CERTIFICATE OF APPROPRIATENESS

Application Date: June 30, 2015

Applicant: David Bucek, FAIA, Stern and Bucek Architects for Tapley House LLC

Property: 1807 Wroxton Road, lot 11, block 34, Southampton Place Subdivision. The property includes a historic 2,500 square foot two-story residence with attached garage situated on a 6,600 square foot interior lot.

Significance: The David House is a pending City of Houston Landmark, recommended by the HAHC for approval by City Council on October 23, 2014. The David House was designed by architect Charles Tapley, FAIA and is a significant example of the contemporary houses built in Houston in the late 1960s and early 1970s. The design is significant for the integration of interior and exterior spaces, innovative experimentation, and juxtaposition of solid and transparent facing materials.

The experimental nature of this structure, in combination with previous poor alterations in attempt to remedy problems, has resulted in many adverse conditions. Current issues with the structure include water infiltration and retention; a severely inefficient HVAC system; and damaged structural, fenestration, flooring, roofing and interior and exterior cladding materials.

Proposal: Alteration – Addition *Revision*

A COA was partially approved in November of 2014 for the following work:

Construct a 460 square foot second-level addition at the rear southeast mass, and a 90 square foot second level side addition at the rear of the northwest mass. Raise flat roofs to provide clearance for insulation, systems equipment, head clearance, proper skylight installation and improved drainage. Reconstruct the damaged central corridor and replace damaged wood windows throughout with metal windows, as originally specified by the architect. Replace steel railings with glass guards at the roof deck. Replacement of diagonal siding was denied.

The applicant now proposes to, in addition to the previously approved work, infill a first floor courtyard 82' -6 7/8" back from the front property line and extend the second floor addition to be 88'-11 ½" from the front property line.

See enclosed application materials and detailed project description on p. 5-23 for further details.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: **Approval**

HAHC Action: **Approved**

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval
Effective: July 22, 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

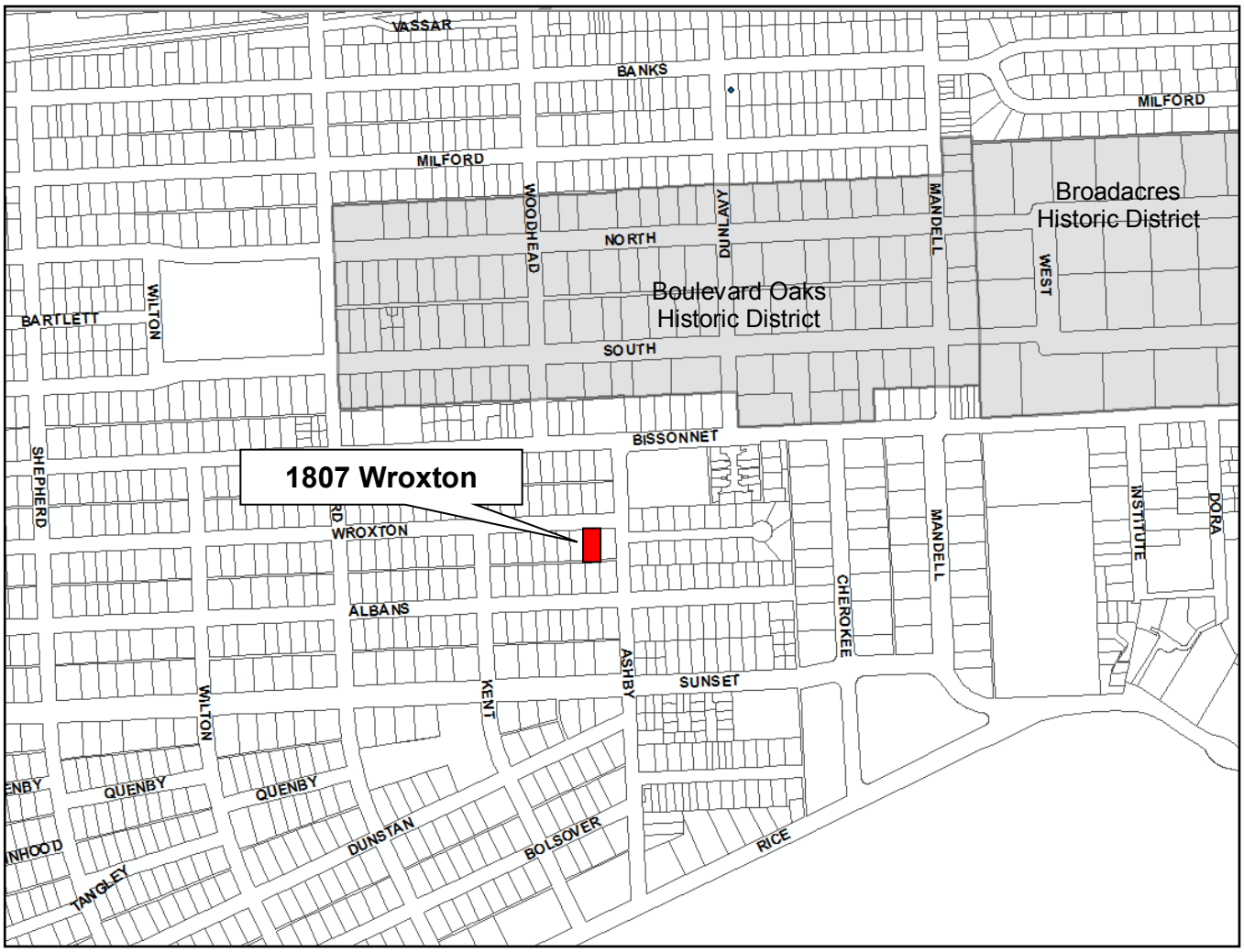
ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

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	D	NA		S - satisfies D - does not satisfy NA - not applicable
☒	☐	☐	(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.

