

CERTIFICATE OF APPROPRIATENESS

Applicant: Katy Garvey, Studio RED Architects, agent for Mohammed Rizvi, owner

Property: 508 Branard, lot 12& tracts 3C, 4A & 5A, block 2, Lockhart Connor & Barziza Subdivision. The property includes a 2,042 square-foot, two-story, apartment complex situated on a 18,750 square foot (150' x 125') interior lot.

Significance: Non-Contributing Apartment Complex., constructed circa 1962, located in the First Montrose Commons Historic District.

Proposal: New Construction – The applicant is proposing to build a 3236.68 Square foot two-story structure. This new construction adds a large dining area for patients living in the Monarch Community Campus to use, along with a kitchen on the first floor.

The second floor adds three additional units that connects to the exterior walkway of the existing 508 non-contributing residential structure.

This new construction also provides an additional stair for residents of 508 to move more conveniently. It does not physically connect to the existing 506 contributing structure.

This new construction will better connect the existing non-contributing residential structure to the rest of the Monarch Community Campus leading patients from the community dining area to an outdoor deck and community courtyard area located northeast of the property.

The new construction's front elevation will connect better with the existing Branard Street Community through the building's proportions and by providing a front porch.

In addition to the 508 Branard submittal, The Monarch Community will be constructing two more buildings on their campus that will be considered for separate certificates of appropriateness. The new assembly building at 501 Sul Ross will be constructed within the existing footprint of the apartment complex's courtyard much like the dining hall at 508 Branard. Both structures will be designed using contemporary architectural styles but will complement the existing 1960's era apartments. The third structure will be an addition between two historic homes, 503 & 505 Sul Ross. This addition, which could be considered a glass hyphen, will bridge the historic homes and create a garden view for the staff and group therapy attendees.

Public Comment: The Civic Association of First Montrose is in support of this application.

Civic Association: No comment received.

Recommendation:

