CERTIFICATE OF APPROPRIATENESS

Application Date: August 5, 2015

Applicant: David Bucek, Stern and Bucek Architects, for the Darryl Schroeder 2011 Family Trust, owner

Property: 4000 S. MacGregor Way, Lots 4&5, Tract 3B, Block 60, Riverside Terrace Section 12 Subdivision. The property includes a historic 5,450 square foot two-story wood frame brick veneer single family residence and detached garage situated on a 205,838 square foot irregularly shaped corner lot.

Significance: The Weingarten House is a City of Houston Landmark designated in February 2015. Designed by architect Joseph Finger, for the family of grocery chain magnate Joe Weingarten, is both architecturally and historically significant. Completed in 1939, the Weingarten house is a large gracefully designed 1930s French manorial-style suburban chateau. It combines asymmetric massing with detail borrowed from eighteenth century French architecture. Situated on a beautifully landscaped estate overlooking the MacGregor Parkway, which joins Herman Park with MacGregor Park, the Weingarten house was the grandest house to be built in the southern section of Riverside Terrace.

Proposal: Alteration – Revision. Construction a 3,937 square foot side and rear addition to an existing two-story residence was granted approval by the HAHC at the April 2015 meeting. The applicant proposes to revise the approved project by the following alterations and additions:

- Construction of a 6.5' x 6.5' internal elevator tower; the top of the tower will extend 2' above the proposed new roofline
- The addition of window well skylights on the façade and rear portions of the original portion of the residence
- Altering several doors and windows at the rear of the structure
- See pages 9, 10, 14, 16, 21, 28, 29, 30, 31, 43, 44, and 45 for updated information

See enclosed application materials and detailed project description on p. 5-49 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: HAHC Approval
Effective: August 27, 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.

Planning Official **Date**

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 - satisfies D - does not satisfy NA - not applicable

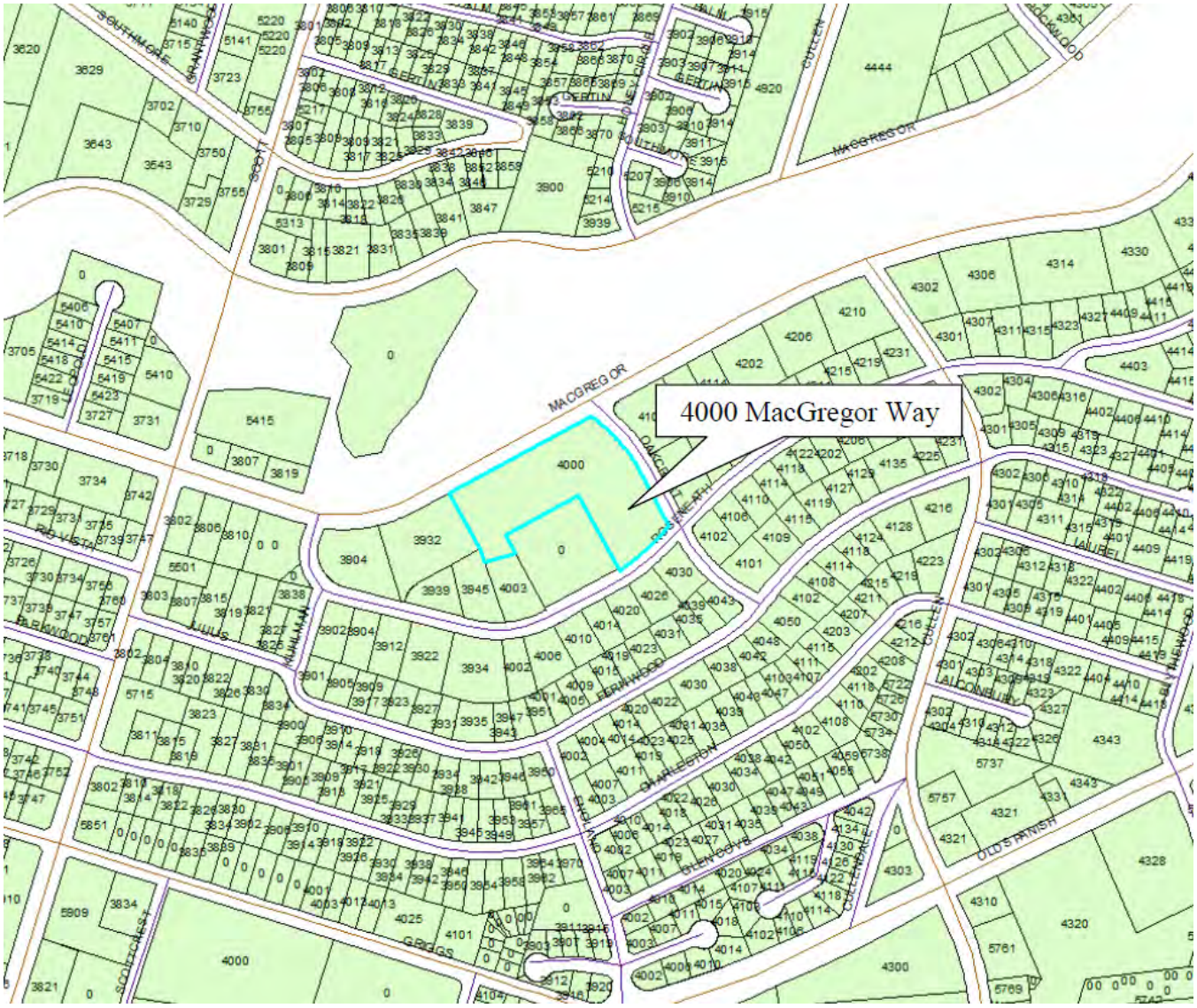
S	D	NA		
☒	☐	☐	(1)	The proposed activity must retain and preserve the historical character of the property;
☒	☐	☐	(2)	The proposed activity must contribute to the continued availability of the property for a contemporary use;
☒	☐	☐	(3)	The proposed activity must recognize the building, structure, object 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.

