



CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

ITEM F09

June 18, 2026

2132 Troon Rd.

HPO File #: HP2026_0133

Landmark: Kendall-Levin House

Applicant: Randall Gay, agent for, Jay Davis Owner

2132 Troon Road, Lot 12 and the Easterly 1/2 of Lot 13, Block 53, River Oaks Addition, Section 3. Two-story wood shingle sided, 4,027 sq. ft. single family residence situated on a 21,649 sq. ft. interior lot.

Significance: Landmark (2007), constructed in 1936-1937 for Joseph S. Kendall. Designed by Houston architects Harvin C. Moore and Hermon Lloyd in the New England Colonial Style.

Proposal: **Addition** - Construct one story addition and storage in the rear of the main house. Demolish outdoor storage at North house corner.

- Proposed Addition Area **220 sq. ft.** (168 sq. ft. Utility + 52 sq. ft. Outdoor Storage)
- Proposed **Max Ridge height** 12'-2"
- Proposed **Max Eave height** 9'-0"
- Proposed Setbacks
 - **North** 5 ft. Utility Easement
 - **South** 110 ft. Outbuilding Setback (120 ft. provided)
 - **West** 5 ft. Outbuilding Setback
- **First Floor** finished slab elevation to align with existing
- **Siding and Trim** – cedar shingle siding and trim to match existing residence.
- **Proposed Roof** on addition to be low slope metal.

North Elevation

(1) window alum. clad wood at Master Bedroom, inset and recessed.
French Casement Divided lite, pair 4-0 x 4-4 6-lite Egress

East Elevation

Replace existing glass block with window to match existing W.C. room
Alum. Clad wood – Fixed Unit – 2-6 x 3-10 - 1 lite inset and recessed

West Elevation (Utility)

(1) window aluminum clad wood, inset and recessed. Fixed 9 lite
Door 3-0 x 6-8 w/ 15 lite glass
Door 5-0 x 6-8 Flush pair – re-use existing

Public Comments

- - No Comments

Civic Association

- -No Comments

Recommendation: Approval

HAHC Action:

Basis for Issuance: HAHC Review

Date Effective:



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Note: 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 torquing, 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.

DRAFT



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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 | |
|-------------------------------------|--------------------------|--------------------------|---|
| | | | 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 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; |
| <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. |



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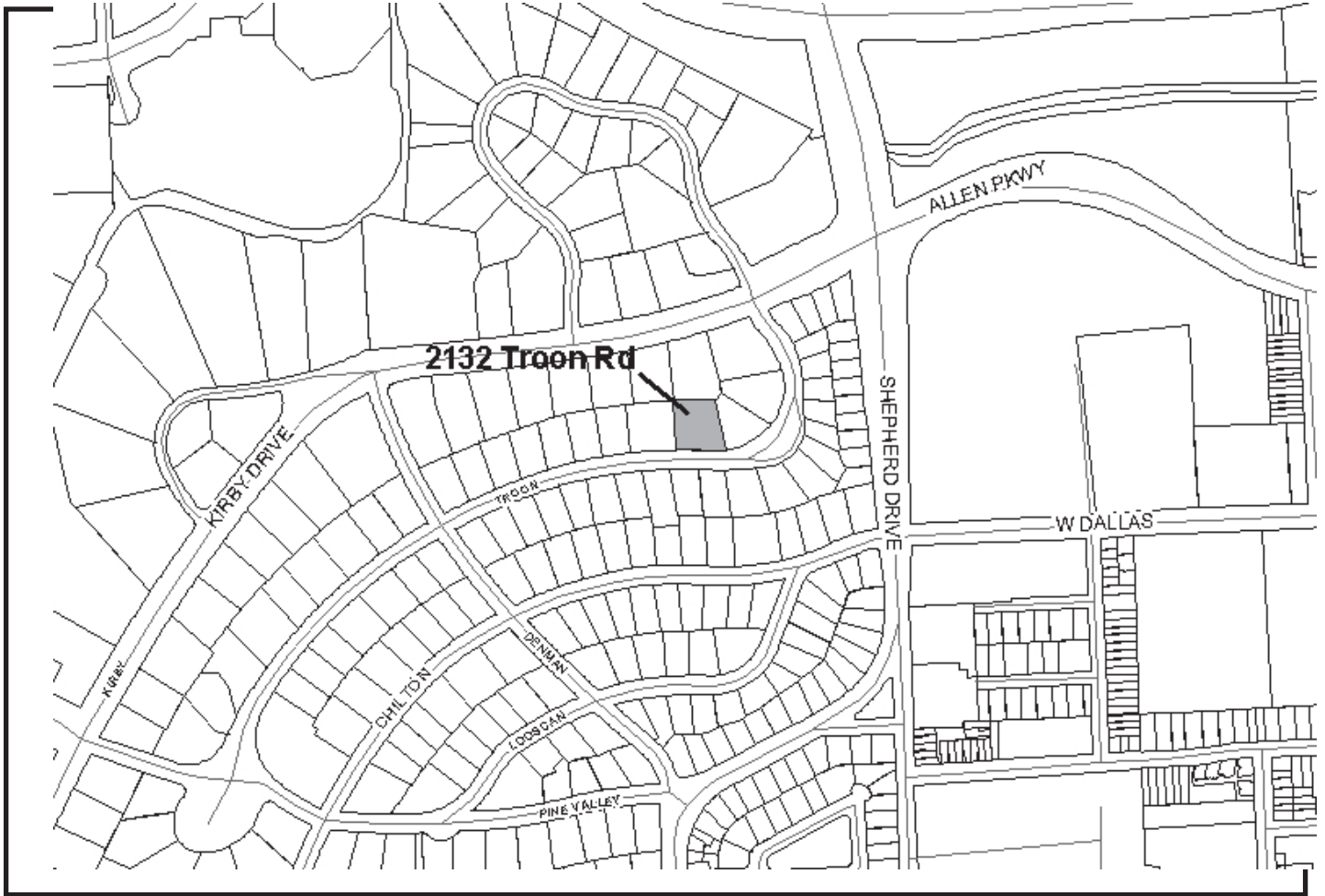
June 18, 2026

