#### CERTIFICATE OF APPROPRIATENESS

- **Applicant:** Mary Alexander, owner; Sam Gianukos, agent
- Property: 1101 W Melwood St, Lot 20, BLK 122 North Norhill, 5,000 SF Lot, 1707 SF SFR
- Significance: Contributing 1925 Bungalow, Norhill Historic District
  - **Proposal:** Alteration Addition
    - Construct a 2-story rear addition over the existing nonoriginal attached garage and partially over the rear of the original house
    - Original #117 siding under existing synthetic siding to be restored on original structure

Public Comment: Letters of support attached

**Civic Association:** Norhill Neighborhood Association does not support this application.

**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
$\boxtimes$			(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;
$\square$			(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;
$\square$			(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.



May 8, 2025 HP2025\_0099

Inventory Photo



Figure 1 - 2012

May 8, 2025 HP2025\_0099 ITEM C14 1101 W Melwood Street Norhill



Figure 2 - Current Photo Front

May 8, 2025 HP2025\_0099

#### ITEM C14 1101 W Melwood Street Norhill



Figure 3 - Current Photo Left West Elevation

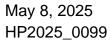




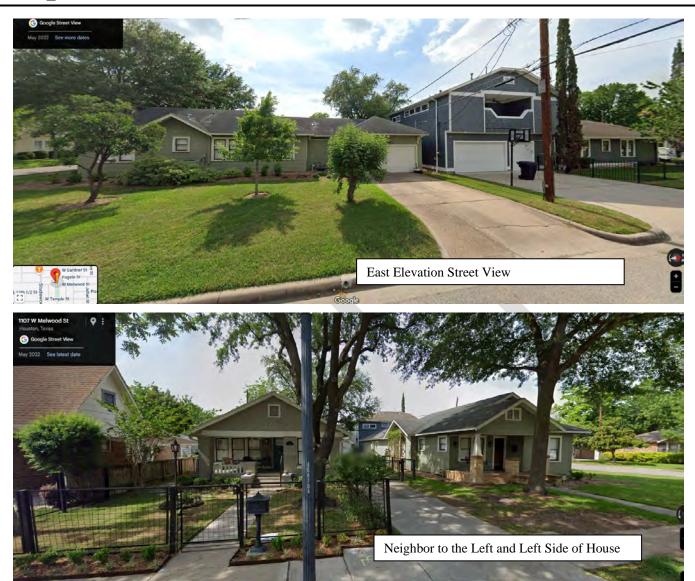
Figure 4 - Current Photo East Elevation

HP2025\_0099



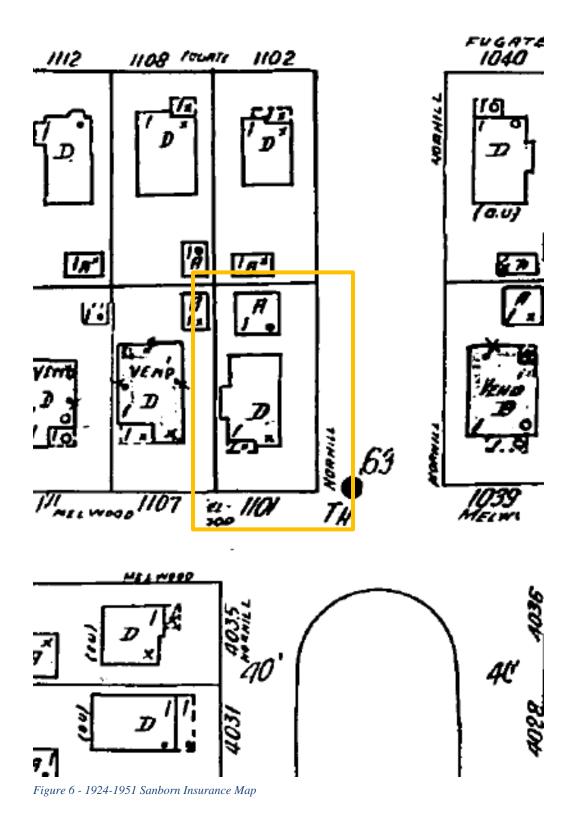
Figure 5 - Current Satellite of Site

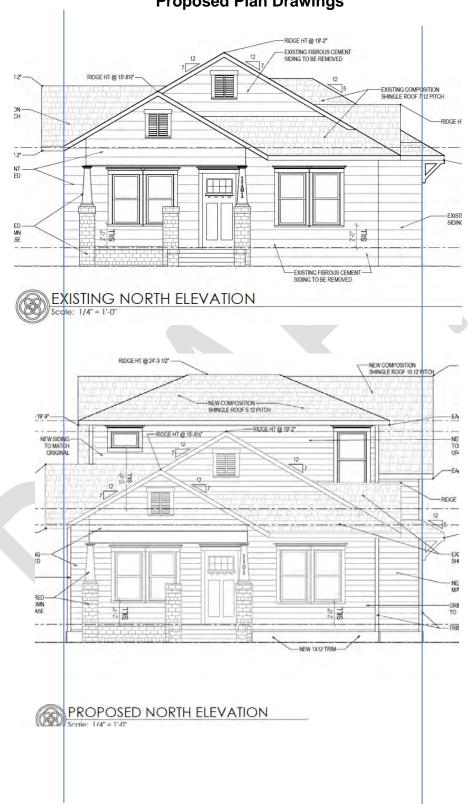
#### ITEM C14 1101 W Melwood Street Norhill





