

CERTIFICATE OF APPROPRIATENESS

Application Date: May 25, 2016

Applicant: Don Pattie, Robert Dame Designs for Corbin Barnes, owner

Property: 2116 Chilton Road, Lot 24, Block 52, River Oaks Subdivision. The property includes a historic 5,056 square foot, two-story brick single-family residence situated on a 12,000 square foot interior lot.

Significance: A Colonial Revival residence, constructed 1935, located in the River Oaks neighborhood. The Norman Adams House is a City of Houston Landmark designated in May, 2008.

Proposal: Alteration –Replace all non-original single-hung wood windows and non-original doors on the front and side elevations of the house.

- Install new six and three lite casement vinyl windows on the front and side elevations
- Install a new two-panel wood front door with no glazing

See enclosed application materials and detailed project description on p. 4-13 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: **Partial Approval: Approval to replace the front door; Denial for window replacement on the original house**

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 | | |
|---|-------------------------------------|--------------------------|--|---|
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (1) The proposed activity must retain and preserve the historical character of the property;
<i>The proposed more modern light configuration of the proposed windows is not compatible with what is found in the Colonial Revival architecture style. Lighting configuration that is present is compatible and should remain.</i> | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (2) The proposed activity must contribute to the continued availability of the property for a contemporary use;
<i>The proposed more modern light configuration of the proposed windows is not compatible with what is found in the Colonial Revival architecture style. Lighting configuration that is present is compatible and should remain..</i> | |
| | <input checked="" 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;
<i>The proposed more modern light configuration of the proposed windows is not compatible with what is found in the Colonial Revival architecture style. Lighting configuration that is present is compatible and should remain.</i> | |
| | <input checked="" 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;
<i>Changing of the window will give the historic house a more modern appearance. Style and lighting configuration that is present should remain.</i> | |
| | <input checked="" 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;
<i>The proposed more modern light configuration of the proposed windows is not compatible with what is found in the Colonial Revival architecture style. Lighting configuration that is present is compatible and should remain.</i> | |
| | <input checked="" 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;
<i>Existing windows are wood and applicant is proposing vinyl windows.</i> | |
| | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (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; |
| | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 |

- (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.

