

CERTIFICATE OF APPROPRIATENESS

Application Date: September 11, 2023

Applicant: Jarrett Ewing, agent for Yazan Jarrah, owner

Property: 903 W Melwood Street, Lot 18, Block 204, East Norhill Neighborhood Subdivision. The property includes a historic 1,097 square foot, one-story wood single-family residence and historic detached garage situated on a 5,200 square foot (104' x 50') corner lot.

Significance: Contributing Bungalow style residence, constructed ca. 1925, and contributing garage structure, constructed ca. 1940, located in the Norhill Historic District.

Proposal: Alteration – Addition

The applicant is proposing a 673 square foot addition and covered porch to the rear of the existing house. The rear porch will not be connected to the existing detached garage structure. The project details include:

- New 2.5" reveal horizontal wood siding to match existing house.
- Wood framed inset and recessed windows to match existing house.
 - One small single pane window to be added on west (left) elevation.
 - One small single pane window to be removed on east (right) elevation.
- Asphalt shingle roofing on hipped roof to match existing house.
 - Damaged portions of existing wood siding and roofing are to be repaired and replaced with similar material to match existing.
- The existing north elevation side door of the garage will be relocated to the west elevation. The existing garage car door on the west elevation will be removed.

Public Comment: No public comment received.

Civic Association: Comment received from Norhill in support of the proposed design.

Recommendation: Approval with conditions: The existing rear hipped roof to remain partially exposed i.e., lower ridge of the addition.

HAHC Action: -

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 |
|-------------------------------------|--------------------------|--------------------------|----------------------|---|----------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (1) | The proposed activity must retain and preserve the historical character of the property; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (2) | The proposed activity must contribute to the continued availability of the property for a contemporary use; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (4) | The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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 | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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



Norhill Historic District

Historic District Boundary

Building Classification

-  Contributing
-  Non-Contributing
-  Park

Established: June 14, 2000
 Source: GIS Services Division
 Date: May 1, 2013
 Reference: pj17025_Norhill

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.