N

PROPERTY LOCATION

WEINGARTEN MANSION

RIVERSIDE TERRACE



INVENTORY PHOTO

3D RENDERINGS

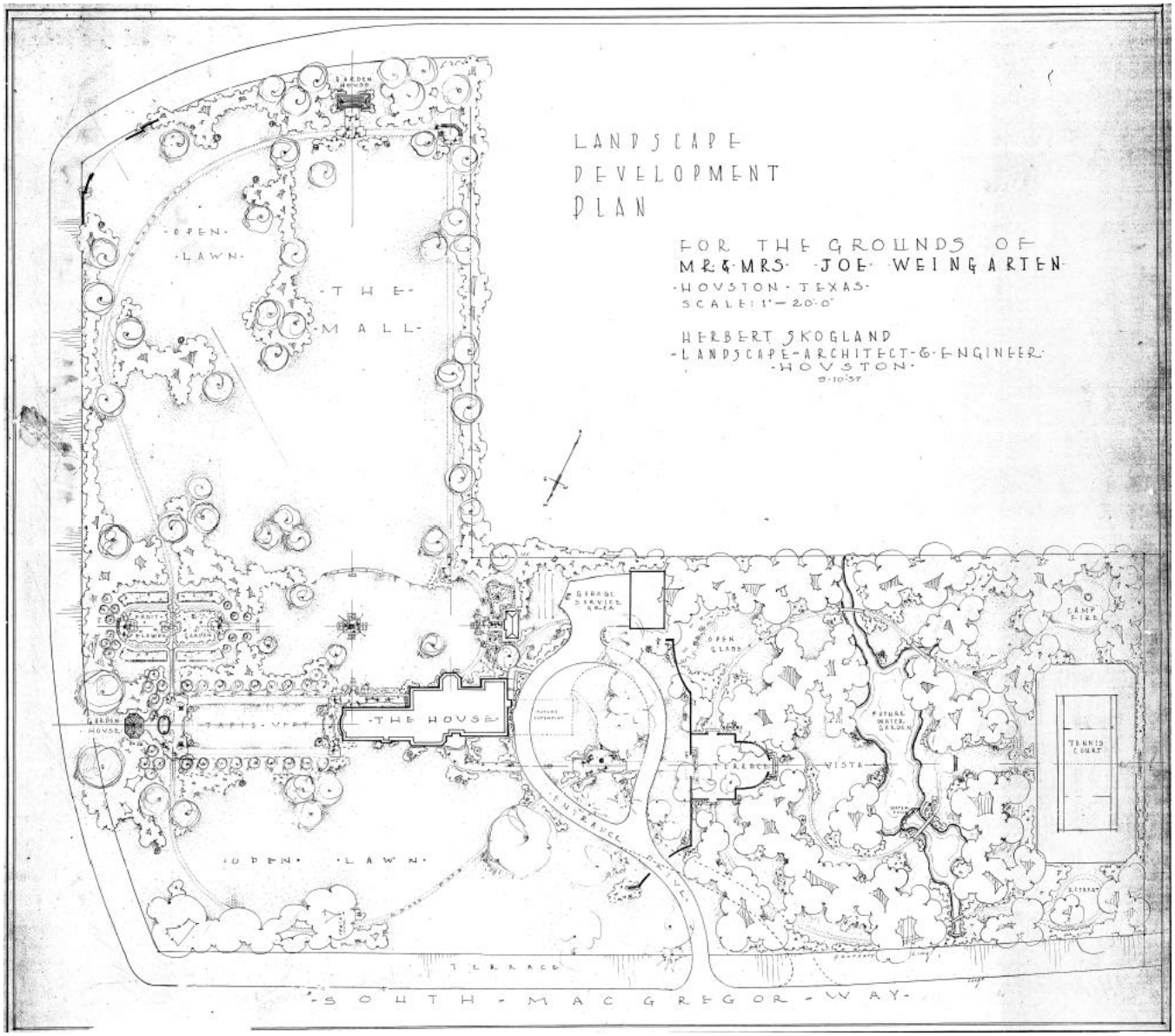
PROPOSED

3D RENDERINGS

PROPOSED

HISTORIC SITE PLAN

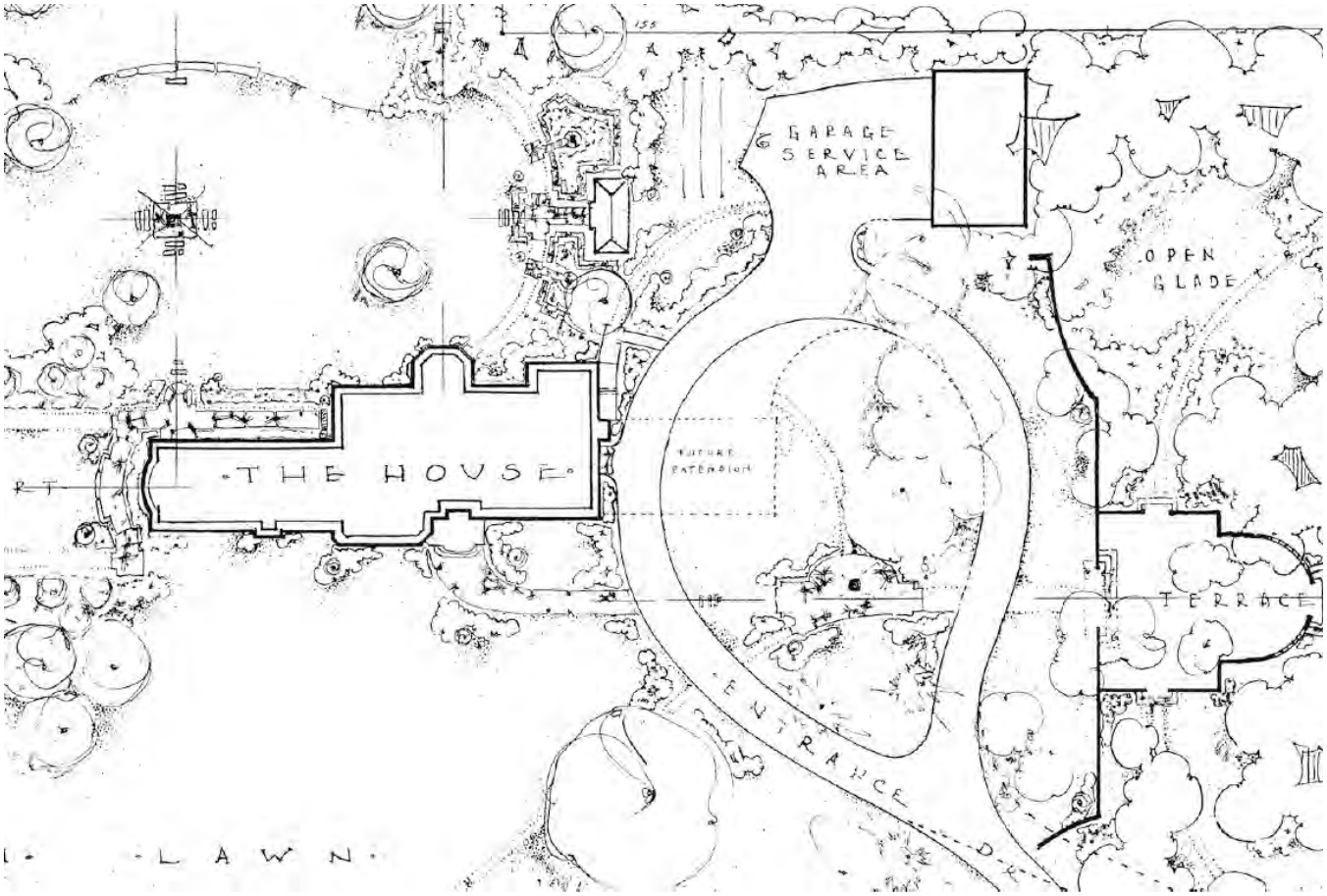
1937 LANDSCAPE PLAN



HISTORIC SITE PLAN

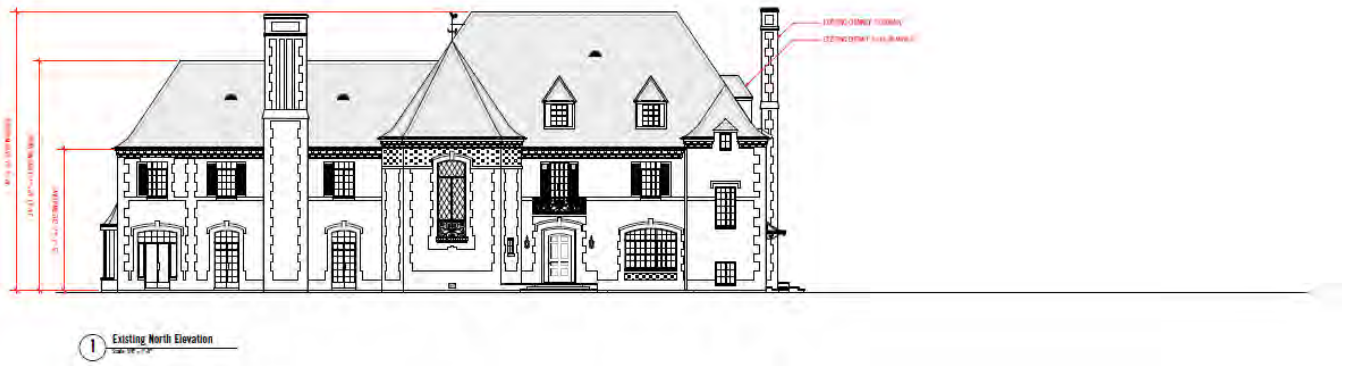
1937 LANDSCAPE PLAN

DETAIL

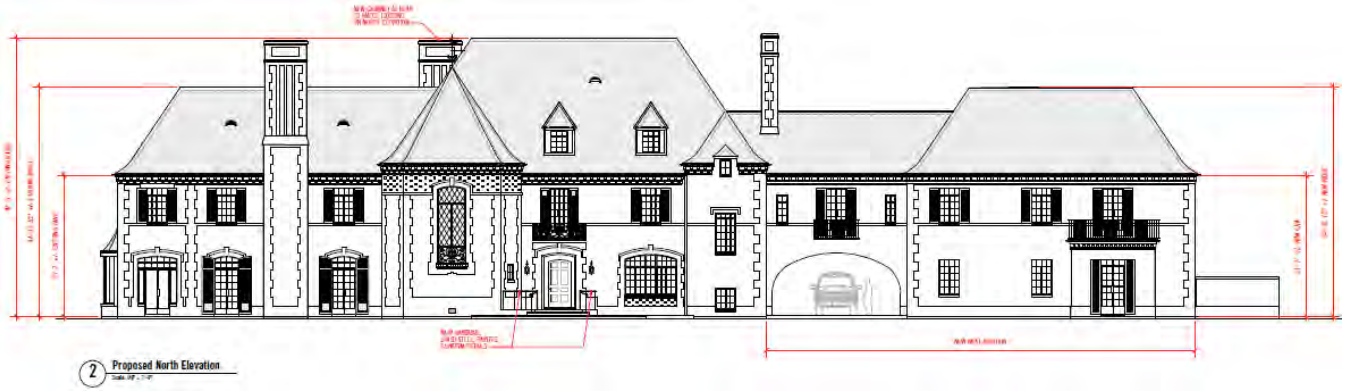


NORTH ELEVATION – FRONT FACING SOUTH MACGREGOR WAY

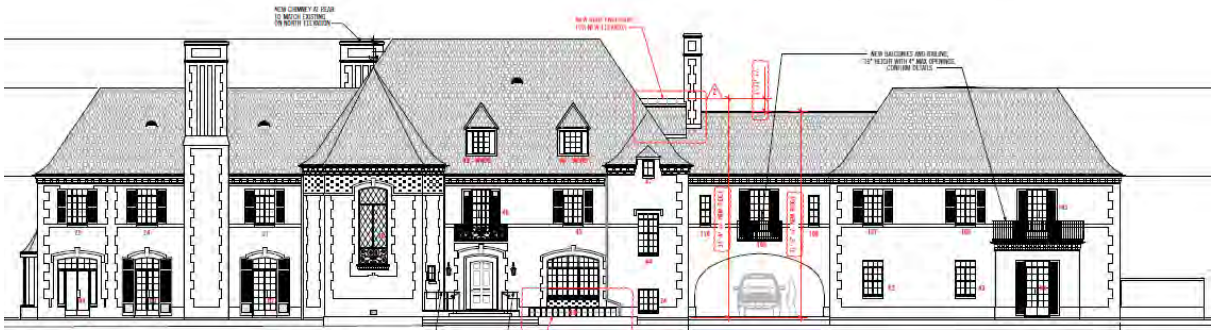
EXISTING



APPROVED APRIL 2015

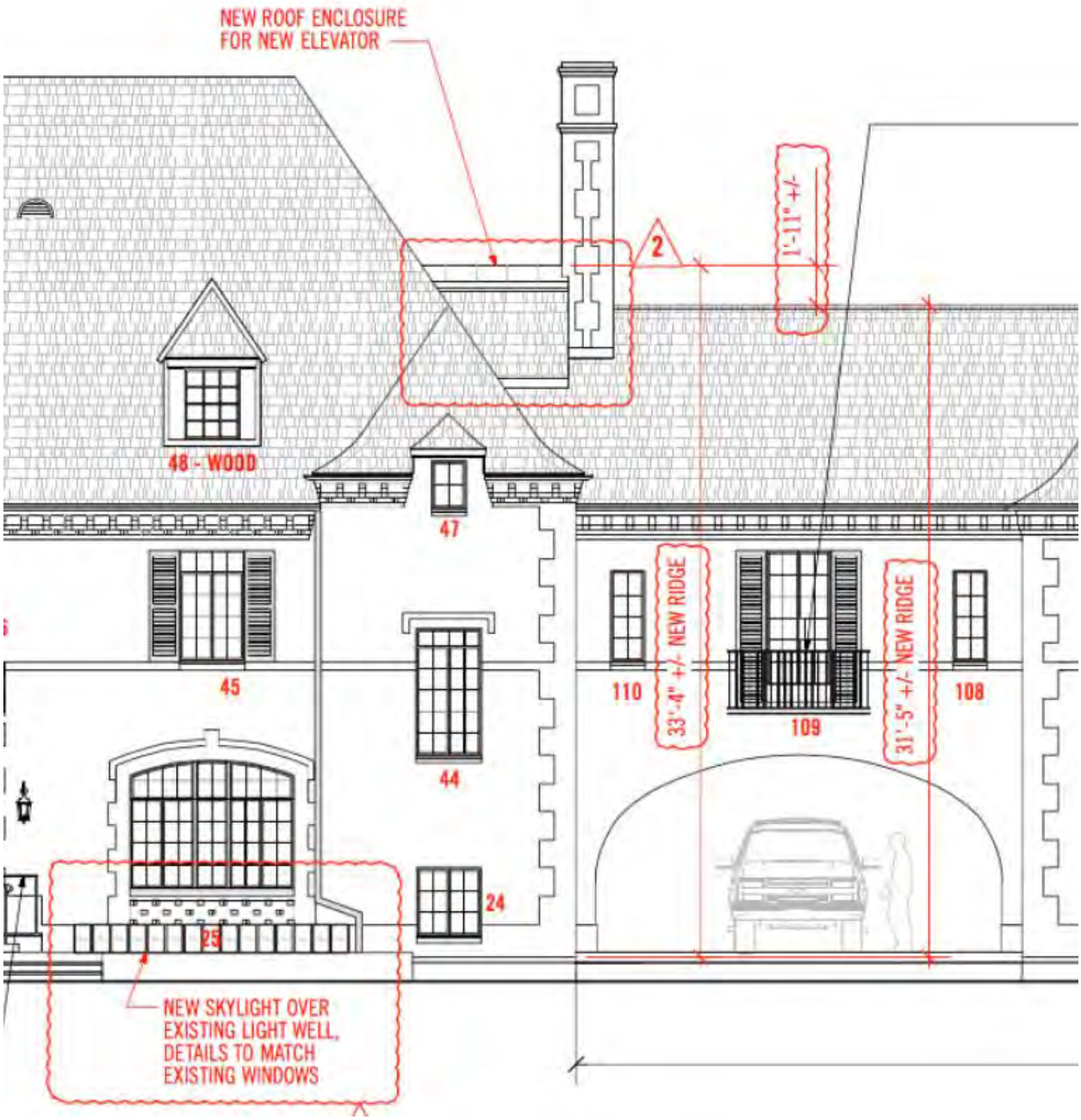


PROPOSED