#### SANBORN MAP





**Proposed Plan Drawings** 



May 8, 2025 HP2025\_0099

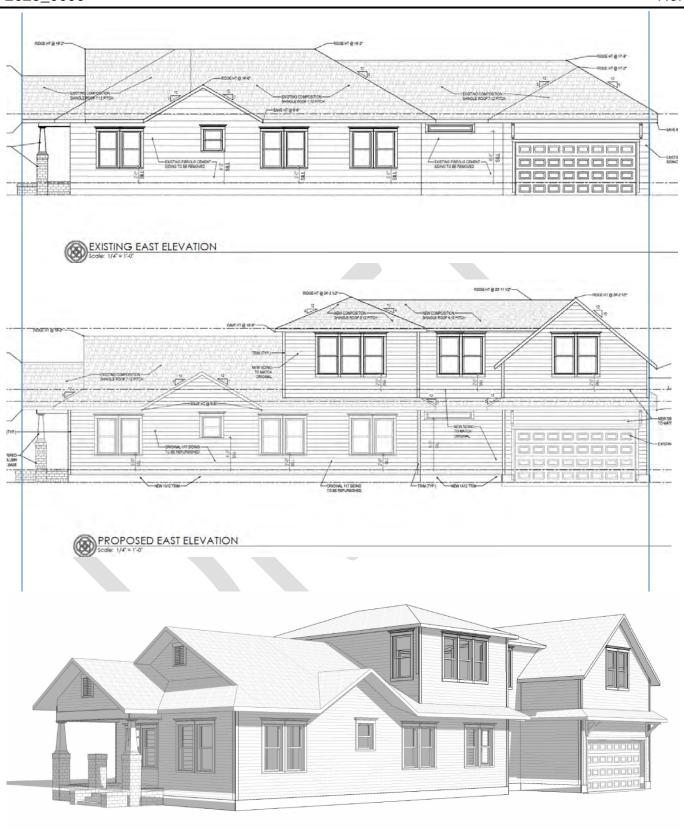




Figure 7 - Shadow Study Showing Current Elevation Versus Proposed

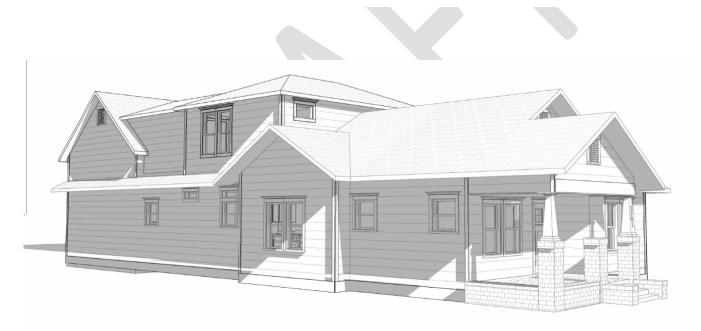
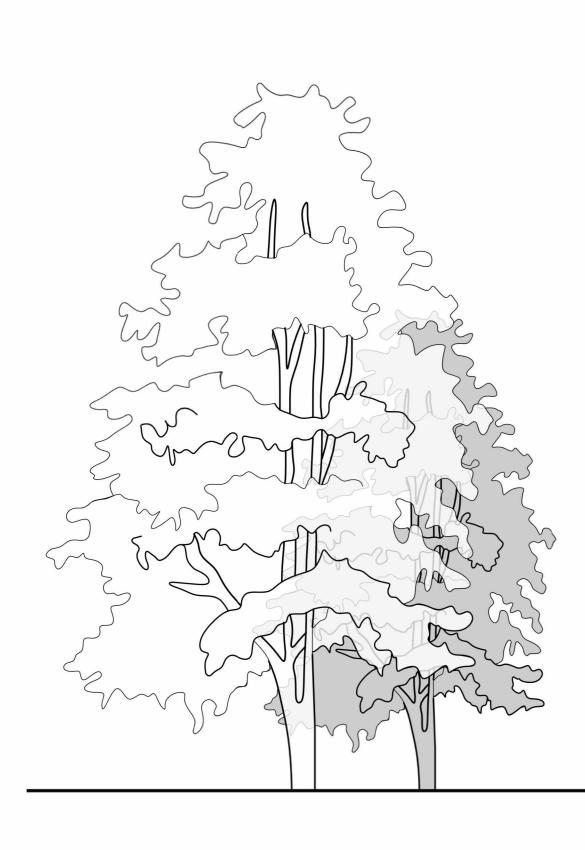


Figure 8 - 3D Rendering of Left/East Elevation



Figure 9 - 3D Rendering of West Elevation

### Please See Attached Plans for Details







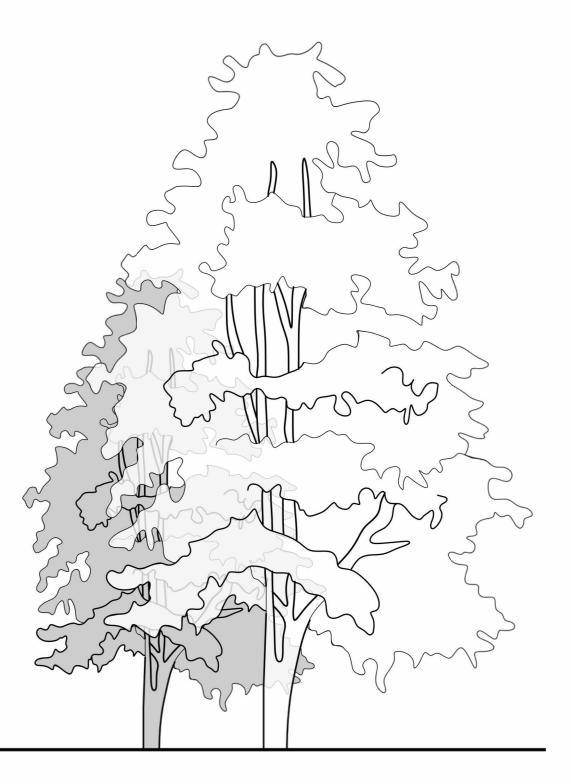
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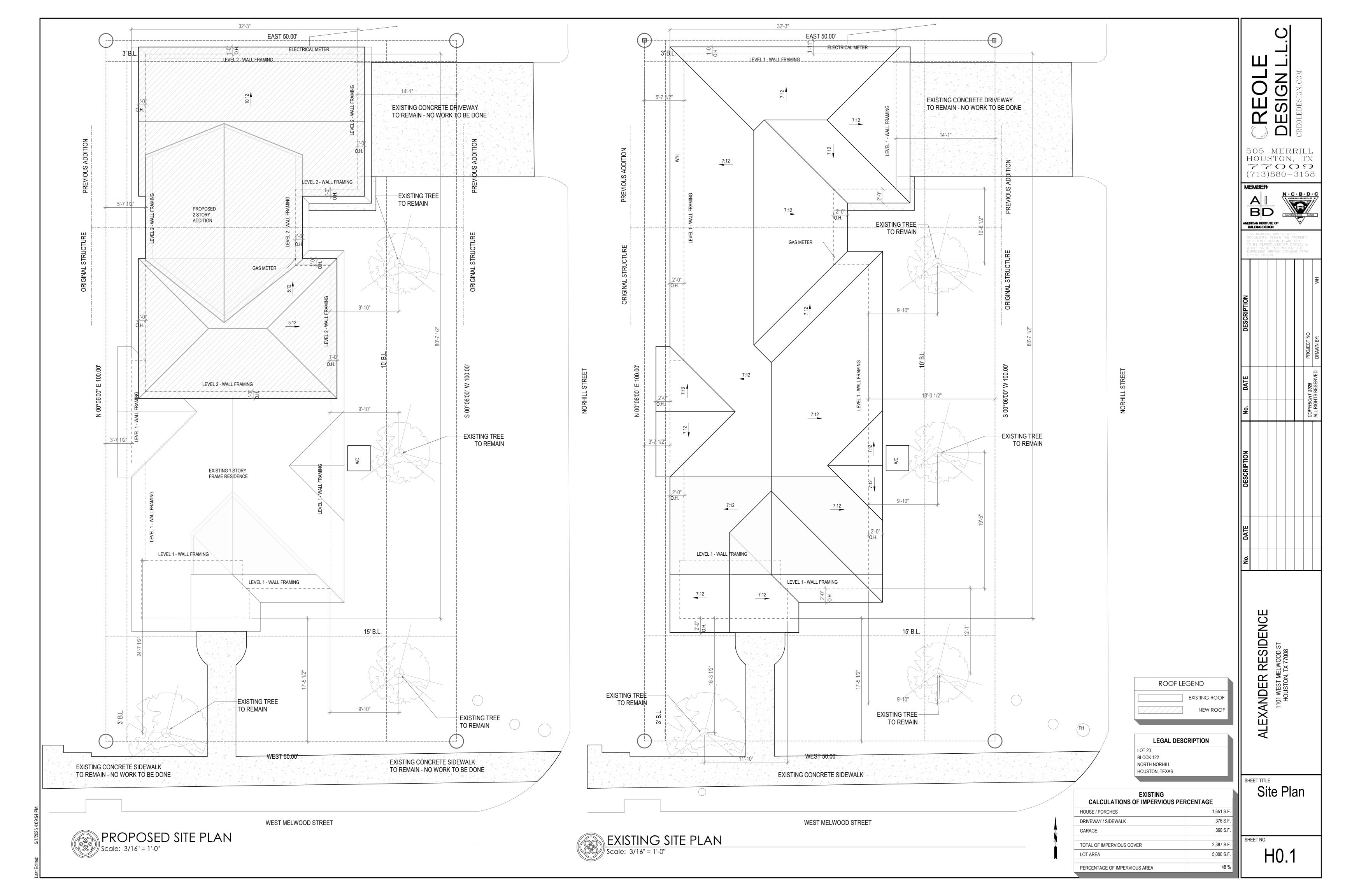
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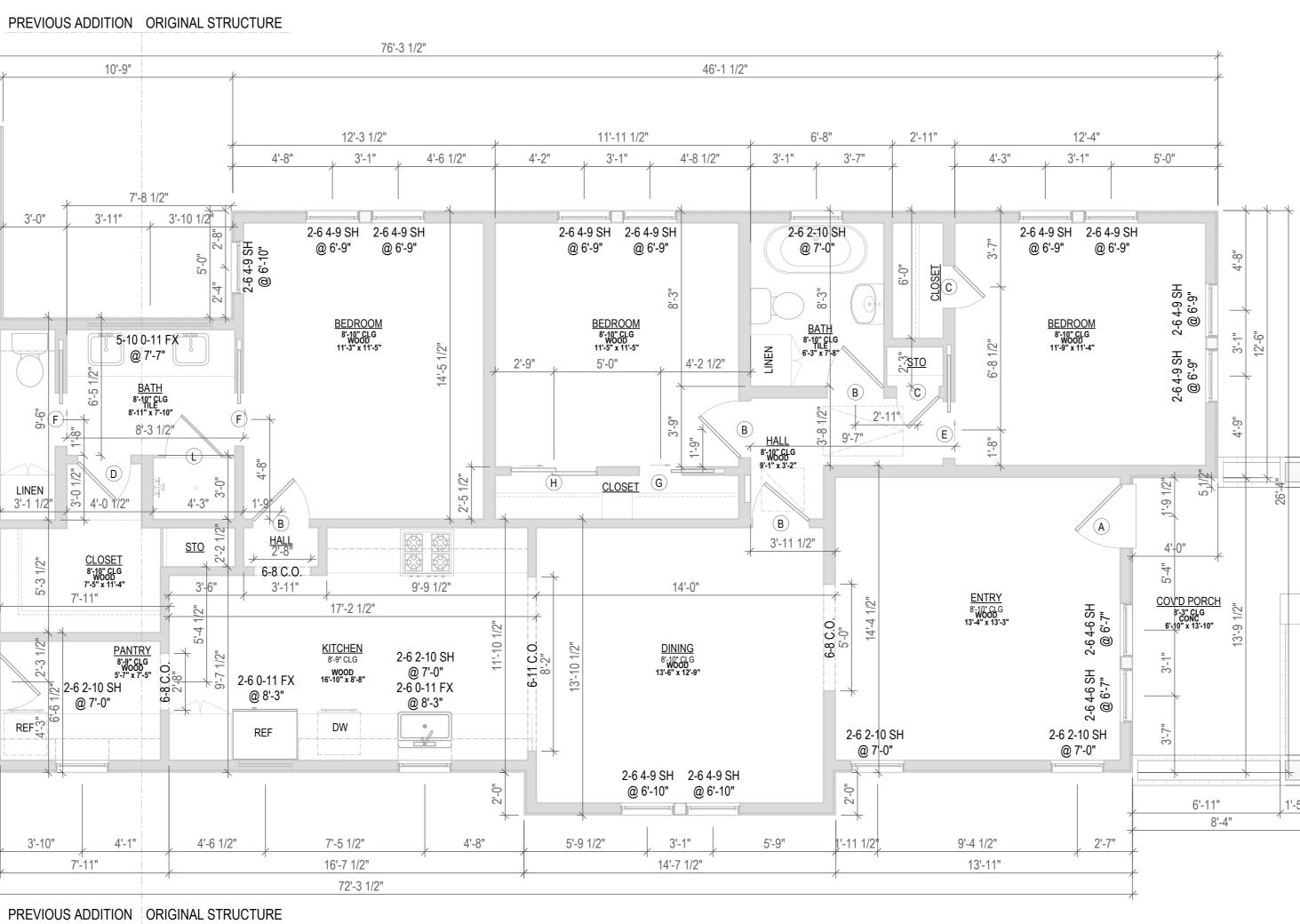