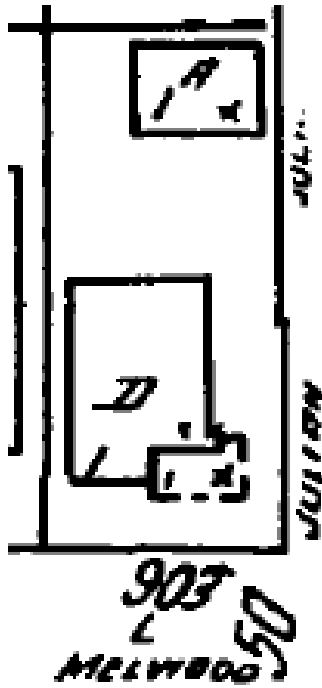


PLANNING & DEVELOPMENT DEPARTMENT

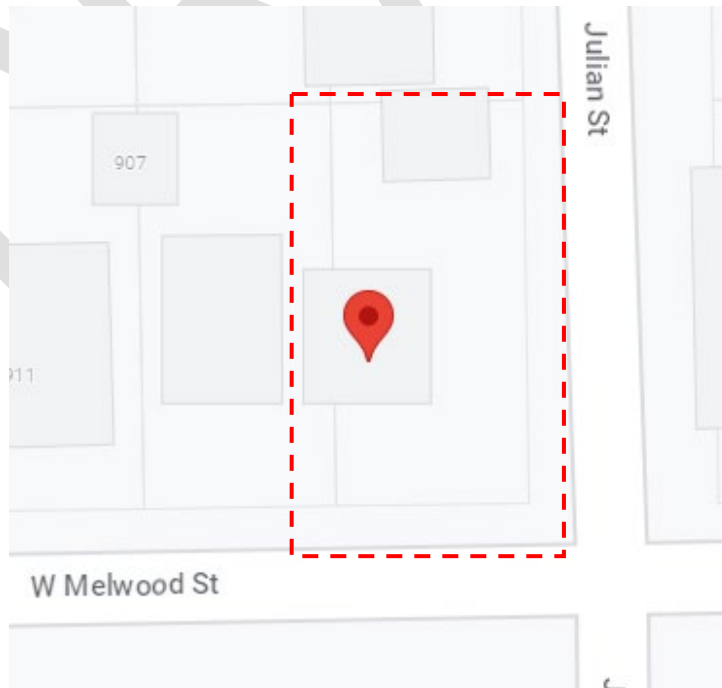
INVENTORY PHOTO



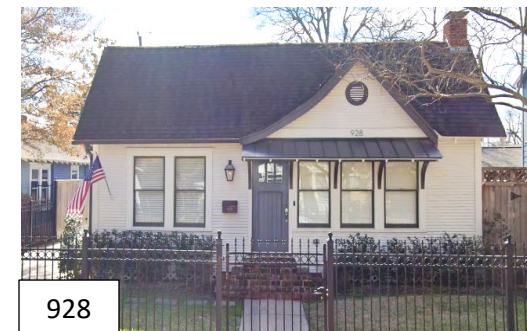
1951 SANBORN



PROPERTY LOCATION – GOOGLE MAPS



CONTEXT AREA – W MELWOOD ST



CURRENT PHOTOS

SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



