



CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

ITEM A13
HPO File #: HP2026_0237

September 10, 2026

816 W Melwood Street
Norhill

Applicant: Sarah Hannah, agent for Michael Bindursky, owner

Property: 816 W Melwood Street, LT 6, BLK 210, Norhill. The property is a 943 square foot one-story wood, single-family residence situated on a 5,512 square foot (53' x 104') interior lot.

Significance: Contributing bungalow property constructed circa 1930, located in the Norhill Historic District.

Proposal: Alteration – Addition

The applicant proposes to...

- Construct a 446 square foot, one story addition to the rear of the house
- All new windows need to be inset and recessed. See Attachment A for details.

Public Comment: No public comment received.

Civic Association: No civic association comment received.

Recommendation: Approval

HAHC Action: -



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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. |

OLD SIXTH WARD DESIGN GUIDELINES

- | | | | |
|--------------------------|--------------------------|--------------------------|---|
| ☐ | ☐ | ☐ | In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines. |
|--------------------------|--------------------------|--------------------------|---|



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DISTRICT MAP





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INVENTORY PHOTO



CURRENT PHOTO





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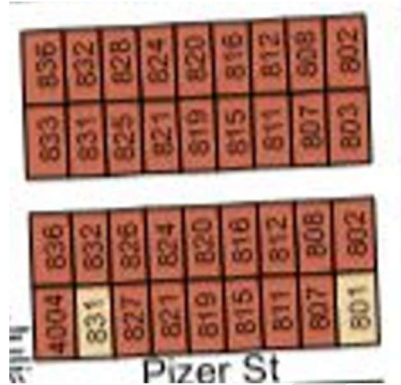
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CONTEXT AREA



