



# CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

**ITEM E12**

HPO File #: HP2026\_0142

June 18th, 2026

811 W Melwood Street  
Norhill

**Applicant:** Brett Burling, owner

**Property:** 811 W Melwood st., Houston, T.X. 77009 Lot 16, Block 205, East Norhill Subdivision.  
The property includes a historic 2,380 SF two-story single-family residence with a detached garage situated on a 5,512 (104' X 53') square foot interior lot.

**Significance:** This is a Bungalow partially contributing residential structure constructed in 1932, with a partially contributing detached garage constructed circa in 1940 in the Norhill Historic District.

**Proposal:** Demolition – Removal of Garage

The proposal is as follows:

- Removal of the stump that has caused non-repairable damage to the slab
- Garage is currently encroaching the utility easement located in the rear of the property

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

**Civic Association:** No comment received.

**Recommendation:** Approval

**HAHC Action:** -



ITEM E16
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DEMOLITION OF A LANDMARK, PROTECTED LANDMARK, CONTRIBUTING STRUCTURE, OR WITHIN AN ARCHAEOLOGICAL SITE

Sec. 33-247(a): The issuance of a certificate of appropriateness for the demolition of a landmark, a protected landmark, or a contributing structure, or for the demolition of a building, structure or object on or in an archaeological site shall be granted only if:

S D NA S - satisfies D - does not satisfy NA - not applicable

- (1) The building, structure, or object has seriously deteriorated to an unusable state and is beyond reasonable repair; and
(2) The HAHC finds, based on the preponderance of credible evidence presented subject to the establishment by the applicant, the existence of an unreasonable economic hardship under subsection (c) of this section or the establishment of an unusual and compelling circumstance pursuant to subsection (d) of this section.

(c) Determination of the existence of an unreasonable economic hardship shall be based upon the following criteria:

- (1) That the property is incapable of earning a reasonable return, regardless of whether the return is the most profitable return, including without limitation, regardless of whether the costs of maintenance or improvement of the property exceed its fair market value;
(2) That the owner has demonstrated that the property cannot be adapted for any other use, whether by the current owner, by a purchaser or by a lessee, that would result in a reasonable return;
(3) That the owner has demonstrated reasonable efforts to find a purchaser or lessee interested in acquiring the property and preserving it, and that those efforts have failed; and
(4) If the applicant is a nonprofit organization, determination of an unreasonable economic hardship shall instead be based upon whether the denial of a certificate of appropriateness financially prevents or seriously interferes with carrying out the mission, purpose, or function of the nonprofit corporation

OR

(d) Determination of the existence of an unusual and compelling circumstance shall be based upon the following criteria:

- (1) That current information does not support the historic or archaeological significance of this building, structure or object or its importance to the integrity of an historic district, if applicable;
(2) Whether there are definite plans for reuse of the property if the proposed demolition is carried out and what effect such plans have on the architectural, cultural, historical or archaeological character of the context area; and
(3) Whether reasonable measures can be taken to save the building, structure or object from further deterioration, collapse, arson, vandalism or neglect.