GARAGE SOUTH ELEVATION



GARAGE EAST ELEVATION



GARAGE SOUTHWEST CORNER

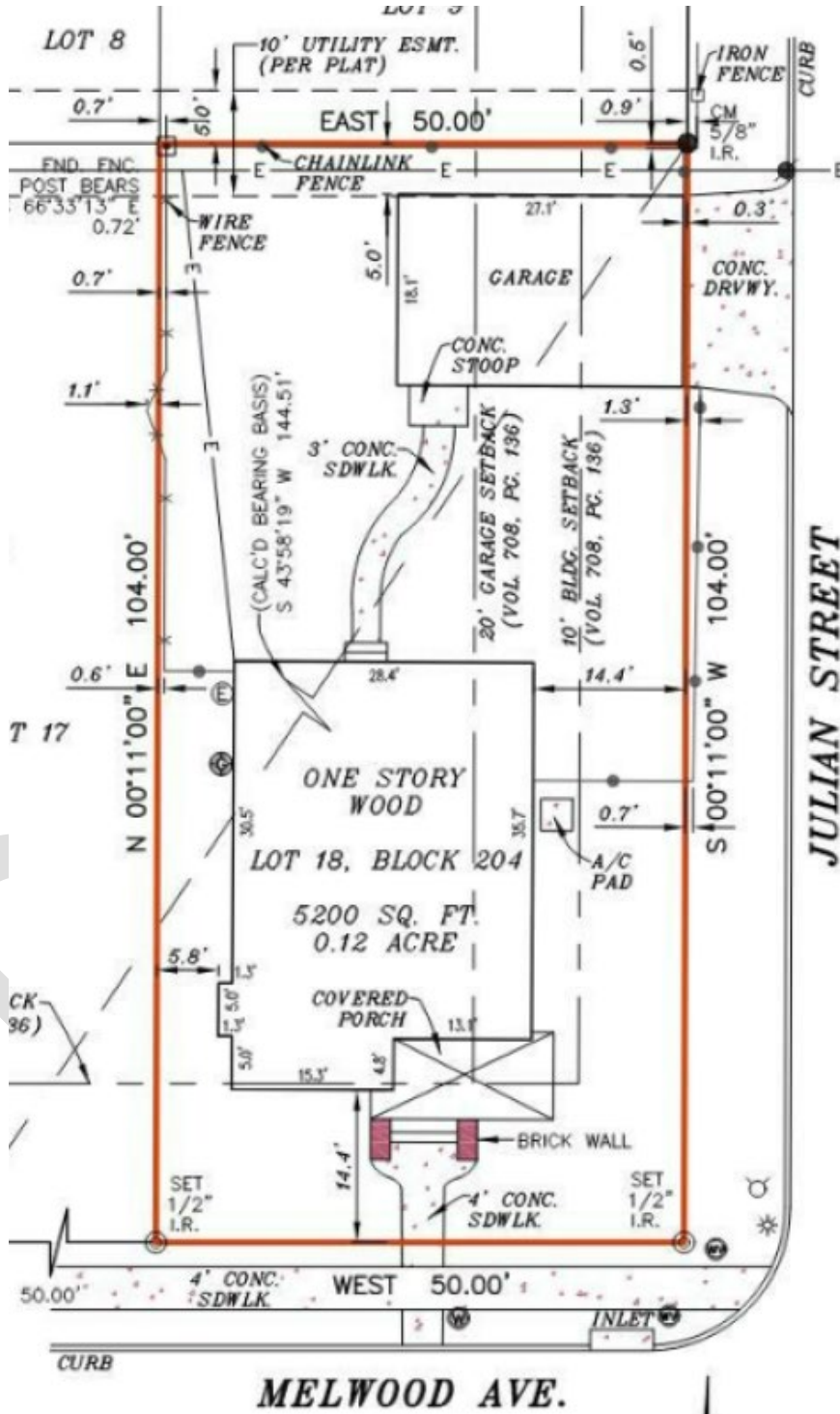


GARAGE REAR
ELEVATION

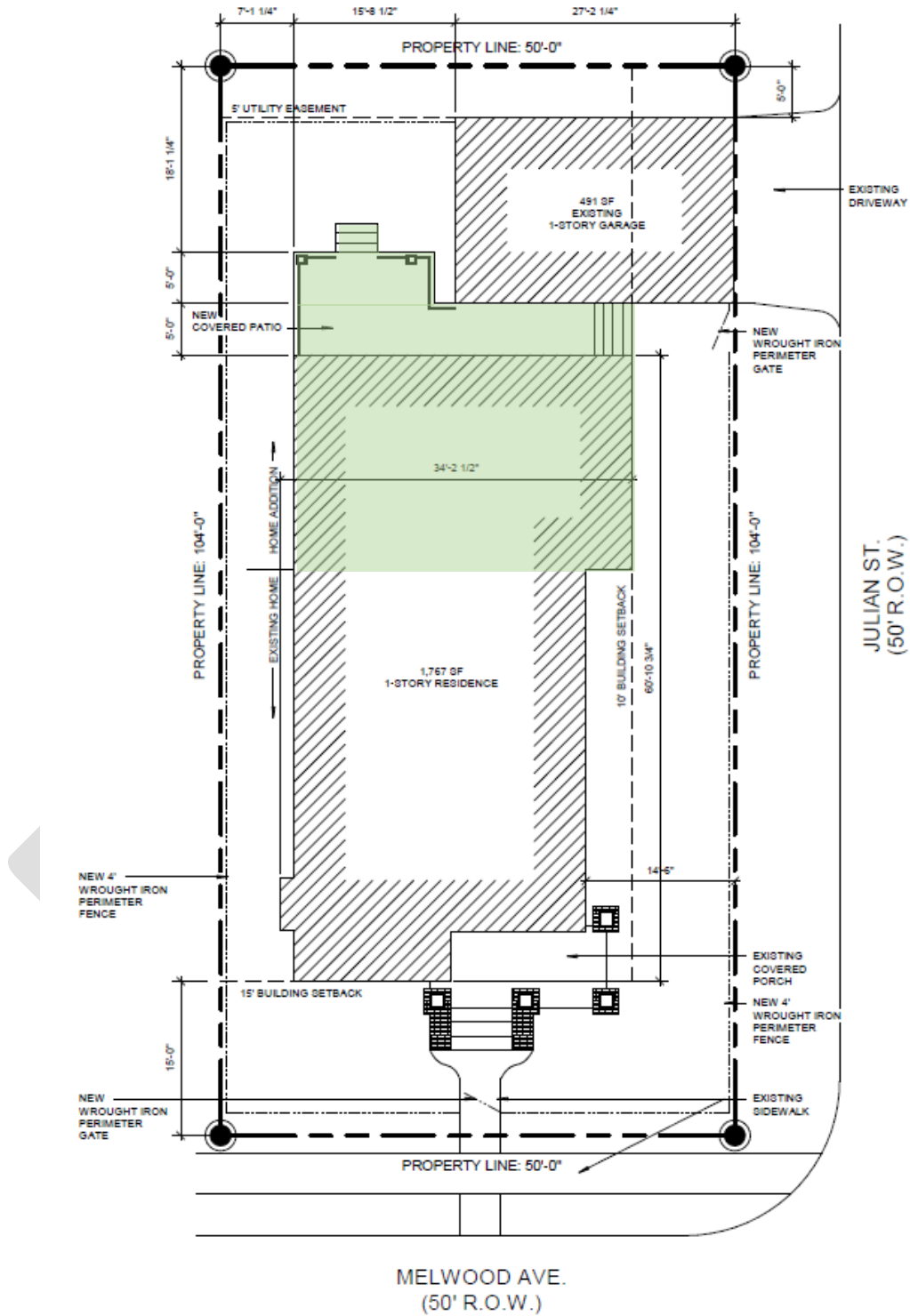
DRAFT

SITE PLAN

EXISTING

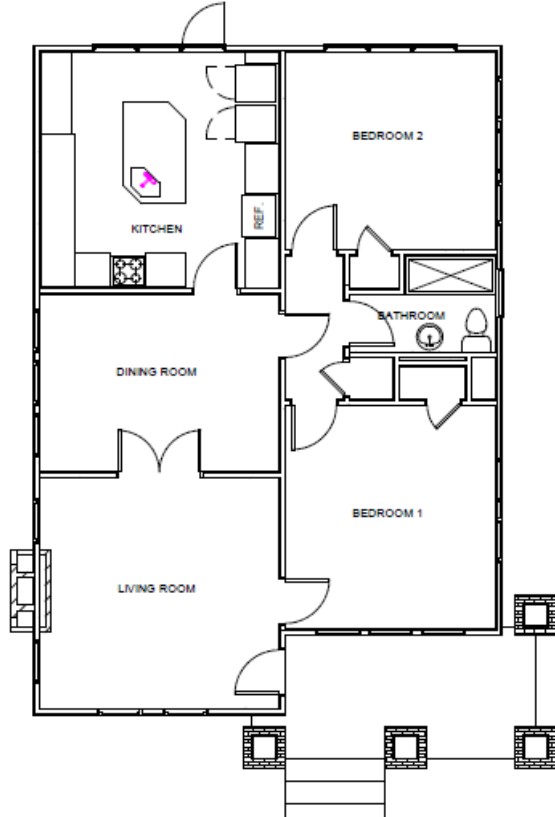
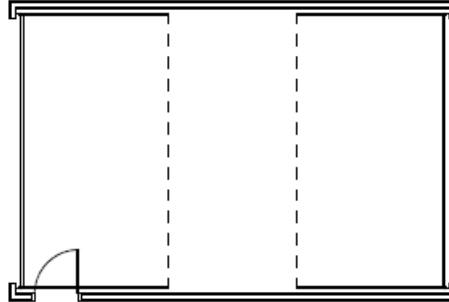