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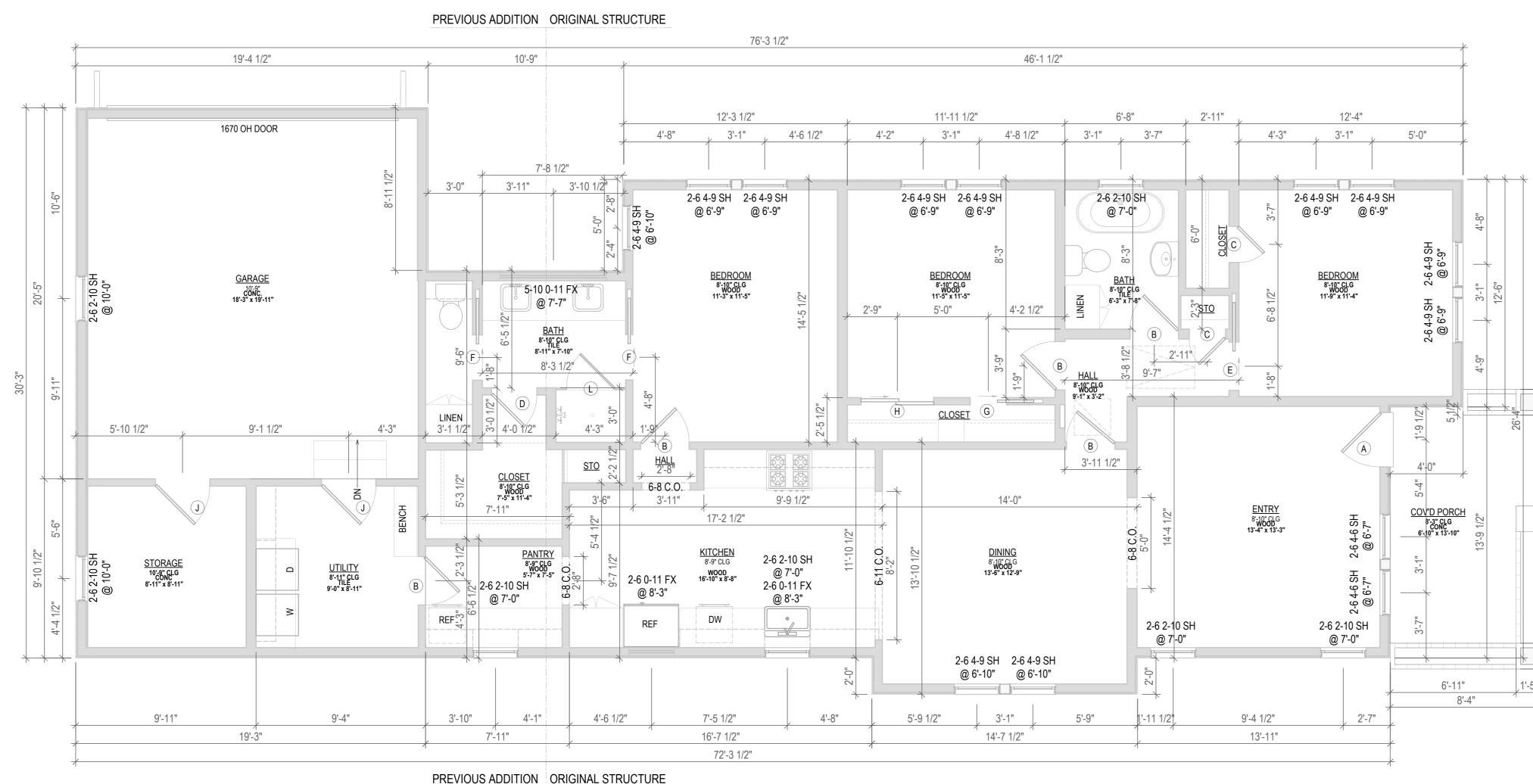




