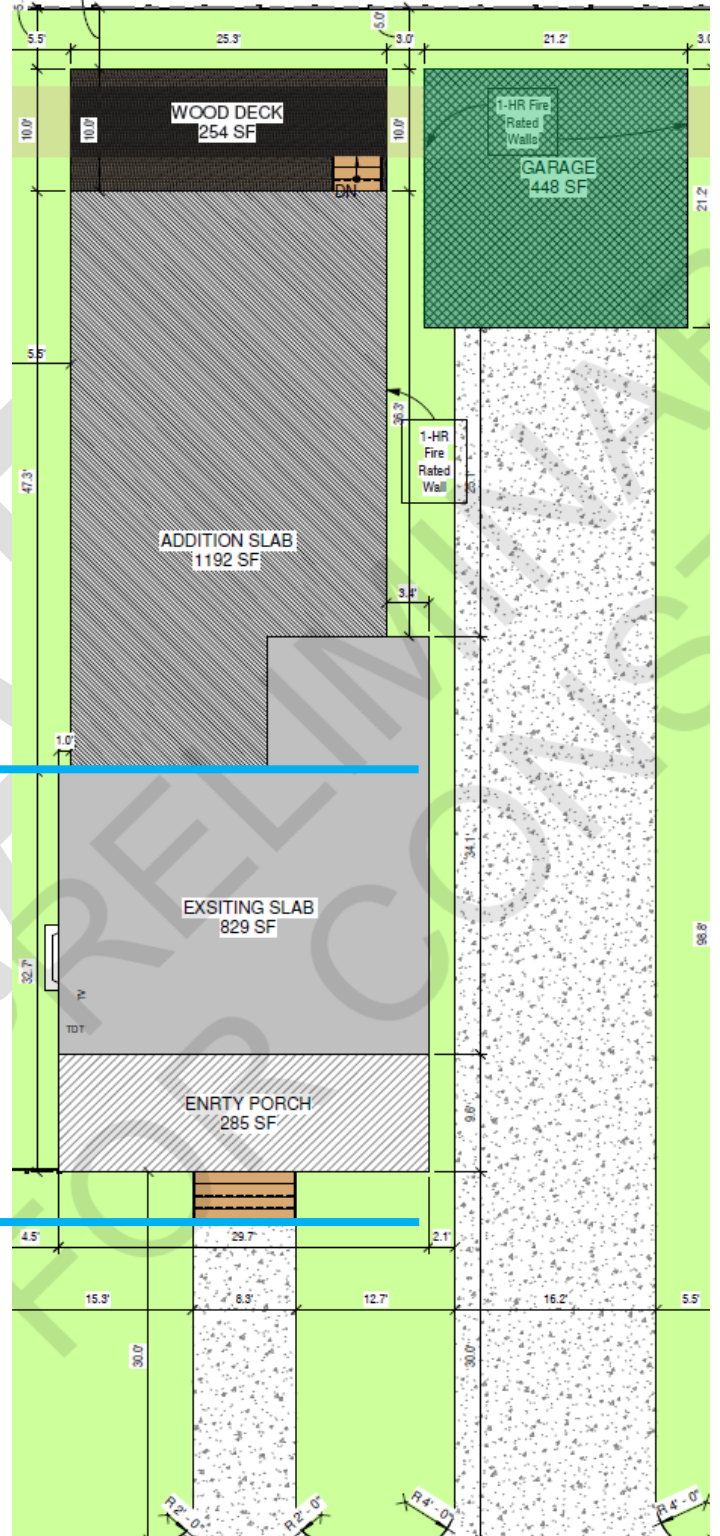
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SITE PLAN



EXISTING



PROPOSED



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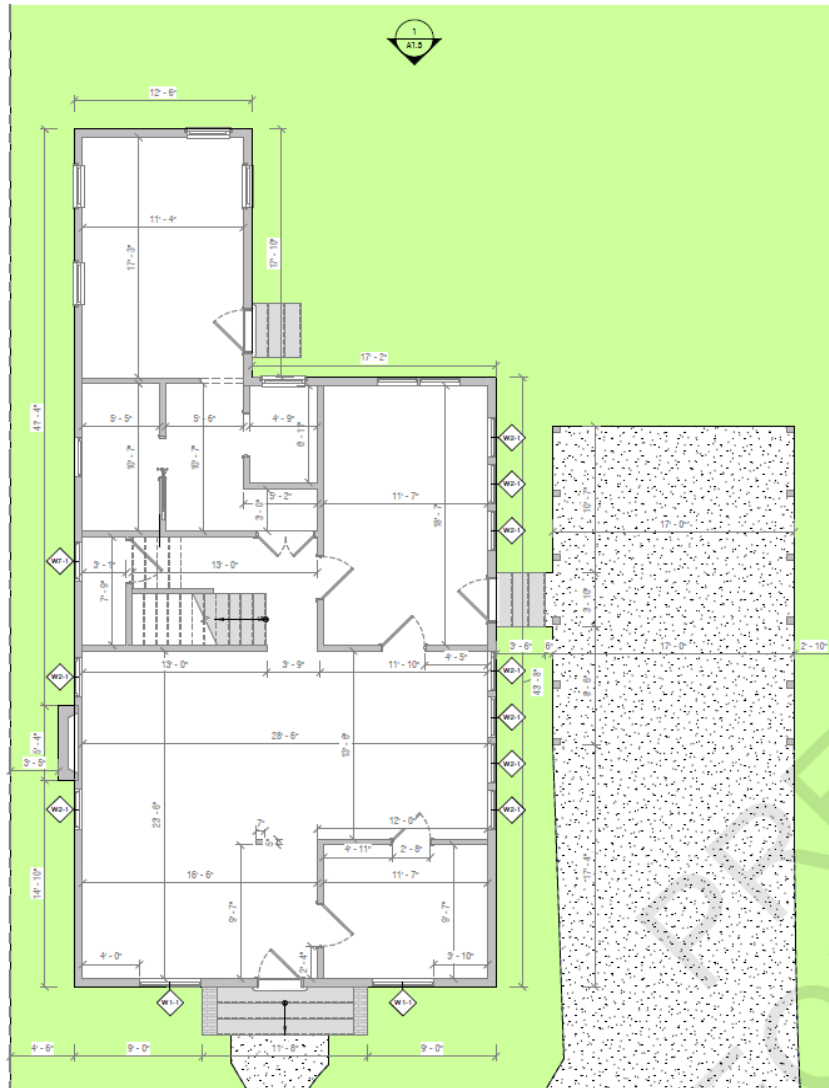
