



CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

ITEM F10
HPO File #: HP2026_0173

June 18, 2026

2132 Troon Rd.
Landmark: Kendall-Levin House

Applicant: Randall Gay, agent for, Jay Davis Owner

Property: 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: **New Construction – Garage Apartment**

The scope of work includes the demolition of an existing Carport, Storage Outbuilding, and CMU privacy wall.

- Construction of a new 2 story Garage Apartment / Guest Suite in its place, along with Outside Storage and a Utility Room Addition to the residence.
- The Garage is set back from the street some 120', and the 220 square foot Utility Room Addition is in the rear of the residence, hidden from the street view
- The proposed 774 sq.ft. Garage First Floor is comprised of a two car Garage with lawn storage.
- A stair leads to a 598 sq.ft. Second Floor consisting of Living, Bedroom and Bath spaces.
- The eave height at the second floor is 20'-8", and the ridge is set at 26'-0".
- The hipped roof form keeps the visual height down facing the street. Roofing will be composition to match existing.
- Siding will be Cedar Shingle to match the main house.
- Windows will be recessed sash casement, and will be trimmed out per the original dwelling.

Public Comments

-	- No Comments
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Civic Association

-	-No Comments
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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 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.

DRAFT



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APPROVAL CRITERIA

NEW CONSTRUCTION IN A HISTORIC DISTRICT

Sec. 33-242

(a): HAHC shall issue a certificate of appropriateness for new construction in a historic district upon finding that the application satisfies the following criteria:

S D NA

S - satisfies D - does not satisfy NA - not applicable

- (1) The distance from the property line of the front and side walls, porches, and exterior features of any proposed new construction must be compatible with the distance from the property line of similar elements of existing contributing structures in the context area;
 - (2) The exterior features of the new construction must be compatible with the exterior features of existing contributing structures in the context area;
 - (3) The scale and proportions of the new construction, including the relationship of the width and roofline, overall height, eave height, foundation height, porch height, roof shape, and roof pitch, and other dimensions to each other, must be compatible with the typical scale and proportions of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical scale and proportions;
 - (4) The height of the new construction must not be taller than the typical height of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical height, except that:
 - a. Design guidelines for an individual historic district may provide that a new construction with two stories maybe be constructed in a context area with only one-story contributing structures as long as the first story of the new construction has proportions compatible with the contributing structures in the context area, and the second story has similar proportions to the first story; and
 - b. A new construction shall not be constructed with more than one story in a historic district that is comprised entirely of one-story contributing structures, except as provided for in design guidelines for an individual historic district.
- (b) Nothing in the foregoing shall be construed to require or impose a single architectural style in any historic district.