2132 Troon Rd.
Landmark: Kendall-Levine House

SITE LOCATION MAP

KENDALL-LEVINE HOUSE
2132 TROON ROAD

NOT TO SCALE





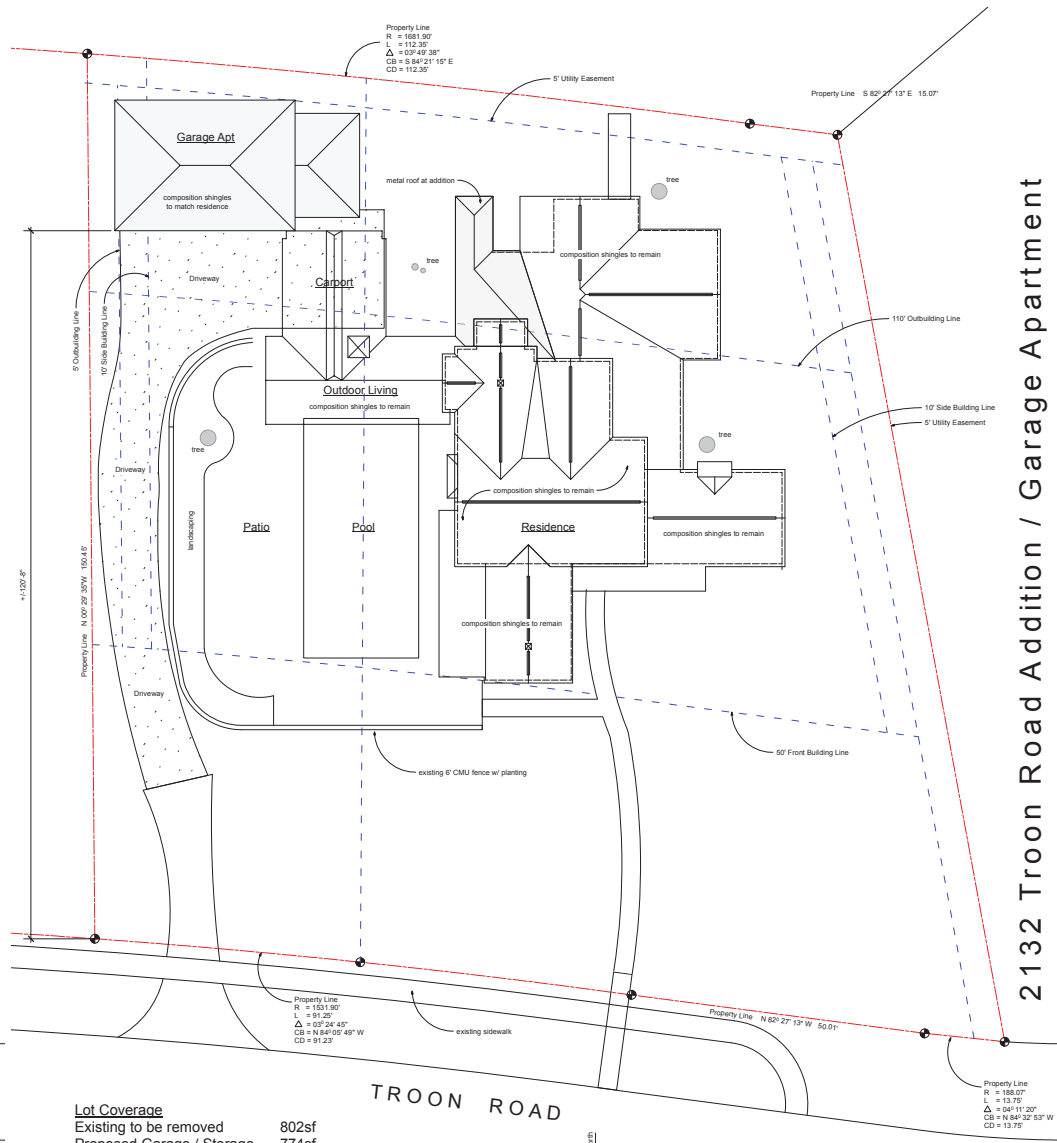
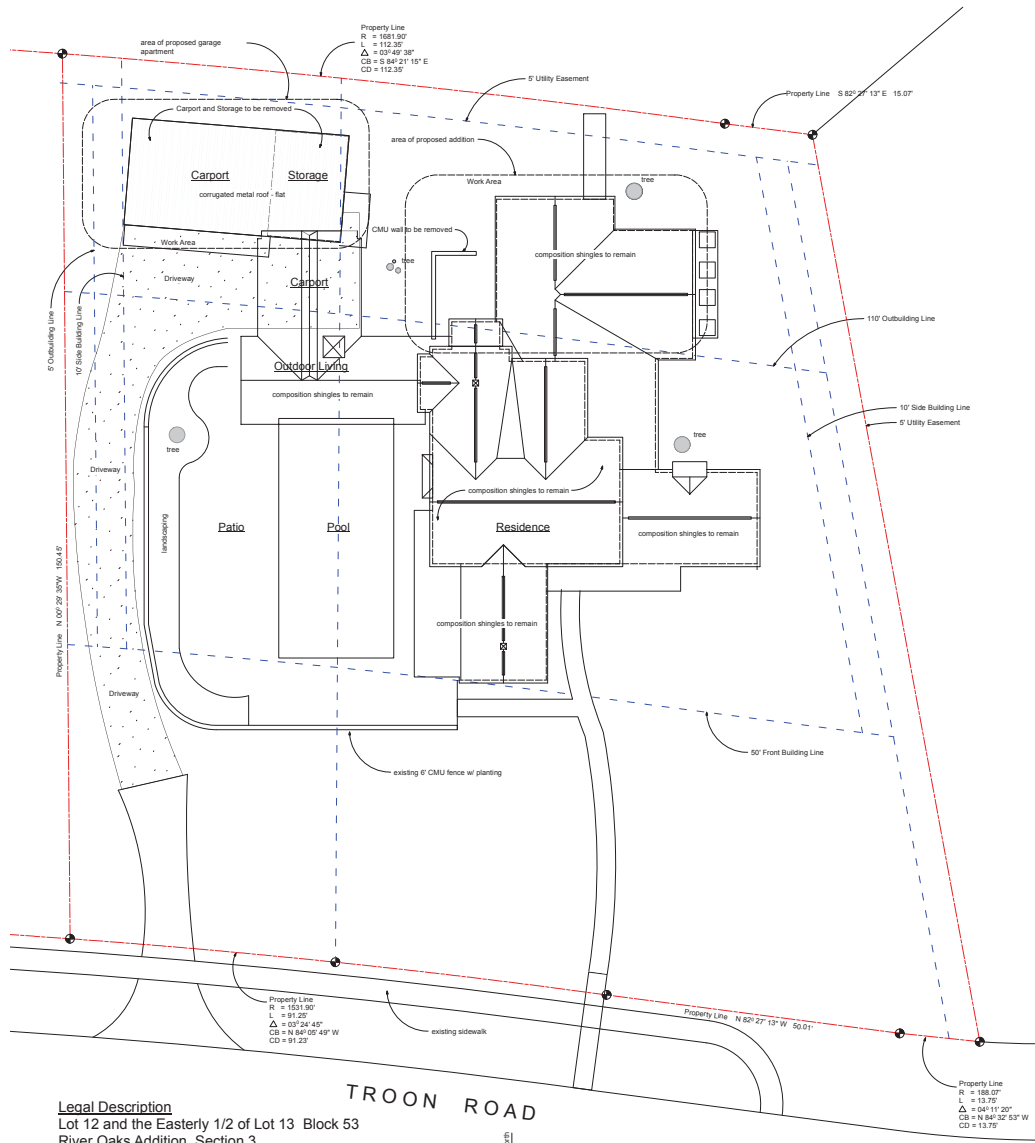
Subject Property
Street Elevation



