CERTIFICATE OF APPROPRIATENESS

Application Date: February 27, 2025

Applicant: Romel Veals, Owner

Property: 715 or 719 W. Main, lot 5, 10, and 11 block 14

Significance: Contributing colonial revival circa 1930

Proposal: Alteration – siding replacement

The applicant proposes to:

- Replace the existing damaged and rotten siding with textured cementitious siding.
- Repair and replace any damaged or rotten wood around the window frames, as well as facia and soffits, as needed.
- Clean and remove paint from existing awnings.
- Repair awnings as needed.
- Remove non-original shutters.

Public Comment: No public comment received.

Civic Association:

Recommendation: Denial of COA and issuance of COR

-Applicant must install new smooth cementitious siding at the front and side elevations. Applicant can keep the textured siding on the rear (garage), which has been installed.

HAHC Action: -

715/719 W Main St. First Montrose Commons

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
\boxtimes			(1)	The proposed activity must retain and preserve the historical character of the property;
\boxtimes			(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 missing 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; The existing siding does not appear to be original to the structure.
			(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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PROPERTY LOCATION

FIRST MONTROSE COMMONS HISTORIC DISTRICT



Houston Archaeological & Historical Commission

April 10, 2025 HPO File No. HP2025_0058

ITEM D09 715/719 W Main St. First Montrose Commons

INVENTORY PHOTO



First Montrose Commons



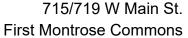


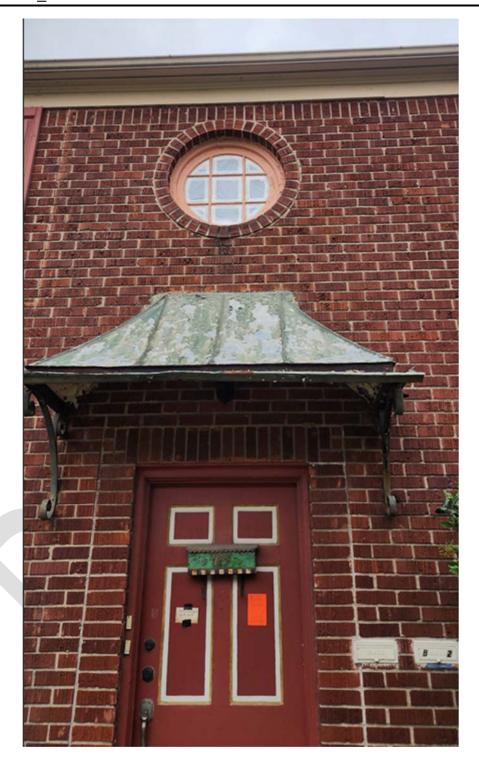




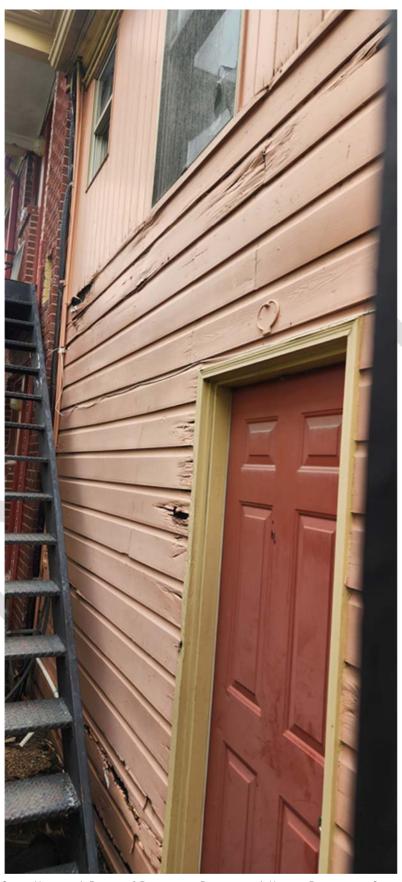


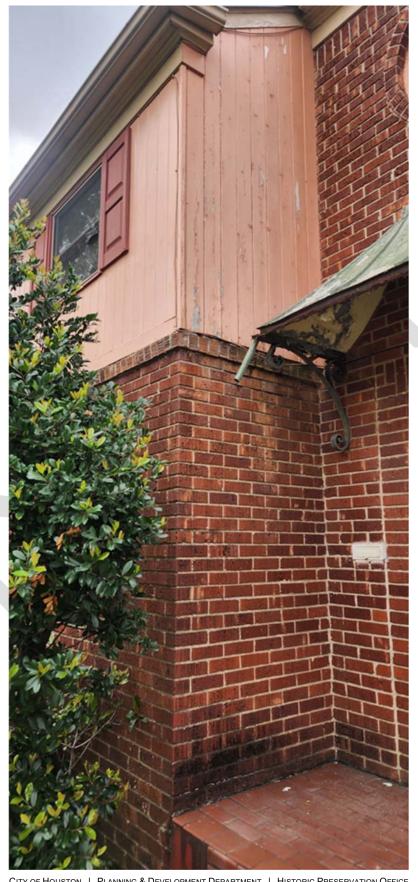












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