

**CERTIFICATE OF APPROPRIATENESS**

**Applicant:** Norma Alanis, agent for, Fabian Arboleda, owner

**Property:** 301 Main Street, Lot N ½ of 10, pt of 11, Block 32, Main Street Market Square Subdivision. The property includes a three-story brick commercial building with a corner turret situated on a corner lot.

**Significance:** Contributing Queen Anne commercial building, constructed circa 1877-1899, located in the Main Street Market Square Historic District. Received COA for a sign in Oct. 2024.

**Proposal:** Alteration: Rear addition and pergolas

- Add 772 sq. ft. enclosed seating area
- Max ridge at 14'
- Add two pergolas and wood decking in an existing courtyard
- Inset and recessed vinyl picture windows in a black color
- Smooth stucco board in a bone off-white color

**Public Comment:** No public comment received.

**Civic Association:** No comment received.

<p><b>Recommendation:</b> -</p> <p><b>HAHC Action:</b> -</p>
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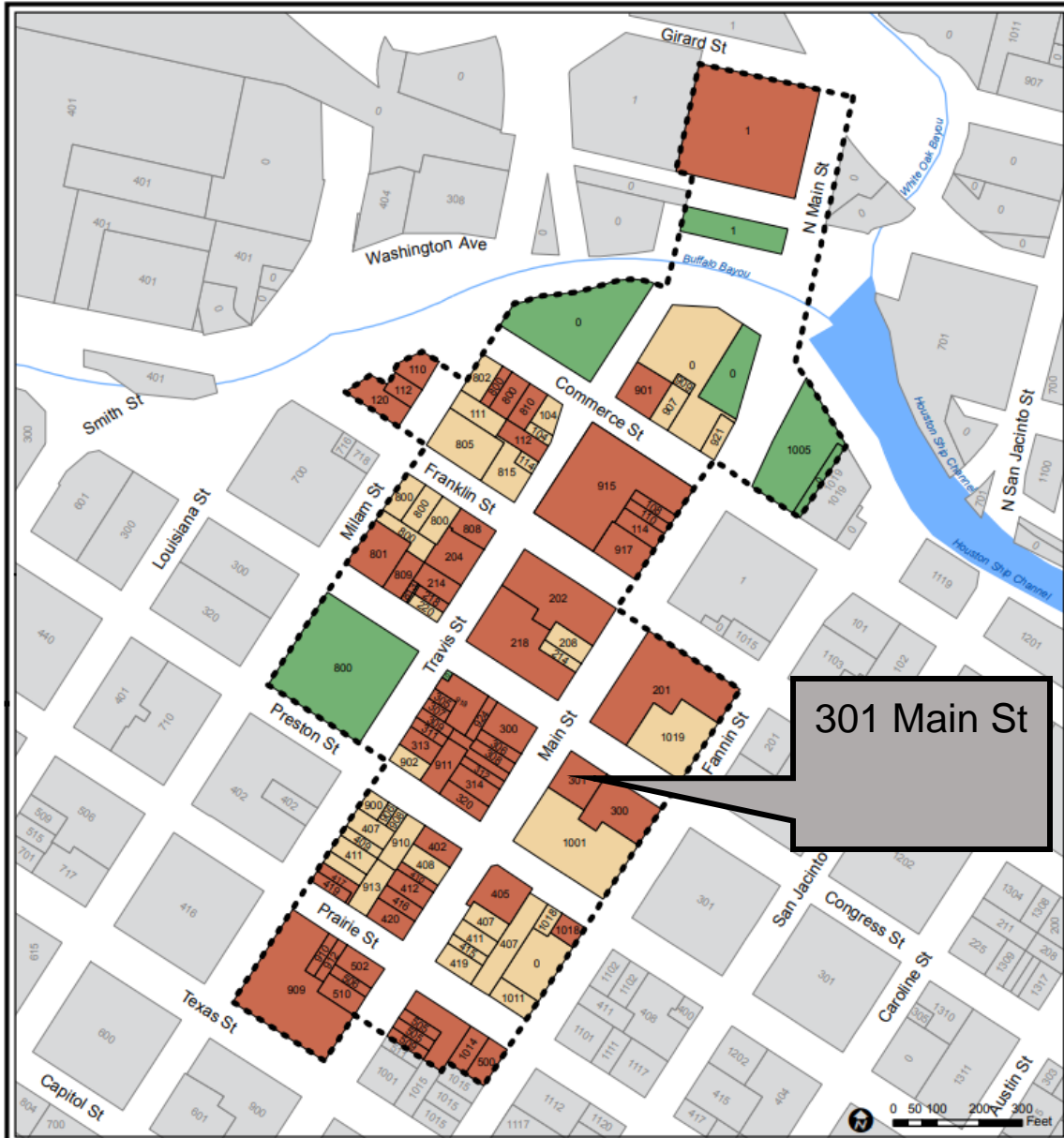
APPROVAL CRITERIA