Subject Property
Driveway at Street Elevation



Subject Property
West Pool Patio and Outdoor Living



Legal Description
 Lot 12 and the Easterly 1/2 of Lot 13 Block 53
 River Oaks Addition, Section 3

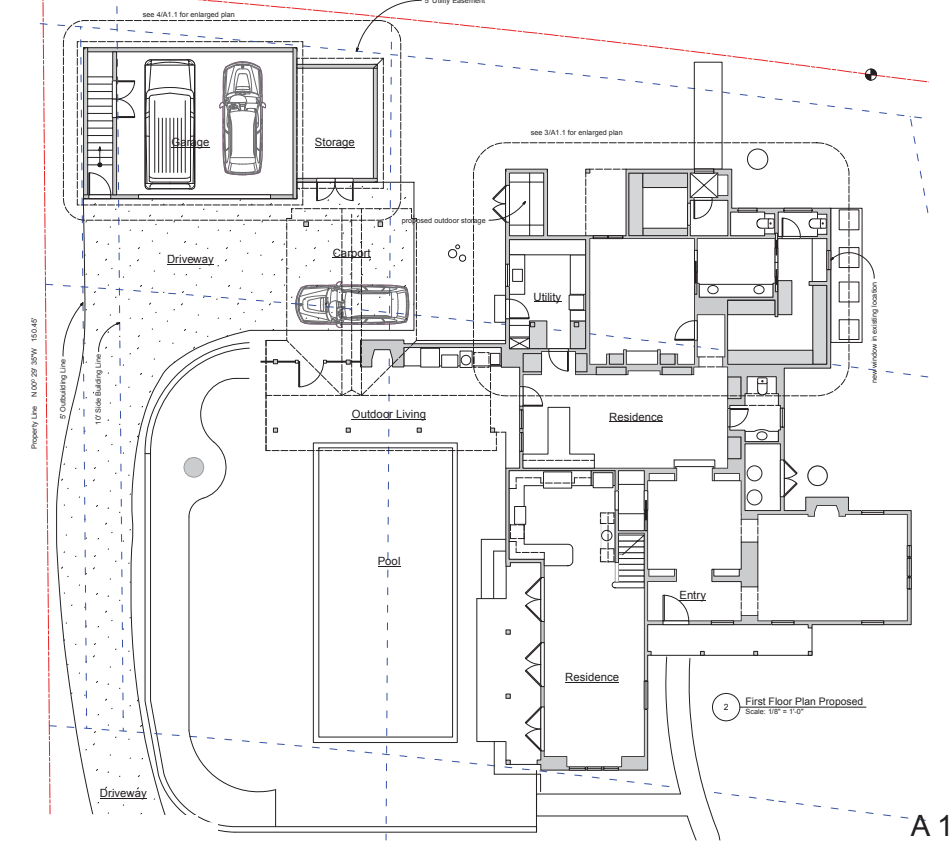
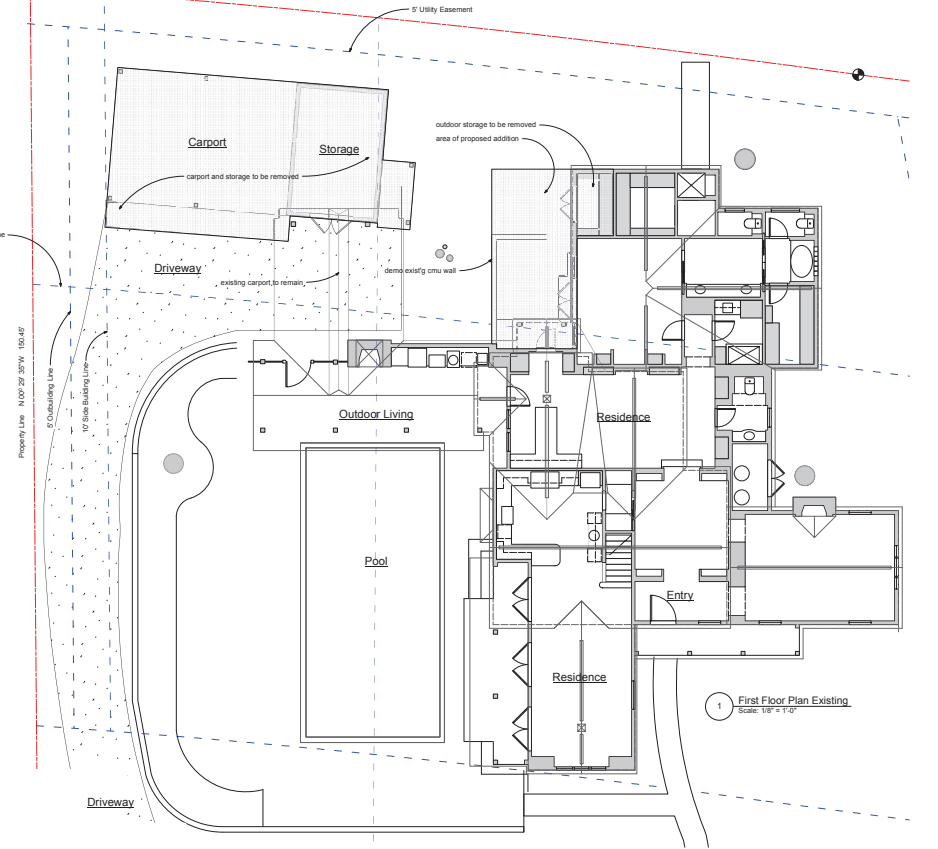
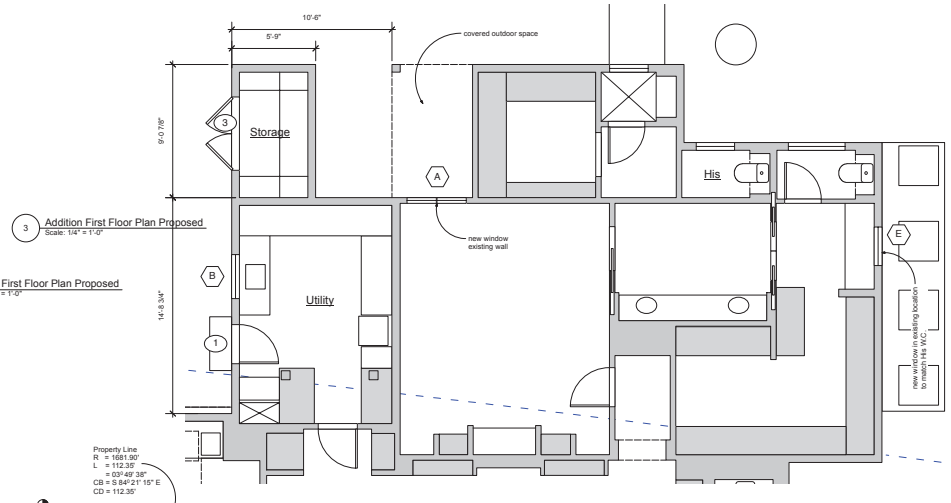
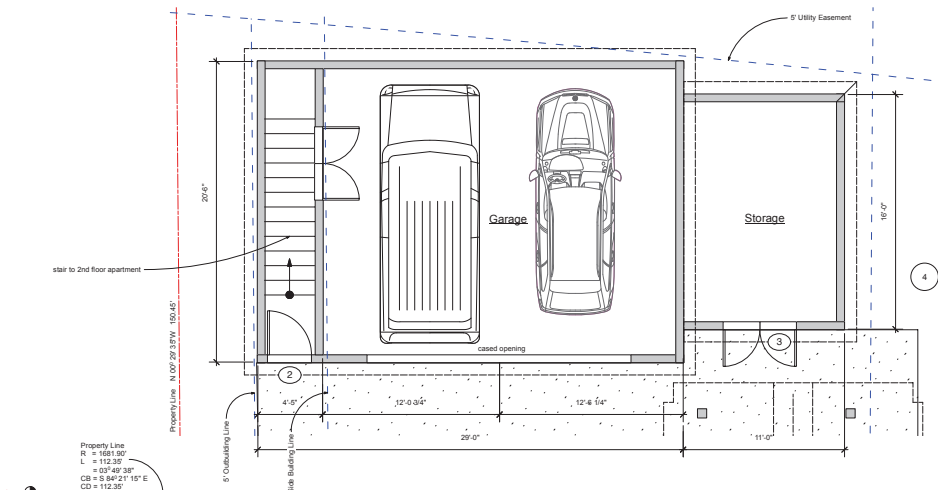
Project Address
 2132 Troon Rd
 Houston, Texas 77019

