

# CERTIFICATE OF APPROPRIATENESS APPLICATION FORM



PLANNING &  
DEVELOPMENT  
DEPARTMENT

## PROPERTY

Address 212 Dallas Street, Houston, TX 77002

Historic District / Landmark Kellum-Noble House

HCAD # \_\_\_\_\_

Subdivision Sam Houston Park; Abstract 1 J. Austin

Lot Track 17,17A,17B Block 262

## DESIGNATION TYPE

- Landmark                       Contributing  
 Protected Landmark            Noncontributing  
 Archaeological Site            Vacant

## PROPOSED ACTION

- Alteration or Addition        Relocation  
 Restoration                    Demolition  
 New Construction            Excavation

## DOCUMENTS

- Application checklist for each proposed action and all applicable documentation listed within are attached

## OWNER

Name Joe Turner, HPARD Director

Company City of Houston Parks & Recreation Department

Mailing Address 2999 South Wayside

Houston, TX 77023

Phone (832) 395-7000

Email \_\_\_\_\_

Signature *Joe Turner*

Date 3/31/15

## APPLICANT (if other than owner)

Name Alice Collette, Executive Director

Company The Heritage Society

Mailing Address 1100 Bagby Street

Houston, TX 77002

Phone (713) 655-1912

Email \_\_\_\_\_

Signature *Alice Collette*

Date 3/31/15

## ACKNOWLEDGEMENT OF RESPONSIBILITY

**Requirements:** A complete application includes all applicable information requested on checklists to provide a complete and accurate description of existing and proposed conditions. Preliminary review meeting or site visit with staff may be necessary to process the application. Owner contact information and signature is required. Late or incomplete applications will not be considered.

**Deed Restrictions:** You have verified that the work does not violate applicable deed restrictions.

**Public Records:** If attached materials are protected by copyright law, you grant the City of Houston, its officers, agencies, departments, and employees, non-exclusive rights to reproduce, distribute and publish copyrighted materials before the Houston Archaeological and Historical Commission, the Planning Commission, City Council, and other City of Houston commissions, agencies, and departments, on a City of Houston website, or other public forum for the purposes of application for a Certificate of Appropriateness or building permit, and other educational and not for profit purposes. You hereby represent that you possess the requisite permission or rights being conveyed here to the City.

**Compliance:** If granted, you agree to comply with all conditions of the COA. Revisions to approved work require staff review and may require a new application and HAHC approval. Failure to comply with the COA may result in project delays, fines or other penalties.

Planner: \_\_\_\_\_

Application received: \_\_\_/\_\_\_/\_\_\_ Application complete: \_\_\_/\_\_\_/\_\_\_

## **Kellum-Noble House ADA Ramp Design Modification**

### **PROJECT DETAILS:**

A Certificate of Appropriateness was previously issued for the original design as follows: Install an approximately 7'-6" deep, sloped, wood ramp with steel railings on the north elevation between the north wall and an existing stair that leads to a wood platform connected to the west elevation that is at the same height as the first step of the existing stair. The ramp and platform extend from the west wall along the north wall back (west) to approximately one foot past the halfway point between the first and second porch columns under the second-floor gallery.

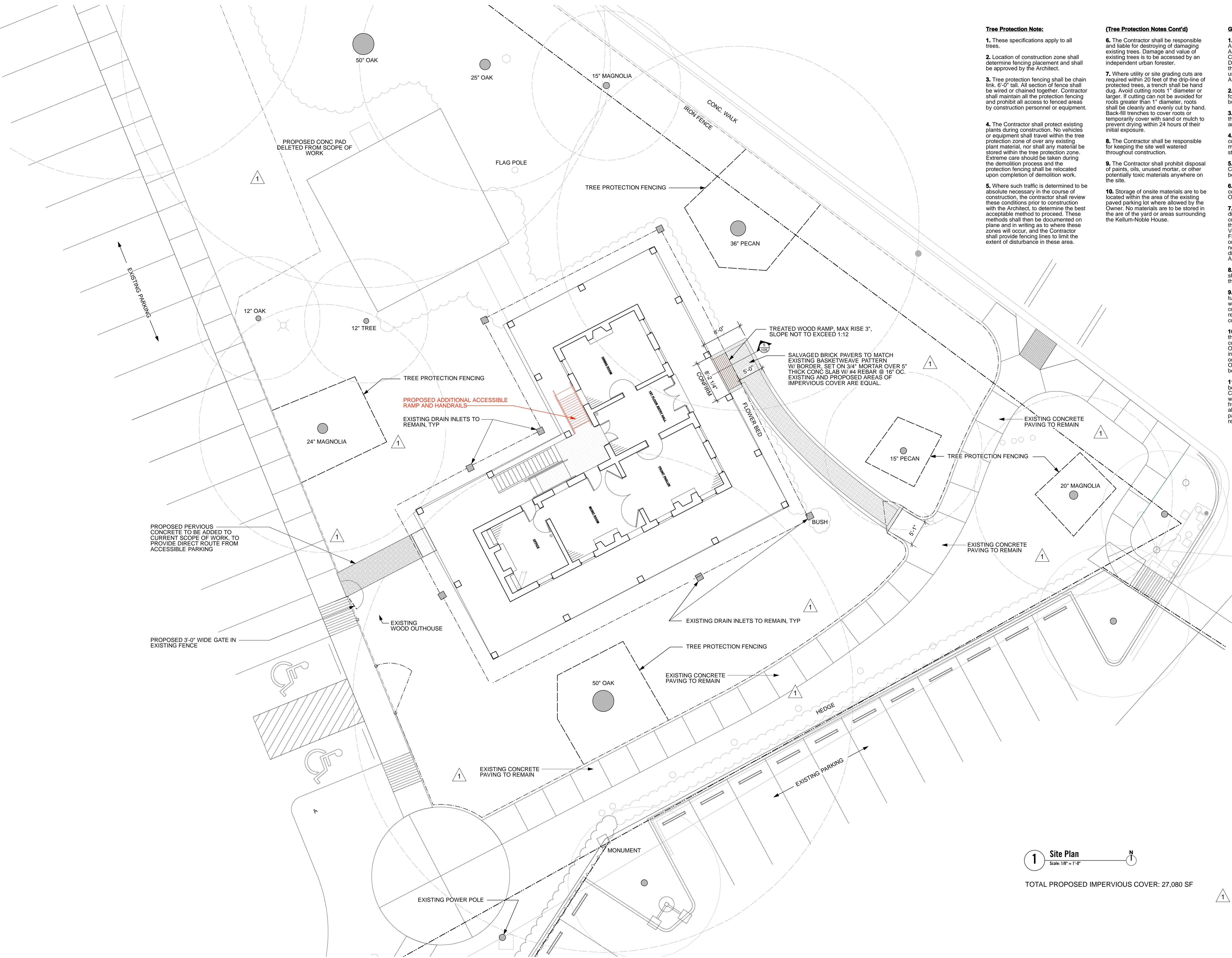
The proposed design alteration will add a second ramp and handrails to the west side of the platform.