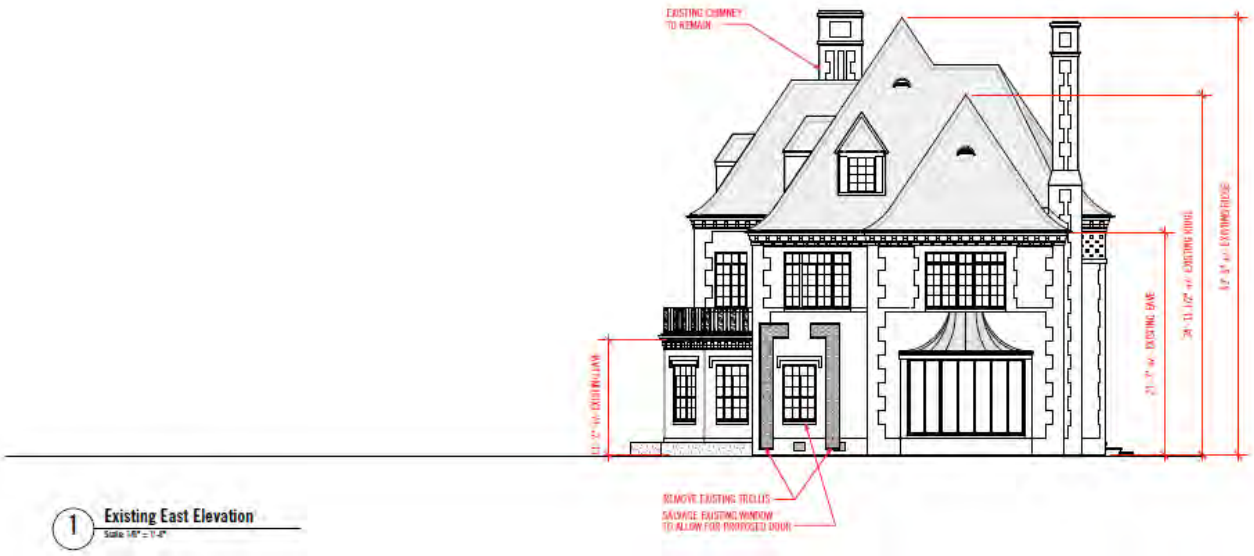
NORTH ELEVATION

DETAIL

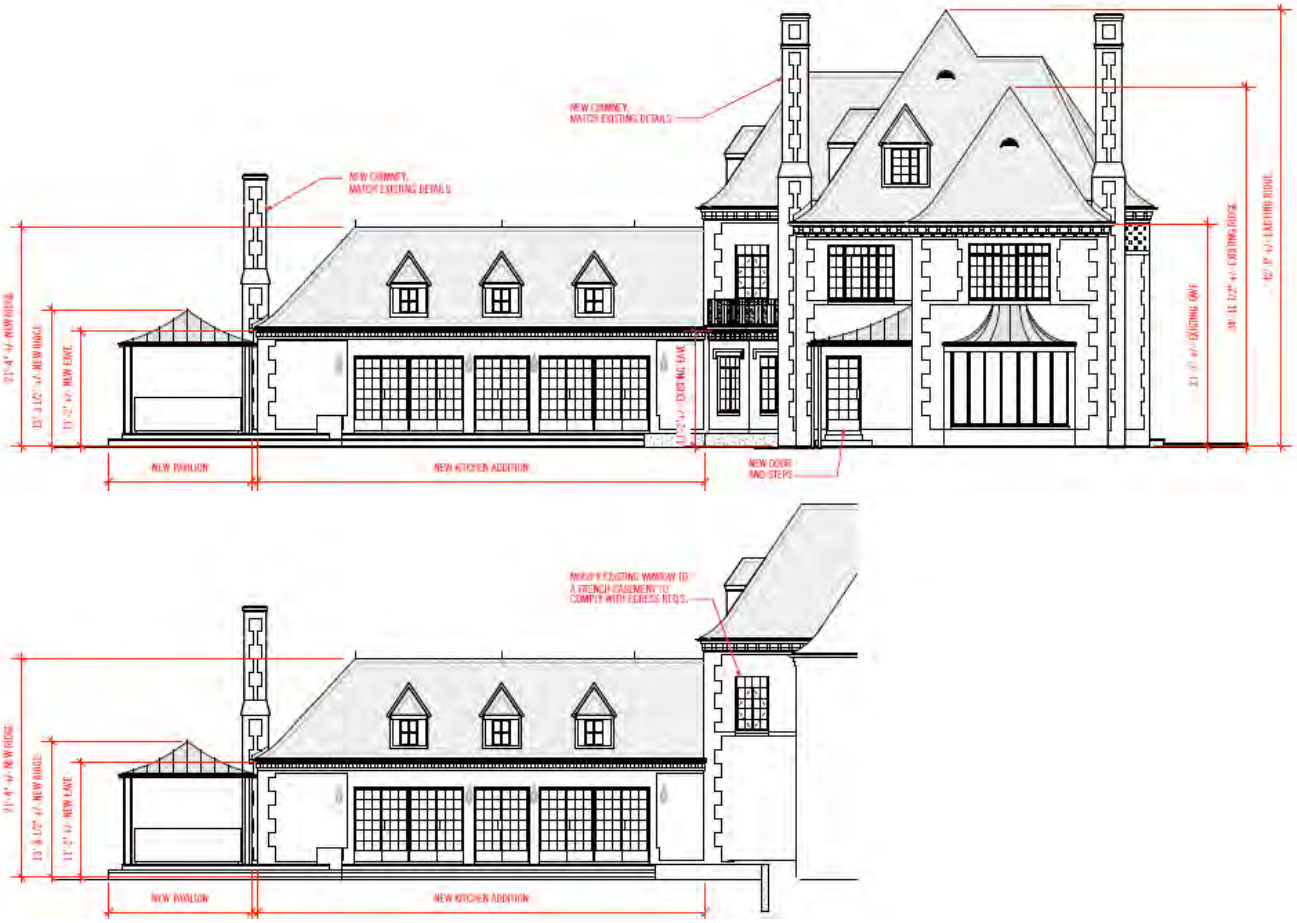


EAST SIDE ELEVATION

EXISTING

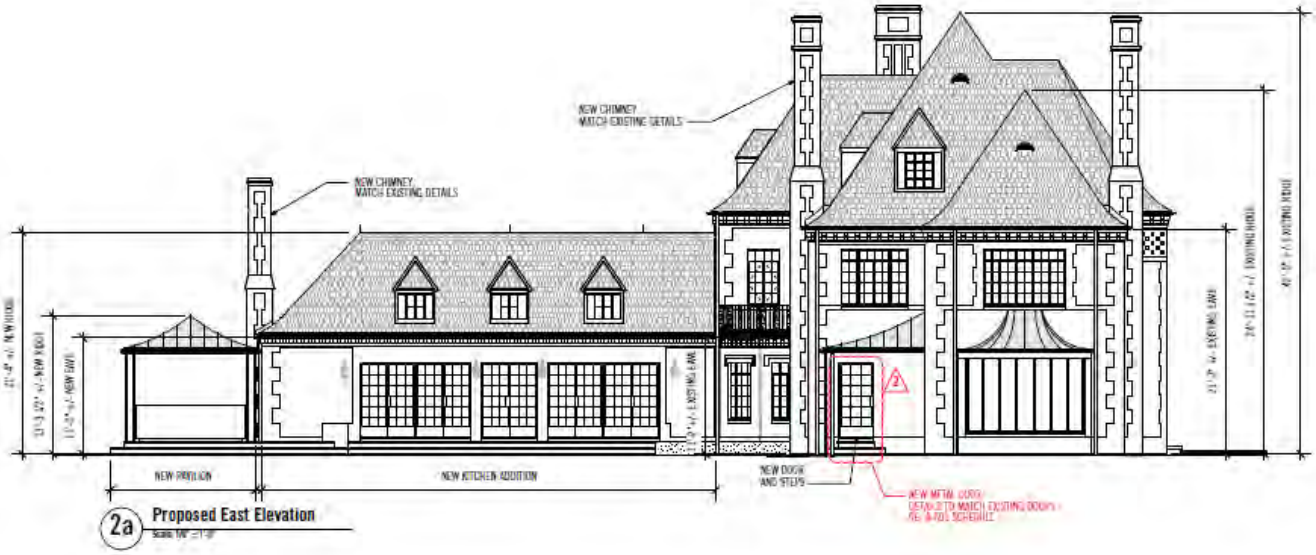


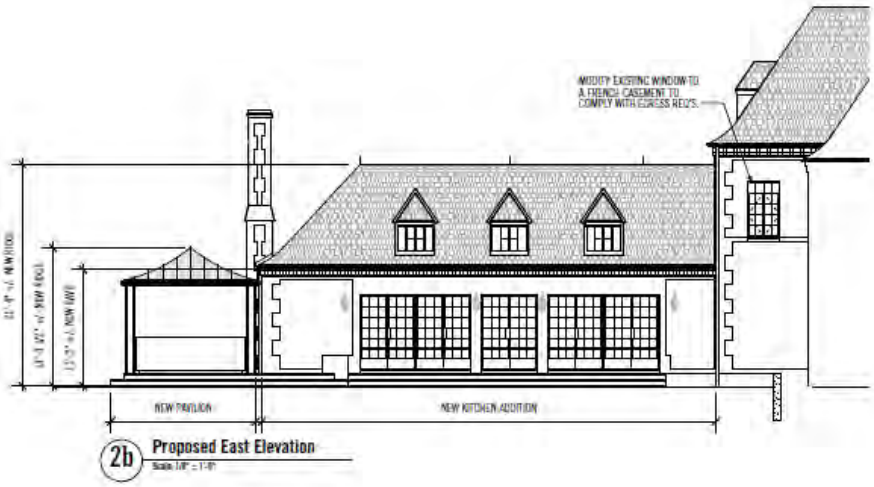
APPROVED APRIL 2015



EAST SIDE ELEVATION

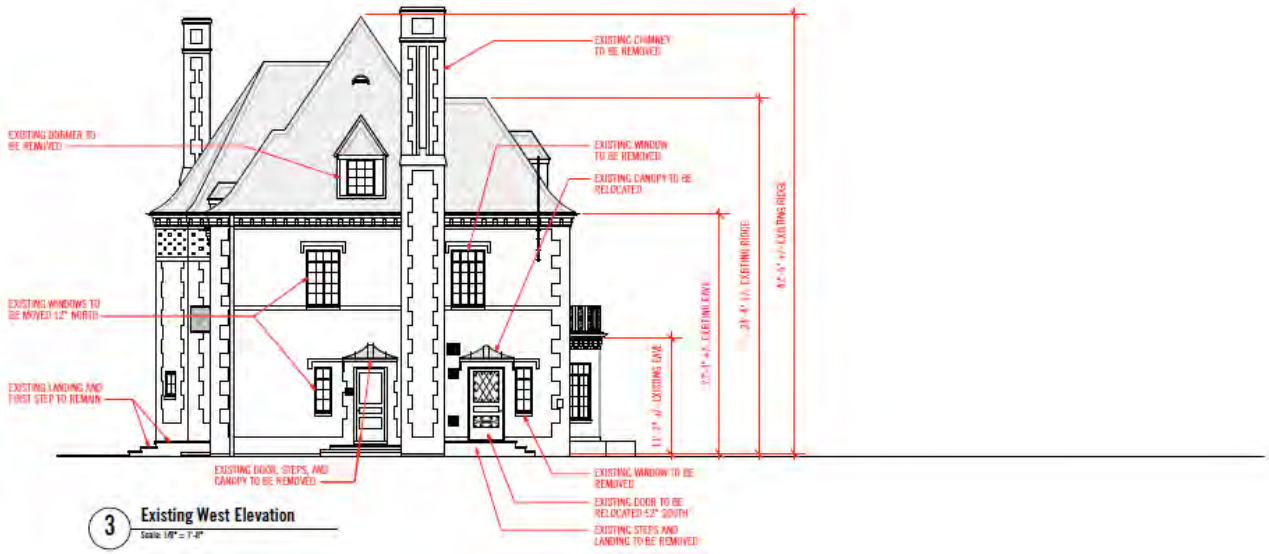
PROPOSED



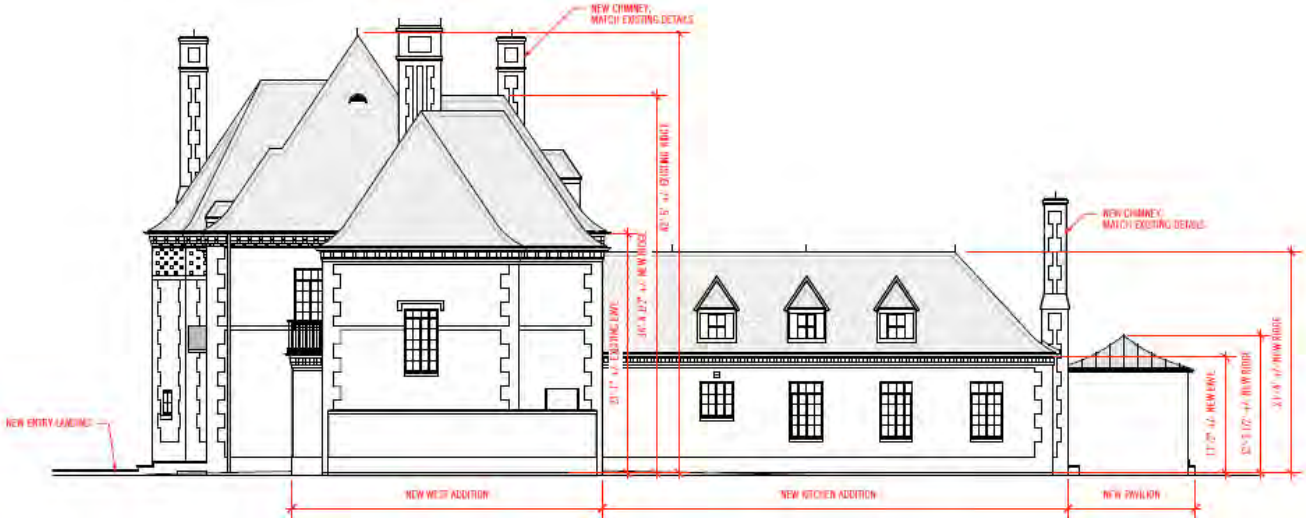


WEST SIDE ELEVATION

EXISTING

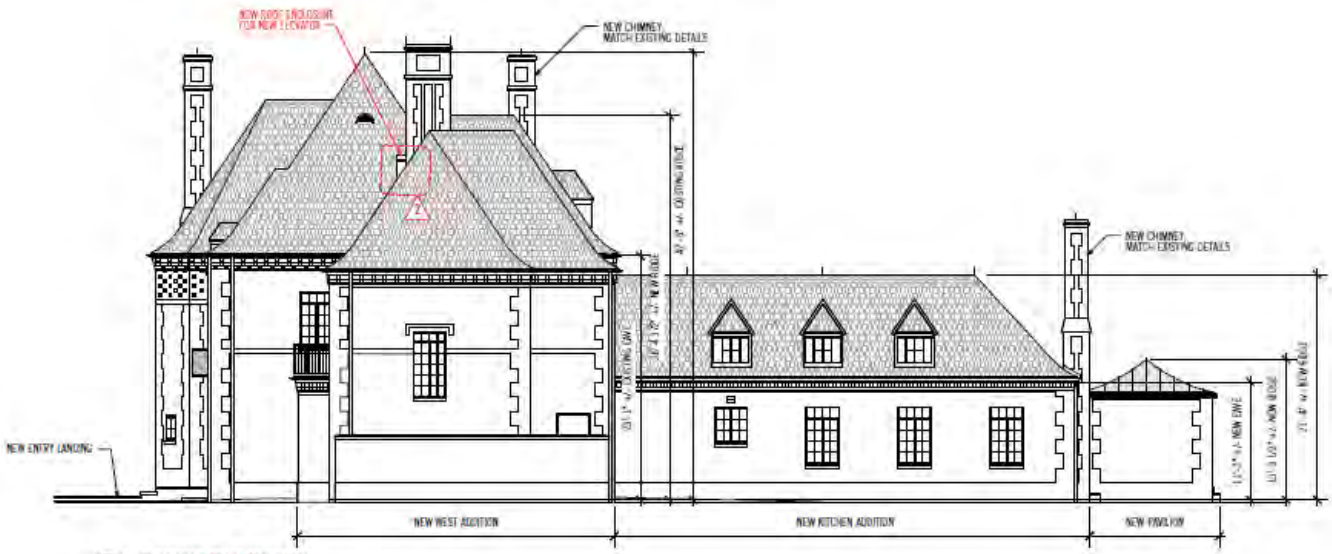


APPROVED APRIL 2015

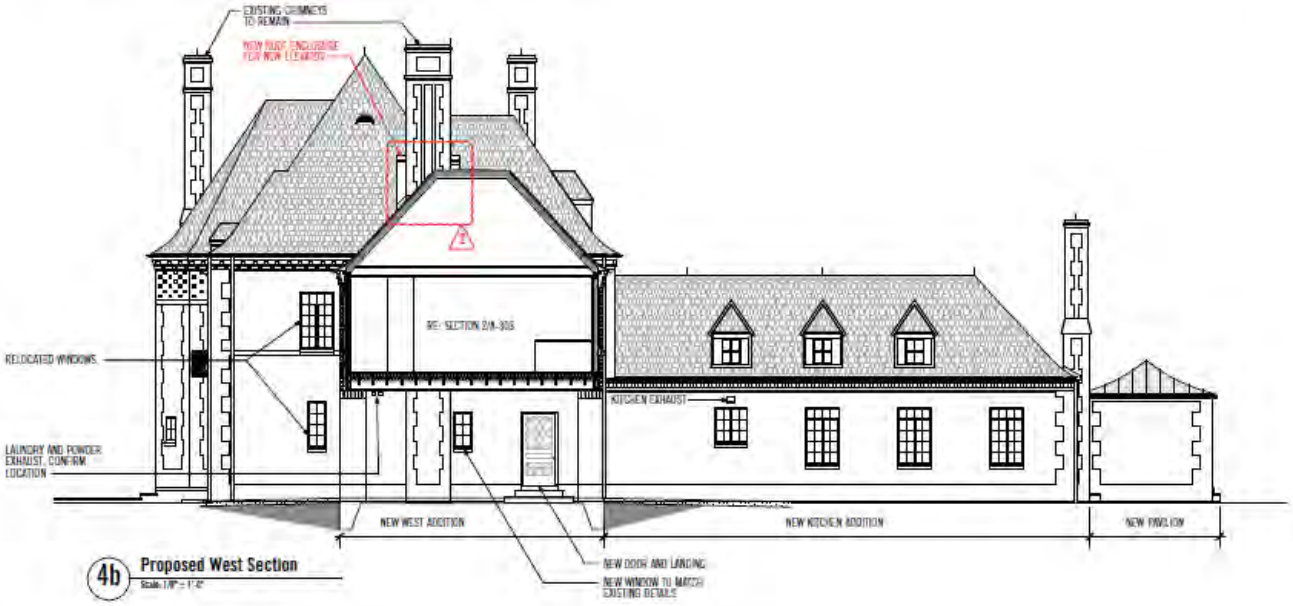


WEST SIDE ELEVATION

PROPOSED



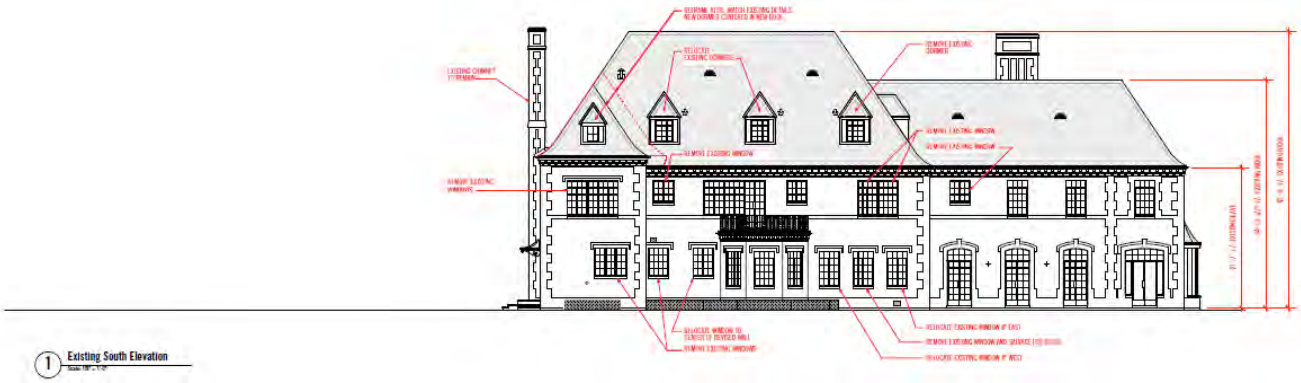