1 Site Plan Existing
 Scale: 1" = 10'-0"

Lot Coverage	
Existing to be removed	802sf
Proposed Garage / Storage	774sf
Proposed Addition	220sf
Net coverage add	248sf

Garage Apartment
 Proposed 2nd Floor 598sf

2 Site Plan Proposed
 Scale: 1" = 10'-0"





1 Existing West Elevation
Scale: 1/4" = 1'-0"

ELEVATION KEY NOTES

1. Composition shingle roofing to remain.
2. New composition shingle roofing to match existing
3. Cased opening at Garage
4. New window. re: Schedule. Wood trim
5. Existing window to remain
6. Existing window to be removed
7. Brick veneer to remain.
8. Brick veneer to be removed
9. New door re: Schedule
10. CMU wall to be removed
11. Door to remain
12. Door to be removed
13. Existing wood siding to remain
14. New wood siding to match existing
15. CMU wall with planting to remain
16. Wood trim at eaves
17. Existing metal roofing to remain
18. New metal roofing to match existing



2 Proposed West Elevation
Scale: 1/4" = 1'-0"



2 Existing / Proposed East Elevation
Scale: 1/4" = 1'-0"

ELEVATION KEY NOTES

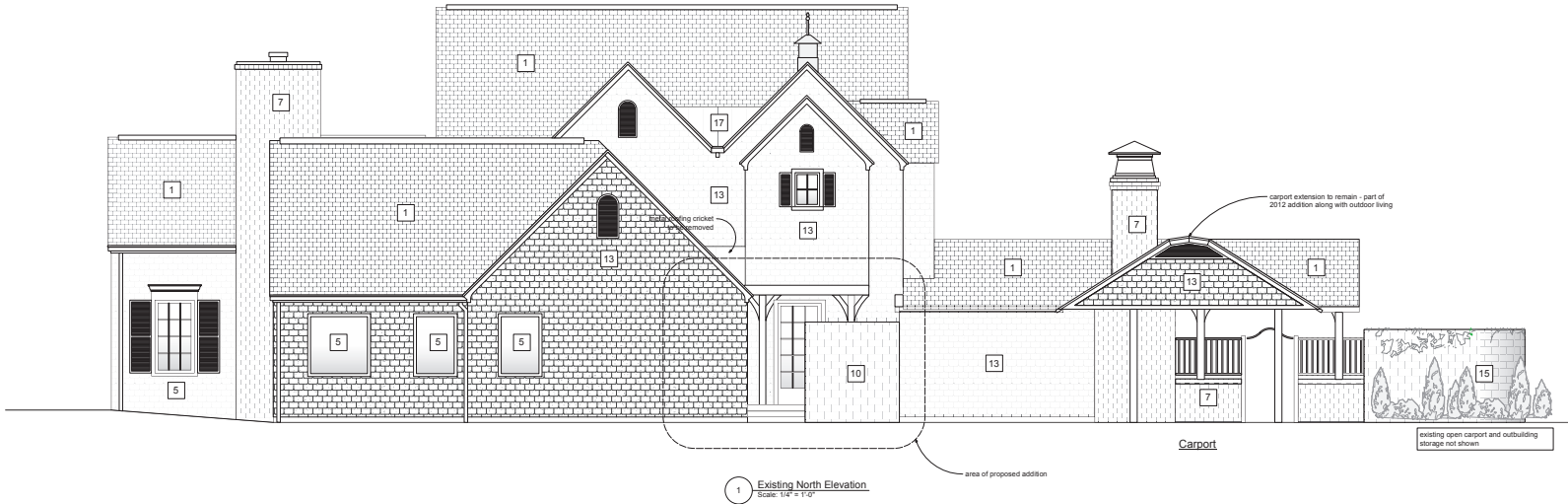
1. Composition shingle roofing to remain.
2. New composition shingle roofing to match existing
3. Cased opening at Garage
4. New window. re: Schedule. Wood trim
5. Existing window to remain
6. Existing window to be removed
7. Brick veneer to remain.
8. Brick veneer to be removed
9. New door re: Schedule
10. CMU wall to be removed
11. Door to remain
12. Door to be removed
13. Existing wood siding to remain
14. New wood siding to match existing
15. CMU wall with planting to remain
16. Wood trim at eaves
17. Existing metal roofing to remain
18. New metal roofing to match existing