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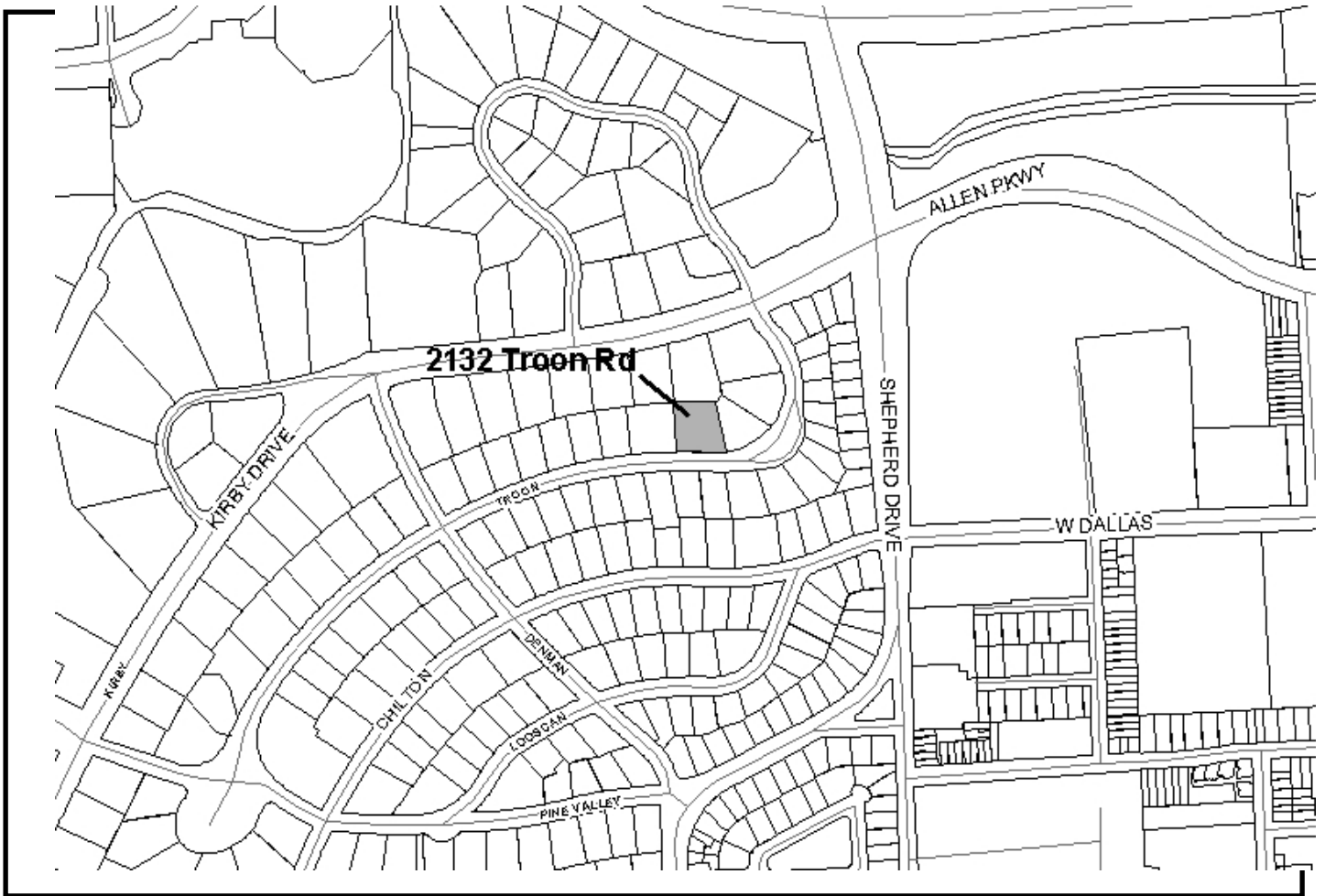
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Landmark: Kendall-Levine House

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



Subject Property
Carport to be removed



Subject Property
Carport and Storage to be removed
CMU wall to be removed
Carport to remain



Subject Property
Carport / Storage to be removed

Certificate Of Appropriateness: New Construction Worksheet

(For Buildings outside Houston Heights East, West, or South Districts)



PLANNING & DEVELOPMENT DEPARTMENT

* This form is required. Failure to include accurate and complete requested information below may result in an incomplete application and delay the review/recommendation of the proposed project to Director and HAHC.

Address*: 2132 Troon

Lot Size (TOTAL SQ FT)*: 21649

General New Construction Info:

Primary or Accessory Building*	Accessory (Gar. Apt.)
Proposed Total Square footage*	1366
Proposed stories*	2
Proposed max ridge height*	26'
Proposed max eave height*	20'-8"

Lot Dimensions (W x L)* : 150 x 155

Setbacks From Property Line:

	Proposed	Shares property line with neighbor -Y/N?
North*	5'utility	Y
South*	50' (110' outbldg)	N
East*	10'	Y
West*	5' outbldg	Y

Context Area:

Neighbor #1 stories*	2	Neighbor #2 stories*	2
Neighbor #1 ridge height		Neighbor #2 ridge height	

Square Footage/Lot Coverage:	Proposed
Ground Floor Square Footage of Primary Building (HCAD)* <small>*please include sunrooms or enclosed porches w/ walls or windows</small>	4027
Attached Garage or Storage Space Square Footage	220 addition
Detached Garage, Garage Apartment or Accessory Building Square Footage	774
<small>* Subtract detached garages more than 528 square feet by 528 square feet. If smaller than 528 sq ft, please subtract only the amount less than 528 sq ft.</small>	-528
Total Lot Coverage (base sq ft)* =	4493
Total Lot Coverage (% based on lot size)* =	20.75%

Do you have flooding issues?

