

CERTIFICATE OF APPROPRIATENESS

Application Date: October 1, 2014

Applicant: Mollie and Reymond "Kent" Wallace, owners

Property: 2131 Troon Street, Lot 12, Block 12 & Tract 14A, Block 26, River Oaks Section 1, River Oaks Section 3 Subdivisions. The property includes a historic landmarked 5,257 square foot, one-and-a half story brick veneer single family residence and attached garage situated on a 19,012 square foot irregular shaped interior lot.

Significance: The Langdon-Cummings House is a City of Houston Landmark that went through the HAHC in July 2014. The Langdon-Cummings House was designed by noted Houston architect Hiram Salisbury. The residence was built for Larry J. and Maryland Langdon in 1935 and completed in 1937. The house was later owned by Maryland Langdon Cummings and W. Morrow Cummings. The residence was designed in the English Cottage style and is noteworthy for its stucco and painted brick façade and steep pitched roof with dormers. It is also set back from the street further than required and sits at the top of one of Houston's few steeply sloped front yards.

Proposal: Alteration – Retroactive – Remove the non-original pediment on the façade and replace it with a portico. Construct a one-story rear addition that does not exceed the height of the existing structure.

See enclosed application materials and detailed project description on p. 5-13 for further details.

Public Comment: No public comment received.

Civic Association: River Oaks Property Owners, Inc. is in support of the project. See Attachment A.

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: October 23, 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

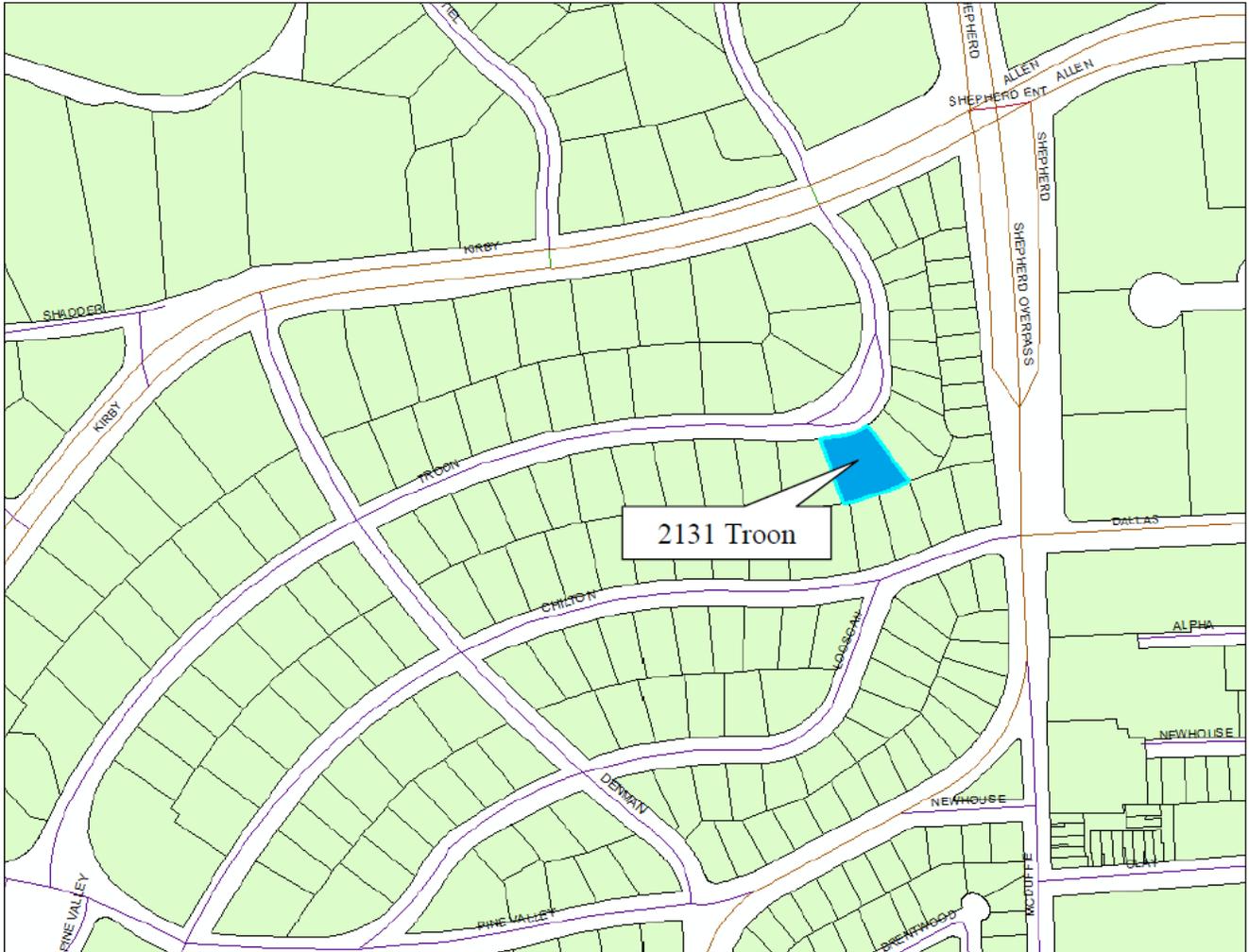
ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

