

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** January 6, 2016

**Applicant:** Don Pattie of Robert Dame Designs for First Last, owner

**Property:** 2116 Chilton Road, Lot 24, Tract 1, Block 52, River Oaks Section 3 Subdivision. The property includes a historic 5,056 square foot, two-story wood frame single-family residence and an attached garage situated on a 12,000 square foot (82' x 150') interior lot.

**Significance:** Norman Adams Senior House is a City of Houston Landmark designated in March of 2008. The Colonial Revival-style two-story historic residence was constructed circa 1935.

**Proposal:** Alteration – Addition

Construct a 1,294 square foot addition to the rear of an existing 4,798 square foot existing residence. This proposal involves altering a non-original circa 1980s addition and does not result in any alterations to the existing original structure.

- Remove an existing attached 692 square foot two-story accessory structure at the west side of the rear of the property.
- Replace the existing attached accessory structure with a new garage with upstairs living space. The new addition will be inset from the remainder of the residence.
- Construct two additional additions behind the existing residence. A two-story addition will be located at the center and east side of the rear of the structure. This addition will also feature a rear deck with a canopy spanning between the proposed addition and the proposed rear attached accessory structure.

See enclosed application materials and detailed project description on p. 4-15 for further details.

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

**Civic Association:** No comment received.

**Recommendation:** Approval

**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

- (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 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, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements and must be compatible with the size, scale, material and character of the property and the area in which it is located;
(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.