Max Width/Depth:

widest building wall corner to corner	Proposed
Max Width*	40'
Max Depth*	20.5'

Foundation:

YES or NO

	Proposed
Grade to Finished Floor Height (1st fl)*	8"
Type*	slab on grade
Material *	concrete

Roof:

	Proposed
Pitch*	6/12
Style*	hip
Material*	

Cladding:

	Proposed
Primary Siding Material*	cedar shakes to match existing
Primary Siding Width Reveal	
Skirting Material	
Soffit Material	
Fascia Material	

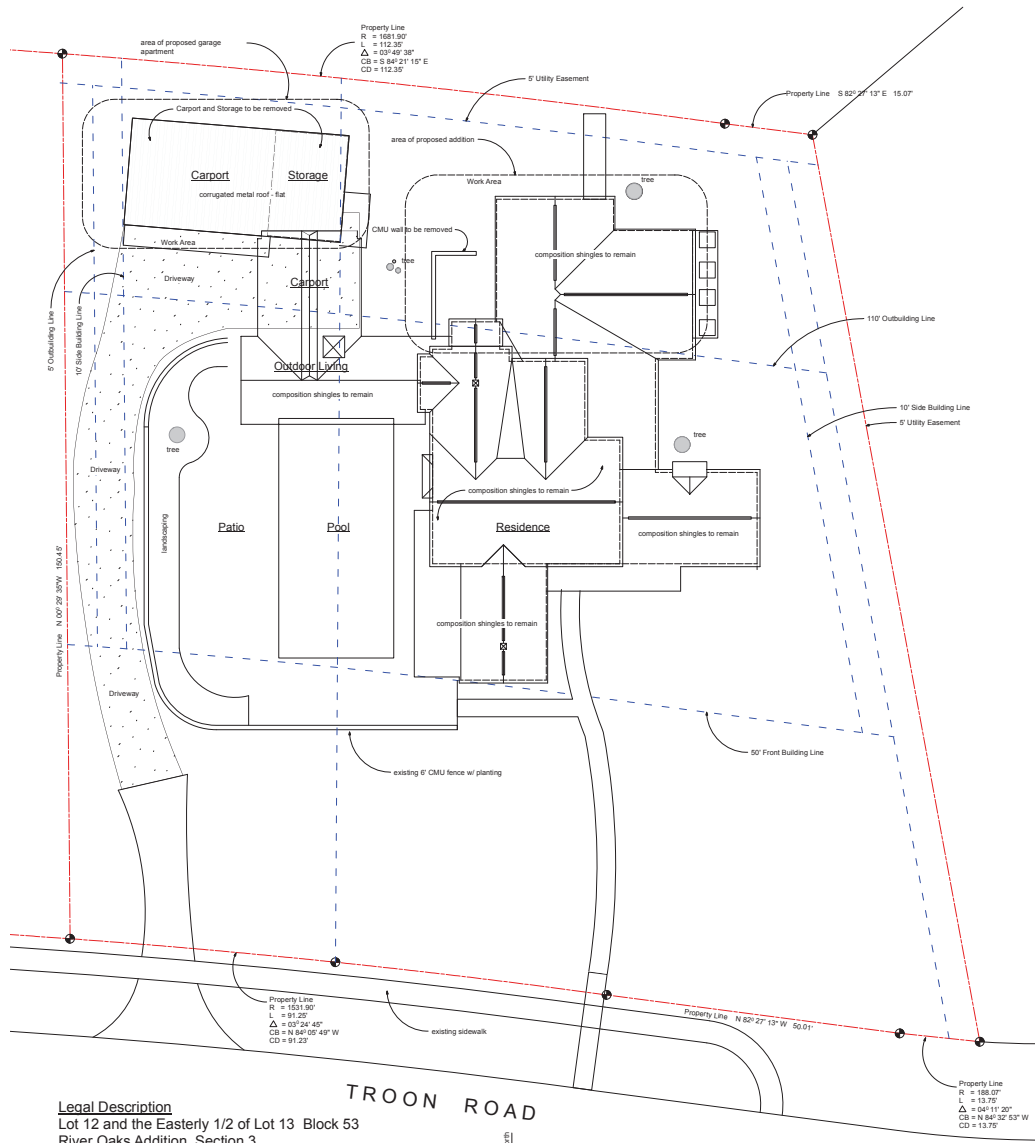
Are all windows on the addition inset & recessed? YES NO

Porch Details:

	Proposed
Eave Height	N/A
Width	
Depth	
Decking Material	
Pier/Base Material	
Column Material	
Step Material	
Railing Height	
Railing Material	

