

CERTIFICATE OF APPROPRIATENESS

Application Date: April 9, 2025

Applicant: Jon Bartell, agent for, Megan Weston, owner

Property: 609 Avondale Street, Lots 5 & 6, Block 3, Montrose Neighborhood Subdivision. The property includes a historic 4,174 square foot, two-story brick veneer single-family residence and detached garage situated on a 5,000 square foot (100' x 140') corner lot.

Significance: Contributing Prairie style residence, constructed circa 1918, located in the Avondale West Historic District.

Proposal: New Construction: Two-Story Detached Garage and Garage Apt

- First Floor Footprint 1,410 sq. ft.
 - Three Car Garage with outdoor sitting area in the rear
- Second Floor 984 sq. ft. conditioned space
- Setback from Stanford St, 19' 4-5/16"
- Rear setback, 9' 1-13/16"
- Side setback, 43' 2-5/16"
- Max ridge height, 26' 8"
- 8' x 8' rollup garage doors
- Mix of smooth, cementitious siding with 4" reveal and running brick course with soldiering above garage doors
- SH, 1-over-1 lite pattern, inset & recessed wood windows
- 8:12 roof pitch with composition shingles

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

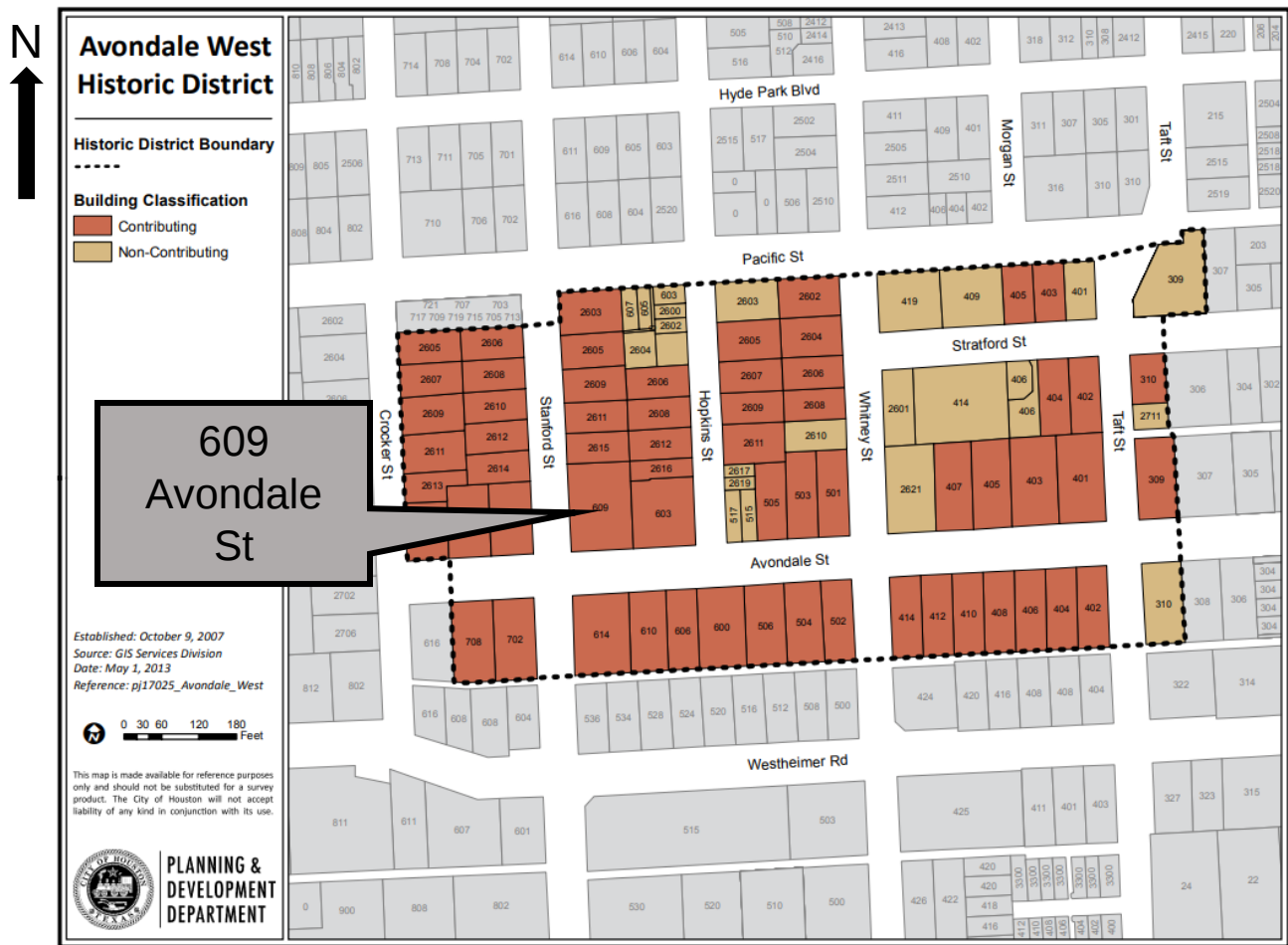
APPROVAL CRITERIA**NEW CONSTRUCTION IN A HISTORIC DISTRICT**

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**

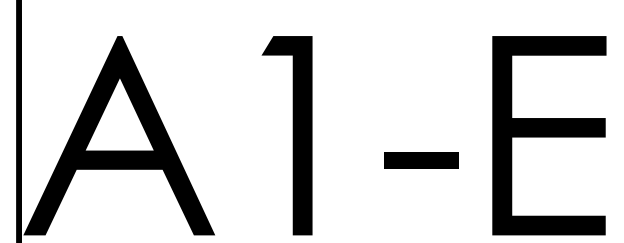
- | | |
|---|--|
| ☒ ☐ ☐ | (1) The distance from the property line of the front and side walls, porches, and exterior features of any proposed new construction must be compatible with the distance from the property line of similar elements of existing contributing structures in the context area; |
| ☒ ☐ ☐ | (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; |
| ☒ ☐ ☐ | <p>(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;</p> <p>(a) Design guidelines for an individual historic district may provide that a new construction with two stories may 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</p> <p>(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.</p> |