PROPOSED

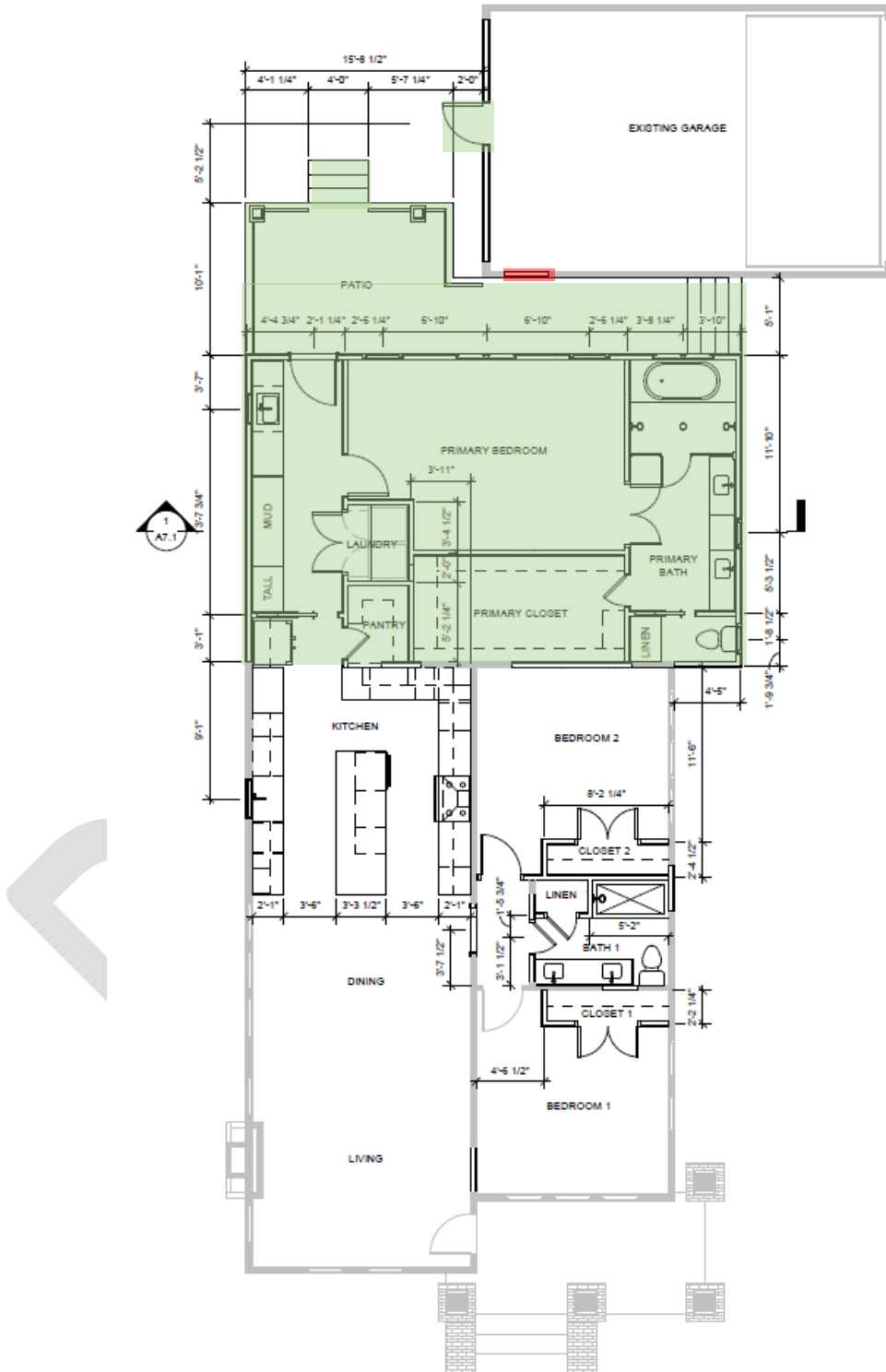


FLOORPLAN

EXISTING

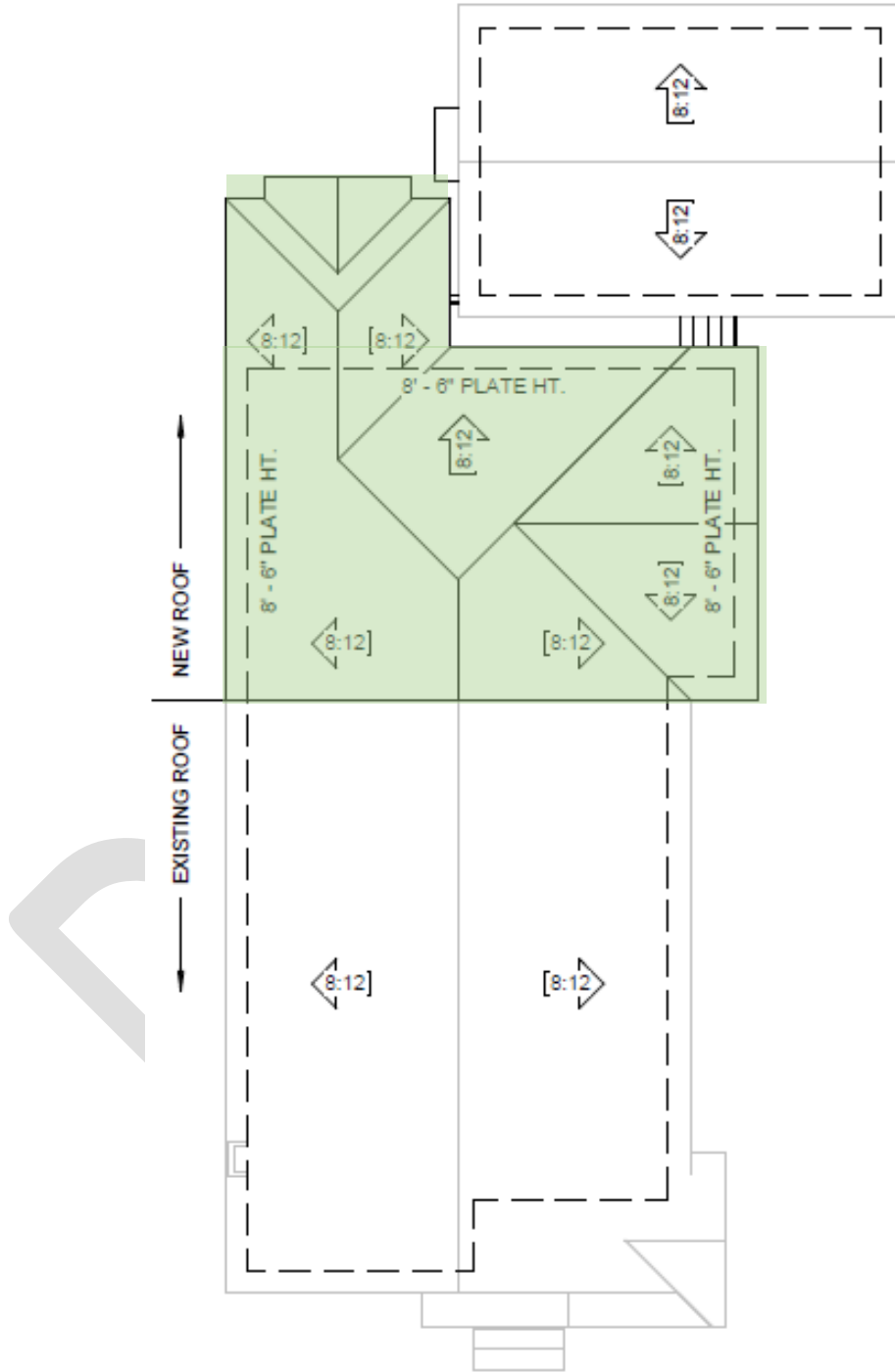


PROPOSED



ROOFPLAN

PROPOSED