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.

District Map






301 Main St

Main Street Market Square Historic District

Historic District Boundary



Building Classification

-  Contributing
-  Non-Contributing
-  Park

Established: March 5, 1997  
 Source: GIS Services Division  
 Date: May 1, 2013  
 Reference: pj17025\_Main\_St\_Market\_Sq

This map is made available for reference purposes only and should not be substituted for a survey product. The City of Houston will not accept liability of any kind in conjunction with its use.



PLANNING & DEVELOPMENT DEPARTMENT

Inventory Photo



Current Photo





**Google Street View From Fannin St**



**Google Street View From Main St**



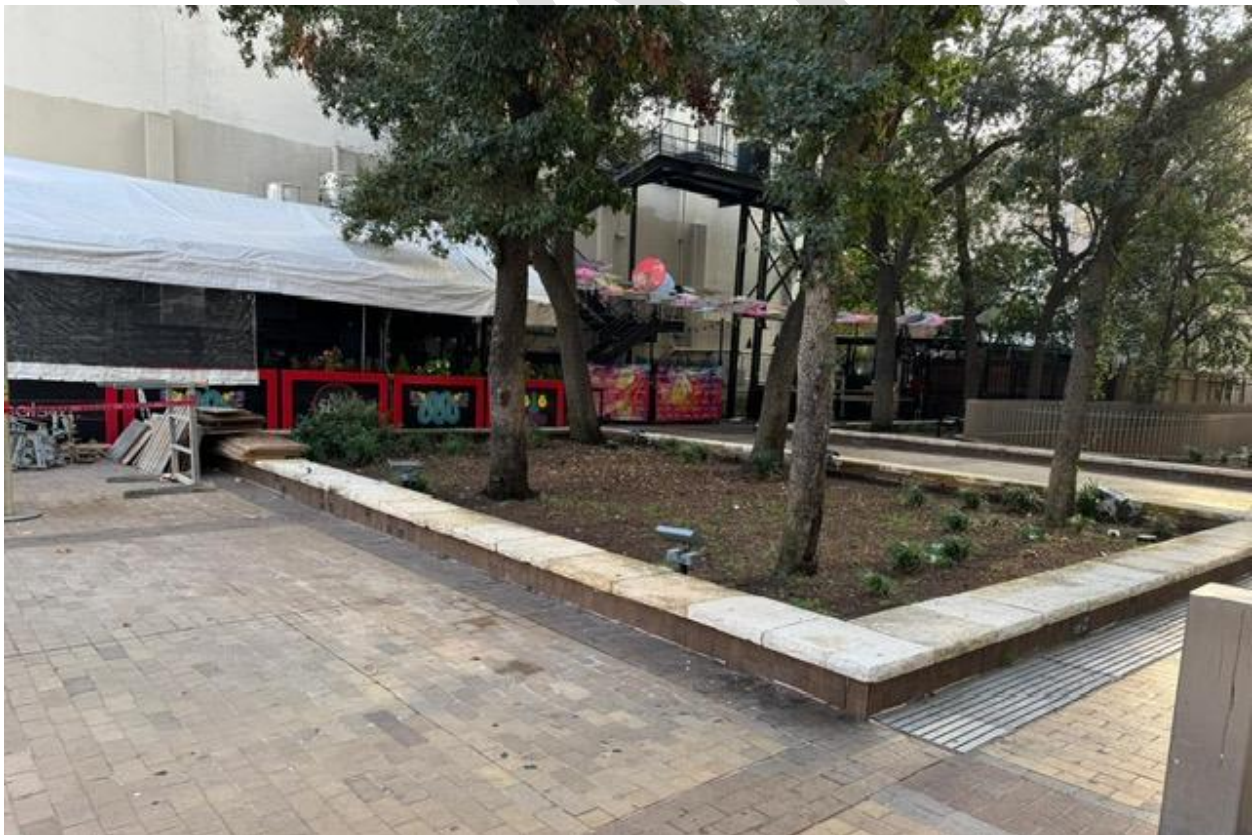


Current Photos Provided By Applicant



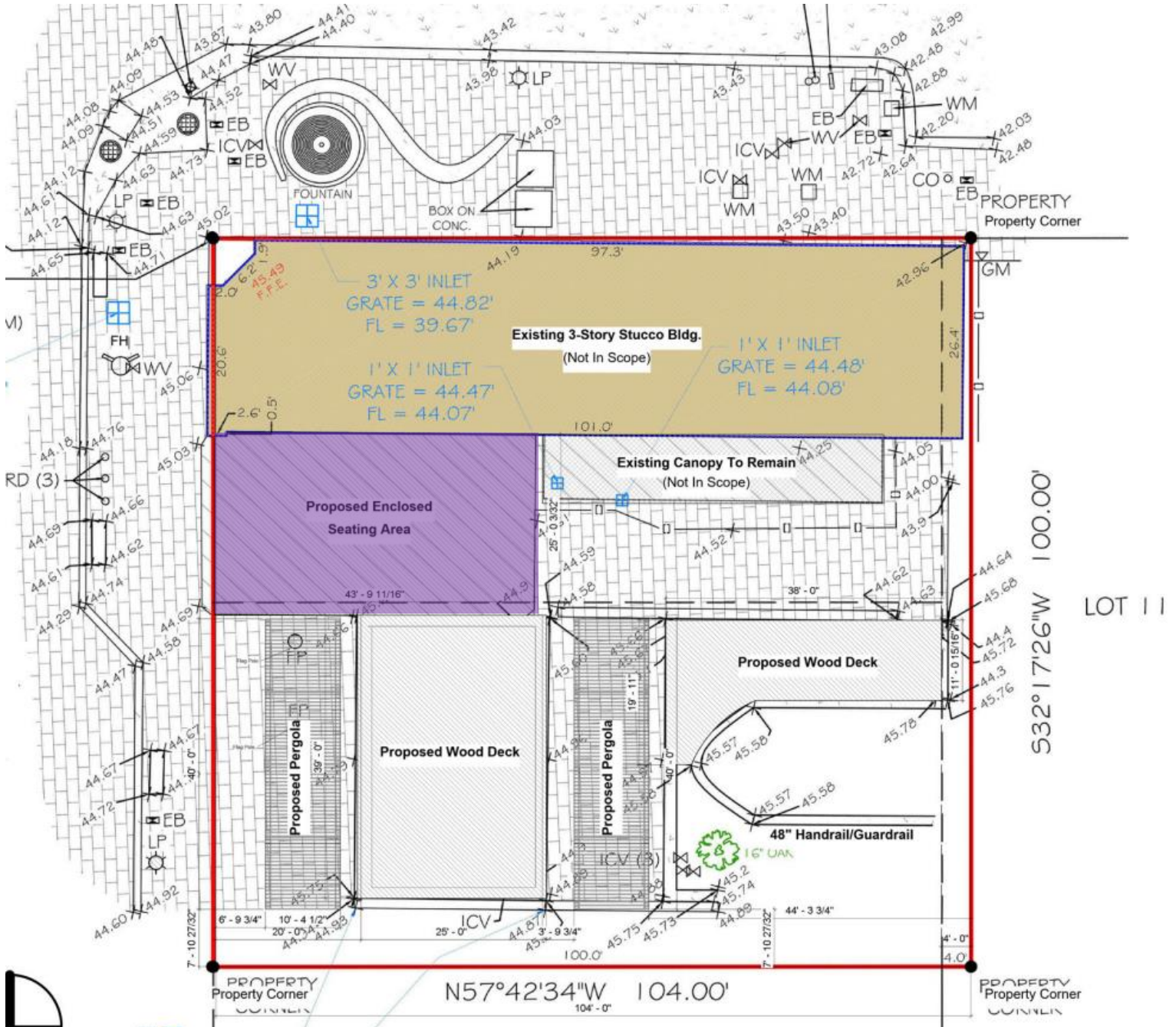