812 W Melwood St, Contributing 1 STY



803 W Melwood St, Contributing 1 STY



815 W Melwood St, Contributing, 1 STY



808 W Melwood St, Contributing 1 STY





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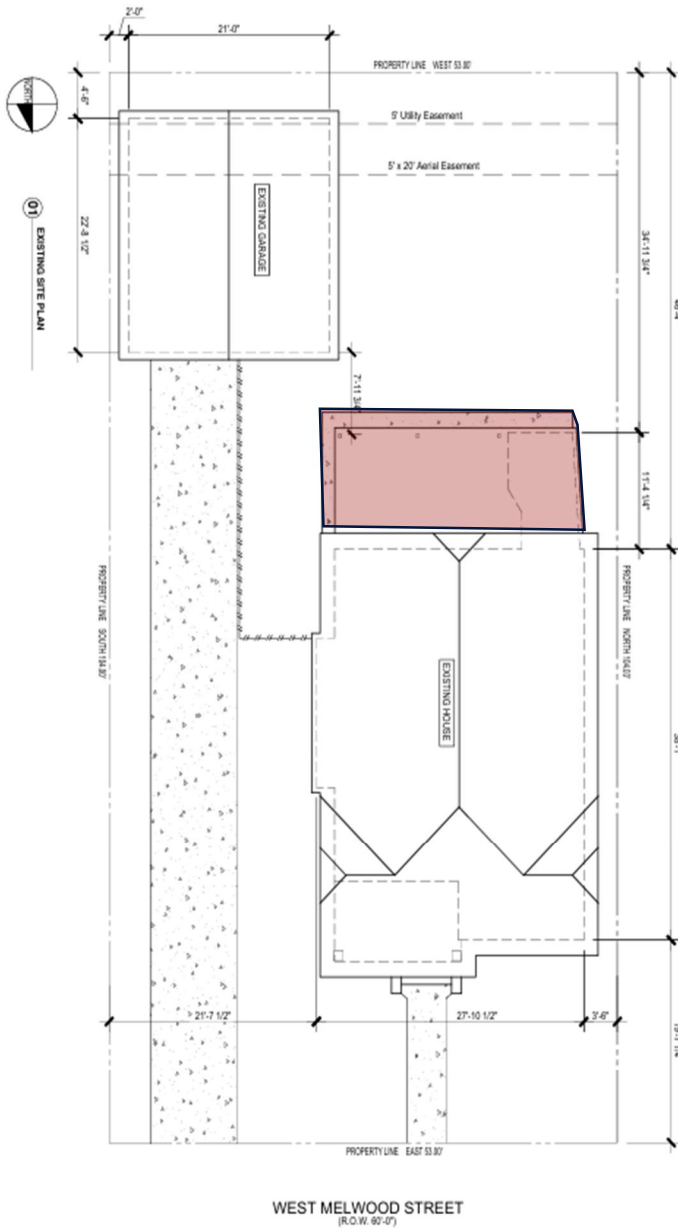
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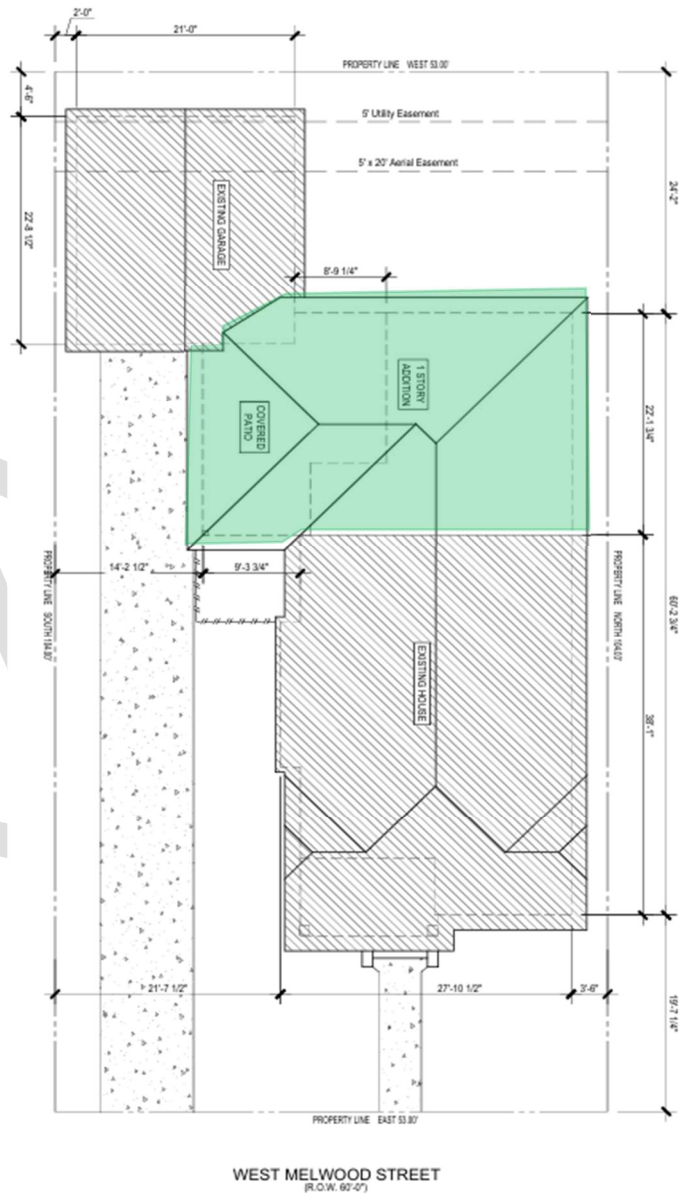
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SITE PLAN