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## DISTRICT MAP

811 W MELWOOD ST





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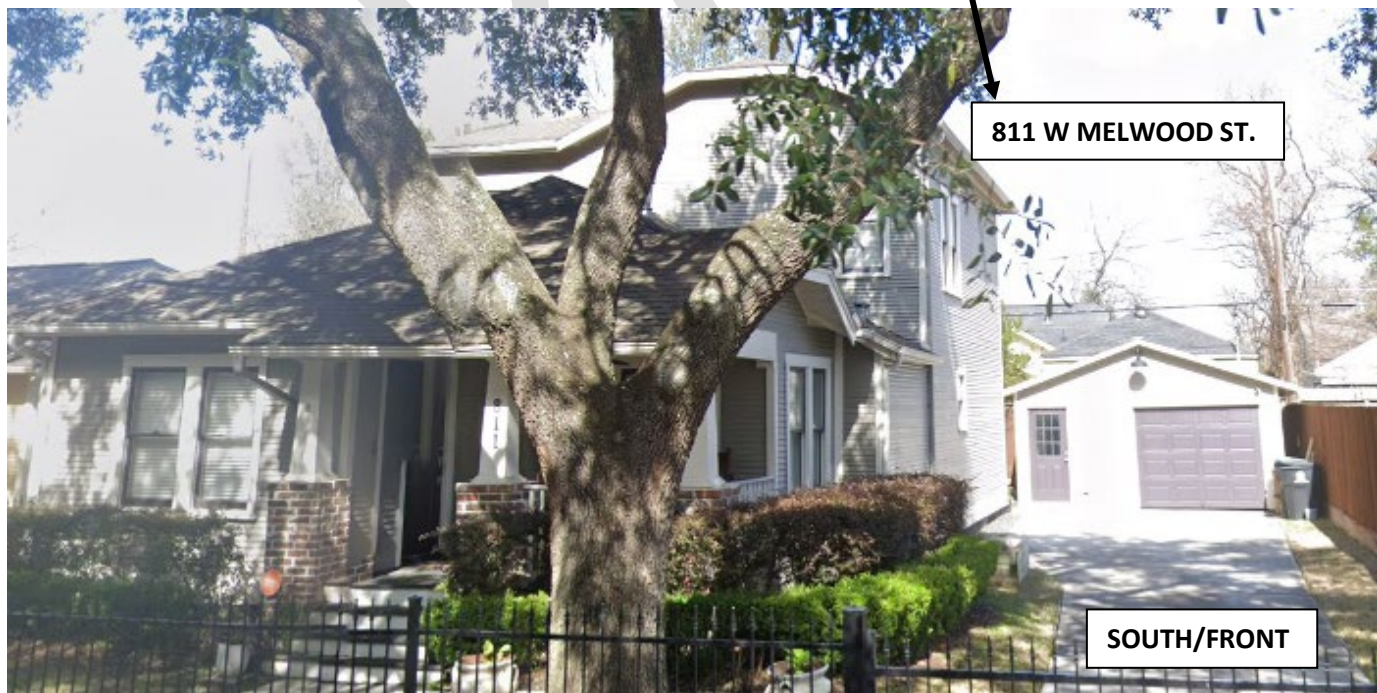
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## GEOGRAPHIC AREA





