

**CERTIFICATE OF APPROPRIATENESS**

**Applicant:** Laura Carrera, architect for Wesley Hines, owner.

**Property:** 507 W Main, Lot 5, Block 23, Bute Subdivision. The property includes a one-story wood frame 1,901 square foot single-family residence situated on a 7,076 square foot interior lot.

**Significance:** Contributing Craftsman Bungalow residence, constructed circa 1920, located in the First Montrose Commons Historic District.

**Proposal:** Alteration – Front porch and carport

The project consists of two alterations that aim to improve the original look and feel of the historic residence, including, modifications at the existing non-original front porch, and a new carport, detaching from the original residence. The proposed modifications at the front porch entail new wood deck and railing in lieu of the non-original partial stucco walls. In addition, a new carport will replace the non-original attached garage toward the front. Both proposed interventions aim to enhance the original look and feel of the historic residence.

**Public Comment:** One letter of support received.

**Civic Association:** First Montrose Commons Civic Association letter of support received.

**Recommendation:** Approval

**HAHC Action:**

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.



PROPERTY LOCATION

FIRST MONTROSE COMMONS HISTORIC DISTRICT



CURRENT PHOTO



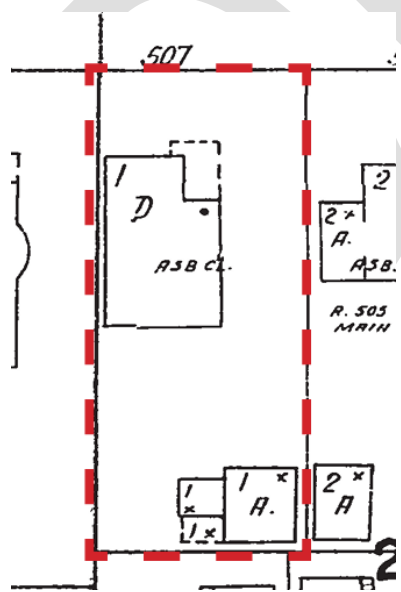
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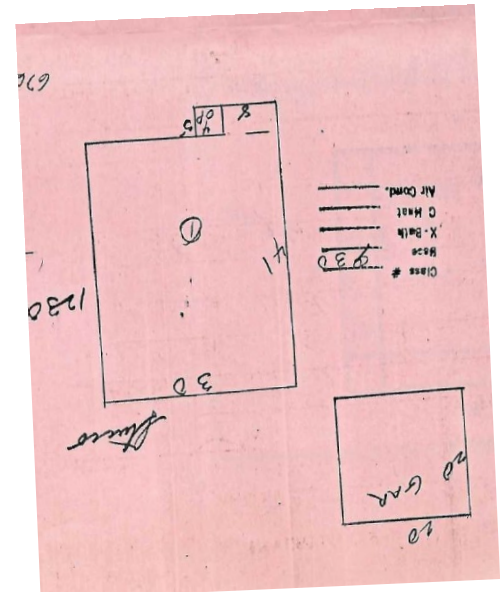
AERIAL VIEW OF PROPERTY



SANBORN (1924-51)



BLA (1971)



**CONTEXT AREA**



*Figure 1- 505 W Main Street, next door neighbor*



*Figure 2- 509 W Main street, next door neighbor*



CONTEXT AREA



Figure 3- across the street neighbors

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**SITE PHOTOS (PROVIDED BY APPLICANT)**