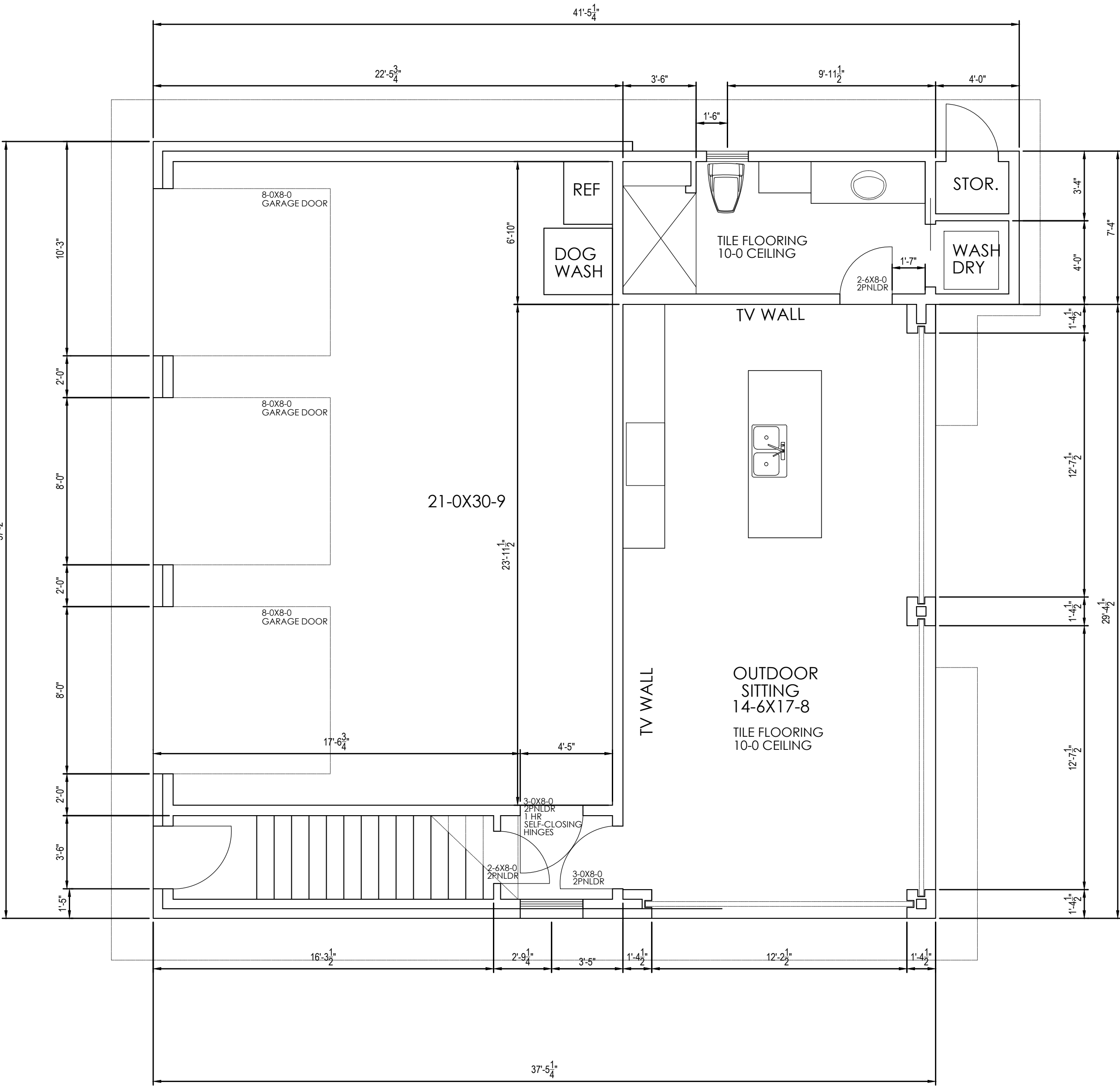
District Map



Inventory Photo

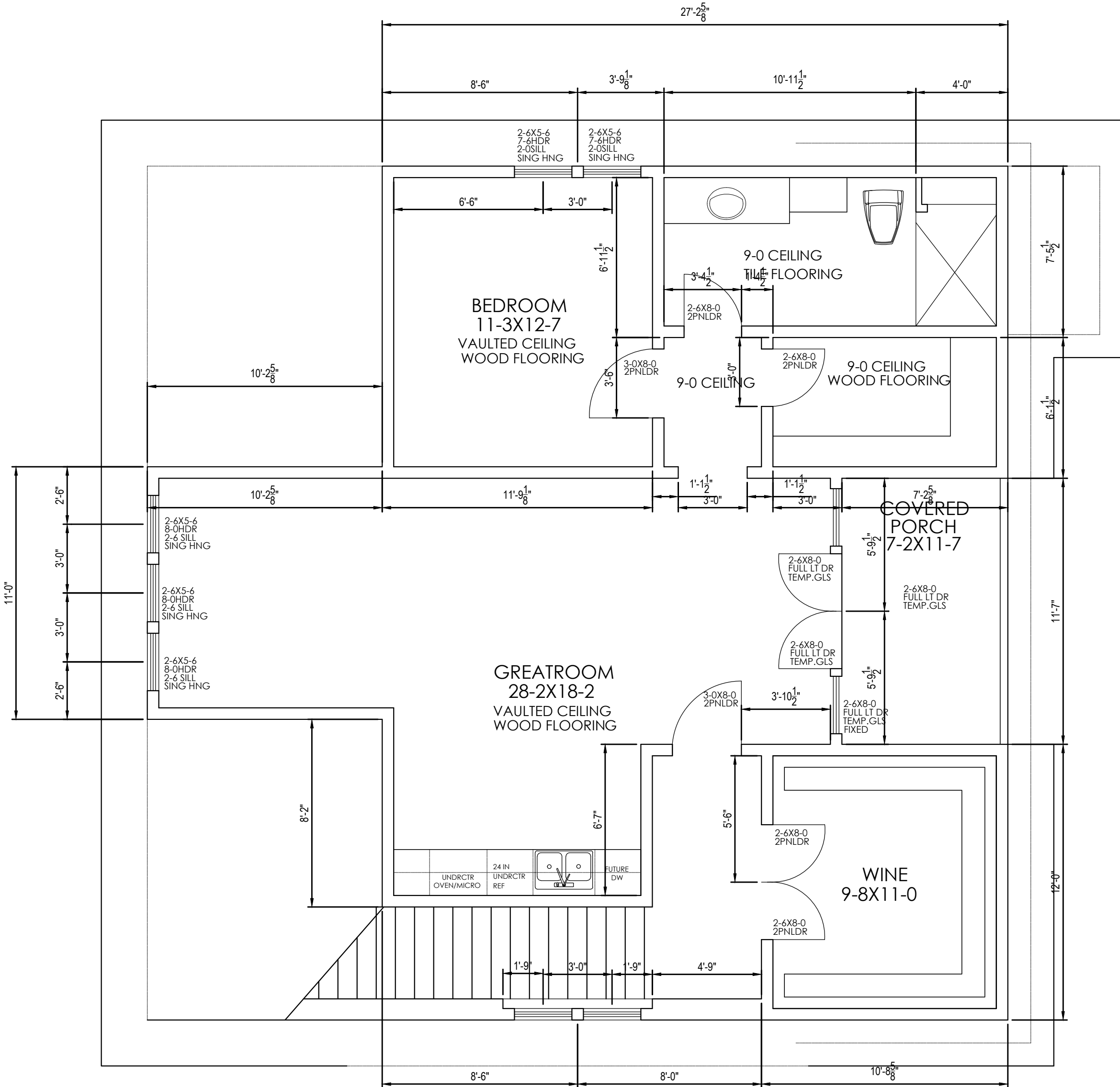






609 AVONDALE