PROPERTY LOCATION

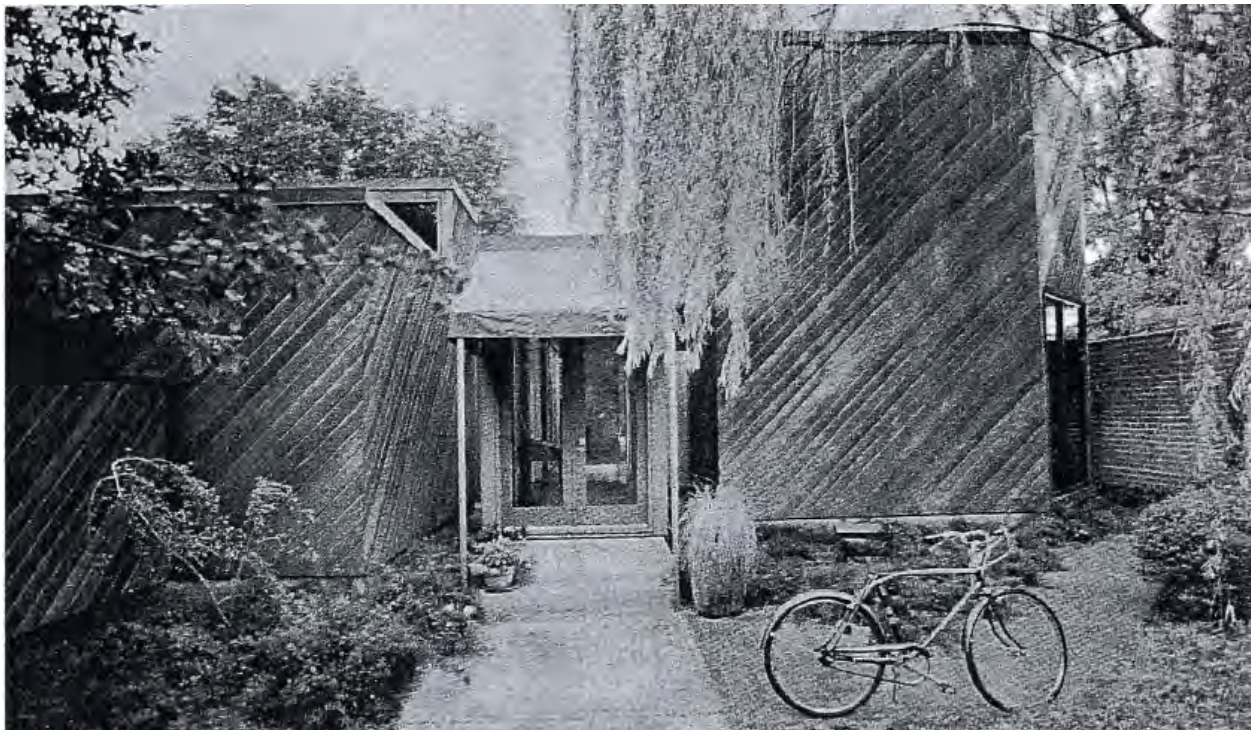
N



CURRENT PHOTOS

HISTORIC PHOTOS

THE ARCHITECTURAL REVIEW, 1978



HOUSTON POST, 1978

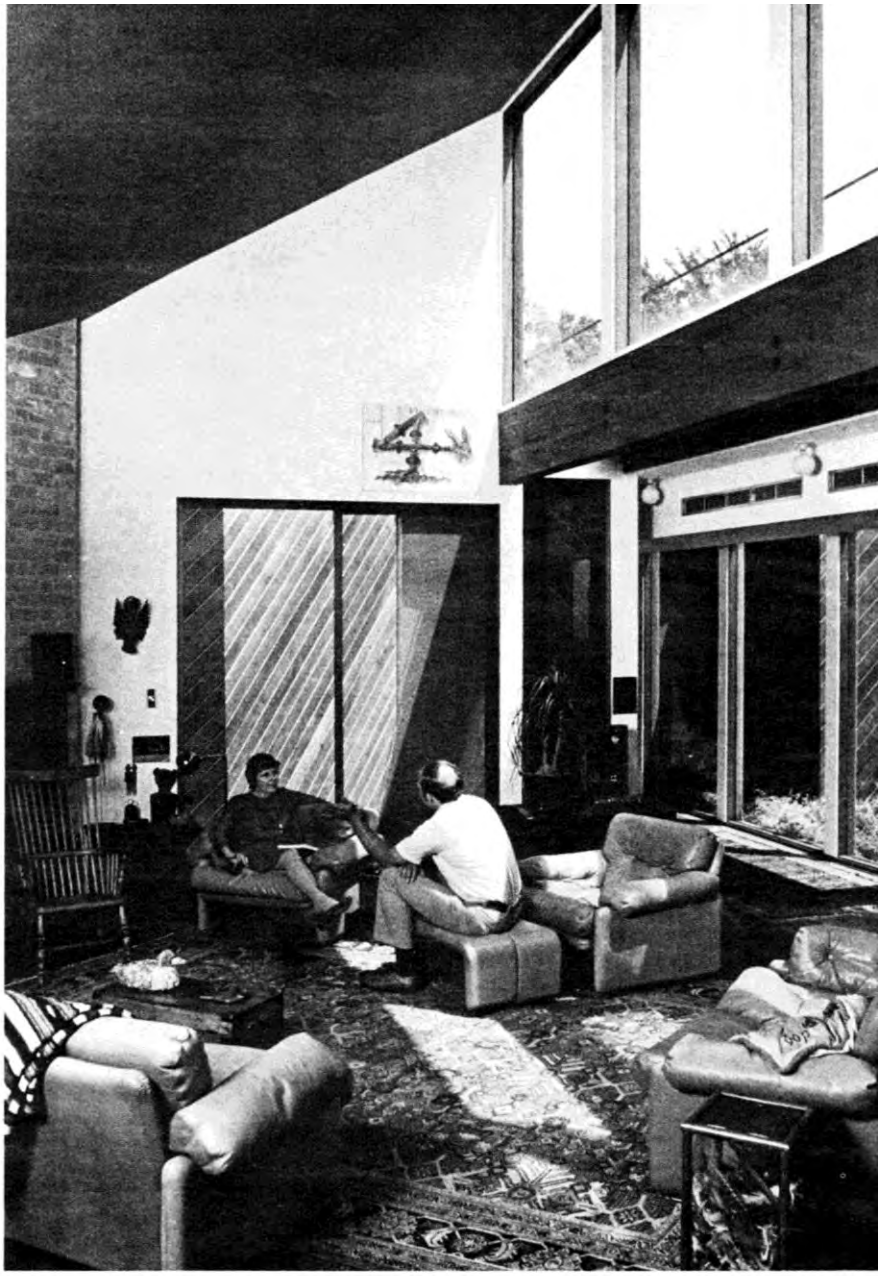
HISTORIC PHOTOS

SUNSET MAGAZINE, 1976

NORMAN A. PLATE

Entry: *Sheltered from sun and rain by canvas canopy*

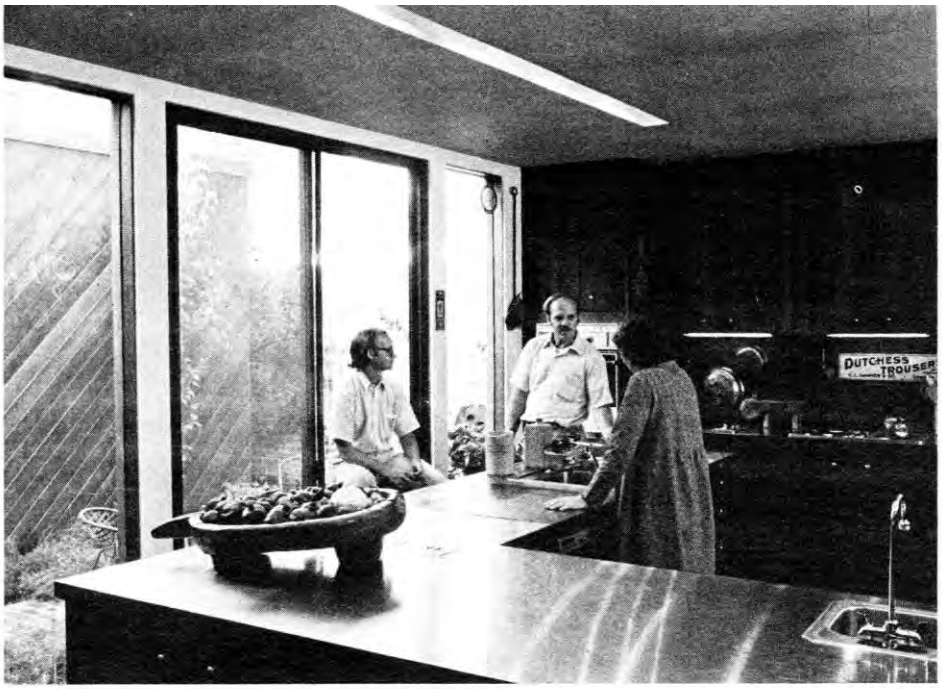
Hallway: *With doors open, one sleeping pod spills across hall into the other*



Living room: *Sky windows fill this gathering spot with daylight, glimpses of changing clouds. Upstairs deck runs past these windows*

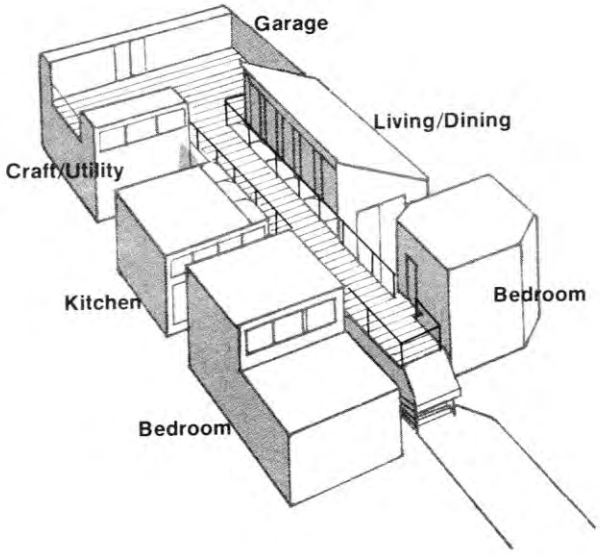
HISTORIC PHOTOS

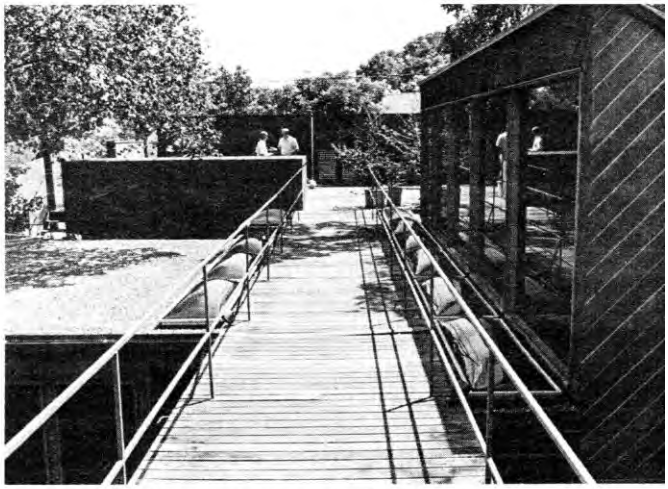
SUNSET MAGAZINE, 1976



Kitchen: *Behind spacious counter, cook can work unhindered, but still chat with visitors. Window-wall opens to garden court and rear wall of sleeping pod*

Bedroom: *Above loft of two-story sleeping pod, skylight opens view to sky*

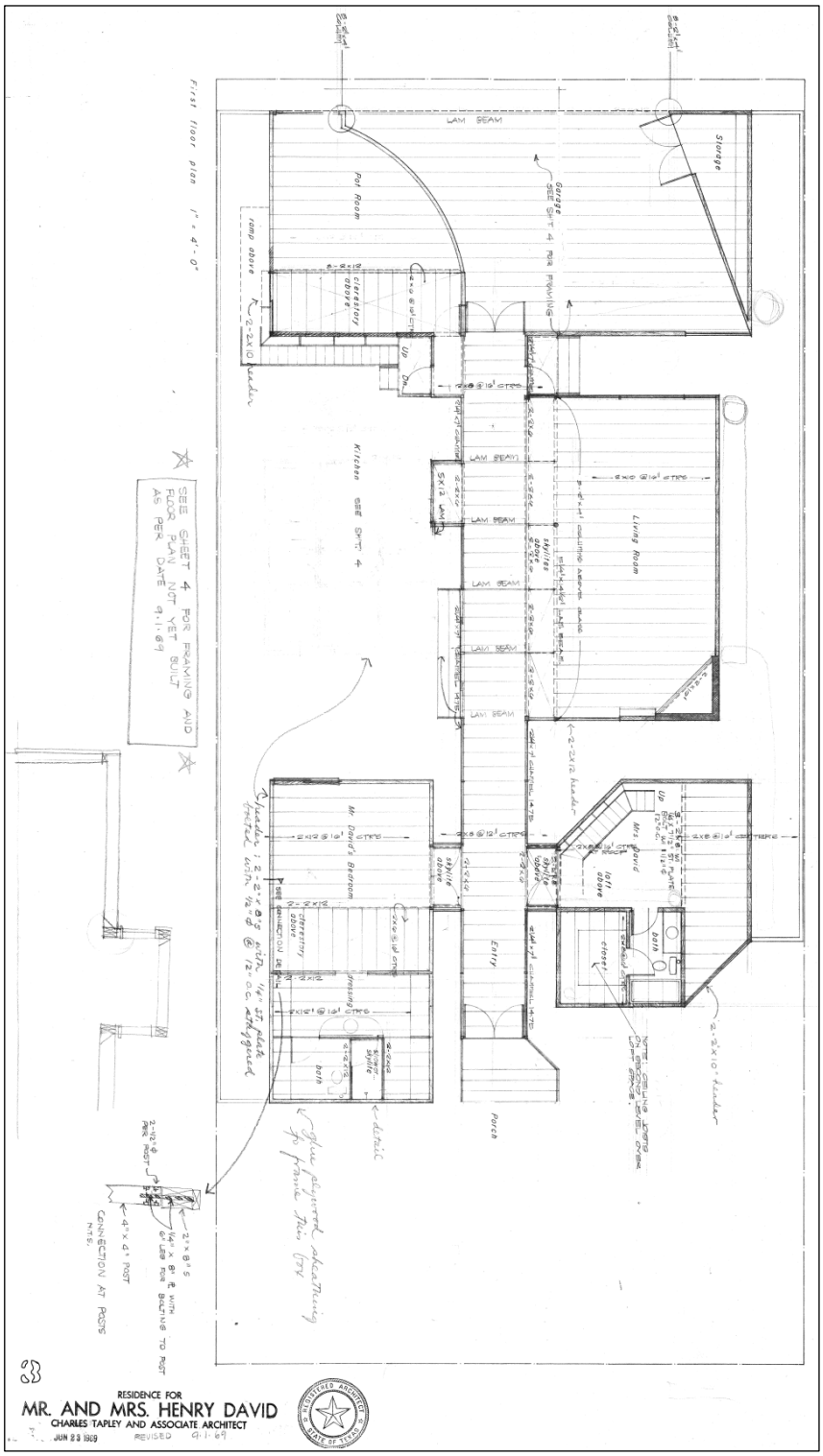


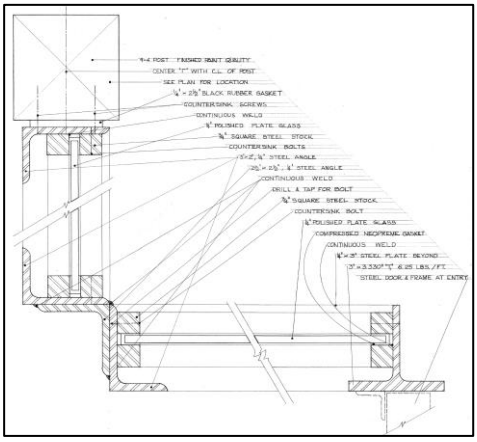


Upstairs deck: *Running length of house from bedrooms to terrace area over garage and utility pods, roof decking provides view of treetops and garden*