NORTH ELEVATION



EAST ELEVATION



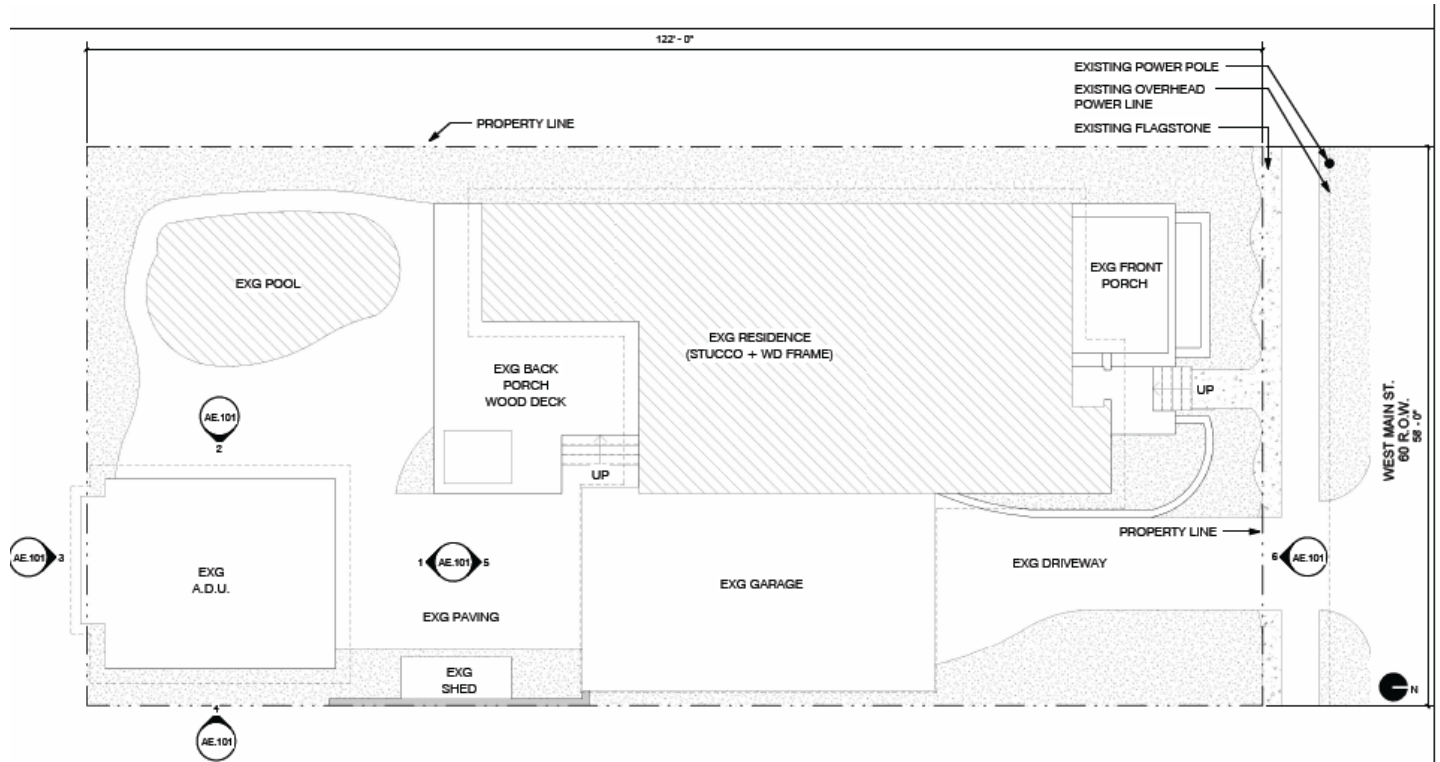


SOUTH ELEVATION

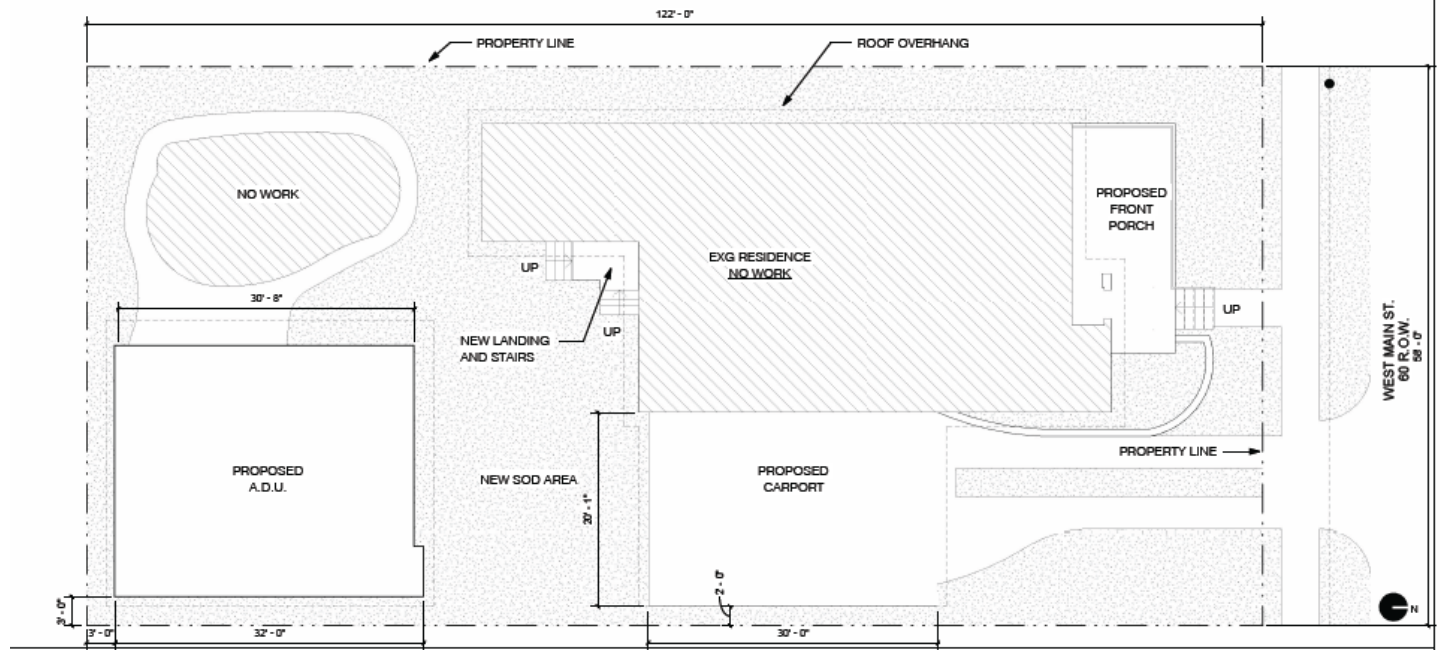