Please fill out the window worksheet and review guidelines for drawing submissions

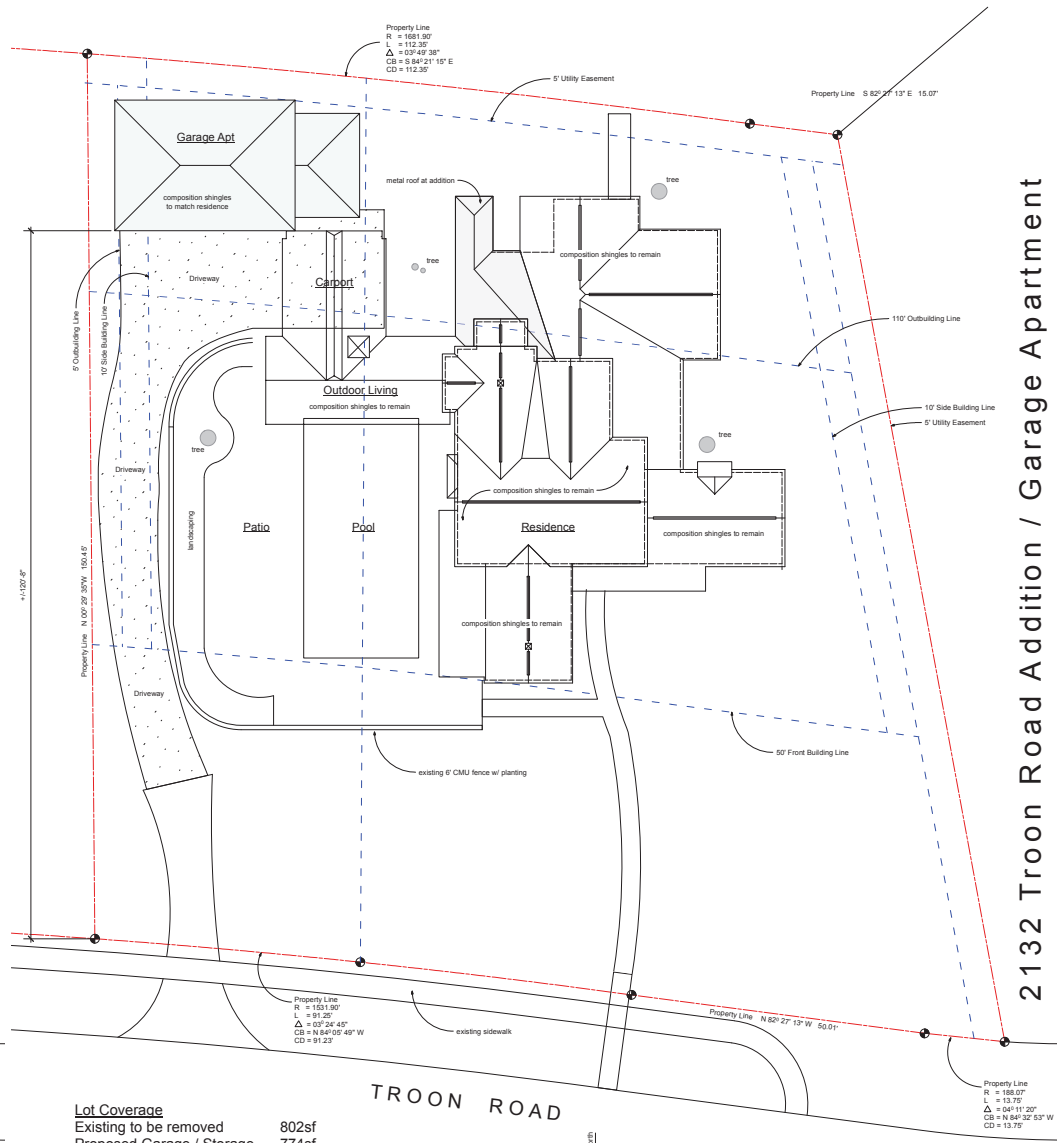
See link for more info: <https://cohweb.houstontx.gov/HPT/login.aspx>



