

CERTIFICATE OF APPROPRIATENESS APPLICATION FORM



PLANNING &
DEVELOPMENT
DEPARTMENT

PROPERTY

Address 4000 South MacGregor Way, Houston, TX 77021

Historic District / Landmark Landmark

HCAD # 0611370600005

Subdivision Riverside Terrace Section 12

Lot 4, 5, TR 3B

Block 60

DESIGNATION TYPE

- Landmark Contributing
 Protected Landmark Noncontributing
 Archaeological Site Vacant

PROPOSED ACTION

- Alteration or Addition Relocation
 Restoration Demolition
 New Construction Excavation

DOCUMENTS

- Application checklist for each proposed action and all applicable documentation listed within are attached

OWNER

Name Darryl Schroeder 2011 Family Trust

Company _____

Mailing Address 214 Voss Rd.

Houston, Texas 77024

Phone 713-724-3000

Email _____

Signature *Darryl Schroeder*

Date 8/5/15

APPLICANT (if other than owner)

Name David Bucek

Company Stern and Bucek Architects

Mailing Address 1610 Commerce St.

Houston, Texas 77002

Phone 713-527-0186

Email _____

Signature *David Bucek*

Date 8-5-15

ACKNOWLEDGEMENT OF RESPONSIBILITY

Requirements: A complete application includes all applicable information requested on checklists to provide a complete and accurate description of existing and proposed conditions. Preliminary review meeting or site visit with staff may be necessary to process the application. Owner contact information and signature is required. Late or incomplete applications will not be considered.

Deed Restrictions: You have verified that the work does not violate applicable deed restrictions.

Public Records: If attached materials are protected by copyright law, you grant the City of Houston, its officers, agencies, departments, and employees, non-exclusive rights to reproduce, distribute and publish copyrighted materials before the Houston Archaeological and Historical Commission, the Planning Commission, City Council, and other City of Houston commissions, agencies, and departments, on a City of Houston website, or other public forum for the purposes of application for a Certificate of Appropriateness or building permit, and other educational and not for profit purposes. You hereby represent that you possess the requisite permission or rights being conveyed here to the City.

Compliance: If granted, you agree to comply with all conditions of the COA. Revisions to approved work require staff review and may require a new application and HAHC approval. Failure to comply with the COA may result in project delays, fines or other penalties.

Planner: _____ Application received: ___/___/___ Application complete: ___/___/___

Here is a summary of revisions:

- Latest landscape plan shown on A-102 (Note that low planter walls at drop-off area are not connected to the house)
- Proposed skylights shown over existing north and south lightwells (re: A-108a)
- The column spacing at the new south covered porch has been revised (re: A-108a)
- The equipment yard at the detached garage/quarters has been enlarged (re: A-108b)
- New Doors added to Master Closet to access Balcony 2 (re: A-111a and A-601)
- Roof pop-up added to accommodate new elevator (re: A-116 and elevations)
- Brick quoins added to kitchen addition and pavilion structure (re: 2a/A-202)
- Proposed new door at Dining Room to be single leaf (re: 2a/A-203 and A-601)

A-601 Window Schedule

- Glazing types added as required for safety glazing locations and energy code in addition
- At locations indicated on schedule, selected existing windows to be refinished and relocated to unconditioned areas in the attached and detached garages
- New door type "U" added to schedule (located in Dining Room)
- Proposed skylights added

LEGAL DESCRIPTION
 TRACT 1 - 6.359 ACRES
 BEING LOTS 5, 6 AND PORTIONS OF LOT 3 AND 4,
 BLOCK 60, RIVERSIDE TERRACE, TWELFTH SECTION,
 A SUBDIVISION RECORDED IN VOLUME 13, PAGE 54
 OF THE HARRIS COUNTY MAP RECORDS
 LOCATED IN THE L. MOORE SURVEY, ABSTRACT 51
 HARRIS COUNTY TEXAS

SCOPE OF WORK LIMITED TO:
 LOT 3, TRACT "A"
 LOT 4, TRACT "C"
 LOT 5, TRACT "B"

Architect:
Stern and Bucek Architects
 1610 Commerce Street
 Houston, Texas 77002
 Civil Engineer
Kirst Kosmoski Inc.
 2400 Augusta,
 Suite 405
 Houston, Texas 77057

Structural Engineer
DaRam Engineers, Inc.
 3100 Audley Street
 Houston, Texas 77098



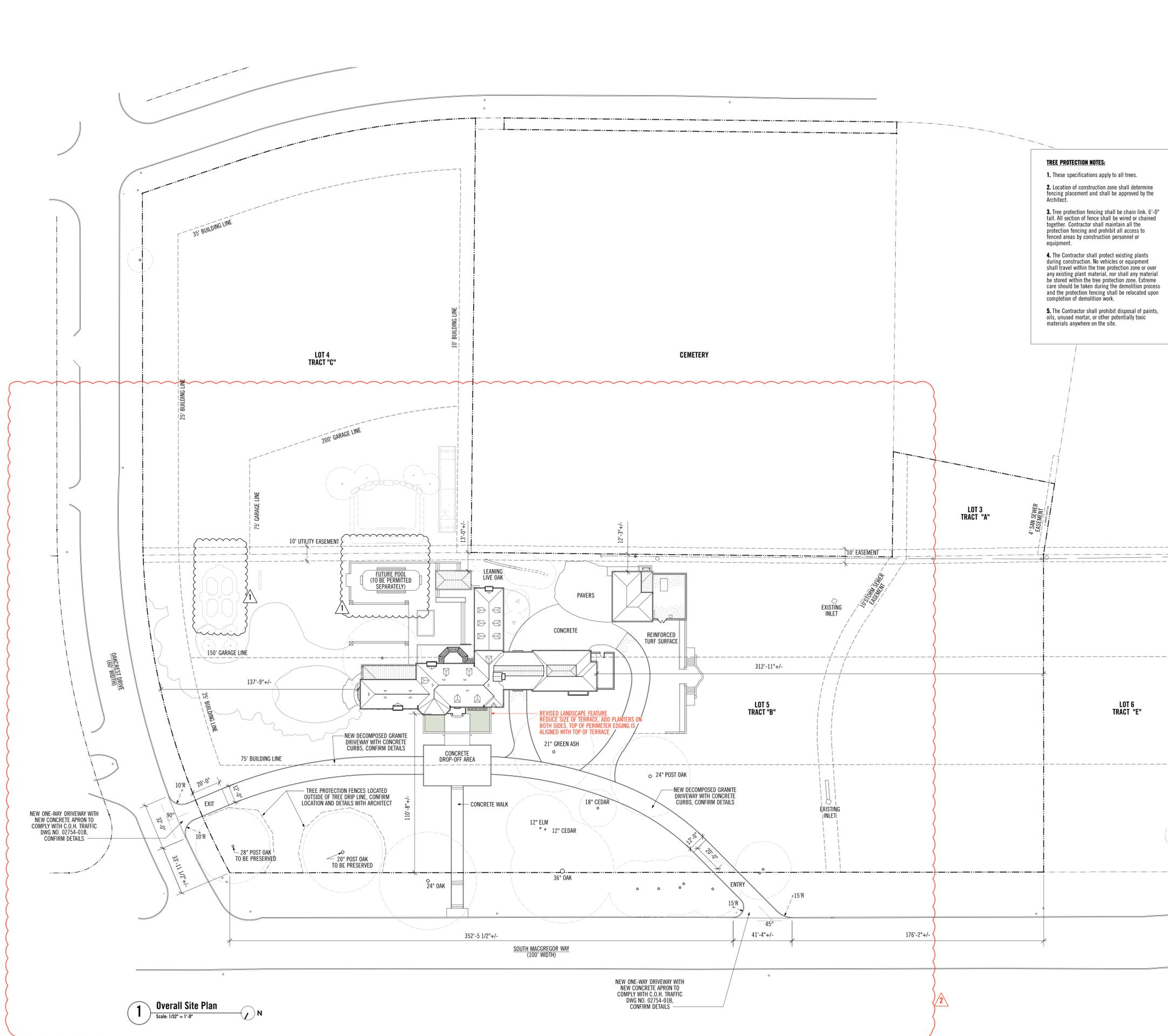
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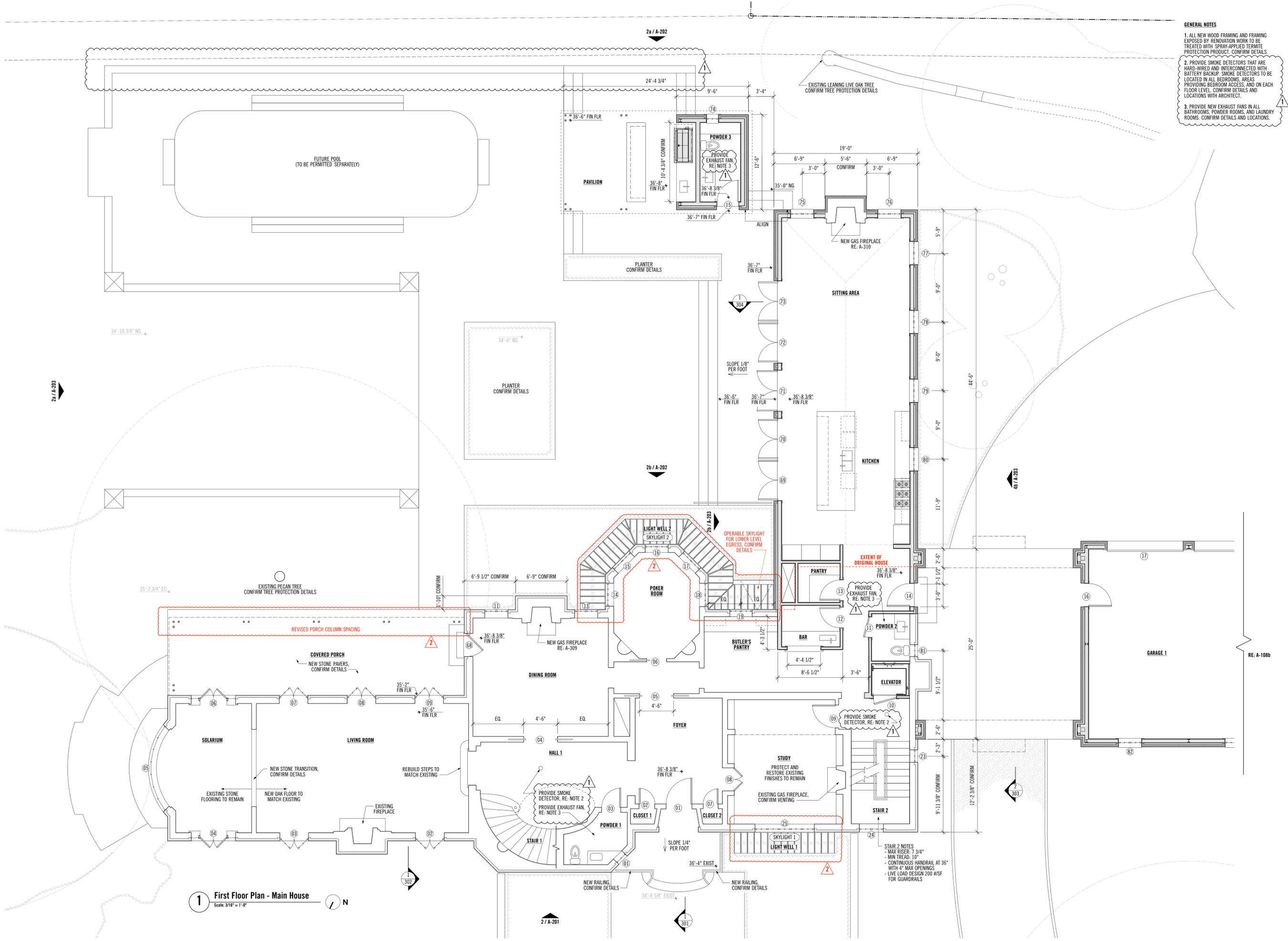
08/05/2015 CoA Revision
 07/08/2015 Permit Revisions
 06/02/2015 issued for Permit