### **HISTORY AND SIGNIFICANCE:**

The Kellum-Noble House was designated a City of Houston Landmark on February 3, 1999 and a Protected Landmark on August 17, 2005. It was individually listed in the National Register of Historic Places on April 3, 1975, and was designated a Recorded Texas Historic Landmark in 1967. The house was built in 1847 in the Greek Revival style.

The Kellum-noble House was built outside the original town-site on the "upper part" of Houston, adjacent to Nathaniel Kelly Kellum's brickyard. It is a double pen house with central dogtrot passage. The hipped roof, encircling galleries and brick construction were all departures from conventional Houston house types. The house was included in the city's purchase of the park in 1899. A move to demolish it in 1954 led to the formation of the Harris County Heritage Society, which rescued the building and opened it to the public as a house museum in 1958, following a restoration by Harvin C. Moore.





**Tree Protection Note:**

1. These specifications apply to all trees.
2. Location of construction zone shall determine fencing placement and shall be approved by the Architect.
3. Tree protection fencing shall be chain link, 6'-0" tall. All section of fence shall be wired or chained together. Contractor shall maintain all the protection fencing and prohibit all access to fenced areas by construction personnel or equipment.
4. The Contractor shall protect existing plants during construction. No vehicles or equipment shall travel within the tree protection zone of over any existing plant material, nor shall any material be stored within the tree protection zone. Extreme care should be taken during the demolition process and the protection fencing shall be relocated upon completion of demolition work.
5. Where such traffic is determined to be absolute necessary in the course of construction, the contractor shall review these conditions prior to construction with the Architect, to determine the best acceptable method to proceed. These methods shall then be documented on plane and in writing as to where these zones will occur, and the Contractor shall provide fencing lines to limit the extent of disturbance in these areas.

**(Tree Protection Notes Cont'd)**

6. The Contractor shall be responsible and liable for destroying or damaging existing trees. Damage and value of existing trees is to be accessed by an independent urban forester.
7. Where utility or site grading cuts are required within 20 feet of the drip-line of protected trees, a trench shall be hand dug. Avoid cutting roots 1" diameter or larger. If cutting can not be avoided for roots greater than 1" diameter, roots shall be cleanly and evenly cut by hand. Back-fill trenches to cover roots or temporarily cover with sand or mulch to prevent drying within 24 hours of their initial exposure.
8. The Contractor shall be responsible for keeping the site well watered throughout construction.
9. The Contractor shall prohibit disposal of paints, oils, unused mortar, or other potentially toxic materials anywhere on the site.
10. Storage of onsite materials are to be located within the area of the existing paved parking lot where allowed by the Owner. No materials are to be stored in the are of the yard or areas surrounding the Kellum-Noble House.