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

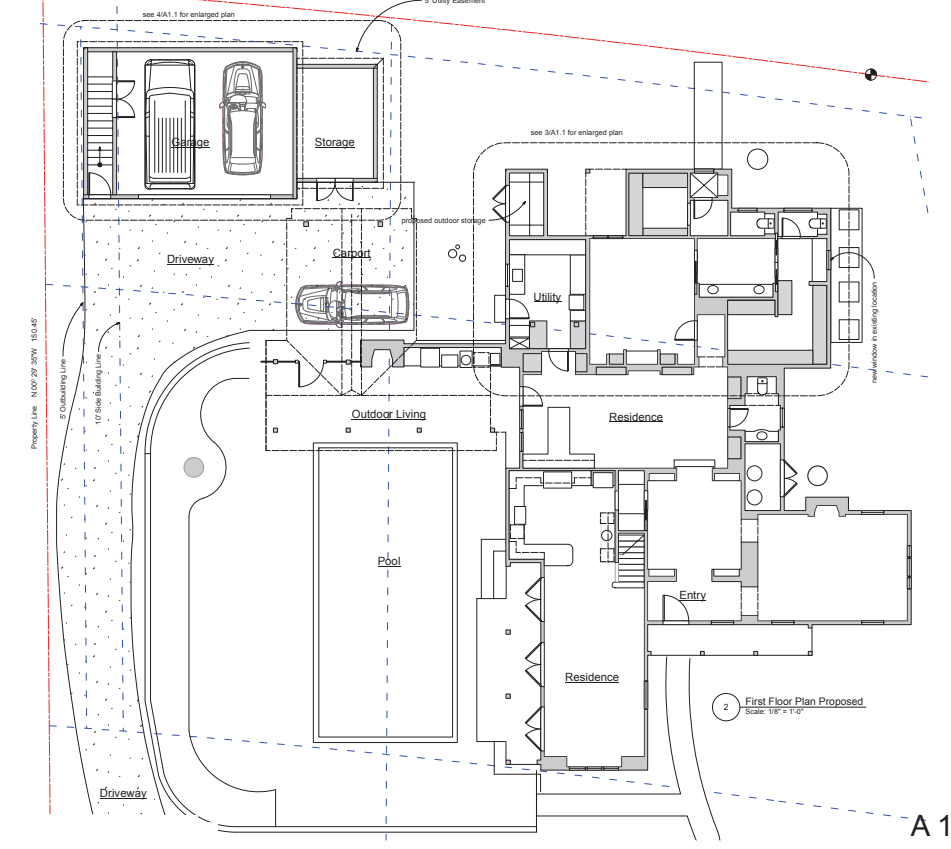
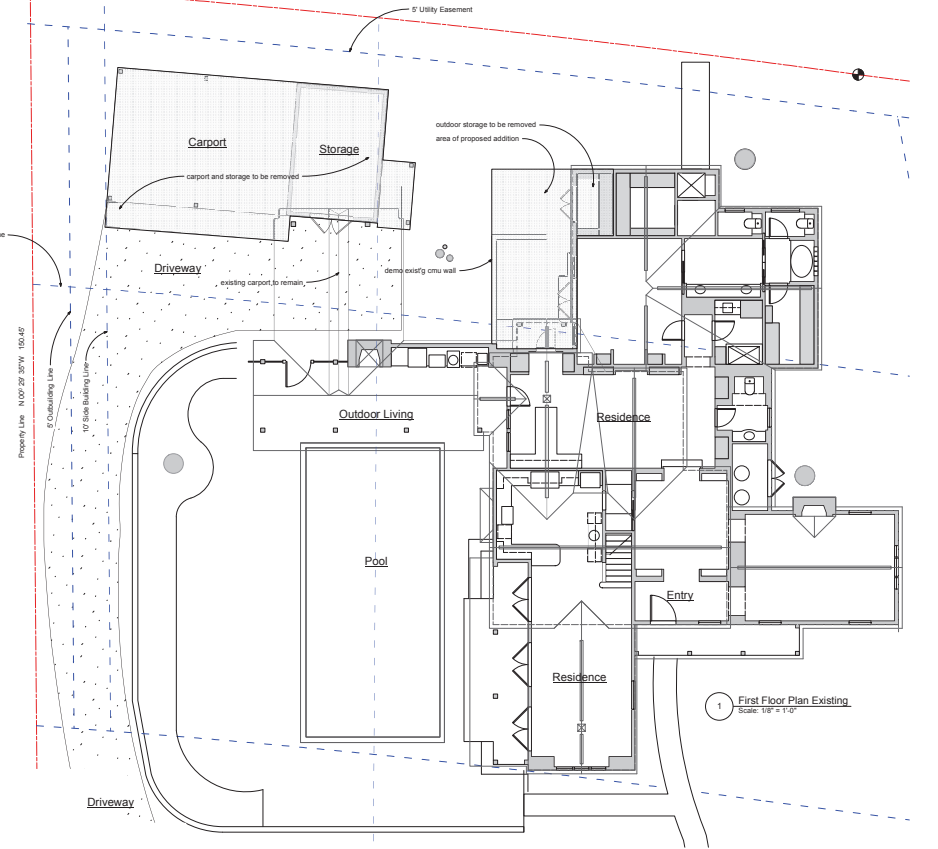
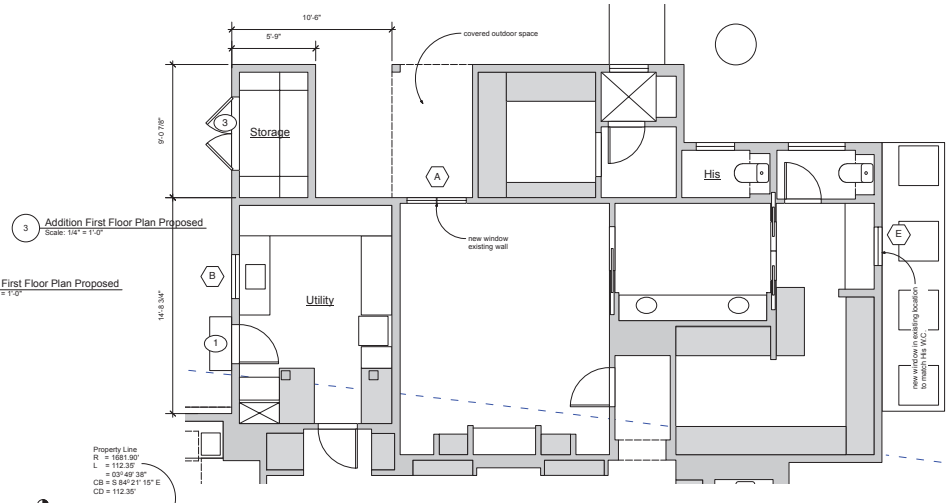