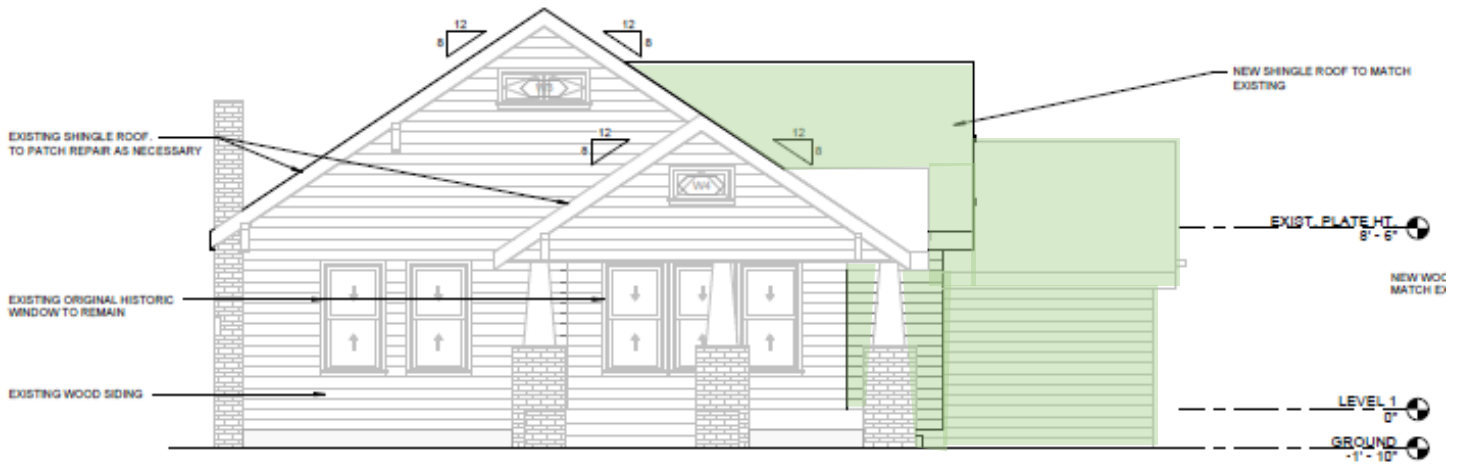


SOUTH ELEVATION

EXISTING

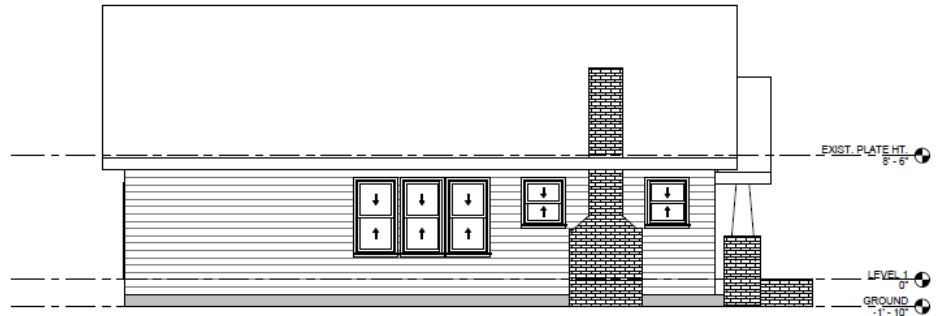


PROPOSED

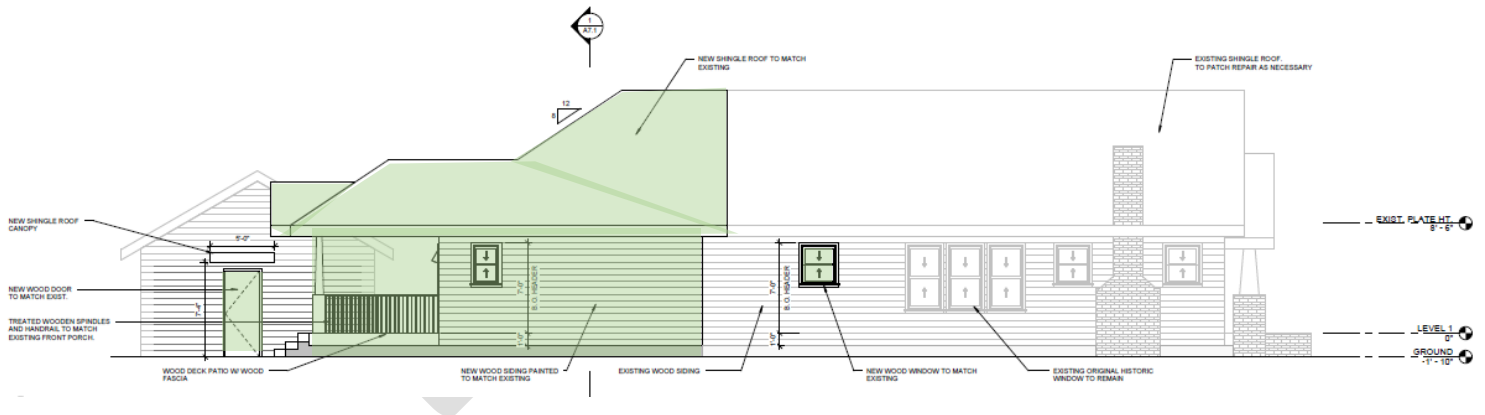