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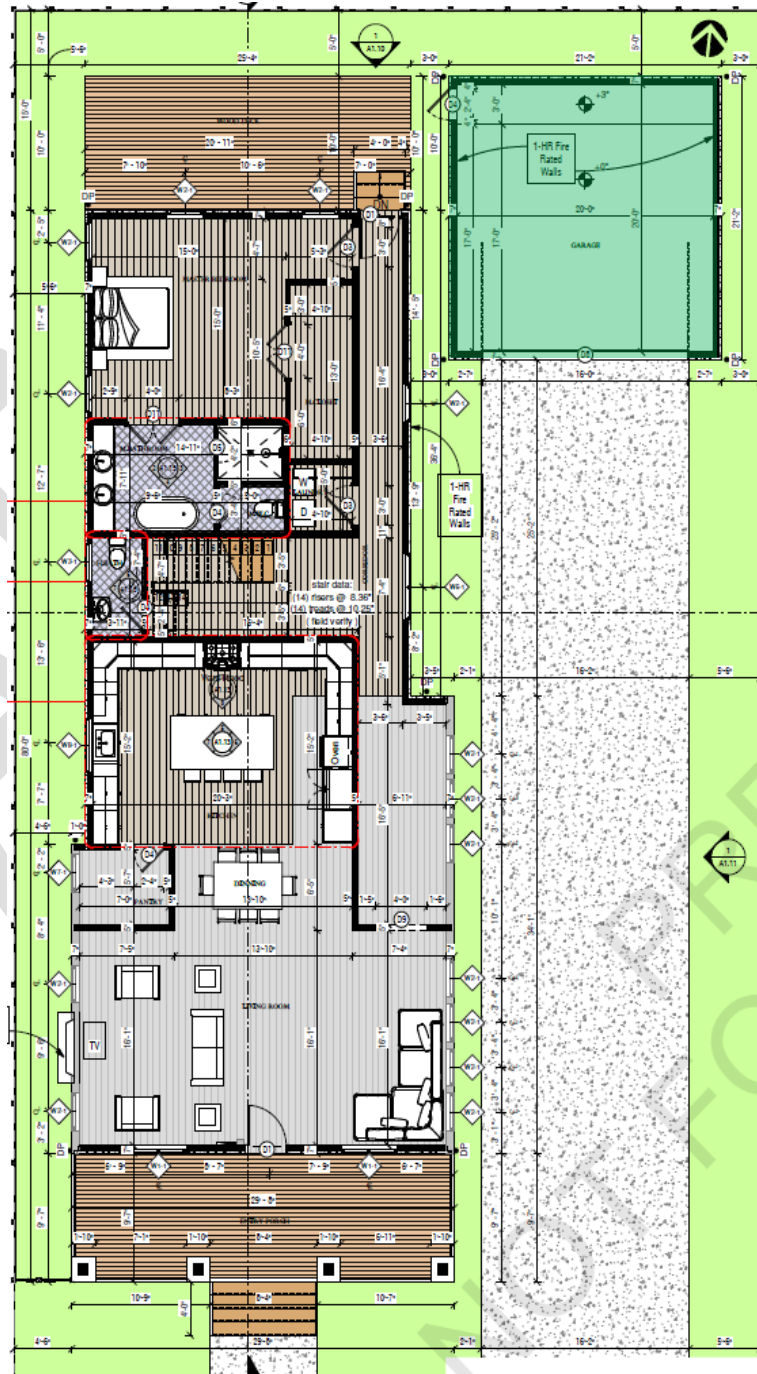
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FLOOR PLAN