**General Notes:**

1. A Contract shall be executed using AIA Document A107, Standard Form of Agreement Between Owner and Contractor for a Stipulated Sum, AIA Document A201, General Conditions of the Contract for Construction, shall be used in conjunction with Document A107.
2. The Contractor shall obtain and pay for all permits and shall obtain all building department inspections.
3. Materials and work shall comply with the 2006 International Residential Code and all other applicable codes.
4. All work shall be performed and completed in a workman-like manner, maintaining the highest quality standards of each trade.
5. Before submitting proposal, Contractor shall visit the site and become familiar with all conditions.
6. Contractor shall provide insurance coverage prior to signing Owner/Contractor Agreement.
7. Contractor shall verify all existing dimensions for horizontal and vertical control and report any discrepancies to the architect before commencing work. Verify dimensions for all equipment. Field verify measurements before ordering materials and equipment. Any necessary adjustments for equipment or discrepancies shall be reported to the Architect.
8. All specified products and systems shall be installed or applied according to the manufacturers written instructions.
9. Upon completion the project shall be turned over to the owner "glove" clean with all equipment and operable components functioning and surfaces required painting or finishing to be completed.
10. The Contractor shall guarantee for the period of one year after the date of completion and acceptance by the Owner all workmanship and materials included in the work, and shall replace or repair at no additional cost to the Owner any part thereof which may become defective.
11. At completion of the project, but before acceptance of the work, Contractor shall deliver to the Owner written release of lien on the property from all sub-contractors; an affidavit that all bills charged against the Contract are paid; and all guarantees or bonds as required on specific parts of the work.

**1 Site Plan**  
Scale: 1/8" = 1'-0"

TOTAL PROPOSED IMPERVIOUS COVER: 27,080 SF

Architect:  
**Stern and Bucek Architects**  
1610 Commerce Street  
Houston, Texas 77002

Structural Engineer:  
Sparks Engineering, Inc.  
403 North Mays Street,  
Round Rock, TX 78664  
512-310-7727

MEP Engineer:  
BURY Inc.  
7660 Woodway Dr.,  
Suite 400,  
Houston, TX 77063  
713-997-3430  
TX Reg No. F-1048

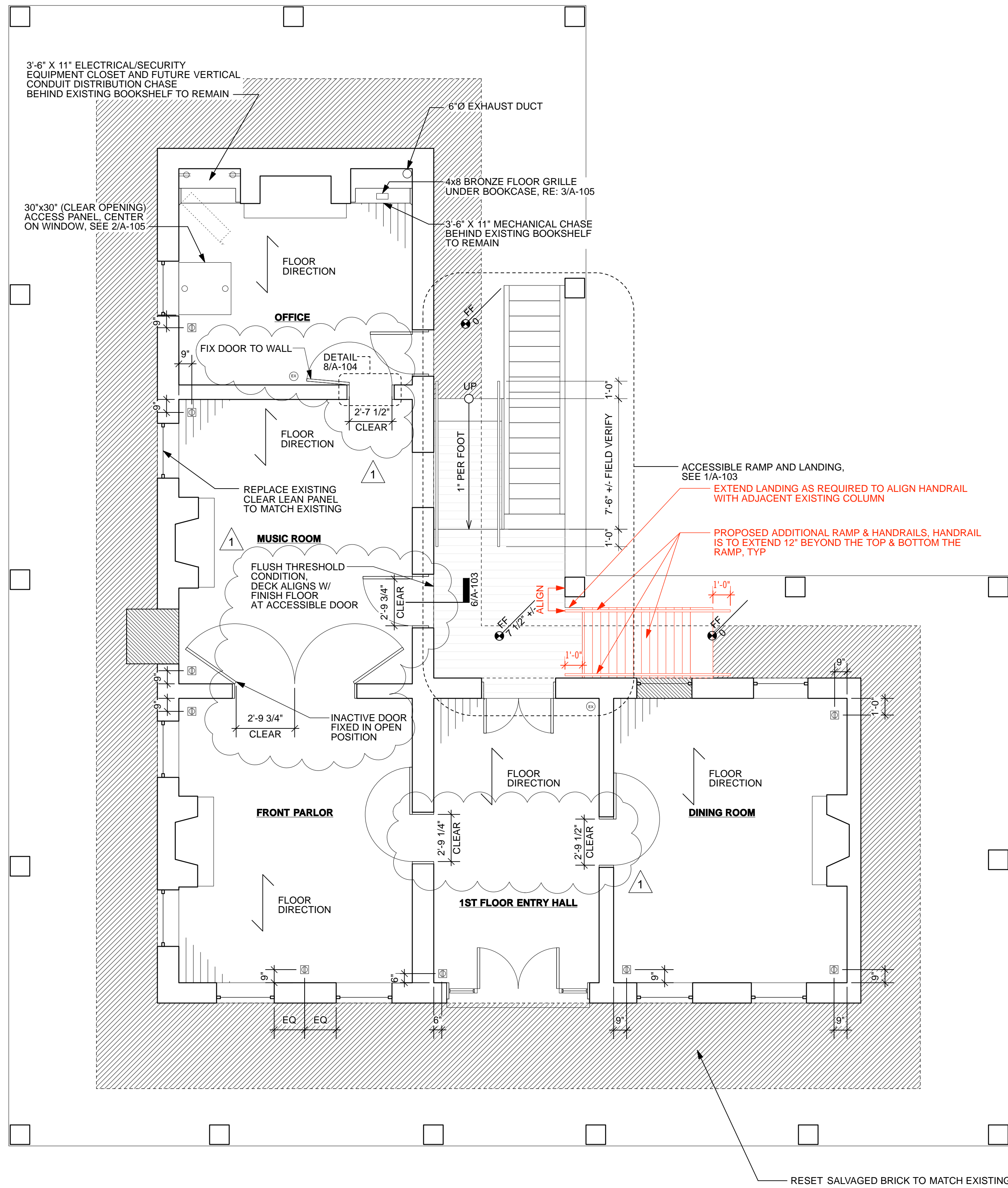
06/20/2014 ISSUED FOR PERMIT  
09/10/2014 ISSUED FOR REVISIONS - 1  
12/09/2014 ISSUED FOR CONSTRUCTION  
02/01/2015 ISSUED FOR REVIEW  
03/30/2015 ISSUED FOR REVIEW