**PROPERTY LOCATION**  
NORMAN ADAMS SENIOR HOUSE



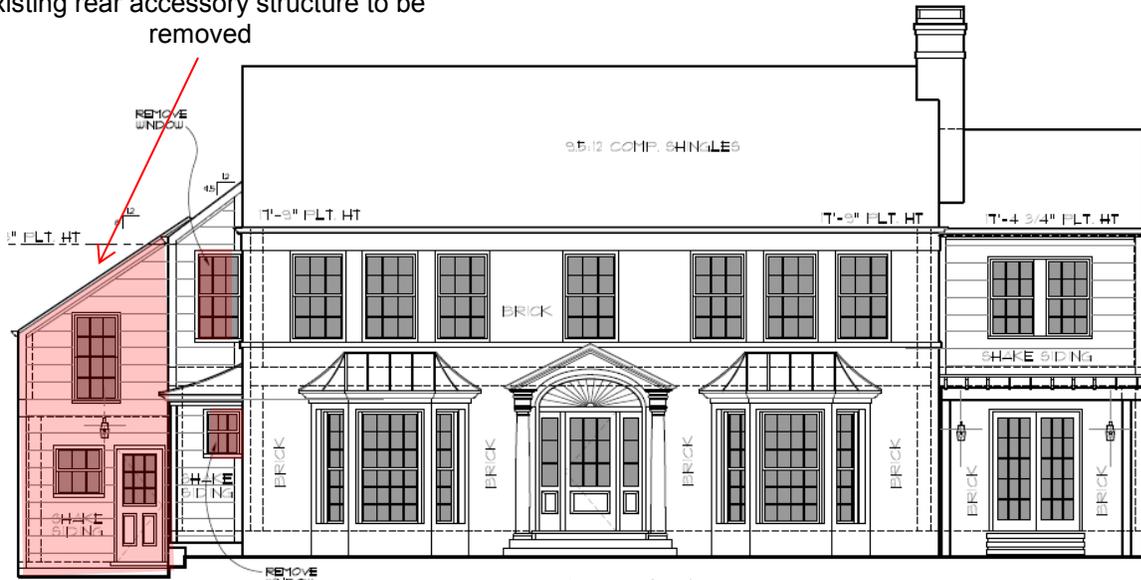
INVENTORY PHOTO



**SOUTH ELEVATION – FRONT FACING CHILTON ROAD**

EXISTING

Existing rear accessory structure to be removed

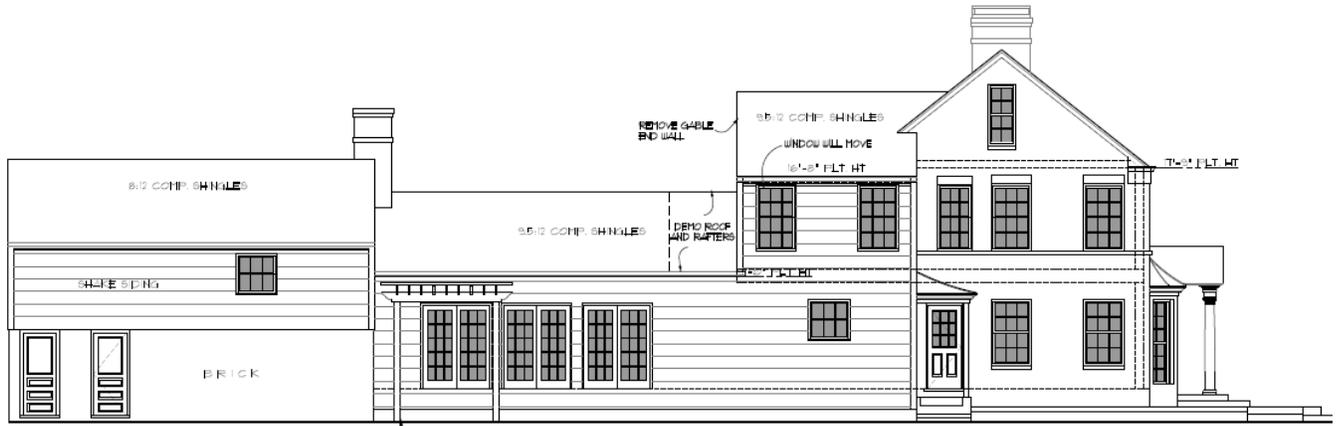