DRAFT



PROPERTY LOCATION
LANDMARK

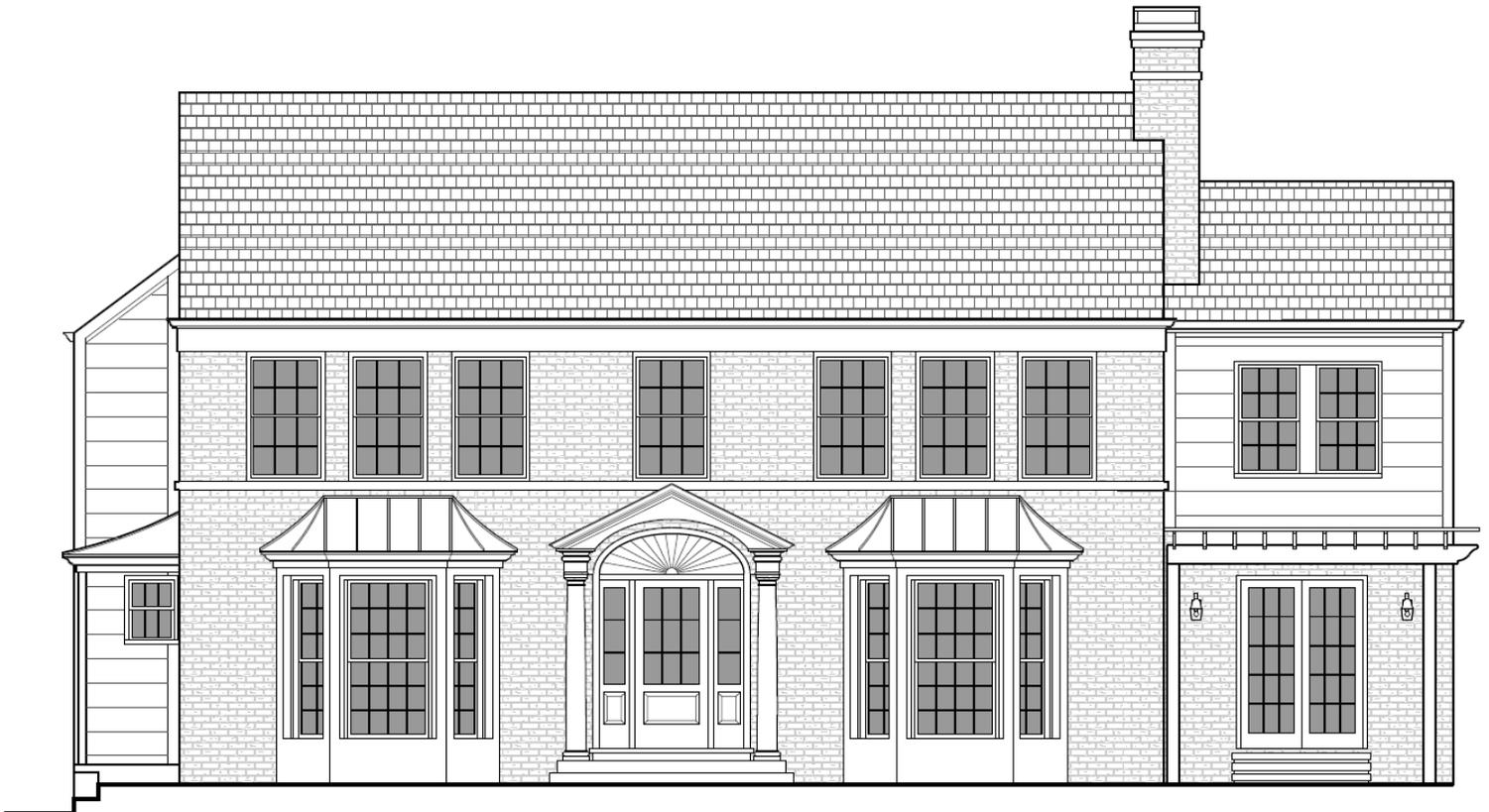


CURRENT PHOTO



SOUTH ELEVATION – FRONT FACING CHILTON ROAD

EXISTING



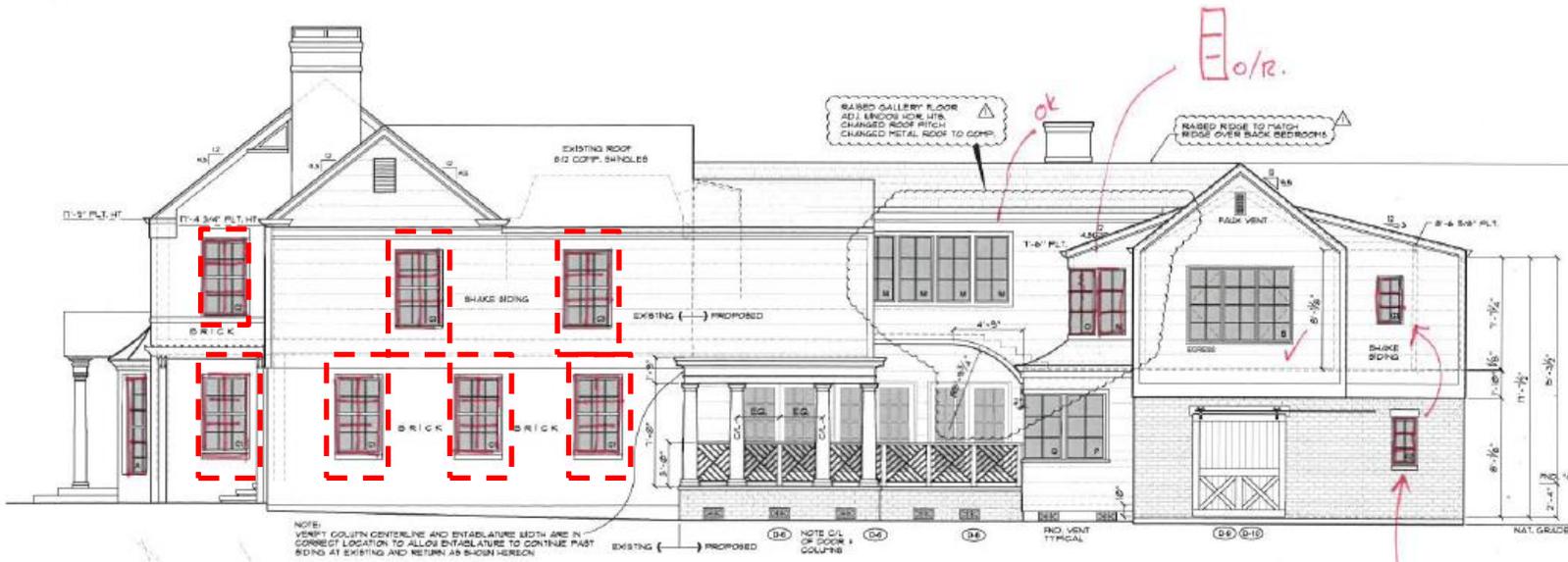
SOUTH ELEVATION – FRONT FACING CHILTON ROAD