**Kellum-Noble House**  
Sam Houston Park Houston, Texas 77002

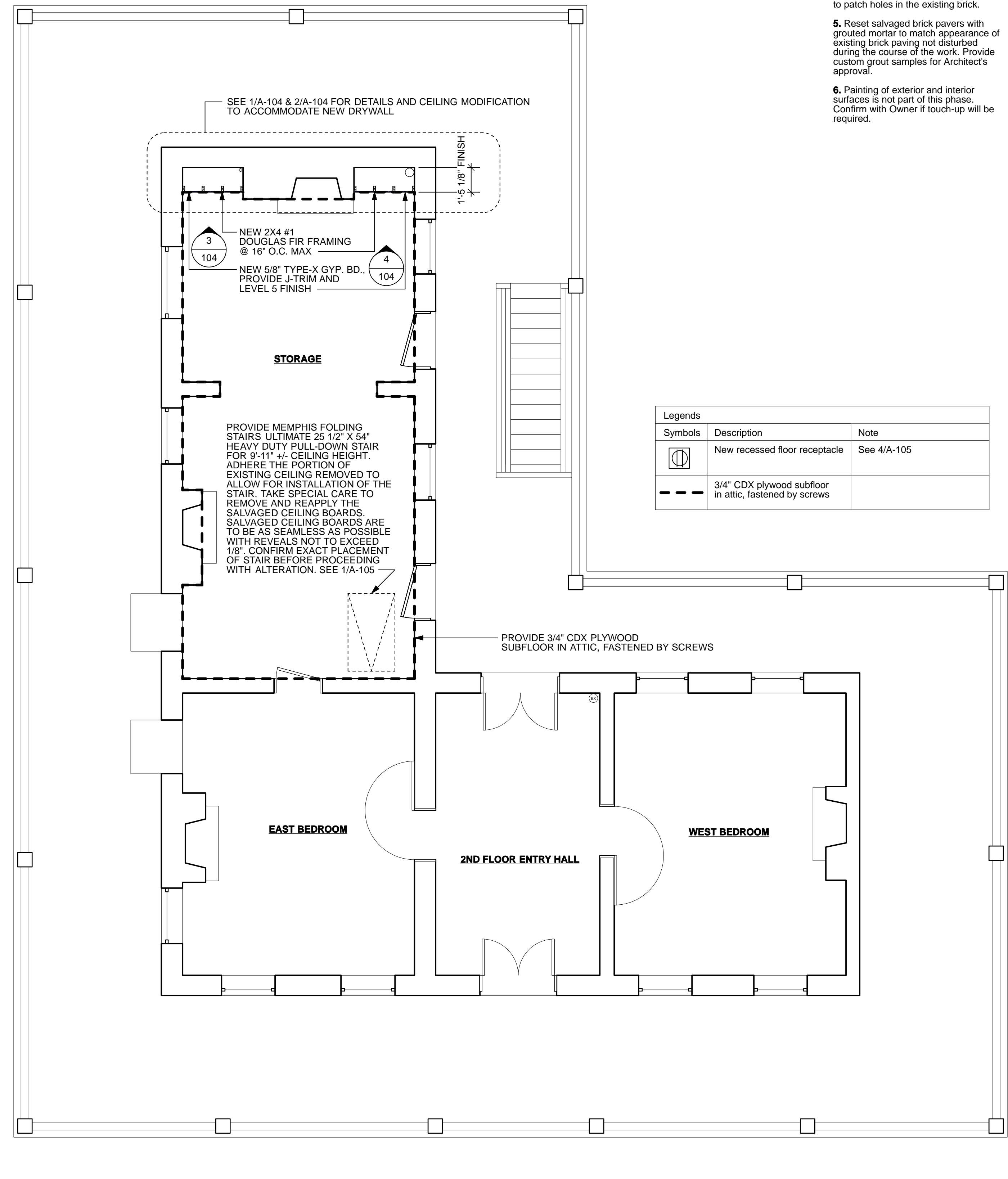
Proposed Site Plan

**A-100**





**1 First Floor Plan**  
Scale: 1/4" = 1'-0"



**2 Second Floor Plan**  
Scale: 1/4" = 1'-0"

- Notes:**
1. Reuse salvaged wood flooring at first floor. Provide additional reclaimed flooring as required. Provide finished and unfinished samples of salvaged and reclaimed flooring. Direction of floor pattern to match existing as indicated on floor plan.
  2. Provide spring bronze weatherstripping at first floor exterior doors. Confirm details with Architect.
  3. Fill cracks in existing masonry walls with a lime mortar mix. Refer to structural drawings for additional details.
  4. Where existing conduits have been removed and/or new penetrations have been made, re-mortar holes in existing mortar and provide new salvaged brick to patch holes in the existing brick.
  5. Reset salvaged brick pavers with grouted mortar to match appearance of existing brick paving not disturbed during the course of the work. Provide custom grout samples for Architect's approval.
  6. Painting of exterior and interior surfaces is not part of this phase. Confirm with Owner if touch-up will be required.