WEST ELEVATION

SITE PLAN



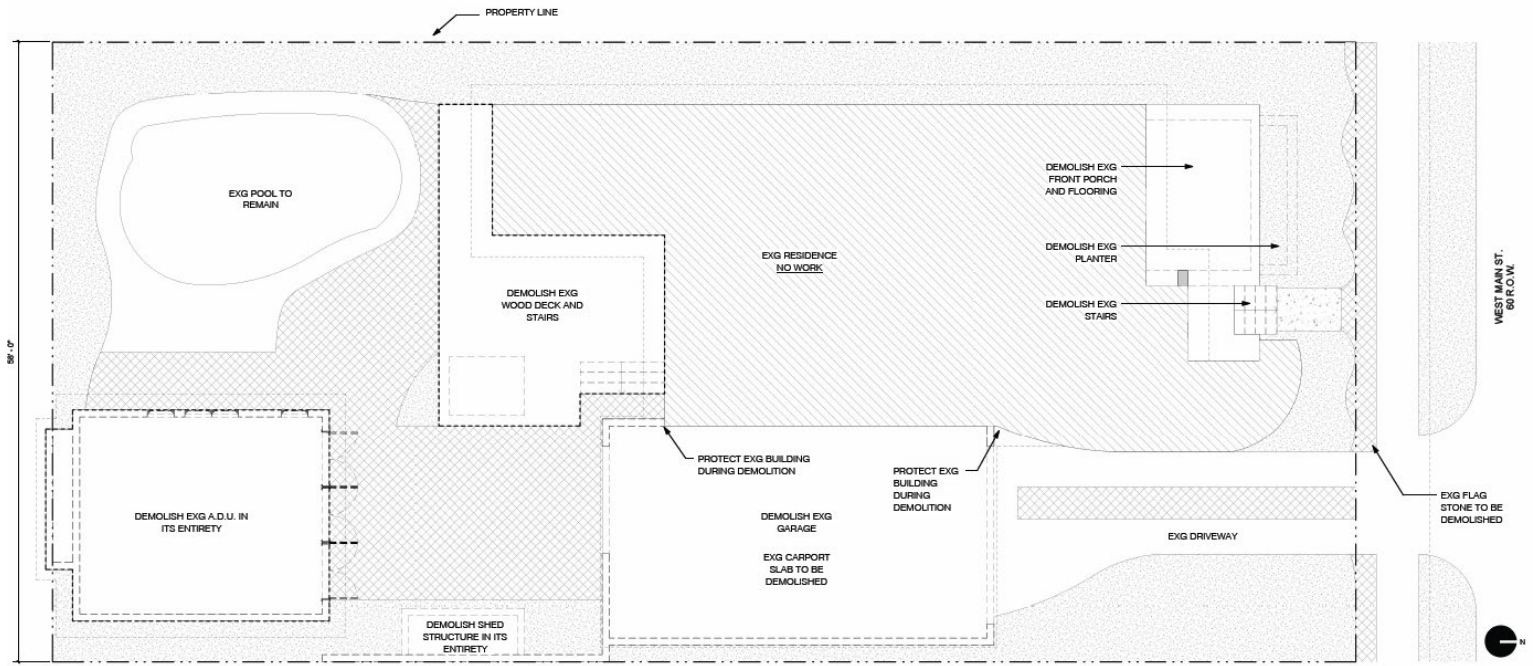
1 EXISTING SITE PLAN  
1/8" = 1'-0"