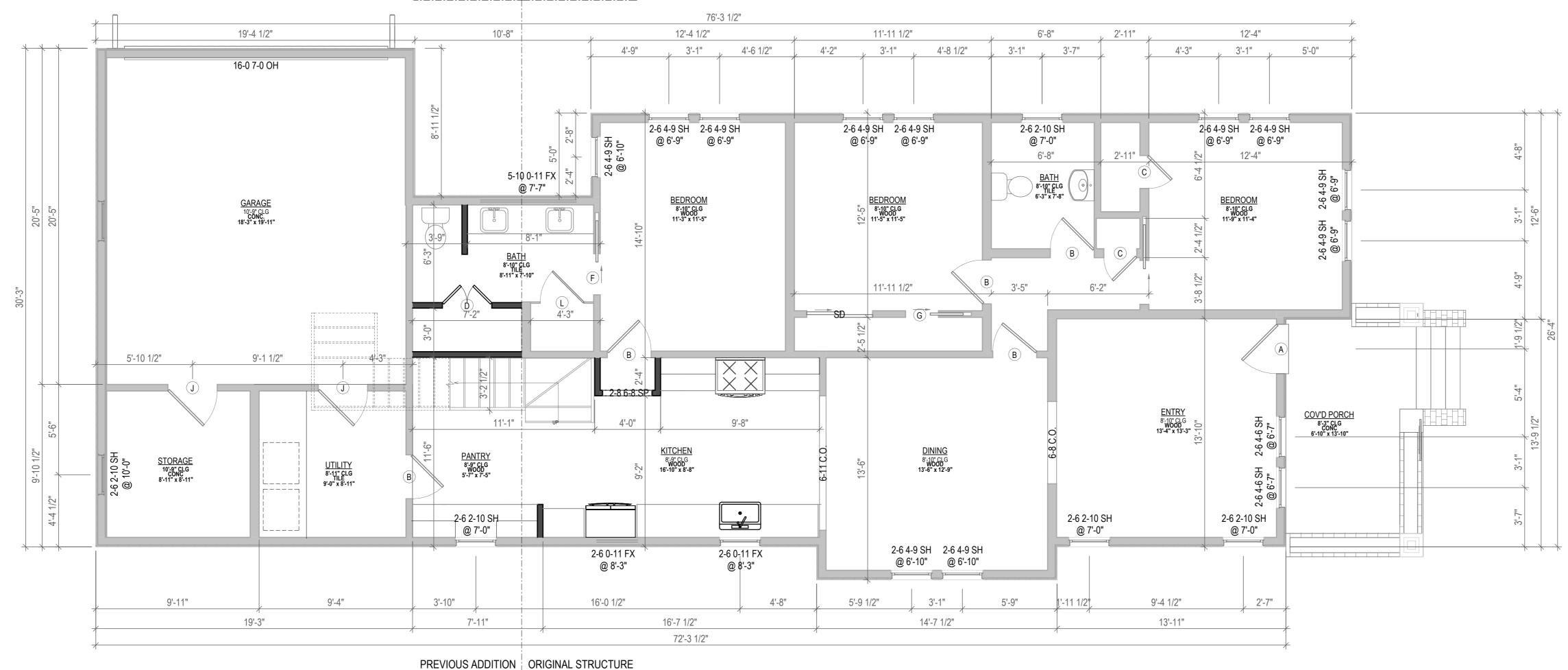
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LEVEL 01 - PROPOSED FLOOR PLAN

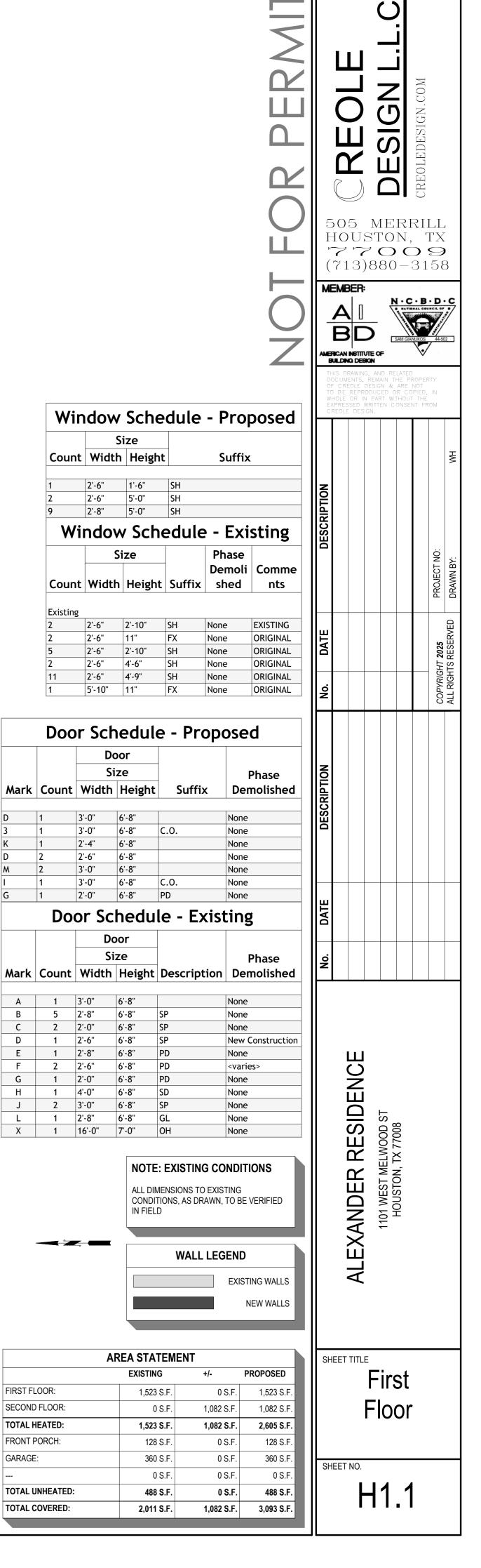


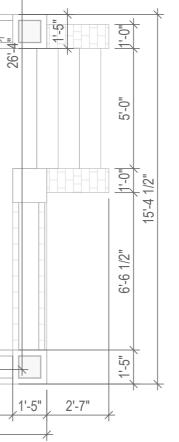
LEVEL 01 -Scale: 1/4" = 1'-0"