Schroeder Residence
 4000 South MacGregor Way Houston, Texas 77021

Site Plan

A-102





- GENERAL NOTES**
1. ALL NEW WOOD FRAMING AND FRAMING EXPOSED BY RENOVATION WORK TO BE TREATED WITH SPOK-APPLIED TERMITE PROTECTION PRODUCT. CONFIRM DETAILS.
 2. PROVIDE SMOKE DETECTORS THAT ARE HARD-WIRED AND INTERCONNECTED WITH BATTERY BACKUP. SMOKE DETECTORS TO BE LOCATED IN ALL BEDROOMS, AREAS PROVIDING BEDROOM ACCESS, AND ON EACH FLOOR LEVEL. CONFIRM DETAILS AND LOCATIONS WITH ARCHITECT.
 3. PROVIDE NEW EXHAUST FANS IN ALL BATHROOMS, POWDER ROOMS, AND LAUNDRY ROOMS. CONFIRM DETAILS AND LOCATIONS.

1 First Floor Plan - Main House
Scale: 3/16" = 1'-0"

Architect:
Stern and Bucek Architects
1610 Commerce Street
Houston, Texas 77002
Civil Engineer
Kirst Kosmoski Inc.
2400 Augusta,
Suite 405
Houston, Texas 77057

Structural Engineer
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First Floor Plan
Main House

A-108a



8-5-15

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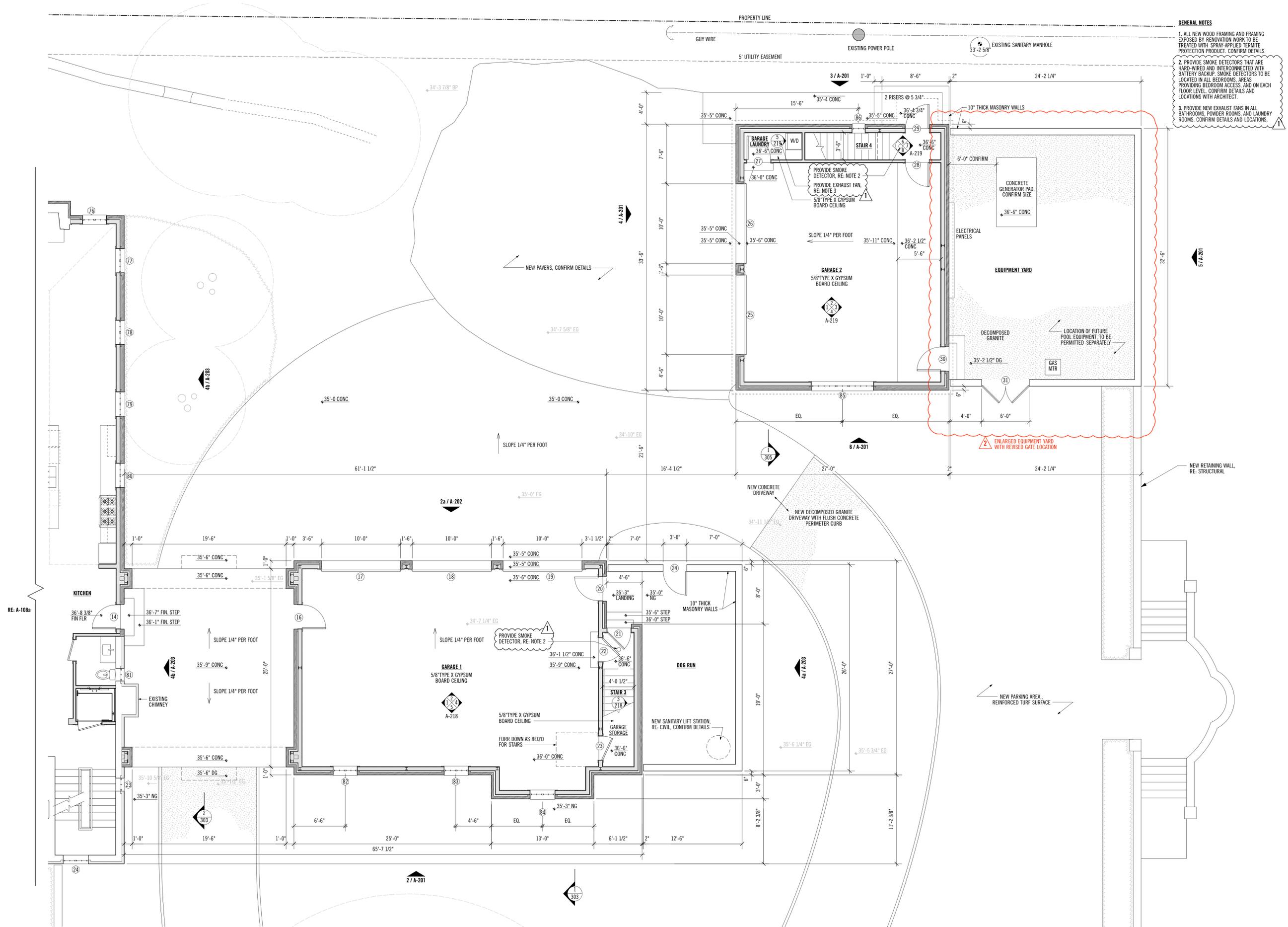
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**First Floor Plan
 Garage Addition**

