

CERTIFICATE OF APPROPRIATENESS APPLICATION FORM



**PLANNING &
DEVELOPMENT
DEPARTMENT**

PROPERTY

Address 4005 MICHAUX
 Historic District / Landmark NORTHELL HISTORICAL HCAD # 0621030000016
 Subdivision _____ Lot 169⁴¹/₁₇ Block 124

DESIGNATION TYPE

- Landmark
- Protected Landmark
- Archaeological Site
- Contributing
- Noncontributing
- Vacant

PROPOSED ACTION

- Alteration or Addition
- Restoration
- New Construction
- Relocation
- Demolition
- Excavation

DOCUMENTS

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

OWNER

Name VIANNEY ROGER
 Company _____
 Mailing Address 4005 Michaux
Houston, Tx 77009
 Phone 713-726-4499
 Email _____
 Signature _____
 Date 3/01/2015

APPLICANT (if other than owner)

Name BILL GROTHAUS
 Company CASTLEROCK FIREHOMES + REN
 Mailing Address 2588 TANNER HILL DR
HOUSTON TX 77008
 Phone 281-904-0957
 Email _____
 Signature _____
 Date 2/18/2015

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 ___/___/___

CERTIFICATE OF APPROPRIATENESS ALTERATION & ADDITON CHECKLIST



PLANNING &
DEVELOPMENT
DEPARTMENT

Well in advance of the COA application deadline contact staff to discuss your project and, if necessary, to make an appointment to meet with staff for a project consultation.

Complete all applicable items and submit with the COA application form. Staff can assist you in determining what items are required for your scope of work. An incomplete application may cause delays in processing or may be deferred to the next agenda. Application materials must clearly represent current and proposed conditions. Refer to Houston Code of Ordinances, Ch. 33 VII, Sec. 33-241 for approval criteria for alteration, rehabilitation, restoration and additions.

PROPERTY ADDRESS: 4005 MICHAUX Hou TX 77009

BUILDING TYPE

- | | |
|--|--|
| <input type="checkbox"/> single-family residence | <input type="checkbox"/> garage |
| <input type="checkbox"/> multi-family residence | <input type="checkbox"/> carport |
| <input type="checkbox"/> commercial building | <input type="checkbox"/> accessory structure |
| <input type="checkbox"/> mixed use building | <input type="checkbox"/> other |
| <input type="checkbox"/> institutional building | |

ALTERATION TYPE

- | | |
|--|---|
| <input checked="" type="checkbox"/> addition | <input type="checkbox"/> roof |
| <input type="checkbox"/> foundation | <input type="checkbox"/> awning or canopy |
| <input type="checkbox"/> wall siding or cladding | <input type="checkbox"/> commercial sign |
| <input type="checkbox"/> windows or doors | <input type="checkbox"/> ramp or lift |
| <input type="checkbox"/> porch or balcony | <input type="checkbox"/> other |

WRITTEN DESCRIPTION

- property description, current conditions and any prior alterations or additions
- proposed work; plans to change any exterior features, and/or addition description
- current building material conditions and originality of any materials proposed to be repaired or replaced
- proposed new materials description; attach specification sheets if necessary

PHOTOGRAPHS label photos with description and location

- elevations of all sides
- detail photos of exterior elements subject to proposed work
- historical photos as evidence for restoration work

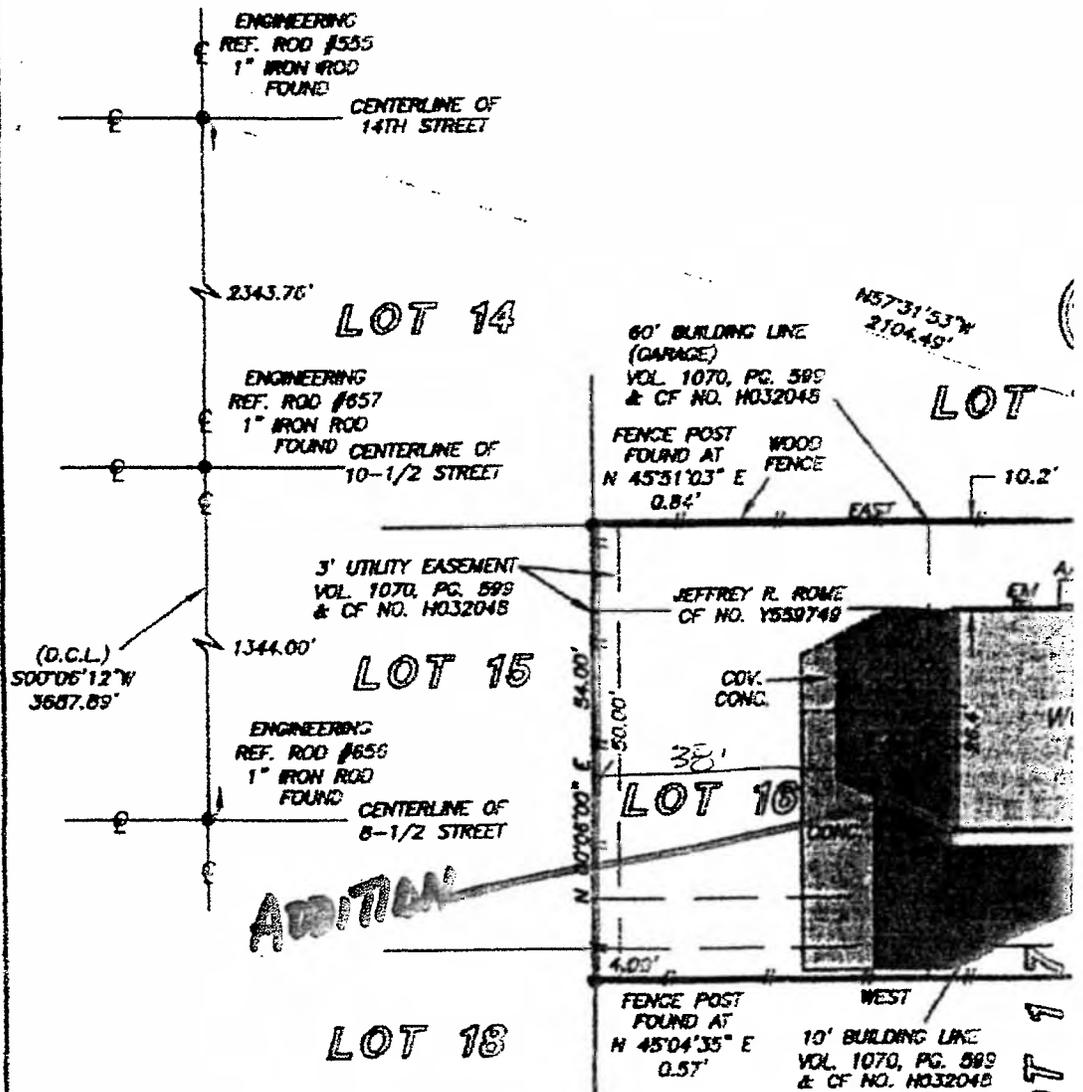
DRAWINGS scale like drawings the same; include all dimensions and drawing scale; label with cardinal directions

- | | |
|--|--|
| <input checked="" type="checkbox"/> current site plan | <input type="checkbox"/> demolition plan |
| <input checked="" type="checkbox"/> proposed site plan | <input type="checkbox"/> current roof plan |
| <input type="checkbox"/> current floor plans | <input type="checkbox"/> proposed roof plan |
| <input checked="" type="checkbox"/> proposed floor plans | <input checked="" type="checkbox"/> current elevations (all sides) |
| <input type="checkbox"/> current window and door schedule | <input type="checkbox"/> proposed elevations (all sides) |
| <input type="checkbox"/> proposed window and door schedule | <input type="checkbox"/> perspective and/or line of sight |

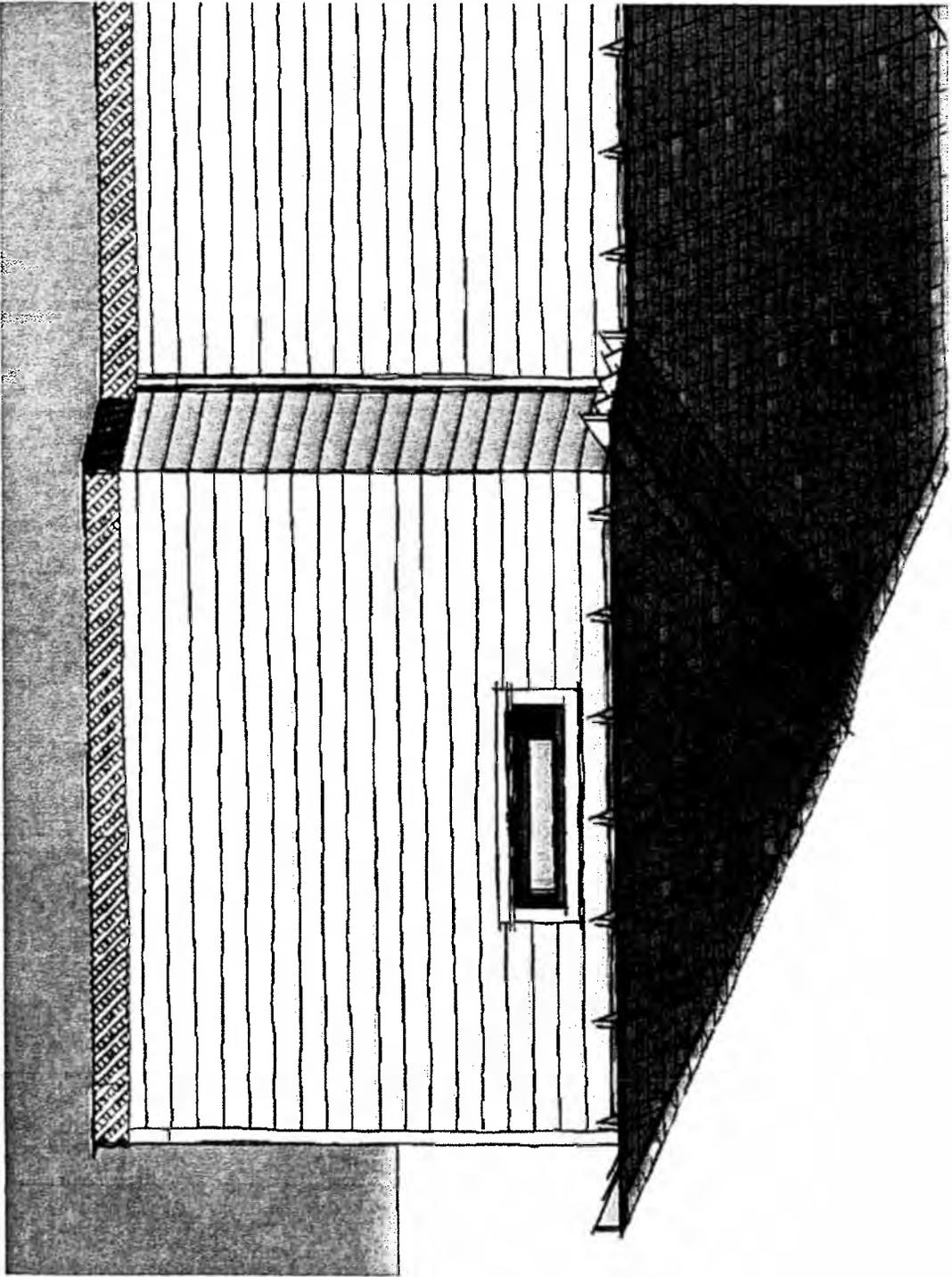
GF NO. ATH-09-ATH13033643LG ALAMO TITLE
 ADDRESS: 4005 MICHAUX STREET
 HOUSTON, TEXAS 77009
 BORROWER: VIANNEY ROGER