2 PROPOSED SITE PLAN  
1/8" = 1'-0"



DEMOLITION FLOOR PLAN

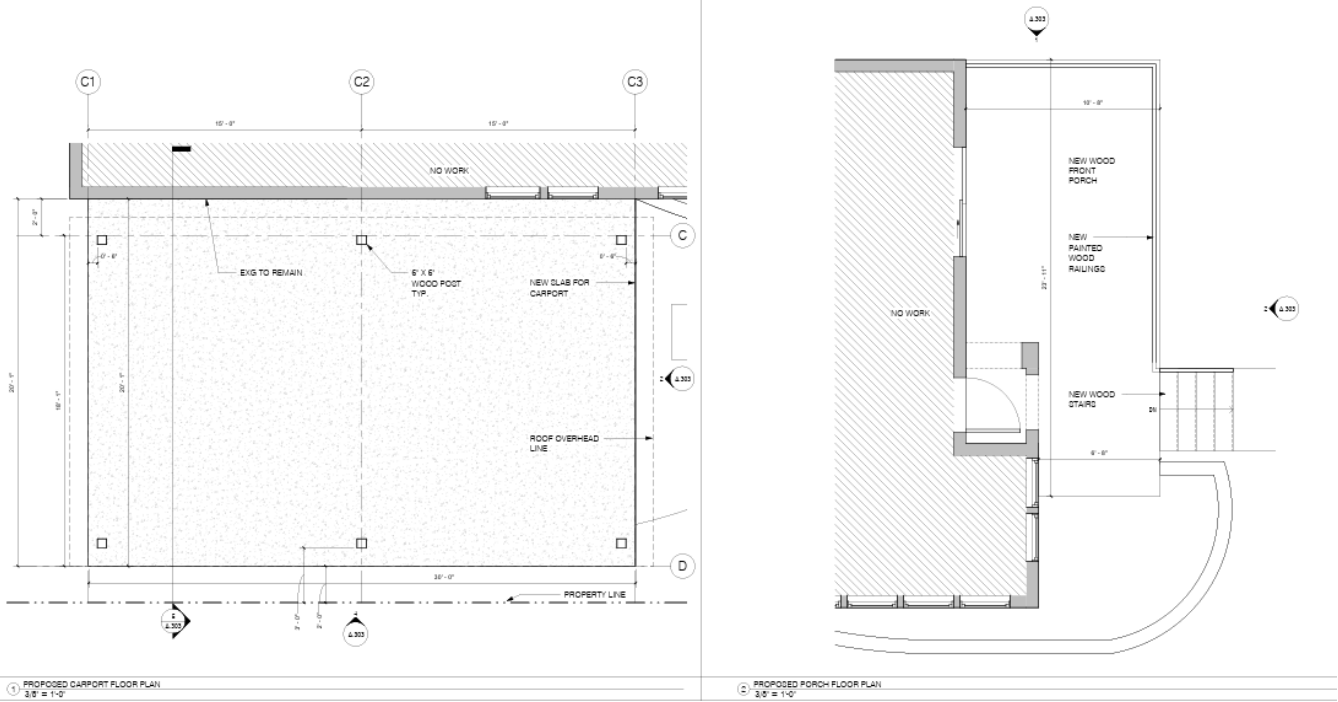


1 DEMOLITION PLAN  
3/16" = 1'-0"

