

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** June 25, 2014

**Applicant:** Nicole Boudreau, Hines for Dougal Cameron, Cameron McKinney, LLC, owner

**Property:** 1001 McKinney Street, lots 1, 2 & 6, tracts 12A & 13, block 137, SSBB Subdivision. The property includes a historic twenty-three story commercial building situated on a 20,204 square foot corner lot.

**Significance:** City National Bank Building is a City of Houston Landmark designated in October, 1996. The twenty-three-story historic commercial structure was constructed circa 1947. Formerly known as the Texas American Building, it is now called 1001 McKinney.

**Proposal:** Alteration – Remove the two lower, horizontal muntins in all 6-lite original windows on floors 3-16 on the east elevation to make a 4-lite configuration. Original aluminum frames and other muntins will be retained.

See enclosed application materials and detailed project description on p. 5-9 for further details.

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

**Civic Association:** No comment received.

**Recommendation:** Denial

**HAHC Action:** Approved

**CERTIFICATE OF APPROPRIATENESS**

**Basis for Issuance:** HAHC Approval

**Effective:** July 17, 2014



**PLANNING & DEVELOPMENT DEPARTMENT**

COA valid for one year from effective date. COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved project scope may require a new COA.

## APPROVAL CRITERIA

## ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

Sec. 33-241(a): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark or protected landmark, (ii) any building, structure or object that is contributing to an historic district, or (iii) any building, structure or object that is part of an archaeological site, 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;  
*Window lite patterns are a distinctive aspect of the historic character of a structure. Altering the lite pattern on the majority of windows on the northeast elevation to match the other elevations creates a false history.*
- (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;  
*Window lite patterns are a distinctive aspect of the historic character of a structure. The 6-lite windows on the northeast elevation represent a dominant visual element on that elevation.*
- (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;  
*Altering the lite pattern of windows on one elevation permanently changes a distinctive exterior feature.*
- (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;
- (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 or cultural material and must be compatible with the size, scale, material and character of the property and the area in which it is located;  
*The existing window muntins represent important historical material and should not be removed.*
- (10) The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s);
- (11) The proposed activity will comply with any applicable deed restrictions.