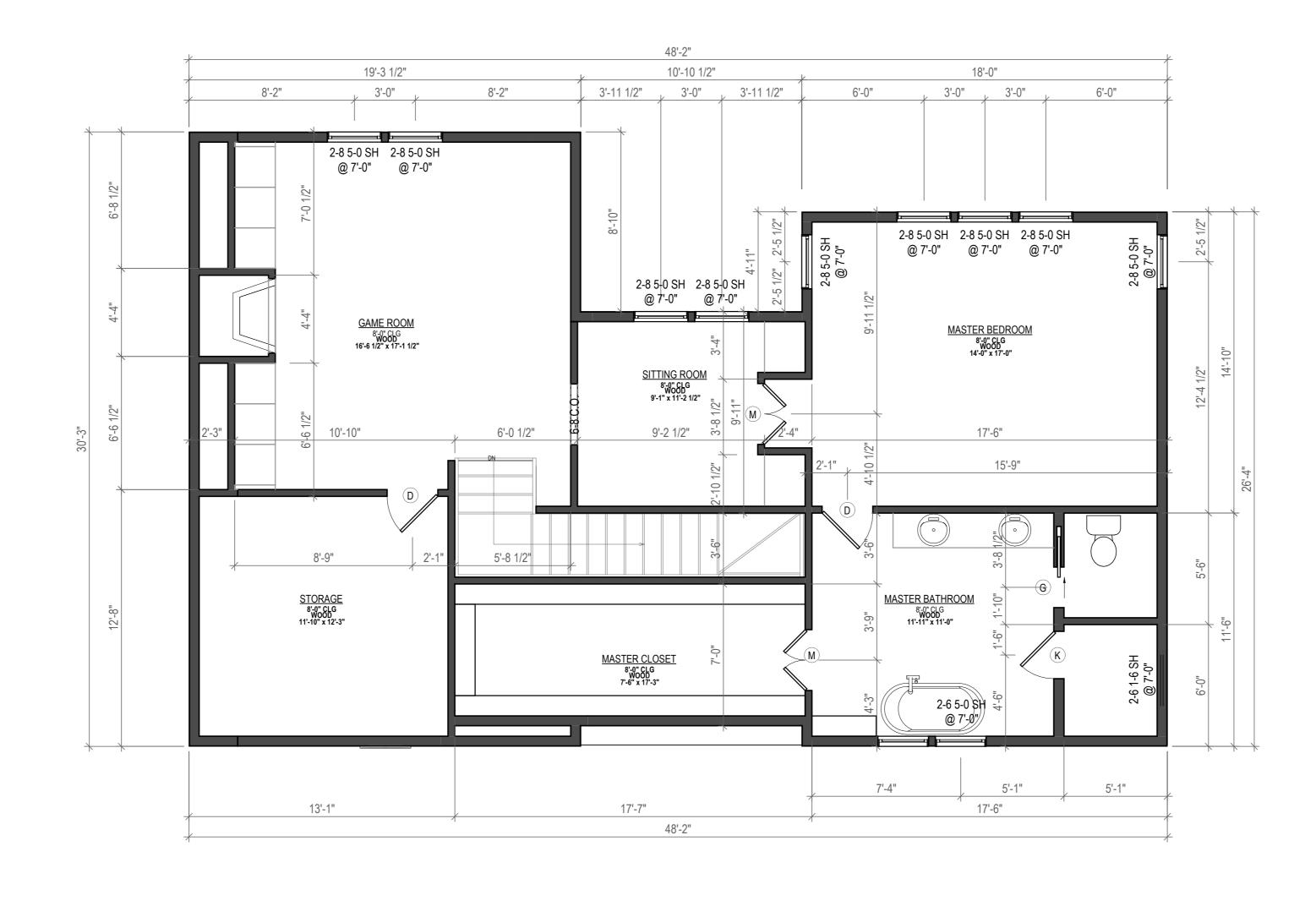
# LEVEL 01 - EXISTING FLOOR PLAN Scale: 1/4" = 1'-0"