ORIGINAL ARCHITECTURAL DRAWINGS

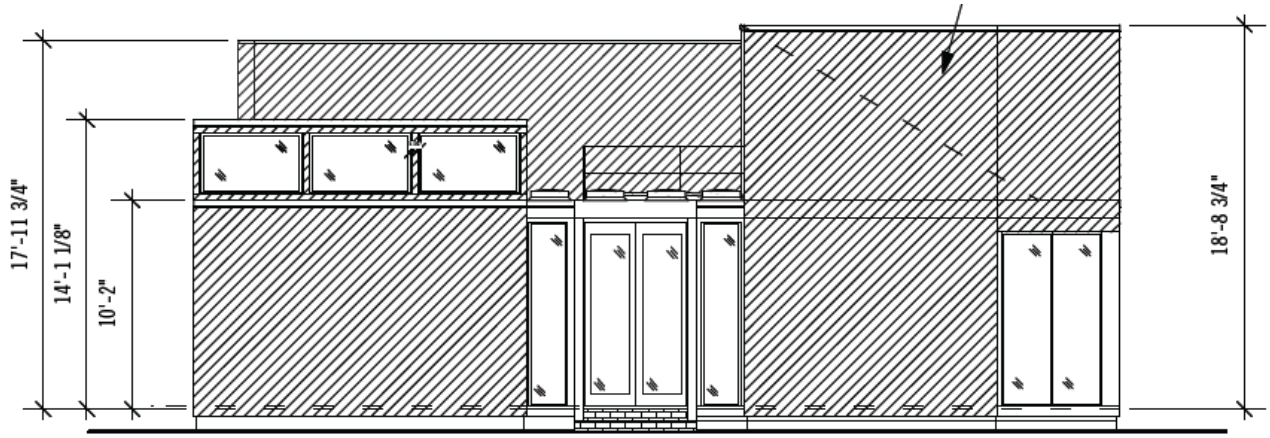
STEEL FRAMING PLAN & WINDOW DETAIL





NORTH ELEVATION – FRONT FACING WROXTON ROAD

EXISTING



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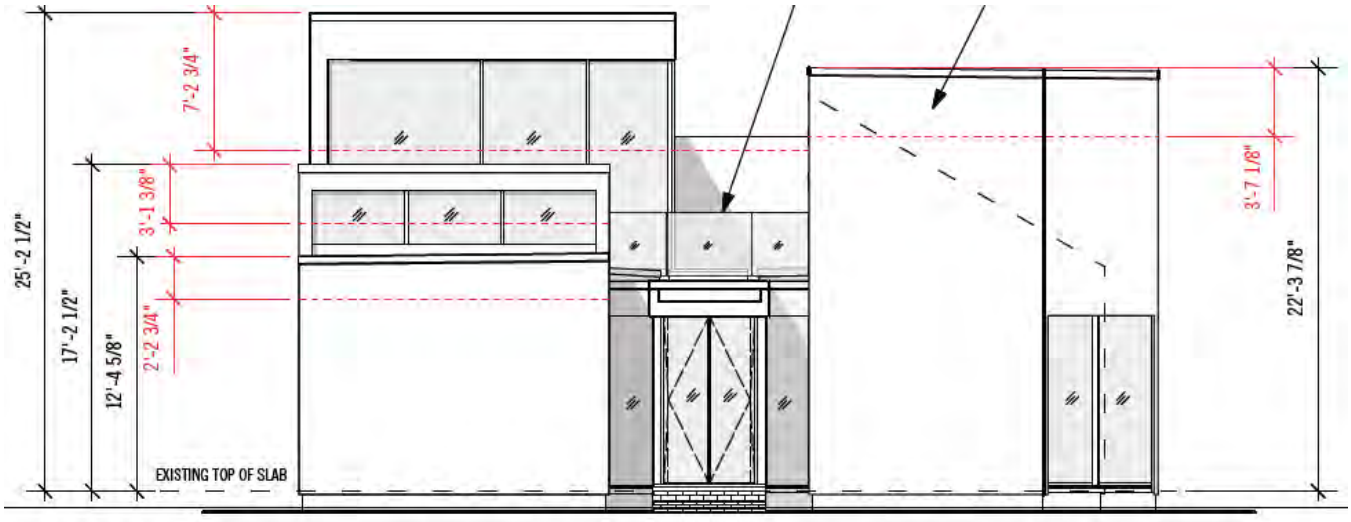
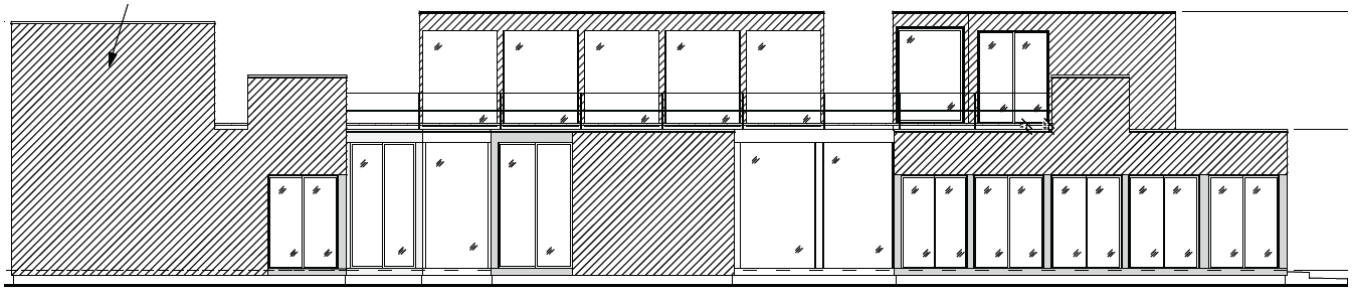


EAST SIDE ELEVATION

EXISTING



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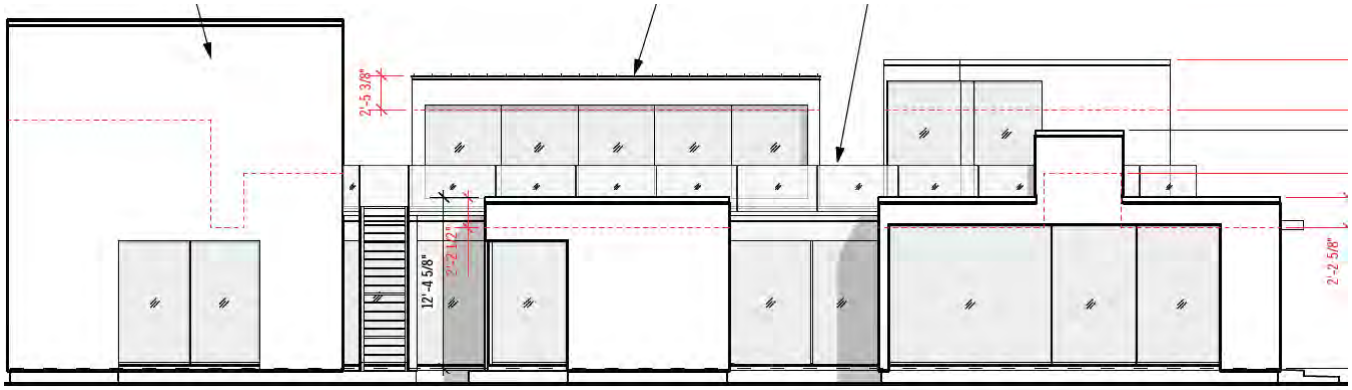

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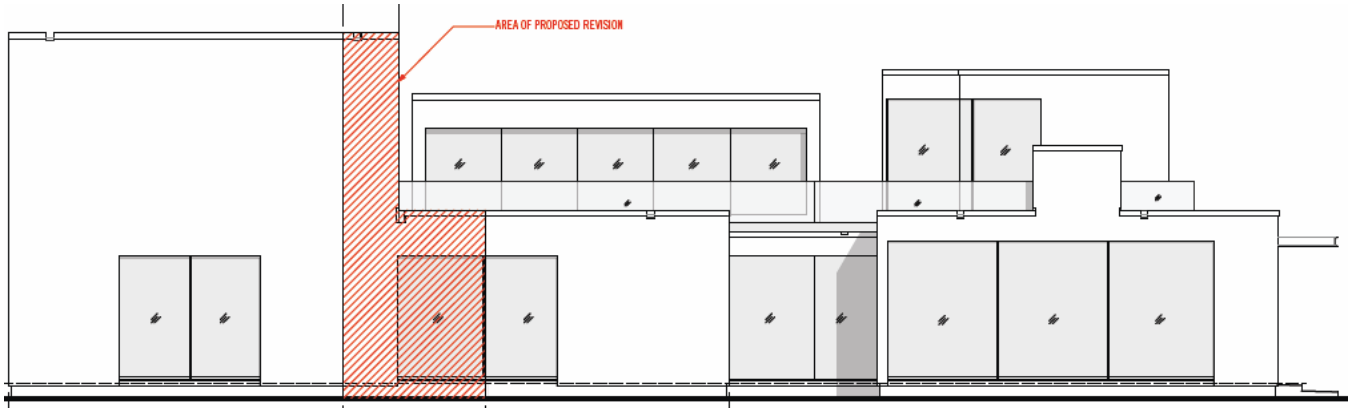

WEST SIDE ELEVATION

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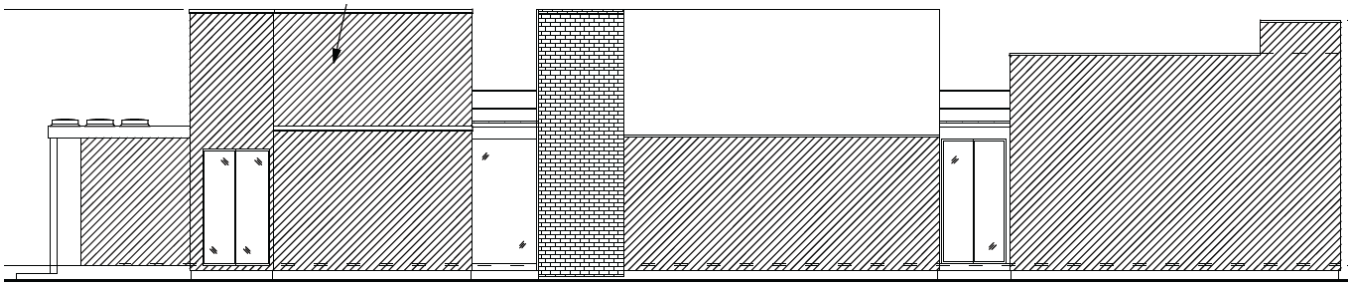