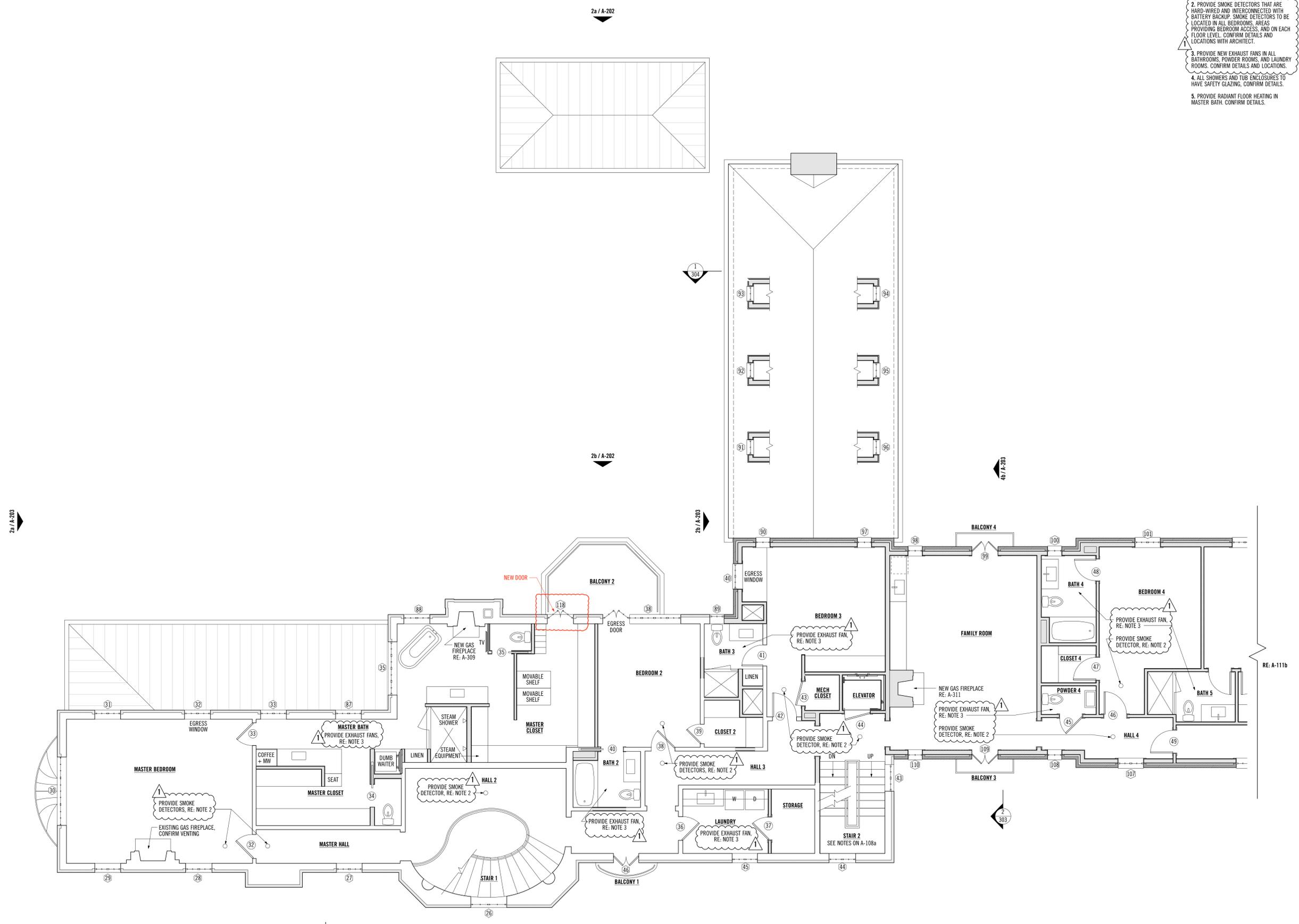
A-108b

GENERAL NOTES

1. ALL NEW WOOD FRAMING AND FRAMING EXPOSED BY RENOVATION WORK TO BE TREATED WITH SPRAY-APPLIED TERMITIC PROTECTION PRODUCT. CONFIRM DETAILS.
2. PROVIDE SMOKE DETECTORS THAT ARE HARD-WIRED AND INTERCONNECTED WITH BATTERY BACKUP. SMOKE DETECTORS TO BE LOCATED IN ALL BEDROOMS, AREAS PROVIDING BEDROOM ACCESS, AND ON EACH FLOOR LEVEL. CONFIRM DETAILS AND LOCATIONS WITH ARCHITECT.
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1 First Floor Plan - Garage Addition
 Scale: 3/16" = 1'-0"



- GENERAL NOTES**
1. ALL NEW WOOD FRAMING AND FRAMING EXPOSED BY RENOVATION WORK TO BE TREATED WITH SPRAY-APPLIED TERMITIC PROTECTION PRODUCT. CONFIRM DETAILS.
 2. PROVIDE SMOKE DETECTORS THAT ARE HARD-WIRED AND INTERCONNECTED WITH BATTERY BACKUP. SMOKE DETECTORS TO BE LOCATED IN ALL BEDROOMS, AREAS PROVIDING BEDROOM ACCESS, AND ON EACH FLOOR LEVEL. CONFIRM DETAILS AND LOCATIONS WITH ARCHITECT.
 3. PROVIDE NEW EXHAUST FANS IN ALL BATHROOMS, POWDER ROOMS, AND LAUNDRY ROOMS. CONFIRM DETAILS AND LOCATIONS.
 4. ALL SHOWERS AND TUB ENCLOSURES TO HAVE SAFETY GLAZING. CONFIRM DETAILS.
 5. PROVIDE RADIANT FLOOR HEATING IN MASTER BATH. CONFIRM DETAILS.

2 Second Floor Plan - Main House
Scale: 3/16" = 1'-0"

Architect:
Stern and Bucek
Architects
1610 Commerce Street
Houston, Texas 77002
Civil Engineer
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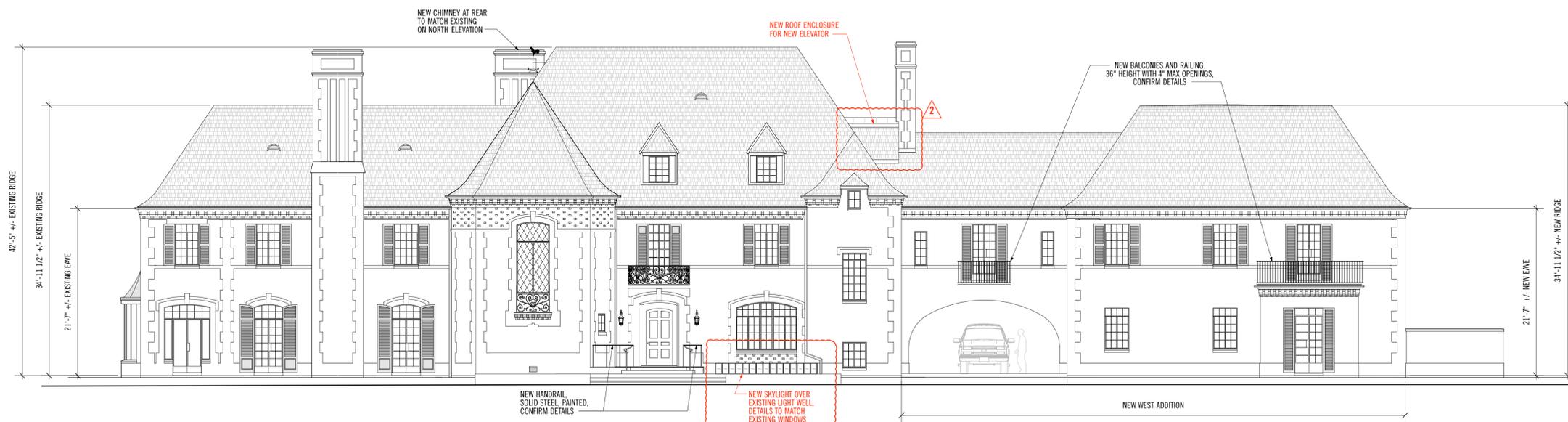
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Second Floor Plan
Main House