PROPOSED

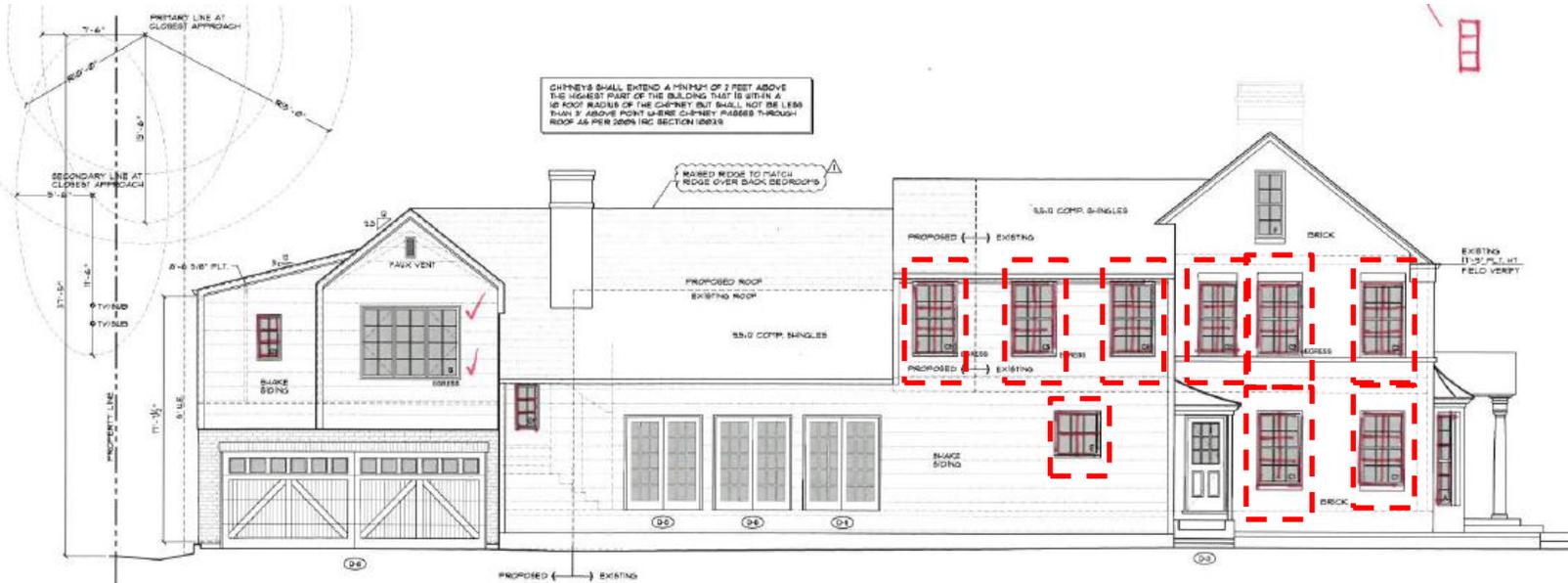


NOTE: FRONT DOOR TO BE REPLACED ALSO
WITH SOLID WOOD DOOR - NO GLASS
SIDE LIGHTS TO REMAIN

EAST ELEVATION