4a Proposed West Elevation



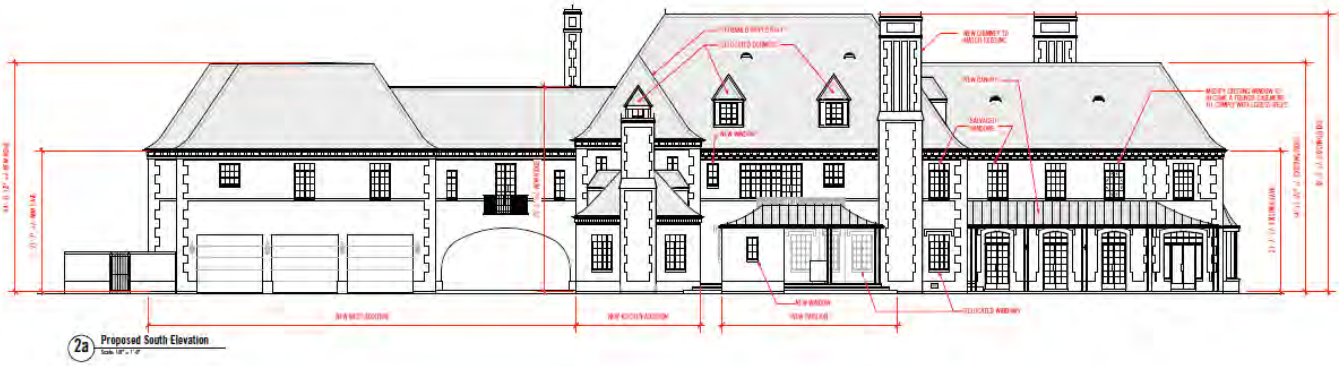
4b Proposed West Section

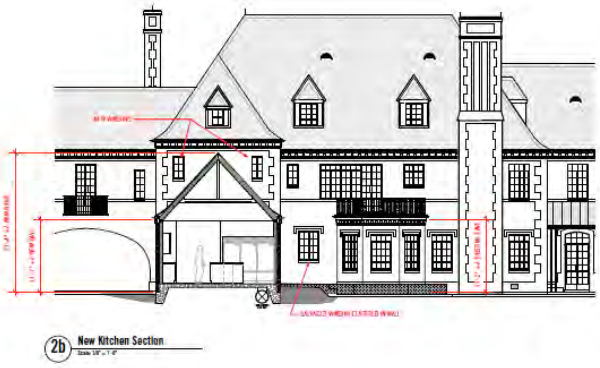
SOUTH (REAR) ELEVATION

EXISTING



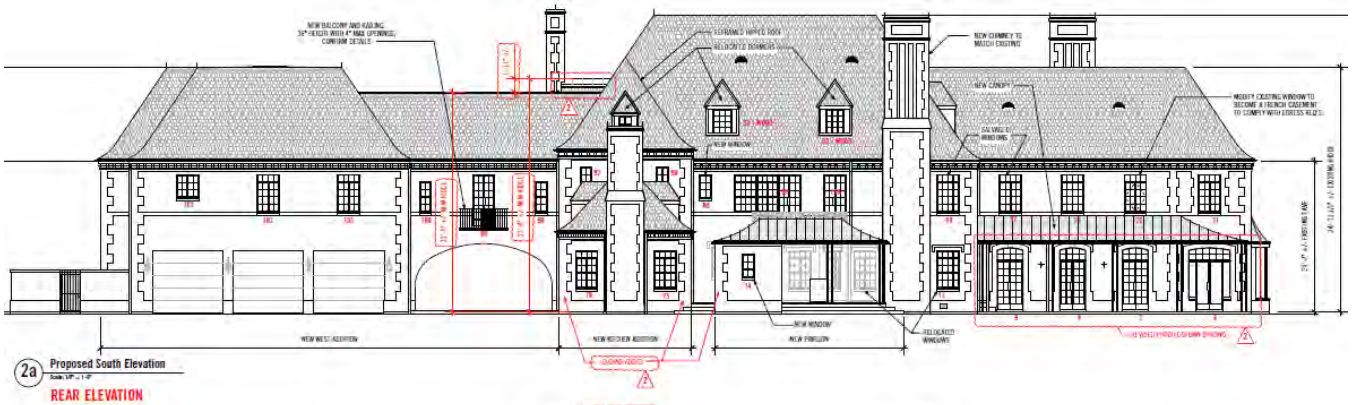
APPROVED APRIL 2015

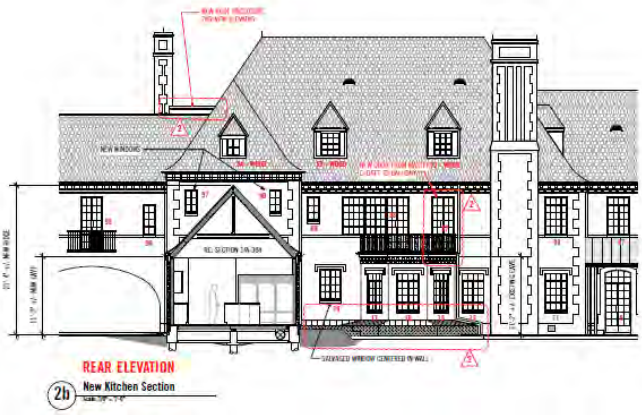




SOUTH (REAR) ELEVATION

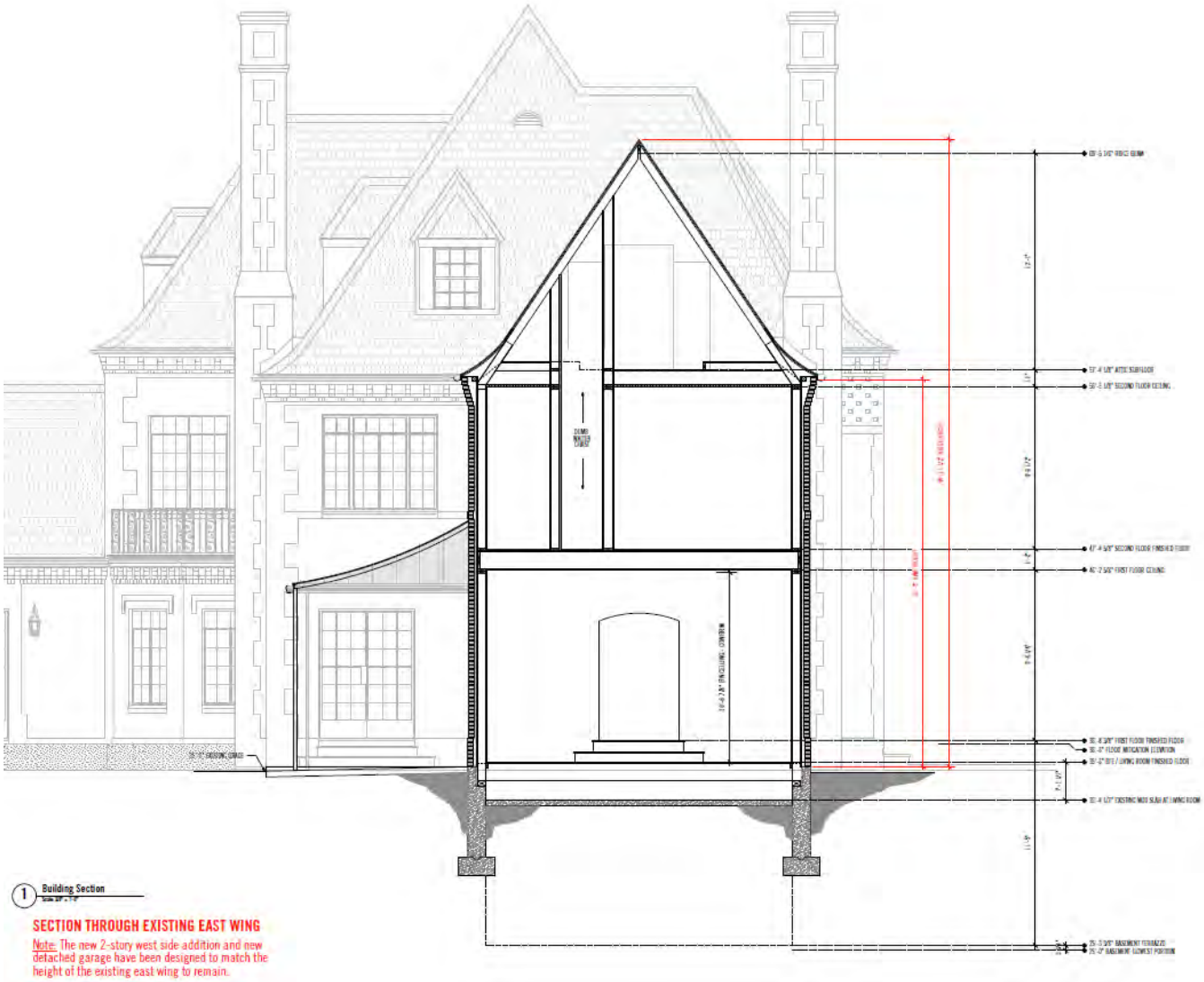
PROPOSED



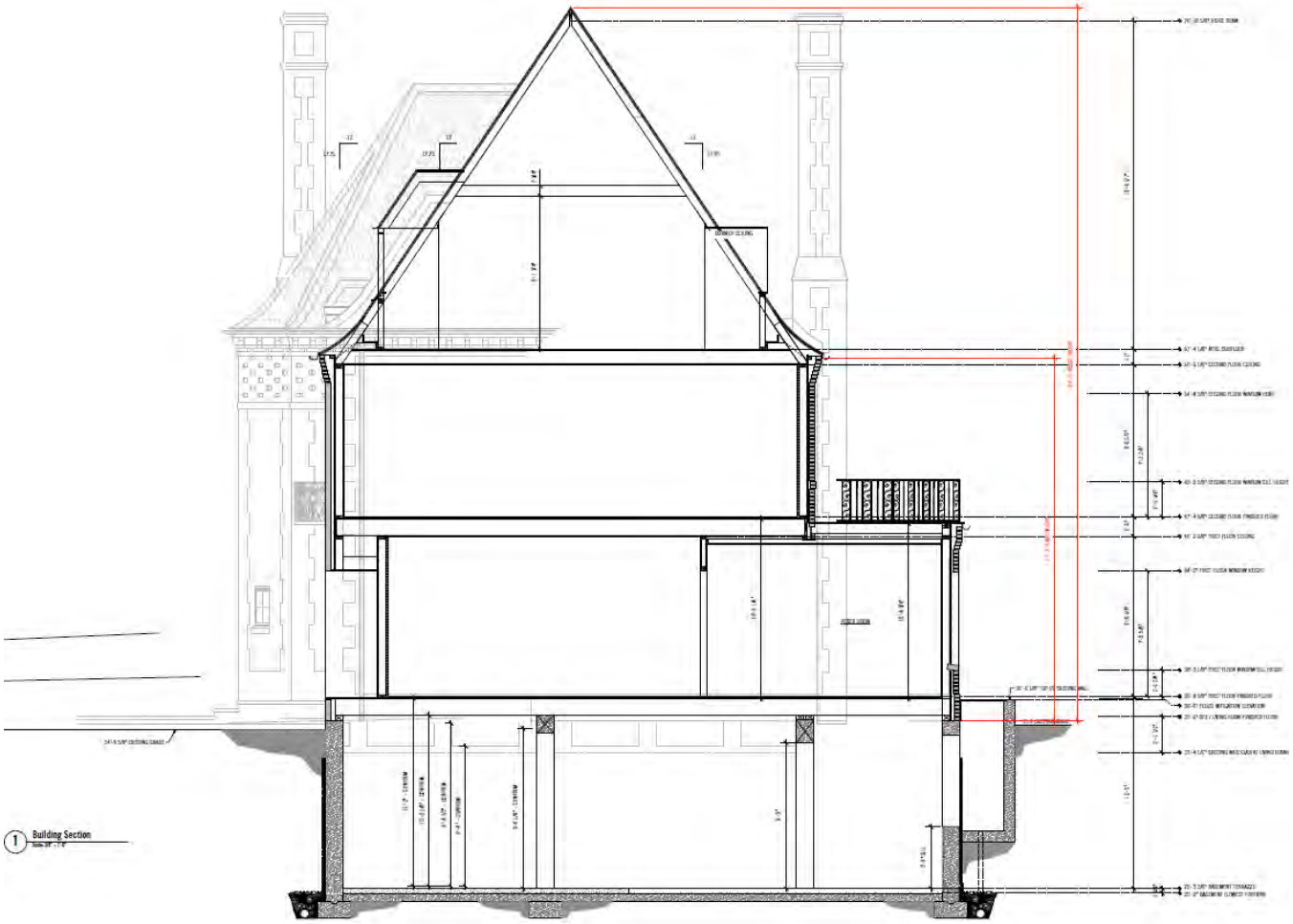


SECTION

EAST WING



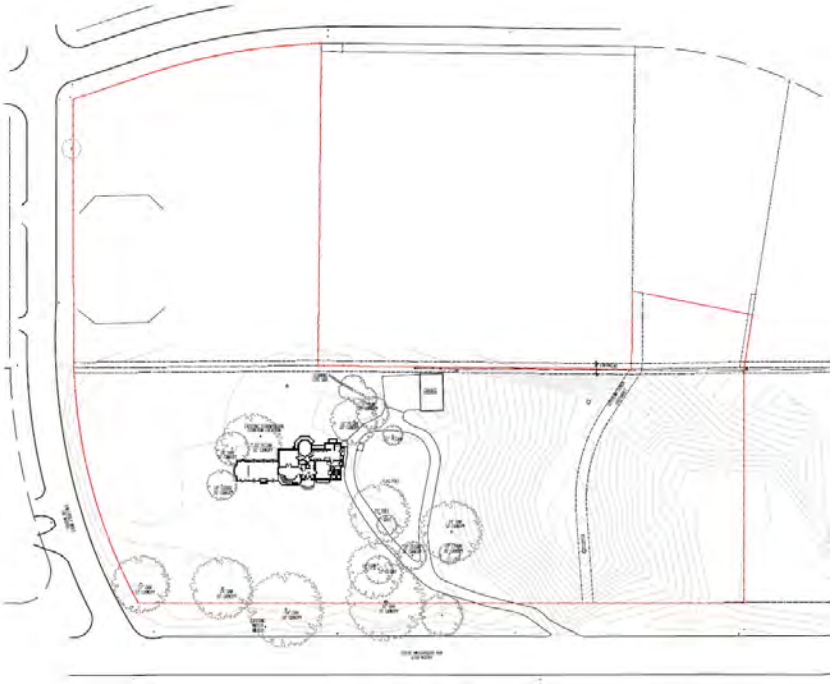
SECTION



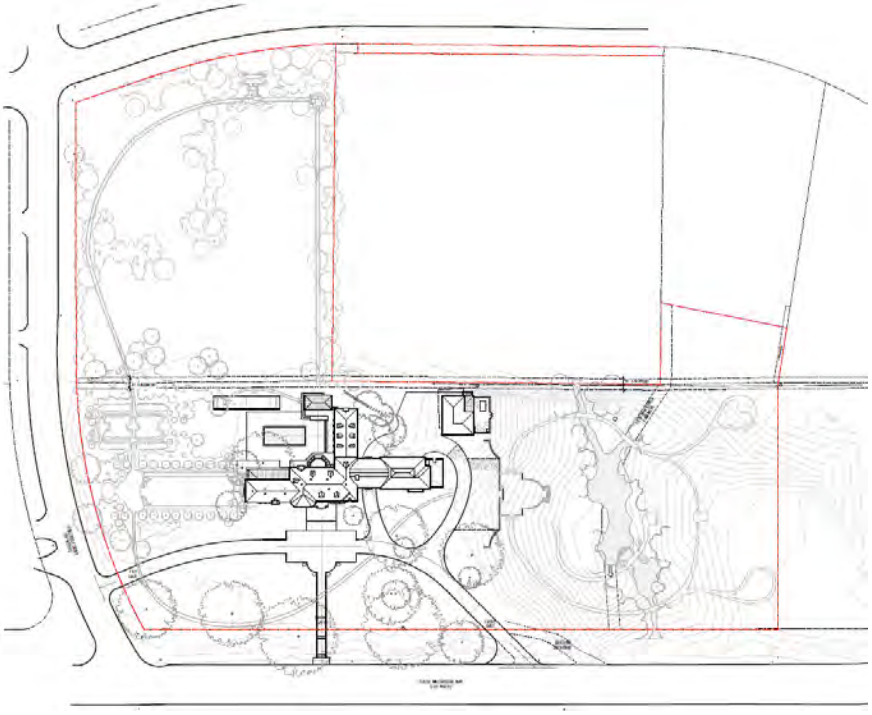
N

SITE PLAN

EXISTING