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 | |
|-------------------------------------|--------------------------|-------------------------------------|----------------------|---|----------------------------|--|
| <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 checked="" type="checkbox"/> | <input 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; | | |
| <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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input 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 type="checkbox"/> | (11) | The proposed activity will comply with any applicable deed restrictions. | | |



PROPERTY LOCATION

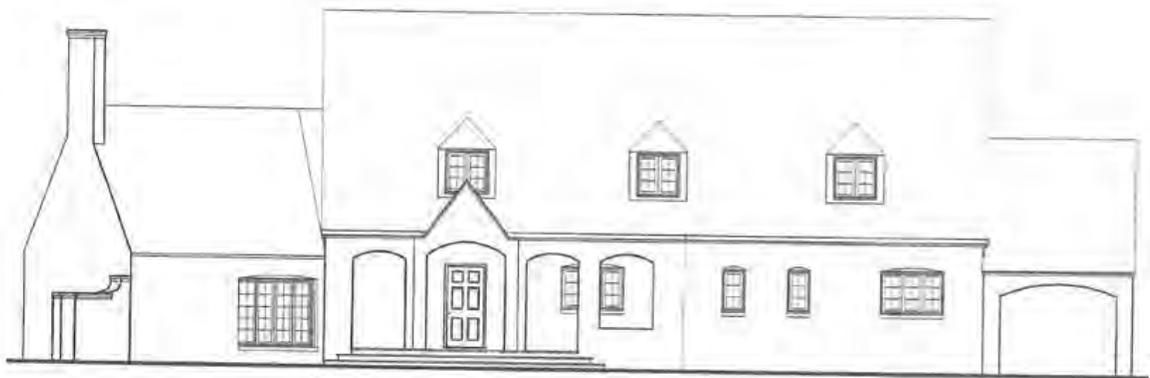


CURRENT PHOTO



NORTH ELEVATION – FRONT FACING TROON STREET

EXISTING

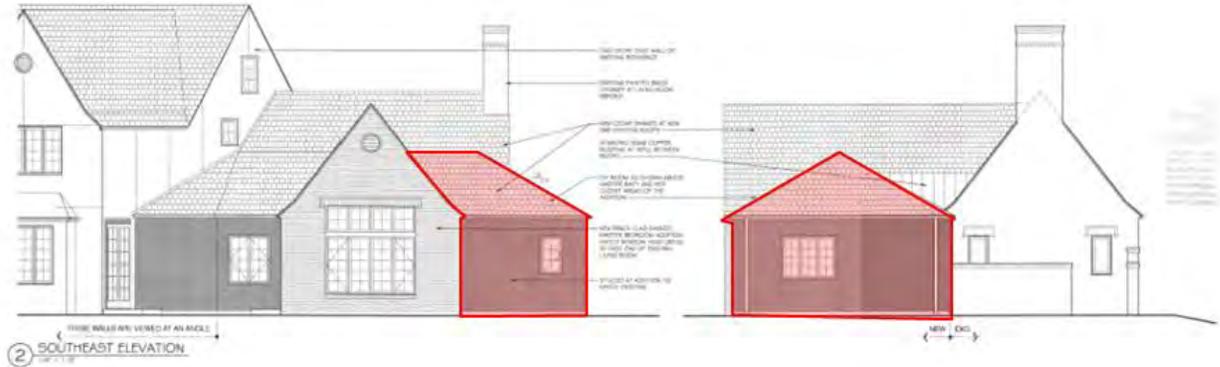