EXISTING



PROPOSED



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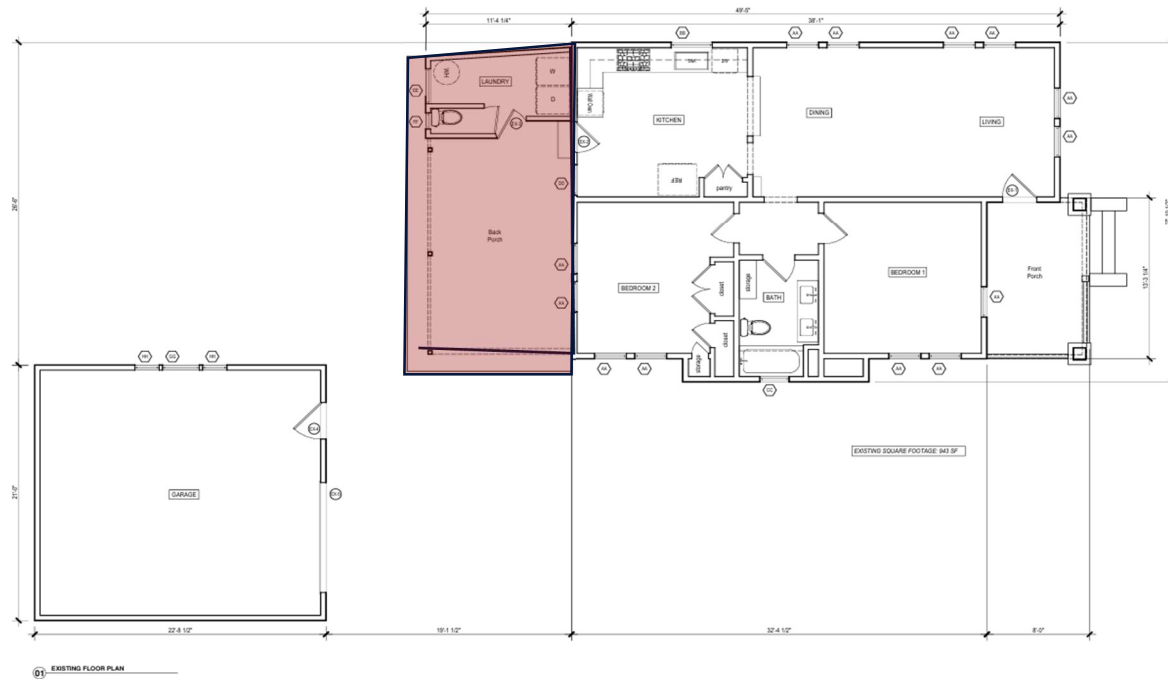
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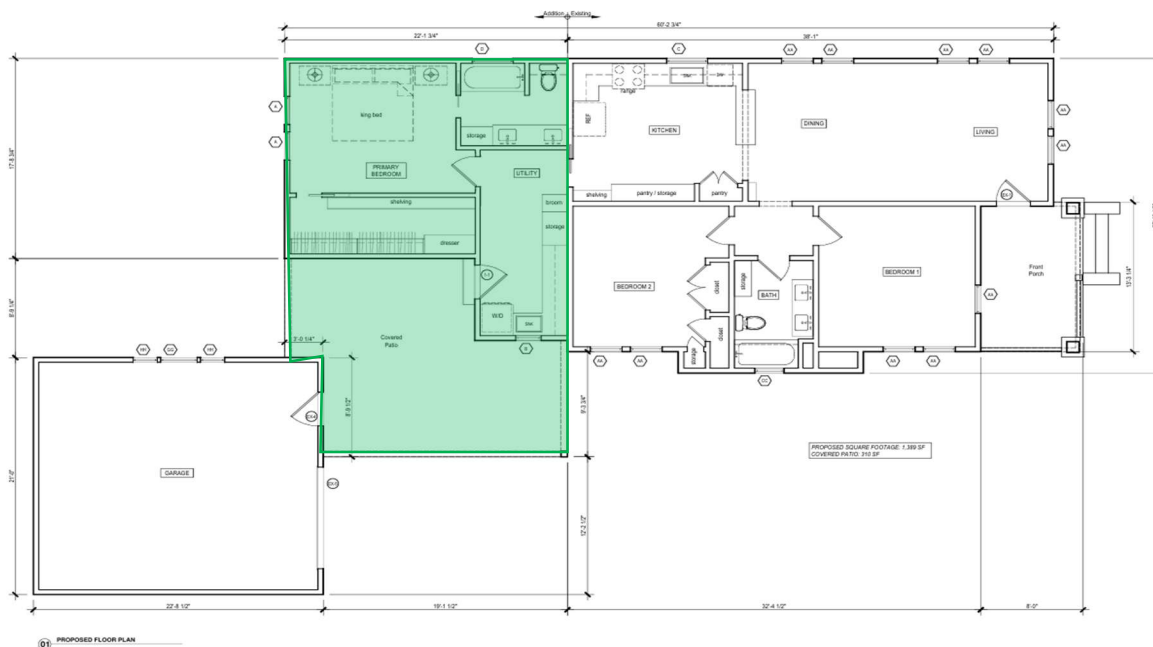
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FLOOR PLAN