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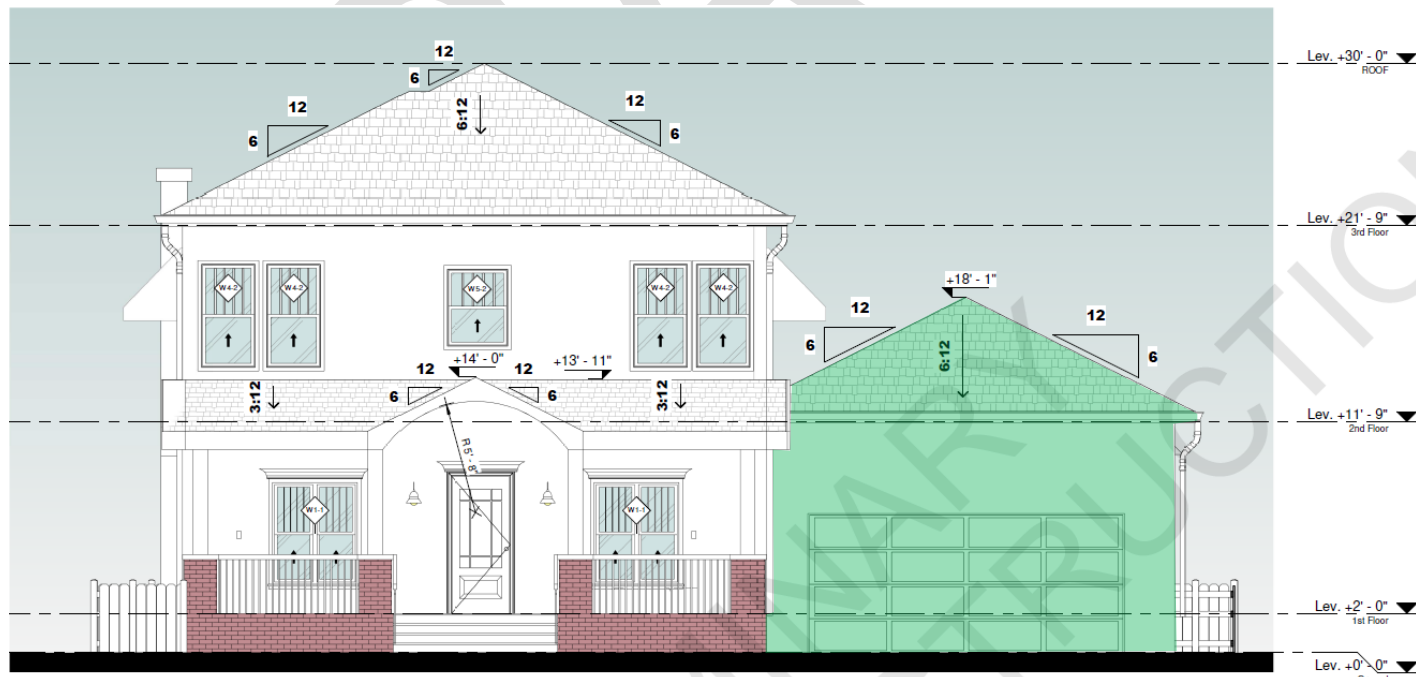
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FRONT (SOUTH) ELEVATIONS



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