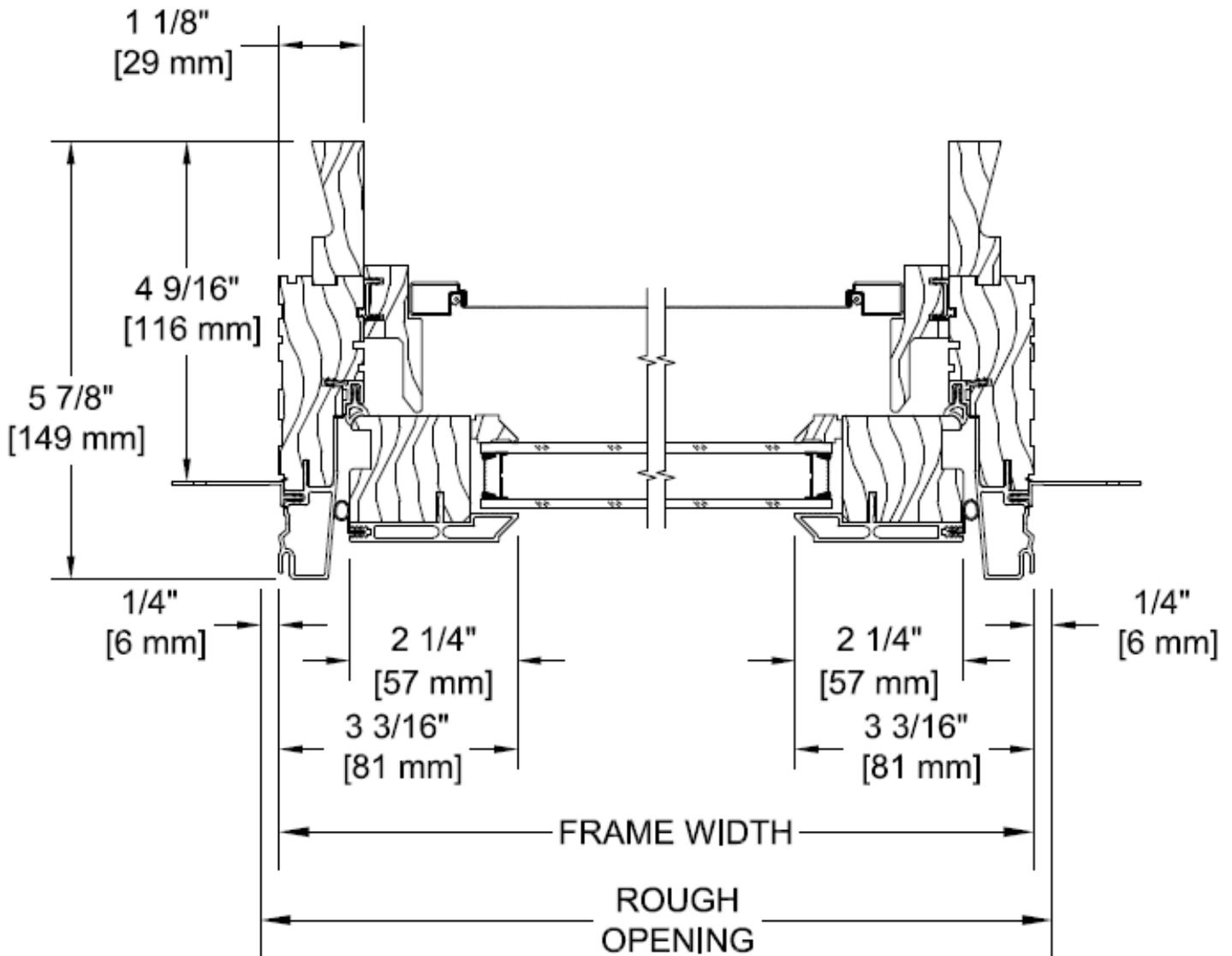
WEST ELEVATION



WINDOW CUT SHEET

ULTRA SERIES
Crank-out Casement
Operating Unit with 4-9/16" Jambes & Screen
Double Pane Glass
Horizontal Cross Section