EXISTING



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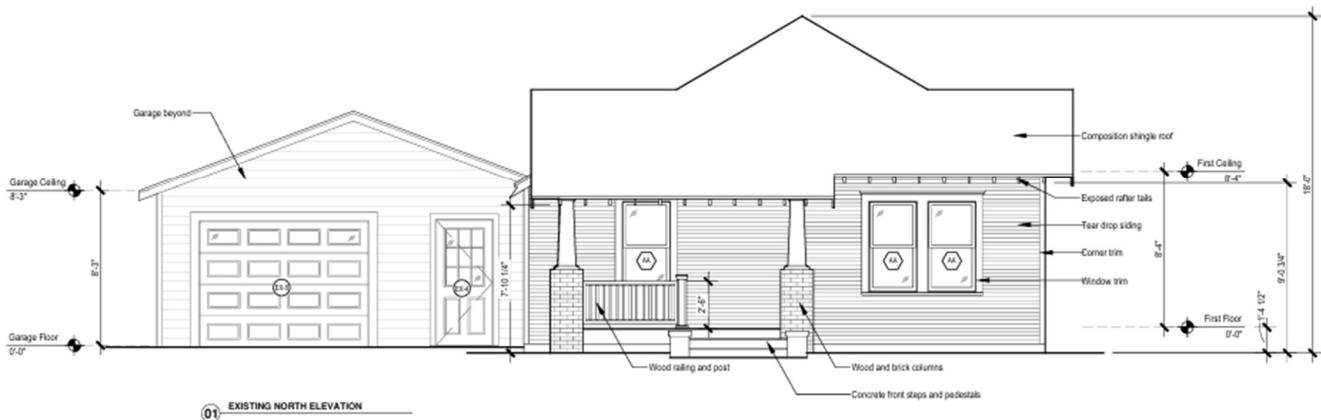
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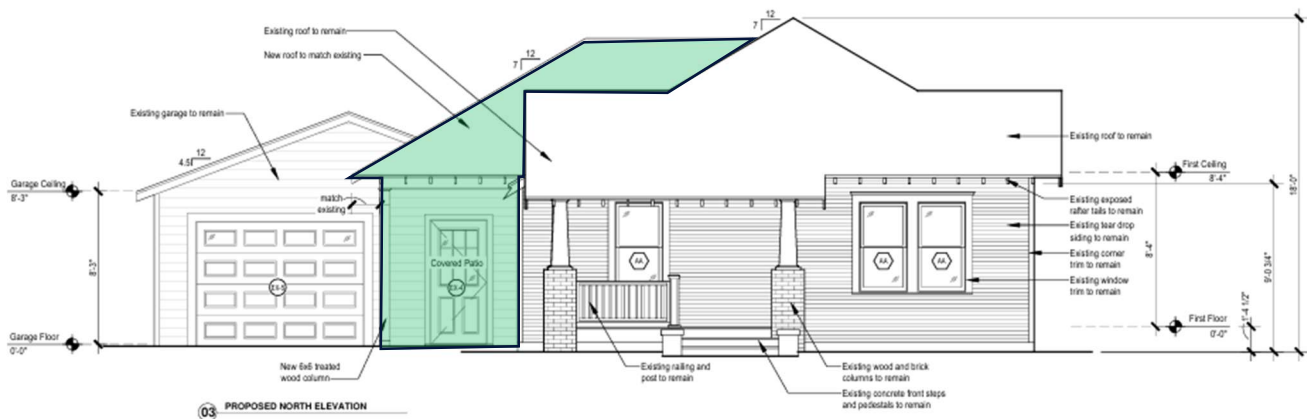
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FRONT (NORTH) ELEVATIONS