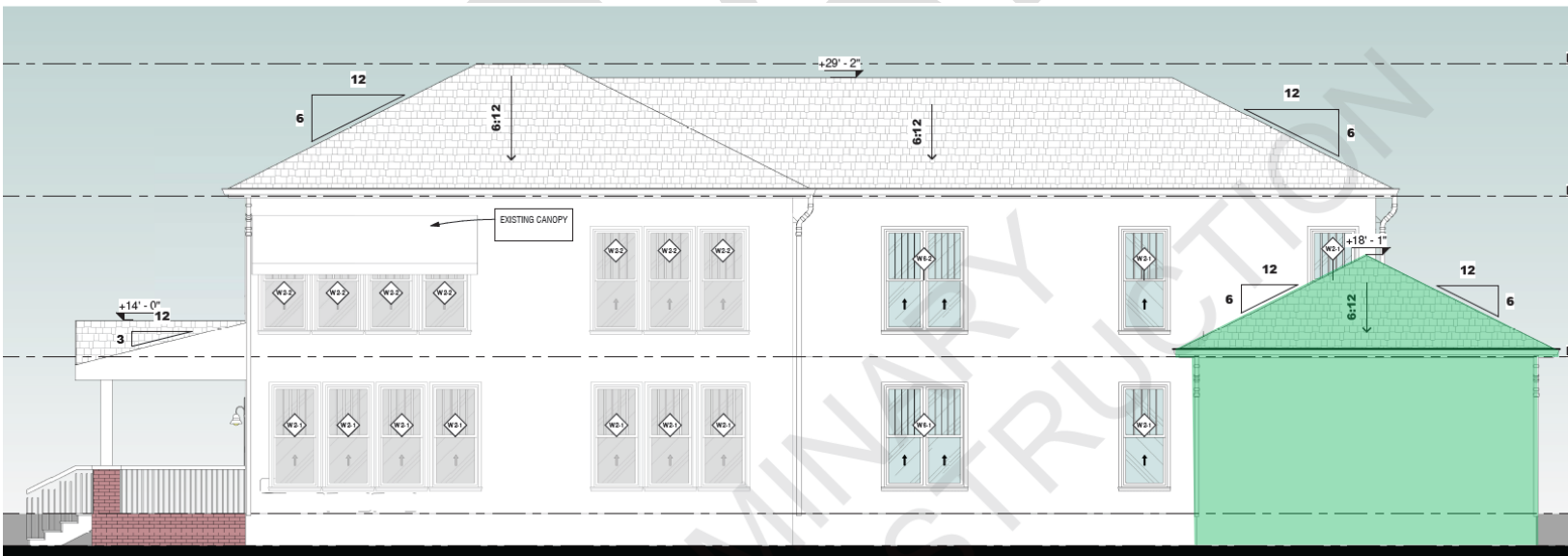
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LEFT (EAST) ELEVATION



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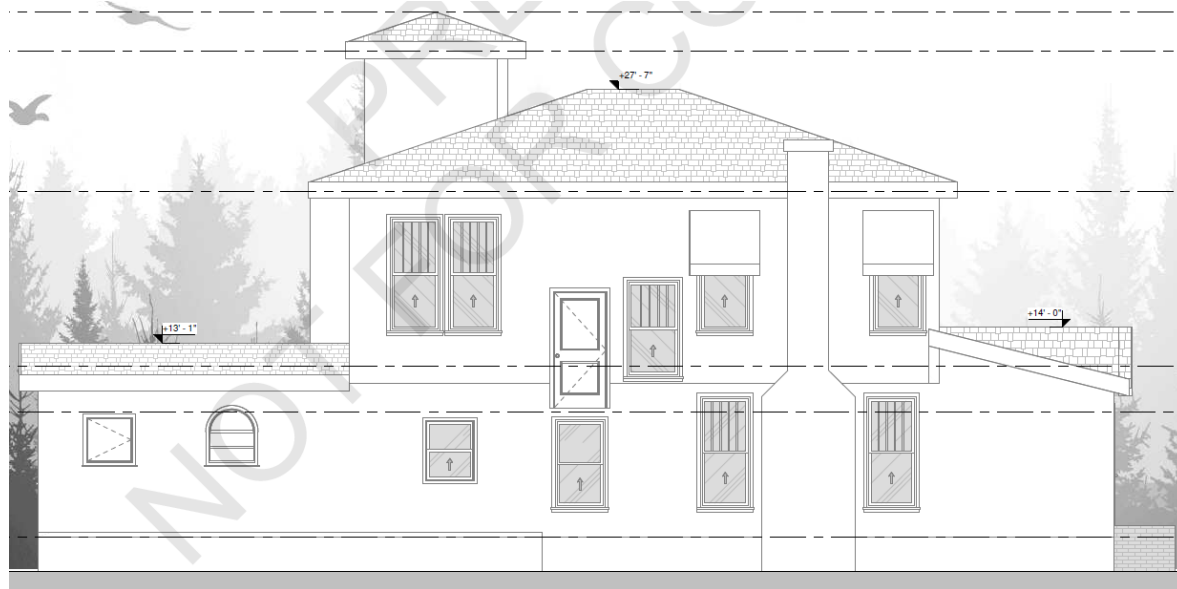