GARAGE APARTMENT FIRST FLOOR

1410 SQ FT COVERED



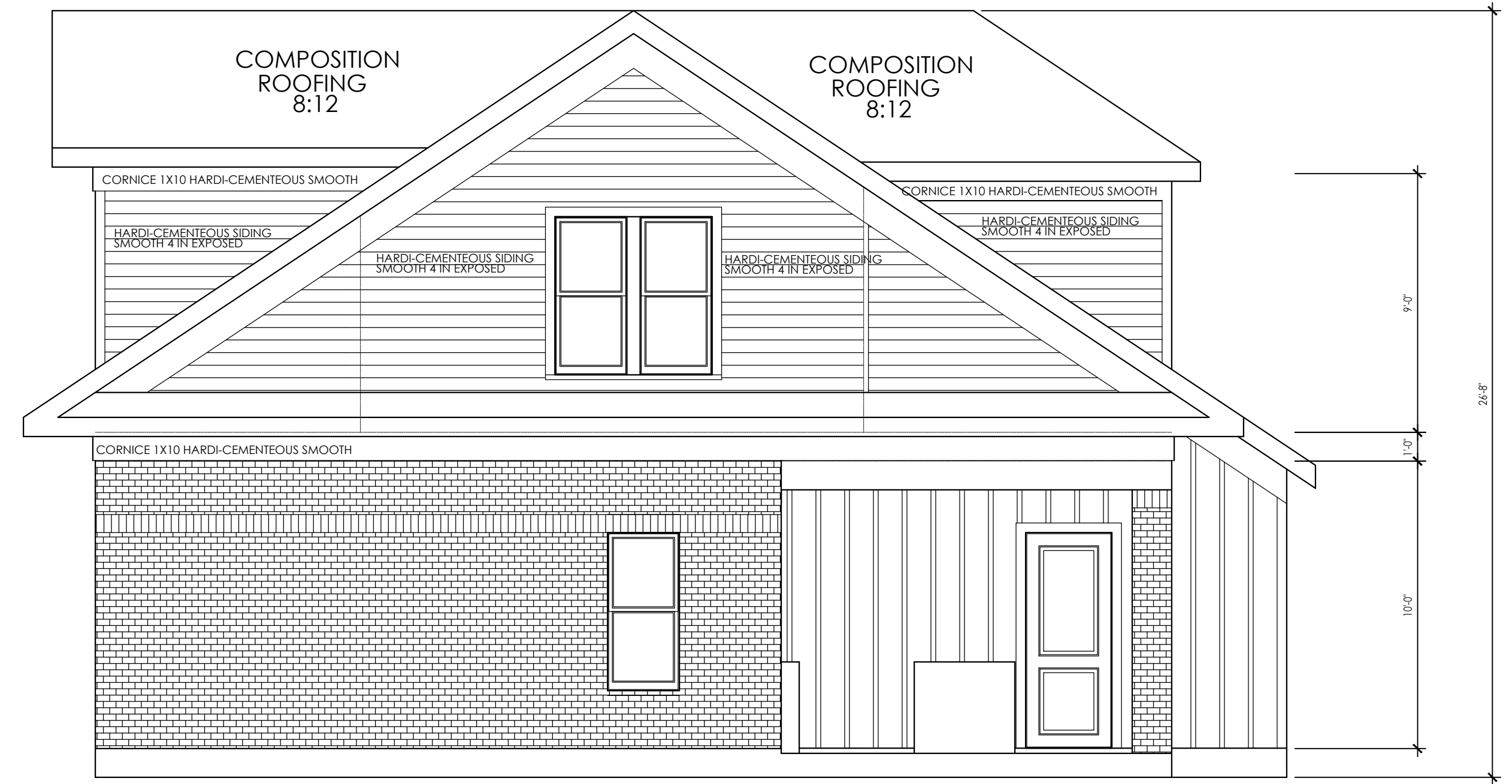
609 AVONDALE
GARAGE APT. V1 ROUGH

984 SQ FT A/C