LOT 16 AND THE NC
 LOT 17, BLC
 NORTH NOF

A SUBDIVISION IN HARRIS
 ACCORDING TO THE MAP OR PL
 IN VOLUME 6, PAGE 28 OF
 OF HARRIS COUNT



REAR PERSPECTIVE



1 of 10

1

SHEET:

Master Bathroom Addition

4005 Michaux St. Houston, TX 77009

Castlerock Fine Homes & Renovations
Bill Grothaus
Cell: 218-904-0957

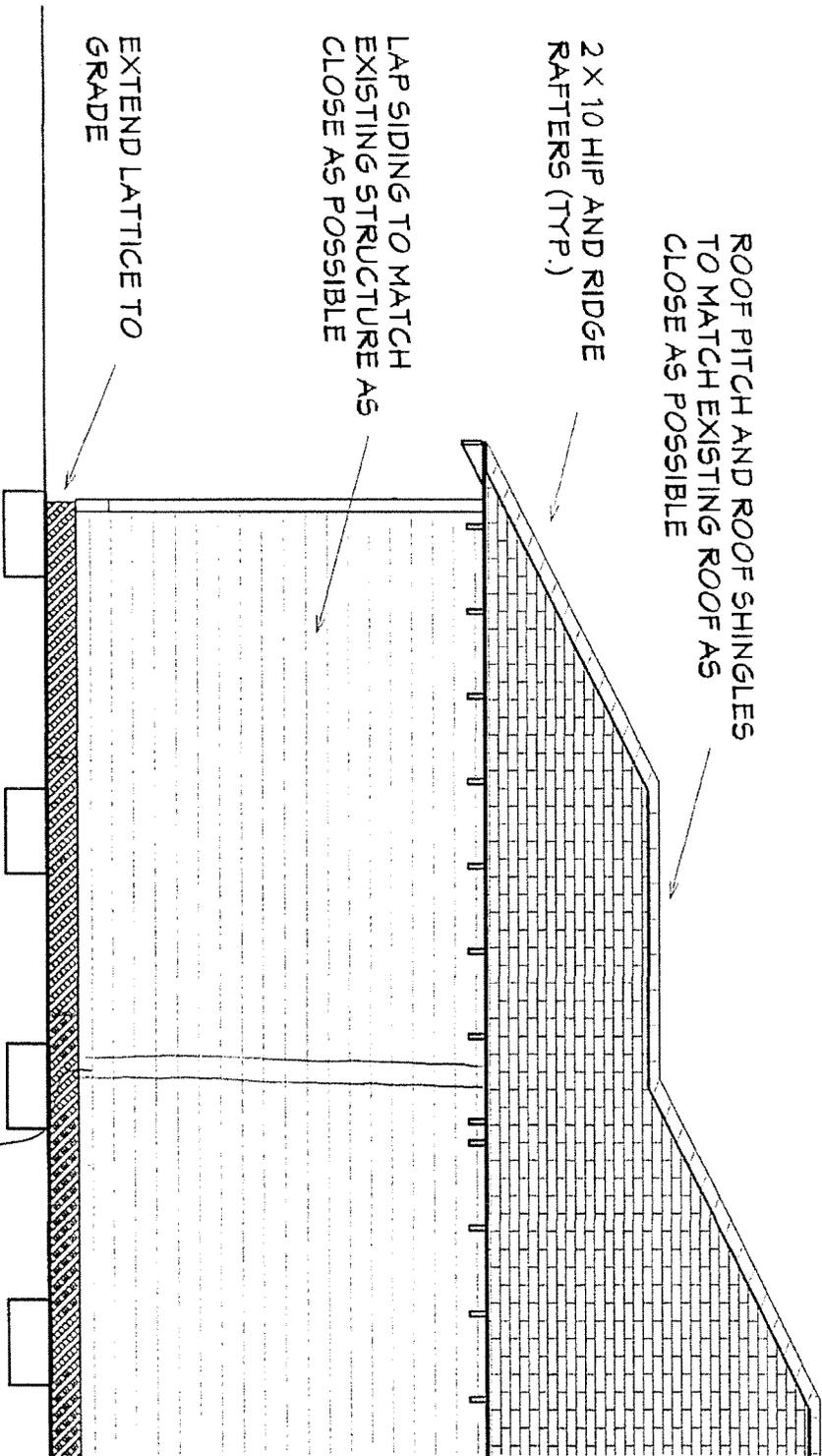
DATE:
06-08-2014
REV. 09-06-2014
REV. 10-15-2014

ROOF PITCH AND ROOF SHINGLES
TO MATCH EXISTING ROOF AS
CLOSE AS POSSIBLE

2 X 10 HIP AND RIDGE
RAFTERS (TYP.)

LAP SIDING TO MATCH
EXISTING STRUCTURE AS
CLOSE AS POSSIBLE

EXTEND LATTICE TO
GRADE



*Trim
board
5/16
OLD & NEW*

LEFT REAR ELEVATION

1/4" = 1'-0"

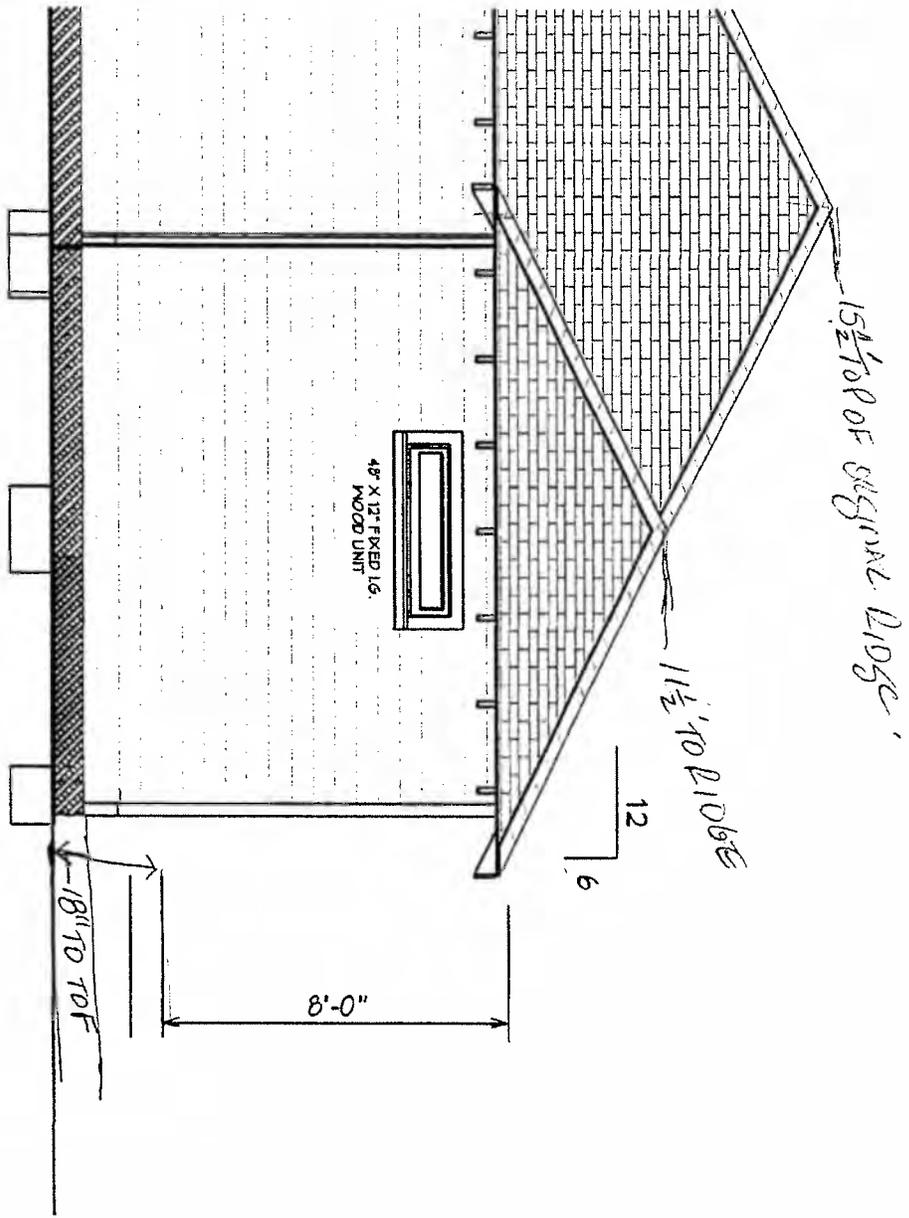
DATE:
06-08-2014
REV. 09-06-2014
REV. 10-15-2014

Castlerock Fine Homes & Renovations
Bill Grothaus
Cell: 218-904-0957
[REDACTED]