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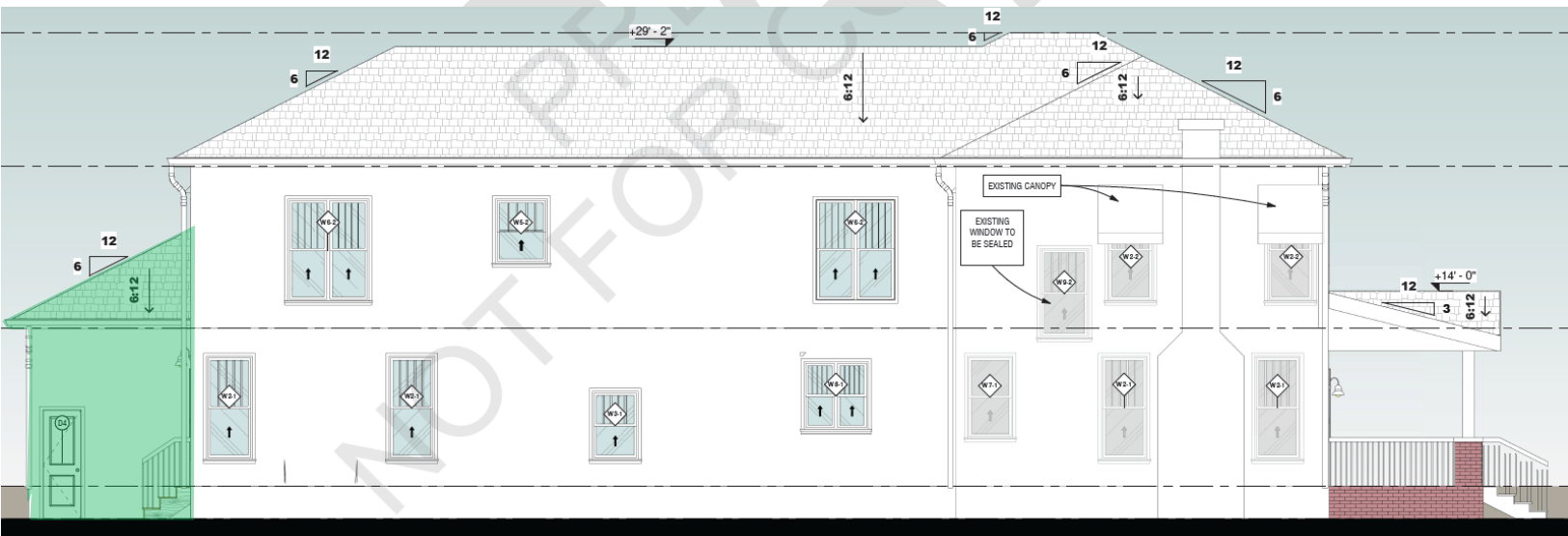
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RIGHT (WEST) ELEVATIONS