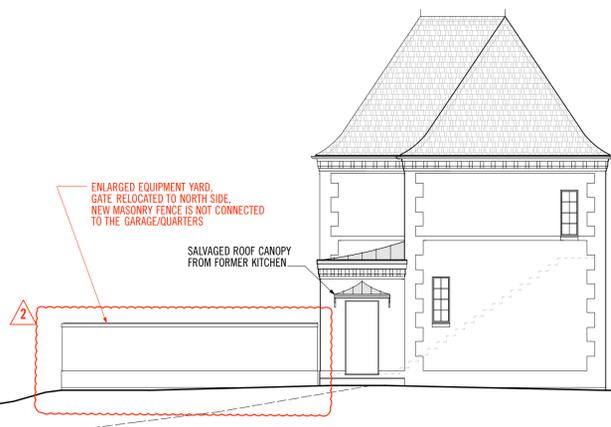
A-111a



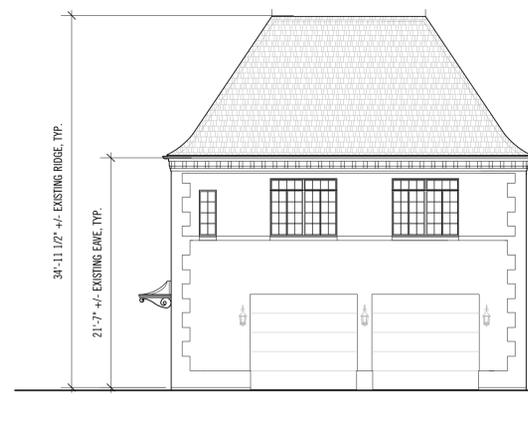
1 Existing North Elevation
Scale: 1/8" = 1'-0"
REMOVE EXISTING BRICK



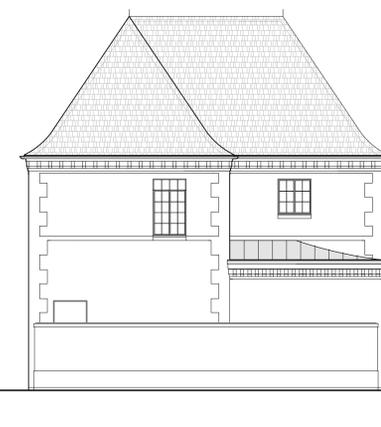
2 Proposed North Elevation
Scale: 1/8" = 1'-0"



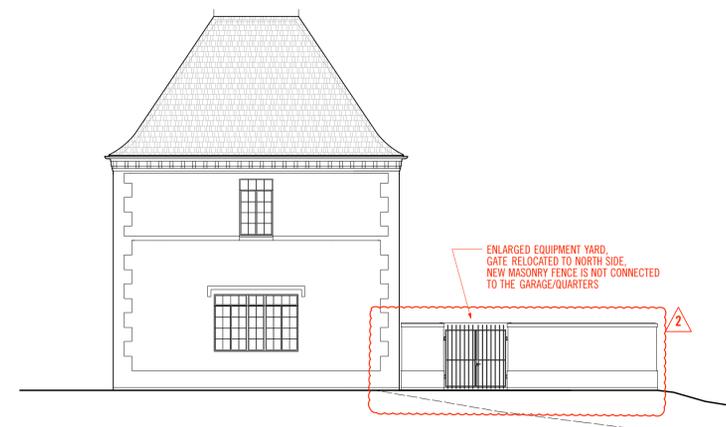
3 New Garage South Elevation
Scale: 1/8" = 1'-0"



4 New Garage East Elevation
Scale: 1/8" = 1'-0"



5 New Garage West Elevation
Scale: 1/8" = 1'-0"



6 New Garage North Elevation
Scale: 1/8" = 1'-0"

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Exterior Elevations

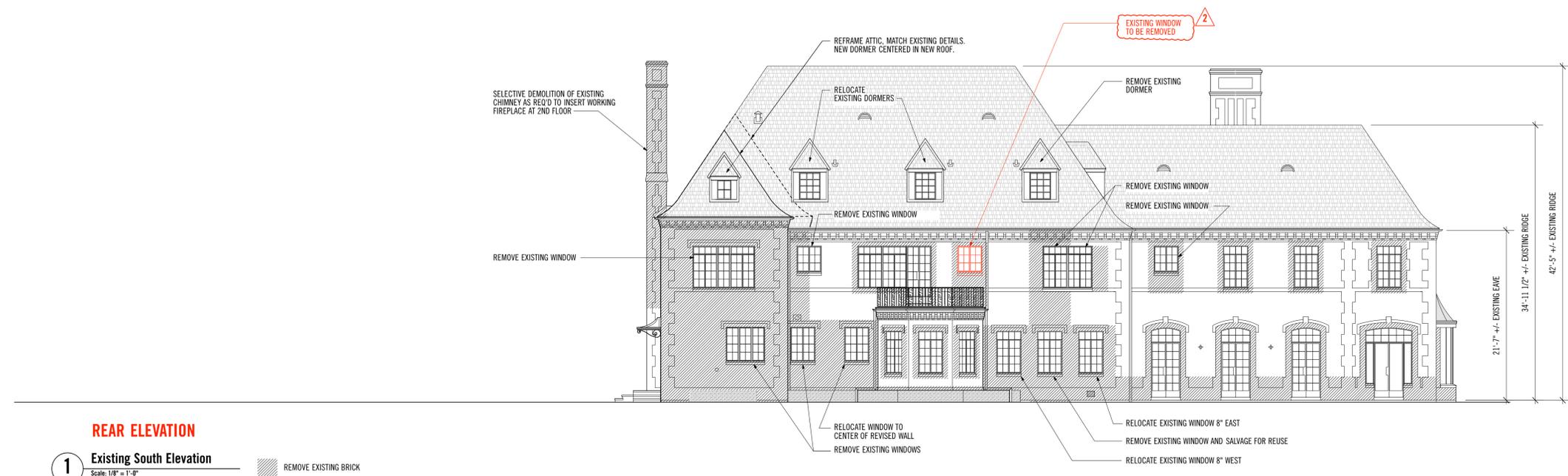


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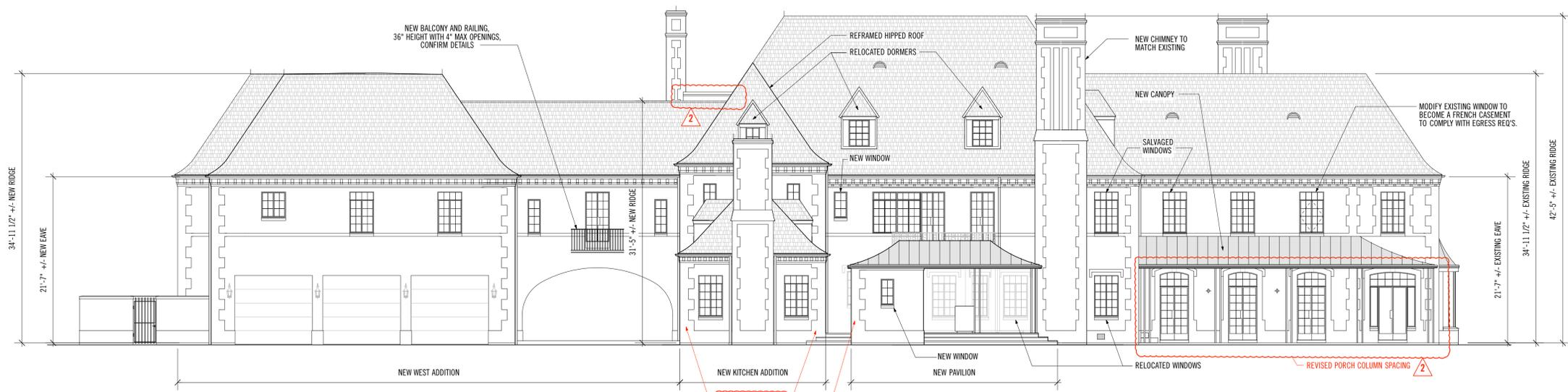
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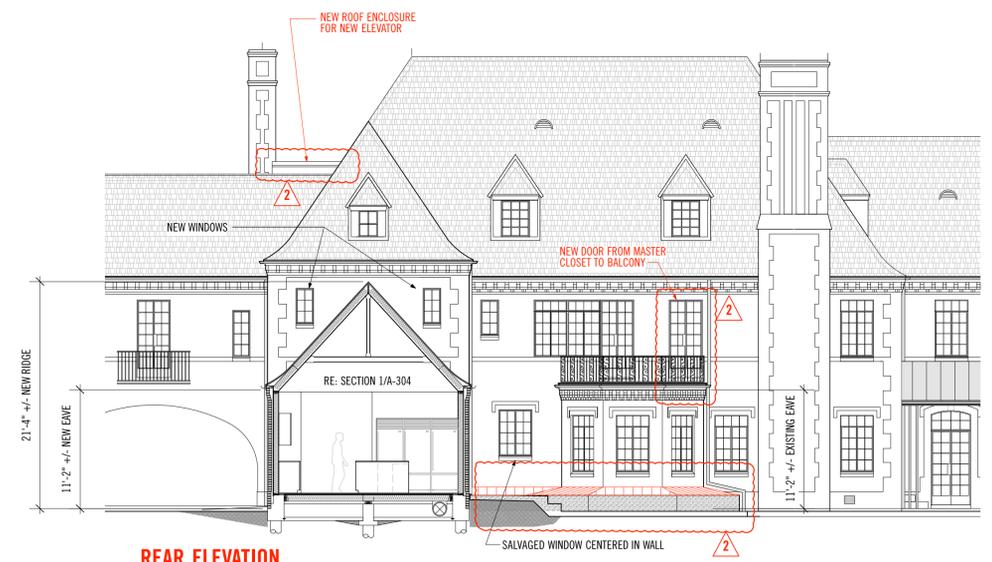
Exterior Elevations