Master Bathroom Addition

4005 Michaux St. Houston, TX 77009

SHEET:
2
2 of 10



REAR ELEVATION

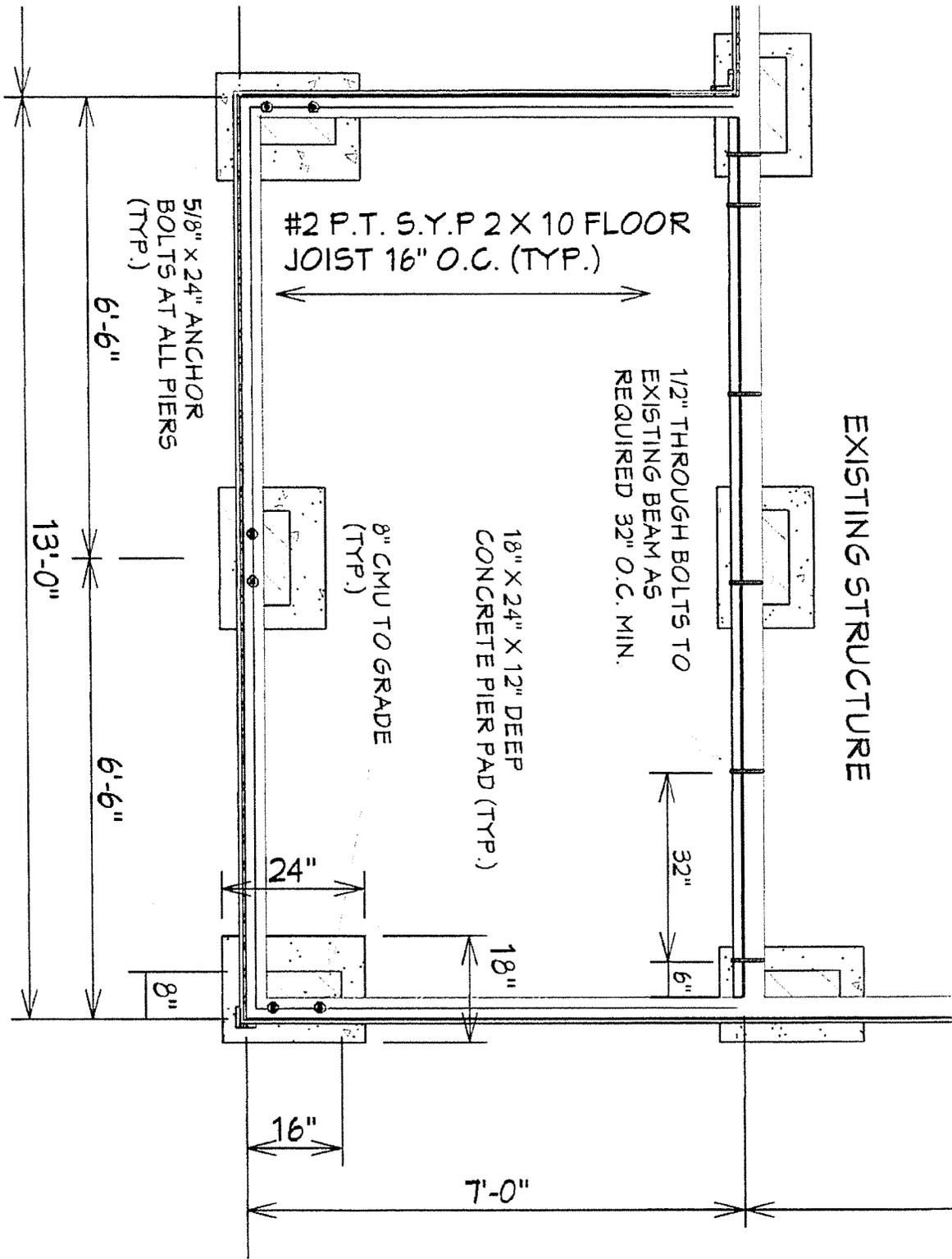
1/4" = 1'-0"

SHEET:
3
3 of 11

Master Bathroom Addition
4005 Michaux St. Houston, TX 77009

Castlerock Fine Homes & Renovations
Bill Grothaus
Cell: 218-904-0957

DATE:
06-08-2014
REV. 09-06-2014
REV. 10-15-2014



FOUNDATION PLAN

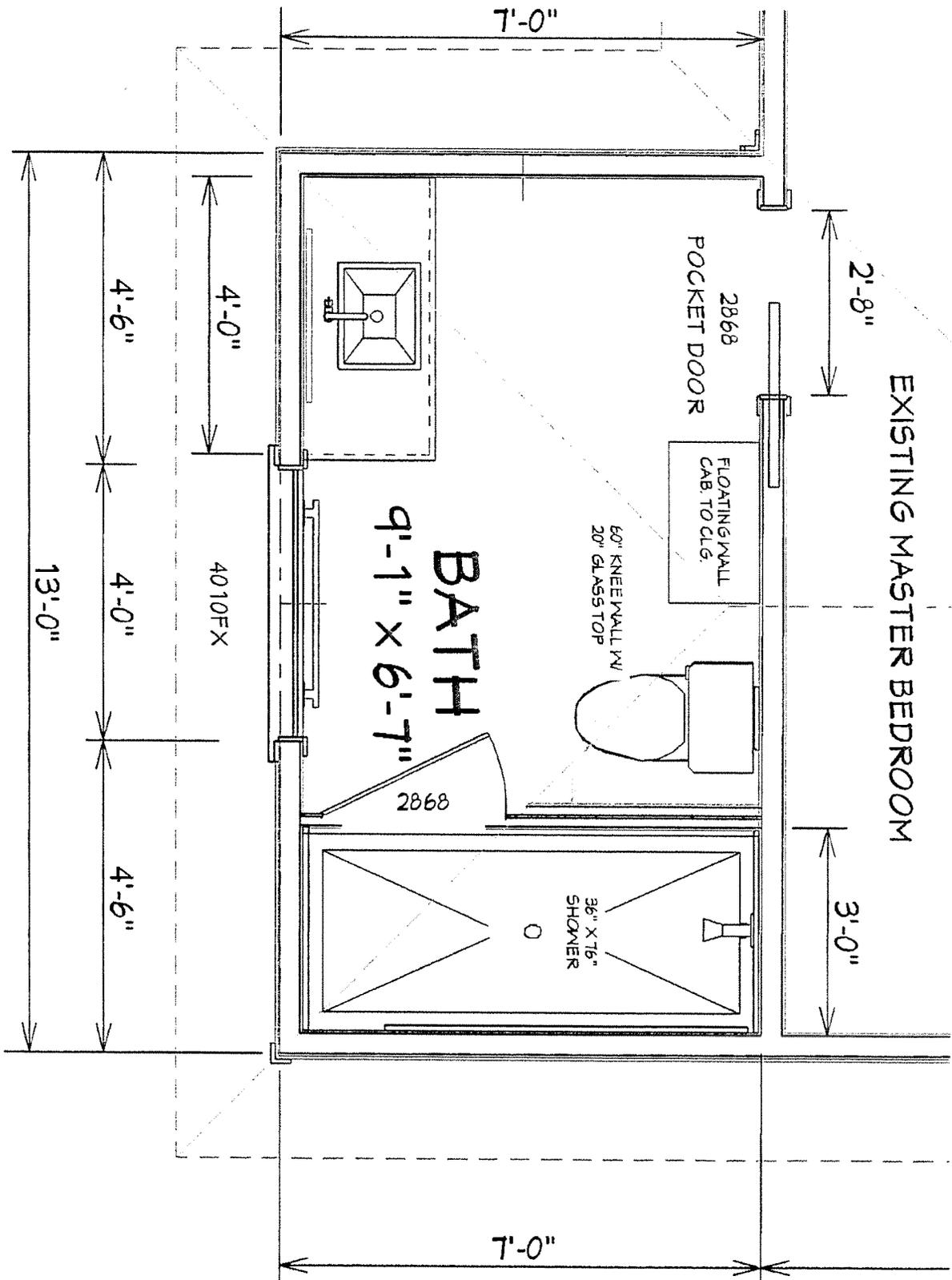
1/2" = 1'-0"

DATE:
06-08-2014
REV. 09-06-2014
REV. 10-15-2014

Castlerock Fine Homes & Renovations
Bill Grothaus
Cell: 218-904-0951

Master Bathroom Addition
4005 Michaux St. Houston, TX 77009

SHEET:
4
4 of 11



FLOOR PLAN

1/2" = 1'-0"

5 of 11

5

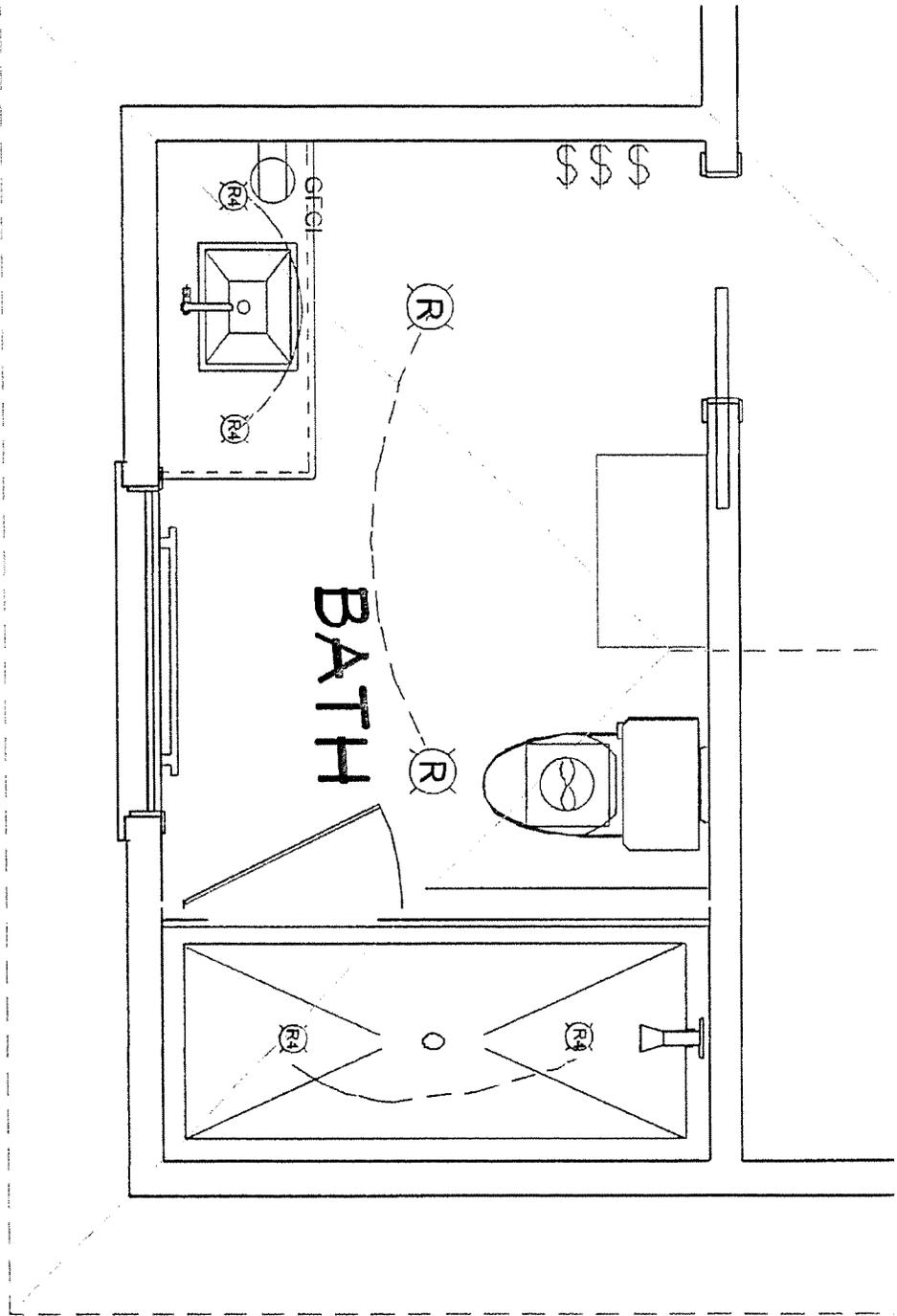
SHEET:

Master Bathroom Addition

4005 Michaux St. Houston, TX 77009

Castlerock Fine Homes & Renovations
 Bill Grothaus
 Cell: 218-904-0957

DATE:
 05-08-2014
 REV. 09-06-2014
 REV. 10-15-2014



ELECTRICAL PLAN

1/2" = 1'-0"

6 of 11

6

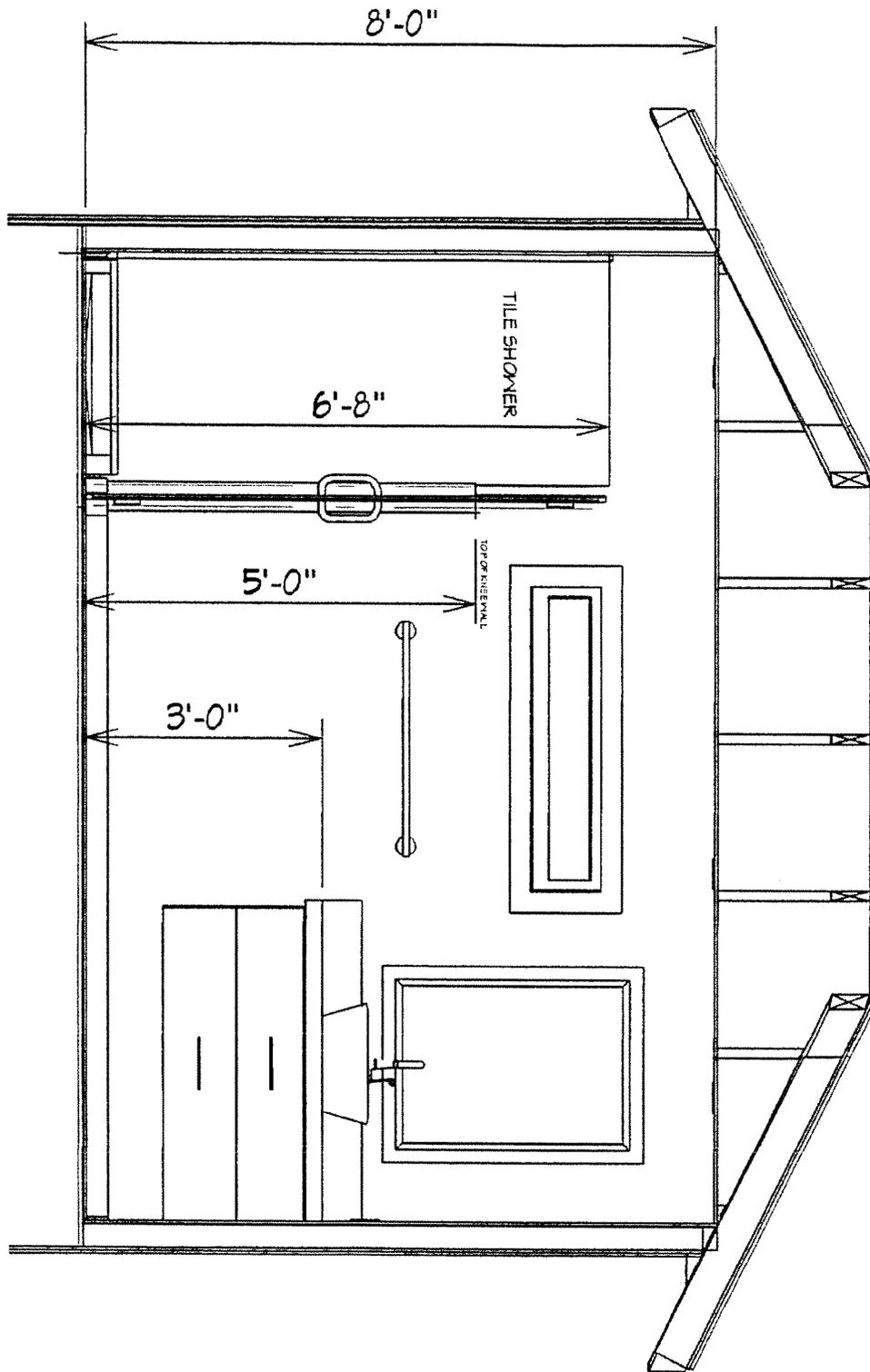
SHEET:

Master Bathroom Addition

4005 Michaux St. Houston, TX 77009

Caslerock Fine Homes & Renovations
 Bill Grothaus
 Cell: 218-904-0957

DATE:
 06-08-2014
 REV. 09-06-2014
 REV. 10-15-2014



SECTION VIEW

1/2" = 1'-0"

7 of 11

7

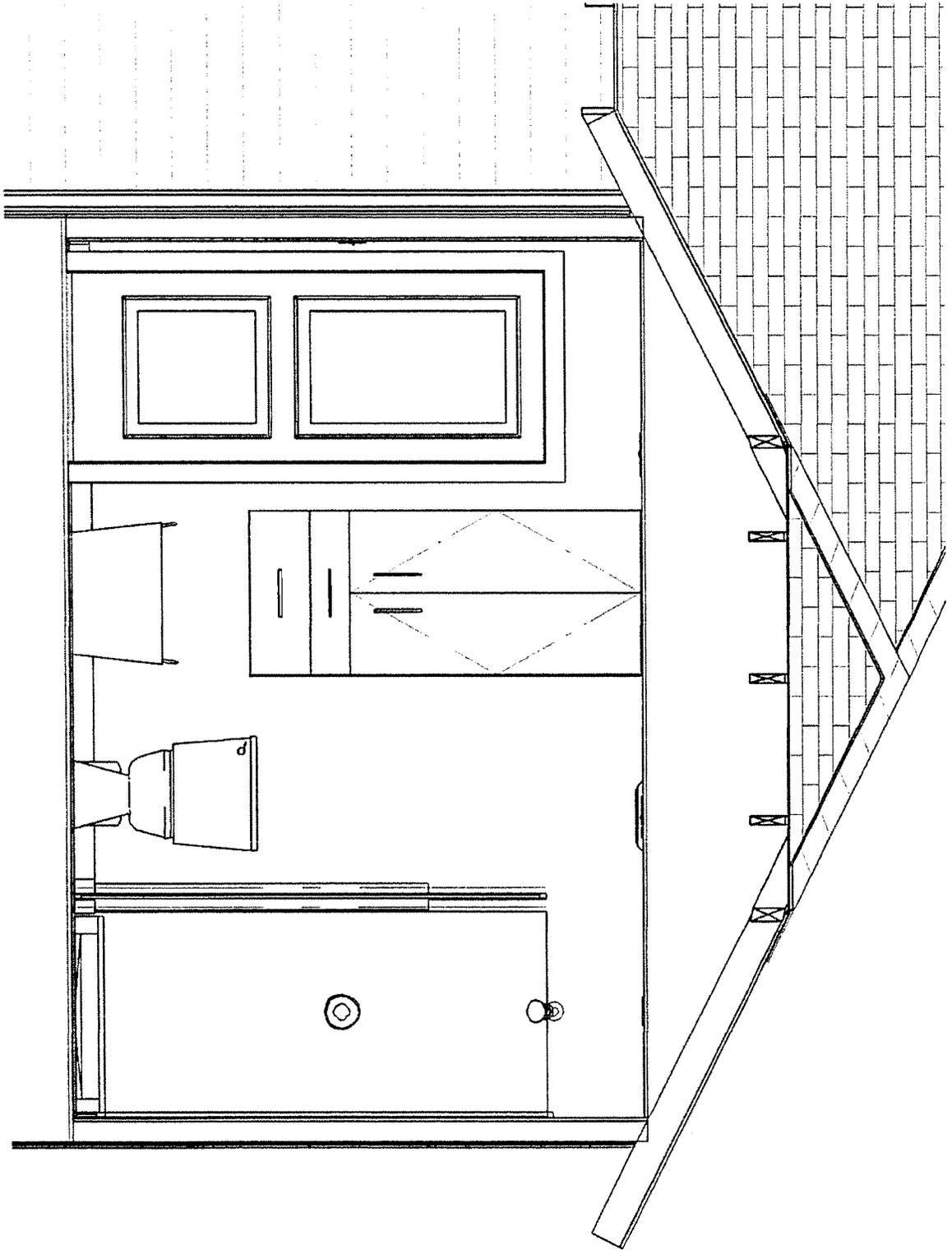
SHEET:

Master Bathroom Addition

4005 Michaux St. Houston, TX 77009

Castlerock Fine Homes & Renovations
 Bill Grothaus
 Cell: 218-904-0957

DATE:
 06-08-2014
 REV. 09-06-2014
 REV. 10-15-2014



SECTION VIEW

1/2" = 1'-0"