PROPOSED



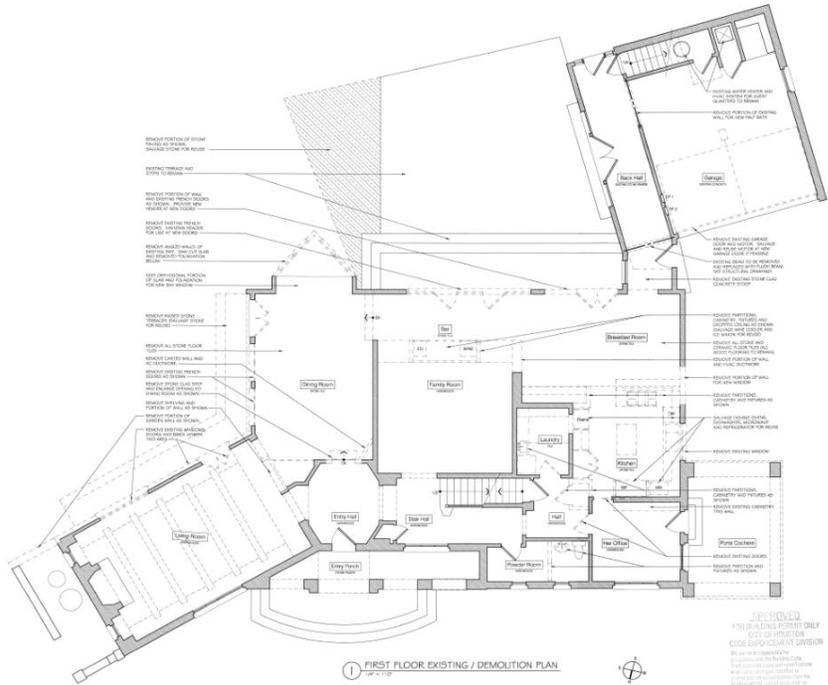
SOUTHEAST SIDE ELEVATION

PROPOSED

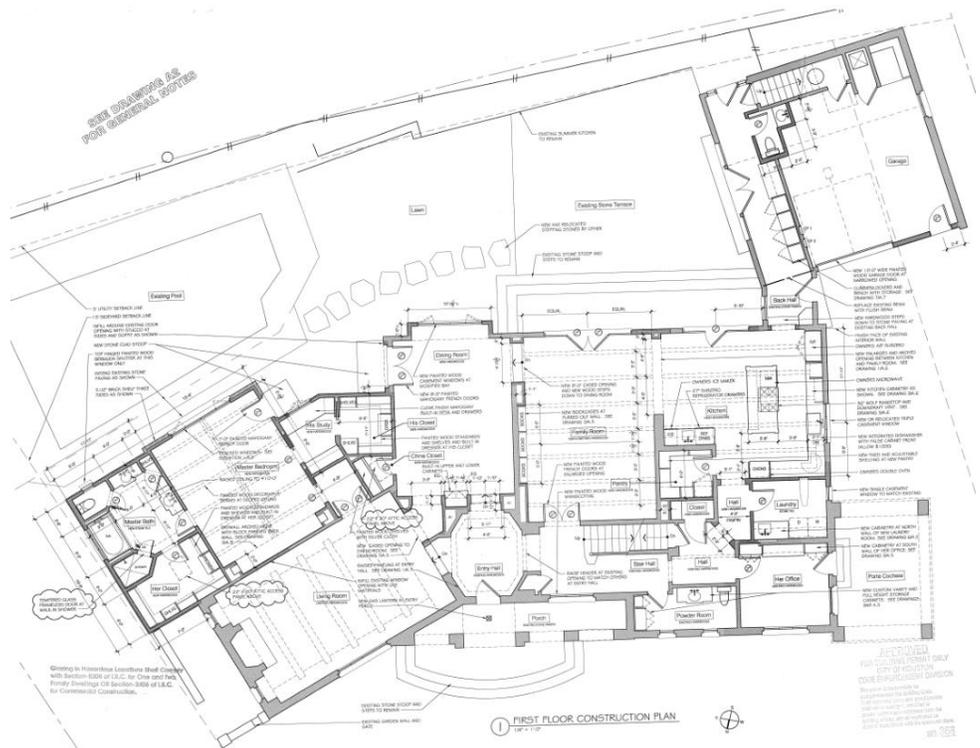


FIRST FLOOR PLAN

EXISTING

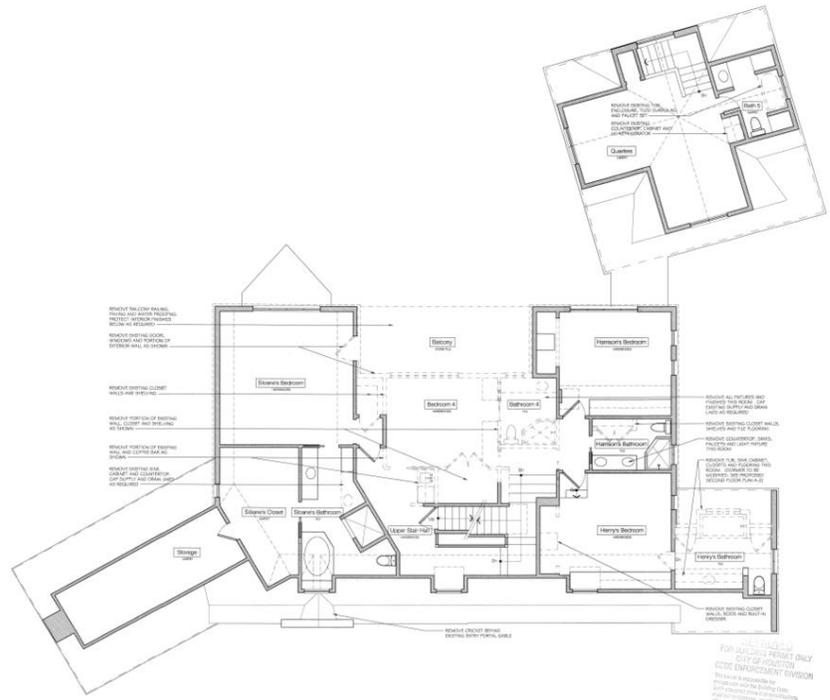


PROPOSED

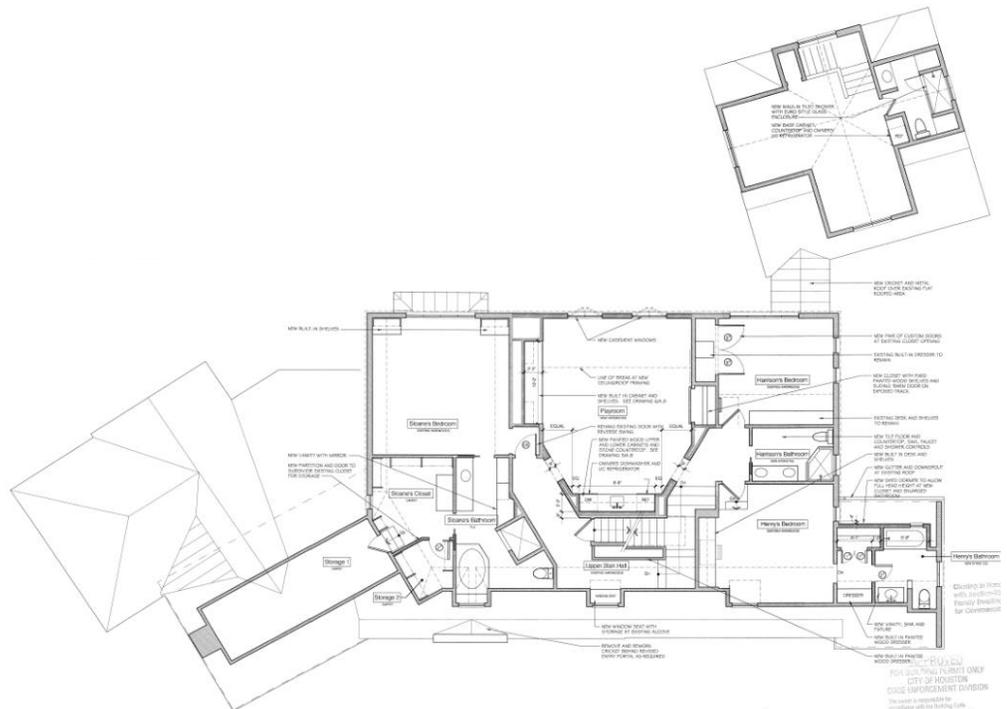


SECOND FLOOR PLAN

EXISTING



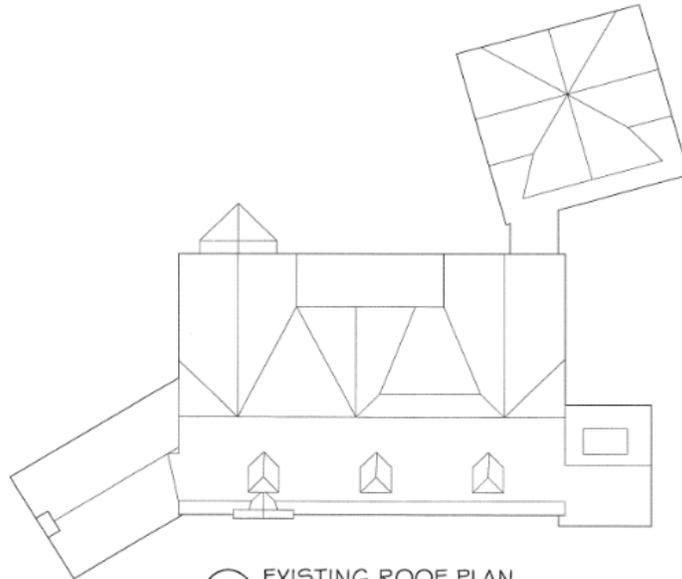
PROPOSED





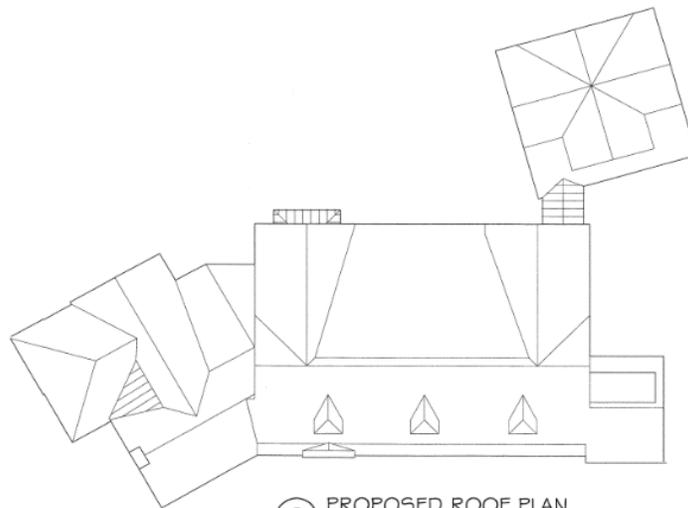
ROOF PLAN

EXISTING



② EXISTING ROOF PLAN
3/32" = 1'-0"

PROPOSED



③ PROPOSED ROOF PLAN
3/32" = 1'-0"

PHOTOS (ENTRYWAY)

EXISTING



PROPOSED



PROJECT DETAILS

Shape/Mass: The existing residence was extensively remodeled in 1986 in which the front entry was altered by adding a triangular pediment atop the existing portico, blocking one of the dormer windows. The existing residence has an existing ridge height of 29'-6" and the east wing of the residence, from where the addition extends, has a ridge height of 21'-4".

This triangular pediment was removed and replaced with a flat roofed portico. The rear addition has a width of 27'-5" and a depth of 19'-8", of which only 7'-0" extends beyond the existing easternmost portion of the structure and is visible from the public Right-of-Way. The one-story addition has a ridge height of 15'-4". See drawings and photos for more detail.

Foundation: The main portion of the existing residence features a pier and beam foundation with a 1'-8" finished floor. The east wing has an 8" concrete slab on grade foundation.

The addition will feature an 8" concrete slab on grade foundation. See drawings for more detail.

Windows/Doors: The existing non-original wood and glass door was replaced with a new wood and glass door. Several new windows were installed behind the porte-cochere and are not visible from the public Right-of-Way. A new carriage style garage door and entry door were installed on the garage. A single window was installed in the east elevation of the addition. See drawings for more detail.

Exterior Materials: The existing residence features stucco, brick veneer, and wood cladding.

The addition is clad in stucco. Portions of the wood cladding in the gable of the rear garage were replaced with stucco to match the rest of the house. See drawings and photos for more detail.

Roof: The existing residence features a series of steep side gable roofs with asphalt shingles. Three dormers punctuate the main portion of the roof. The main house has an eave height of 10'-8" while the angled eastern wing has an eave height of 9'-0".