Legends		
Symbols	Description	Note
	New recessed floor receptacle	See 4/A-105
	3/4" CDX plywood subfloor in attic, fastened by screws	

**Architect:**  
Stern and Bucek Architects  
1610 Commerce Street  
Houston, Texas 77002

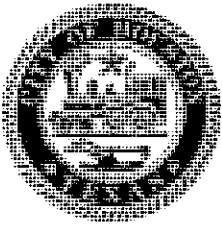
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**Kellum-Noble House**  
Sam Houston Park Houston, Texas 77002

Floor Plans



# CITY OF HOUSTON

Planning and Development

Annise D. Parker

Mayor

Patrick Walsh, P.E.  
Interim Director  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 713.837.7701  
F. 713.837.7703  
[www.houstontx.gov](http://www.houstontx.gov)

March 31, 2014

Joe Turner, HPARD Director  
City of Houston Parks & Recreation Dept  
2999 South Wayside  
Houston, TX 77023

RE: 212 Dallas St  
Certificate of Appropriateness  
Energy Code Exemption  
Permit Fee Discount

Dear Mr. Turner:

The project application you submitted on 3/12/2014 for your proposed ADA Ramps was approved by the Houston Archaeological and Historical Commission (HAHC) on 3/27/2014. Enclosed is a signed Certificate of Appropriateness for your project.

Your final plans must be stamped by the Historic Preservation Office staff prior to submittal to Code Enforcement for permitting. Please call 713-837-7963 to set up an appointment. Any revisions to the approved project may require a new Certificate of Appropriateness.

Because your project has been approved by the HAHC, you are eligible for a 50% discount on your building permit fee. In addition, as a historically designated property, the historic portion of your building may be exempt from compliance with certain Energy Code requirements when the code provisions will affect the historical designation of the building. Please present this letter to the plans examiner as verification of your eligibility.

If you have any questions about your project or Certificate of Appropriateness, please contact staff at 713-837-7963.

Diana DuCroz, AICP  
Historic Preservation Officer  
Planning and Development Dept  
City of Houston  
713-837-7924

cc: Alice Collette, Executive Director, The Heritage Society, 1100 Bagby St, Houston, TX 77002

**Council Members:** Brenda Stardig Jerry Davis Ellen R. Cohen Dwight A. Boykins David Martin Richard Nguyen Oliver Pennington Edward Gonzalez Robert Gallegos Mike Lastler Larry V. Green Stephen C. Costello David Robinson Michael Kubosh C.O. "Brad" Bradford Jack Christie Controller: Ronald C. Green

**SITE LOCATION:** 212 Dallas Street  
**PROTECTED LM:** Kellum-Noble House

**AGENDA ITEM: II.a**  
**HPO File No. 140303**

**Owner:** COH Parks & Recreation Dept.

**Applicant:** The Heritage Society

**Date Application Accepted:** 3/12/2014

**90-day Waiver:** N/A

**SITE INFORMATION:**

Block 262, SSBB, City of Houston, Harris County, Texas.

**TYPE OF APPROVAL REQUESTED:** Alteration – Install a new ADA ramp to the rear of the structure.

**Project Details:**

Install an approximately 7'-6" deep, sloped, wood ramp with steel railings on the north elevation between the north wall and an existing stair that leads to a wood platform connected to the west elevation that is at the same height as the first step of the existing stair.

The ramp and platform extend from the west wall along the north wall back (west) to approximately one foot past the halfway point between the first and second porch columns under the second-floor gallery.

**HISTORY AND SIGNIFICANCE:**

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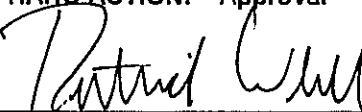
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## CERTIFICATE OF APPROPRIATENESS

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**HAHC ACTION:** Approval

**EFFECTIVE:** March 27, 2014



4/3/14

Planning Official

Date

This Certificate of Appropriateness is valid for one year from its effective date.

This Certificate is in addition to any permits or approvals that are required by municipal, state and federal law.

Your plans must be stamped by Historic Preservation Office prior to permit submittal. Call 713-837-7983 for an appointment.

Any revisions to the approved project scope may require a new COA.