1124 SQ FT COVERED

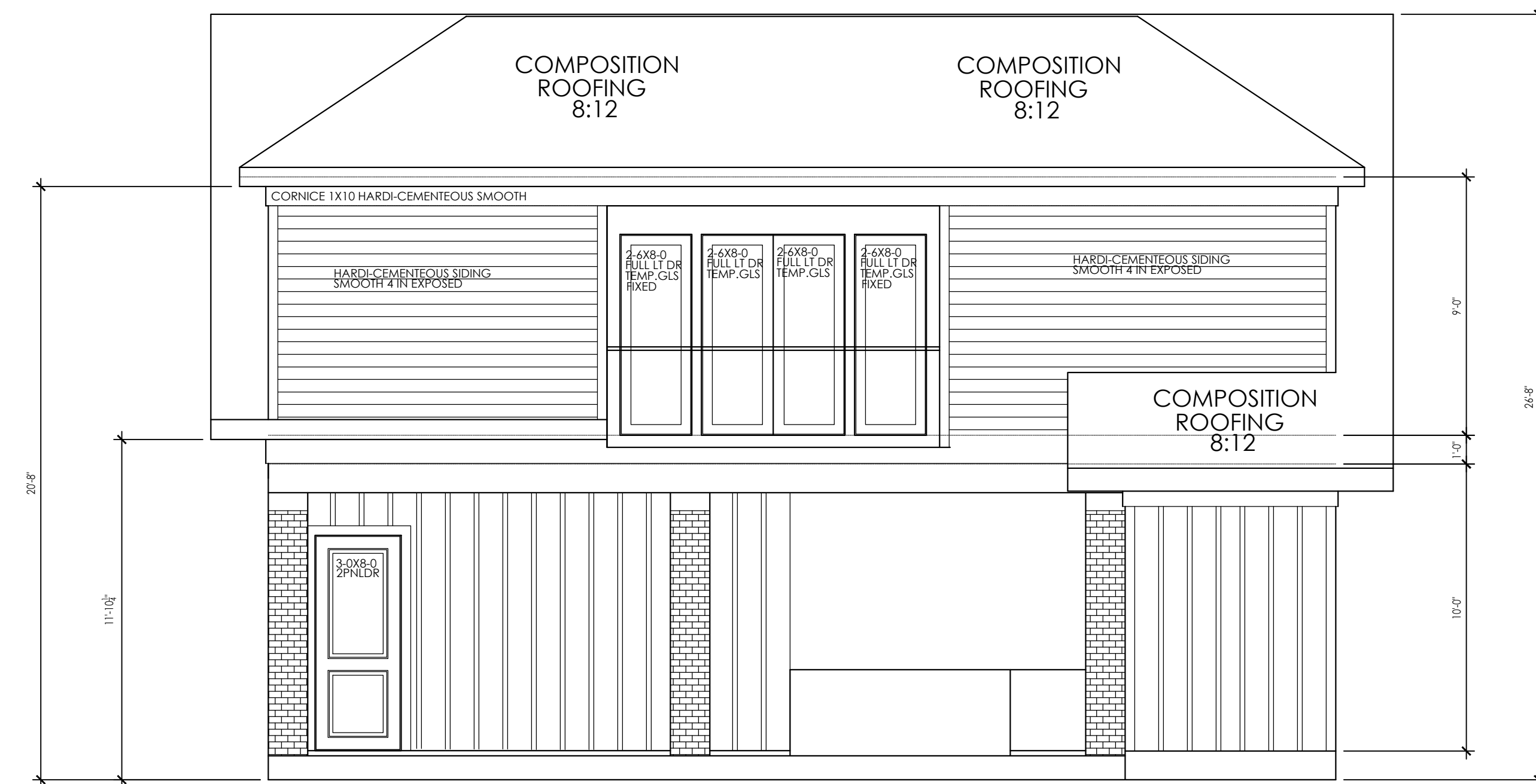
A2



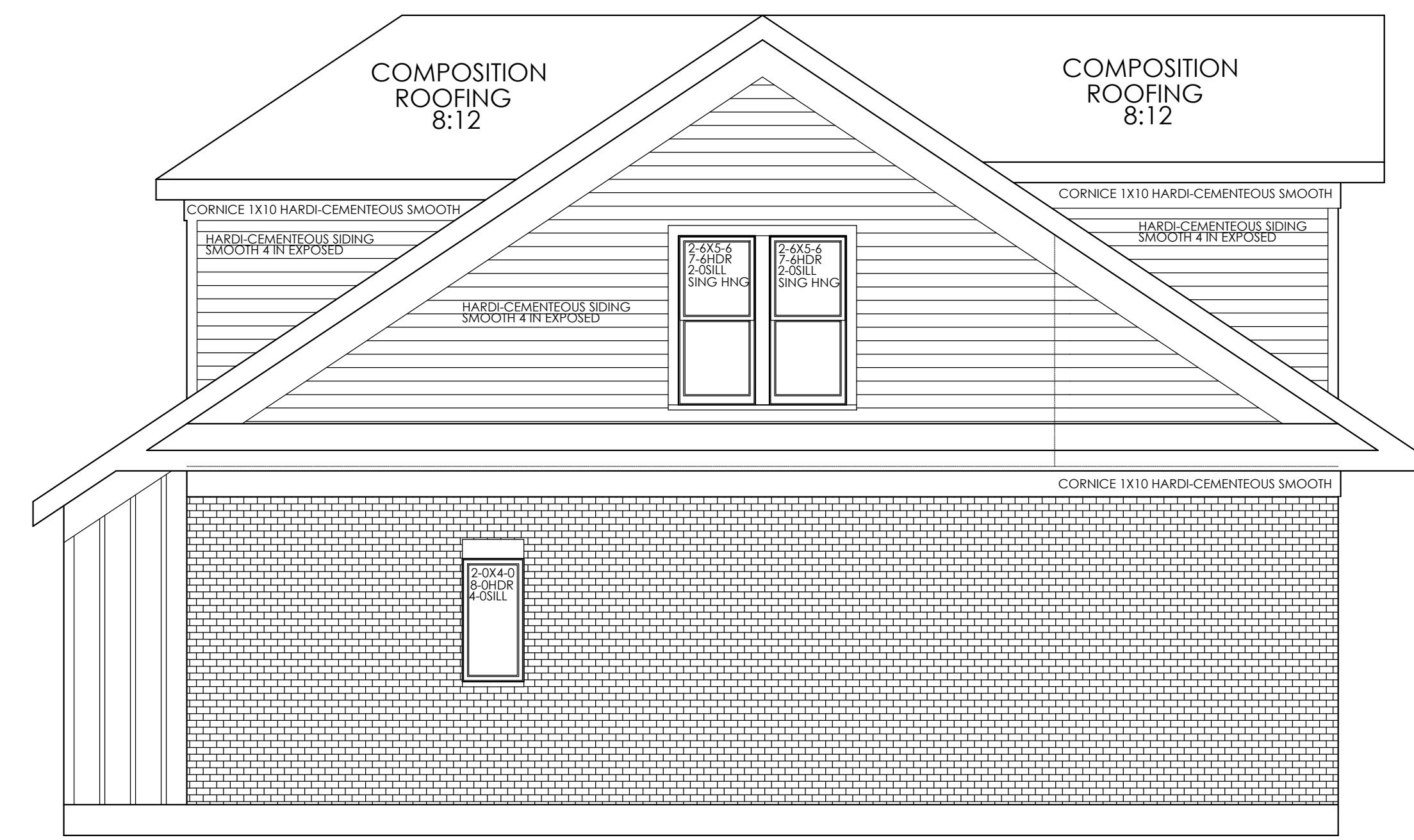
FRONT/STREET/WEST ELEVATION