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

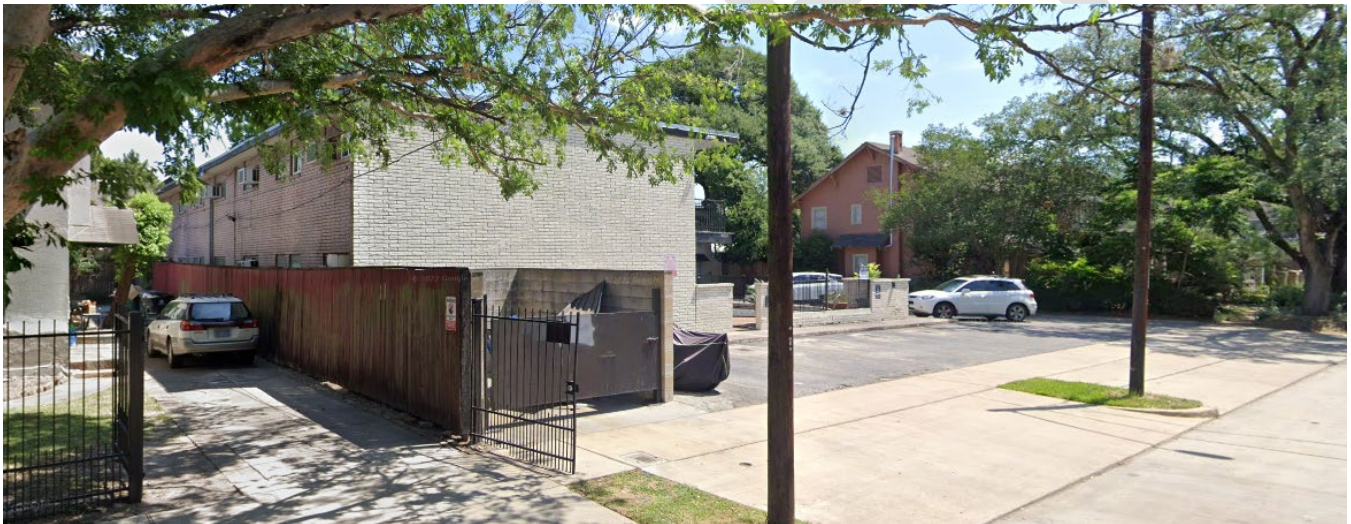
FIRST MONTROSE COMMONS HISTORIC DISTRICT



Building Classification

- Contributing
- Non-Contributing
- Park

CURRENT PHOTO



GOOGLE MAP



CONTEXT AREA



513 BRANARD



513 BRANARD



510 BRANARD



506 BRANARD



506 BRANARD

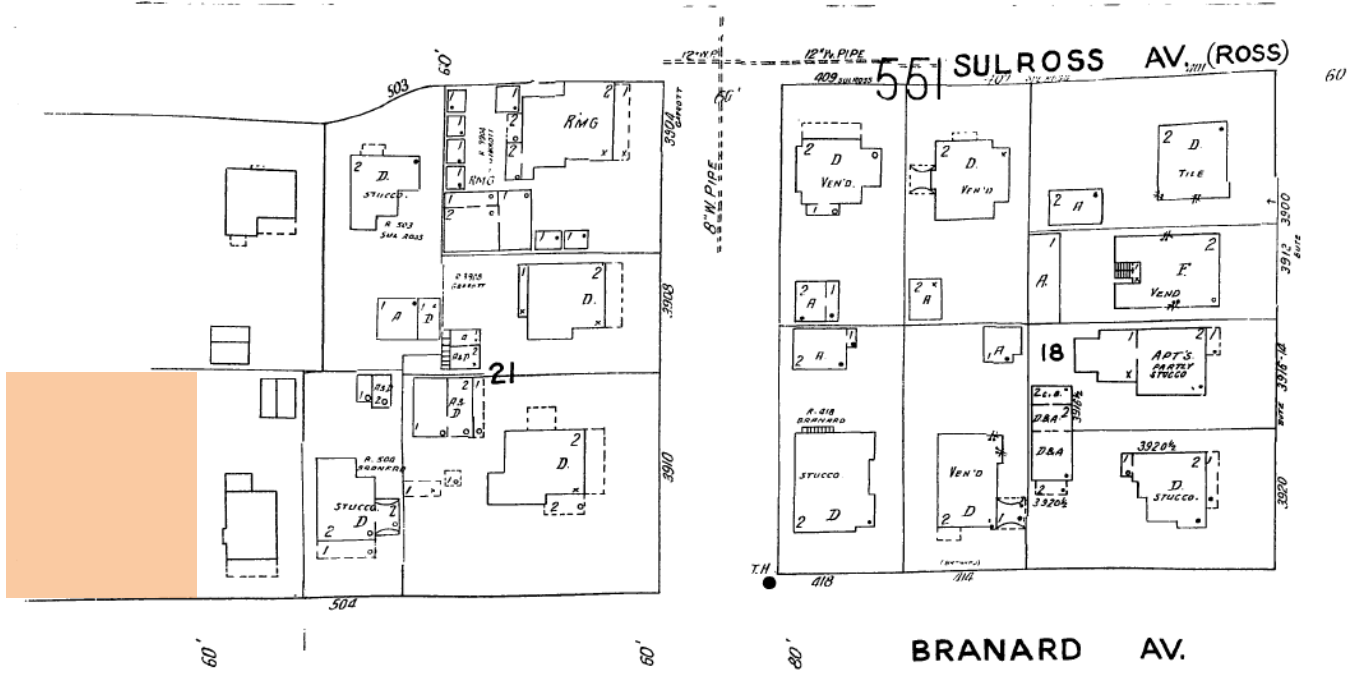


508 & 509 BRANARD



509 & 504 BRANARD

SANBORN & TAX RECORDS



HARRIS COUNTY BUILDING ASSESSMENT

CITY ACCOUNT NO.				COUNTY ACCOUNT NO.				
VOL.	PAGE	SUB	ITEM	SEQUENCE NO.	VOL.	PAGE	SUB	ITEM
19	208	0	2	1704-3300	23	58		13