WEST ELEVATION

EXISTING

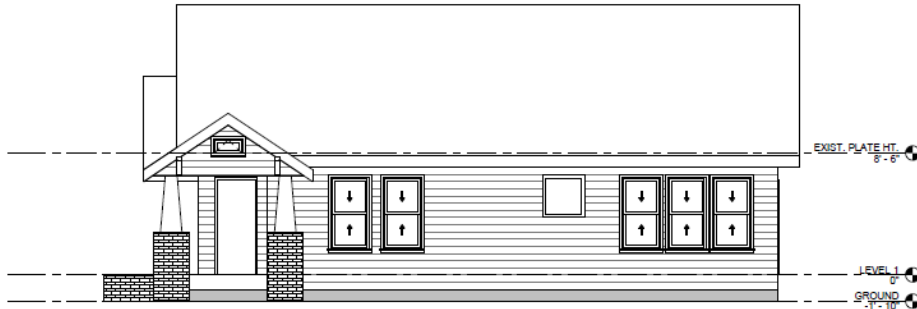


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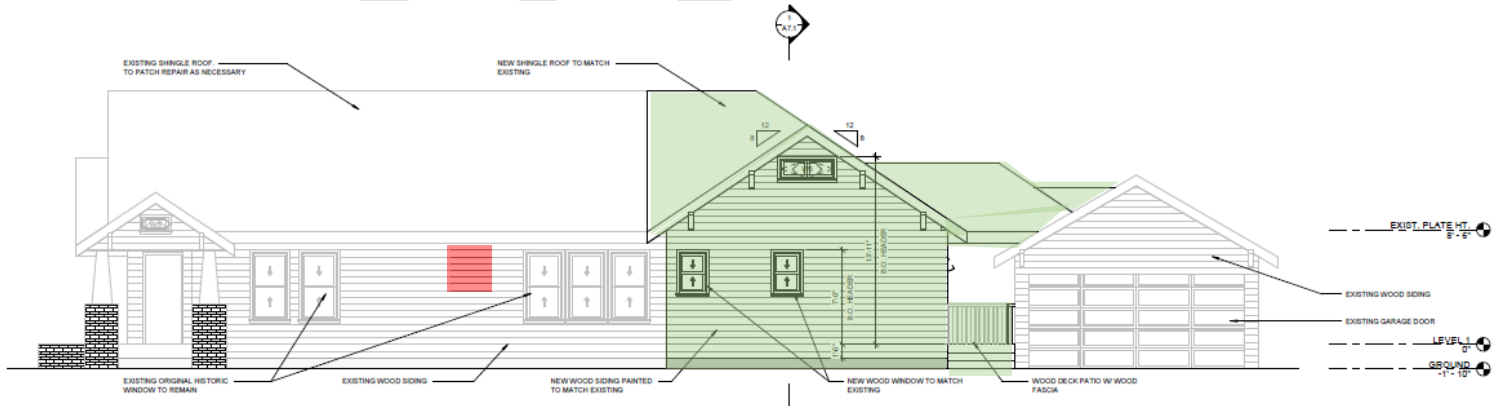