RIGHT/SOUTH SIDE ELEVATION



REAR/EAST ELEVATION



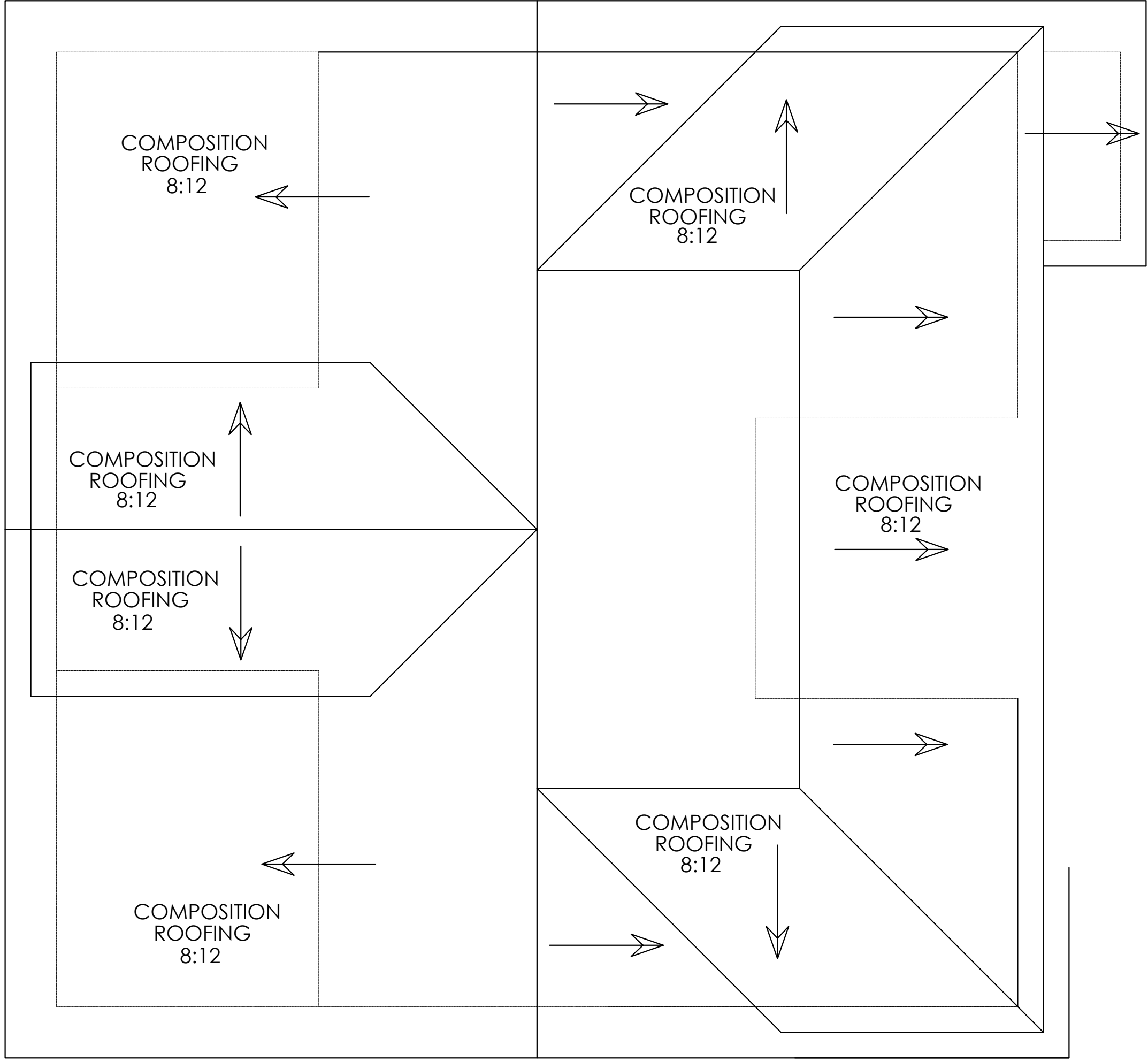
LEFT/NORTH SIDE ELEVATION

A4

SCALE 1/4 IN = 1 FOOT

609 AVONDALE
HISTORIC DISTRICT

DETACHED GARAGE ELEVATIONS



A3

ROOF PLAN		SCALE 1/4 IN = 1 FOOT
		609 AVONDALE HISTORIC DISTRICT
2025 JB Bartell DESIGN 1302 WAUGH DRIVE #353 HOUSTON TEXAS 77019 BARTELLDESIGNGROUP.COM 832-690-8266 jondbartell@gmail.com		