DATE: 7-19 1959

INSPECTOR: 57

OWNER: _____

No: 510 Branard STREET Apt unit

SURVEY OR ADDITION: Lockhart Connor Barziza

ABST. _____ LOT OR TCT. 12 BLK. 2

TYPE: RESIDENTIAL COMMERCIAL _____

INDUSTRIAL _____ PRE-FAB _____

EXTERIOR: PERMASTONE — ROCK — BRICK MASONRY — BRICK VENEER — FRAME — STUCCO — CONCRETE — TILE — CLAY TILE — CEDAR SHAKES — COMPOSITION — SHINGLE — REDWOOD

INTERIOR: PAPER — SHIP LAP — SHEETROCK — PLASTERED — PANELED — CELLOTEX — PLYWOOD — NONE

FLOORS: OAK — PLYWOOD — FLAGSTONE — CEMENT — TILE — PINE — AZROCK — HIGGINS — TERRAZIO — NONE

ROOFING: SHINGLE — ASBESTOS — TERRA COTTA — TILE — COMPOSITION — SLATE — COPPER — C IRON — TAR AND GRAVEL — STONE — SLAG — ALUMINUM

FOUNDATION: CONCRETE SLAB — BLOCKS — BEAMS — PIERS — BRICK — NONE

PLUMBING: 1 TILE — 2 TILE — 3 TILE — 4 TILE — 5 TILE — SPRINKLERS — OTHER — NONE

CLIMATIZERS: DUAL TEMP AC. — AC. — ATTIC VENTILATION — CENTRAL HEATING — GAS STOVES — NONE

ELECTRICAL EQUIPMENT: PART — ALL

CONDITION: NEW — GOOD — FAIR — POOR — OBSOLETE

REMARKS: 100720 350 35250
08'x 16'60 90 1450
pool 600 @ 200 1200
38100

MOVED HERE _____ FROM _____

4-7-60

1961 New ASSESSED VALUE 15240

PERMIT NO. 10811

PERMIT VALUE 80000

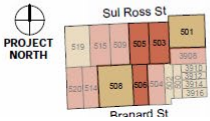
Louis B. A. L...