8 of 11

8

SHEET:

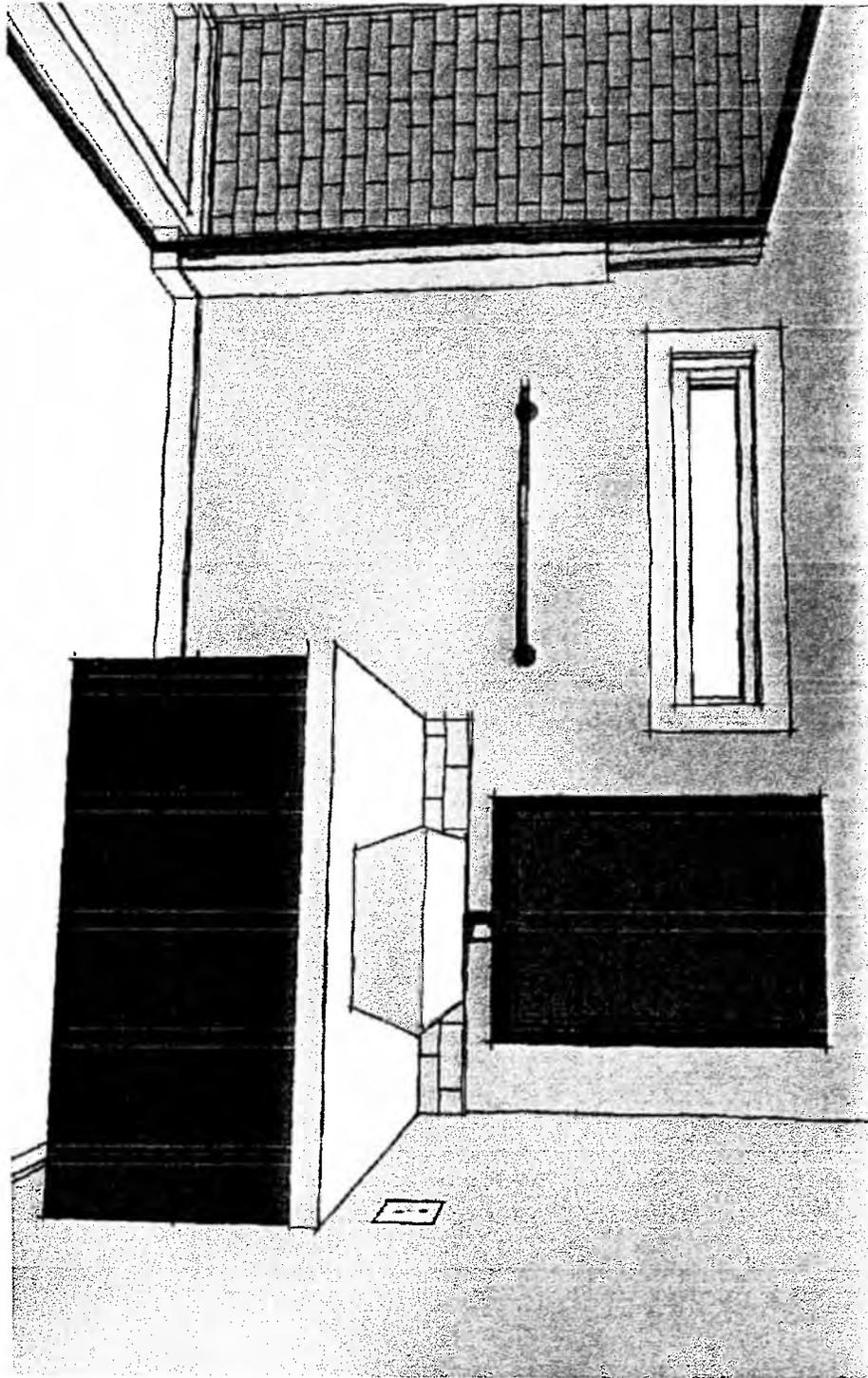
Master Bathroom Addition

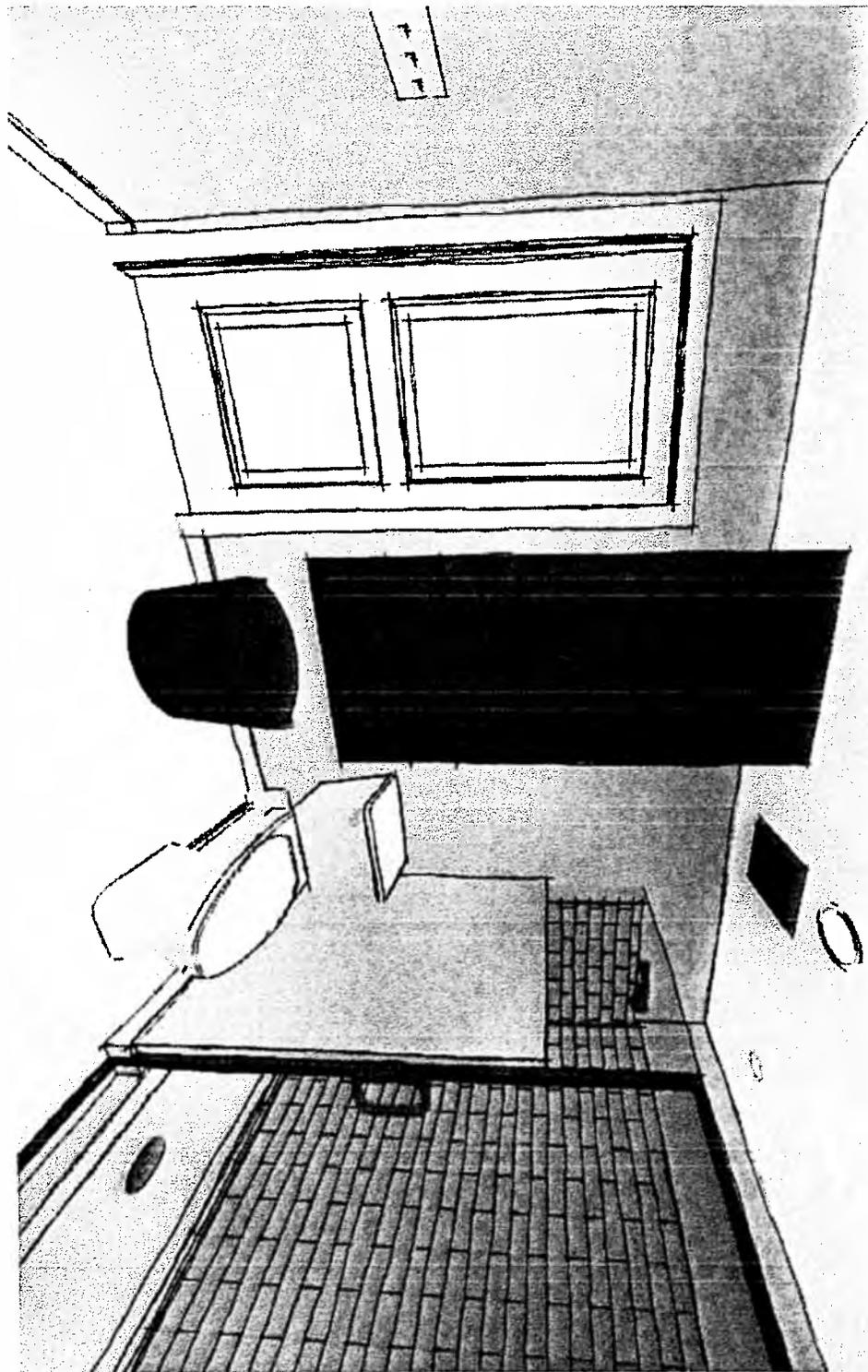
4005 Michaux St. Houston, TX 77009

Castlerock Fine Homes & Renovations
Bill Grothaus
Cell: 218-904-0957

DATE:
06-08-2014
REV. 09-06-2014
REV. 10-15-2014

INTERIOR PERSPECTIVE





INTERIOR PERSPECTIVE

10 of 11

10

SHEET:

Master Bathroom Addition

4005 Michaux St. Houston, TX 77009

Castlerock Fine Homes & Renovations
Bill Grothaus
Cell: 218-904-0957

DATE:
06-08-2014
REV. 09-06-2014
REV. 10-15-2014

SHINGLES TO MATCH
EXISTING ROOF

30 LB. FELT

7/16" RADIANT BARRIER
ROOF SHEATHING

2" X 4" EXPOSED
RAFTER TAILS TO
MATCH EXISTING

1/2" EXTERIOR SHEATHING

EXTERIOR SIDING TO
MATCH EXISTING SIDING
AS CLOSE AS POSSIBLE

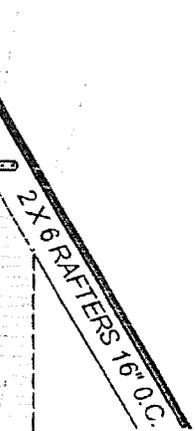
5/8" ANCHOR BOLT FROM
SILL TO CONC. PIER

P.T. SILL PLATE

8" CMU TO GRADE

18" X 24" X 12" DEEP
REINFORCED CONC.
FOOTING (MIN.)

2- #5 REBAR CRISS
CROSS IN PIER



R-30 BATT INSULATION

PLATE TO RAFTER TIES AND PLATE TO
CLG. JOIST TIES 32" O.C. AS REQUIRED

2 X 4 DOUBLE TOP PLATE

1/2" DRYWALL

2 X 4 STUDD 16" O.C. (TYP.)

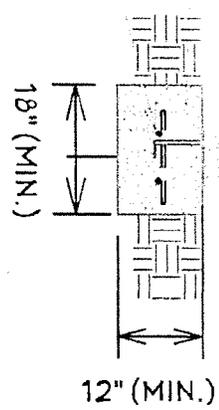
R-15 BATT INSULATION

SILL TO STUDD TIE 32" O.C. AS REQUIRED

3/4" T & G SUBFLOORING

R-30 BATT INSULATION

#2 P.T. S.Y.P 2 X 10 FLOOR
JOIST 16" O.C. (TYP.)