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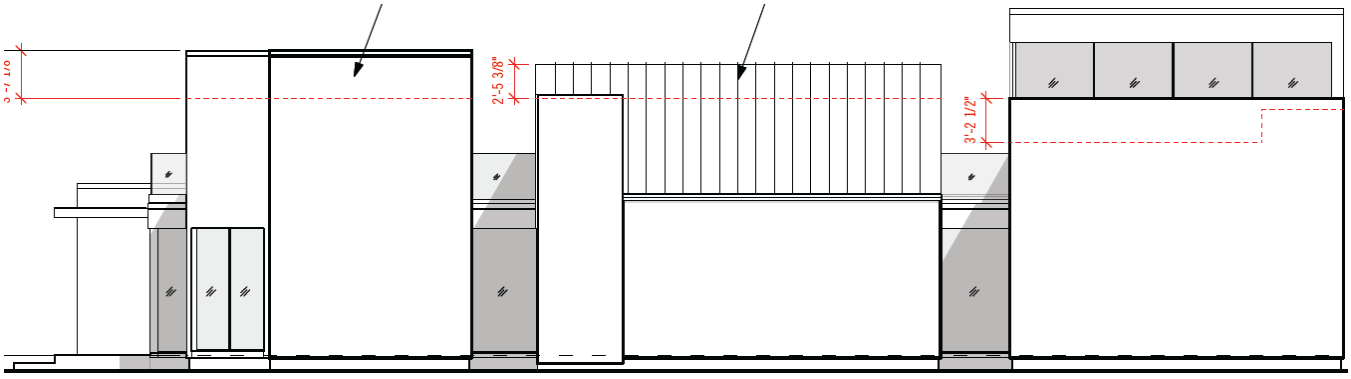
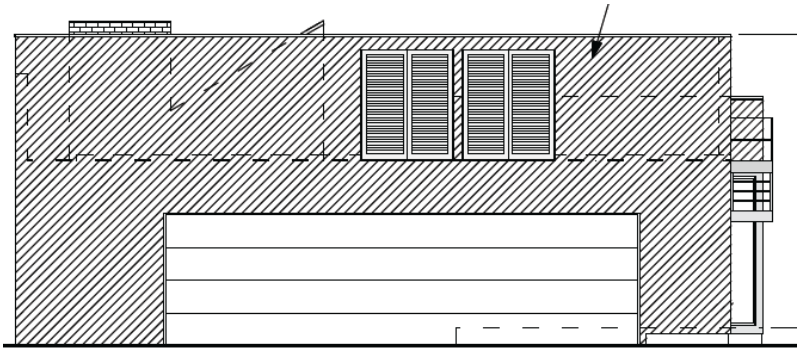


SOUTH (REAR) ELEVATION

EXISTING



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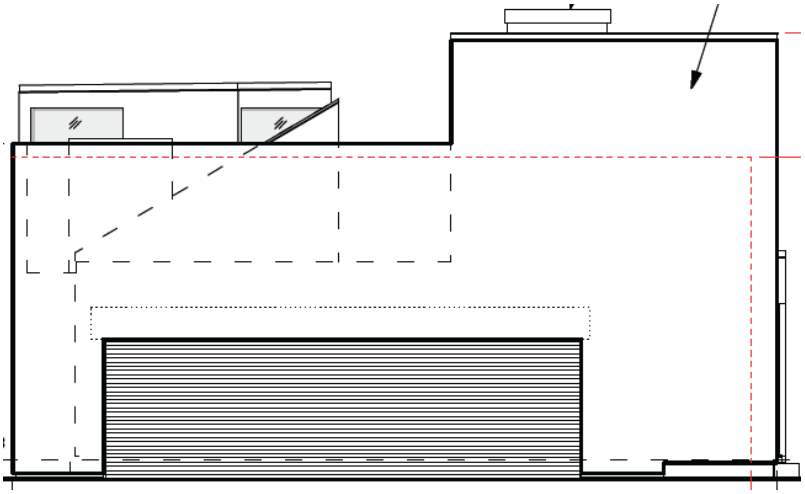

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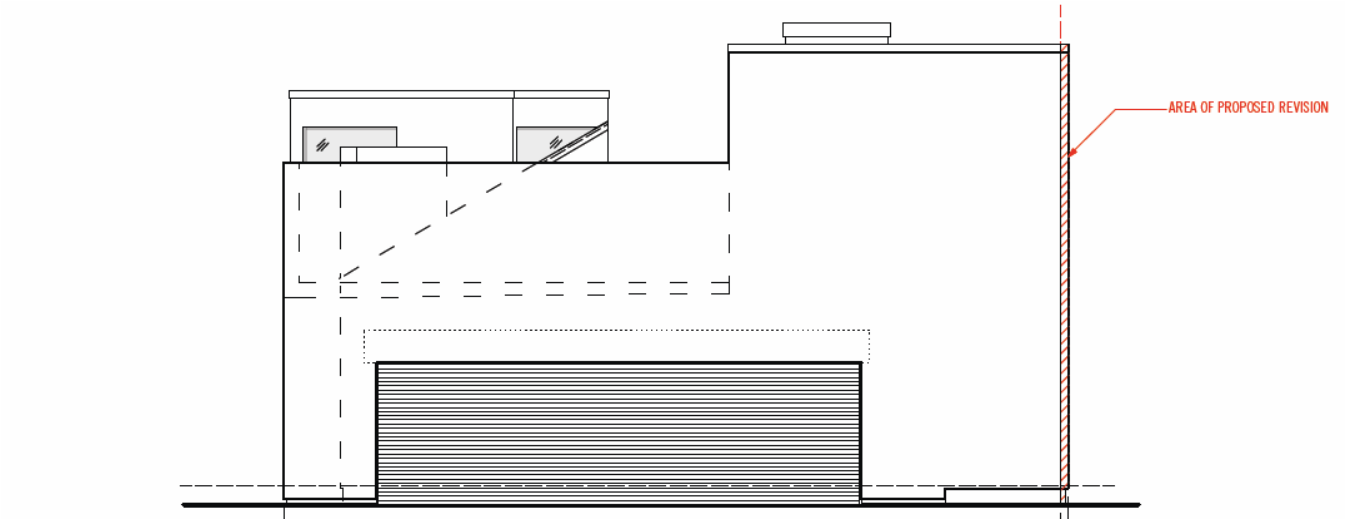
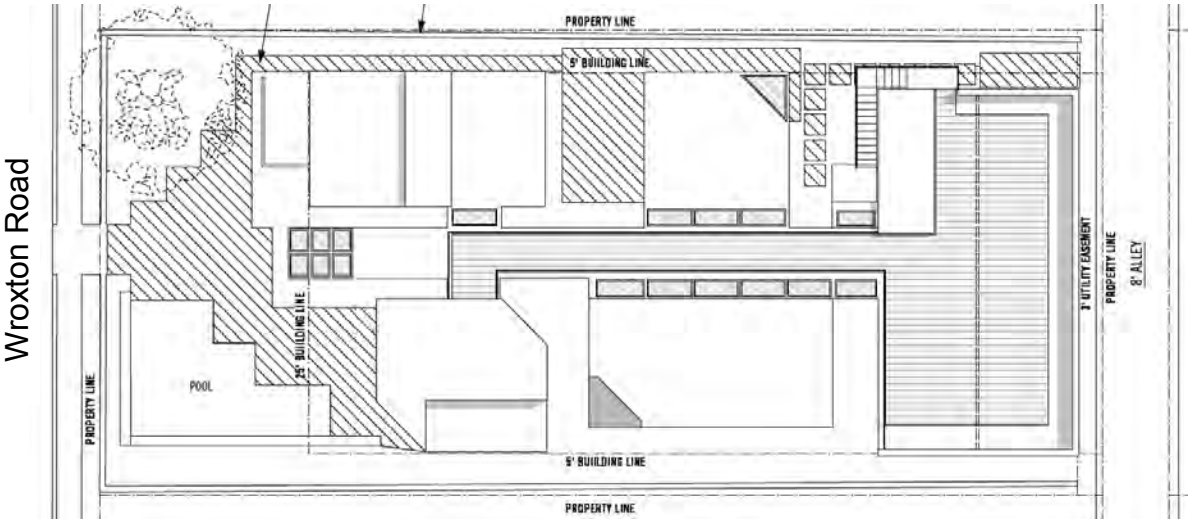


SITE PLAN

N

EXISTING



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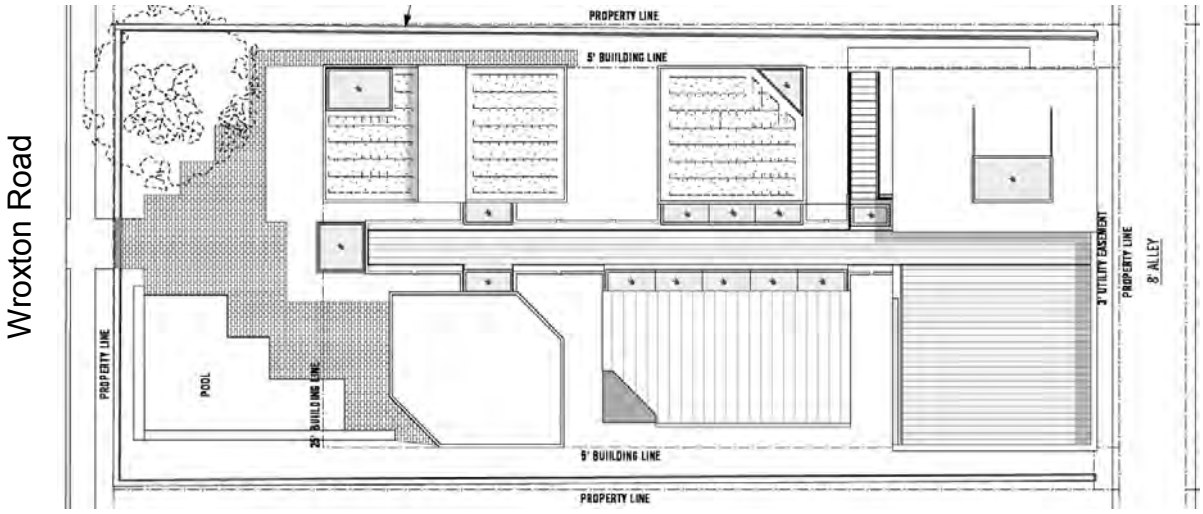

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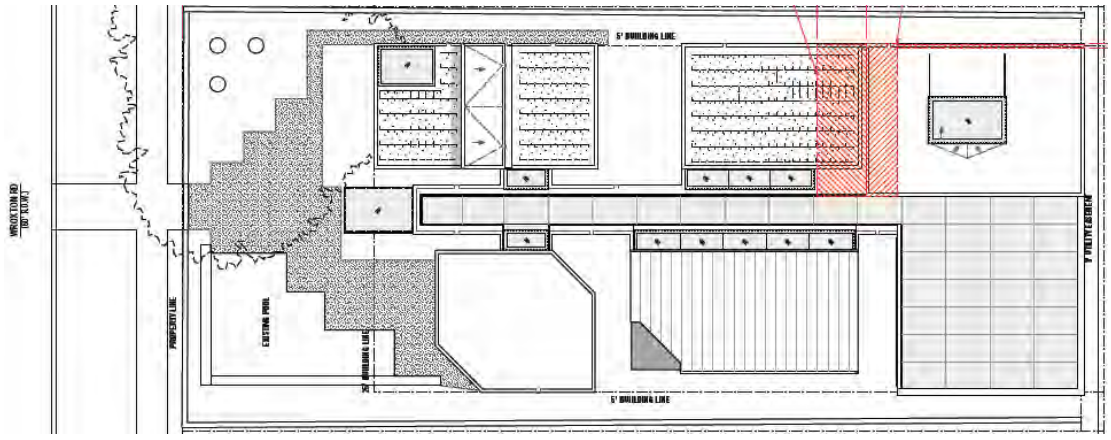