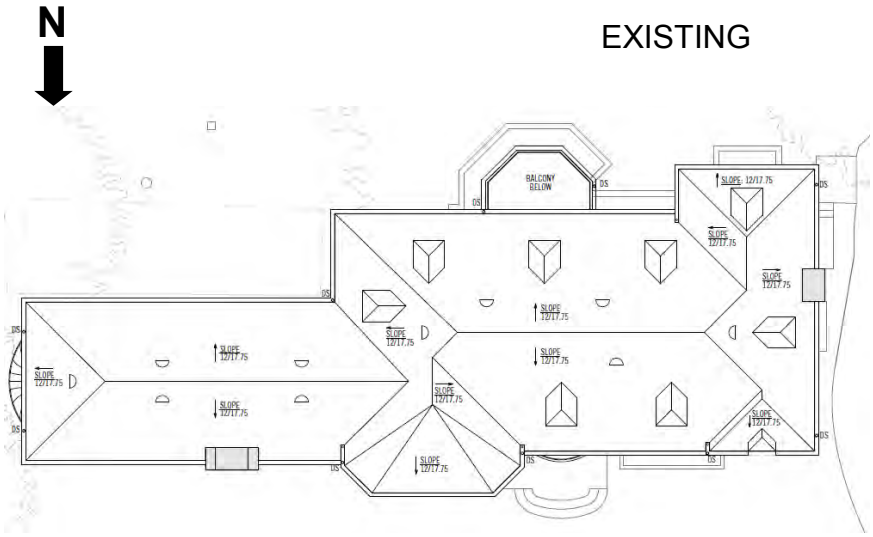


PROPOSED

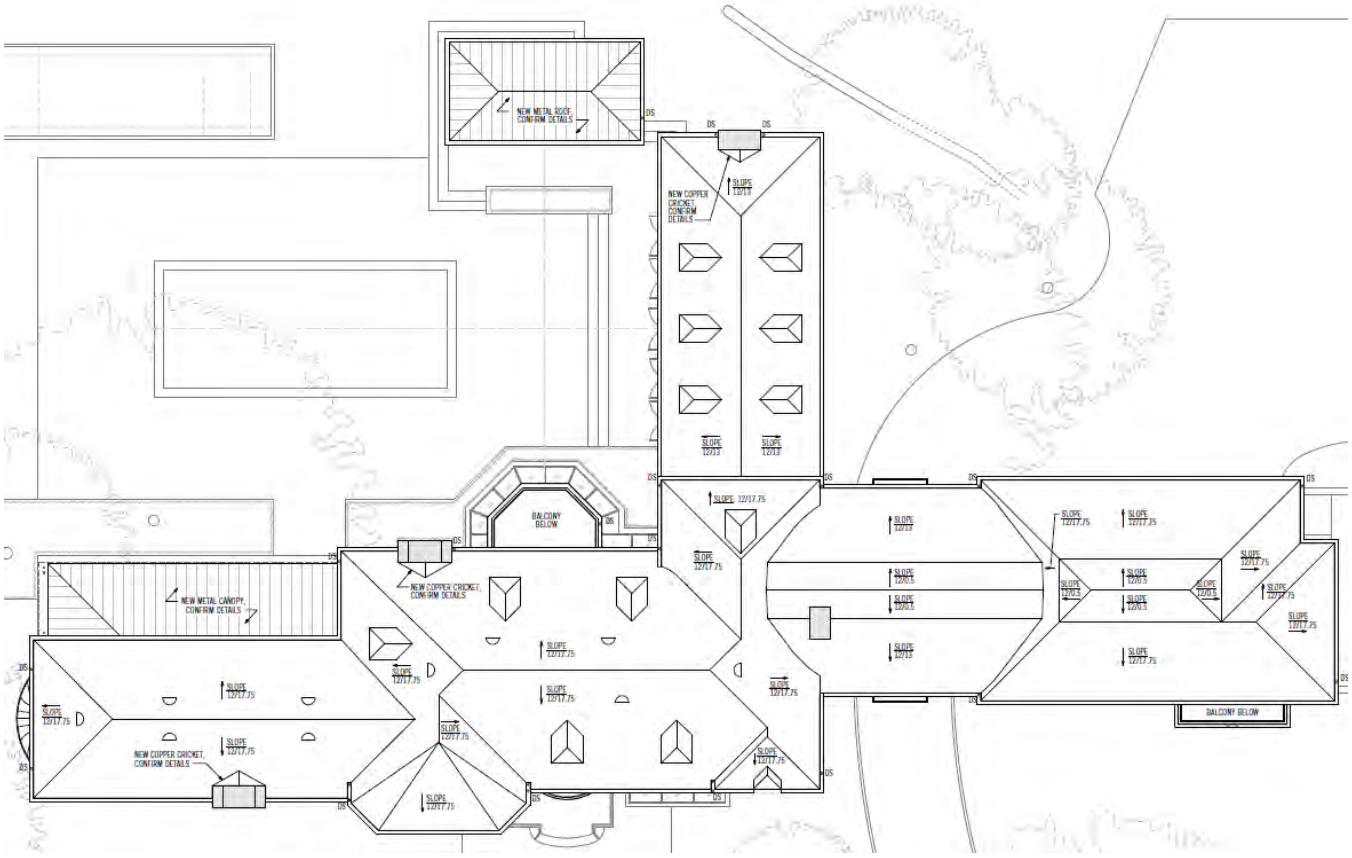


ROOF PLAN

EXISTING

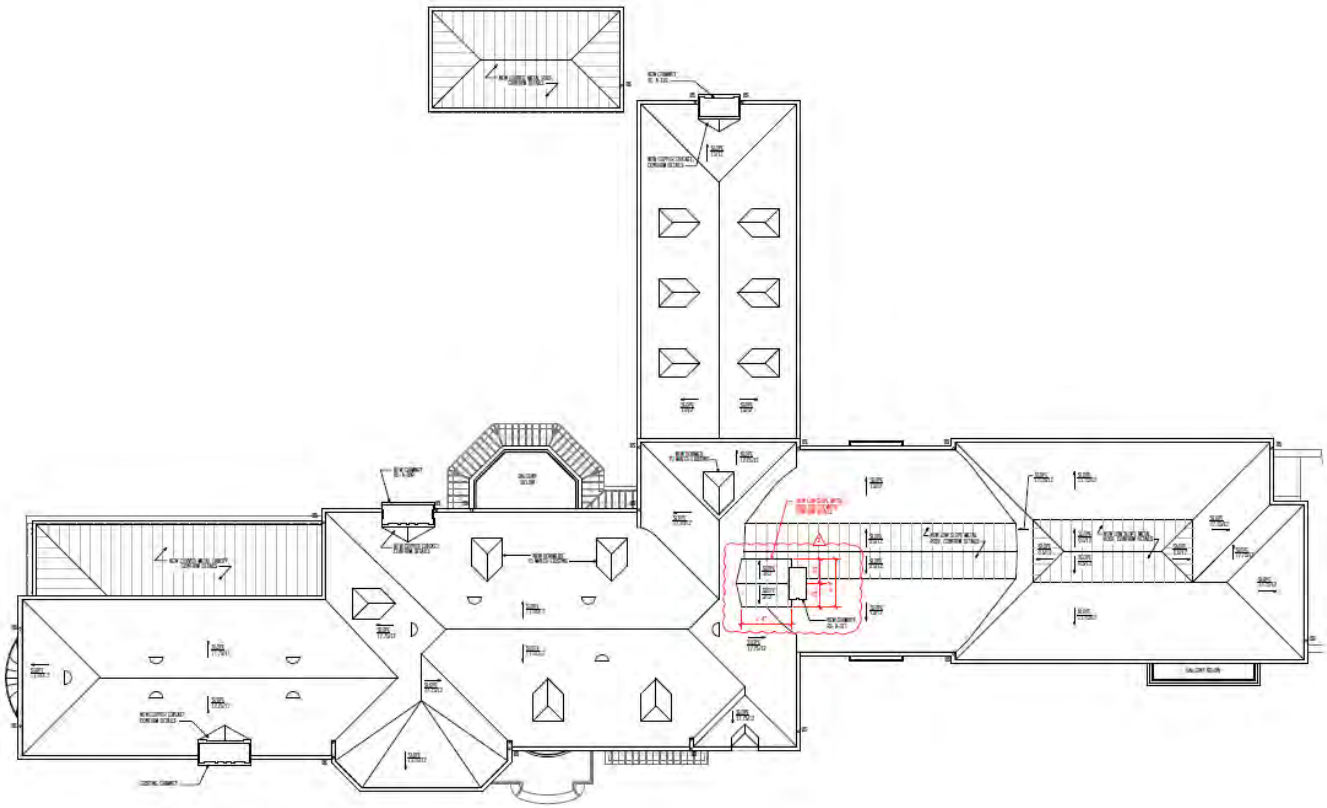


PROPOSED



ROOF PLAN

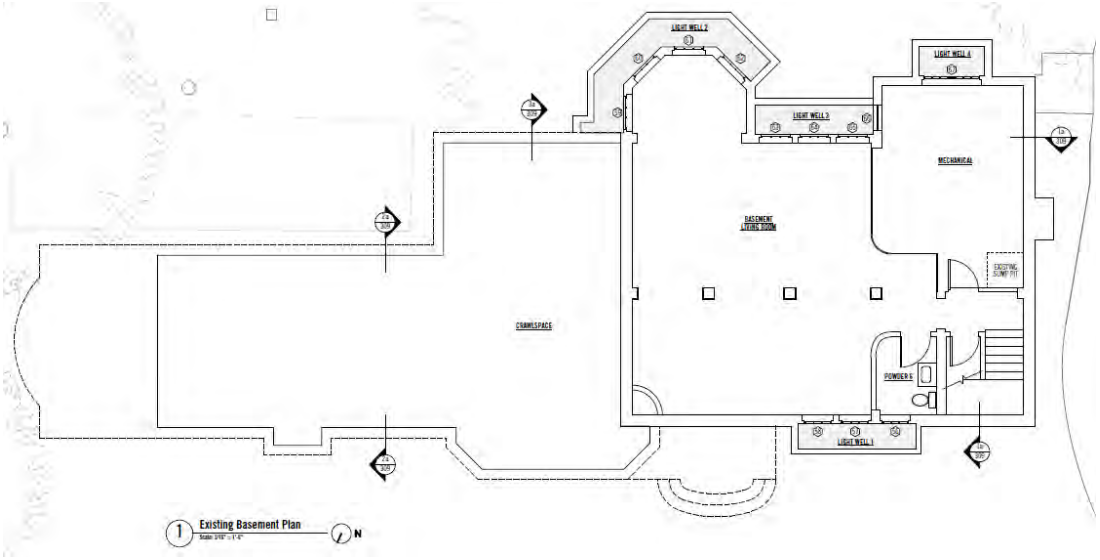
PROPOSED



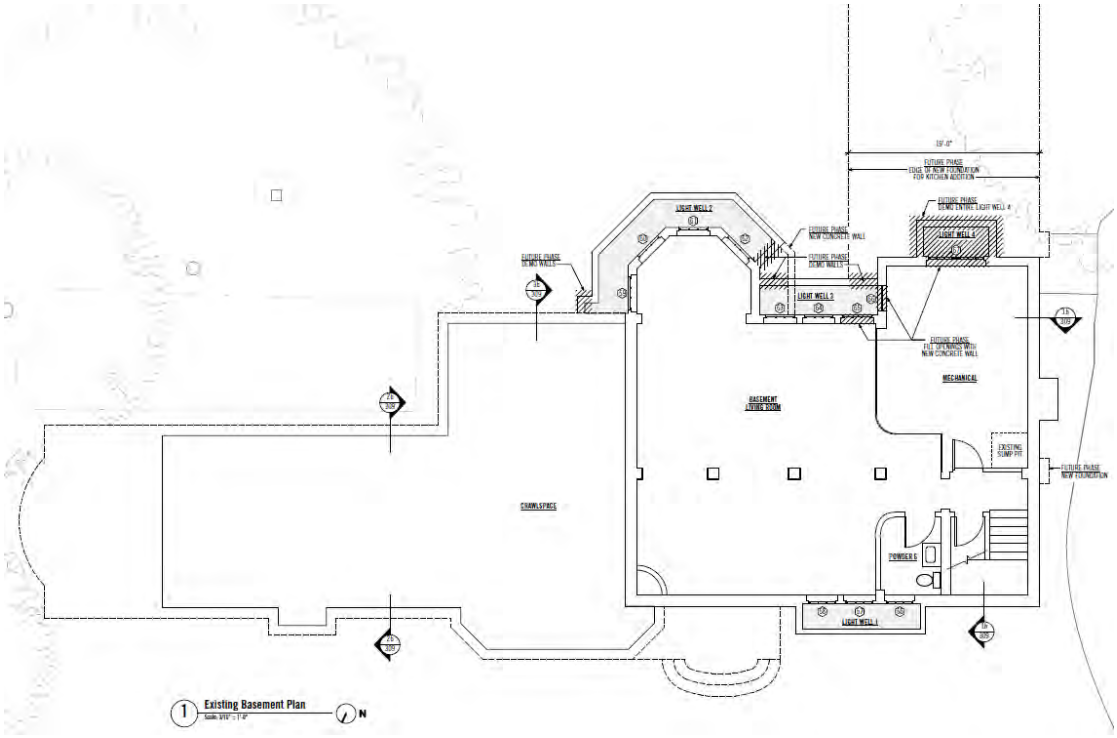
BASEMENT FLOOR PLAN

N

EXISTING



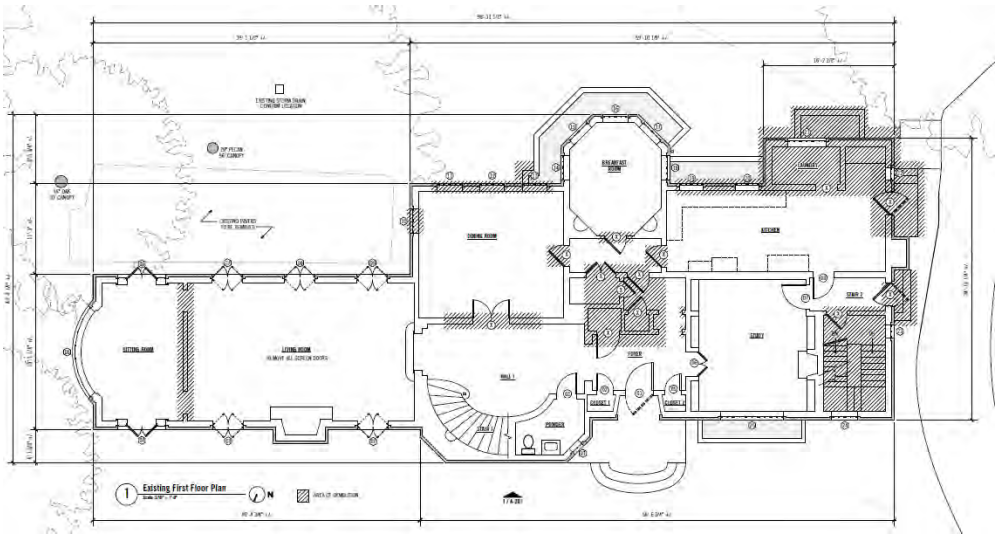
PROPOSED



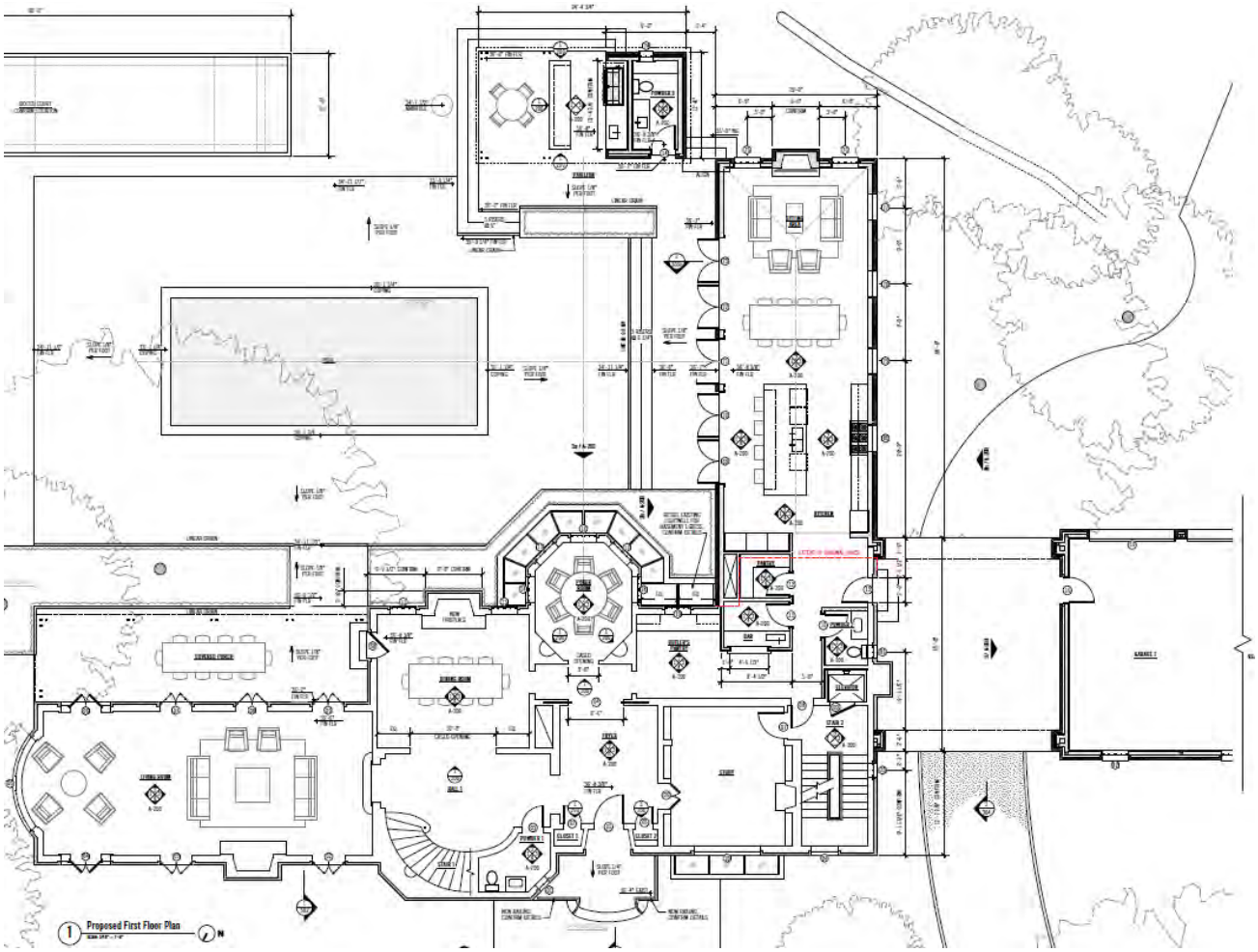
FIRST FLOOR PLAN

EXISTING

N

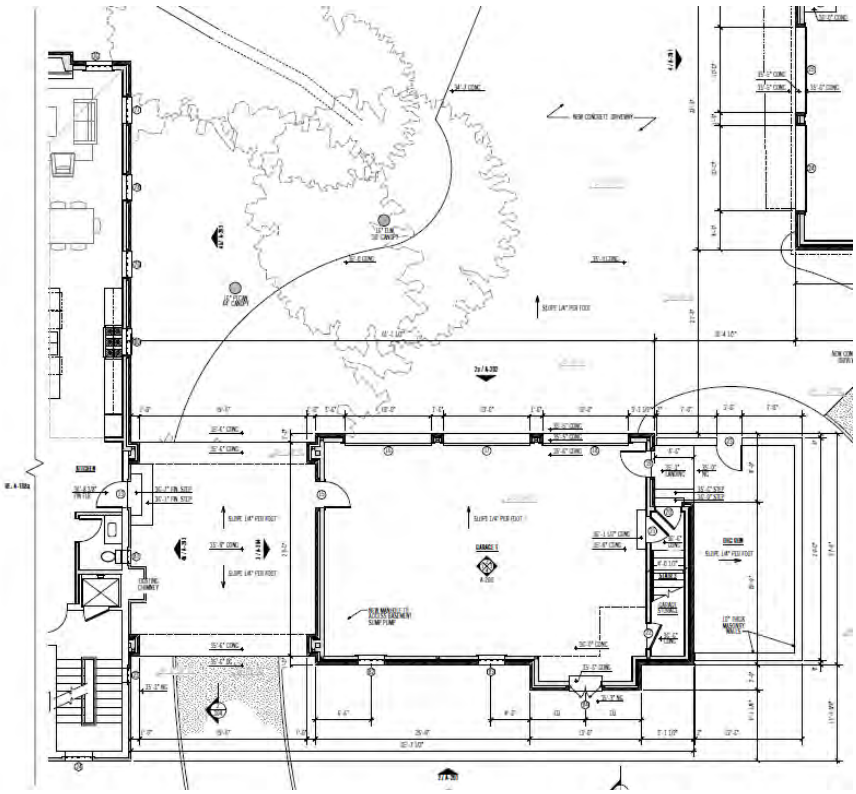


PROPOSED



FIRST FLOOR PLAN

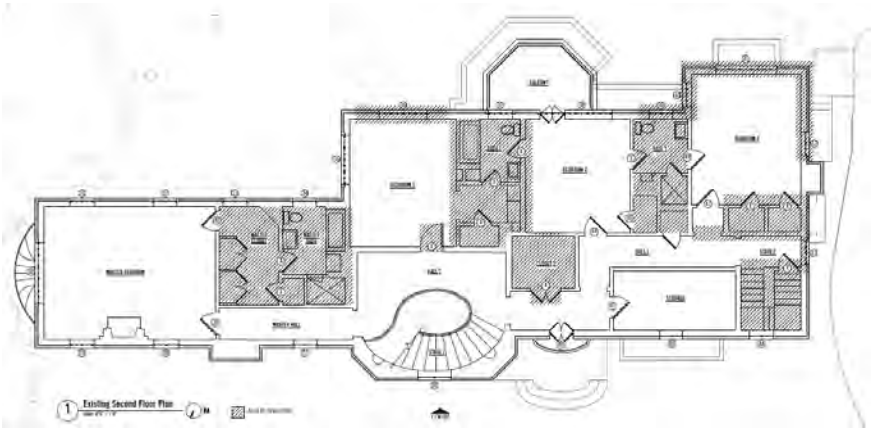
PROPOSED (CONTINUED)