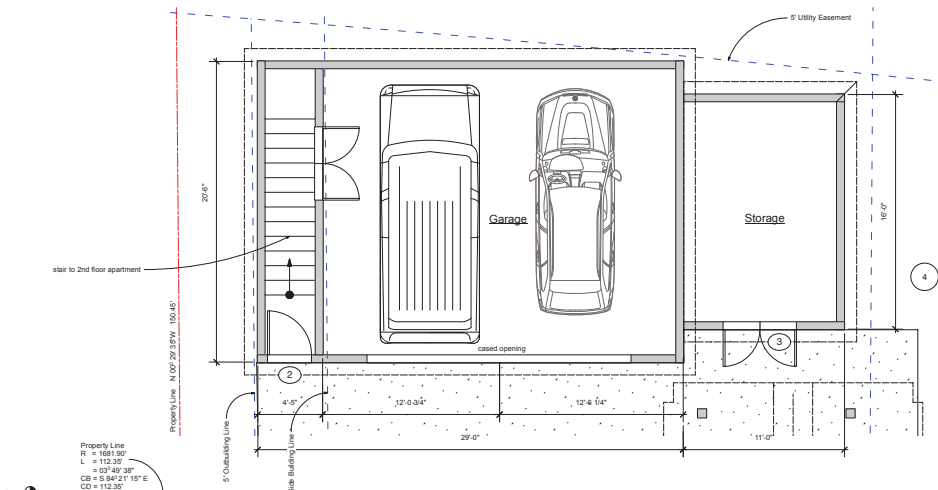
Existing to be removed	802sf
Proposed Garage / Storage	774sf
Proposed Addition	220sf
Net coverage add	248sf