ROOF PLAN

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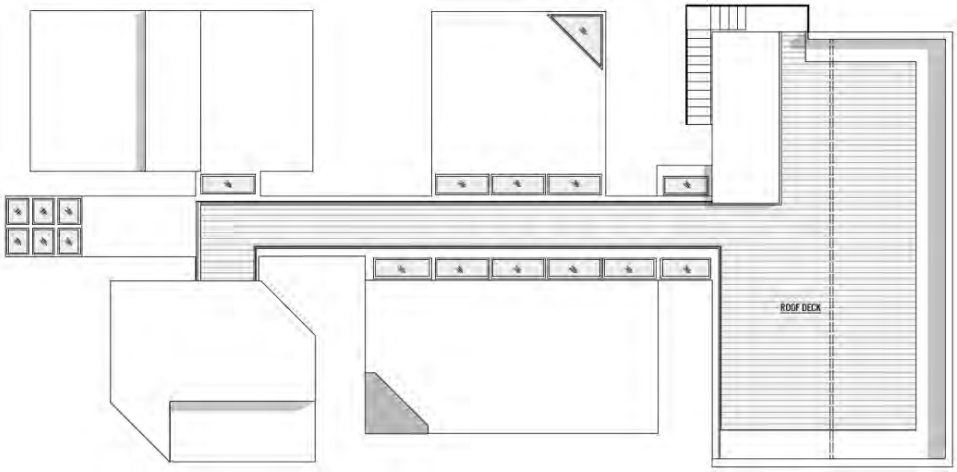

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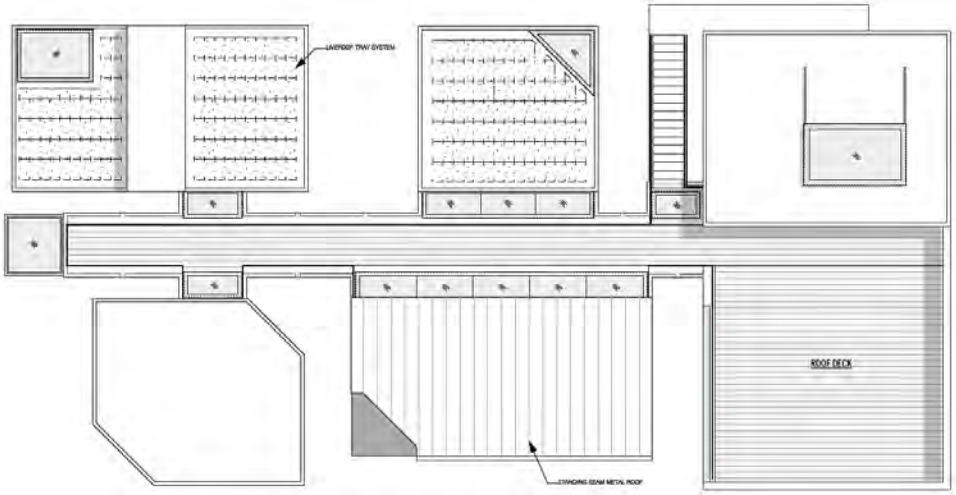

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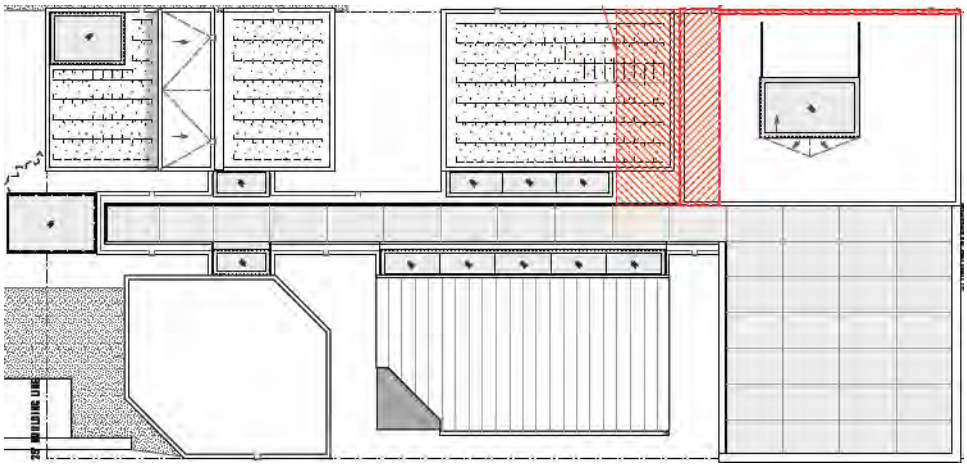

FIRST FLOOR PLAN

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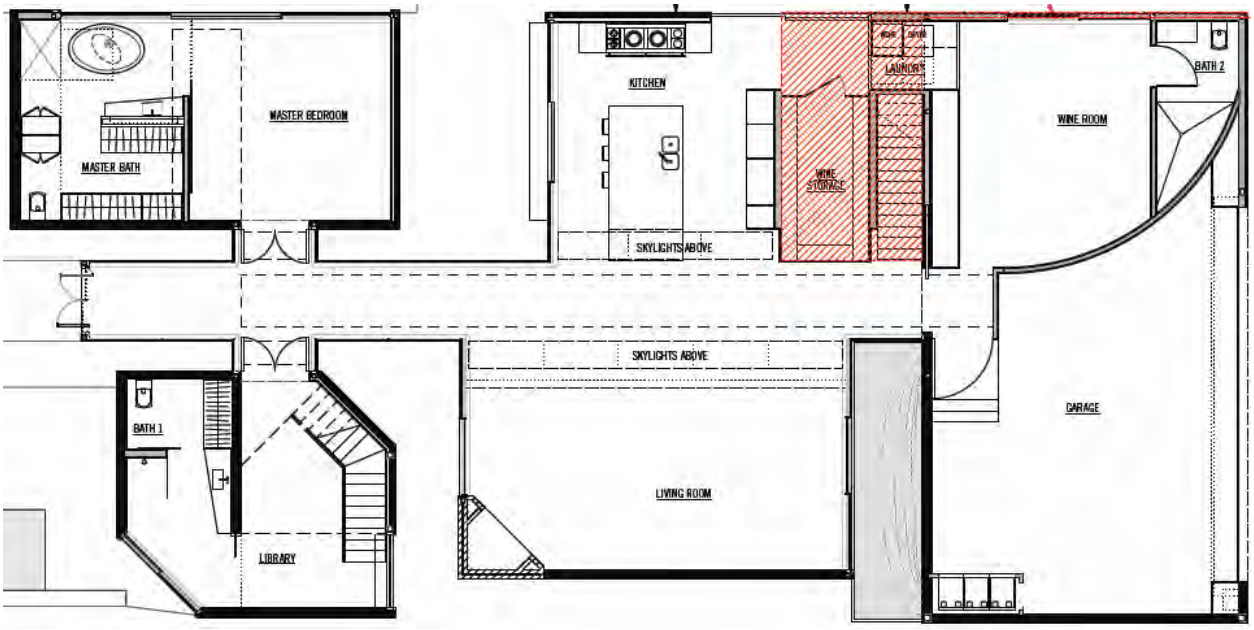
EXISTING

PROPOSED



SECOND FLOOR PLAN

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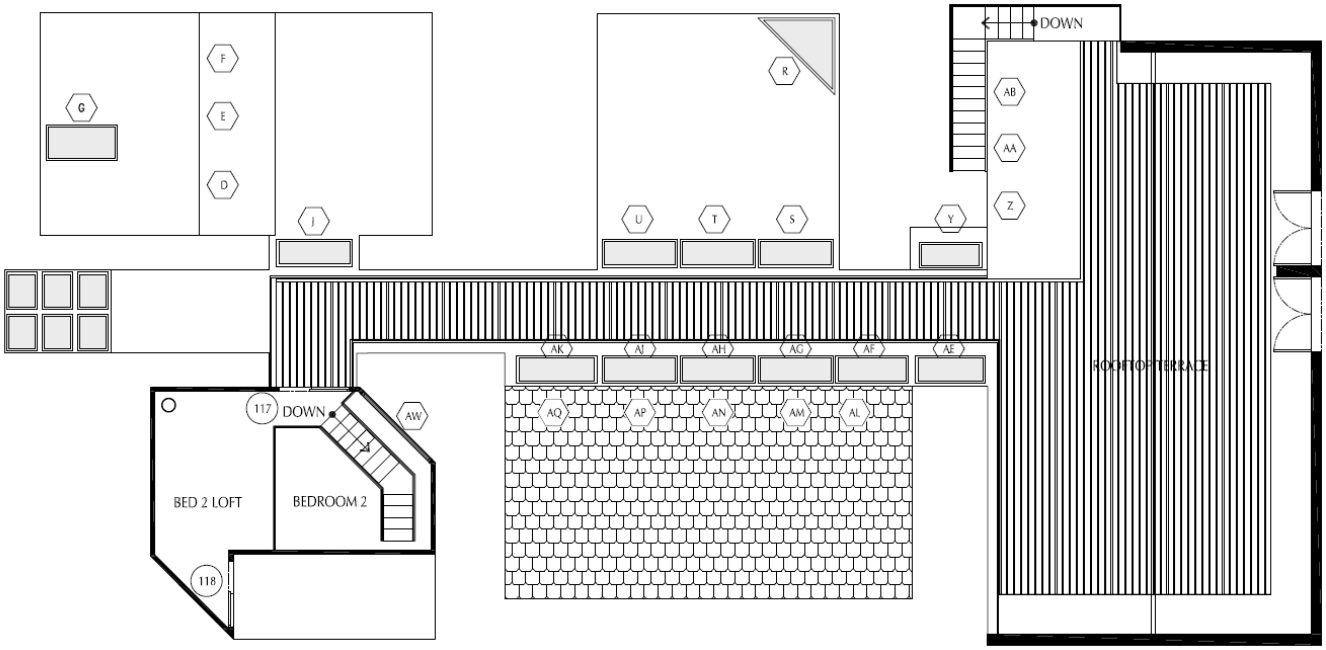