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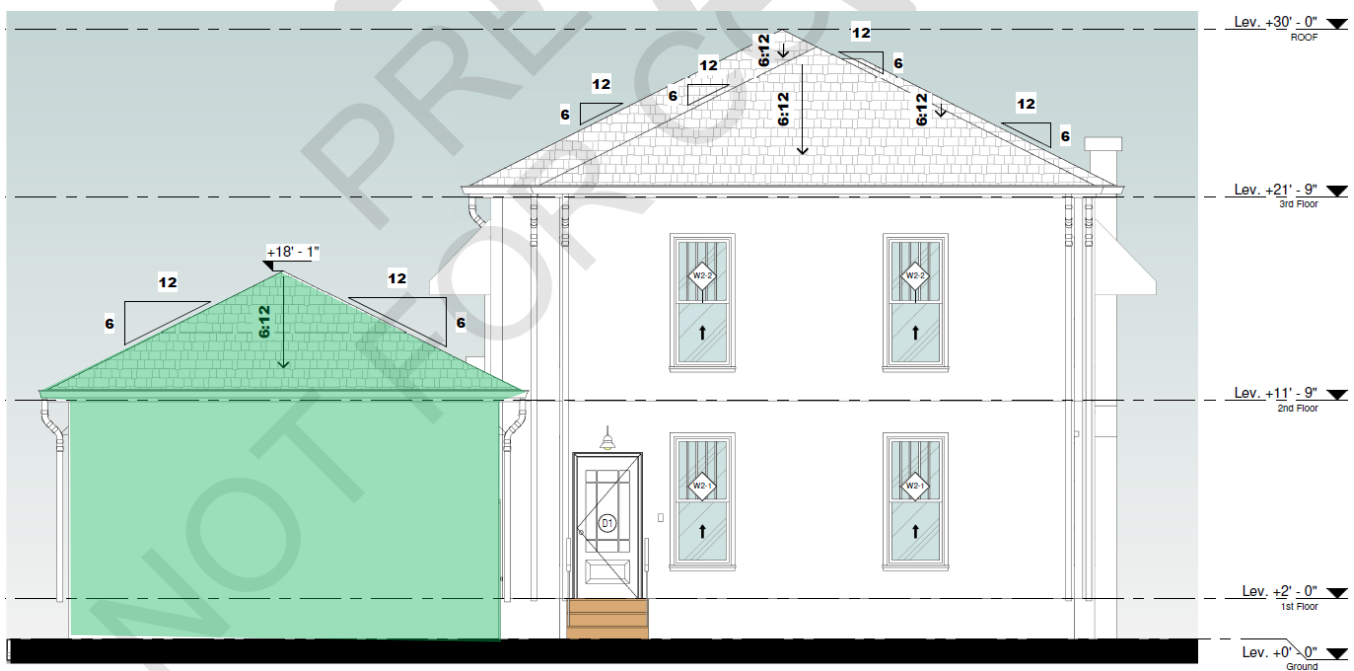
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REAR (NORTH) ELEVATION



EXISTING