Garage Apartment

Proposed 2nd Floor	598sf
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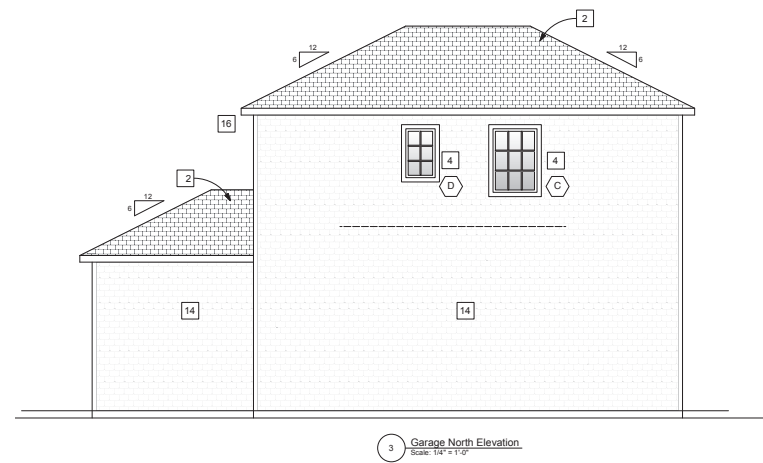
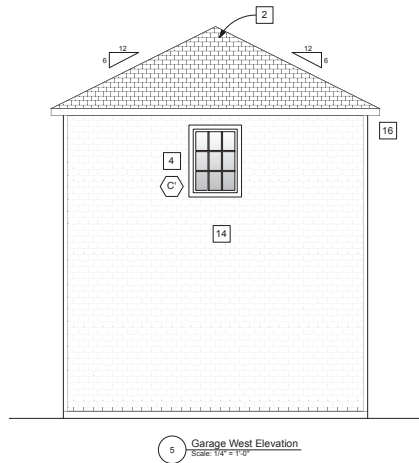
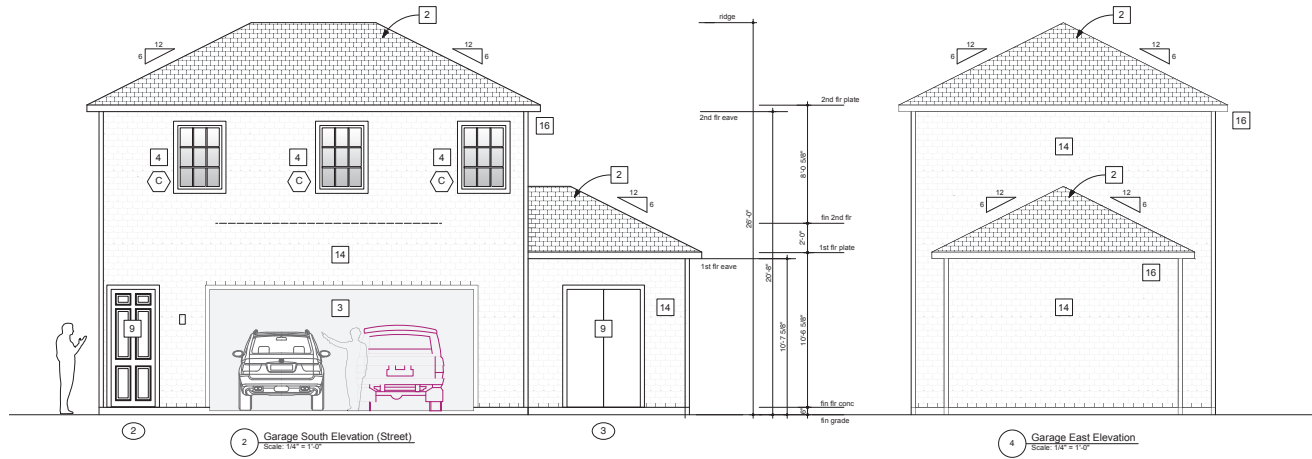
2 Site Plan Proposed
 Scale: 1" = 10'-0"

2132 Troon Road Addition / Garage Apartment

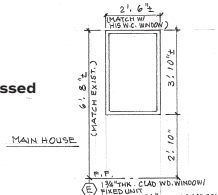


ELEVATION KEY NOTES

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



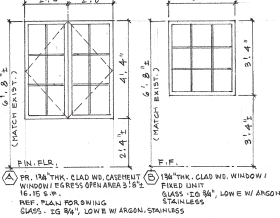
Typical window to have recessed sash to match existing.