**PROPERTY LOCATION**  
**CITY NATIONAL BANK BUILDING**

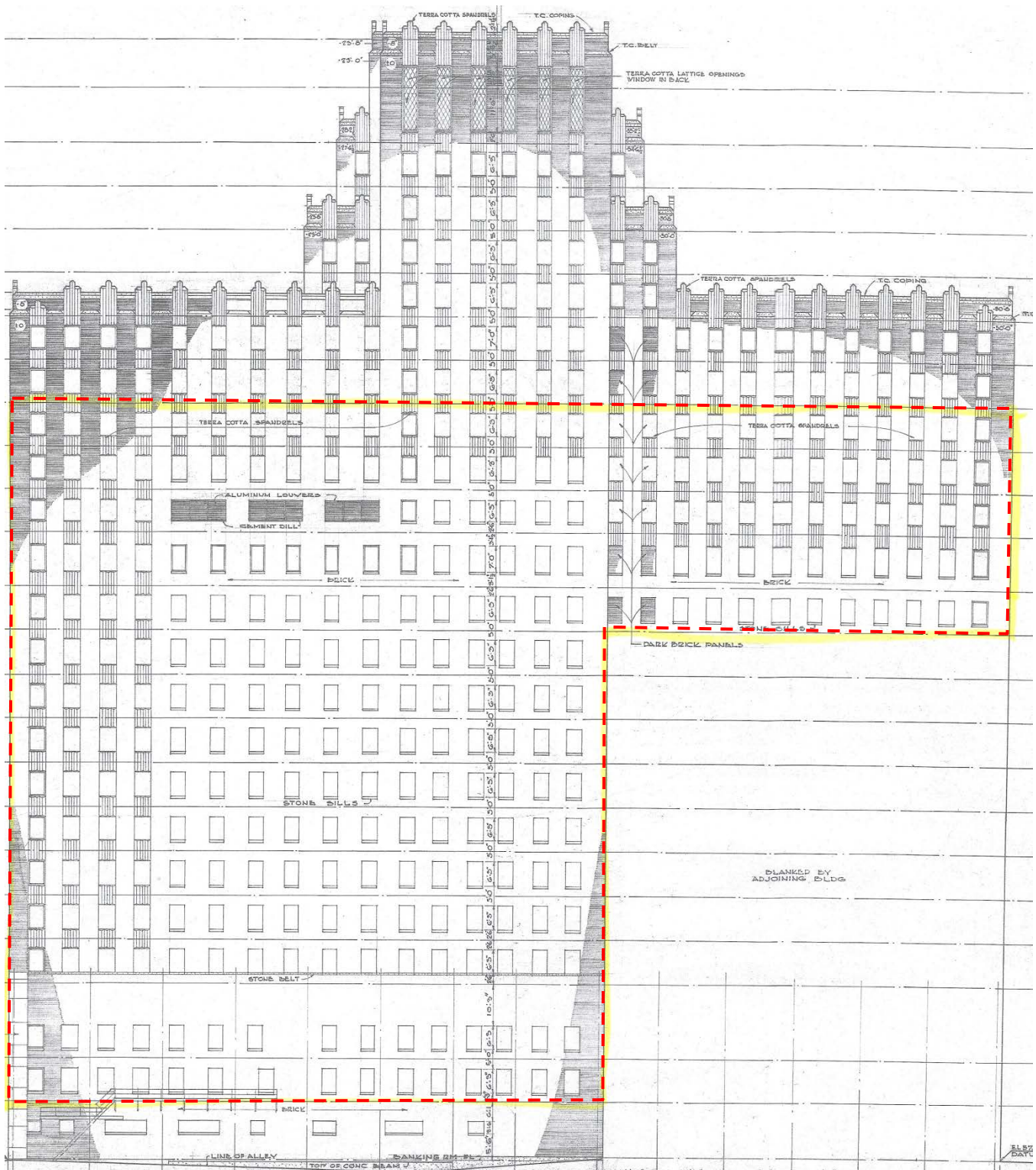


CURRENT PHOTO





### NORTHEAST ELEVATION WINDOWS TO BE ALTERED



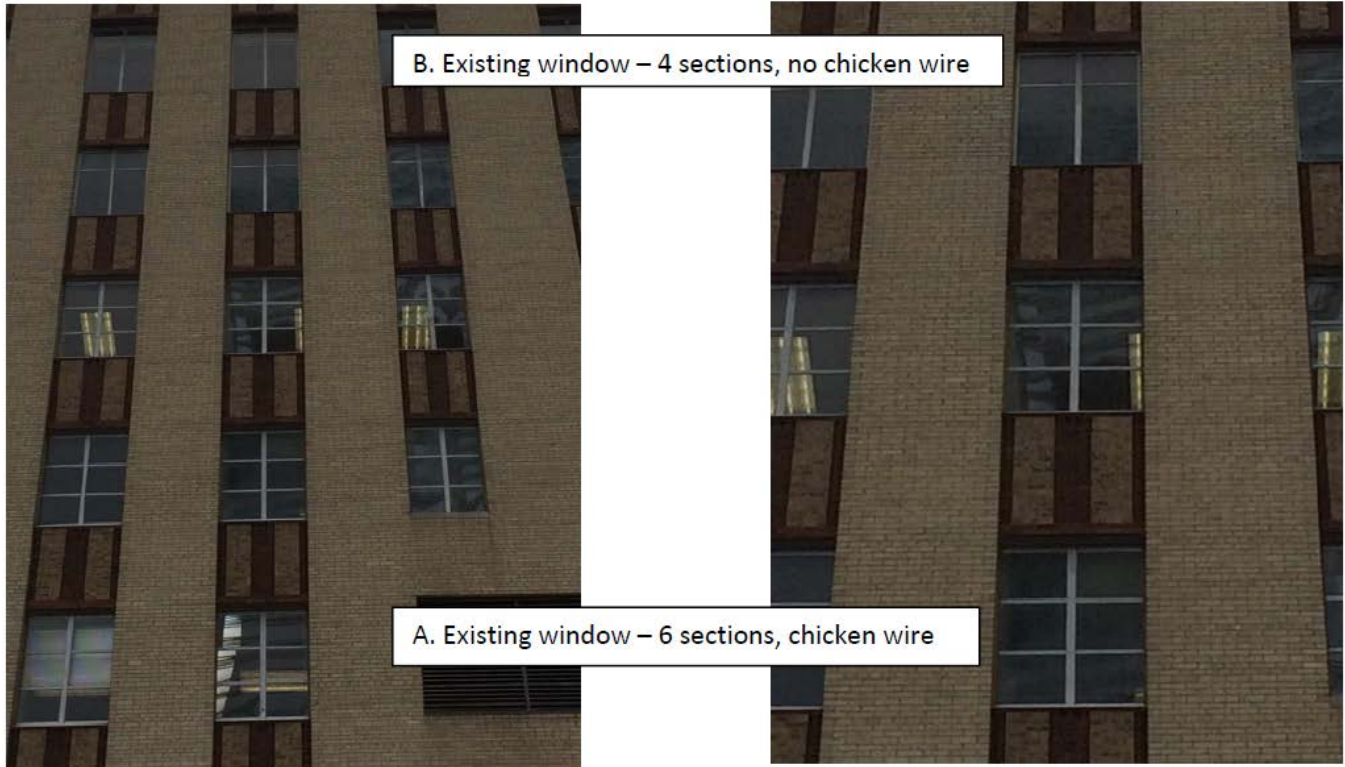


SITE PLAN



LOCATION OF PROPOSED ALTERATION

**PHOTOS PROVIDED BY APPLICANT**  
DETAIL OF WINDOWS TO BE ALTERED





**PHOTOS PROVIDED BY APPLICANT**

**COMPARISON OF EXISTING AND PROPOSED MUNTIN CONFIGURATIONS**



A. Existing window – 6 sections, chicken wire

B. Existing window – 4 sections, no chicken wire

View from northeast corner office



### PROJECT DETAILS

**Windows/Doors:** The building features original aluminum windows with two different lite configurations. Windows on the southeast, southwest and northwest elevations, as well as floors 17-23 of the northeast elevation, have a 4-lite vertical cross configuration. All windows on floors 3-16 of the northeast elevation have an equal 6-lite configuration.

All windows on floors 3-16 of the northeast elevation will have their glass and lower pair of horizontal muntins removed. New glass will be added to match the 4 lite windows on the rest of the building. The existing aluminum frames and remaining muntins will be retained.

**Rear Elevation:** Floors 3-16 have 6 lite aluminum windows. Floors 17-23 have 4 lite aluminum windows.

**(Northeast)** All windows on floors 3-16 will have their glass and muntins removed. New glass and lower pair of horizontal muntins removed. New glass will be added to match the 4 lite windows on the rest of the building. The existing aluminum frames and remaining muntins will be retained.