EXISTING



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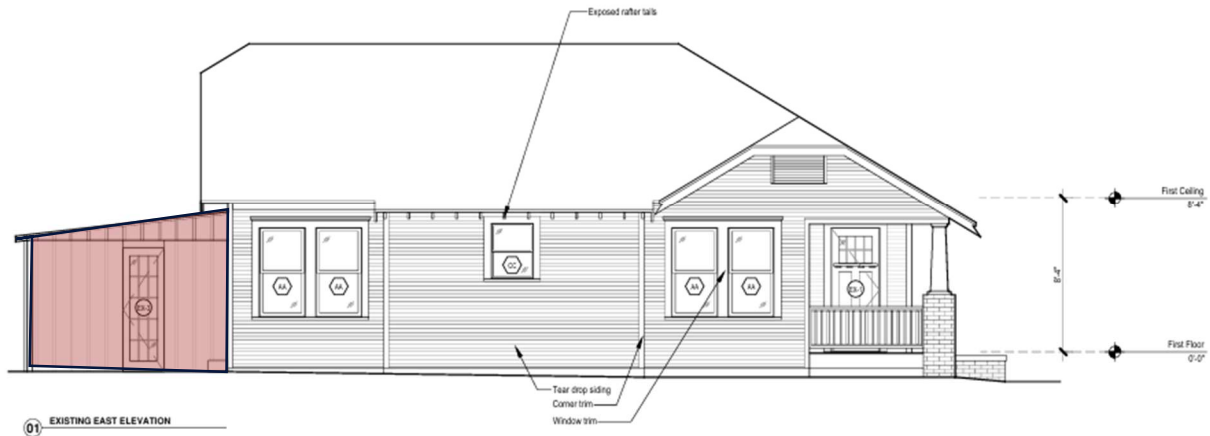
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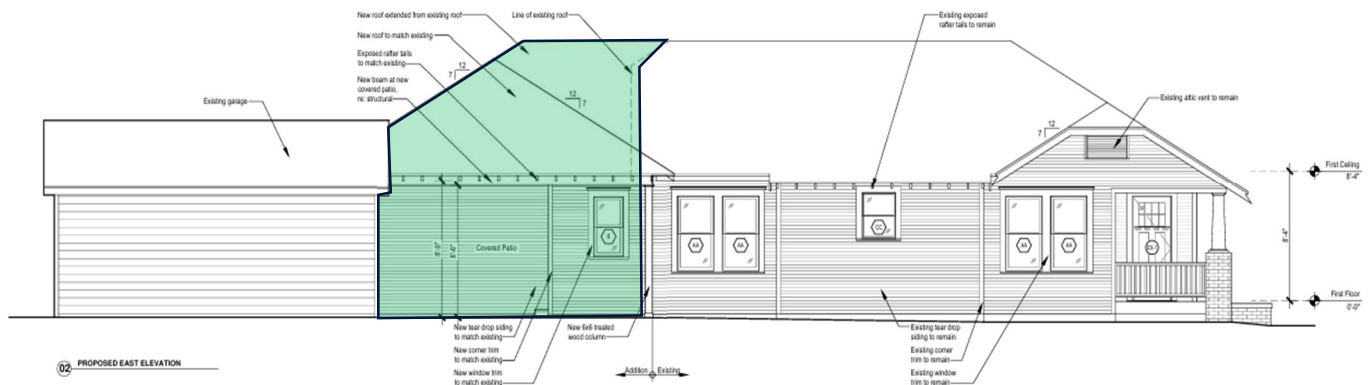
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LEFT (EAST) ELEVATION