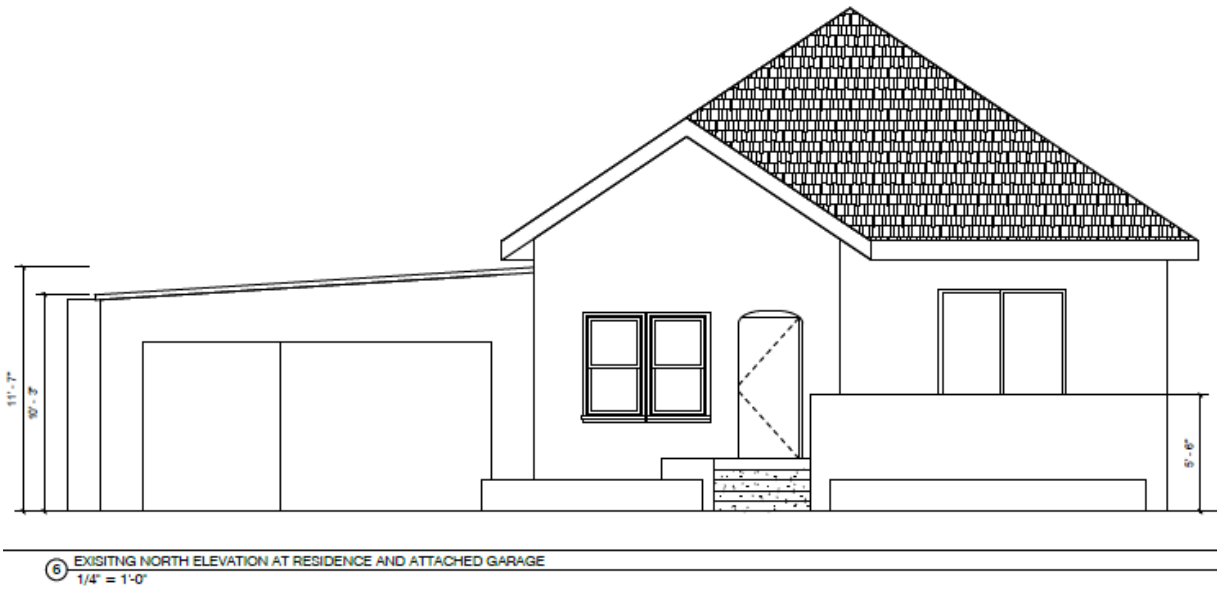
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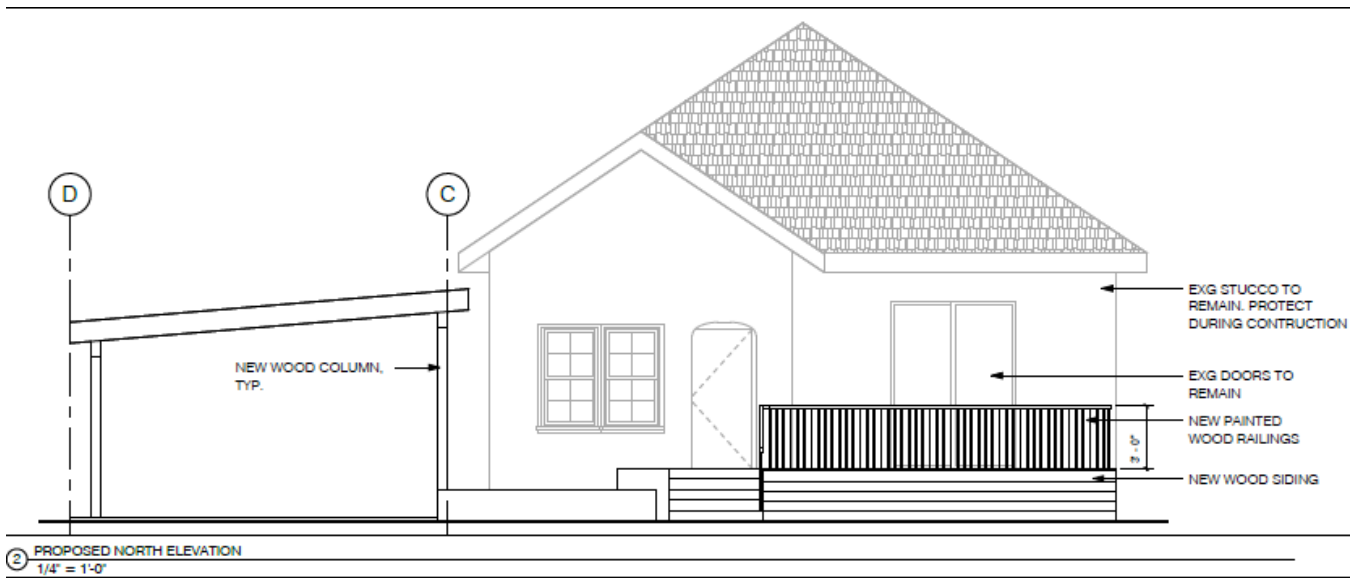
**PORCH AND CARPORT FLOOR PLANS**