PREVIOUS ADDITION ORIGINAL STRUCTURE







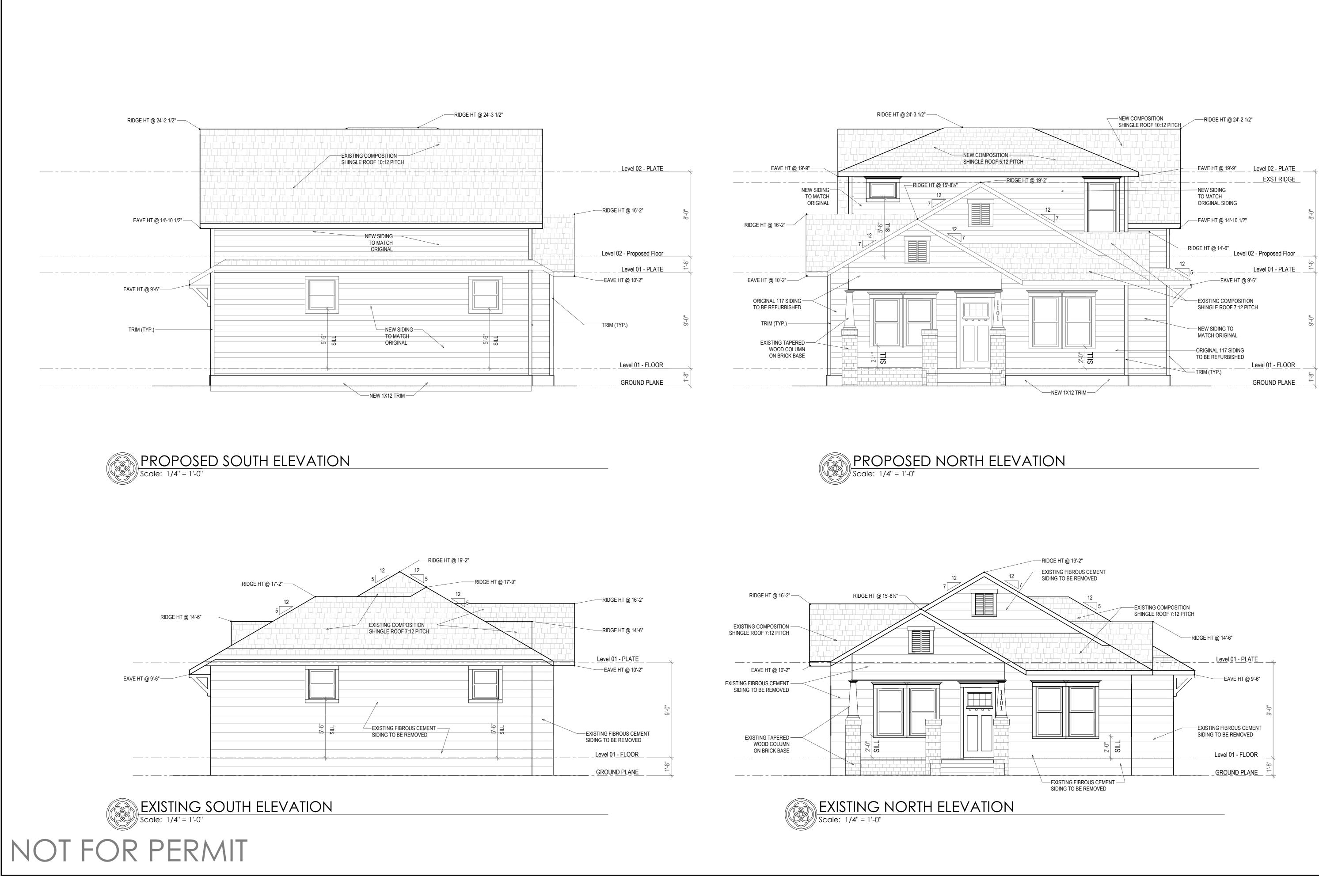


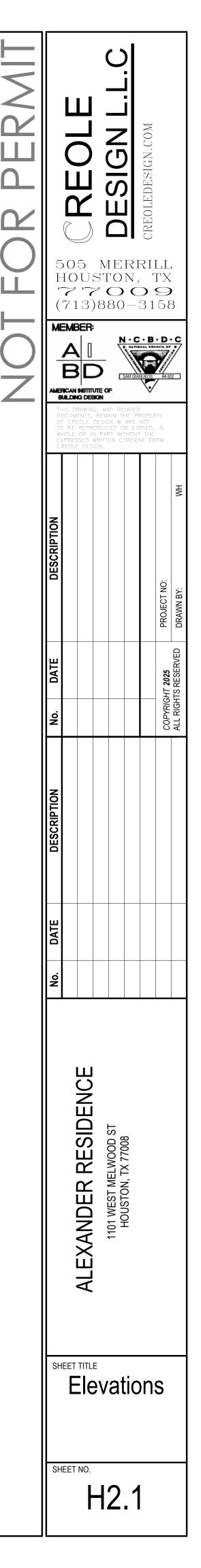
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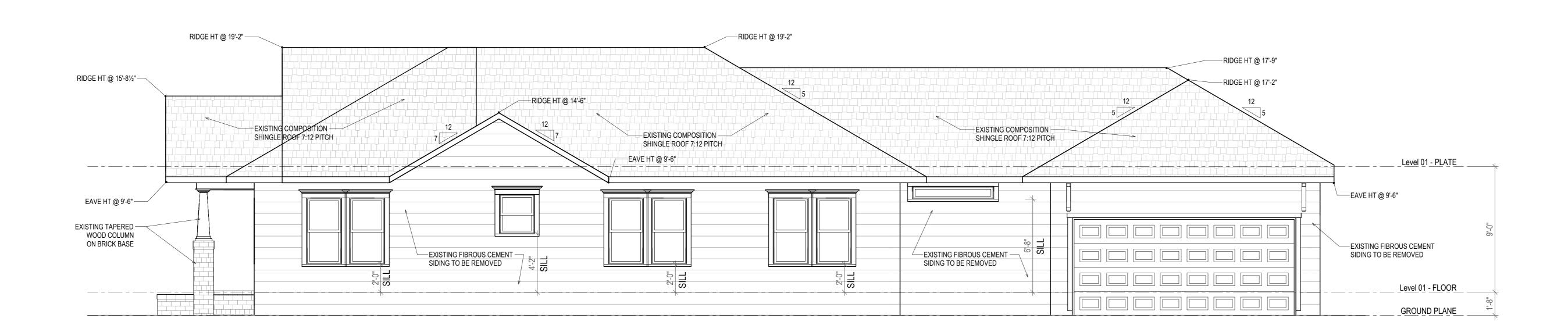
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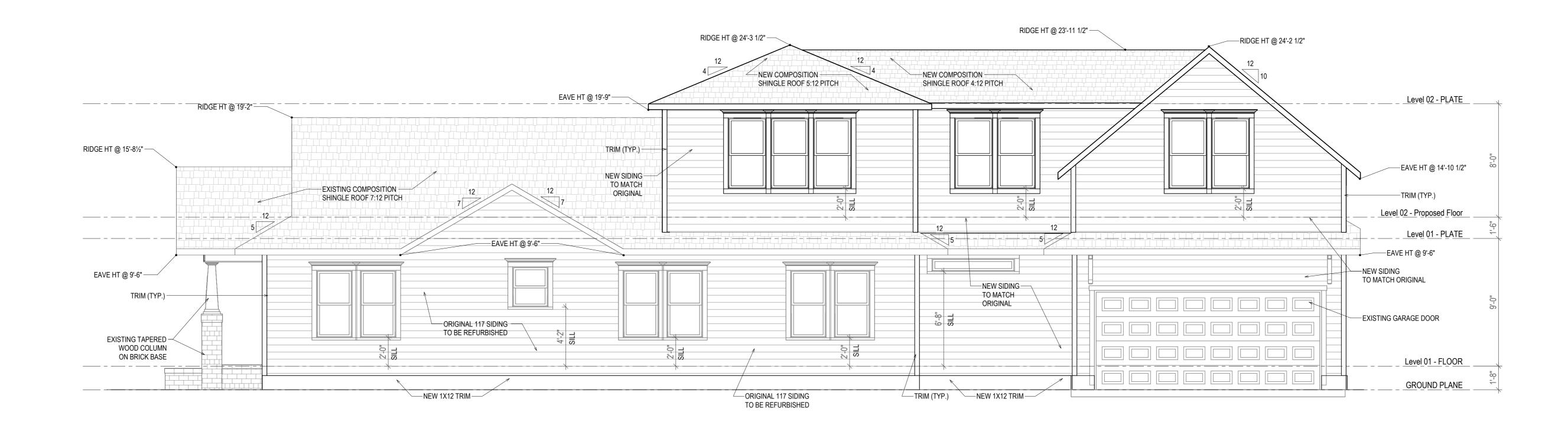