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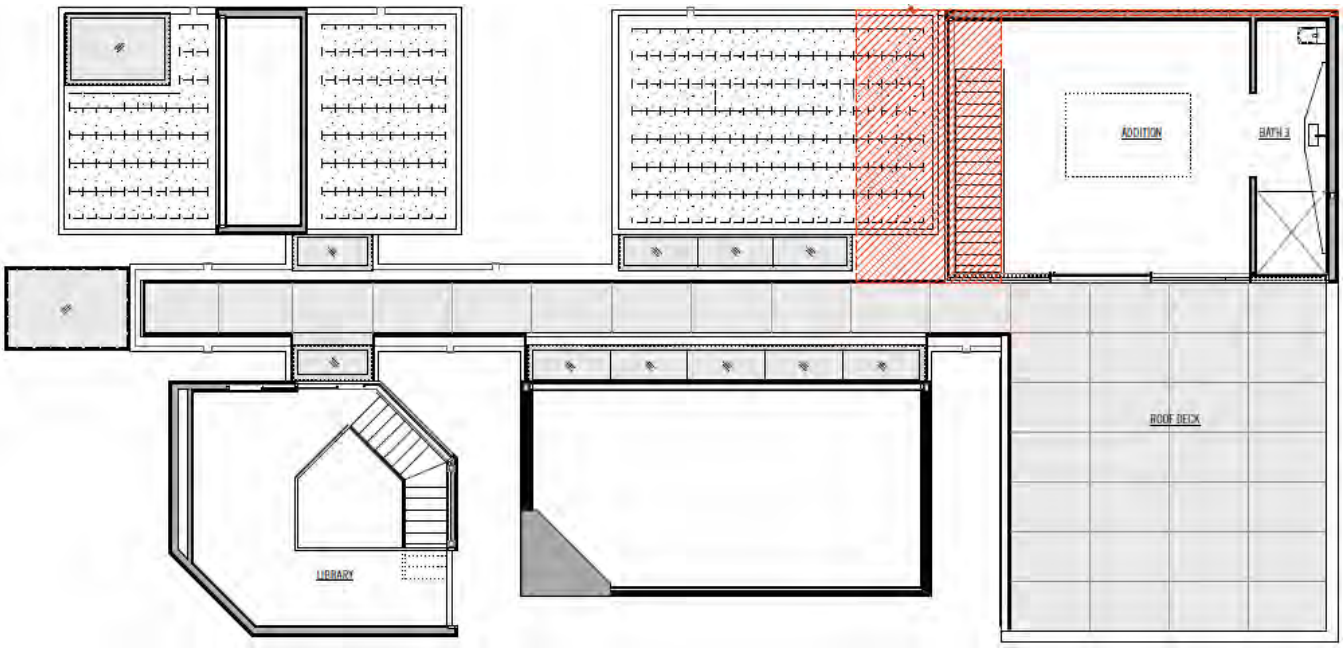
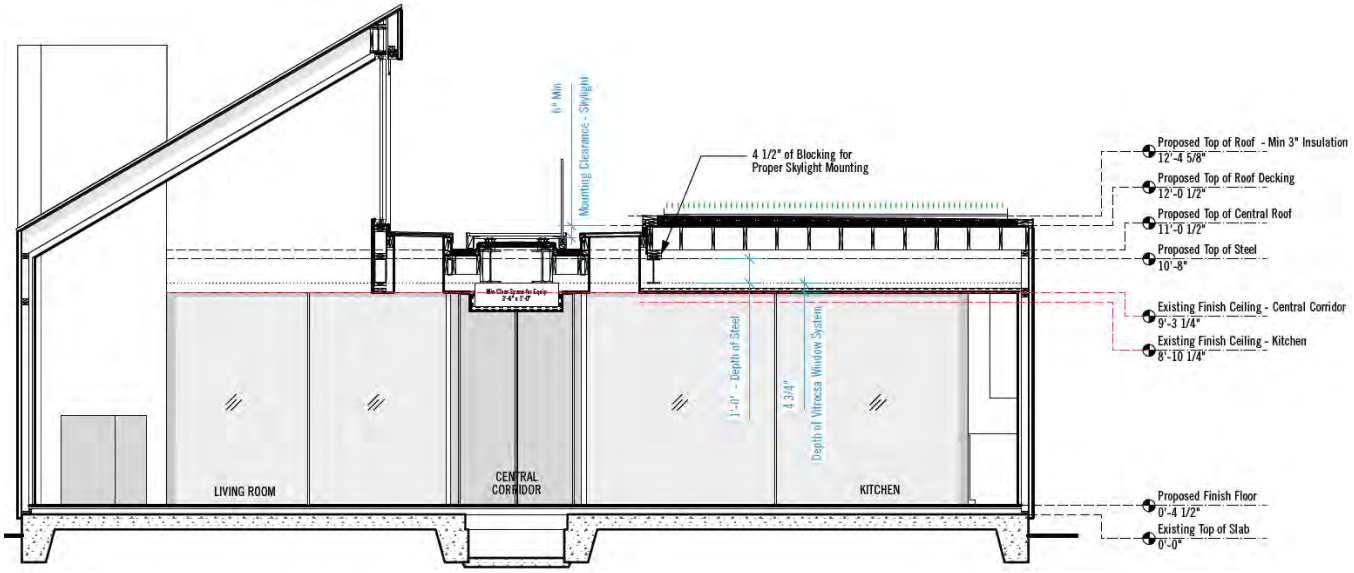
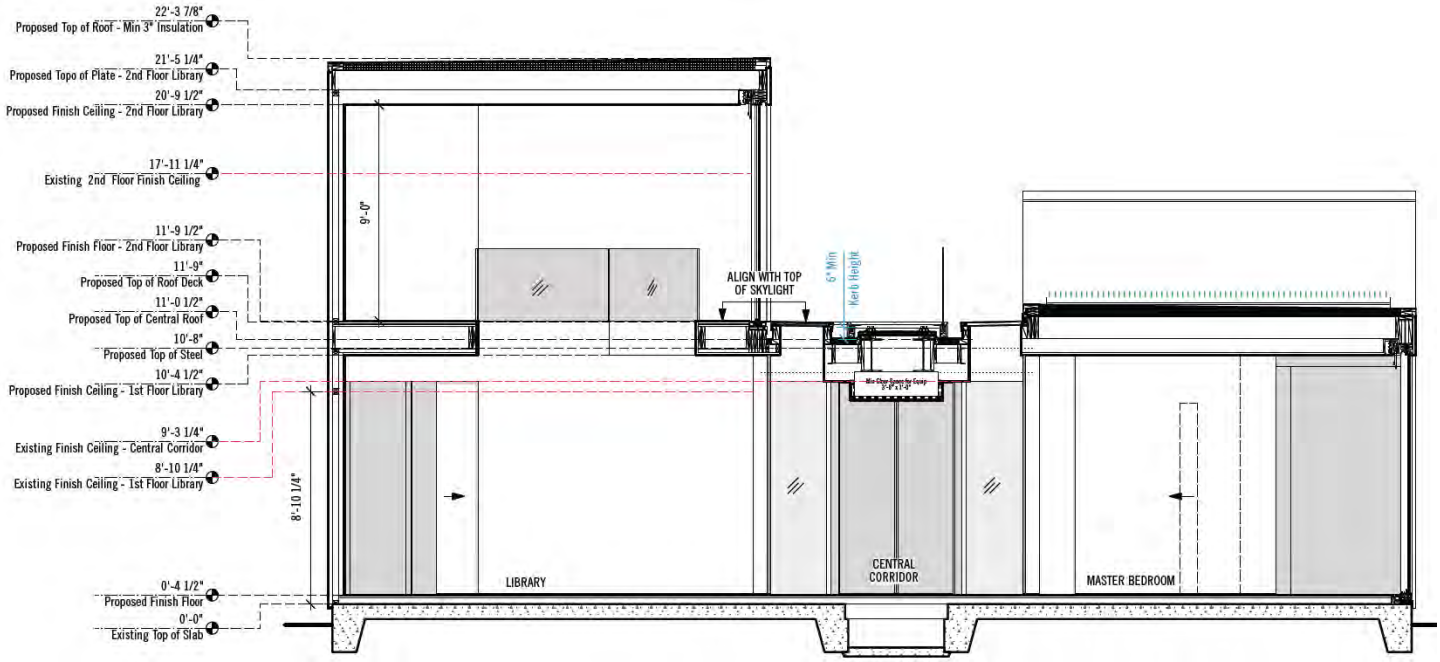