SITE PLAN



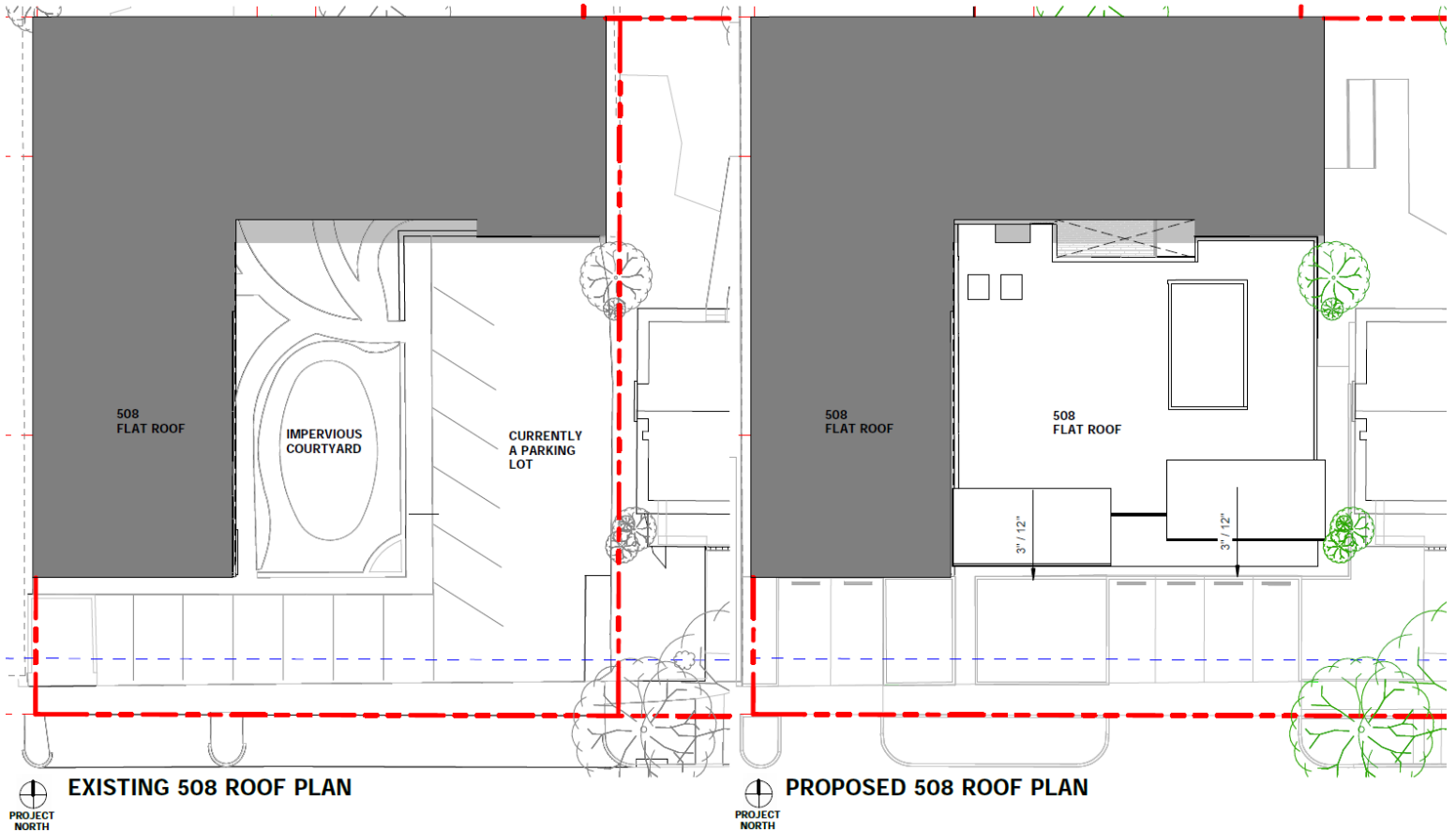
EXISTING SITE PLAN

PROPOSED SITE PLAN

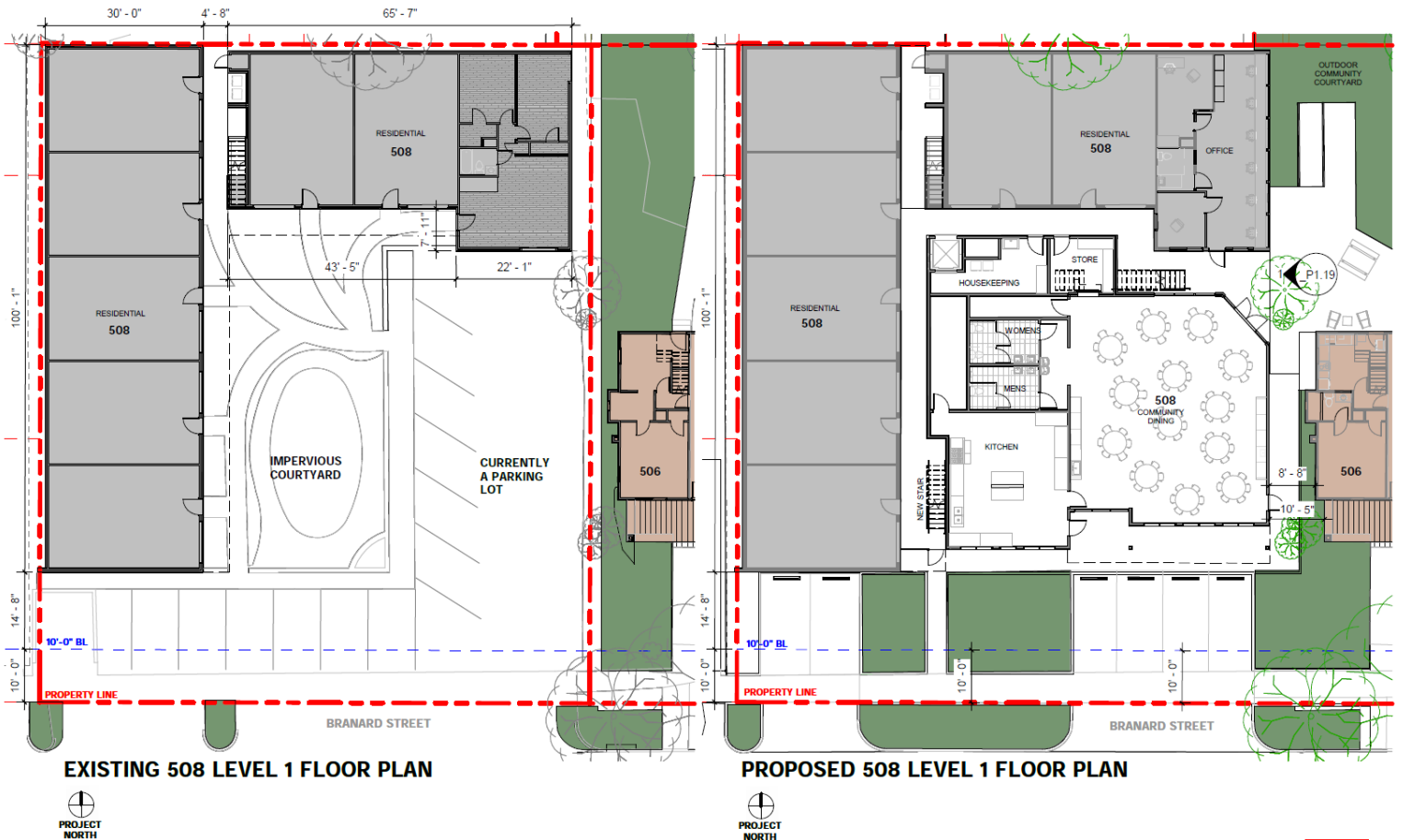


DR

ROOF PLAN



FIRST FLOOR PLAN



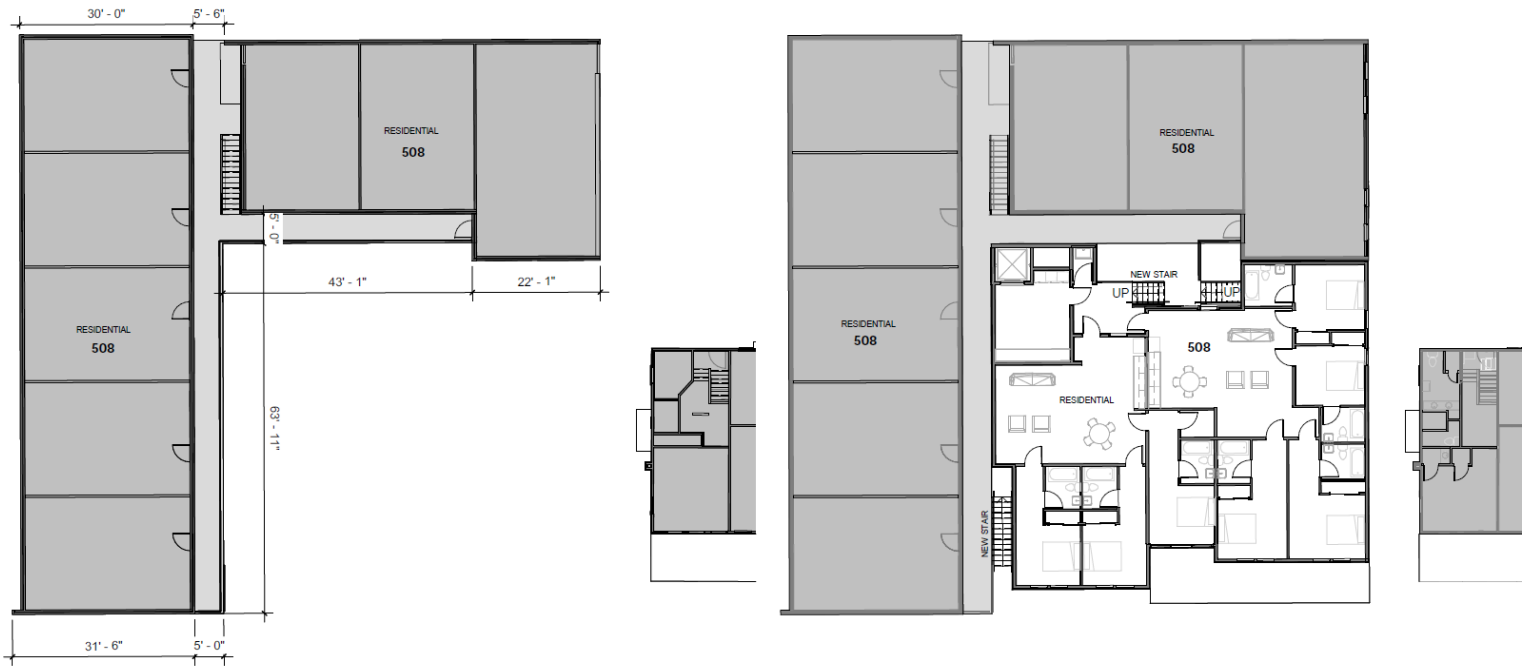
EXISTING 508 LEVEL 1 FLOOR PLAN