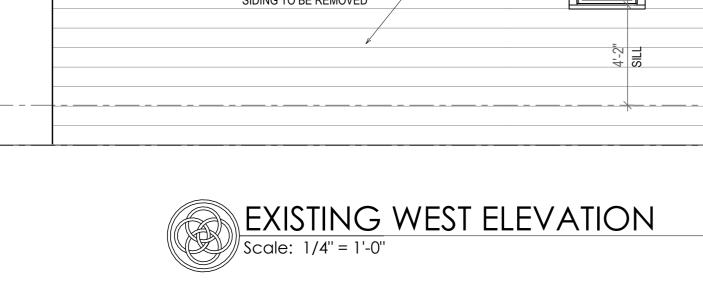






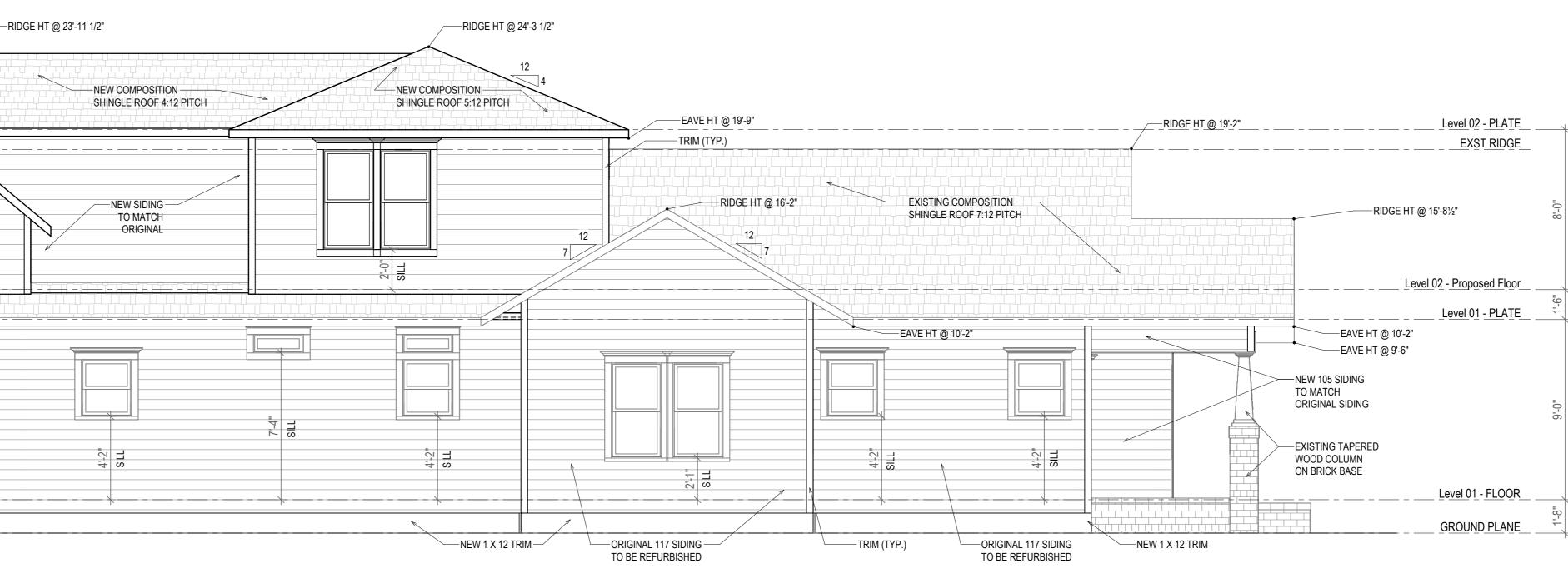
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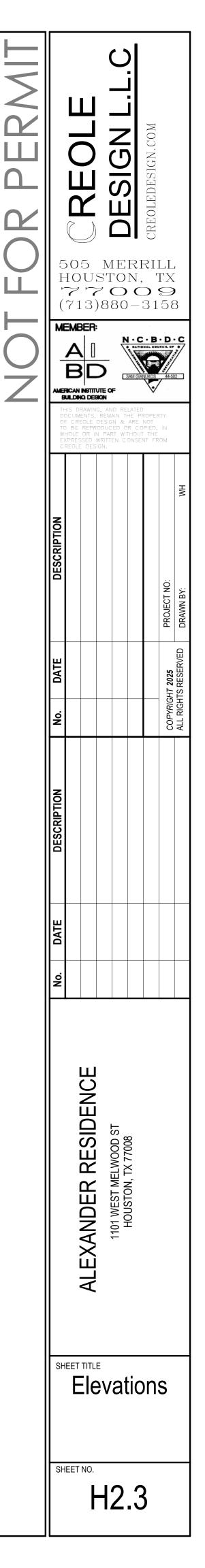




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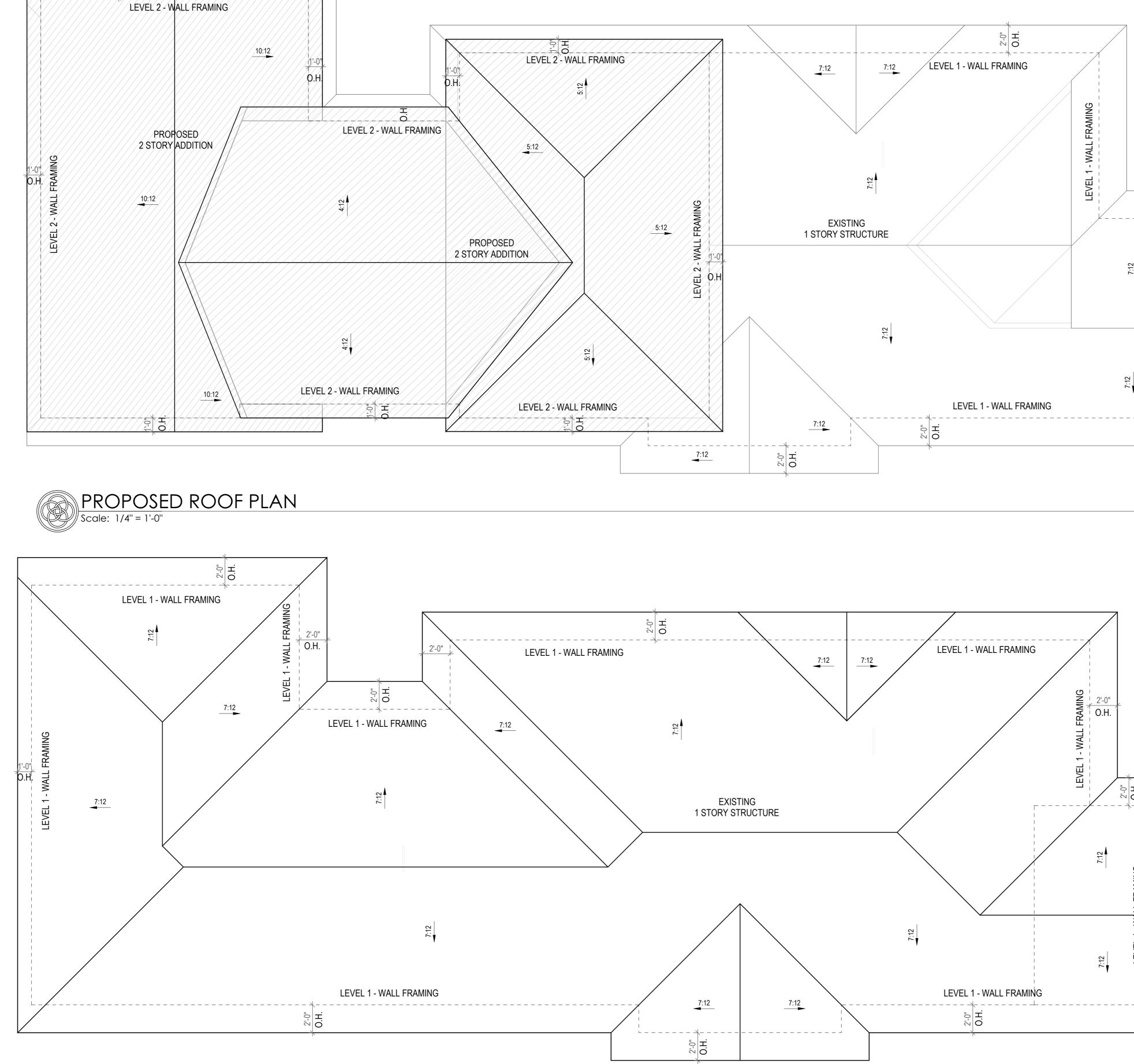