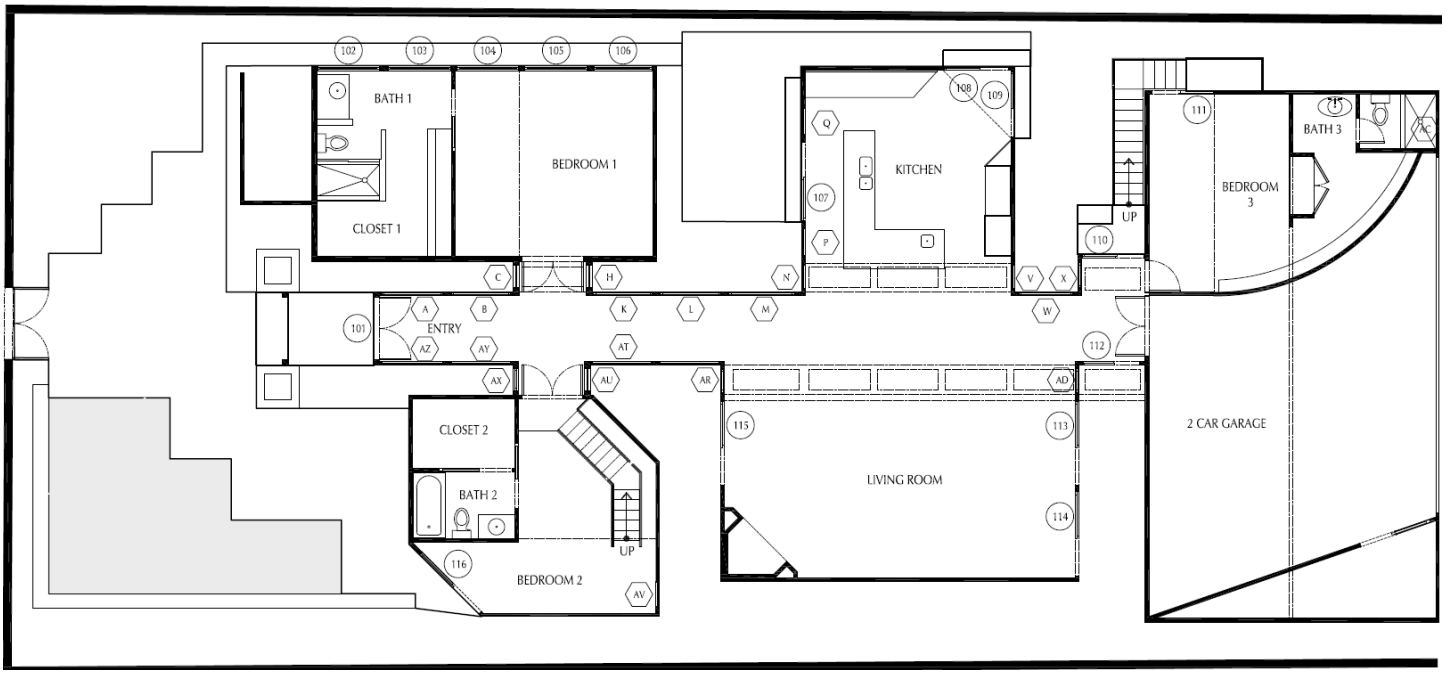
PROPOSED BUILDING SECTIONS

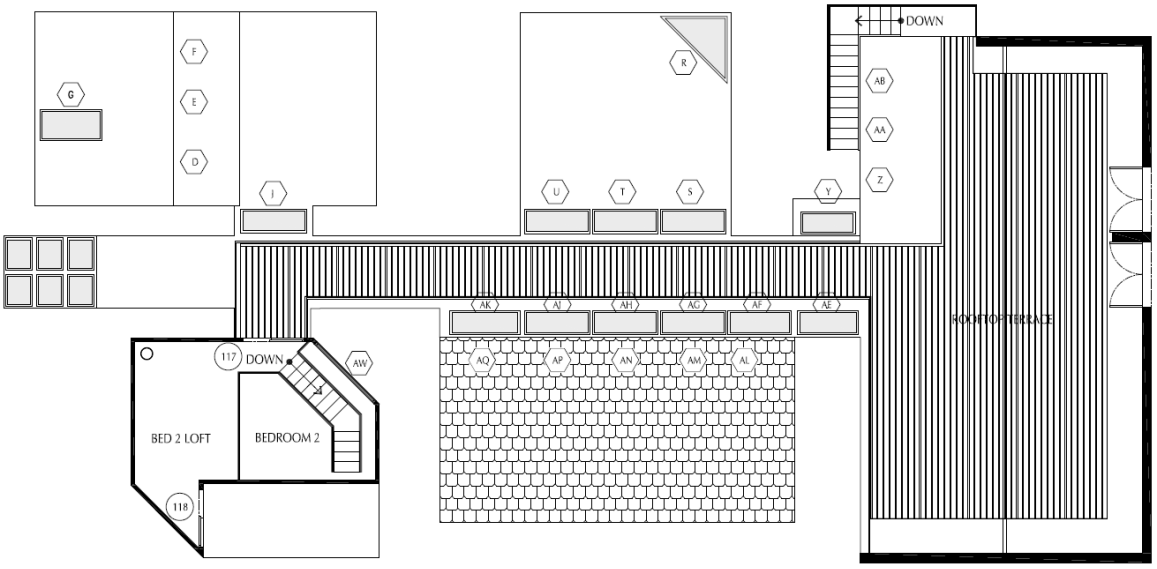




BUILDING PERFORMANCE ASSESMENT

WINDOW & DOOR PLAN





BUILDING PERFORMANCE ASSESMENT

WINDOW CONDITIONS

WINDOW CONDITION SURVEY

MARK	SIZE		CONDITION REMARKS
	WIDTH	HEIGHT	
FIRST FLOOR & SECOND FLOORS			
A	5'-0"	8'-11"	TEMPERED. BASE HAS BEEN REPLACED. NOT ORIGINAL. RIGHT FRAME SHOWS SIGNS OF ROT.
B	5'-0"	8'-11"	TEMPERED. LEFT & RIGHT BASES SHOW SIGNS OF ROT. FRAME IS 1X OVER 2X CONSTRUCTION.
C	1'-2"	8'-11"	THE BASE HAS ROT AND THE TRIM IS WARPED AROUND THE ENTIRE WINDOW.
D	4'-0"	2'-0"	DOUBLE PANED AND DOUBLE SILL WINDOW. THERE WERE NO SIGNS OF MOISTURE DAMAGE. NOT ORIGINAL.
E	4'-0"	2'-0"	DOUBLE PANED AND DOUBLE SILL WINDOW. THERE WERE NO SIGNS OF MOISTURE DAMAGE. NOT ORIGINAL.
F	4'-0"	2'-0"	DOUBLE PANED AND DOUBLE SILL WINDOW. THERE WERE NO SIGNS OF MOISTURE DAMAGE. NOT ORIGINAL.
G	4'-0"	3'-3"	STAINING ON SKYLIGHT FRAME.
H	2'-0"	8'-11	BASE APPEARS TO BE NEW. THERE IS NEW SPRAY FOAM AND EVIDENCE OF ROT AND STAINING.
J	5'-2"	1'-6"	SKYLIGHT SHOWS SOME SIGNS OF STAINING AT METAL FRAME.
K	4'-11"	8'-10"	TEMPERED. WATER STAINS AT BASE AND ROTTEN STUDS.
L	4'-10"	8'-10"	TEMPERED. WATER STAINS AT BASE AND ROTTEN STUDS.
M	5'-8"	8'-10"	TEMPERED. WATER STAINS AT BASE AND ROTTEN STUDS.
N	2'-0"	8'-10"	TEMPERED. THE FLOOR BOARDS ARE SPLIT AT THE WINDOW'S BASE, MOISTURE STAINS ARE APPARENT, & STRUCTURE IS ROTTEN.
P	2'-3"	8'-4"	BASE APPEARS TO BE NEW AND THERE IS ROT @ THE STRUCTURAL MEMBERS.
Q	2'-3"	8'-4"	BASE APPEARS TO BE NEW AND THERE IS ROT @ THE STRUCTURAL MEMBERS.
R	5'-3" 5'-1"	8'-10"	TRIANGULAR SKYLIGHT IN KITCHEN. SIGNS OF STAINING AT METAL FRAME.
S	1'-6"	8'-10"	EXTERIOR SHOWS SIGNS OF DETERIORATION.
T	1'-6"	8'-10"	EXTERIOR SHOWS SIGNS OF DETERIORATION.
TJ	1'-6"	8'-10"	EXTERIOR SHOWS SIGNS OF DETERIORATION.
V	2'-0"	8'-10"	NEW BASE WITH ROT AT STRUCTURE.
W	4'-6"	8'-11"	TEMPERED. NEW BASE WITH ROT AT STRUCTURE.
X	2'-0"	8'-11"	TEMPERED. THE BASE IS NEW, THE STRUCTURE HAS ROT, AND THE WINDOW FRAME IS WARPED AND CRACKED.
Y	1'-8"	8'-11"	SKYLIGHT. STAINED @ METAL FRAME, SEALS ARE INADEQUATE/POORLY REPAIRED, IMPROPER FLASHING, INCORRECT HEIGHT, & GLAZING IS DAMAGED/CRACKED.
Z	5'-0"	2'-8"	CLERESTORY WINDOW. ANDERSON DOUBLE PANED. NOT ORIGINAL.
AA	5'-0"	2'-8"	CLERESTORY WINDOW. ANDERSON DOUBLE PANED. NOT ORIGINAL.
AB	5'-0"	2'-8"	CLERESTORY WINDOW. ANDERSON DOUBLE PANED. NOT ORIGINAL.
AC	2'-3"	5'-0"	NO DAMAGED OBSERVED.
AD	2'-0"	8'-10"	TEMPERED. THE BASE HAS ROT AND IS WARPED WITH STAINS. THE BASE IS OLD AND HAS MOISTURE STAINS.
AE	4'-10"	1'-5"	SKYLIGHT. METAL FRAME SHOWS SIGNS OF STAINING FROM MOISTURE.
AF	4'-10"	1'-5"	SKYLIGHT. STAINED @ METAL FRAME, SEALS ARE INADEQUATE/POORLY REPAIRED, IMPROPER FLASHING, INCORRECT HEIGHT, & GLAZING IS DAMAGED/CRACKED.
AG	4'-10"	1'-5"	SKYLIGHT. STAINED @ METAL FRAME, SEALS ARE INADEQUATE/POORLY REPAIRED, IMPROPER FLASHING, INCORRECT HEIGHT, & GLAZING IS DAMAGED/CRACKED.
AH	4'-10"	1'-5"	SKYLIGHT. STAINED @ METAL FRAME, SEALS ARE INADEQUATE/POORLY REPAIRED, IMPROPER FLASHING, INCORRECT HEIGHT, & GLAZING IS DAMAGED/CRACKED.
AI	4'-10"	1'-5"	SKYLIGHT. STAINED @ METAL FRAME, SEALS ARE INADEQUATE/POORLY REPAIRED, IMPROPER FLASHING, INCORRECT HEIGHT, & GLAZING IS DAMAGED/CRACKED.
AK	4'-10"	1'-5"	SKYLIGHT. STAINED @ METAL FRAME, SEALS ARE INADEQUATE/POORLY REPAIRED, IMPROPER FLASHING, INCORRECT HEIGHT, & GLAZING IS DAMAGED/CRACKED.
AL	5'-0"	8'-5"	EVIDENCE OF WATER INFILTRATION/STAINING, & SILL ROT.
AM	5'-0"	8'-5"	EVIDENCE OF WATER INFILTRATION/STAINING, & SILL ROT.
AN	5'-0"	8'-5"	EVIDENCE OF WATER INFILTRATION/STAINING, & SILL ROT.
AP	5'-0"	8'-5"	EVIDENCE OF WATER INFILTRATION/STAINING, & SILL ROT.
AQ	5'-0"	8'-5"	EVIDENCE OF WATER INFILTRATION/STAINING, & SILL ROT.
AR	2'-0"	8'-10"	TEMPERED. BASE IS OLD AND THERE IS ROT @ THE STRUCTURAL MEMBERS.
AS	4'-8"	8'-7"	ANDERSON DOUBLE PANE SMART SUN LOW E DOUBLE SILL WITH A NEW BASE. THERE ARE MOISTURE STAINS ON THE STRUCTURE. NOT ORIGINAL.
AT	4'-7"	8'-7"	ANDERSON DOUBLE PANE SMART SUN LOW E DOUBLE SILL WITH A NEW BASE. THERE ARE MOISTURE STAINS ON THE STRUCTURE. NOT ORIGINAL.
AU	1'-11"	8'-10"	TEMPERED. MOISTURE STAINS VISIBLE.
AV	2'-0"	8'-3"	TEMPERED & BASE HAS MOISTURE STAINS.
AW	2'-0"	2'-0"	NO DAMAGED OBSERVED.
AX	1'-10"	8'-10"	TEMPERED. SOME OF THE STRUCTURE HAS BEEN REPLACED, THE BASE IS NEW, AND THE LEFT STRUCTURAL MEMBER HAS ROT.
AY	4'-11 3/4"	8'-10"	NEW BASE AND TRIM, STAINS @ STRUCTURE, ROT AT STRUCTURE. SOME STRUCTURE IS MISSING, AND SEALANTS ARE MISSING.
AZ	5'-0"	8'-10"	TEMPERED. MOISTURE STAINED BASE AND STRUCTURE.