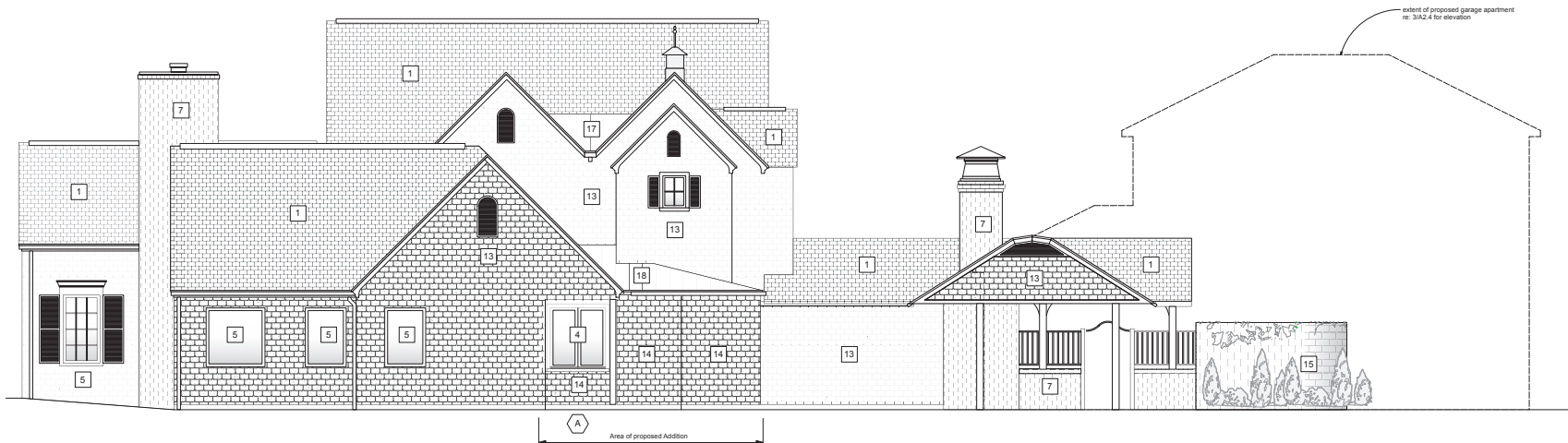
E
new window in existing location

ELEVATION KEY NOTES

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