

CERTIFICATE OF APPROPRIATENESS

Application Date: April 1, 2015

Applicant: The Heritage Society for COH Parks & Recreation Dept., owner

Property: 212 Dallas Street, Block 262, SSBB. The property includes a historic two-story structure situated on a corner lot at Sam Houston Park.

Significance: The Kellum-Noble House is a City of Houston Protected Landmark designated in August, 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.

Proposal: Alteration – Install two 3'-5" wide by 34" tall by 7'-6" deep wood and metal ADA ramps and platform on the west and north sides of the structure. The house received a COA in March 2014 for a single ramp and platform on the north side of the structure.

See enclosed application materials and detailed project description on p. 4-10 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: Approval
HAHC Action: Approved

All materials in exterior walls, including windows, siding, framing lumber, and interior shiplap must be retained except where removal or replacement has been explicitly approved by HAHC. Shiplap is an integral structural component of the exterior wall assembly in balloon framed structures and its removal can cause torqueing, twisting and collapse of exterior walls. Shiplap may be carefully shored and removed in small portions to insulate, run wire or plumbing, and should be replaced when the work is complete. Maintenance and minor in-kind repairs of exterior materials may be undertaken without HAHC approval, but if extensive damage of any exterior wall element is encountered during construction, contact staff before removing or replacing the materials. A revised COA may be required.

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval
Effective: April 23, 2015



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

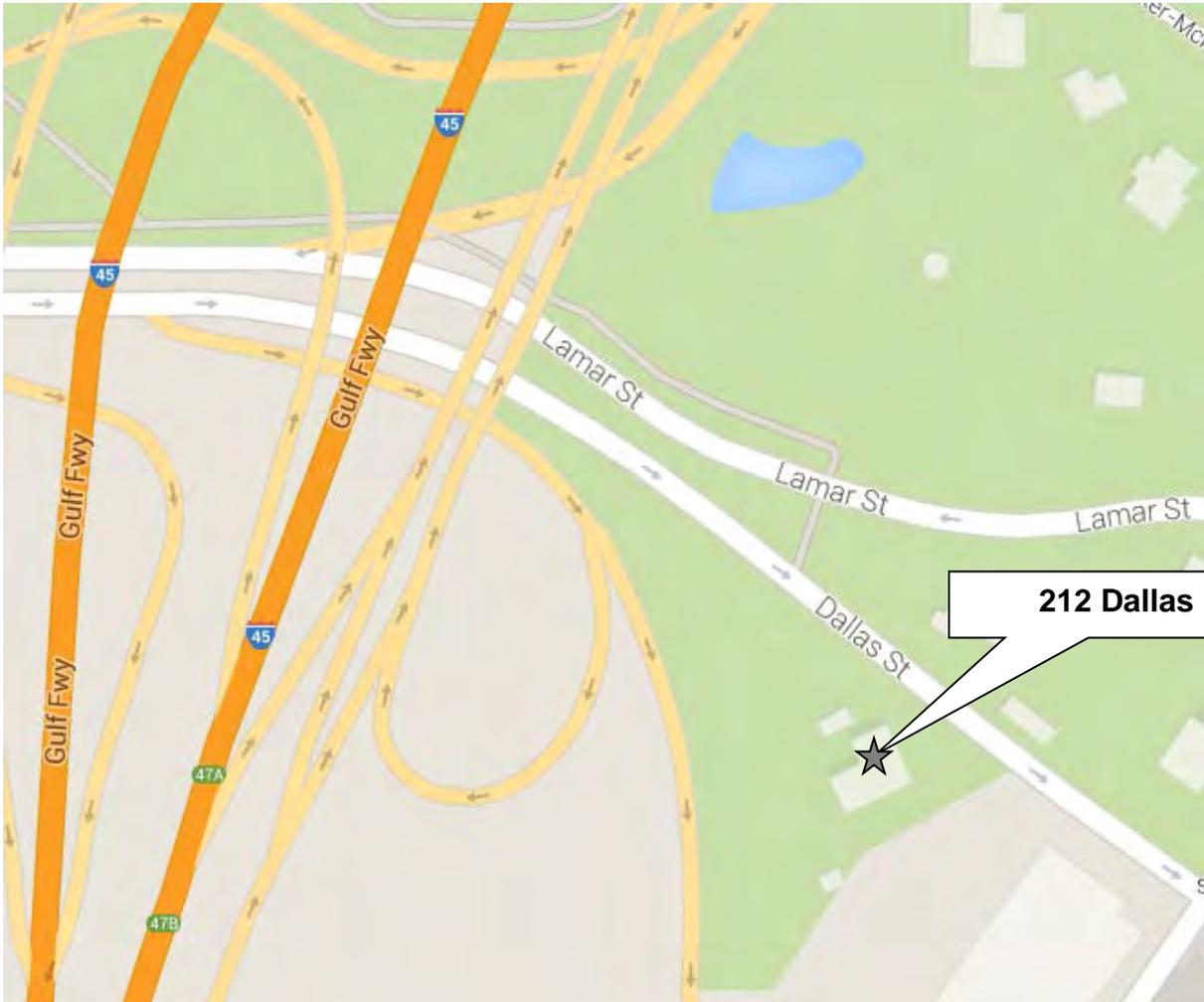
Sec. 33-241(a): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark or protected landmark, (ii) any building, structure or object that is contributing to an historic district, or (iii) any building, structure 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;
(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 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;
(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