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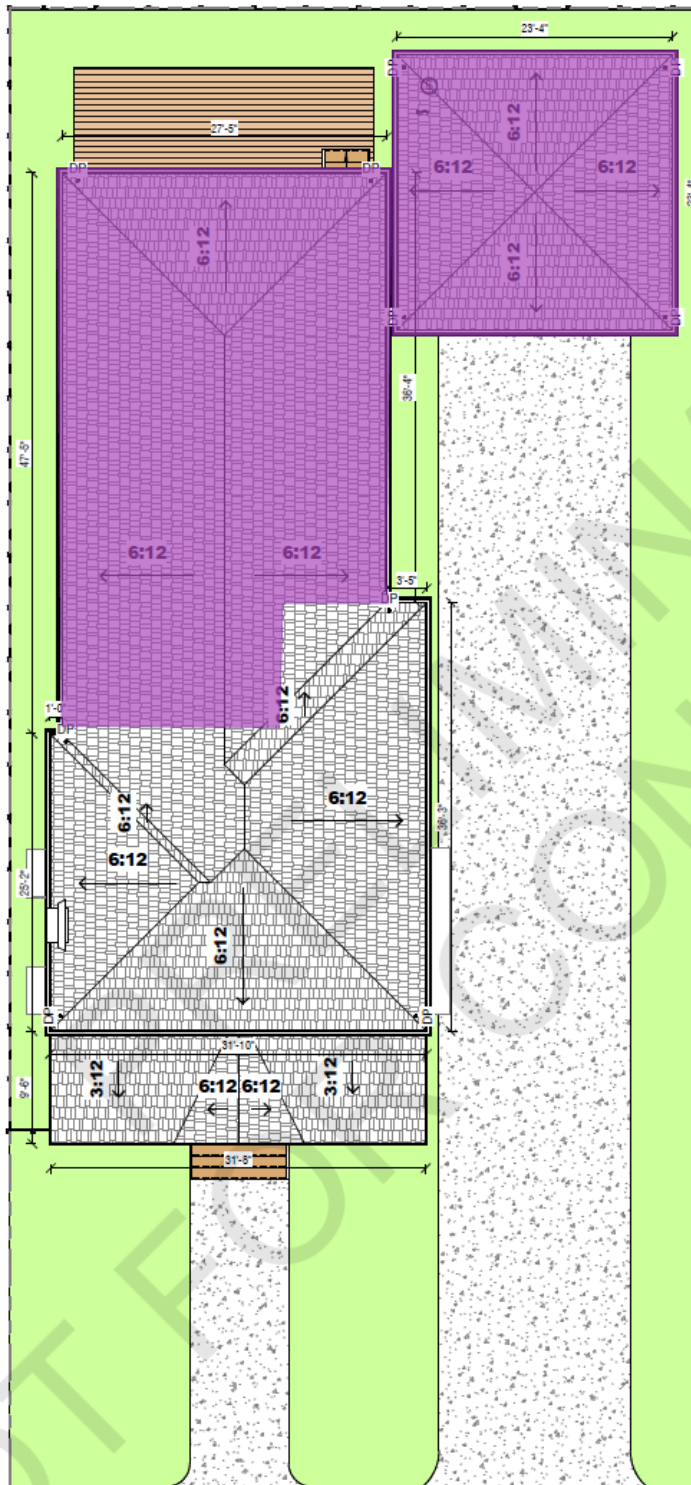
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ROOF PLAN



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