EXISTING



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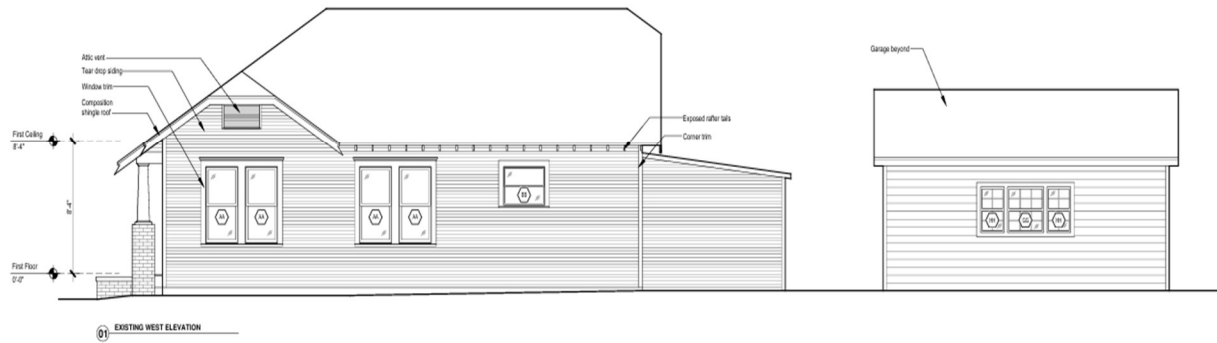
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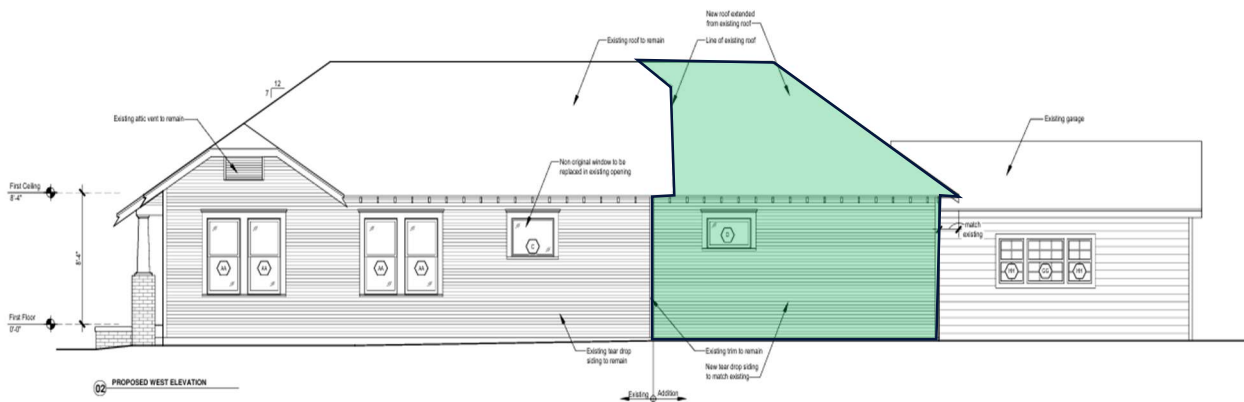
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RIGHT (WEST) ELEVATIONS



EXISTING



PROPOSED



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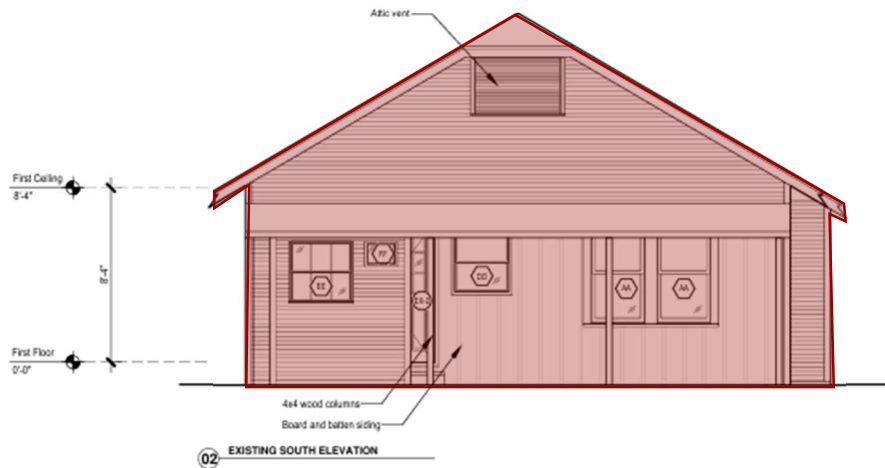
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REAR (SOUTH) ELEVATION