SITE LOCATION: 212 Dallas Street

AGENDA ITEM: II.a

PROTECTED LM: Kellum-Noble House

HPO File No. 140303

APPROVAL CRITERIA

Sec. 33-241(a). EXTERIOR ALTERATION, REHABILITATION, RESTORATION AND ADDITION

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                                  |   |
|-------------------------------------|--------------------------|-------------------------------------|---|
|                                     |                          |                                     | <b>S - satisfies    D - does not satisfy    NA - not applicable</b>   |
| <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 type="checkbox"/>            | <input type="checkbox"/> | <input checked="" 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 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 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 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;   |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (10) The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s);  |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (11) The proposed activity will comply with any applicable deed restrictions.   |

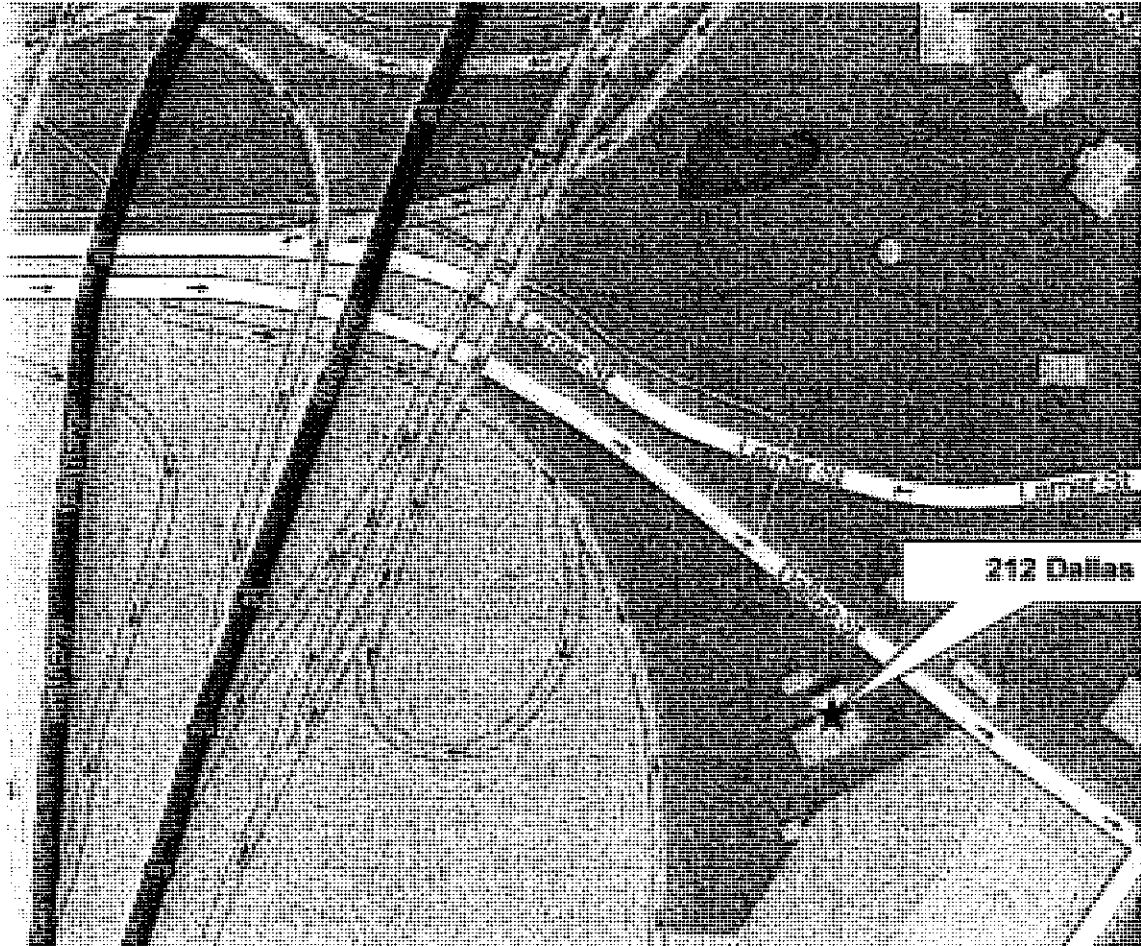
STAFF RECOMMENDATION: Approval of the COA