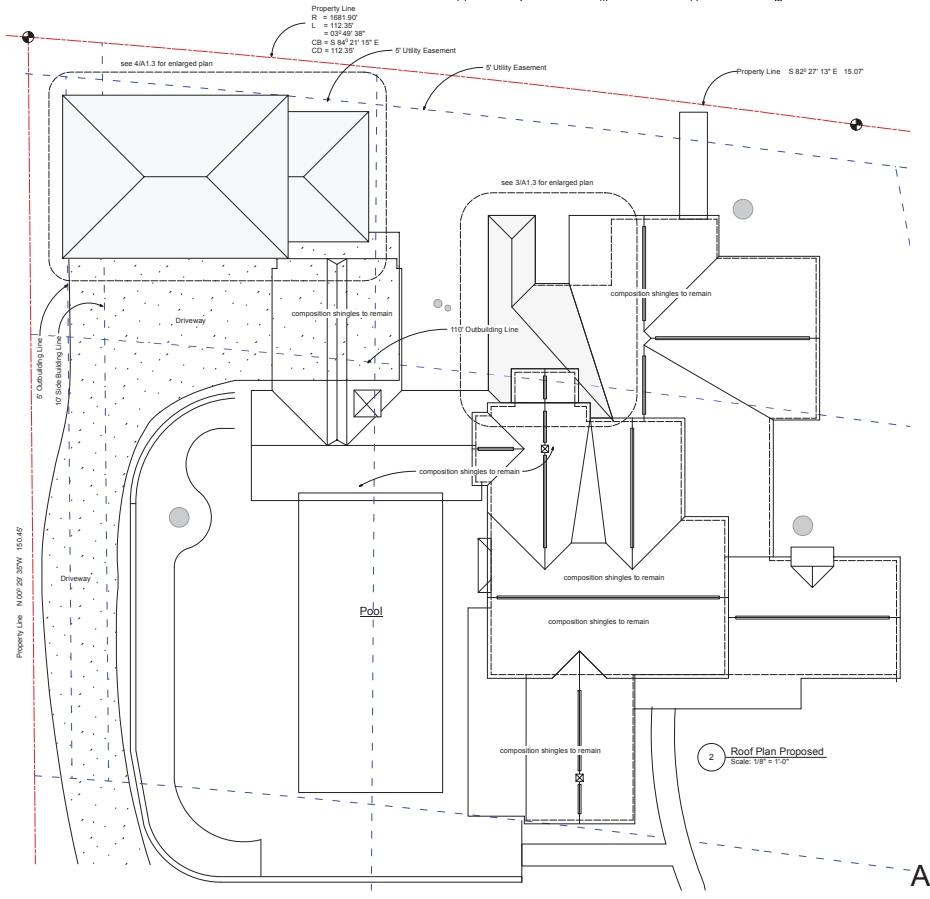
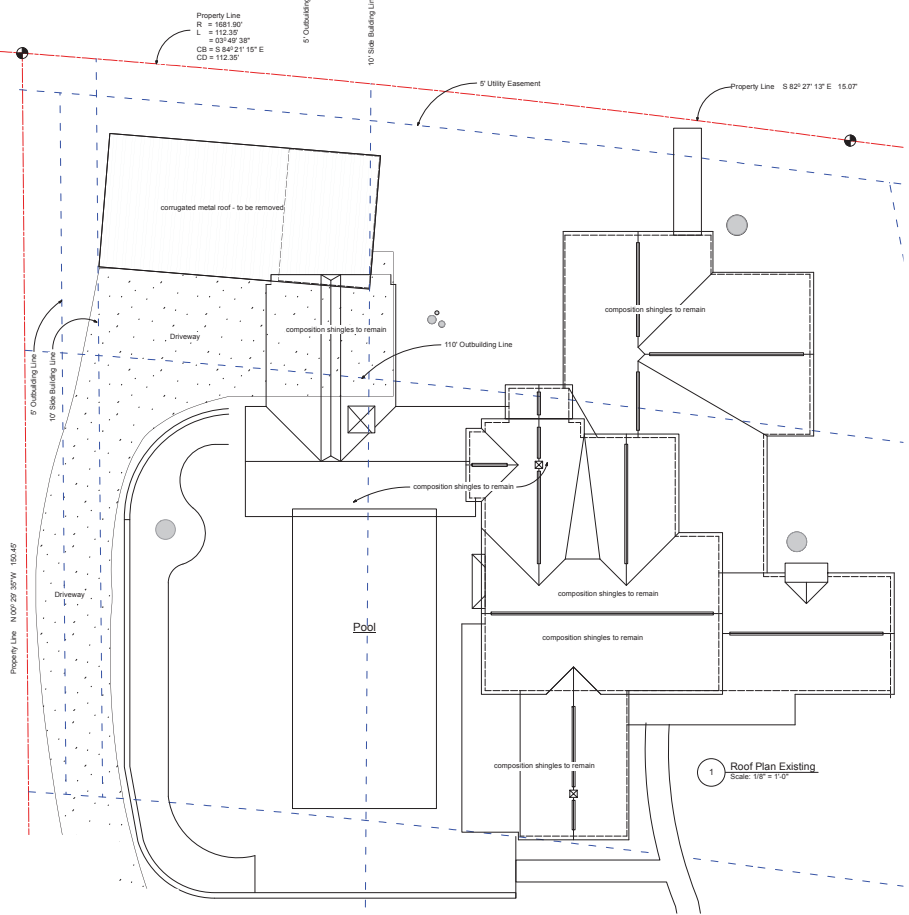
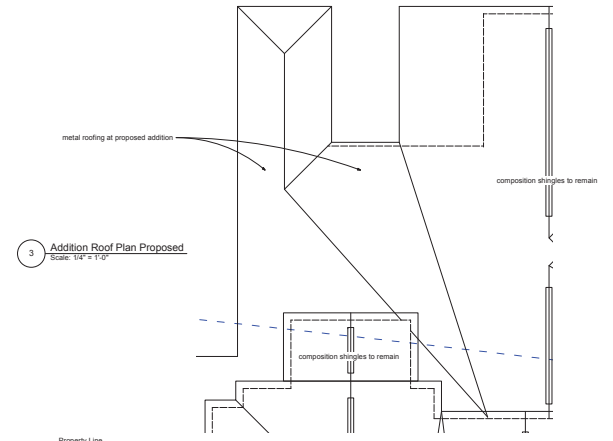
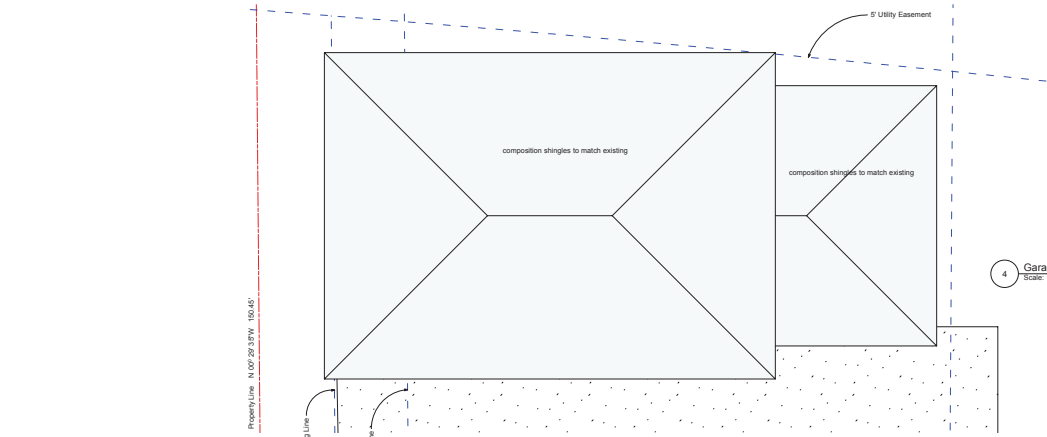