WINDOW SCHEDULE

SCALE: 3/8"=1'-0"

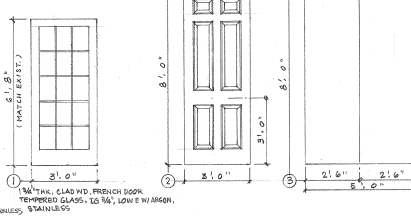
MAIN HOUSE ADDITION



DOOR SCHEDULE

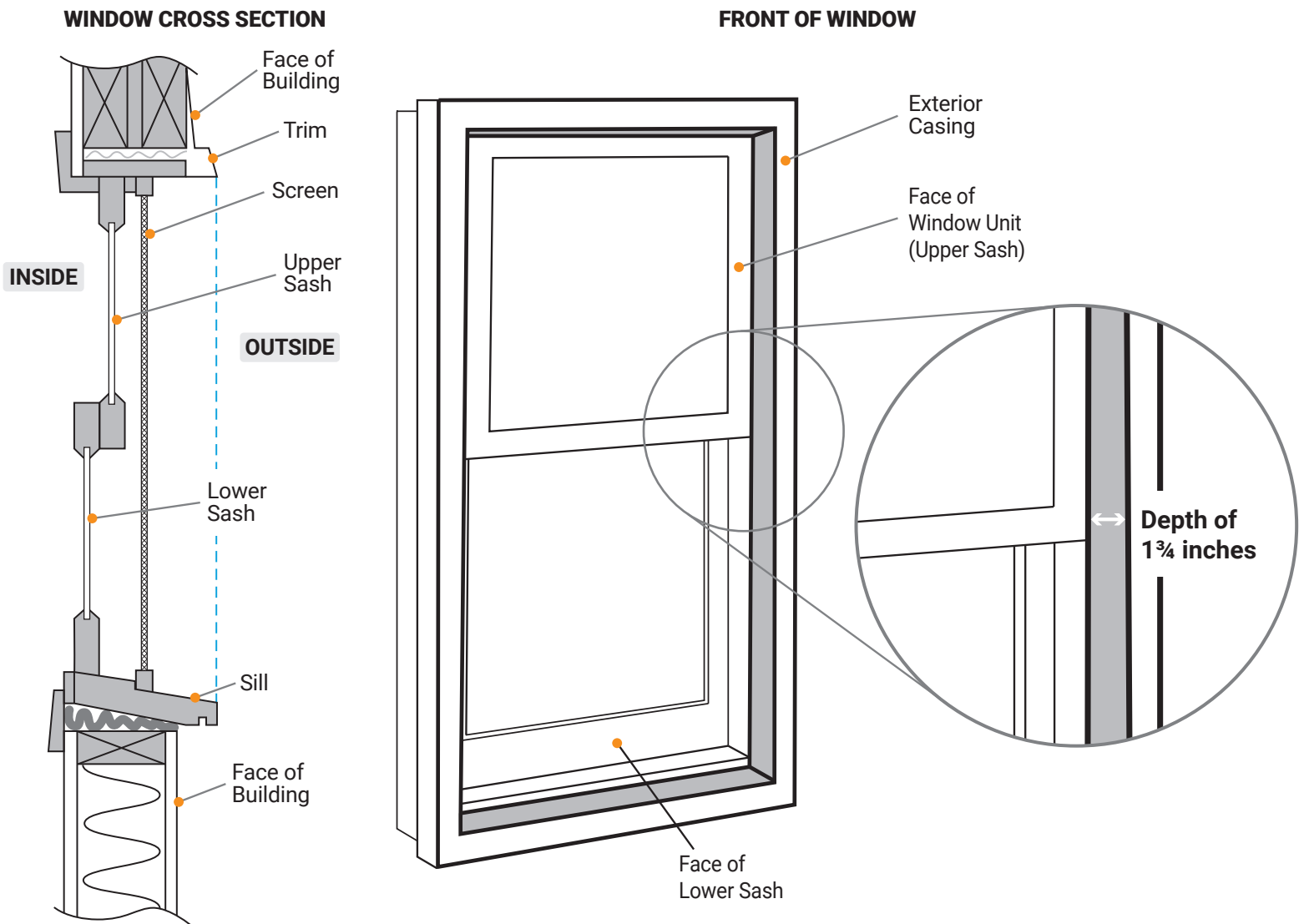
SCALE: 3/8"=1'-0"

MAIN HOUSE ADDITION





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