

CERTIFICATE OF APPROPRIATENESS

Application Date: June 30, 2016

Applicant: Luis and Brittany DeOrbegoso, owners. The current owners purchased the house on April 12, 2016, from Will Rallis, Olympic REI, who was the applicant on the two earlier COAs.

Property: 536 Harvard Street, Lot 21, Block 289, Houston Heights Subdivision. The property includes a two-story historic 2,808 square foot former fourplex apartment building and a detached rear garage situated on a 6,600 square foot (50' x 132') interior lot. The previous owner converted the fourplex into a single-family residence.

Significance: Contributing brick apartment residence, constructed circa 1935, located in the Houston Heights Historic District South.

Proposal: Alteration – *Revision*. *The application was deferred at the July 2016 HAHC meeting so that staff could inspect the porch alterations and the applicant could request quotes to determine the feasibility of returning the porch to its original state.*

The applicant has modified their July request and now proposes to:

1. Replace the new inappropriate front door (the original 12-lite front door was disposed of despite HAHC denial) with a new wood 6-lite or 12-lite wood door to better simulate the original door.
2. Replace the inappropriate frosted fixed pane windows in the auxiliary door openings with 9-lite wood windows (already approved in August 2014).

The applicant continues to seek approval for the following work (Items 1-3 were completed without a COA and denied by HAHC in March 2016; Item 4 is a new request):

1. Removal of six historic wood windows on the north and south side elevations and installation of brick and glass block in the openings.
2. Construction of new brick piers to wrap the bottom half of the existing wood columns.
3. Installation of slate tile over existing brick and concrete porch floor, steps, and wing walls.
4. Limewash the original brick veneer in an attempt to hide the ghosting of the bricked-in windows.

After the July HAHC meeting, staff visited the site with our inspector and determined that the alterations can be reversed. In fact, the brick around the columns is likely to trap moisture that will cause the wood to rot, and therefore should be removed in order to protect the columns.

The applicant has provided three estimates for reversing the unpermitted work on the front façade; these estimates range from \$16,000-25,000. Staff believes these estimates to be substantially inflated, considering the actual labor likely required to remove the brick piers and slate tile. The applicants' materials are in Attachments A-H.

See Timeline on p. 5 for details about the earlier COA applications and violations.

Public Comment: No public comment received.

Recommendation: Denial - does not satisfy criteria 1, 3, 4, 5, 7, 8, 9, 10. Staff recommends denial of all unauthorized work already completed as well as denial of the proposed limewashing.

Staff recommends the reversal of all unauthorized work that was completed, to include:

- Removal of the brick in the six side windows and installation of appropriate 1-over-1 wood windows in the reopened window openings.
- Removal of the partial brick encasements on the front porch columns.

- Removal of the slate tile on the front porch, front steps, and wing walls.
- Replacement of the inappropriate new front door with a salvaged door to match the original.
- Replacement of the frosted fixed pane windows in the auxiliary door openings with the 9-lite gridded wood windows as approved in the Aug 2014 COA.

If the HAHC chooses to allow any of the unpermitted alterations to remain, staff recommends a Certificate of Remediation be issued in lieu of a Certificate of Appropriateness. This will allow the project to be finalized without the Commission deeming the unauthorized work as appropriate. Irreplaceable historic material was destroyed without justification, which also makes a Certificate of Appropriateness inappropriate.

HAHC Action: -

DRAFT

APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building in a historic district upon finding that the application satisfies the following criteria, as applicable:

- | S | D | NA | |
|-------------------------------------|-------------------------------------|--------------------------|---|
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (1) The proposed activity must retain and preserve the historical character of the property;
The partial brick encasement of the original full length columns, removal and replacement of the original front door, installation of slate tile on the porch and steps, removal of original windows and bricking in window openings, and limewashing the original brick veneer does not preserve the historical character of the property since it will attempt to remove the ghosting of the original window openings which would further degrade the historic character of the building by obliterating any trace of the original fenestration pattern, damage the original historic material, and altering the historic appearance of the building. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (2) The proposed activity must contribute to the continued availability of the property for a contemporary use; |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (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;
The partial brick encasement of the original full length columns, removal and replacement of the original door with a more contemporary door, installation of a slate tile porch floor and steps, and limewashing the original brick veneer does not recognize the building's original 1930s design and seeks to create a newer appearance that is not compatible with the building or context area. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
The partial brick encasement of the original full length columns, removal and replacement of the original front door, installation of slate tile on the porch and steps, removal of original windows and bricking in window openings, and limewashing the original brick veneer does not preserve the distinguishing qualities and character of the original building. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (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;
The partial brick encasement of the original full length columns, removal and replacement of the original front door, installation of slate tile on the porch and steps, removal of original windows and bricking in window openings, and limewashing the original brick veneer does not maintain or replicate distinctive stylist features of the original building. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (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;
Removal of the original door and replacement with a new door of a different incompatible design and style, partially encasing the original columns, and bricking in the original window openings should be reversed since no evidence can be provided to confirm the current configuration/materials and the existing material was original and not damaged prior to unauthorized removal. |