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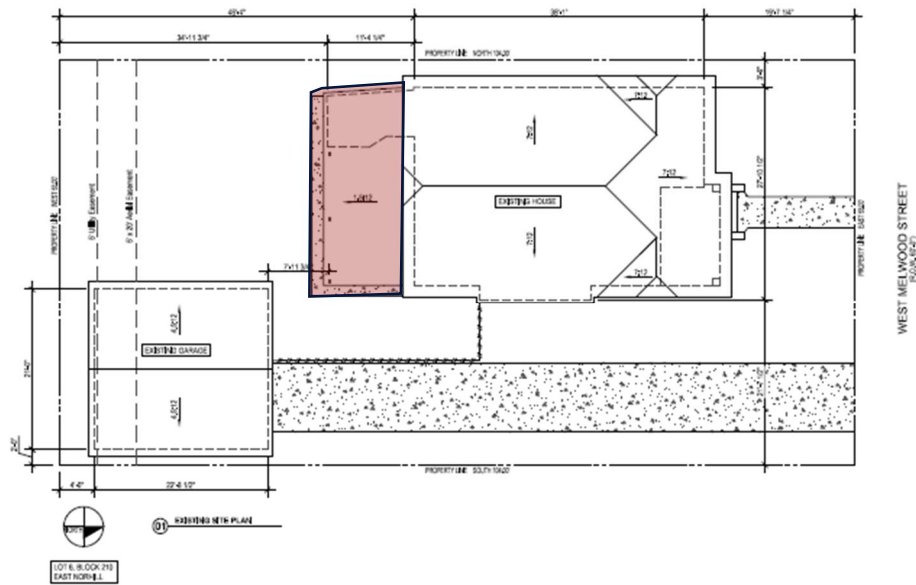
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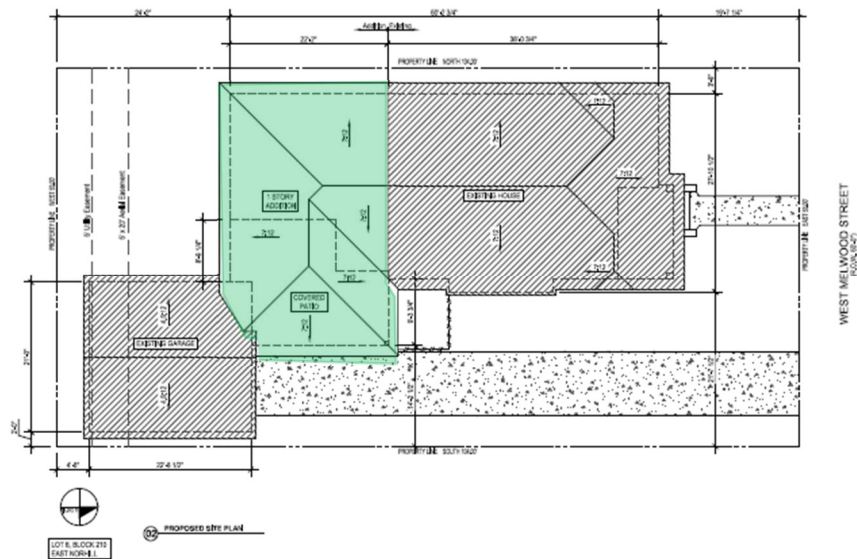
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ROOF PLAN



EXISTING



PROPOSED