SECTION DETAIL

1/4" = 1' - 0"

DATE:
06-08-2014
REV. 09-06-2014
REV. 10-15-2014

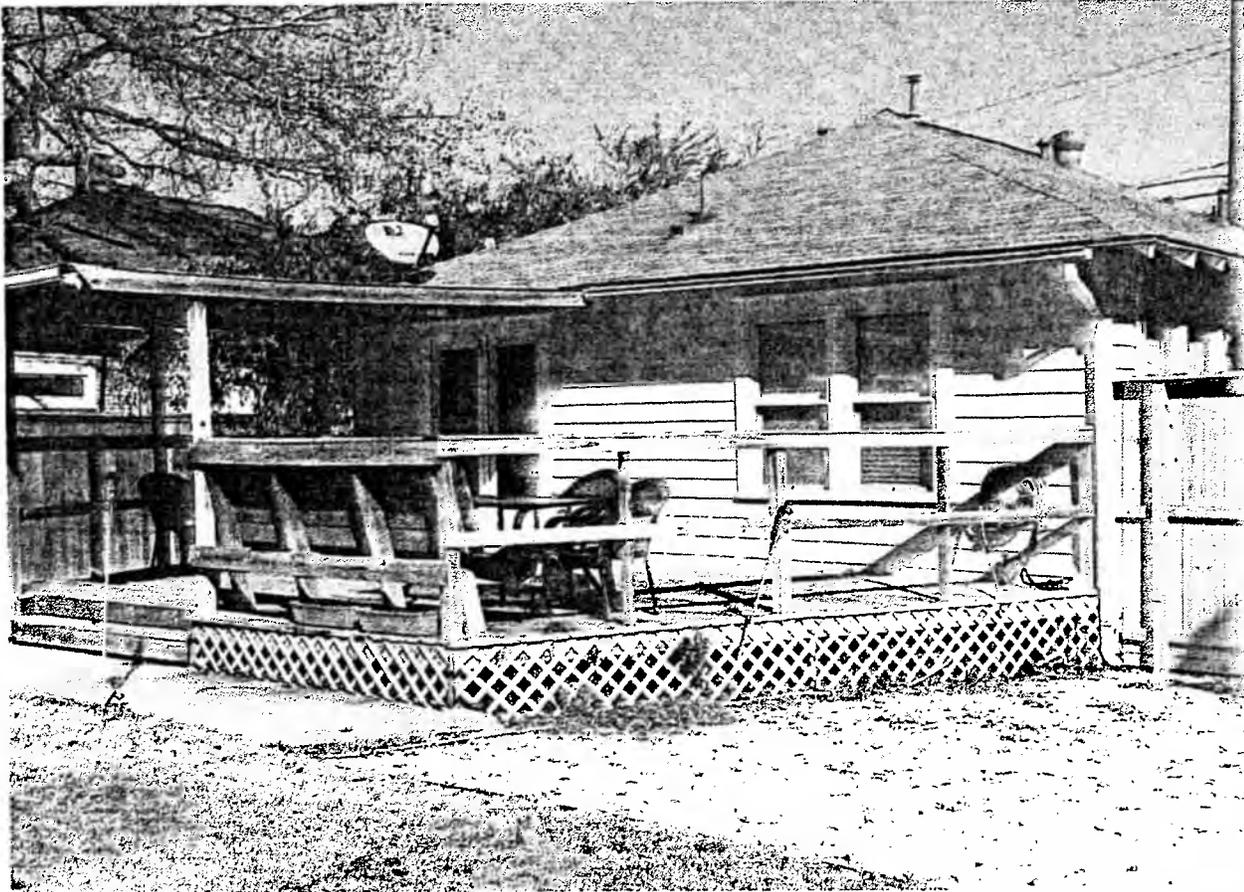
Castlerock Fine Homes & Renovations
Bill Grothaus
Cell: 218-904-0957
[REDACTED]