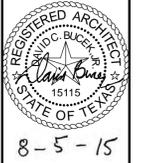
REAR ELEVATION
1 Existing South Elevation
 Scale: 1/8" = 1'-0"
 REMOVE EXISTING BRICK



2a Proposed South Elevation
 Scale: 1/8" = 1'-0"
REAR ELEVATION



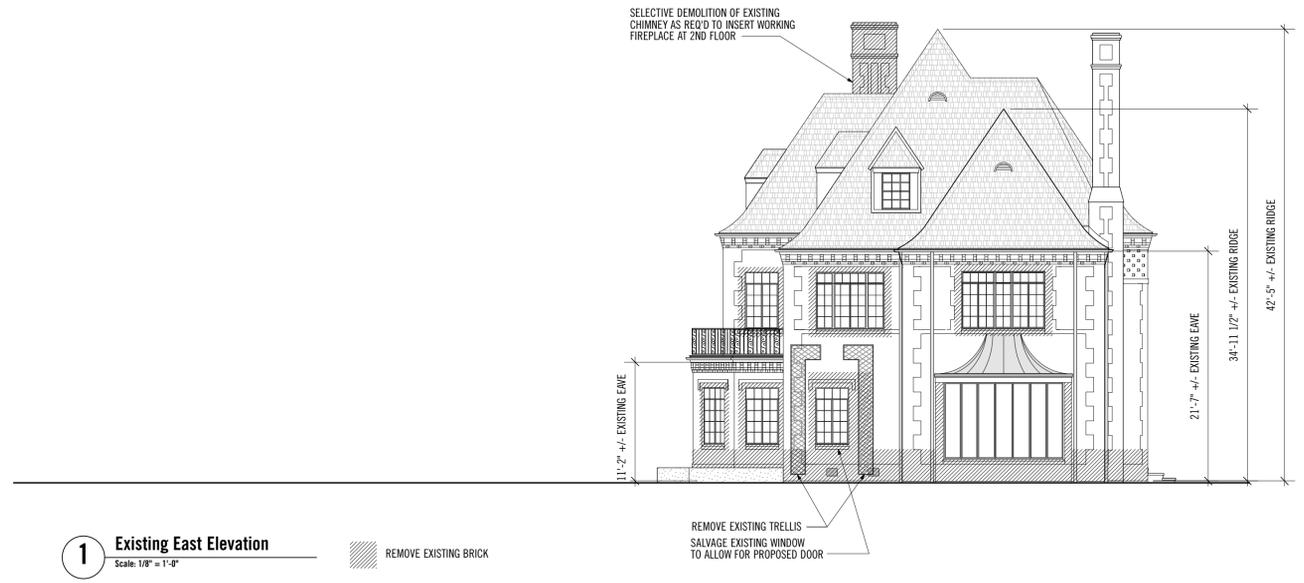
REAR ELEVATION
2b New Kitchen Section
 Scale: 1/8" = 1'-0"



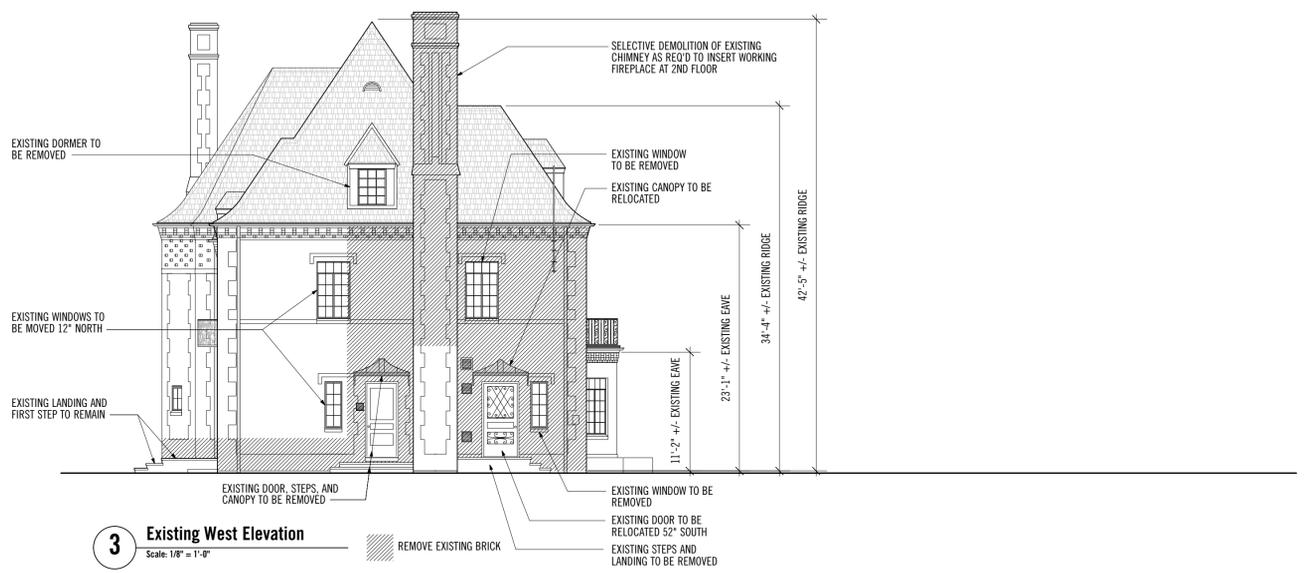
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Exterior Elevations



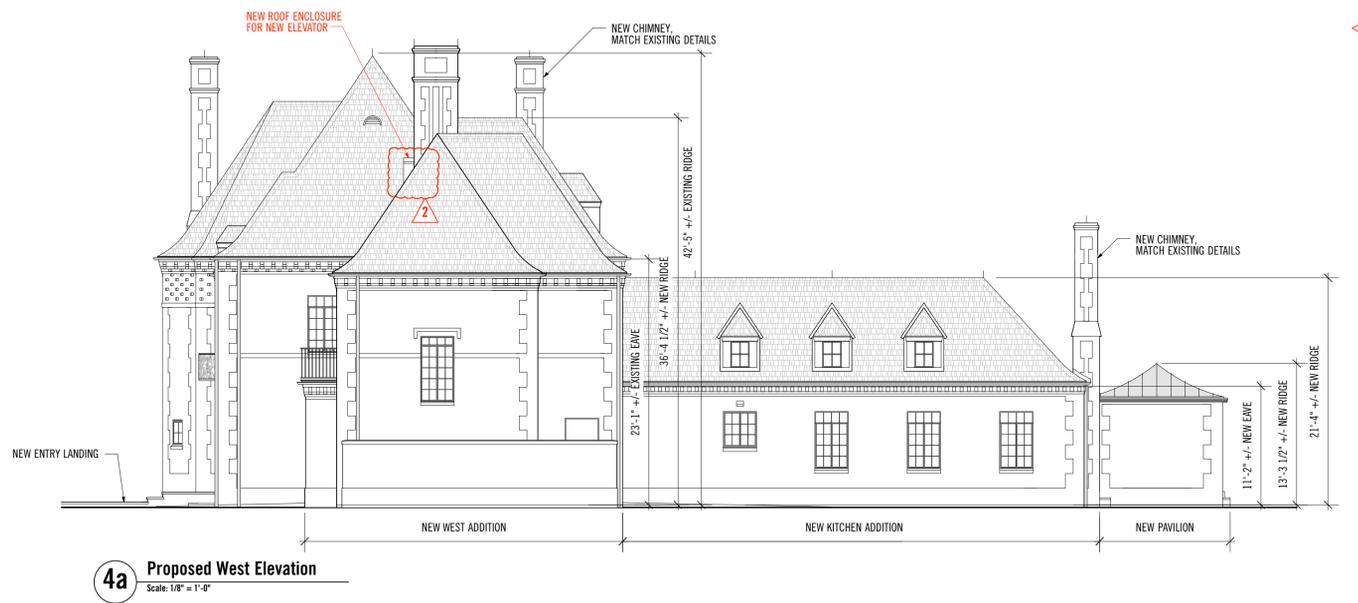
1 Existing East Elevation
 Scale: 1/8" = 1'-0"