PROPOSED 508 LEVEL 1 FLOOR PLAN



DR

SECOND FLOOR PLAN



EXISTING 508 LEVEL 2 FLOOR PLAN



PROPOSED 508 LEVEL 2 FLOOR PLAN



DR

FRONT SOUTH ELEVATION



EXISTING BRANARD ST ELEVATION



PROPOSED BRANARD ST ELEVATION

DR

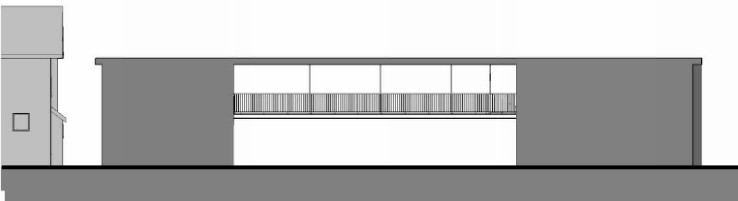
SIDES AND REAR ELEVATIONS



EXISTING EAST ELEVATION
(CUTTING THROUGH EXISTING EXTERIOR COORIDOR)



PROPOSED EAST ELEVATION



EXISTING NORTH ELEVATION
(CUTTING THROUGH EXISTING BUILDINGS & EXISTING EXTERIOR COORIDOR)