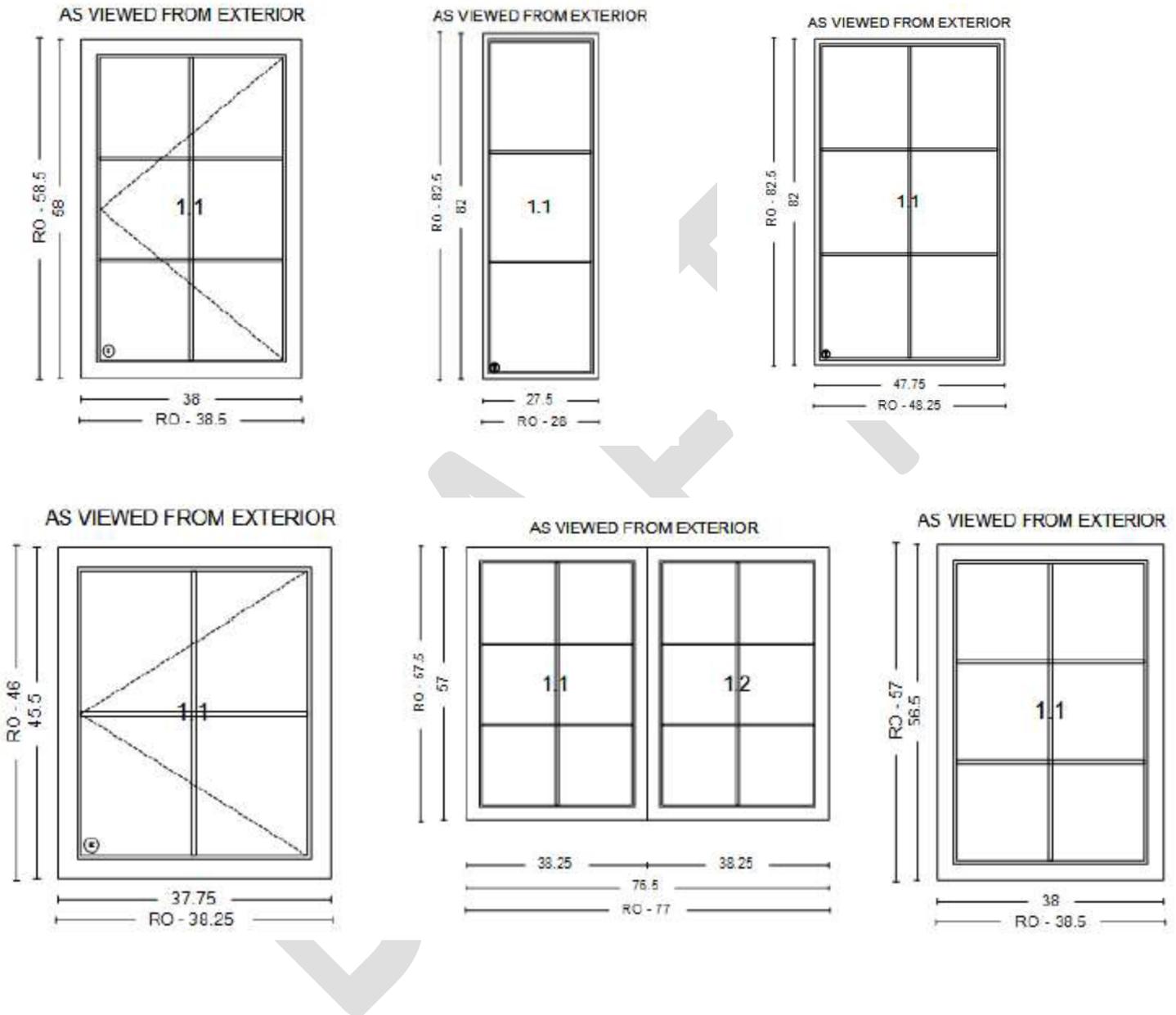
windows & doors
8/22/13



PROPOSED WINDOW STYLE



PROPOSED WINDOWS



PROJECT DETAILS

Windows/Doors: The existing residence has non-original wood windows which were previously replaced. The two bays on the front of the house feature 12-over-12 single-hung wood windows flanked by 6-over-6 single-hung wood windows. The main entrance has a six lite non-original wood door. The non-original French doors have a 15 lite configuration. All other windows on the east and west elevations are previously replaced non-original 6-over-6 single-hung wood windows.

All non-original six-over-6 single-hung wood windows will be replaced with six lite vinyl casement windows. The two front bays will have a six lite vinyl casement window and flanked by two three lite vinyl casement windows. The new door will be a solid panel wood door with no lites. See drawings for more detail.

DRAFT