EAST ELEVATION

EXISTING

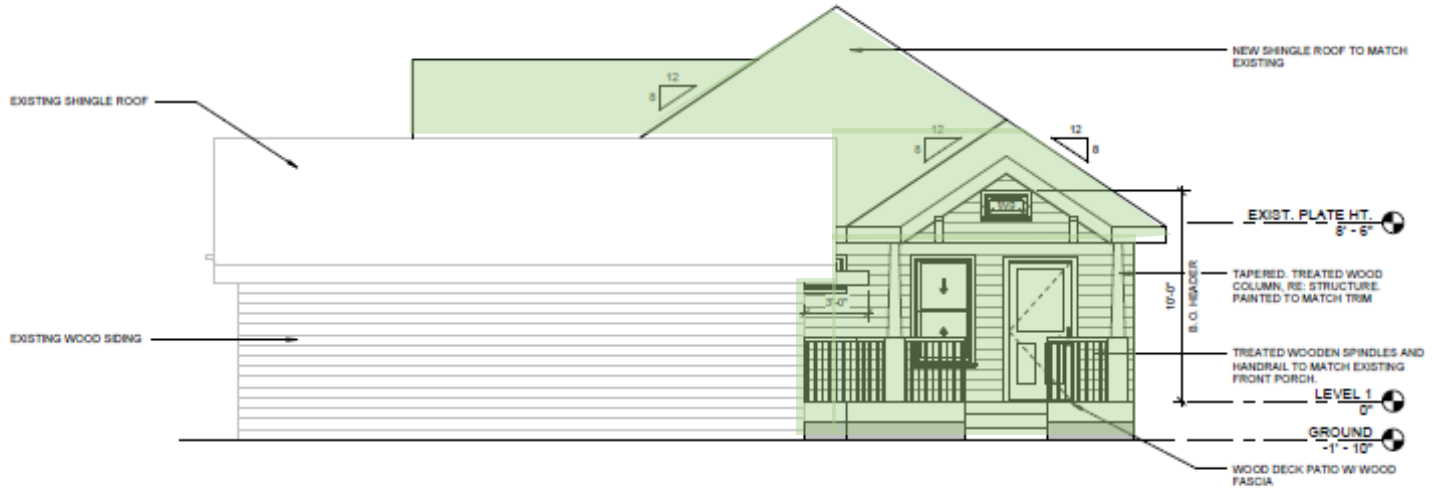


PROPOSED



NORTH ELEVATION – REAR + GARAGE

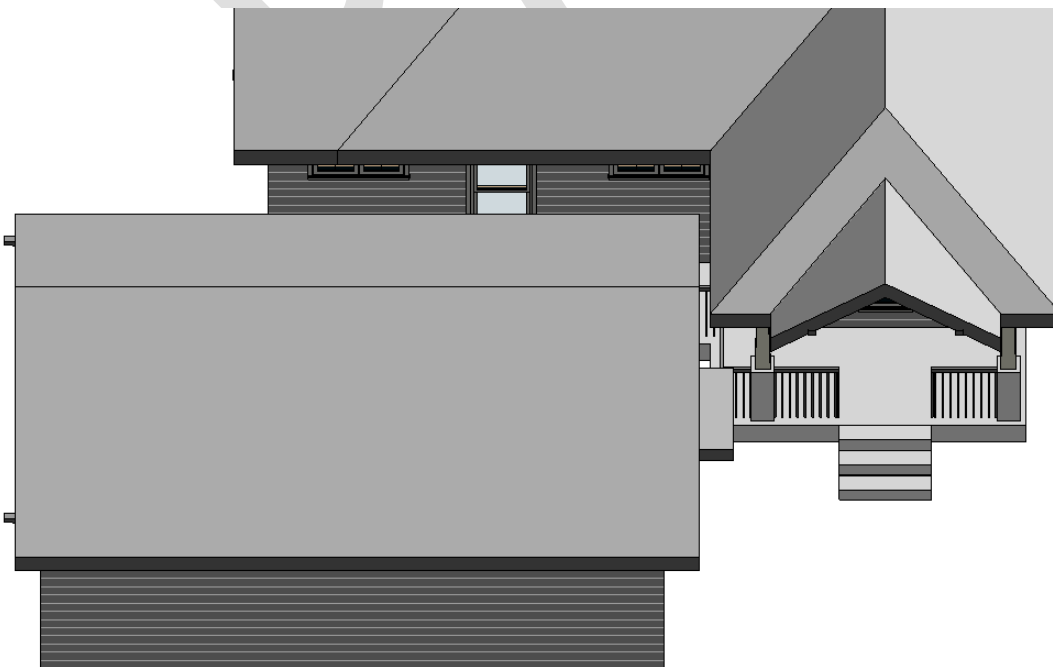
PROPOSED



3 GARAGE REAR ELEVATION
1/4" = 1'-0"

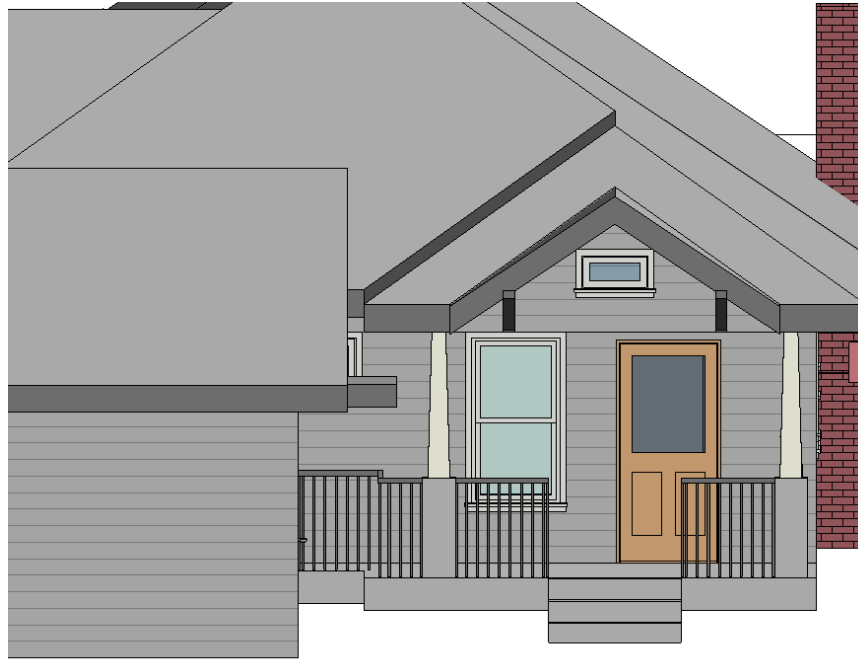
PERSPECTIVE DRAWING: NORTH ELEVATION – REAR + GARAGE

PROPOSED



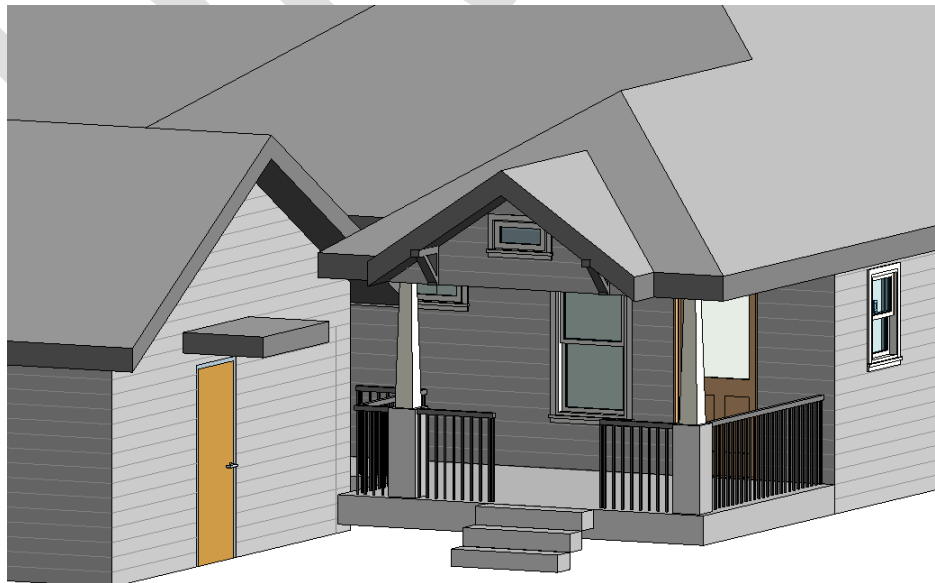
PERSPECTIVE DRAWING: NORTH ELEVATION – REAR + GARAGE

PROPOSED



OBLIQUE NORTHWEST REAR ELEVATION

PROPOSED



WINDOW SCHEDULE

CERTIFICATE OF APPROPRIATENESS

WINDOW WORKSHEET



PLANNING & DEVELOPMENT DEPARTMENT

EXISTING WINDOW SCHEDULE

Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Original/Replacement	Existing to Remain
<i>Ex. A1</i>	<i>Wood</i>	<i>1/1</i>	<i>DH</i>	<i>32 x 66</i>	<i>Recessed</i>	<i>Original</i>	<i>No</i>
W1	Wood	1/1	DH	32 x 60	Recessed	Original	Yes
W2	Wood	1/1	DH	32 x 36	Recessed	Original	Yes
W3	Wood	3/0	Fixed	48 x 17	Recessed	Original	Yes
W4	Wood	3/0	Fixed	32 x 17	Recessed	Original	Yes