CERTIFICATE OF APPROPRIATENESS

**SITE LOCATION:** 212 Dallas Street  
**PROTECTED LM:** Kellum-Noble House

**AGENDA ITEM: II.a**  
**HPO File No. 140303**

**Site Location Map**



**CERTIFICATE OF APPROPRIATENESS**



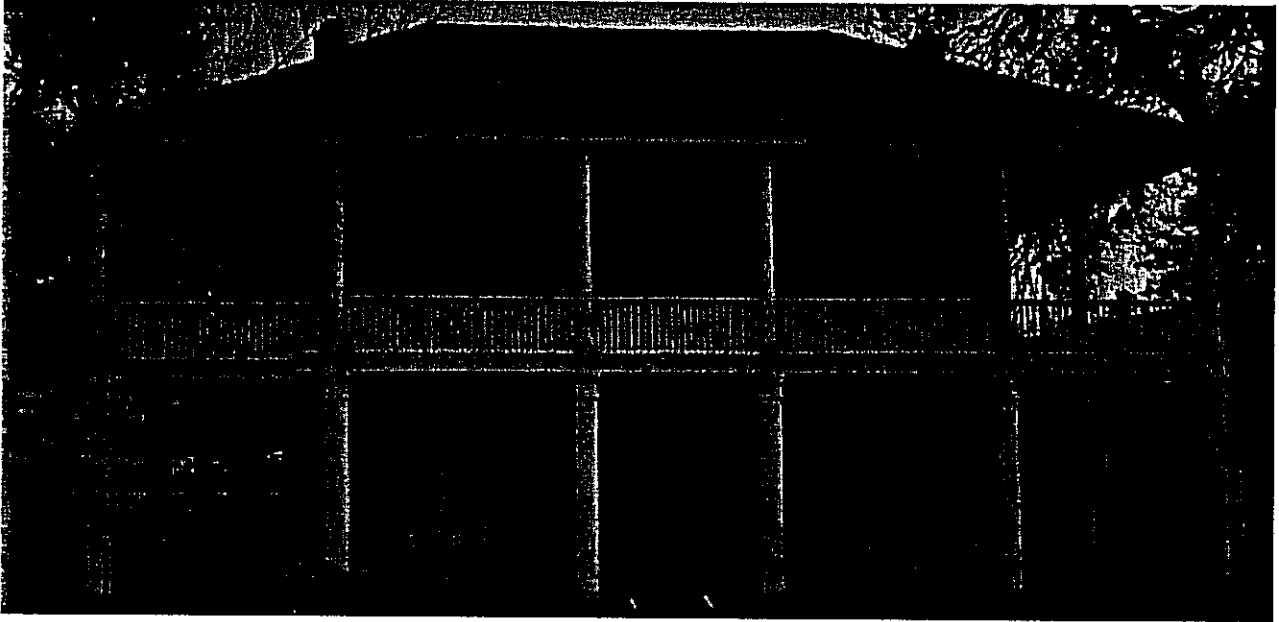
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**Current Photograph**