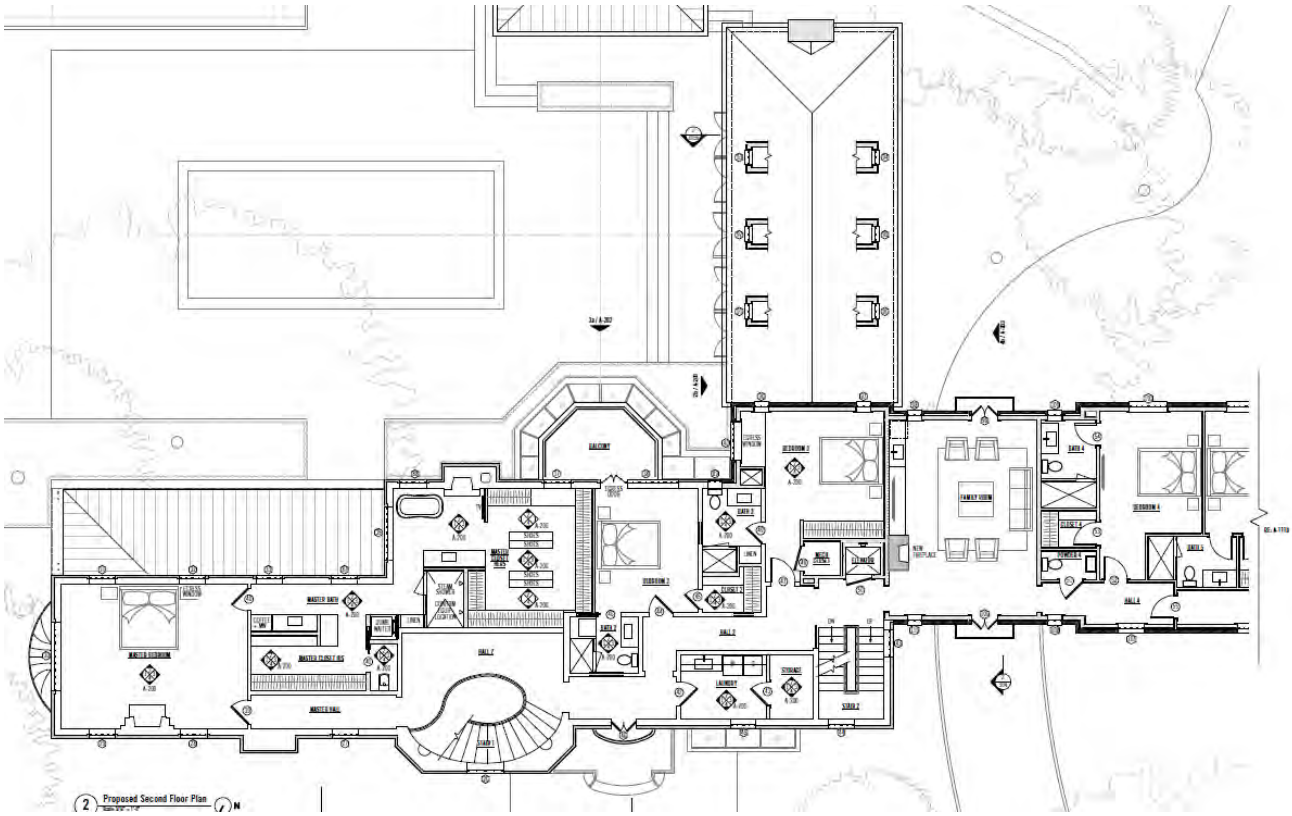
SECOND FLOOR PLAN

EXISTING

N

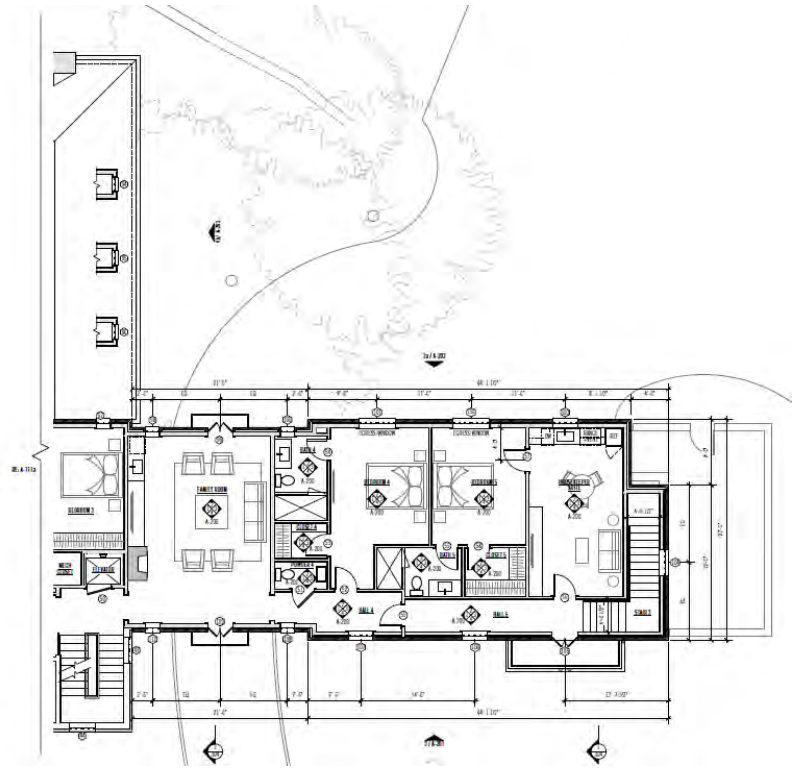


PROPOSED



SECOND FLOOR PLAN

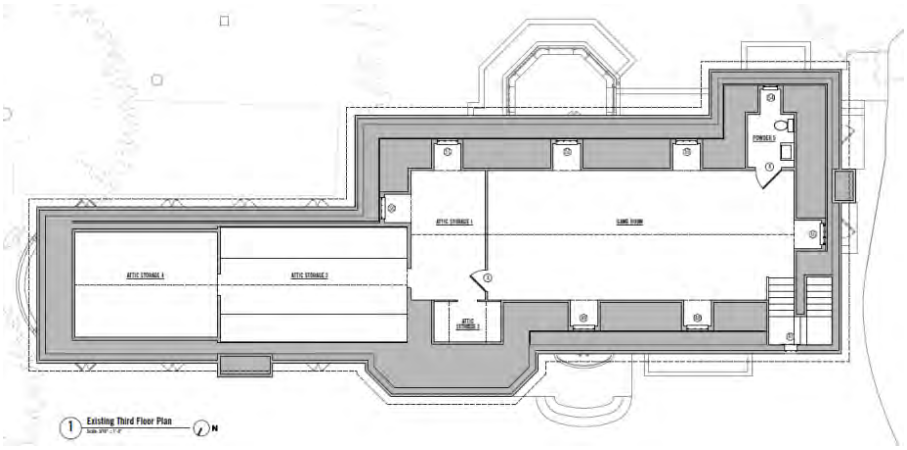
PROPOSED (CONTINUED)