The addition features a rough-hewed cedar shingle hipped roof with an eave height of 9'-0". The existing asphalt shingles on the rest of the residence were removed and replaced with rough-hewed cedar shingles. See drawings and photos for more detail.

**Front Elevation:
(North)** The existing front elevation includes the central main portion of the residence which features the entry portico and inset porch towards the east. The entry features three segmented arches with the central main arch topped by a triangular pediment. The door is located behind the main arch. To the west of the arches is a segmented arch window opening. To the west of the porch are two smaller arch windows and a wide three part arch window. The main portion of the residence is topped by a side gable roof punctuated by three hipped dormers. To the west of the main portion of the house is a porte-cochere. East of the main portion of the house is an angled lower portion. This portion features a three part divided-lite window and a centered interior end chimney flanked by windows.

The addition was constructed mostly behind the angled portion of the residence. Seven feet of the addition extends past the farthest extent of the existing structure. The front of the addition features no fenestration while the eastern elevation of the addition features a divided-lite window. The addition is topped by a hipped roof. The existing triangular pediment above the front entry arch will be replaced with a simpler flat top. See drawings and photos for more detail.

Side Elevation: The existing southeast elevation features the end of the angled east portion of the house. This end of the residence features no fenestration and a centered interior end chimney flanked by windows.
(Southeast)

The proposed one-story addition was constructed mostly behind the angled portion of the house but will extend 7' beyond the extent of the existing façade. The addition will feature a grouping of three divided-lite windows and will be topped by a hipped roof. See drawings and photos for more detail.

ATTACHMENT A
CIVIC ASSOCIATION COMMENT

Officers
Nicole Perdue
President
Thad Grundy
Vice President
Elizabeth Whitehead
Secretary
Tom Brea
Treasurer

Directors
Katu Gibson
Paige Hagle
Jeff Lyman
Terry McPhail
Charles Pringleau



River Oaks
Property Owners, Inc.

1923 San Felipe Road, 77027
P.O. Box 22632
Houston, Texas 77227
Phone: 713-622-0001
Fax: 713-622-3221

Email: [redacted]
Website: www.ropo.org

Gary C. Mangold
General Manager

January 10, 2013

Mr. & Mrs. Kent Wallace
3219 Reha Drive
Houston, TX 77019

RE: Preliminary Approval-Major Project: Your Submittal Request for 2131 Troon Road, Lot 12, Block 52, Section 3 including:

- 1. 1st & 2nd floor additions to rear of house.
- 2. Replace asphalt shingle roof with cedar shakes.
- 3. New entry portal.
- 4. Impermeable Allowed: 10,488 sf
Impermeable Actual: 9,428 sf

Dear Mr. & Mrs. Wallace:

I am writing to inform you that the Board of Directors (the "Board") of River Oaks Property Owners, Inc. ("ROPO") has reviewed your submitted plans. The Board grants you *Preliminary Approval* as set out in Section 1.A.2.f of the *2011 Policies and Procedures with Architectural Review and Approval Process* (the "Policies and Procedures"), a complete copy of which is available on our website.

You may now use this *Preliminary Approval* to seek City of Houston building permit(s). After obtaining such permit(s), you must submit to ROPO for review a copy of the permitted construction documents bearing the City of Houston approval stamps, in accordance with Section 1.A.3. of the Policies and Procedures. That Section reads in part:

The principal purpose of the review is for ROPO to determine whether there are material changes between the design that received the Board's Preliminary Approval and the construction documents that were approved by the City of Houston and received the building permit(s). **No construction work, mobilization, demolition (other than purely for replacement work), utility work or other activity may begin before the Board's review and written approval of such permitted construction documents.**

If ROPO finds no material changes that would impact the Board's *Preliminary Approval*, the Board will issue a *Written Approval to Begin Construction*. Such approval, as with any ROPO approval, is issued subject to your continuing compliance with the 2006 Amended and Restated Restrictions and Policies and Procedures.

Section 5.006 and 209.008 of the Texas Property Code and Chapter 38 of the Texas Civil Practice and Remedies Code provide that you could be subject to the reimbursement of ROPO's attorney's fees and costs should any legal action become necessary to enforce the Board's decision.

As always, if we can be of any assistance, please feel free to call.

Sincerely,

RIVER OAKS PROPERTY OWNERS, INC.

Gary C. Mangold
General Manager

cc: Restrictions Committee

John D. Blackmon Architect
5253 Fannin St. #2612
Houston, TX 77004