1 Existing North Elevation
Scale: 1/4" = 1'-0"



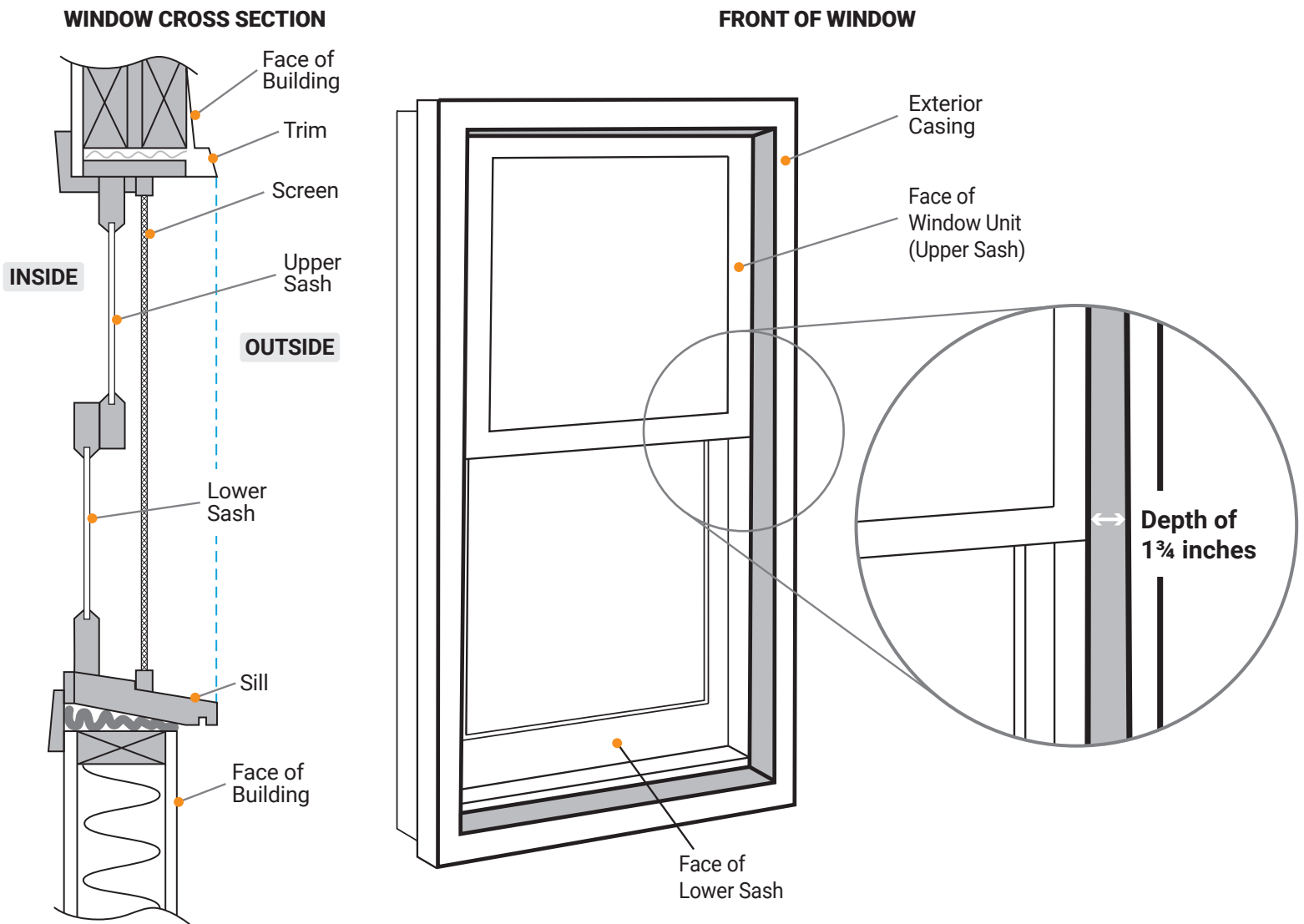
A Area of proposed Addition

2 Proposed North Elevation
Scale: 1/4" = 1'-0"





Historic Window Standard: New Construction & Replacement



Minimum 1 3/4 inch Inset

- Depth from Exterior Casing to the Face of the Window Unit (Upper Sash)
- Windows must be 1-over-1 (equally horizontally divided)
- 1 3/4 inch minimum inset for Fixed Window

For more information contact: Houston Office of Preservation

832-393-6556

historicpreservation@houstontx.gov