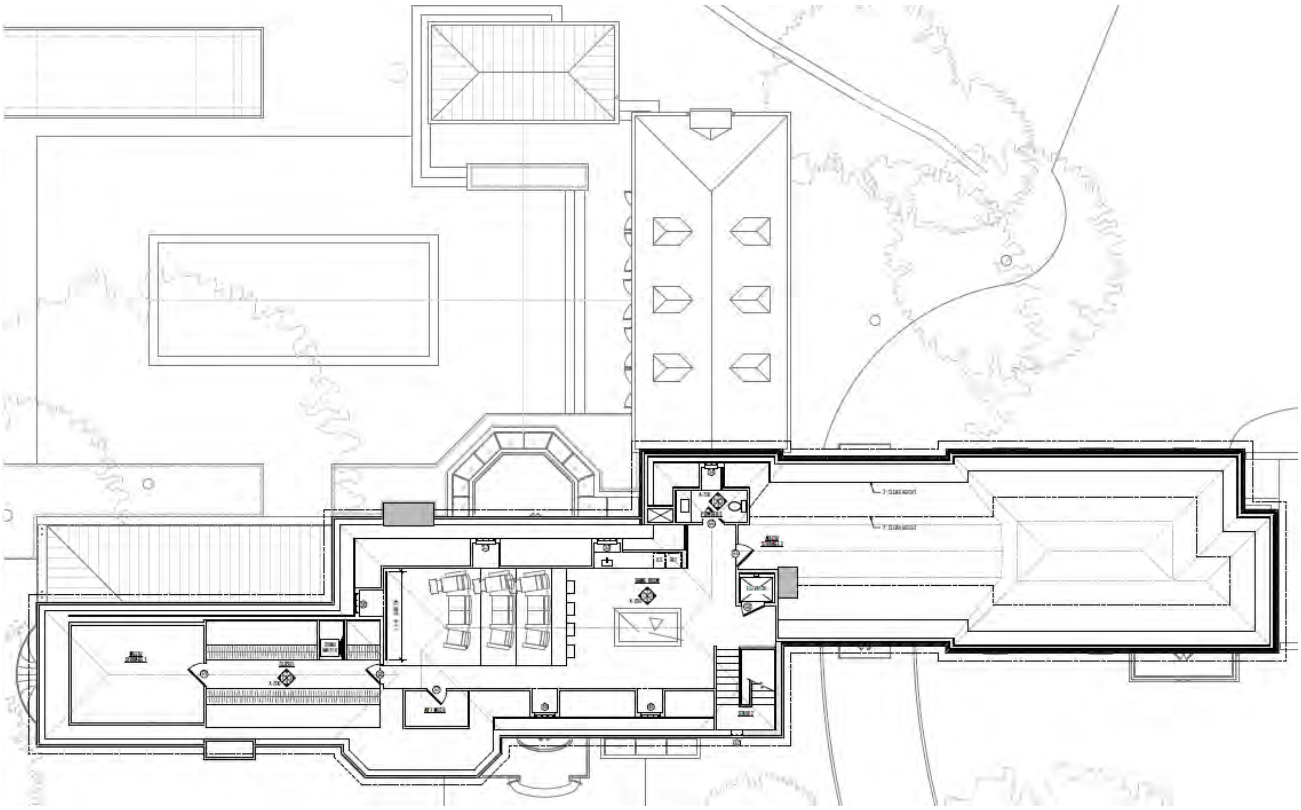
THIRD FLOOR PLAN

EXISTING

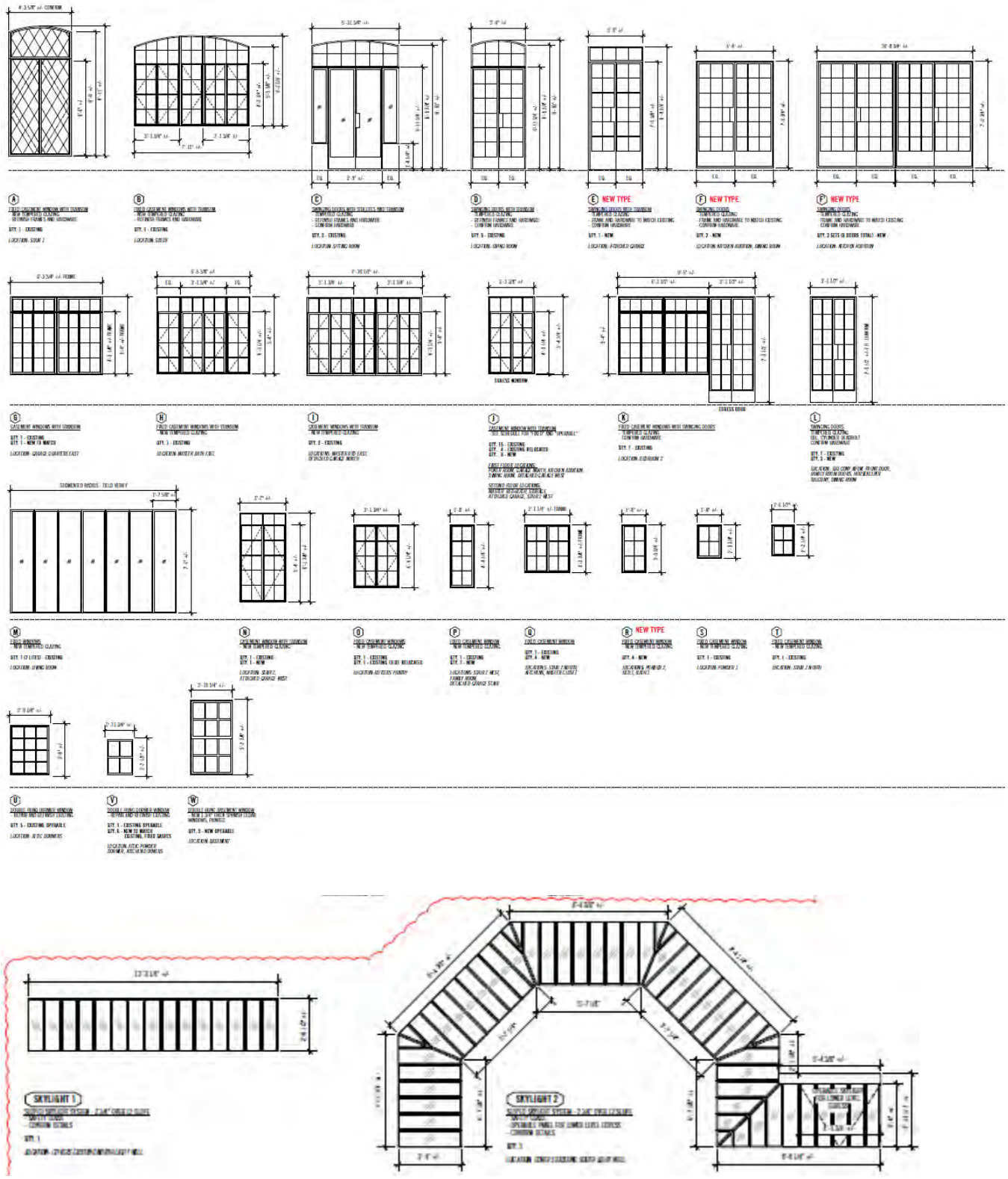
N



PROPOSED

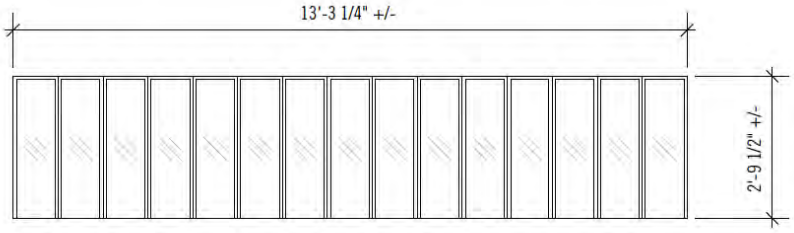


WINDOW / DOOR SCHEDULE



WINDOW / DOOR SCHEDULE

WINDOW WELL DETAIL

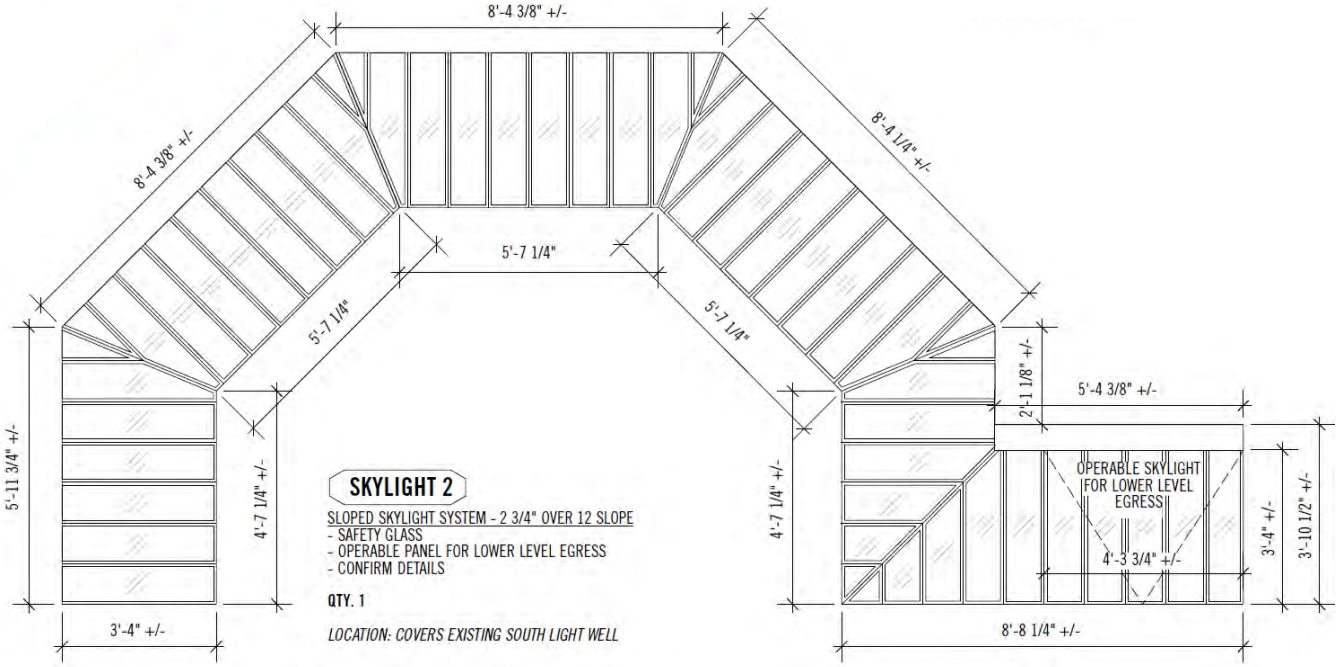


SKYLIGHT 1

SLOPED SKYLIGHT SYSTEM - 2 3/4" OVER 12 SLOPE
- SAFETY GLASS
- CONFIRM DETAILS

QTY. 1

LOCATION: COVERS EXISTING NORTH LIGHT WELL



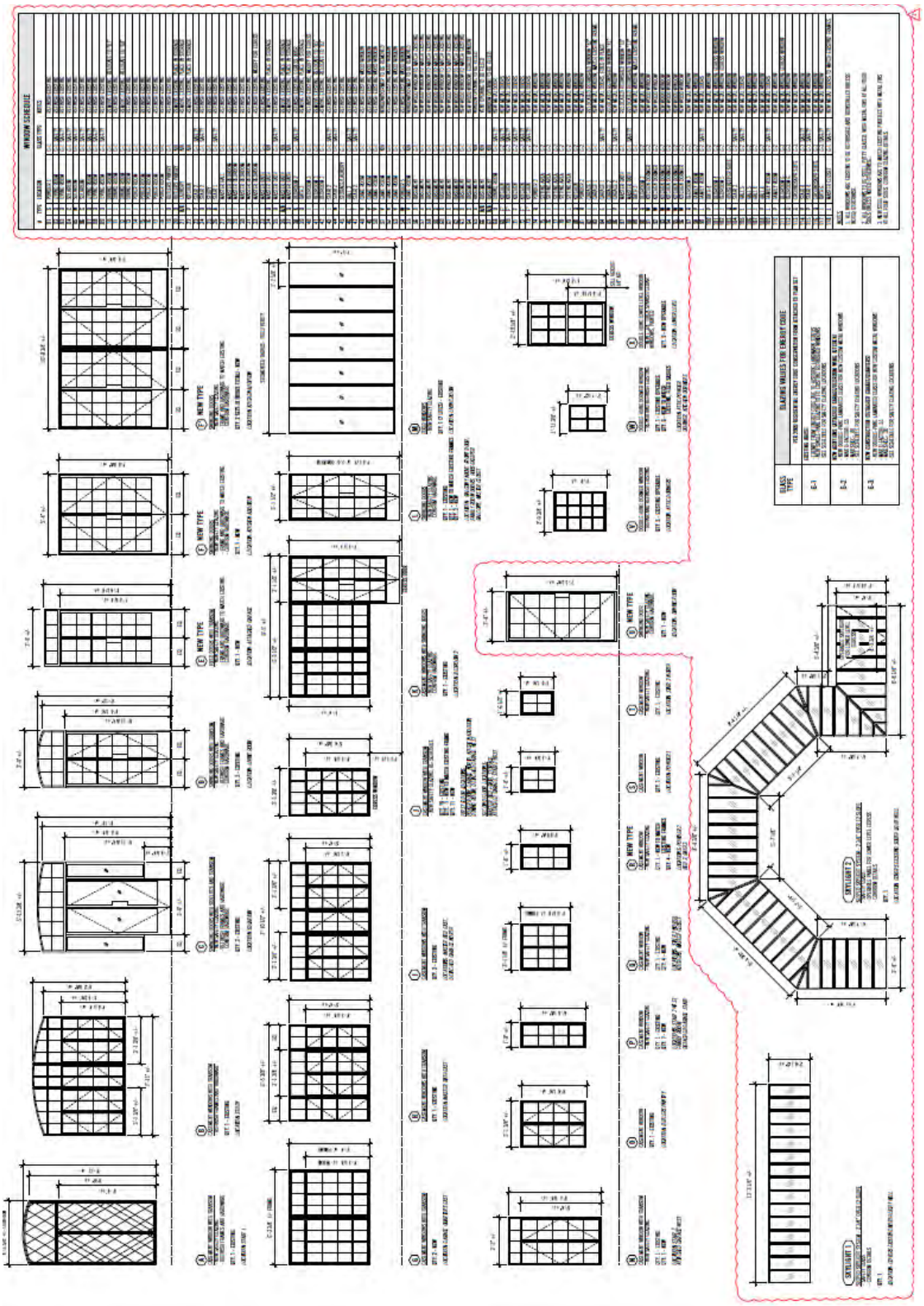
SKYLIGHT 2

SLOPED SKYLIGHT SYSTEM - 2 3/4" OVER 12 SLOPE
- SAFETY GLASS
- OPERABLE PANEL FOR LOWER LEVEL EGRESS
- CONFIRM DETAILS

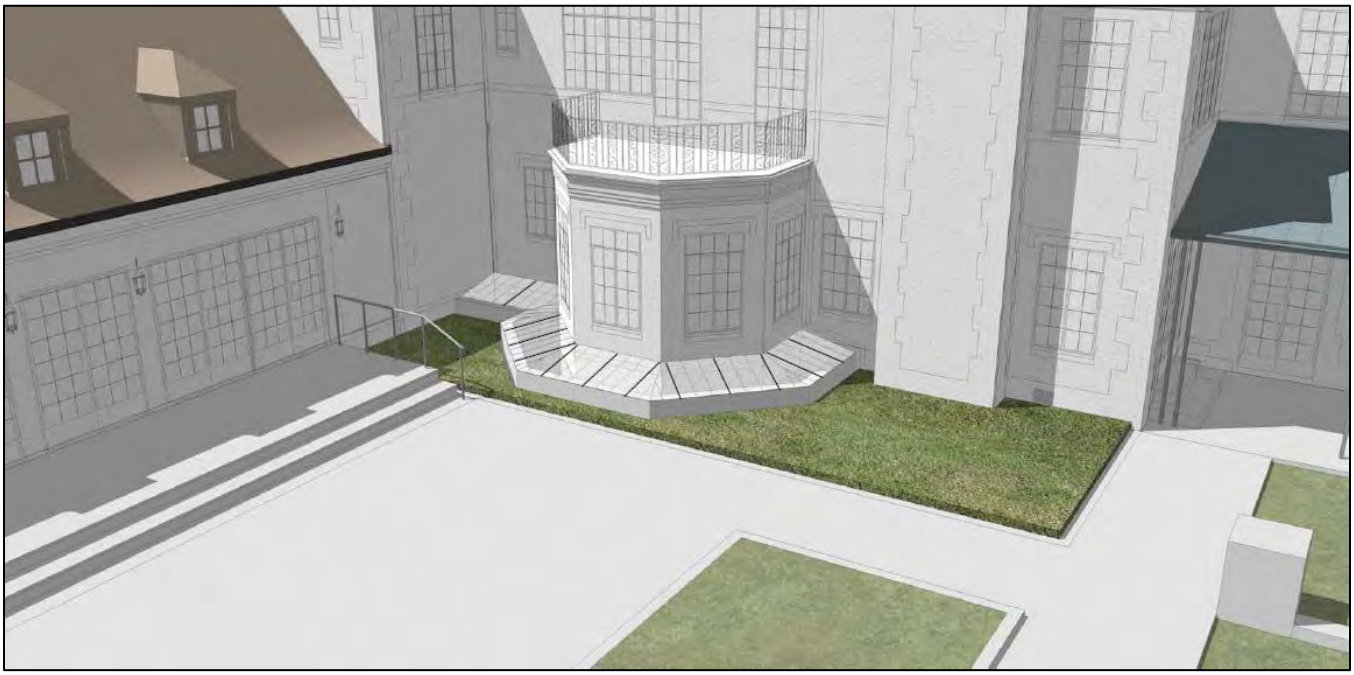
QTY. 1

LOCATION: COVERS EXISTING SOUTH LIGHT WELL

WINDOW / DOOR SCHEDULE



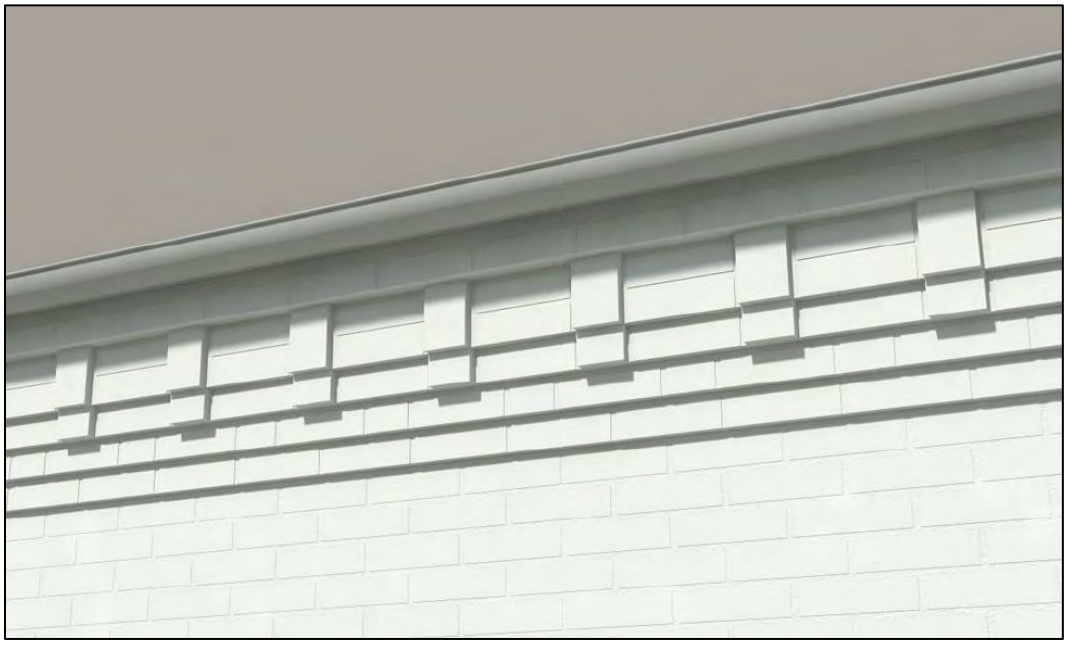
WINDOW WELL DETAIL



CORBEL DETAIL 1

EXISTING

PROPOSED



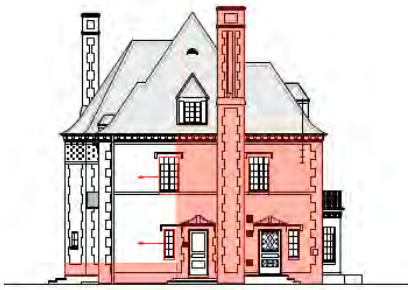
CORBEL DETAIL 2

EXISTING

PROPOSED

BRICK REMOVAL

1 Existing North Elevation



2a Existing West Elevation

3 Existing South Elevation

4 Existing East Elevation

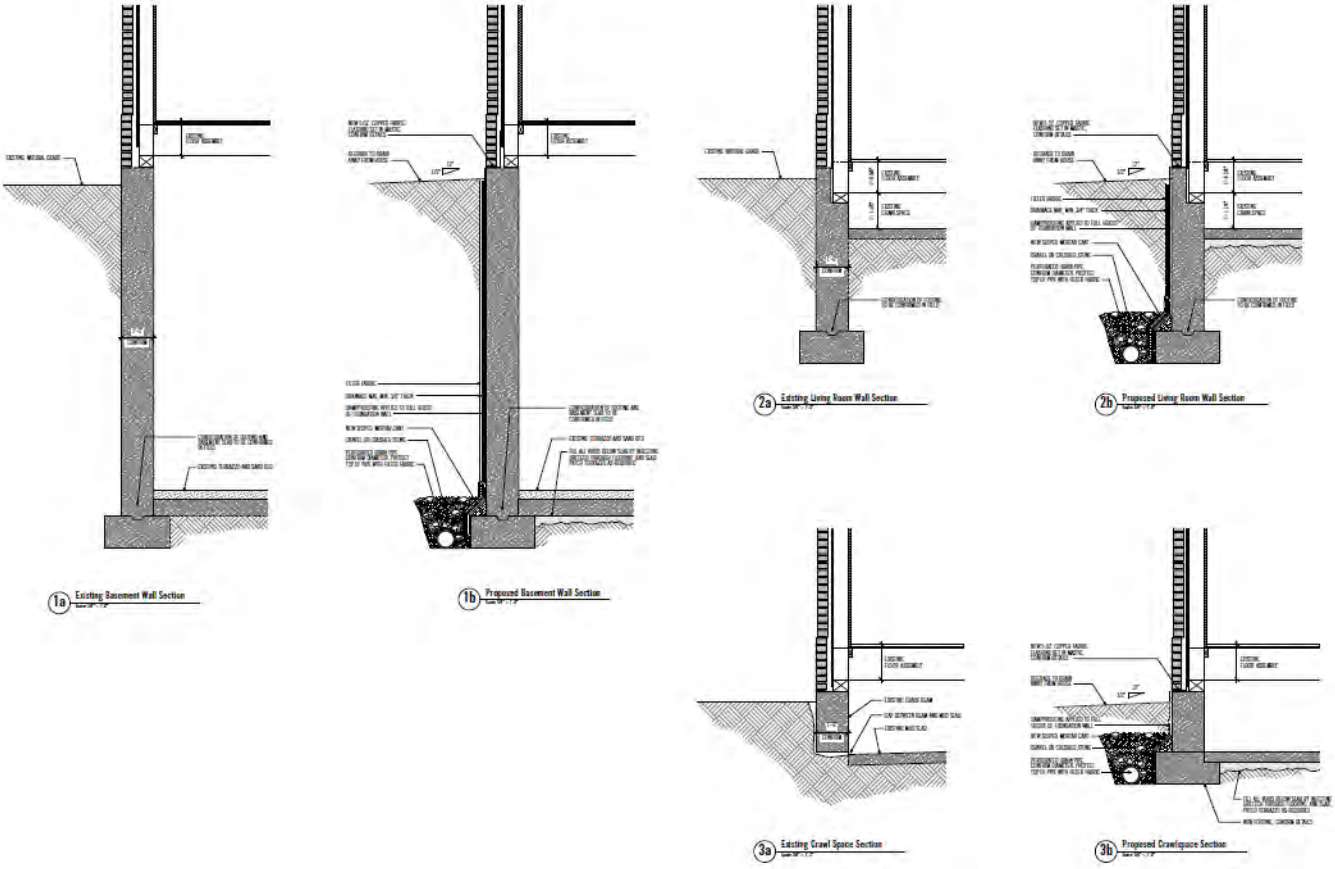
REMOVE EXISTING BRICK

EXISTING WINDOWS RELOCATED

BRICK REMOVAL

Photo - North Elevation

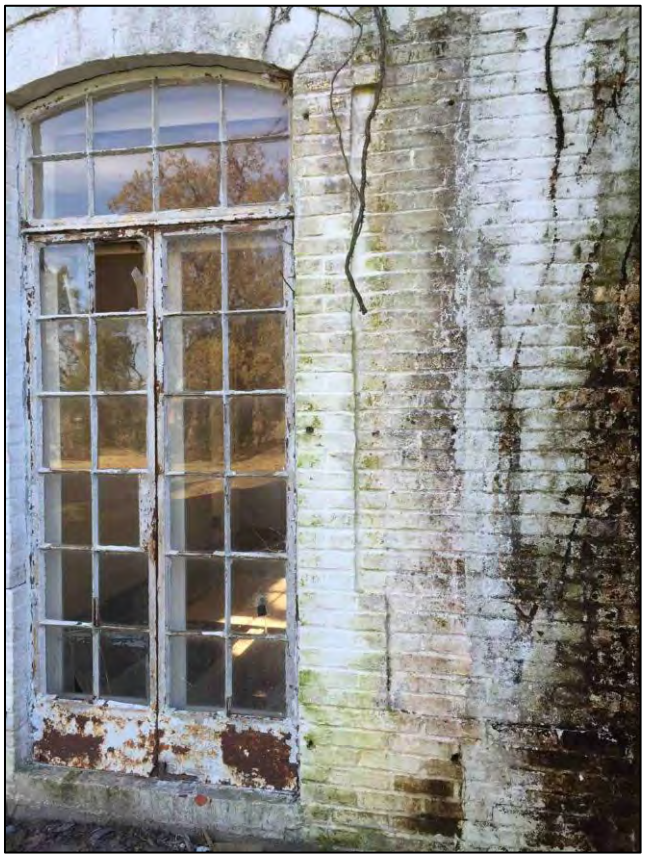
WALL SECTIONS



PHOTOS

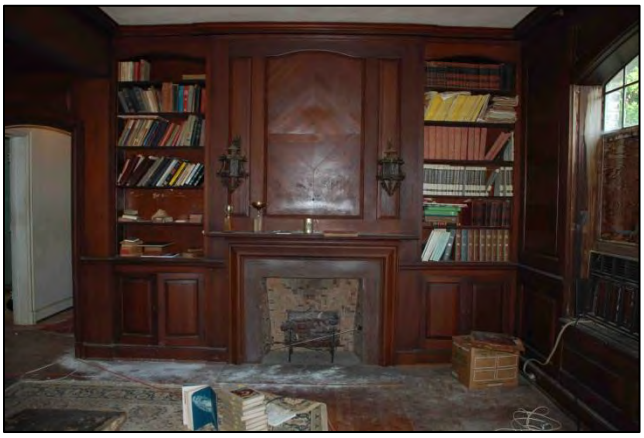
PHOTOS

PHOTOS

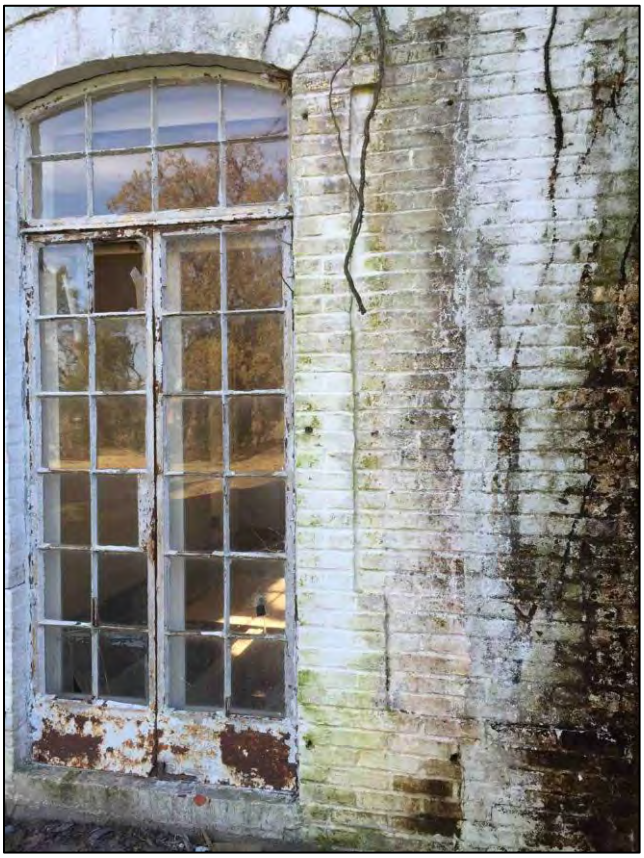


PHOTOS

PHOTOS



PHOTOS



FAÇADE PHOTOS

FAÇADE PHOTOS

REAR PHOTOS

PROJECT DETAILS

Shape/Mass: The existing residence is 101'-0" wide and 43'-0" deep. The main mass of the house is 58'-6¾" wide and is flanked by asymmetrical towers. The ridge height of this main portion of the house is 42'-5". The east wing extends out from the main portion of the house. The east wing is 40'-3¾" wide by 19'-11¼" deep and features a curved bay window at the easternmost wall. The east wing has an existing ridge height of 34'-11½".

The proposed west wing addition will be two-stories tall and will begin at the existing west wall of the residence. The addition will have a maximum width of 65'-7½" and a depth of 30'-0". The proposed addition will be inset 12'-2½" from the existing façade where it meets the original building. The easternmost portion of the addition will consist of a 19'-6" wide by 25'-0" deep porte-cochere on the first story. The remaining 44'-1½" width will be the façade of the garage. The west wing will have a ridge height of 34'-11". The ridge height of the porte-cochere will be 31'-5". The proposed south wing addition will be one-story tall and will being at the rear wall of the existing residence. The south wing will be 19'-0" wide by 44'-6" deep and have a ridge height of 21'-4". A new canopy will be installed at the rear of the east wing, filling the void along the rear of the east wind and the east elevation of the main structure. The canopy will be 39'-1½" wide by 11'-3" deep and will have a ridge height of approximately 13'-6".

<u>August 2015:</u>

An internal elevator tower will be constructed on the westernmost portion of the original roof that connects to the roof of the addition. The elevator tower will be 6'-4" wide by 6'-3" deep and will extend 1'-11" above the adjacent proposed roof to the west. The ridge height of the elevator tower will be 33'-4", which is significantly lower than the ridge of the existing 42'-5" high roof. See drawings for more detail.

Setbacks: The existing house has a front (north) setback of 110'-8"; an east side setback of 137'-9"; a west side setback of 377'-1"; and a rear (south) setback of 66'-1".

The proposed residence will maintain its current location. The west wing of the addition will begin at the existing west wall and will have a west side setback of 312'-11"; the south wing of the addition will begin at the rear wall and have a rear (south) setback of 24'-9". See drawings for more detail.

Foundation: The existing residence features a basement and pier and beam over mud slab foundation. The main portion of the house features a full basement while the east wing is built over a mud slab. The finished floor for the main portion of the house is 1'-8½" above existing grade while the finished floor if the east wing is 6" above existing grade. Staff and the senior structural inspector met on site with the applicant to discuss and confirm the condition of the foundation. The existing foundation is in severe disrepair and extremely degraded from decades of water damage. It is currently in the process of being repaired and replaced.

The proposed addition will have a slab foundation with a finished floor height of 1'-8½" to match existing. See drawings for more detail.

Windows/Doors: April 2015:

The existing residence features divided-lite steel casement windows, single-lite fixed windows, and divided-lite double-hung windows. Some of the windows feature transoms. The existing residence features divided-lite steel swinging doors as well as single-lite swinging doors. Many of the doors have divided-lite transoms, some of which are arched. The existing windows have significant signs of deterioration and lack proper flashing. It appears the windows can be repaired, by removing them, stabilizing them in a shop facility and adding a proper nailing fin (to strengthen the attachment and allow for proper flashing).

The proposed addition will feature identical duplication of the existing windows and doors. Several of the windows on the rear will be relocated.

August 2015:

Skylights will be installed over light wells on eth front (north) elevation and on the rear. On the façade, the light well is 6" above existing grade and will be 13'-3¼" wide by 2'-9½" deep. The new skylight over this light well will be sloped and the highest point will be 9" above the existing light well. At the rear, the light well is 18" above existing grade and will be installed around the octagonal tower. The new skylight over this light well will be sloped and the highest point will be 9" above the existing light well. The skylights will have a slope of 2¾":12. See window/door schedule and drawings for more detail.

Exterior Materials: The existing residence features a painted brick veneer. Since the late 1960s, few signs of maintenance are evident, apart from the currently installed aluminum shake roof, laid over the previously installed wood shake roofing. Significant deterioration has occurred to the lower wood framing, steel windows and brick veneer. Most of this damage has occurred as a result of improper flashing around the window openings, which allowed water into the brick veneer wall cavity. Because no brick weeps were provided in the masonry veneer and the balloon framed wall framing is supported on the same 12" wide concrete foundation wall, without an offset, water accumulated inside the wall cavity.