PROPOSED

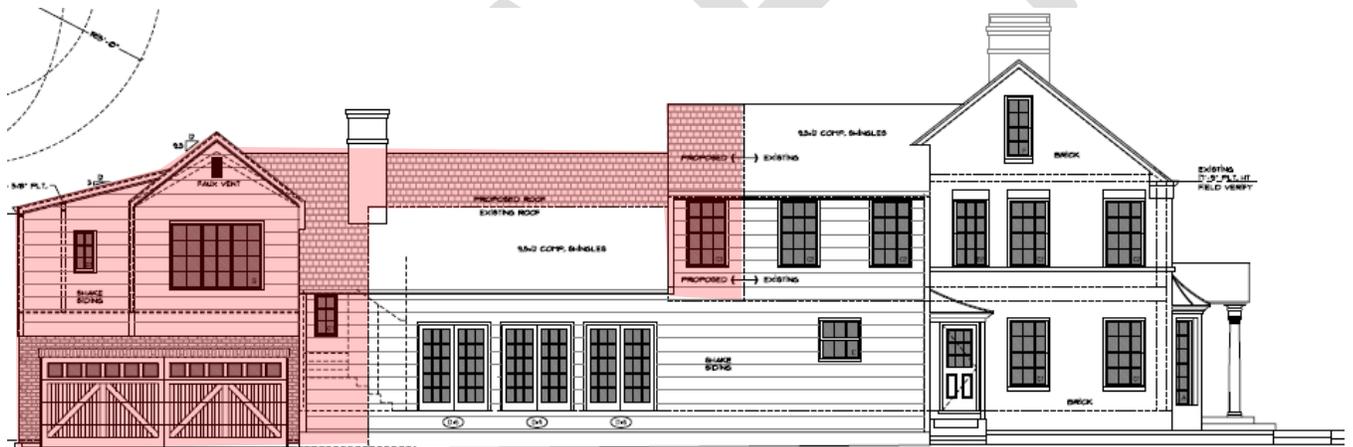


WEST SIDE ELEVATION

EXISTING



PROPOSED



EAST SIDE ELEVATION

EXISTING



PROPOSED

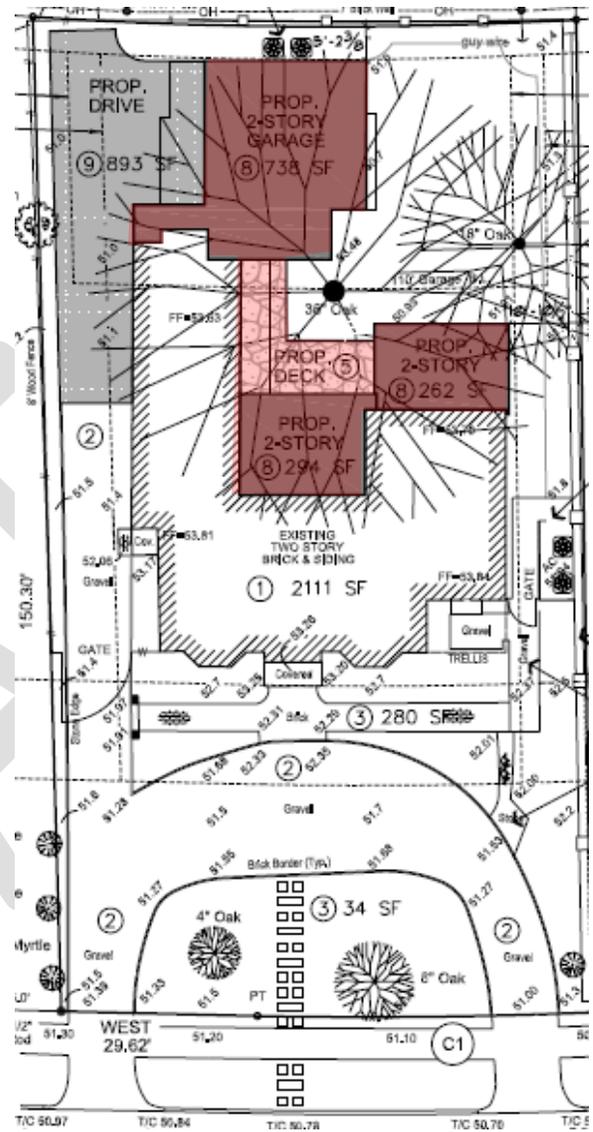
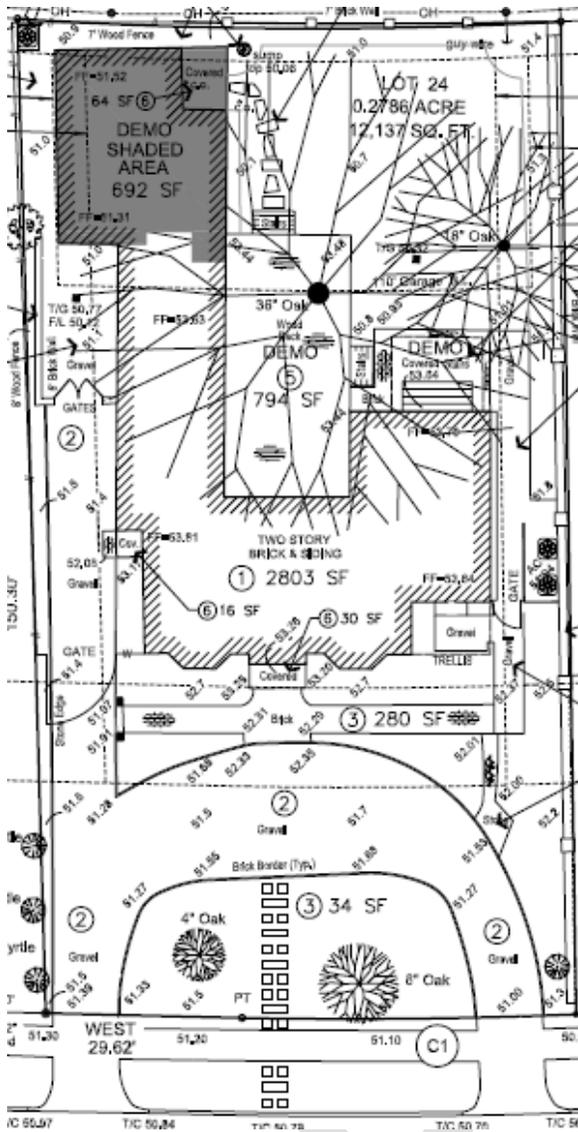