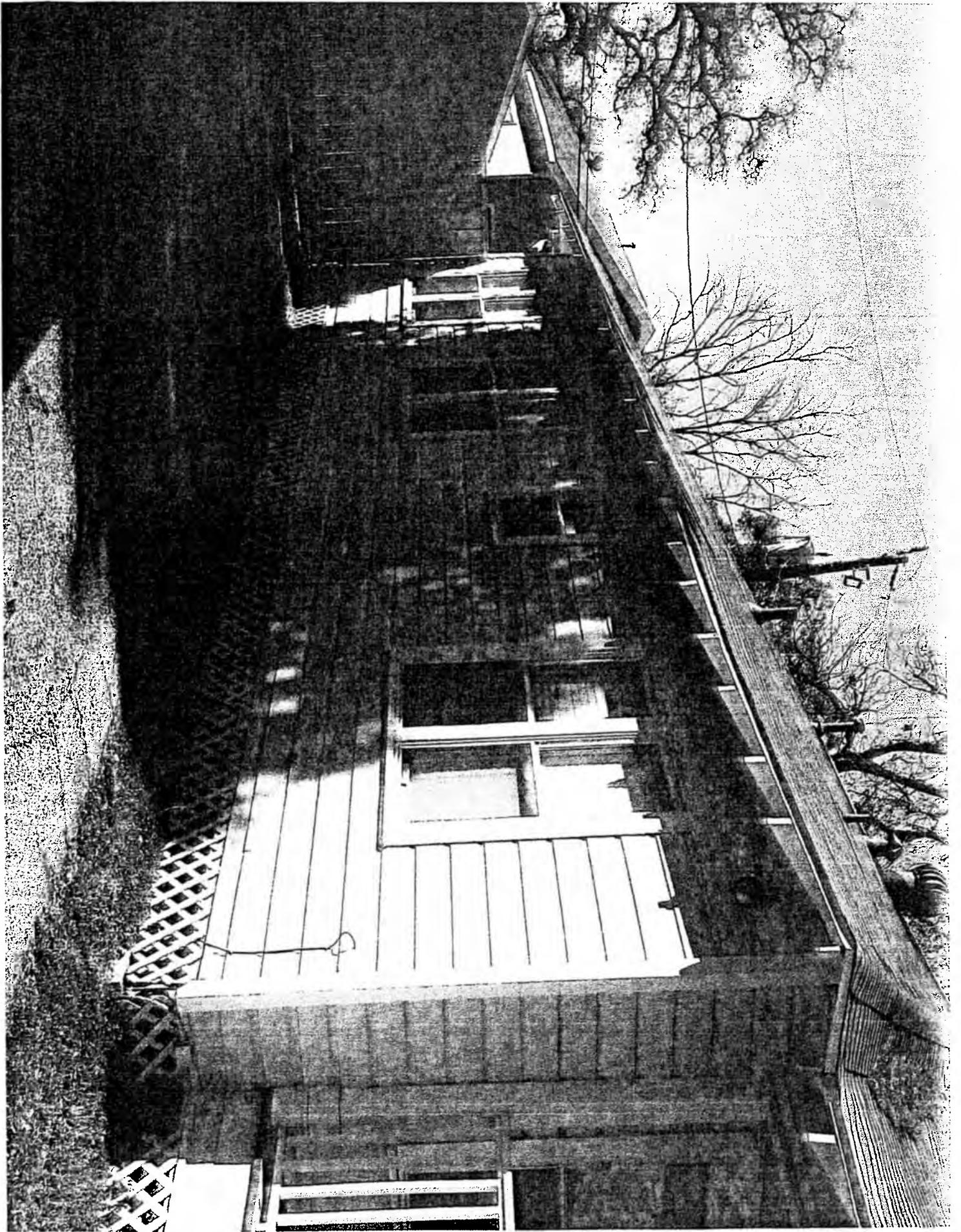
Master Bathroom Addition

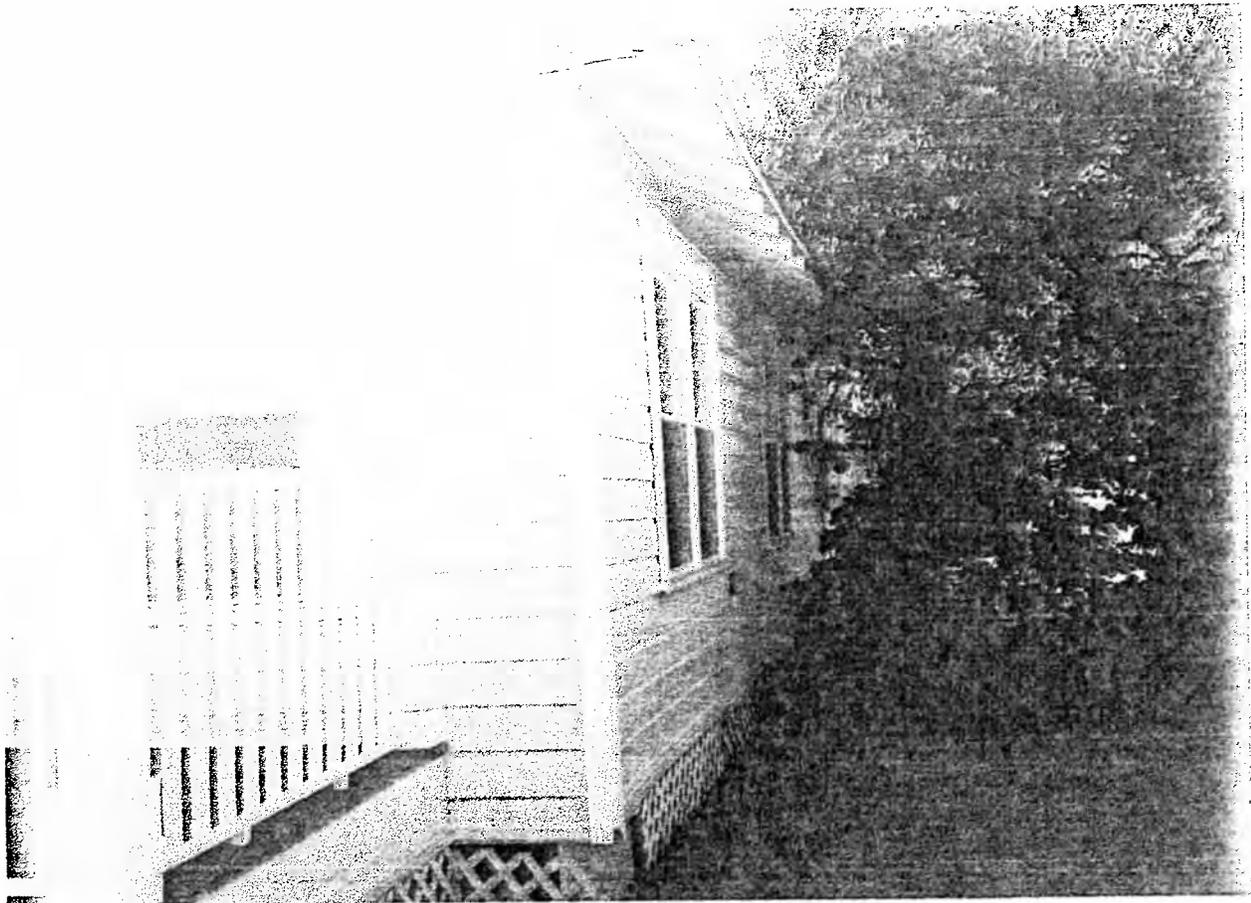
4005 Michaux St. Houston, TX 77009

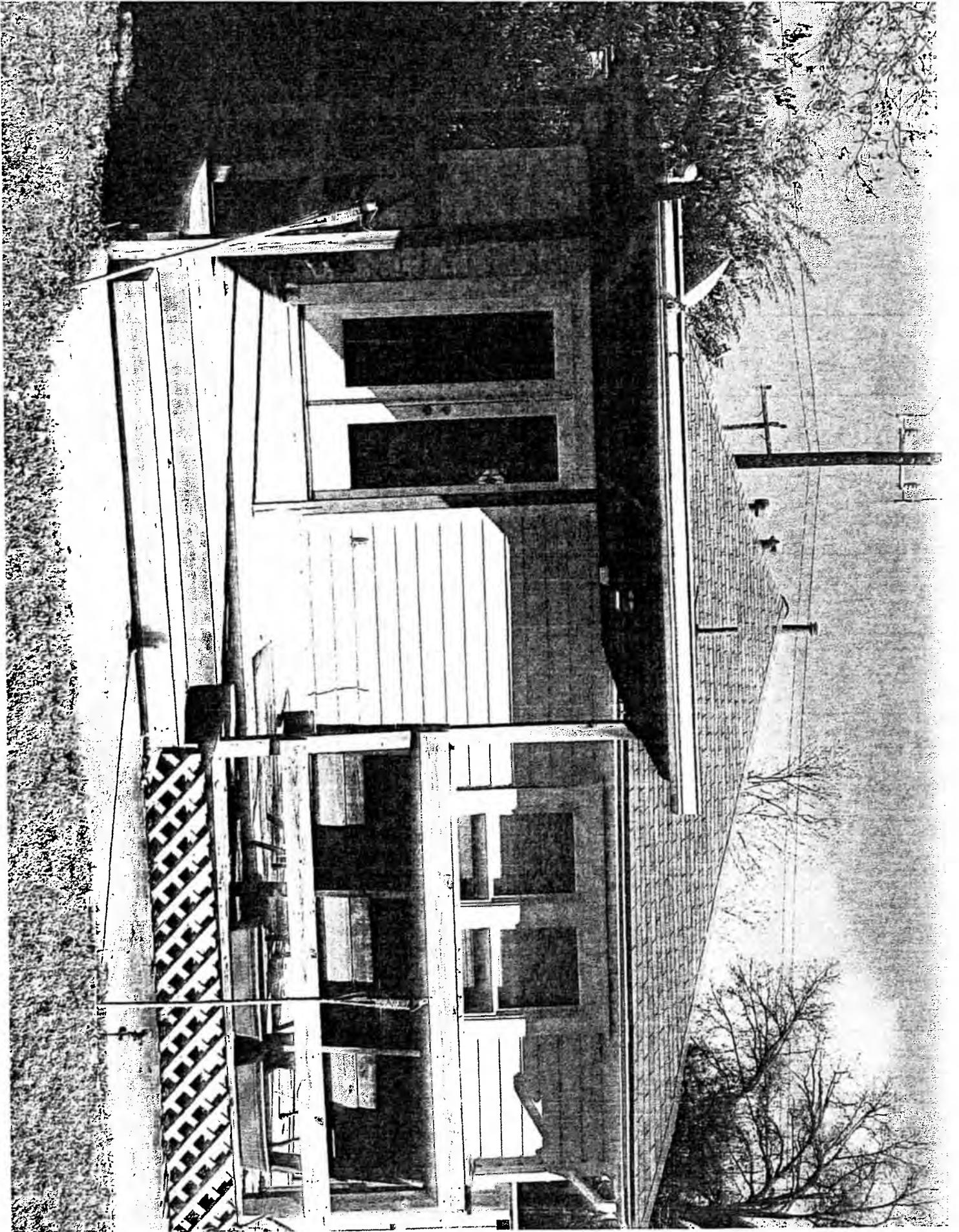
SHEET:
11
11 of 11













2009 RESIDENTIAL ENERGY CONSERVATION FORM

PROJECT INFORMATION	
Address:	Project Number: (CITY OF HOUSTON ASSIGNED)
Building Type:	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-family (3 stories or less) <input type="checkbox"/> Townhouse <input type="checkbox"/> Other: _____
Scope of Work:	<input type="checkbox"/> New Construction <input checked="" type="checkbox"/> Addition of <u>84</u> square feet <input type="checkbox"/> Remodel
Project affects: (Check all that apply)	<input checked="" type="checkbox"/> Walls/Ceilings/Floors that separate conditioned and unconditioned space <input type="checkbox"/> Service Water Heating Eqpt. <input type="checkbox"/> Window/doors that separate conditioned and unconditioned space <input type="checkbox"/> Heating or Air Cond. Eqpt./Ducts <input type="checkbox"/> None of the items listed --- STOP.
The building is exempt due to: (Check all that apply) -----STOP-----	<input type="checkbox"/> Historical (Attach certificate) – Must comply with code provisions unless the provision will invalidate the historical designation. <input type="checkbox"/> Non-conditioned <input type="checkbox"/> Low Energy (less than 1wt/sq.ft) <input type="checkbox"/> Other: _____

BUILDING ENVELOPE COMPLIANCE METHOD
 (CHOOSE ONLY ONE OF THE BELOW METHODS IN THIS SECTION)

A Window to wall method. This requires slightly more calculation but allows up to 30% glazing.

(A1) Calculate. % glazing of wall area. 3.4 Glazing (sq. ft.) ÷ 304 Wall area (sq. ft.) x 100 = 1.12 %

(A2) Fenestration. Using the table, check the applicable box to indicate how glazing meets code criteria.

REFERENCE TABLE	Window to Wall %	Max. U-factor	Max. SHGC
	15	.65	.40
	20	.55	.40
	25	.51	.35
	30	.46	.35

All glazing meets values in table.
 OR
 Glazing is averaged with some glazing not meeting the criteria. (Attach calculations)

(A3) Insulation. Using the table, indicate what R-values and type of insulation will be used.

REFERENCE TABLE	Window to Wall Area	Ceiling R-Value	Wood Frame Wall R-Value	Floor R-Value	Crawl Space Wall R-Value
	15	30	13	15	6
	20	30	13	15	6
	25	30	13	19	10
	30	38	16	19	10

PROPOSED VALUES
 (Use the Predominant R-Value)
 R- 30 Ceiling
 R- 13 Wall
 R- _____ Floor
 R- 30 Crawlspace
 Insulation Type: BATTS

B Conditioned Floor Area Method. This method is an easier method, than the above but is limited to 18% glazing.

(B1) Calculate. % glazing of conditioned floor area. _____ Glazing (sq. ft.) ÷ _____ Cond. Floor Area (sq. ft.) x 100 = _____ %

(B2) Insulation and Fenestration.

Max U-factor	Max. SHGC	Ceiling R-Value	Wall R-Value	Floor R-value
0.65	0.30	30	13	13

All values shall meet or exceed the minimums provided by this table when showing compliance with this method.
 Indicate insulation type: _____

GENERAL PRESCRIPTIVE REQUIREMENTS

Radiant Barrier No Yes - Ceiling insulation may be reduced to R-19 from R-30 when using an approved radiant barrier when using method A above.

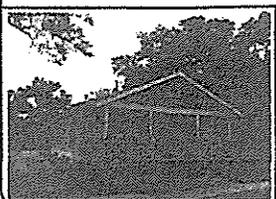
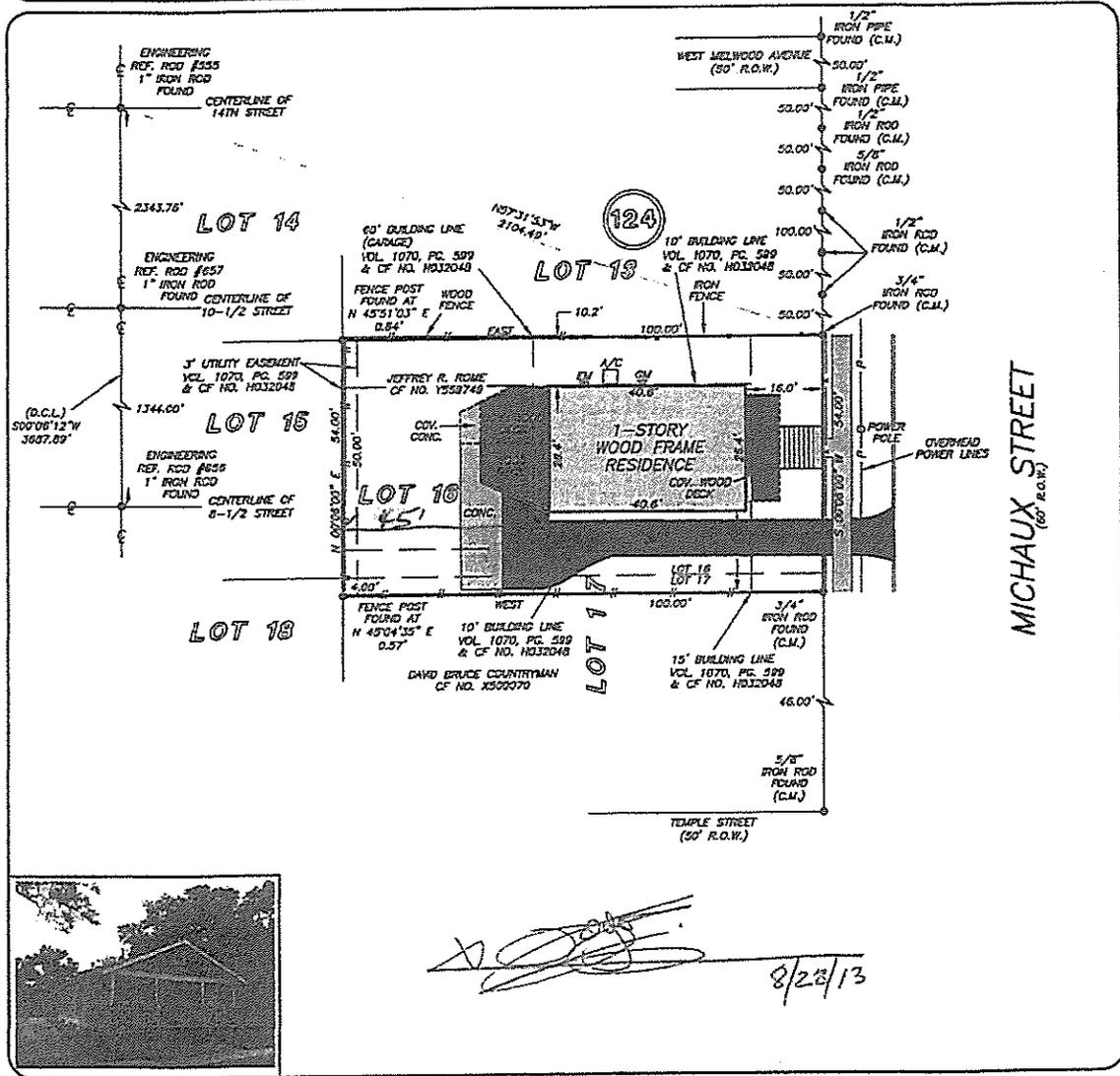
HVAC Equipment Type: _____ SEER: _____
 Duct insulation shall be R-8 in attics and R-6 otherwise. Excpt: Ducts located inside conditioned space.