The proposed addition will be clad in painted brick veneer. Because the lower wood framing was repeatedly wet, significant wood rot occurred and the lower wood structure became inundated with termites. As a result, the 4x6 wood sills disintegrated, and the wall framing fell, severing the rusted brick ties, and the entire brick veneer requires re-attachment in most areas. Because the wall framing was balloon framed, and attached to the floor joists, a foundation company was recently able to raise the floor joist and the corresponding wood wall framing to re-insert new 4x6 treated wood sills as a repair. Extensive repairs are still required to correct the remaining conditions. To re-attach the brick veneer walls to the wood framing using new stainless steel ties, numerous brick penetrations are required, and in some areas, sections of walls need to be removed and re-laid. Around the perimeter, the remaining lower brick walls need to be removed to install through wall flashing and introduce brick weeps. The areas of necessary removal can be seen in the 'Brick Removal' section of this report. Staff and the senior structural inspector met on site with the applicant to discuss and confirm the condition of the structure. The applicant described the plan and process for repairing and replacing the brick veneer, which has been severely damaged by decades of water infiltration, which has deteriorated the brick ties holding the veneer to the structure.

The metal railings found throughout the interior and exterior of the house are ornate in design. The railing on the exterior of the addition will be simplified. The brick cornice and corbeling running around the roofline of the existing structure is very detailed and decorative. The cornice and corbeling of the addition will be simplified and less detailed.

An existing chimney located on the west wall will be disassembled and reconstructed chimney on in order to make it functional. An additional chimney will be constructed at the rear wall of the existing structure. This chimney will match the existing chimneys. An additional chimney will be constructed at the rear of the south wing.

See drawings for more detail.

Roof: The existing residence has a complex hipped roof. The current roof is an aluminum shake roof installed over wood shake shingles. The existing roof has a pitch of 17.75:12 and an eave height of 21'-7".

The proposed roof of the additions will be hipped. In order not to exceed the existing ridge height, the roof of the west wing will have a pitch of 17.75:12 with the top of the roofs having a pitch of 0.5:12. The roof over the porte-cochere will have a roof pitch of 13:12. The west wing will have an eave height of 21'-7" to match the existing condition. The south wing will have a pitch of 13:12 and an eave height of 11'-2". A metal canopy will be installed at the rear of the east wing. See drawings for more detail

Front Elevation: (North) The main mass of the house features the front entry and is flanked by asymmetrical towers. The east tower, the larger of the two, has clipped corners and features a large divided-lite window centered on the façade. Decorative corbeling rings the top of the tower which it stopped by a pointed roof. The east tower is square and more diminutive. This tower features a basement level window, a middle level window, and a small dormer window. Two dormers are located in the main roof. A chimney rises along the west wall of the main portion of the structure. A wing extends to the east. The east wing features a chimney flanked on the first-story by divided-lite swing doors and by windows on the second-story. The windows and doors feature shutters. To the east, the first-story features a single-lite swing door flanked by sidelites and topped by a transom. The second-story features a window with shutters. A round bay window is located on the end wall of the east wing.

The addition extends from the west wall of the existing structure. An arched porte-cochere is located on the first-story of the eastern portion of the addition. The porte-cochere is topped by a centered divided-lite swing door with shutters, opening to a balcony, and flanked by divided-lite windows. The first-story of the western portion of the addition features two divided-lite windows followed by a bump-out containing a divided-lite swing door and shutters. The bump-out is topped with a divided-lite swing door and shutters opening out to a balcony. To the east, on the second-story, are two divided-lite windows and shutters. See drawings for more detail.

Side Elevation: (East) The existing east elevation features the profile of the tower and chimney to the north. To the south, the first story features the round bay window at the end of the east wing. An additional window is located on the east side of the main portion of the house. At the rear is a one-story half-octagonal space with each face containing a single window. A railing tops this portion. The second-story of the east bay features a three part divided-lite window with transom. To the south, on the main portion of the house is another three part divided-lite window with transom. Located behind the octagonal. Another divided-lite window with transom is located at the rear. Several dormers are located in the roof.

The proposed rear addition will begin at the rear wall of the existing residence. The addition will be one-story and will extend to the south. The south wing will have five divided-lite doors and the roof will contain three dormers. A chimney will be located at the rear of the south wing. An existing window on the first-story of the main portion of the house will be converted into a door. This space will covered by a metal canopy roof. See drawings for more detail.

Side Elevation: (West) The existing east elevation features the profile of the tower and chimney to the north. The west elevation of the main portion of the house features a chimney. On the first-story, a window and door is located on the first-story followed by another window and door on the other side of the chimney. The second-story contains two windows. The very edge of the half-hexagonal portion of the house (with a single visible window) is located at the rear. Several dormers are located in the roof.

The proposed elevation will obscure much of the side and rear of the existing structure. The profile of the front facing balcony and a single window is located on the second-story of the addition. The proposed rear addition will begin at the rear wall of the existing residence. The addition will be one-story and will extend to the south. The south wing will have four divided-lite windows and the roof will contain three dormers. A chimney will be located at the rear of the south wing. See drawings for more detail.

Rear Elevation: (South) The rear elevation of the residence and addition is not visible from the public Right-of-Way. See drawings for more detail.