**FRONT (NORTH) ELEVATION  
 EXISTING**

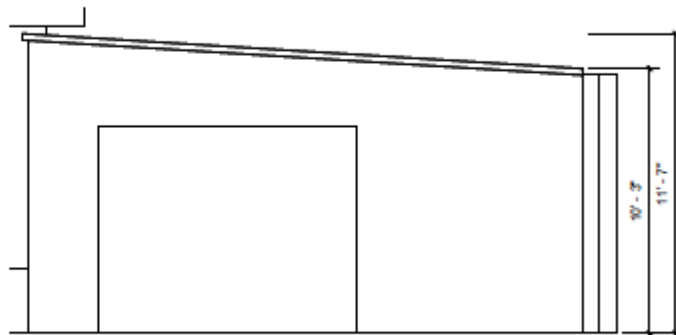


**PROPOSED**



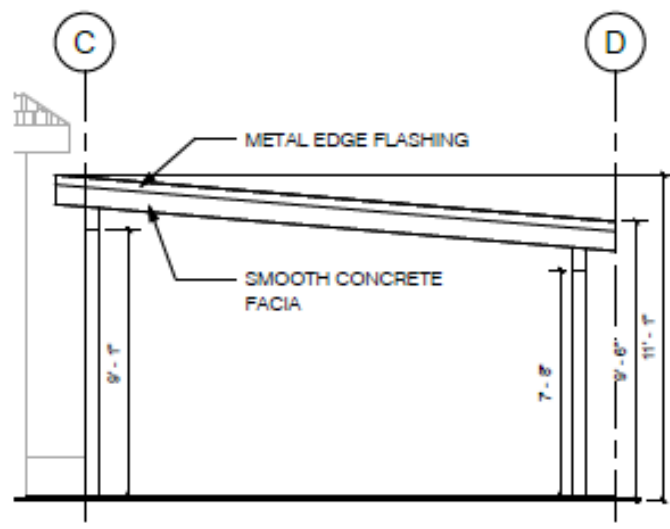
**SOUTH (REAR) ELEVATION – GARAGE**

EXISTING



5 EXISTING SOUTH ELEVATION AT ATTACHED GARAGE  
1/4" = 1'-0"

PROPOSED

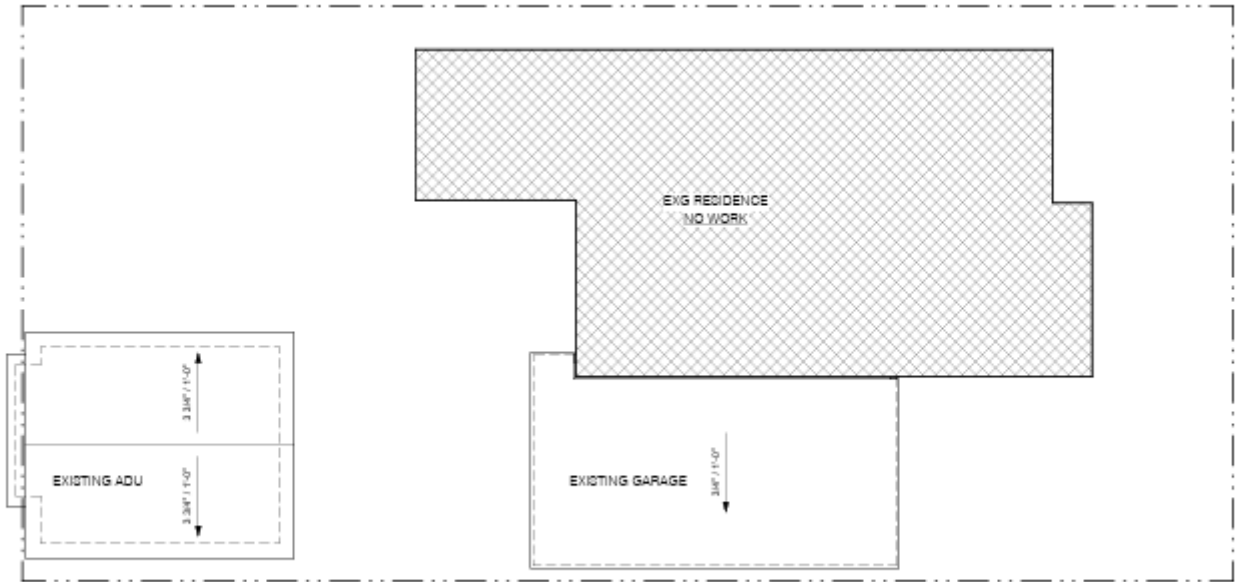


3 PROPOSED SOUTH ELEVATION - CARPORT  
1/4" = 1'-0"

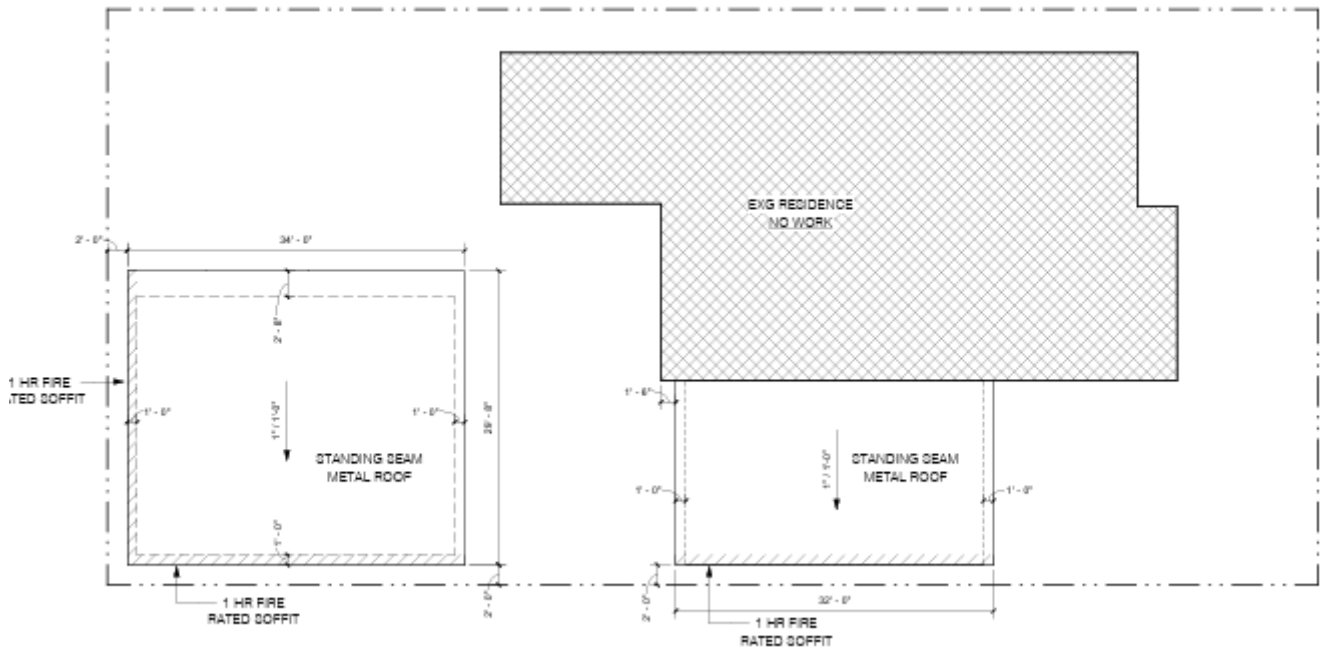
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ROOF PLAN