- (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;
Bricking in the original window openings alters the essential form of the building. Bricking in the columns will lead to water infiltration, eventually resulting in the decay and rot of the original wood columns and potential failure of the porch system. Limewashing the original brick veneer is irreversible (or reversed with measures that will further alter and damage the original brick) and impairs the integrity of the building.
- (9) The proposed design for any exterior alterations or addition must not destroy significant historical, architectural, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements and must be compatible with the size, scale, material and character of the property and the area in which it is located;
The partial brick encasement of the original full length columns and the removal of original windows and bricking in window openings destroys significant historic material. Bricking in the columns will lead to water infiltration, eventually resulting in the decay and rot of the original wood columns and potential failure of the porch system. Limewashing the façade and two side elevations destroys the original brick by encasing portions of it in a tough, rock-like coating.
- (10) The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; and
The partial brick encasement of the original full length columns, removal and replacement of the original front door, installation of slate tile on the porch and steps, removal of original windows and bricking in window openings, and limewashing the original brick veneer is not compatible with the historical character of the property and the context area.
- (11) The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance to the property line of similar elements of existing contributing structures in the context area.

While staff understands that the current owners are not responsible for the COA violations, the changes are still inappropriate alterations to the historic house, do not conform to the approved COA, do not meet criteria for approval, and were previously denied by HAHC in March 2016.

The six original wood windows and front door that were removed without permission have been destroyed. Staff believes the bricked-in window openings should be reopened and salvaged windows and front door matching the original should be installed.

Staff also maintains that the brick piers built around the columns and the slate tile on the porch floor and steps should be removed and the original material underneath re-exposed. The applicants argue that removing the brick piers and slate tile will irreversibly damage the historic material (wood, brick, and concrete) underneath. While some damage to the underlying material is possible if the removal is not carefully done, staff feels that the inappropriate alterations do more damage to the historic character of the house. Additionally, the bricked-in columns will invite water infiltration, eventually leading to the decay and rot of the original wood columns and potential failure of the porch system.

TIMELINE

August 2014: The previous owner, Will Rallis, Olympic REI, in order to convert the fourplex to a single family residence, applied for permission to:

- Add a 576 square foot addition to the rear of the two-story structure – Approved by HAHC.
- Replace 2 auxiliary front doors with new wood 9-lite divided windows – Approved by HAHC.
- Replace original 12-lite front door (center door) with a new single glass panel door – Denied by HAHC.
- Replace 2 existing round wood porch columns with new square columns – Denied by HAHC.

HAHC denied replacement of the original center door and porch columns because they were in good condition.

December 2015: Staff learned that the owner had made the following unpermitted alterations:

- Replaced the original center front door with a new paneled and leaded-beveled glass door, which had been explicitly denied in August 2014.
- Installed fixed pane non-divided frosted windows in the auxiliary front door opening instead of the wood 9-lite divided windows approved in August 2014.
- Encased the lower half of the historic porch columns in square brick piers (replacement of columns denied in August COA).
- Covered the brick and concrete porch and steps with slate tile and added cement caps on the brick wing walls.
- Removed six original wood windows – four on the north elevation (a pair and a single window on the first floor and a single window on the second) and two on the south elevation (a single window on each floor) and bricked in the openings. Glass block was installed in one of the former openings.

The inspector posted two red-tags in December to correct the violations (second tag was issued after the owner removed the first tag from the property).

March 2016: The owner applied for COA approval of the above unauthorized changes. HAHC determined that all of the changes were inappropriate and denied the COA.