CF NO. ATH-09-ATH13033643LG ALAMO TITLE
 ADDRESS: 4005 MICHAUX STREET
 HOUSTON, TEXAS 77009
 BORROWER: VIANNEY, ROGER

LOT 16 AND THE NORTH 4 FEET OF LOT 17, BLOCK 124 NORTH NORHILL

A SUBDIVISION IN HARRIS COUNTY, TEXAS
 ACCORDING TO THE MAP OR PLAT THEREOF RECORDED
 IN VOLUME 6, PAGE 28 OF THE MAP RECORDS
 OF HARRIS COUNTY, TEXAS

SCALE: 1" = 30'



THIS PROPERTY DOES NOT LIE WITHIN THE
 100 YEAR FLOOD PLAIN AS PER FEMA
 PANEL NO. 48201C 0870 L
 MAP REVISION: 06/18/07
 ZONE X
 BASED ONLY ON VISUAL EXAMINATION OF MAPS.
 INACCURACIES OF FEMA MAPS PREVENT EXACT
 DETERMINATION WITHOUT DETAILED FIELD STUDY

A SURFACE INVESTIGATION
 WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L. = DIRECTIONAL CONTROL LINE
 RECORD BEARING: VOL. 6, PG. 28, H.C.M.R.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE
 ON THE GROUND, THAT THIS PLAT CORRECTLY
 REPRESENTS THE FACTS FOUND AT THE
 TIME OF SURVEY AND THAT THERE ARE NO
 ENCUMBRANCES APPARENT ON THE GROUND,
 EXCEPT AS SHOWN HEREON. THIS SURVEY IS
 CERTIFIED FOR THIS TRANSACTION ONLY AND
 ABSTRACTING PROVIDED IN THE ABOVE
 REFERENCED TITLE COMMITMENT WAS RELIED
 UPON IN PREPARATION OF THIS SURVEY.

GEORGE GALE
 PROFESSIONAL LAND SURVEYOR
 NO. 4878
 JOB NO. 13-00224
 AUGUST 15, 2013

DRAWN BY: CG

STATE OF TEXAS
 REGISTERED
 GEORGE J. GALE
 4578
 LAND SURVEYOR





February 13, 2015

Bill Grothaus- Owner
CastleRock Fine Homes & Renovations LLC
CastleRock Atlanta LLC

Re: Proposed one story rear addition (master bathroom addition to 4005 Michaux)

Dear Bill,

Your request for approval of the above referenced project was considered at the February NNA Board meeting last night. There were eleven of the twelve board members present and after a lengthy discussion the board voted unanimously to approve your application.

Sincerely,

NNA Board

15008459



City of Houston
Public Works and Engineering
Building Code Enforcement Branch
1002 Washington Ave. 1st Fl. Houston, TX 77002
Phone: 832.394.8899 / Email: rmcacd@houstontx.gov

OFFICE USE ONLY	
PROJECT NO.	
Address Verified	
Flood Review	<input type="checkbox"/> Yes <input type="checkbox"/> No
Permit Fee	\$

BUILDING PERMIT APPLICATION

I. Applicant Information

Residential

Commercial

Date	Applicant Name	Email
	CASTLE ROCK FINE HOMES + REN	
Relationship to Project		Contact Phone No.
<input type="checkbox"/> Owner <input checked="" type="checkbox"/> Contractor <input type="checkbox"/> Architect/Designer <input type="checkbox"/> Agent <input type="checkbox"/> Other: _____		()

II. Property Information

Owner, Tenant or Business Name	Project Address	Bldg. No.	Unit/Ste. No.
VIANNEY ROGER	4005 Michaux		
City	Zip Code	County	Key Map #
HOUSTON	77009	HARRIS	
Subdivision (Only for New Construction)	Block/Lot (Only for New Construction)	Tract (Only for New Construction)	

III. Responsible Parties (as applicable)

Project Manager	Address	City	Zip Code
	Email	Phone Number	
		()	
General Contractor	Address	City	Zip Code
BILL GROTHAUS CASTLE ROCK FINE HOMES + RENOVATIONS	2522 Tannehill Dr	HOUSTON	77008
	Email	Phone Number	
		(281) 704-0957	

IV. Type of Structure

Residential	
<input checked="" type="checkbox"/> Single Residence	<input type="checkbox"/> Swimming Pool
<input type="checkbox"/> Duplex	<input type="checkbox"/> Fence
<input type="checkbox"/> Carport	<input type="checkbox"/> Storage Shed
<input type="checkbox"/> Garage	<input type="checkbox"/> Other: _____

Commercial		
<input type="checkbox"/> Retail	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Apartments
<input type="checkbox"/> Office	<input type="checkbox"/> Swimming Pool	_____ Apt. Units in the bldg.
<input type="checkbox"/> Warehouse	<input type="checkbox"/> Fence	<input type="checkbox"/> Other: _____
<input type="checkbox"/> School		

V. Project Information

Scope of Project	
<input type="checkbox"/> New Construction	<input type="checkbox"/> Conversion
<input checked="" type="checkbox"/> Addition	<input type="checkbox"/> Foundation
<input type="checkbox"/> Remodel	<input type="checkbox"/> Demolition
<input type="checkbox"/> Repair	<input type="checkbox"/> Other: _____
MDI Project	<input type="checkbox"/> Yes MDI Reg # _____
Green Building Type (If applicable)	
<input type="checkbox"/> LEED	<input type="checkbox"/> GBI <input type="checkbox"/> GHBA

Total Cost of Improvements	Square Footage (added)
\$ 25,000.00	84
Present Occupancy	Proposed Occupancy (if different)
SINGLE FAMILY	
- Commercial Projects Only -	
Sprinklers	<input type="checkbox"/> Yes Percentage _____ Type _____
	<input type="checkbox"/> No
TDLR	TDLR Project No. <input type="checkbox"/> EXEMPT

Other Remarks: _____

Warning: The applicable deed restriction affidavit must accompany this application when required. Any false statement thereon may result in criminal prosecution. The City will rely upon the representations in the affidavit in issuing the permit. The issuance of a permit does not authorize construction on, or use of, any property in violation of deed restrictions. Any misrepresentations on this application or the affidavit will render the permit void.

Signature of Applicant: Bill Grothaus Date: 1/27/2015

Bill GROTHAUS 281-904-0957



EXPEDITED WASTEWATER CAPACITY RESERVATION
Dept of Public Works and Engineering - City of Houston

ALL FEES MUST BE PAID WITHIN 24 HOURS OF ISSUANCE OF A SALES ORDER, OR APPLICATION WILL BE VOIDED.

OWNER INFORMATION

Last Name ROGER First Name VIANNEY M.I. _____
Signature (original/blue ink) [Signature] Phone _____
Company Name _____ Email: _____
Mailing Address _____ City _____ State _____ Zip _____
Service Address 4005 MICHAUX Project # 15008459

LEGAL DESCRIPTION OF PROPERTY

Lot(s) 16 & 17 Block 124 Reserve _____
Subdivision North NorthH Section _____
Tract Size _____ Tract(s) _____ Abstract No. _____
Property Tax Account # 0621030000016 Building Demo Proj. # _____

(This section to be completed by City)

DEVELOPMENT INFORMATION

(See Attached Form for Calculations)

Proposed Activity Adoption Proposed Development Adding 34' to exist's
SPUE
Existing Development _____ Removed Development _____

FACILITIES INFORMATION

Sewer Map No. 00708-B GIMS Map No. 5358B Council Dist. H
WWTP Northside Pump Sta. WRTP W/L Size 8" Location in Michaux
Sewer Size 1 6" Location in easement Sewer Size 2 _____ Location _____

OTHER INFORMATION

WCR LETTER! TO ADD/CONSTR 34' to EXIST'S SPUES FOR
TOTAL 2069

No IMPACT FEE DUE Needs Storm Letter: YES NO

Sales Order No. _____ Impact Fee Project No. _____
Questions? wcrtechs@houstontx.gov Tech. _____

For properties located outside the corporate limits of the City of Houston, the applicant understands that all ordinances of the City (as now written and as hereafter amended) which relate to water or sewer service or to plumbing matters, including those ordinances which impose criminal sanctions, apply to water and sewer services provided by the City to premises outside of the corporate limits. The applicant also understands that the City may suspend or disconnect such services in the event that the applicant or any other person at the premises to be served fails to comply with such ordinances, without regard to whether or not criminal sanctions are enforceable against any such person. (Houston City Code of Ordinances; Chap. 42, Art. 1, Sec. 47-14 (c))

Log No. _____ WCR File No. _____