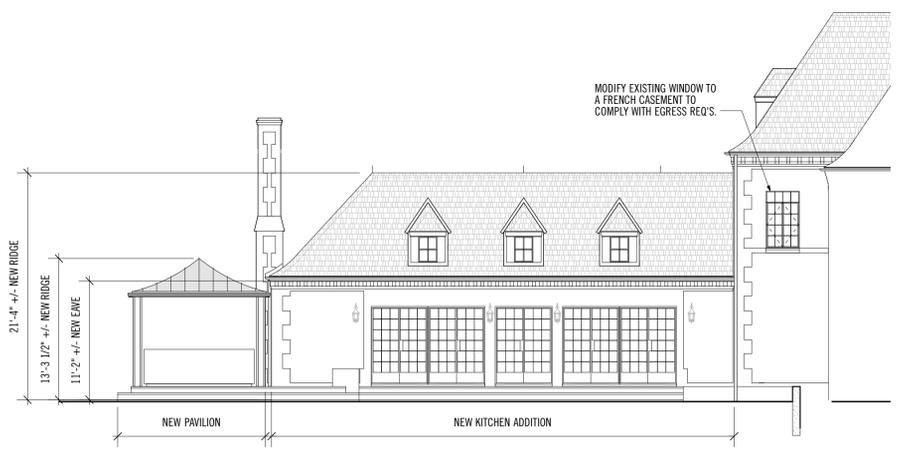
3 Existing West Elevation
 Scale: 1/8" = 1'-0"



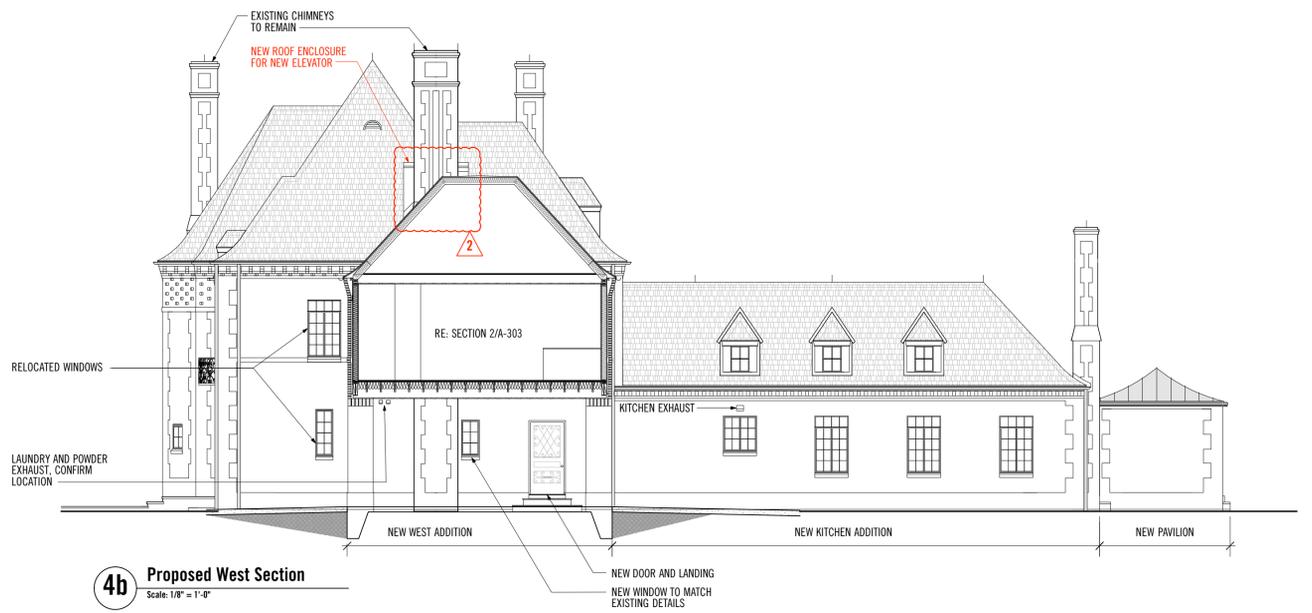
2a Proposed East Elevation
 Scale: 1/8" = 1'-0"