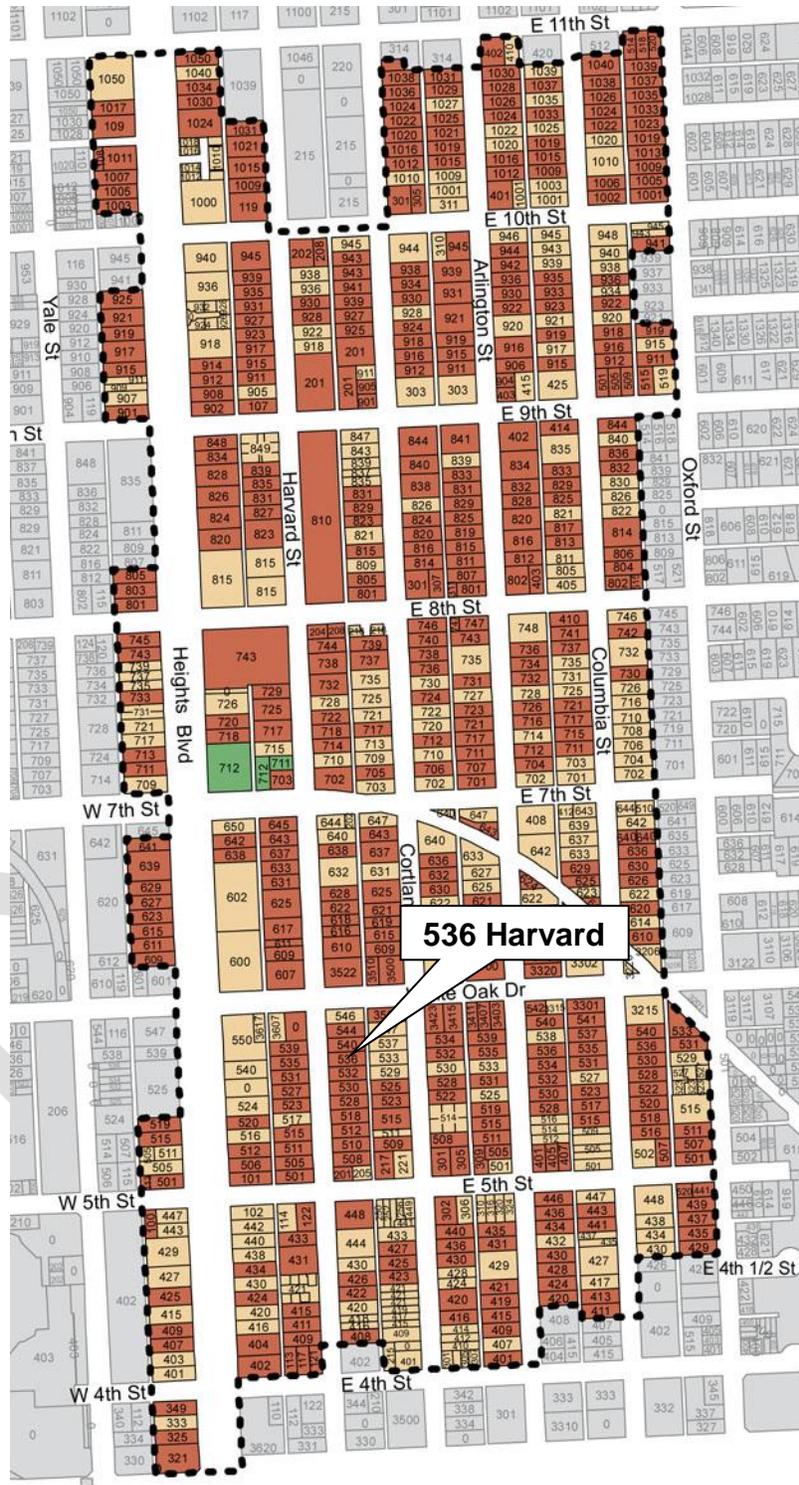
April 12, 2016: The owner, Will Rallis, sold the property to the current applicants on April 12, 2016 without informing them of the outstanding violations. Staff was aware that the house was listed for sale but did not know it had in fact been sold.

May 20, 2016: A 'Notice of Deficiencies' was posted on the house after a site visit revealed that none of the unpermitted changes had been reversed.

June 30, 2016: The current applicants applied for approval of all unpermitted work, plus permission to lime wash the brick exterior.