W5	Wood	3/0	Fixed	24 x 12	Recessed	Original	Yes

DAMAGE TO EXISTING WINDOWS

Window	Describe Damage
<i>Ex. A1</i>	<i>Glass is broke, window is inoperable, rail is rotten, and frame is broken</i>

PROPOSED WINDOW SCHEDULE

Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Brand/Vendor	Other
<i>Ex. A1</i>	<i>Wood</i>	<i>1/1</i>	<i>DH</i>	<i>32 x 66</i>	<i>Recessed</i>	<i>Plygem</i>	
W6	Wood	1/1	DH	32 x 60	Recessed	Marvin	to match W1
W7	Wood	1/1	DH	24 x 36	Recessed	Marvin	sim to W1
W8	Wood	3/0	Fixed	48 x 17	Recessed	Marvin	to match W3
W9	Wood	3/0	Fixed	24 x 12	Recessed	Marvin	sim to W3

- Must include photos of all windows with labels indicated on this sheet
- Must include manufacture's specifications and details for all proposed windows
- *** Use additional sheets as necessary

WINDOW SCHEDULE

SOUTH (FRONT) ELEVATION



SOUTHWEST ELEVATION



EAST ELEVATION



NORTH (REAR) ELEVATION



GARAGE SOUTH ELEVATION



GARAGE SOUTHWEST ELEVATION



GARAGE EAST ELEVATION FRONTING JULIAN ST