2 EXISTING ROOF PLAN  
1/8" = 1'-0"



1 PROPOSED ROOF PLAN  
1/8" = 1'-0"

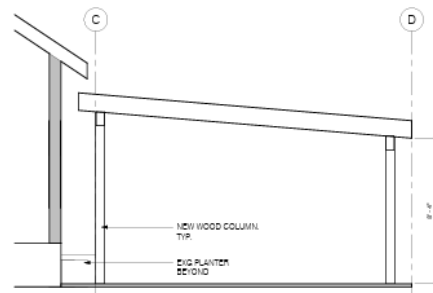
3D RENDERING



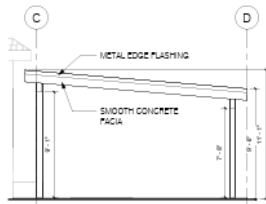
ELEVATIONS

**PROPOSED ELEVATION LEGEND**

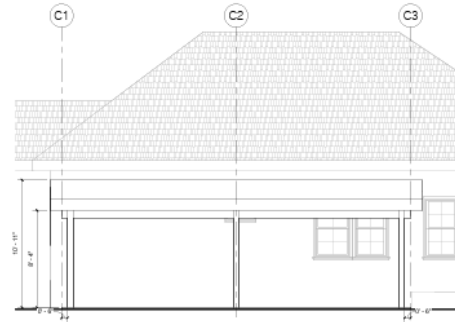
-  PAINTED WOOD SIDING
-  VERTICAL WOOD STAINED SIDING



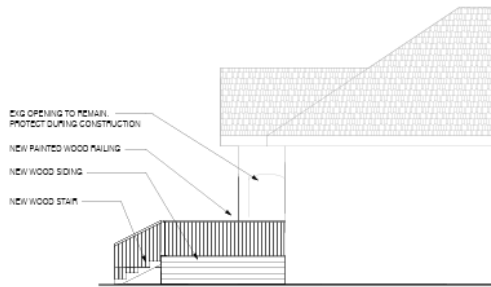
3 PROPOSED GARPORT SECTION  
 3/8" = 1'-0"



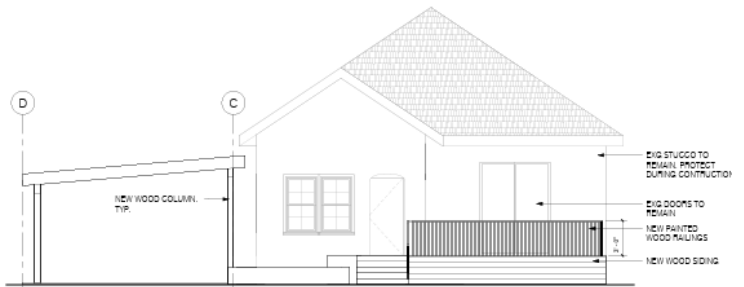
3 PROPOSED SOUTH ELEVATION - GARPORT  
 1/4" = 1'-0"



4 PROPOSED EAST ELEVATION - GARPORT  
 1/4" = 1'-0"



1 PROPOSED PORCH WEST ELEVATION  
 1/4" = 1'-0"



2 PROPOSED NORTH ELEVATION  
 1/4" = 1'-0"



**WINDOW WORKSHEET**

**WINDOW SCHEDULE**

MARK	WIDTH	HEIGHT	SILL HEIGHT	DESCRIPTION	EGRESS
1	3' - 0"	6' - 0"	2' - 0"	NEW DOUBLE HUNG WOOD WINDOW. JELD WEN SITELINE	-
2	3' - 0"	6' - 0"	2' - 0"	NEW DOUBLE HUNG WOOD WINDOW. JELD WEN SITELINE	-
3	3' - 0"	6' - 0"	2' - 0"	NEW DOUBLE HUNG WOOD WINDOW. JELD WEN SITELINE	-
4	3' - 0"	6' - 0"	2' - 0"	NEW DOUBLE HUNG WOOD WINDOW. JELD WEN SITELINE	-
5	3' - 0"	6' - 0"	2' - 0"	NEW DOUBLE HUNG WOOD WINDOW. JELD WEN SITELINE	-
6	3' - 3"	7' - 0"	2' - 0"	NEW CASEMENT WOOD WINDOW. JELD WEN SITELINE	-
7	3' - 3"	7' - 0"	2' - 0"	NEW CASEMENT WOOD WINDOW. JELD WEN SITELINE	YES