PROPOSED NORTH ELEVATION



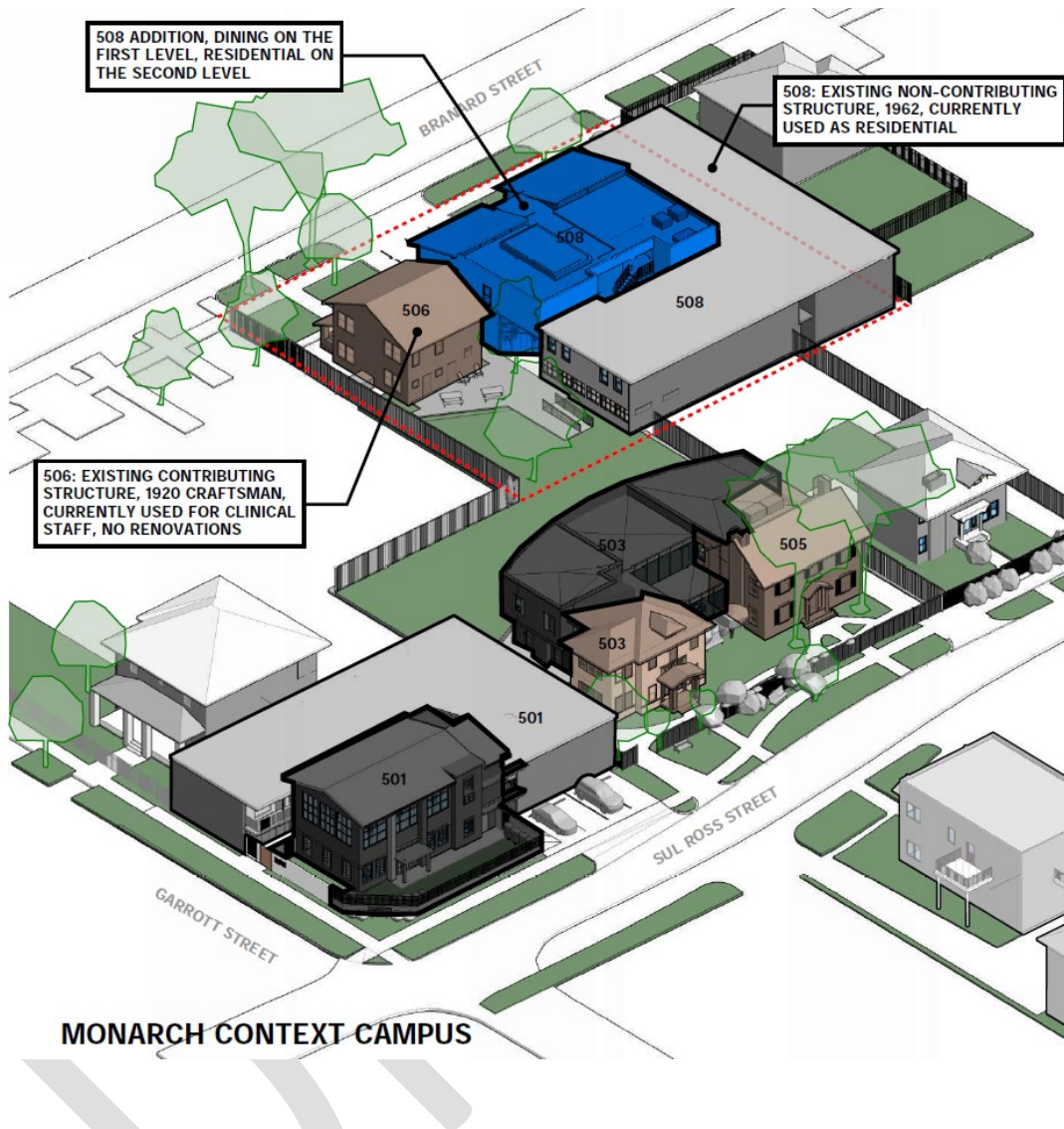
EXISTING WEST ELEVATION



PROPOSED WEST ELEVATION



PROPOSED 3D VIEWS



EXTERIOR MATERIALS CONCEPT BOARD



CIVIC ASSOCIATION SUPPORT LETTER

DRAFT

603 West Main St., Houston, TX 77006-5618
346 563 6795
president@firstmontrosecommons.org

September 7, 2024

A Resolution Supporting the Variance Request to Reduce the number of required Off-street Parking Spaces for the Monarch Community

Approved by the Board of Directors of The Civic Association of The First Montrose Commons by Unanimous Vote September 7, 2024

ATTN: Planning Commission; Office of the Mayor; Members of City Council

Whereas the Monarch Community seeks to provide a unique residential therapeutic environment for its clients in residence living with chronic mental illnesses, and

Whereas the Monarch Community is located wholly within the boundaries of both The Civic Association of The First Montrose Commons, and the First Montrose Commons Historic District, and

Whereas the Monarch Community has been very sensitive to the concerns and requirements of our neighborhood, frequently engaging with us to assure our concerns are met as they work to significantly improve the safety and appearance of their facilities to the benefit of both their clients and our neighborhood, and

Whereas none of the resident clients of the Monarch Community has or will ever possess or own or drive a motor vehicle while in residence there, and

Whereas providing the number of off-street spaces normally required by the City Charter would severely restrict the ability of the Monarch Community to improve the safety and function of its facilities, and further, this situation was not of the making of the Monarch Community but rather the result of the unique conditions of its location

Be It Resolved that The Civic Association of The First Montrose Commons strongly supports the request of the Monarch Community for a Variance to reduce the number of required off-street parking spaces to 12 spaces to provide parking for staff and potential clients.



Stephen Longmire, MD
President, The Civic Association of The First Montrose Commons, Inc.