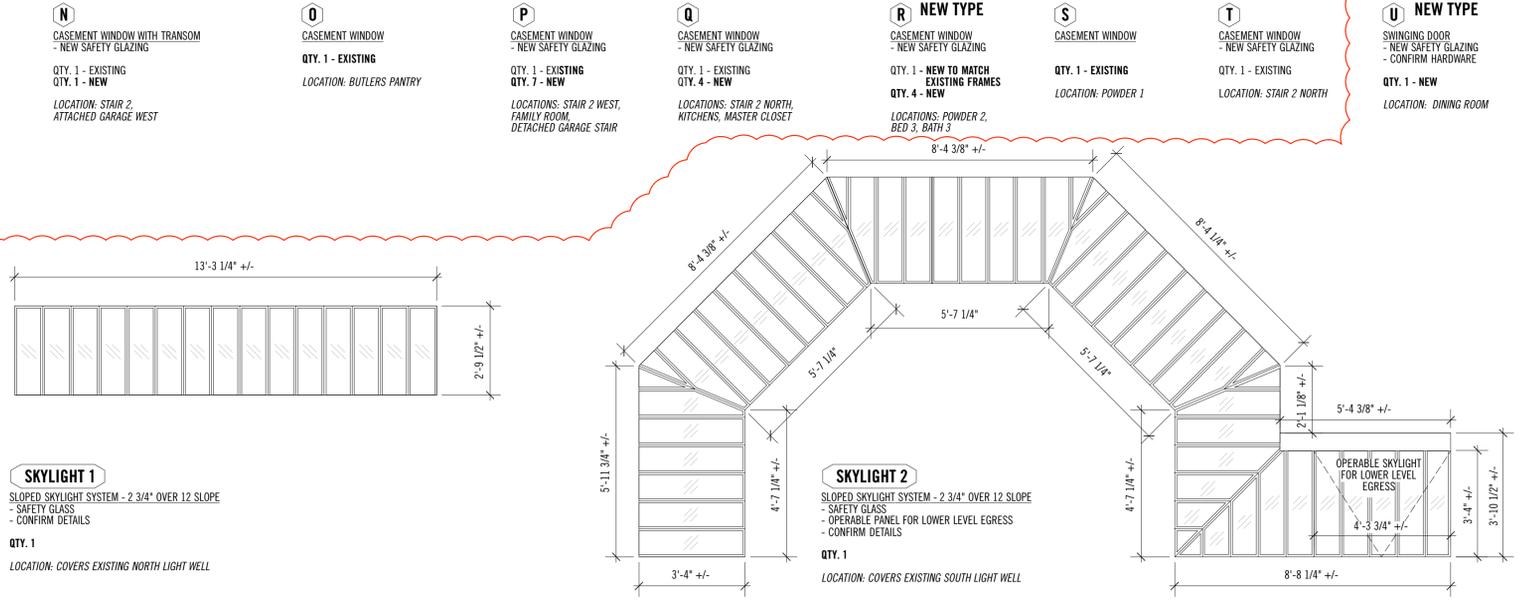
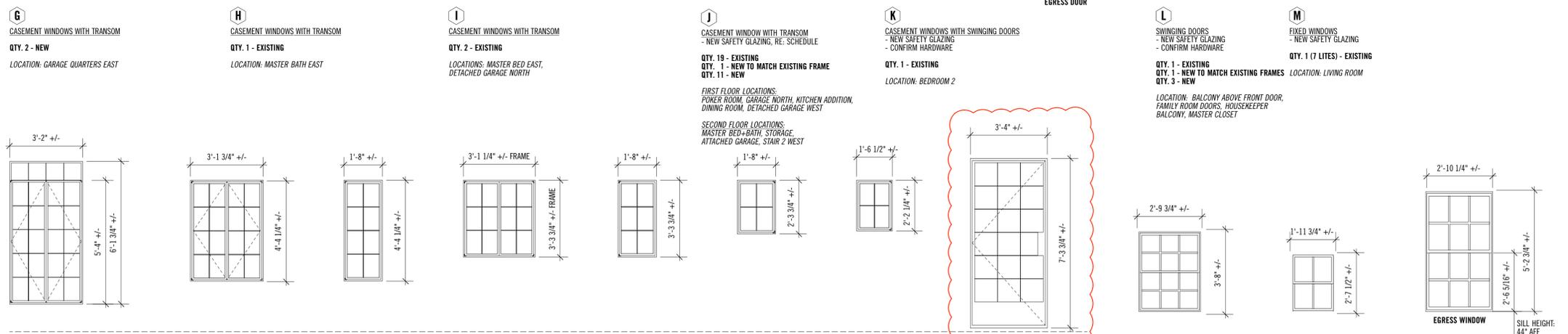
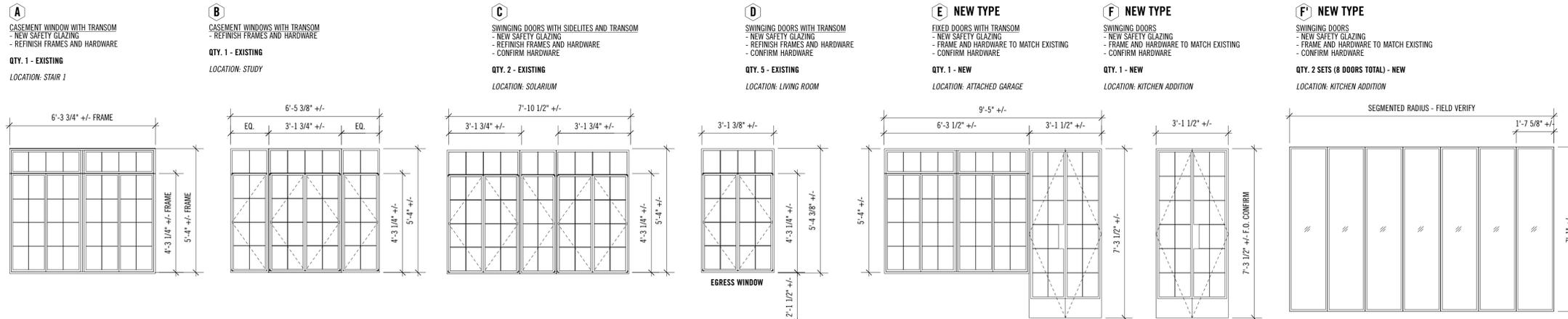
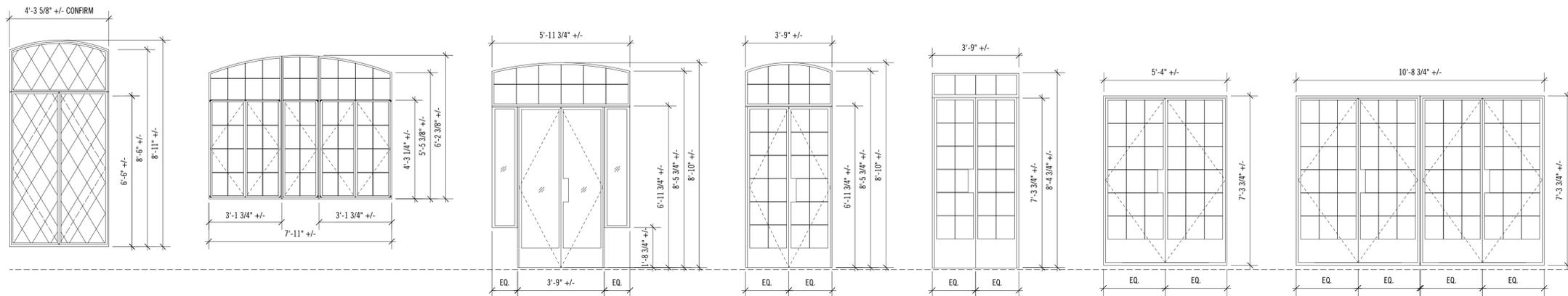
4a Proposed West Elevation
 Scale: 1/8" = 1'-0"



2b Proposed East Elevation
 Scale: 1/8" = 1'-0"



4b Proposed West Section
 Scale: 1/8" = 1'-0"



GLASS TYPE	GLAZING VALUES FOR ENERGY CODE	
	PER 2009 RESIDENTIAL ENERGY CODE CONSERVATION FORM ATTACHED TO PLAN SET	
G-1	EXISTING HOUSE	- EXEMPT FROM ENERGY CODE DUE TO HISTORIC LANDMARK STATUS - NEW SINGLE-PANE GLAZING TO FIT EXISTING REFINISHED WINDOWS - SEE SCHEDULE FOR SAFETY GLAZING LOCATIONS
G-2	NEW ADDITIONS (ATTACHED GARAGE/BEDROOM WING, KITCHEN)	- NEW DOUBLE-PANE LAMINATED GLASS FOR NEW CUSTOM METAL WINDOWS - MAX U-FACTOR: .55 - MAX SHGC: .40 - SEE SCHEDULE FOR SAFETY GLAZING LOCATIONS
G-3	NEW CONSTRUCTION (DETACHED GARAGE/QUARTERS)	- NEW DOUBLE-PANE LAMINATED GLASS FOR NEW CUSTOM METAL WINDOWS - MAX U-FACTOR: .51 - MAX SHGC: .30 - SEE SCHEDULE FOR SAFETY GLAZING LOCATIONS