**DOOR SCHEDULE**

MARK	WIDTH	HEIGHT	DESCRIPTION
1	3' - 0"	6' - 8"	EXTERIOR SINGLE SHAKER WOOD SWING DOOR
2	6' - 0"	8' - 0"	EXTERIOR SLIDING DOOR - GLASS AND WOOD
3	2' - 0"	6' - 8"	INTERIOR SINGLE SHAKER WOOD BYPASS DOOR
4	2' - 4"	6' - 8"	INTERIOR SINGLE SHAKER WOOD POCKET DOOR
5	2' - 2"	6' - 8"	EXTERIOR SINGLE SHAKER WOOD SWING DOOR
6	3' - 0"	6' - 8"	EXTERIOR SINGLE SHAKER WOOD SWING DOOR
7	3' - 0"	6' - 8"	EXTERIOR SINGLE SHAKER WOOD SWING DOOR
8	3' - 6"	6' - 8"	INTERIOR DOUBLE SHAKER WOOD SWING DOOR
9	3' - 0"	6' - 8"	INTERIOR SINGLE SHAKER WOOD POCKET DOOR
10	3' - 0"	6' - 8"	INTERIOR SINGLE SHAKER WOOD POCKET DOOR
11	2' - 2"	6' - 8"	EXTERIOR SINGLE SHAKER WOOD SWING DOOR



LETTER OF SUPPORT FROM PUBLIC

January 22, 2025

Houston Archaeological and Historical Commission  
City Hall Annex  
900 Bagby St.  
Houston, TX 77002

RE: Support for Proposed Renovations at 507 W Main St.

Dear Members of the Commission:

We are writing to voice our support for our neighbors at 507 W Main Street as they seek approval to renovate their property in our beloved historic district. As fellow homeowners in this historic neighborhood, we believe their proposed improvements to the carport, front porch, and Accessory Dwelling Unit will greatly enhance the charm and curb appeal of their house.

The new structures appear to be thoughtfully designed to blend with our community's historic style while providing a safe, modern, and functional space for their family's needs. We respectfully request that the commission grant them a Certificate of Appropriateness to move forward with these renovations.

Thank you for your time and consideration.

Sincerely,

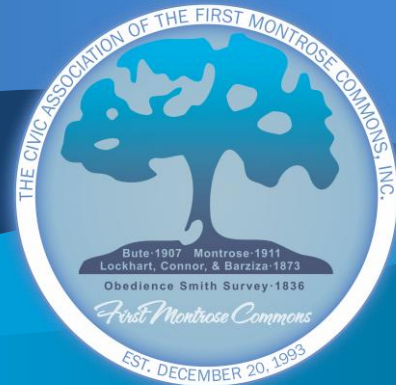
 (  Main, Houston TX 77006 )  


**THE CIVIC ASSOCIATION OF FIRST MONTROSE LETTER OF SUPPORT**

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The Civic Association of The First Montrose Commons, Inc.

3823 Roseland St., Houston, TX 77006  
713-553-3361  
president@firstmontrosecommons.org  
FirstMontroseCommons.org



January 27, 2025

**Houston Archaeological and Historical Commission**

Via email: [historicpreservation@houstontx.gov](mailto:historicpreservation@houstontx.gov)

Dear Members of the Commission:

The Civic Association of The First Montrose Commons is pleased to endorse with our highest support the application of Wesley and Rachel Haines for a Certificate of Appropriateness to modify the Contributing Structure at 507 W. Main Street in the First Montrose Commons Historic District and urge your unanimous approval of their application without any deferrals or delays.

Mr. and Mrs. Haines and their architect, Laura Carrera, reached out to our Civic Association to share their plans, which they presented to our members at our January meeting. Their proposal was well-received by everyone in attendance and would provide a welcome update to the property that is compatible with the character of the neighborhood and surrounding structures.

Respectfully submitted,

A handwritten signature in black ink that reads "Nicholas Whitaker". The signature is written in a cursive, flowing style.

Nicholas Whitaker, President

Nicholas Whitaker, President  
Richard Peoples, Secretary  
Marlene Matterson, Director of Activities  
Natalie Matuszczak, Director of Membership

Stephen Longmire, Vice President  
Bradley Lau, Treasurer  
Andrew Badachhape, Director of Communications  
Bruce Clark, Director of Neighborhood Safety