CURRENT PHOTO



WEST (REAR) ELEVATION

EXISTING



AREA OF PROPOSED RAMPS

NORTH SIDE ELEVATION

EXISTING

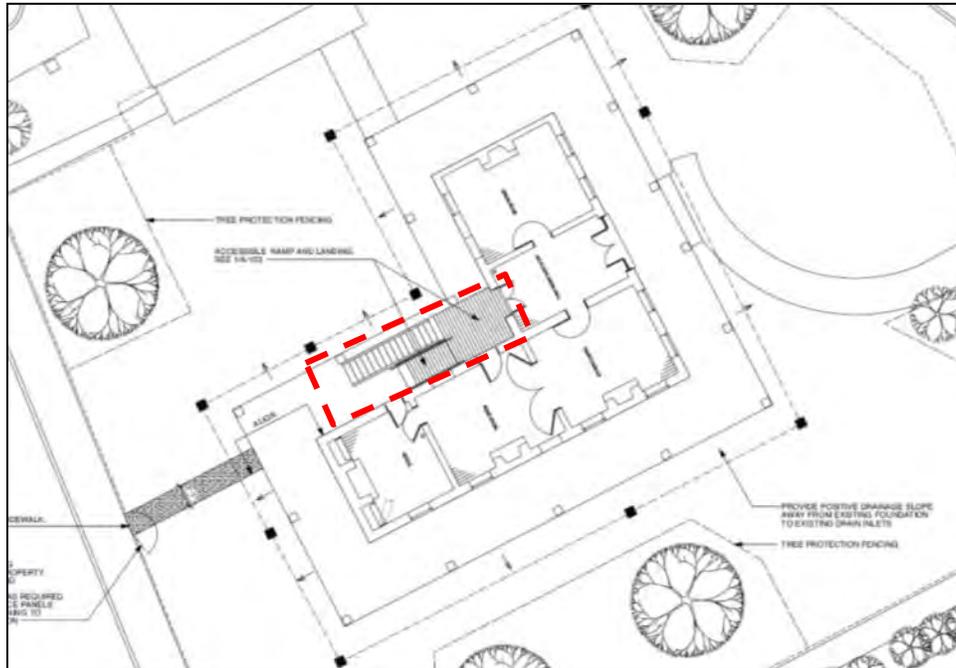


AREA OF PROPOSED RAMP

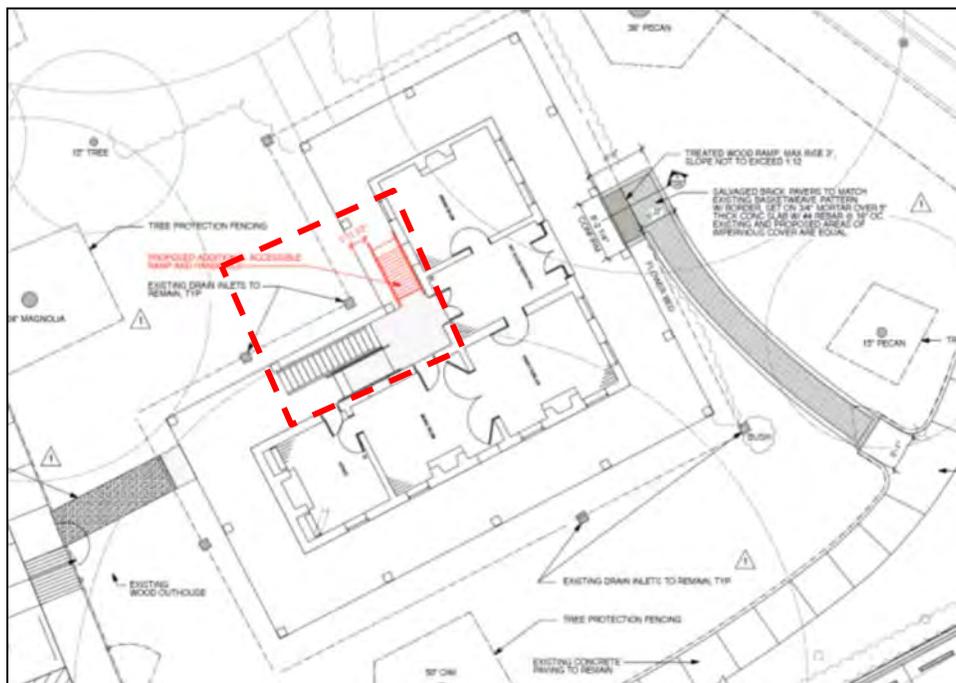


SITE PLAN

APPROVED – 3/27/14



PROPOSED



PROJECT DETAILS

Shape/Mass: The ramps on the side and rear walls are approximately 7'-6" deep by 3'-5" wide by 34" tall.

Exterior Materials: The ramps are steel and wood that lead to a wood platform that is the same height as the first step of the stairs that lead to the second-story gallery.

Front Elevation: No change to this elevation.
(East)

Side Elevation: The ramp is situated between the stairs and the outer wall under the second-story porch gallery.
(North)

Side Elevation: No change to this elevation.
(South)

Rear Elevation: The ramp is situated under the second-story porch gallery beginning approximately between the two first-story windows.
(West)