SITE PLAN

Existing

Proposed

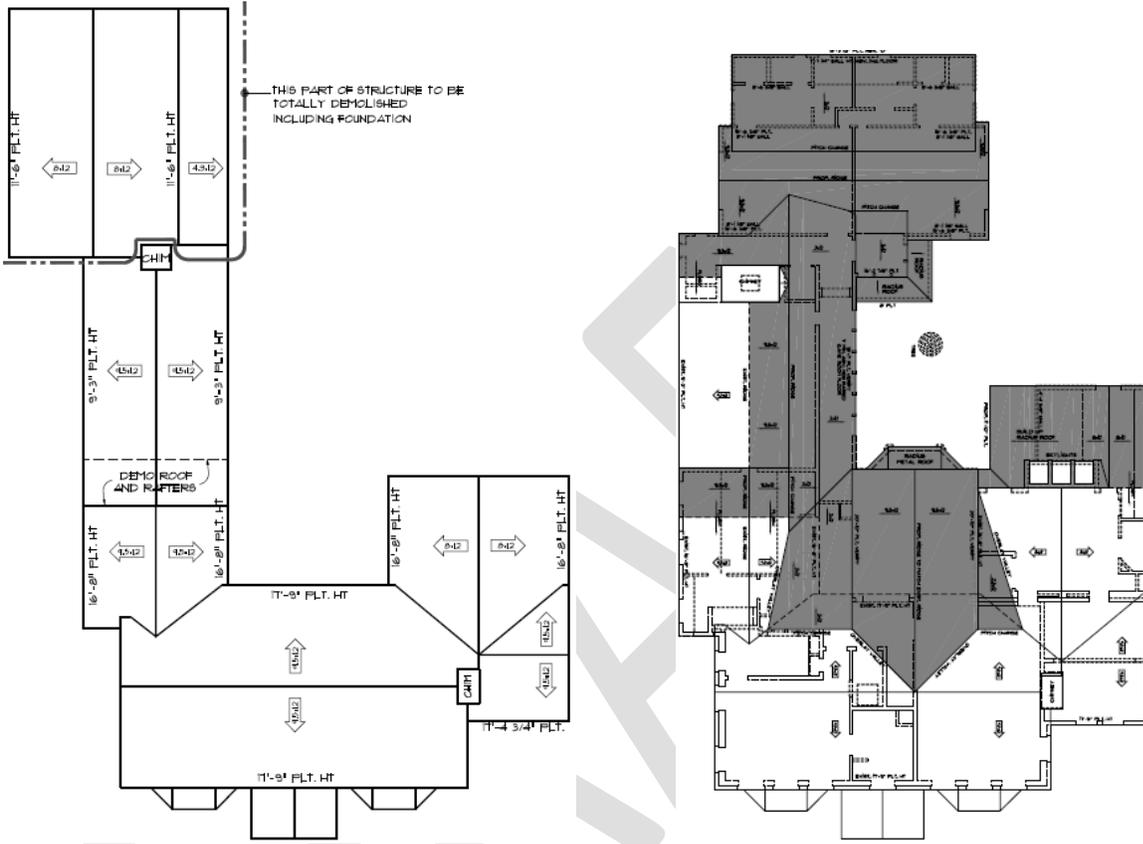




ROOF PLAN

Existing

Proposed

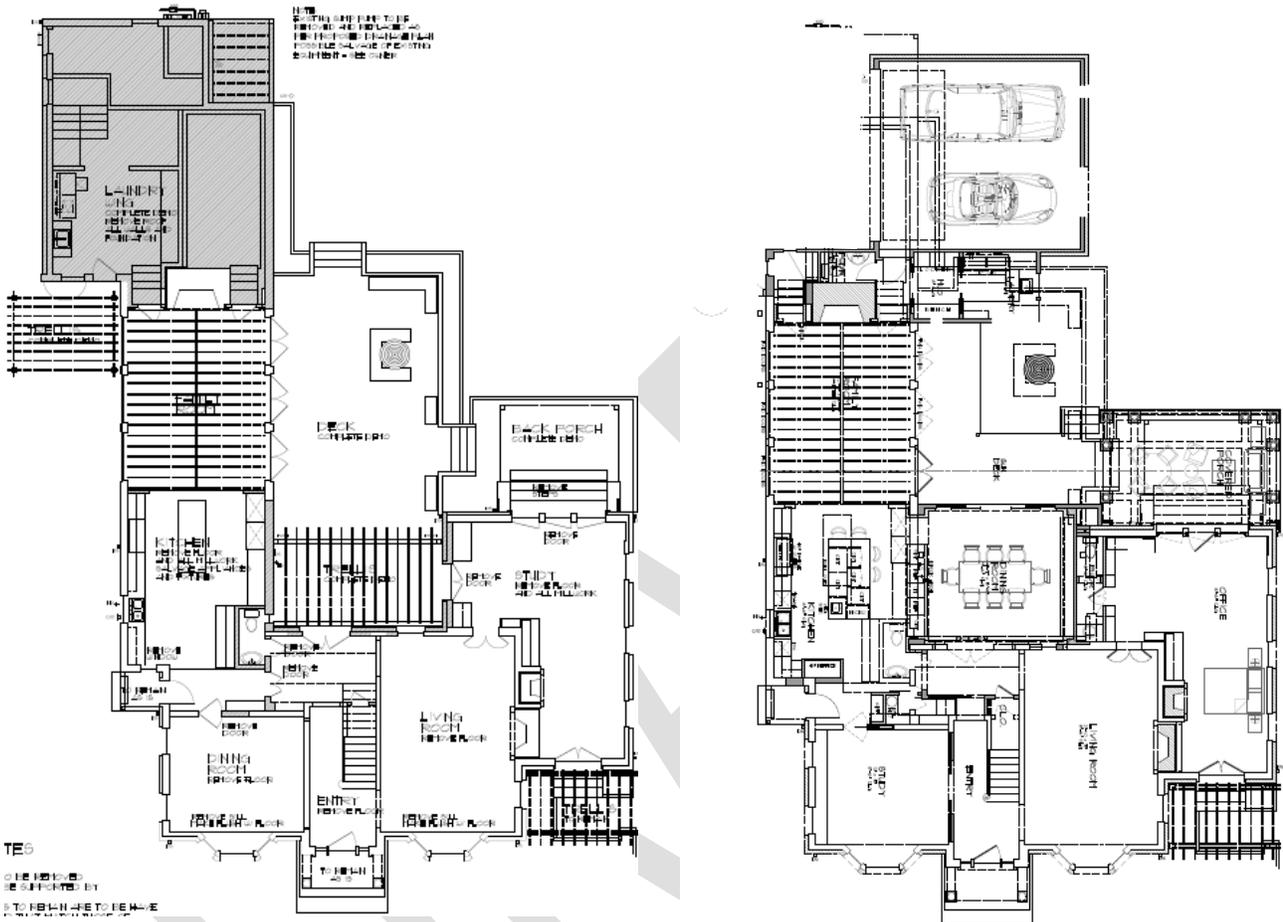




FIRST FLOOR PLAN

Existing

Proposed





**PHOTOS SUBMITTED BY APPLICANT**

**VIEW FROM THE STREET**



**PHOTOS SUBMITTED BY APPLICANT**  
**REAR OF THE PROPERTY**



REAR ACCESSORY STRUCTURE TO BE DEMILISHED



**PHOTOS SUBMITTED BY APPLICANT**

**REAR ACCESSORY STRUCTURE VIEWED FROM THE FRONT**



## PROJECT DETAILS

**Shape/Mass:** The original structure consists of a two-story side open gable roof brick clad residence. In the 1950s and 1980s additions were added to the rear east side and rear west side of the structure that connected the main residence to a rear accessory structure. The existing original structure at the front of the property will not be altered.

The applicant proposes to demolish the now attached rear accessory structure and construct a new west facing two-story garage. The garage will be inset 11' 8" from the existing west wall and will not be visible from the right of way.

The applicant also proposes to construct a rear addition that will raise the circa 1980s rear addition between the original residence and accessory structure by 9' 1". The only change visible from the right of way from the west will be a taller roof ridge. A 12' deep section of this addition will be visible from the east.