**Current Photos Provided By Applicant**



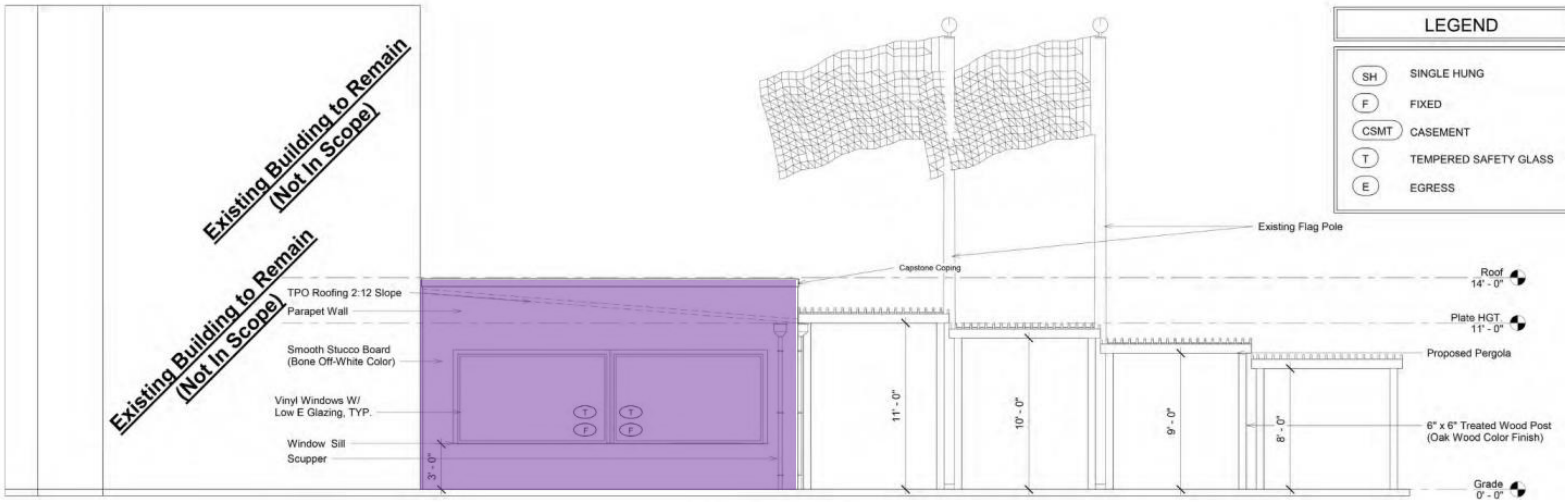


### Proposed Site Plan

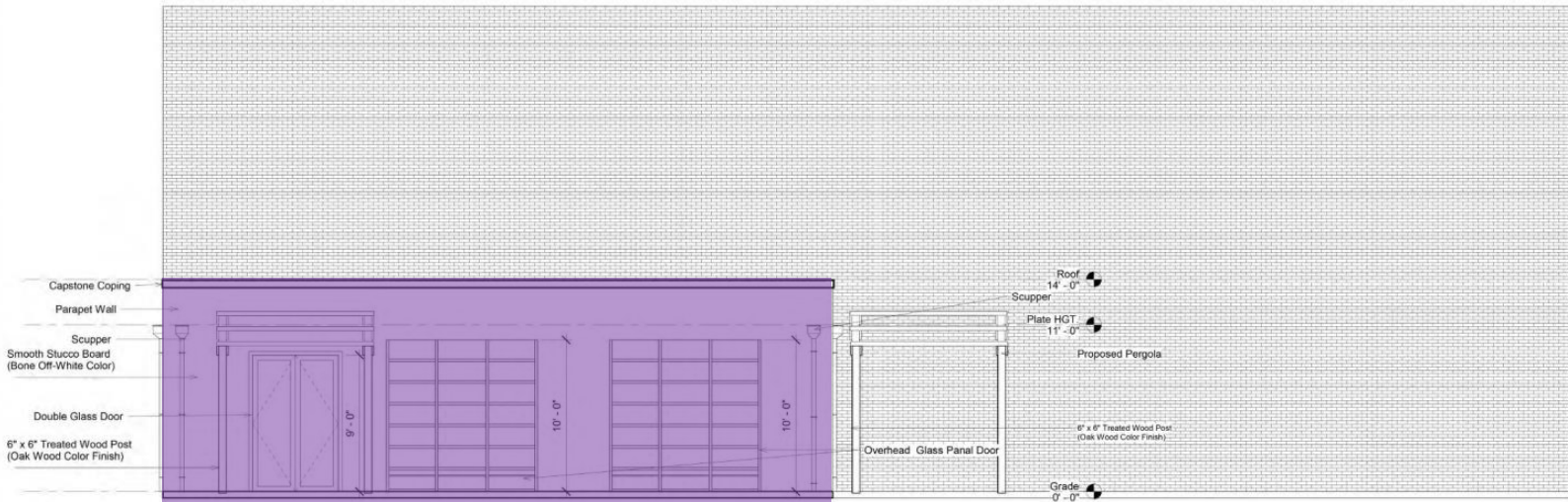




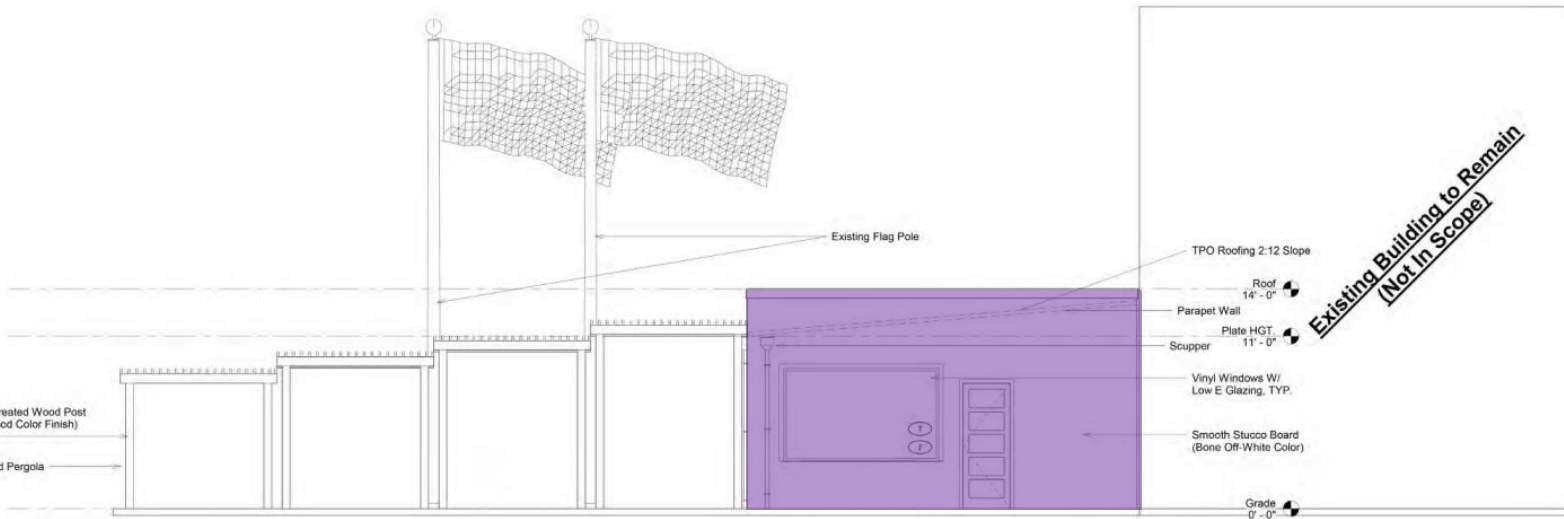
### Proposed West Elevation



### Proposed South Elevation



### Proposed East Elevation



### Proposed Roof Plan