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## GARAGE CONTINUED





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## PHOTOS CONTINUED

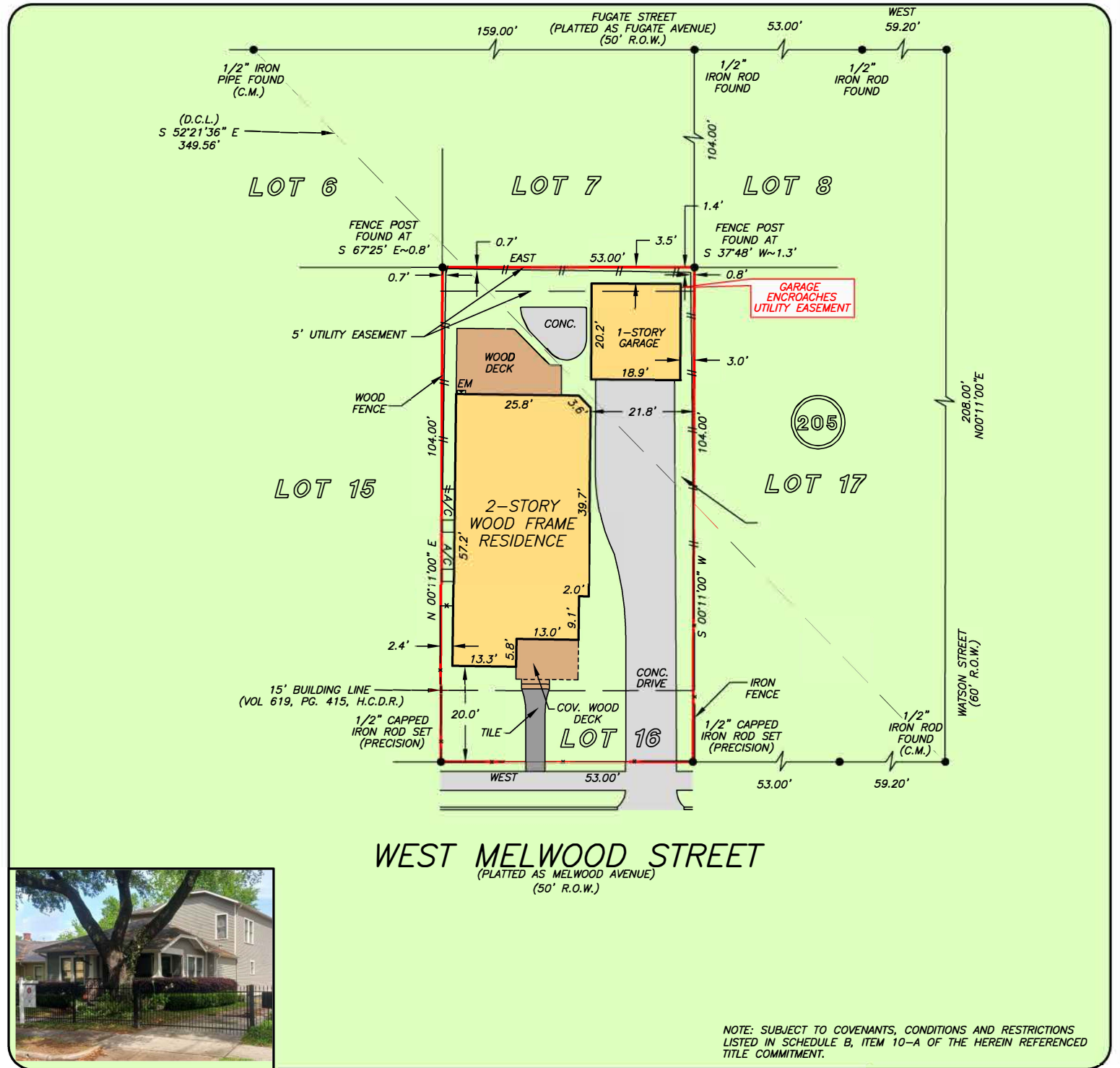


GF NO. 26002422-56 TRULY TITLE  
 ADDRESS: 811 WEST MELWOOD STREET  
 HOUSTON, TEXAS 77009  
 BORROWER: LESLIE K. SPRECHER

# LOT 16, BLOCK 205 EAST NORHILL ADDITION

AN ADDITION IN HARRIS COUNTY, TEXAS,  
 ACCORDING TO THE MAP OR PLAT THEREOF RECORDED  
 IN VOLUME 6, PAGE 65, OF THE MAP AND/OR PLAT RECORDS  
 OF HARRIS COUNTY, TEXAS

SCALE: 1" = 30'



NOTE: SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS LISTED IN SCHEDULE B, ITEM 10-A OF THE HEREIN REFERENCED TITLE COMMITMENT.

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS PER FIRM PANEL NO. 48201C 0670 M MAP REVISION: 06/09/2014 ZONE X BASED ONLY ON VISUAL EXAMINATION OF MAPS. INACCURACIES OF FEMA MAPS PREVENT EXACT DETERMINATION WITHOUT DETAILED FIELD STUDY

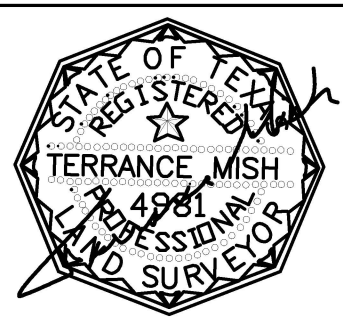
A SUBSURFACE INVESTIGATION WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L. = DIRECTIONAL CONTROL LINE  
 RECORD BEARING: VOL. 6, PG. 65, H.C.M.P.R.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN HEREON. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY AND ABSTRACTING PROVIDED IN THE ABOVE REFERENCED TITLE COMMITMENT WAS RELIED UPON IN PREPARATION OF THIS SURVEY.

TERRANCE MISH  
 PROFESSIONAL LAND SURVEYOR  
 NO. 4981  
 JOB NO. 26-02648  
 APRIL 02, 2026

DRAWN BY: DC



**TRULY**  
 TITLE  
**TRACY BAXTER**  
 281-864-4416