**Setbacks:** The proposed addition will be built to within the existing front and side setbacks.

**Foundation:** The existing residence features a pier and beam foundation with a 2' 4" finished floor height. The addition will feature a matching foundation.

**Windows/Doors:** The windows and doors on the original section of the residence will remain. The applicant proposes to replace a wood panel door on the west elevation of the existing addition with a matching replacement. A pair of front facing windows on the west side of the existing addition will be removed and the openings covered with shingle cladding to match existing.

**Exterior Materials:** The original section of the structure is clad in painted brick and the existing rear addition is clad in wood shingles. The proposed addition will be clad in matching wood shingles.

**Roof:** The existing structure features a side gable and hipped roof with a 9 and ½ :12 pitch. The addition will feature a matching roof.

**Front Elevation:** The rear attached accessory structure will be demolished. It will be replaced with an attached garage that will not be visible from the right of way. A non-original 3-over-3 and non-original 6-over-6 windows will be removed.  
**(South)**

**Side Elevation:** The existing roof ridge over a circa 1980s rear addition will be raised 9' 1" to accommodate an added 2<sup>nd</sup> floor. An existing second floor bedroom will be expanded by 5' 11" towards the rear of the property and will feature a wood 6-over-6 window.  
**(West)**

**Side Elevation:** The existing east wall will be extended 12' 5" toward the rear of the property.  
**(East)**

**Rear Elevation:** The rear elevation is not visible from the right of way.  
**(North)**