

CERTIFICATE OF APPROPRIATENESS

Application Date: February 3, 2016

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 in Sam Houston Park.

Significance: The Kellum-Noble House was built in 1847 in the Greek Revival style. Unlike the other historic structures in Sam Houston Park, the Kellum-Noble House is located on its original site, but has been altered several times over the years. The Kellum-Noble House is a City of Houston Protected Landmark (August 2005); individually listed in the National Register (April 1975); and designated a Recorded Texas Historic Landmark (1967).

Proposal: Alteration – Porch/Columns/Balustrade/Roof/Doors

The building has received two previous COA (March 2014 and April 2015) for ADA ramps on the west and north sides. Repair work, including foundation stabilization, is currently underway.

The existing columns, porch, roof and exterior stairs are not original to the house, and were reconstructed by the Heritage Society in the 1950s. These elements of the house are in need of replacement due to corrosion of the steel framing, wood rot, and termite damage. In replacing these elements, the applicant seeks to return the house to its circa 1890 appearance, as documented by the earliest known photo of the house.

The applicant is applying for a COA for the following work:

- Columns: Replace all existing columns with new to match existing in design and materials, except for first floor columns on the west wing, which will be simple straight wood columns. Column spacing will be changed to match that depicted in the c. 1890 photo.
- Second-story porch and balustrade: Replace existing non-original porch and balustrade with new to match the house's c. 1890 appearance. The new wooden balustrade will be backed by a metal guardrail with a slim profile to meet code requirements.
- Roof: Replace the cedar shake roof with a standing seam metal roof, half-round gutter.
- Stairs: Replace non-original stairs at the rear with new wood stairs of simple design.
- Doors: Replace the non-original doors on the north elevation second story with new doors to match the c. 1890 appearance. Remove a non-original window on the south elevation first story and install a door to match the earlier configuration as documented in the 1936 HABS drawings.

See enclosed application materials in Attachment A for further details.

Public Comment: No public comment received.

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: -
Effective: -



PLANNING & DEVELOPMENT DEPARTMENT

COA valid for two years 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.

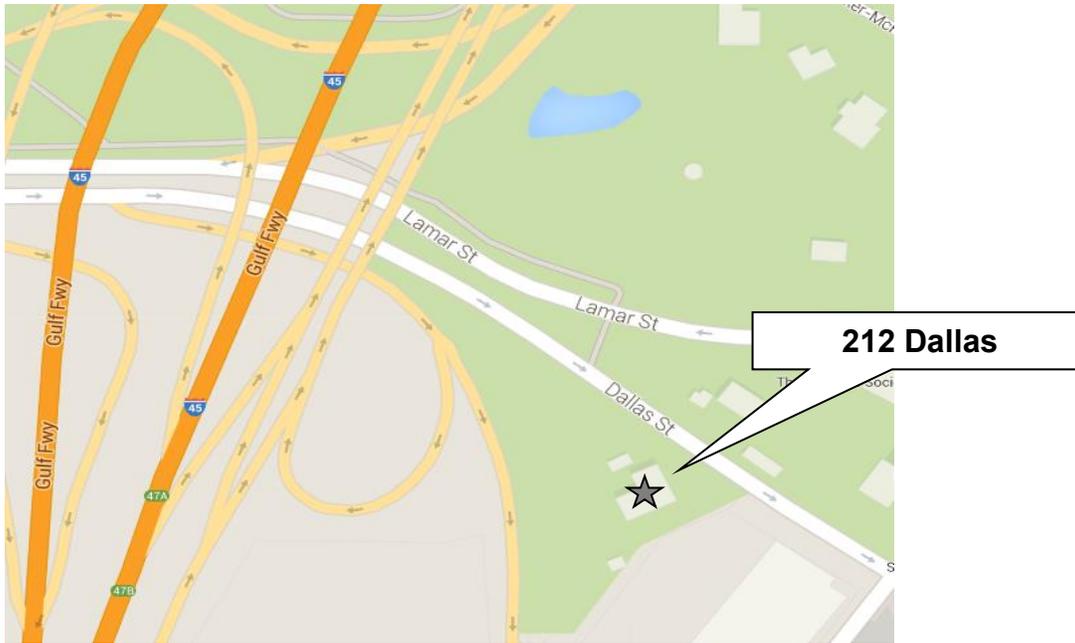
**APPROVAL CRITERIA****ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS**

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, (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:

- | <b>S</b>                            | <b>D</b>                 | <b>NA</b>                | <b>S - satisfies</b> | <b>D - does not satisfy</b>   | <b>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 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, 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; |                            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input 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   |                            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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**



**PHOTO PRIOR TO RESTORATION WORK**



**NORTH (FRONT) ELEVATION**

EXISTING



PROPOSED



**EAST (SIDE) ELEVATION**

EXISTING



PROPOSED



**WEST (SIDE) ELEVATION**

EXISTING



PROPOSED



**SOUTH (REAR) ELEVATION**

EXISTING



PROPOSED