BUILDING PERFORMANCE ASSESMENT

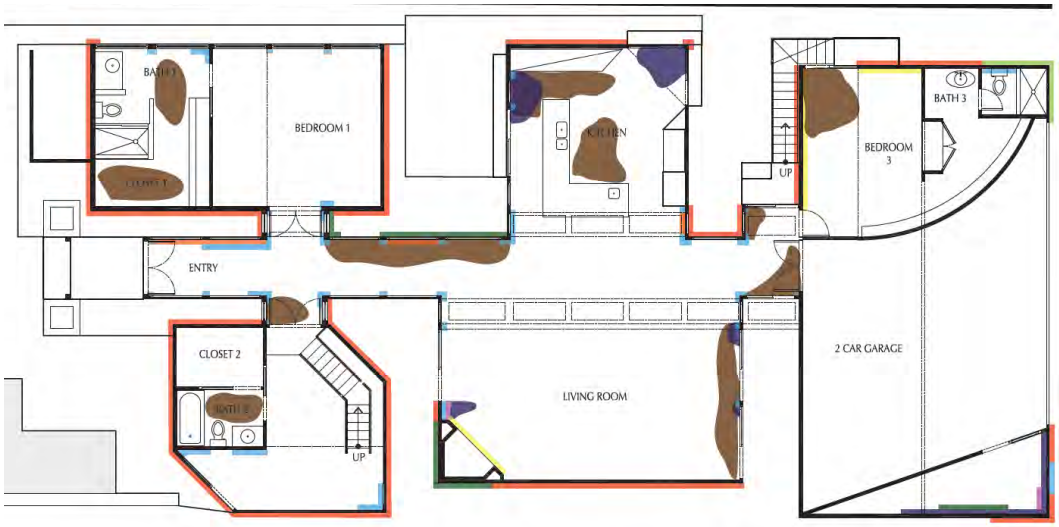
DOOR CONDITIONS

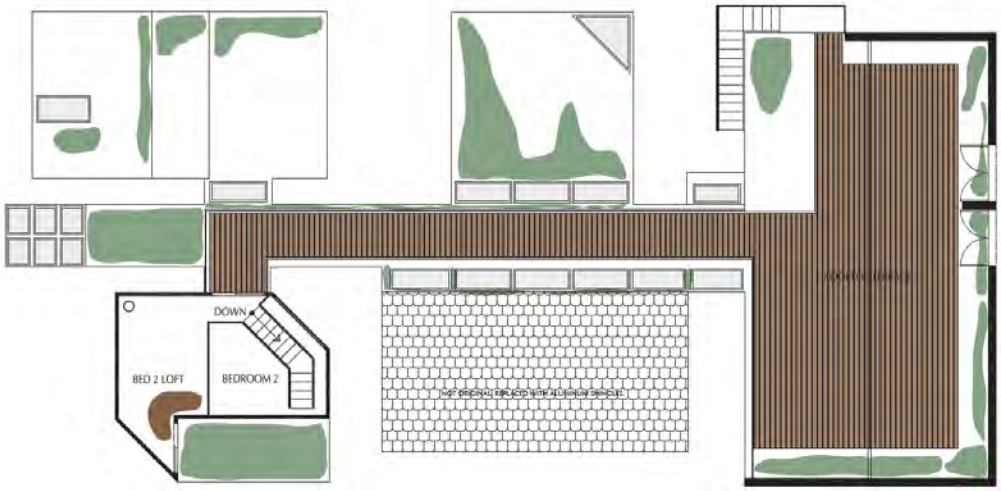
DOOR CONDITION SURVEY

MARK	TYPE	SIZE		CONDITION REMARKS
		WIDTH	HEIGHT	
FIRST FLOOR & SECOND FLOORS				
101	A	2'-6"	9'-0"	CUSTOM WOOD FRONT DOORS WITH SINGLE PANE GLASS.
102	B	5'-0"	6'-8"	ANDERSON SLIDING DOOR. DOUBLE PANE GLASS. LOW E SMART SUN. MOISTURE AT STUDS & RUST AT PLASTER METAL CORNERS. NOT ORIGINAL.
103	B	5'-0"	6'-8"	ANDERSON SLIDING DOOR. DOUBLE PANE GLASS. LOW E SMART SUN. MOISTURE AT STUDS & RUST AT PLASTER METAL CORNERS.
104	B	5'-0"	6'-8"	ANDERSON SLIDING DOOR. DOUBLE PANE GLASS. LOW E SMART SUN. ROT AT STUD WALL BASE & WARPED FLOOR BOARDS.
105	B	5'-0"	6'-8"	ANDERSON SLIDING DOOR. DOUBLE PANE GLASS. LOW E SMART SUN. ROT AT STUD WALL BASE & WARPED FLOOR BOARDS.
106	B	5'-0"	6'-8"	ANDERSON SLIDING DOOR. DOUBLE PANE GLASS. LOW E SMART SUN. ROT AT STUD WALL BASE & WARPED FLOOR BOARDS. NOT ORIGINAL.
107	C	6'-3"	8'-4"	TEMPERED GLASS SLIDING DOOR.
108	D	5'-3"	8'-4"	SINGLE PANE SLIDING GLASS DOOR. SPLIT SEALANTS, SPLIT FLOORING, AND ROT @ STRUCTURE. DIFFICULT TO OPERATE.
109	D	5'-3"	8'-4"	SINGLE PANE SLIDING GLASS DOOR. SPLIT SEALANTS, SPLIT FLOORING, AND ROT @ STRUCTURE.
110	E	4'-11"	9'-0"	SINGLE PANE SLIDING GLASS DOOR. CRACKED SEALANTS, SPLIT/WARPED FLOORING, AND ROT @ STRUCTURE.
111	F	5'-3"	6'-8"	SINGLE PANE SLIDING GLASS DOOR. MISSING SEALANT AND WARPED FLOOR BOARDS.
112	G	4'-8"	8'-1"	SINGLE PANE SLIDING GLASS DOOR. BASE BELOW DOOR APPEARS TO BE NEW.
113	H	6'-10"	8'-4"	SINGLE PANE SLIDING GLASS DOOR. SEALANTS HAVE CRACKS, APPARENT MOISTURE DAMAGE TO THE FLOORING W/ ROT @ STRUCTURE, & DIFFICULT TO OPERATE.
114	H	6'-10"	8'-4"	SINGLE PANE SLIDING GLASS DOOR. SEALANTS HAVE CRACKS AND THERE IS APPARENT MOISTURE DAMAGE TO THE FLOORING W/ ROT @ STRUCTURE. INOPERABLE.
115	H	6'-10"	8'-4"	SINGLE PANE SLIDING GLASS DOOR. ROT @ STRUCTURE. DIFFICULT TO OPERATE.
116	H	6'-10"	8'-4"	SINGLE PANE SLIDING GLASS DOOR. SEALANTS HAVE CRACKS AND THERE IS APPARENT MOISTURE DAMAGE TO THE FLOORING W/ ROT @ STRUCTURE. INOPERABLE.
117	A	3'-0"	6'-8"	SINGLE PANE SLIDING GLASS DOOR. SEALANTS HAVE CRACKS.
118	J	4'-8"	7'-4"	SINGLE PANE SLIDING GLASS DOOR. SEALANTS HAVE CRACKS. DIFFICULT TO OPERATE.

BUILDING PERFORMANCE ASSESMENT

FIRST AND SECOND FLOOR CONDITIONS PLAN





CONDITION LEGEND

- EVIDENCE OF REPAIRS TO EXTERIOR ENVELOPE
- EVIDENCE OF INTERIOR WALL REPAIR: WOOD
- BIOLOGICAL GROWTH
- EVIDENCE OF POSSIBLE GYPSUM WALLBOARD REPAIRS AT INTERIOR WALLS
- WOOD WARPED OR SPLITTING (FLOORING)
- EVIDENCE OF POSSIBLE MOISTURE DAMAGE: ROT
- EVIDENCE OF POSSIBLE MOISTURE DAMAGE: STAINING
- EVIDENCE OF POSSIBLE MOISTURE DAMAGE: GYPSUM WALLBOARD DECOMPOSITION
- LOSS OF MATERIAL

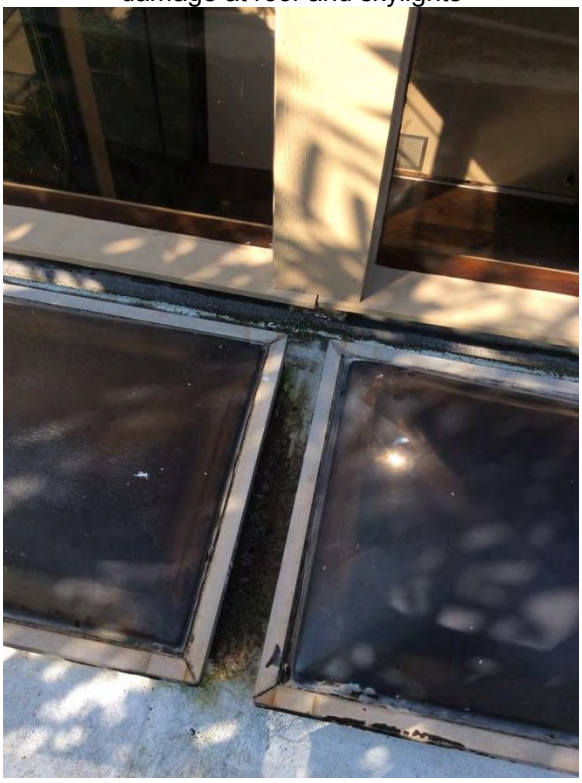
PHOTOS OF EXISTING CONDITIONS

damage at interior column, windows, floor

damage at interior column and ceiling

damage at interior column between windows

damage at roof and skylights



PROJECT DETAILS

Shape/Mass: The 2,500 square foot two-story residence consists of a series of masses connected by a central hall. The plan has two independent spaces on either side of the hall at the front (north) end; two connected spaces at the center of the spine; and a rectangular space at the end of the hall. The two rearmost spaces on the east side will be joined at the ground floor.

Windows/Doors: All windows and doors will be removed and replaced. Majority of existing original windows are damaged, some have been replaced or have been poorly repaired. See windows conditions report on page 20-22. Proposed replacement window system reflects the original metal framing and window system designed for the residence, which was not realized due to budget reasons.

Exterior Materials: All exterior diagonal wood siding will be retained.

Roof: Remove and replace roof surface materials; adding slight slope for drainage. Remove roof deck and railings and install a new roof deck and railing. The existing minimal steel hand rail at the roof deck and catwalk is proposed to be replaced with a glass handrail. Necessary work at the roof to correct drainage issues will require the removal of the existing handrail; once removed a new handrail must be installed that complies with current building codes. The intent of the new rail is to be minimally visible like the original rail. To meet code, new metal rails would be much less transparent then the existing double rail system.

Central Hall: The central hall is one-story, is comprised of full height, single pane wood framed windows, and has a catwalk above on the flat roof. Alterations proposed for the central hall include: (1) Remove the damaged wood windows and doors and replace with a metal window and door system reflecting that found on the original architectural plans. (2) Remove the non-original canopy at the front door and install a new cantilevered canopy. (3) Remove the minimal steel hand rail at the catwalk and replace with a glass handrail.

Front Northeast Mass: The front east side mass is rectangular in shape and one-story with a central clerestory pop-up. Alterations proposed to the mass include removing the flat roof and increasing the height of the mass by approximately 2' to accommodate insulation, structural, mechanical and drainage system, removal and replacement of windows, installing a new skylight at the front east corner.

Front Northwest Mass: The front west mass has six sides and is two-stories. Alterations proposed to the mass include: (1) Removing the flat roof and increasing the height of the mass by approximately 3'-6" to accommodate insulation, structural, mechanical and drainage systems; to provide increased head clearance (currently the ceiling height is approximately 6'); and allow for the floor to be raised to match that of the exterior catwalk to accommodate accessibility. (2) Enclose a cutout at the rear west portion of the mass at the second level, adding approximately 90 square feet.

Central East Mass: The central east mass is a one-story rectangular mass. Alterations proposed to the mass include the removal and replacement of the windows and roof. The mass will be joined to the rear mass at the ground floor. See sections above for details.

Central West Mass: The central west mass is a one-story rectangular mass with a sloped shed roof and eastward facing clerestory windows. Alterations proposed to the mass include the removal and replacement of the windows and roof. See sections above for details.

Rear Mass: The rear mass is a one-story rectangular mass with a flat roof with roof deck. Alterations proposed to the mass include the removal and replacement of the windows and roof. See sections above for details. Also proposed for the mass is a second level 460 square foot addition at the east side. Currently, the mass appears to be 18' tall due to parapet walls enclosing the roof deck at this section. The addition will raise the mass approximately 7' at the southeast corner of the mass to 25'. The mass will be joined to the central east mass at the ground floor. See drawings for further details.