WINDOW SCHEDULE				
#	TYPE	LOCATION	GLASS TYPE	NOTES
01	S	POWDER 1	G-1	REFINISH EXISTING
02	D	LIVING ROOM	G-1 SAFETY	REFINISH EXISTING
03	D	LIVING ROOM	G-1 SAFETY	REFINISH EXISTING
04	C	SOLARIUM	G-1 SAFETY	REFINISH EXISTING
05	M	SOLARIUM	G-1 SAFETY	REFINISH EXISTING
06	C	SOLARIUM	G-1 SAFETY	REFINISH EXISTING
07	D	LIVING ROOM	G-1 SAFETY	REFINISH EXISTING
08	D	LIVING ROOM	G-1 SAFETY	REFINISH EXISTING
09	D	LIVING ROOM	G-1 SAFETY	REFINISH EXISTING
10	J	DINING ROOM	G-1	REMOVE EXISTING, RELOCATE TO "87"
11	J	DINING ROOM	G-1	REFINISH EXISTING
12	J	DINING ROOM	G-1	REMOVE EXISTING, PLACE IN STORAGE
13	J	DINING ROOM	G-1	REFINISH EXISTING
14	J	POKER ROOM	G-1	REFINISH EXISTING
15	J	POKER ROOM	G-1	REFINISH EXISTING
16	J	POKER ROOM	G-1	REFINISH EXISTING
17	J	POKER ROOM	G-1	REFINISH EXISTING
18	J	POKER ROOM	G-1	REFINISH EXISTING
19	O	BUTLERS PANTRY	G-1	REFINISH EXISTING
20	O	BUTLERS PANTRY	N/A	REMOVE EXISTING, PLACE IN STORAGE
21	N/A	LAUNDRY	N/A	REMOVE EXISTING, PLACE IN STORAGE
22	P	KITCHEN	N/A	REMOVE EXISTING, PLACE IN STORAGE
23	P	STAIR 2	G-1 SAFETY	REFINISH EXISTING
24	Q	STAIR 2	G-1 SAFETY	REFINISH EXISTING
25	B	STUDY	G-1	REFINISH EXISTING
26	A	STAIR 1	G-1 SAFETY	REFINISH EXISTING
27	J	MASTER HALL	G-1	REFINISH EXISTING
28	J	MASTER BEDROOM	G-1	REFINISH EXISTING
29	J	MASTER BEDROOM	G-1	REFINISH EXISTING
30	J	MASTER BEDROOM	G-1	REFINISH EXISTING
31	J	MASTER BEDROOM	G-1	REFINISH EXISTING
32	J	MASTER BEDROOM	G-1	REFINISH EXISTING, MODIFY FOR EGRESS
33	J	MASTER BATH	G-1	REFINISH EXISTING
34	Q	MASTER BATH	N/A	REMOVE EXISTING, PLACE IN STORAGE
35	H	MASTER BATH	G-1 SAFETY	REFINISH EXISTING
36	N/A	MASTER BATH	N/A	REMOVE EXISTING, PLACE IN STORAGE
37	Q	MASTER BATH	N/A	REMOVE EXISTING, PLACE IN STORAGE
38	K	MASTER BEDROOM 2	G-1 SAFETY	REFINISH EXISTING, EGRESS DOOR
39	O	BATH 3	G-1	REMOVE EXISTING, PLACE IN STORAGE
40	J	BEDROOM 3	G-1	REFINISH EXISTING, MODIFY FOR EGRESS
41	I	BEDROOM 3	G-1	REMOVE EXISTING, RELOCATE TO "85"
42	J	BEDROOM 3	G-1	REMOVE EXISTING, RELOCATE TO "82"
43	J	STAIR 2	G-1 SAFETY	REFINISH EXISTING
44	N	STAIR 2	G-1 SAFETY	REFINISH EXISTING
45	J	STORAGE/LAUNDRY	G-1	REFINISH EXISTING
46	L	HALL 3	G-1 SAFETY	REFINISH EXISTING
47	T	STAIR 2	G-1 SAFETY	REFINISH EXISTING
48	V	GAME ROOM	G-1	REFINISH EXISTING WOOD WINDOW
49	V	GAME ROOM	G-1	REFINISH EXISTING WOOD WINDOW
50	V	GAME ROOM	G-1	REFINISH EXISTING WOOD WINDOW
51	V	GAME ROOM	N/A	WINDOW/DORMER TO BE REMOVED
52	V	GAME ROOM	G-1	REFINISH EXISTING WOOD WINDOW
53	V	GAME ROOM	G-1	REFINISH EXISTING WOOD WINDOW
54	W	POWDER 5	G-1	REFINISH EXISTING WOOD WINDOW
55	V	GAME ROOM	N/A	WINDOW/DORMER TO BE REMOVED
56	X	BASEMENT	G-1	NEW WOOD WINDOW TO MATCH EXISTING
57	X	BASEMENT	G-1	NEW WOOD WINDOW TO MATCH EXISTING
58	X	BASEMENT	G-1	NEW WOOD WINDOW TO MATCH EXISTING
59	X	BASEMENT	G-1	NEW WOOD WINDOW TO MATCH EXISTING
60	X	BASEMENT	G-1	NEW WOOD WINDOW TO MATCH EXISTING
61	X	BASEMENT	G-1	NEW WOOD WINDOW TO MATCH EXISTING
62	X	BASEMENT	G-1	NEW WOOD WINDOW TO MATCH EXISTING
63	X	BASEMENT	G-1	NEW WOOD WINDOW TO MATCH EXISTING
64	X	BASEMENT	G-1	NEW WOOD WINDOW TO MATCH EXISTING
65	X	BASEMENT	N/A	WINDOW OPENING TO BE FILLED
66	N/A	BASEMENT	N/A	WINDOW OPENING TO BE FILLED
67	N/A	BASEMENT	N/A	WINDOW OPENING TO BE FILLED
68	U	DINING ROOM	G-1 SAFETY	NEW METAL DOOR
69	P	KITCHEN	G-2 SAFETY	NEW METAL DOORS
70	F	KITCHEN	G-2 SAFETY	NEW METAL DOORS
71	F	KITCHEN	G-2 SAFETY	NEW METAL DOORS
72	F	KITCHEN	G-2 SAFETY	NEW METAL DOORS
73	F	KITCHEN	G-2 SAFETY	NEW METAL DOORS
74	R	POWDER 3	G-2	NEW METAL WINDOW
75	J	SITTING AREA	G-2	NEW METAL WINDOW
76	J	SITTING AREA	G-2	NEW METAL WINDOW
77	J	SITTING AREA	G-2	NEW METAL WINDOW
78	J	SITTING AREA	G-2	NEW METAL WINDOW
79	J	SITTING AREA	G-2	NEW METAL WINDOW
80	Q	KITCHEN	G-2	NEW METAL WINDOW
81	R	POWDER 2	G-2	NEW METAL WINDOW
82	J	GARAGE 1	G-1	RELOCATED REFINISHED WINDOW "42"
83	J	GARAGE 1	G-1	NEW METAL WINDOW, MATCH EXISTING FRAME
84	E	GARAGE 1	G-1 SAFETY	NEW METAL DOORS, FIXED IN PLACE
85	I	GARAGE 2	G-1	RELOCATED REFINISHED WINDOW "41"
86	P	GARAGE 2	G-3 SAFETY	NEW METAL WINDOW
87	J	MASTER BATH	G-1	RELOCATED REFINISHED WINDOW "10"
88	J	MASTER BATH	G-1 SAFETY	RELOCATED REFINISHED WINDOW "12"
89	R	BATH 3	G-1	NEW METAL WINDOW, MATCH EXISTING FRAME
90	R	BEDROOM 3	G-2	NEW METAL WINDOW
91	W	KITCHEN DORMER	G-2	NEW WOOD WINDOW
92	W	KITCHEN DORMER	G-2	NEW WOOD WINDOW
93	W	KITCHEN DORMER	G-2	NEW WOOD WINDOW
94	W	KITCHEN DORMER	G-2	NEW WOOD WINDOW
95	W	KITCHEN DORMER	G-2	NEW WOOD WINDOW
96	W	KITCHEN DORMER	G-2	NEW WOOD WINDOW
97	R	BEDROOM 3	G-2	NEW METAL WINDOW
98	P	FAMILY ROOM	G-2	NEW METAL WINDOW
99	L	FAMILY ROOM	G-2 SAFETY	NEW METAL DOORS
100	P	BATH 4	G-2	NEW METAL WINDOW
101	J	BEDROOM 4	G-2	NEW METAL WINDOW, EGRESS WINDOW
102	J	BEDROOM 5	G-2	NEW METAL WINDOW, EGRESS WINDOW
103	Q	HOUSEKEEPER SUITE	G-2	NEW METAL WINDOW
104	N	STAIR 3	G-2 SAFETY	NEW METAL WINDOW
105	L	HALL 5	G-2 SAFETY	NEW METAL DOORS
106	J	HALL 5	G-2	NEW METAL WINDOW
107	J	HALL 4	G-2	NEW METAL WINDOW
108	P	HALL 4	G-2	NEW METAL WINDOW
109	L	FAMILY ROOM	G-2 SAFETY	NEW METAL DOORS
110	P	FAMILY ROOM	G-2	NEW METAL WINDOW
111	J	BEDROOM 6	G-3	NEW METAL WINDOW, EGRESS WINDOW
112	G	BEDROOM 6	G-3	NEW METAL WINDOW
113	G	GROUNDSPR SUITE	G-3	NEW METAL WINDOW
114	P	STAIR 4	G-3 SAFETY	NEW METAL WINDOW
115	P	STAIR 4	G-3 SAFETY	NEW METAL WINDOW
116	Q	GROUNDSPR SUITE	G-3	NEW METAL WINDOW
117	J	BATH 6	G-3 SAFETY	NEW METAL WINDOW
118	L	MASTER CLOSET	G-1 SAFETY	NEW METAL DOORS TO MATCH EXISTING FRAMES

NOTES
1. ALL WINDOWS ARE EXISTING TO BE REFINISHED AND REINSTALLED UNLESS NOTED OTHERWISE.
2. ALL WINDOWS TO BE STEEL PUTTY GLAZED, WITH METAL FINIS AT ALL FOUR SIDES UNLESS NOTED OTHERWISE.
3. NEW STEEL WINDOWS ARE TO MATCH EXISTING PROFILES WITH METAL FINIS AT ALL FOUR SIDES. CONFIRM GLAZING DETAILS.

Architect:
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8-5-15

08/05/2015 CoA Revision
07/08/2015 Permit Revisions
06/02/2015 issued for Permit

Schroeder Residence
4000 South MacGregor Way
Houston, Texas 77021

Window Schedule

A-601