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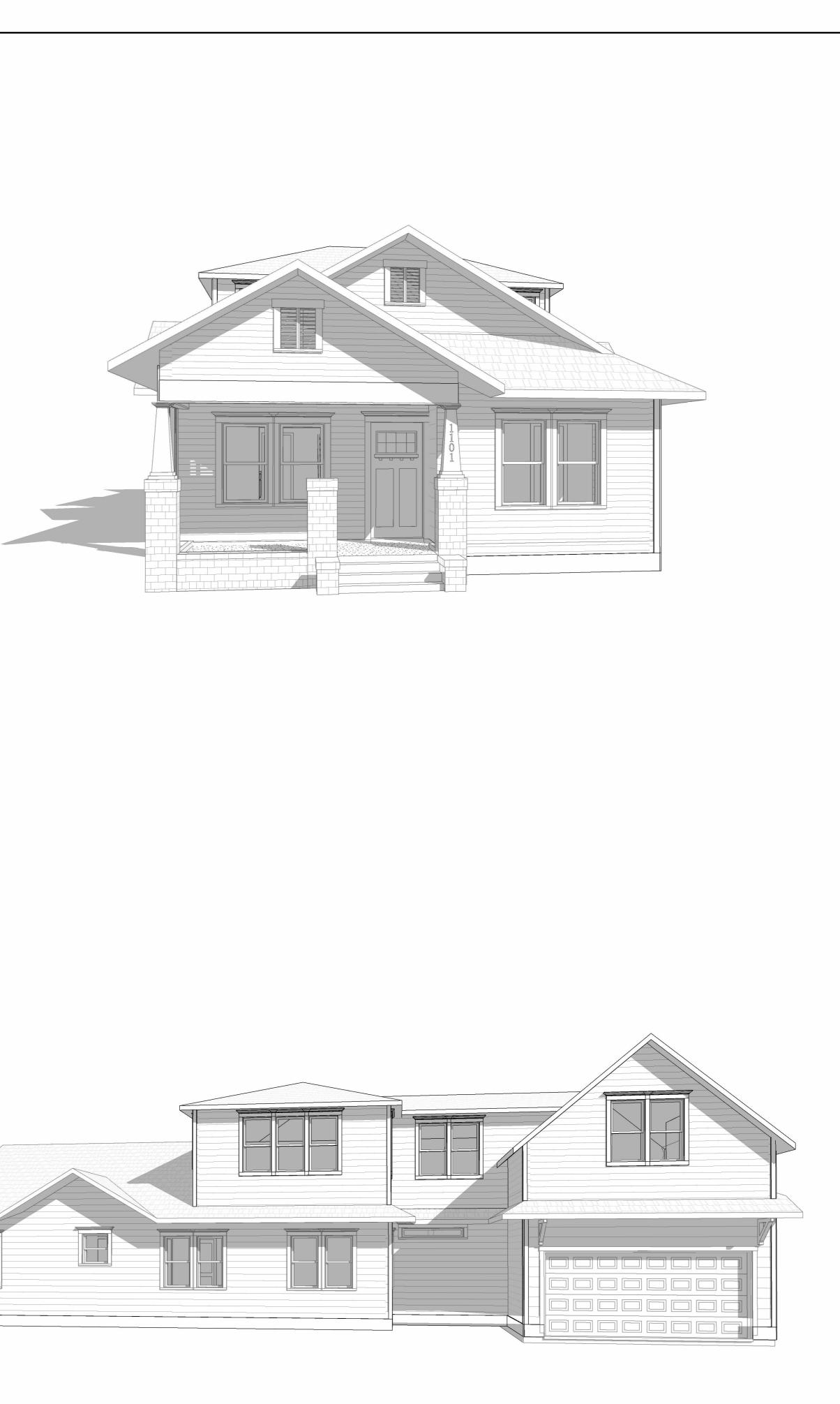
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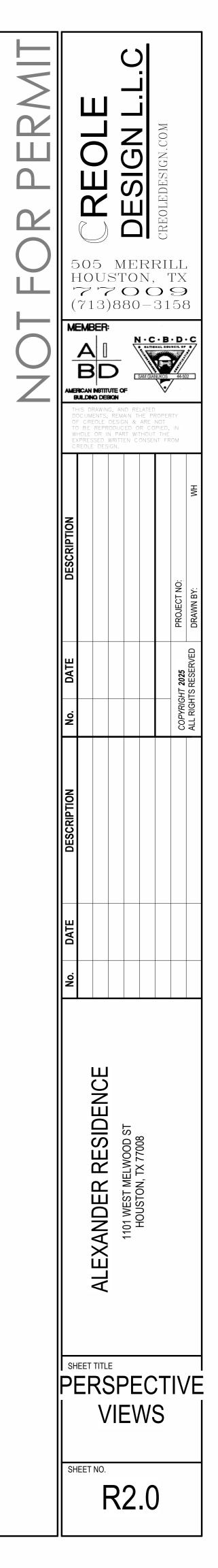
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NOT FOR PERMIT







April 7, 2025

#### Re: HP2025\_0099

To Whom It May Concern:

I am writing to express our full support for the proposed addition plans at **1101 W. Melwood Street**. After reviewing the submitted plans, we believe the proposed changes will significantly enhance the property while respecting the architectural integrity and historical value of this early 20th-century home

In addition to the thoughtfully designed expansion, we are particularly impressed with the Alexanders' commitment to fully restoring the original 117 siding and windows. These efforts are not only a testament to their dedication to preserving the home's history but also contribute greatly to maintaining the character of the neighborhood. It is rare to see such a level of care and attention to detail in historic restoration, especially given the time, effort, and financial resources required.

Many Norhill property owners may not have the resources or time to invest in such extensive restoration, so we deeply appreciate the Alexanders' decision to undertake this project. Their work will undoubtedly add lasting value to both the home and the surrounding area, ensuring that this historic property continues to contribute to the unique charm of Norhill.

While the home is historically significant, it's equally important to ensure that it meets the needs of current and future residents. The goal is to preserve the character and history of the home while ensuring it is functional, comfortable, and suitable for modern life.

We are confident that this restoration and addition will serve as a model for how to honor and preserve the past while accommodating modern needs. For these reasons, we wholeheartedly support the plans for the property at **1101 W. Melwood Street** and encourage their approval.

Thank you for your attention to this important matter.

Sincerely, Atmanda Hassler 1123 W. Melwood St. Address

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Re: HP2025 0099

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I am writing to express my full support for the proposed addition and restoration plans at 1101 W. Melwood Street. After reviewing the submitted materials, I believe the project represents a thoughtful and respectful approach to improving a historic property while maintaining the architectural character of the neighborhood.

The proposed restoration of the original siding and windows demonstrates a clear commitment to preserving the home's early 20th-century charm. Such attention to historical detail is commendable and reflects a deep appreciation for the heritage of our community.

Not all property owners have the capacity to undertake such a thorough and historically sensitive renovation. The care and investment being made in this project will not only enhance the individual home but also positively impact the surrounding neighborhood.

At the same time, the planned addition will help ensure the home continues to meet the needs of modern living. Balancing preservation with functionality is essential, and this project appears to do so in a responsible and visually cohesive manner.

I believe this project will serve as a model for how historic properties can be respectfully adapted and maintained. I fully support the plans for 1101 W. Melwood Street and encourage their approval.

Thank you for your consideration.

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Owner

Address

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Reperca Sidle Owner

1107 peddie street Houston TX 77009 Address

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\$ 713-791-3125

Owner

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I am writing to express my full support for the proposed addition and restoration plans at 1101 W. Melwood Street. After reviewing the submitted materials, I believe the project represents a thoughtful and respectful approach to improving a historic property while maintaining the architectural character of the neighborhood.

The proposed restoration of the original siding and windows demonstrates a clear commitment to preserving the home's early 20th-century charm. Such attention to historical detail is commendable and reflects a deep appreciation for the heritage of our community.

Not all property owners have the capacity to undertake such a thorough and historically sensitive renovation. The care and investment being made in this project will not only enhance the individual home but also positively impact the surrounding neighborhood.

At the same time, the planned addition will help ensure the home continues to meet the needs of modern living. Balancing preservation with functionality is essential, and this project appears to do so in a responsible and visually cohesive manner.

I believe this project will serve as a model for how historic properties can be respectfully adapted and maintained. I fully support the plans for 1101 W. Melwood Street and encourage their approval.

Thank you for your consideration.

Address

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