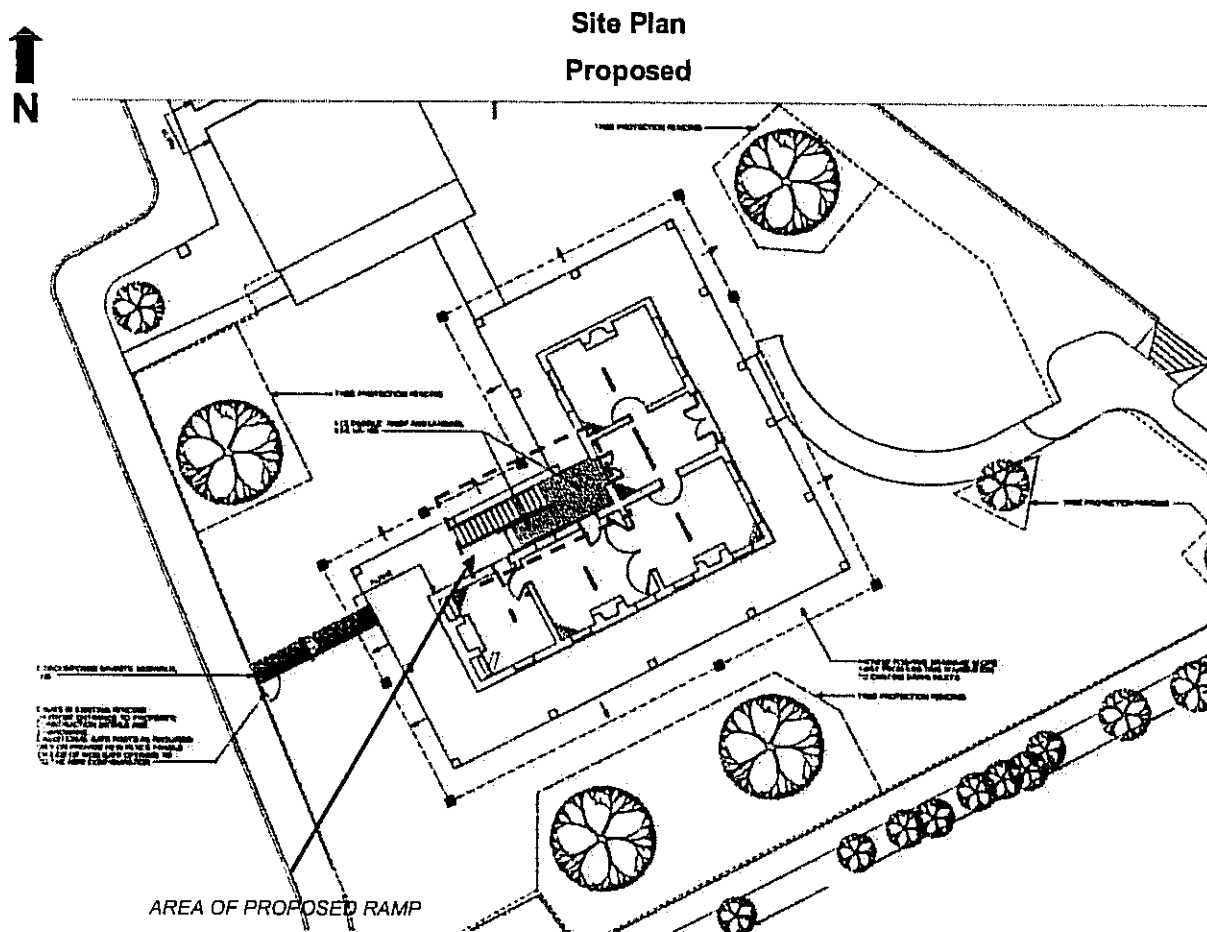


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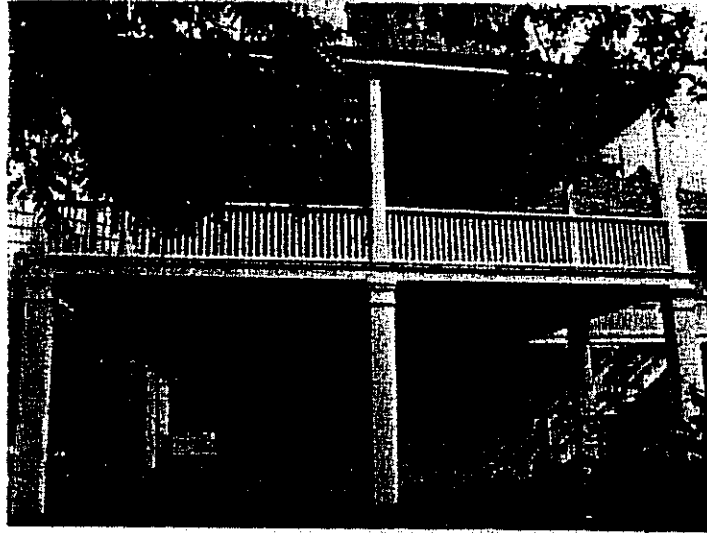


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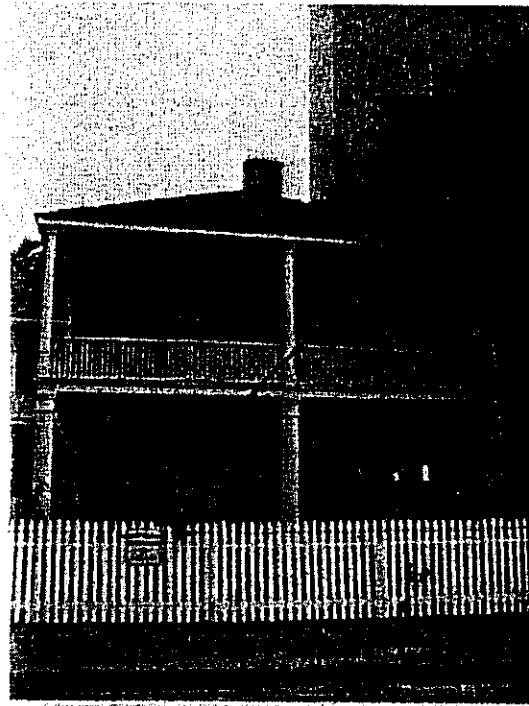
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**North Elevation (facing side property line)**  
**Existing**



**West Elevation (facing rear property line)**  
**Existing**



AREA OF PROPOSED RAMP

## CERTIFICATE OF APPROPRIATENESS





## Kimberly Wolfe

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**From:** Harris-Finch, Delaney - PD [REDACTED]  
**Sent:** Wednesday, February 26, 2014 10:10 AM  
**To:** Kimberly Wolfe  
**Cc:** DuCroz, Diana - PD  
**Subject:** Kellum-Noble House Foundation Project

Kimberly,

The scope of work listed below for the Kellum-Noble House is considered general maintenance, or is interior work, or is exterior work not visible from the public right-of-way and therefore **does not require a Certificate of Appropriateness**.

The only work that may require a COA is the new accessibility ramp leading to back of house. At your convenience, please send us a floor or site plan illustrating the ramp. Of course adding a ramp is not a problem, but it requires a bit more review to determine if the work can be approved administratively.

If you send me the building permit project number, I can also add these comments to the permit system.

### Approved Scope:

#### Phase I: Foundation Work

- Repair interior below-grade wall
  - Remove interior wood floor, salvage flooring for reinstallation
  - Demolish entire slab
  - Rebuild masonry as required
  - Repoint the interior below-grade wall
- Repair exterior below-grade wall
  - Excavate the exterior
  - Rebuild masonry as required
  - Repoint the exterior below-grade walls
  - Install through wall bolts and plates
- Locate piers and needles
- Construct interior slab and needles and new crawl space
- Install sump pit
- Install first floor duct work, utilizing chimney flues
- Construct exterior primary support beams
- Install interior concrete walls and floor framing
- Rebuild porch using existing brick pavers

#### Phase II: Roof, Accessibility and HVAC Work

- New cedar shake roof to match existing
- New furr downs in storage room
- Install duct work, utilizing chimney flues
- Install new attic access door
- Install new HVAC units in crawl space and attic

#### Phase III: Architectural Finishes

- Repoint exterior masonry as needed
- Repair/replace porch decking and supports as needed, replicating existing
- Repaint exterior, replicating existing colors
- Repair interior plaster
- Install new electrical outlets
- Repaint interior

Thank you,  
Delaney