PROPERTY LOCATION
HOUSTON HEIGHTS HISTORIC DISTRICT SOUTH



Building Classification

- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO



WEST ELEVATION – FRONT FACING HARVARD STREET

PARTIALLY APPROVED 8/28/2014



PROPOSED (DENIED 3/24/2016)



Partial
encasement
in brick

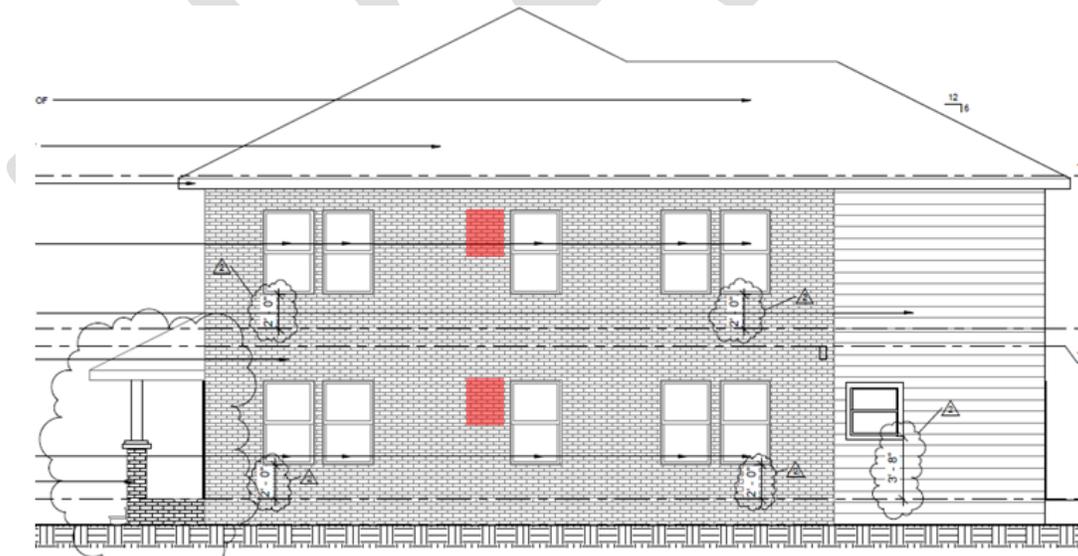
Replaced Front
Door

NORTH SIDE ELEVATION
PROPOSED (DENIED 3/24/2016)



Bricked in Window

SOUTH SIDE ELEVATION
PROPOSED (DENIED 3/24/2016)



Bricked in Window

STAFF PHOTOS

FRONT PORCH

ORIGINAL



CURRENT



STAFF PHOTOS

PORCH STEPS

ORIGINAL



CURRENT



STAFF PHOTOS
NORTH ELEVATION
ORIGINAL



CURRENT



STAFF PHOTOS
SOUTH ELEVATION
ORIGINAL

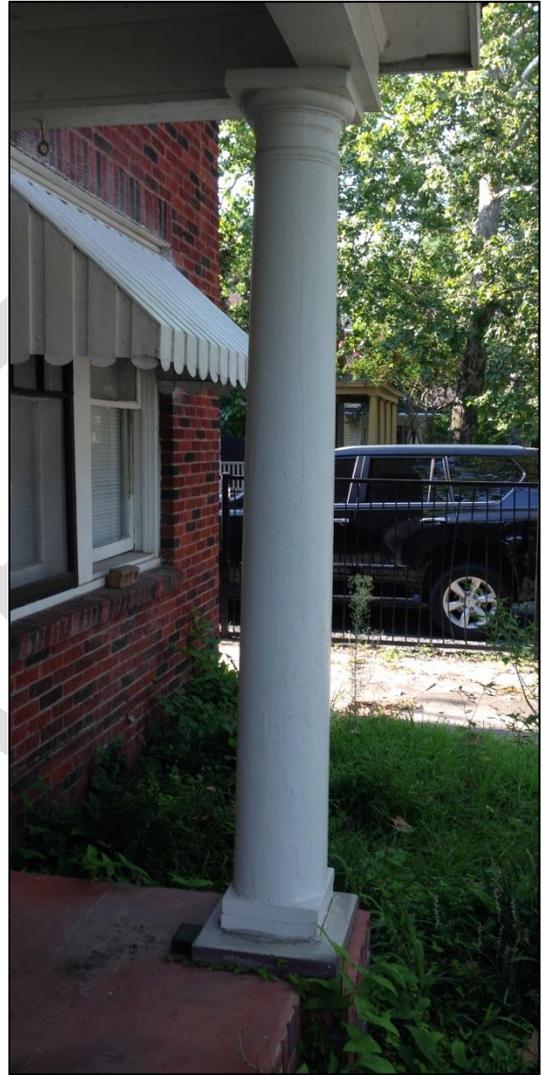


CURRENT



STAFF PHOTOS

ORIGINAL COLUMN CONDITION



STAFF PHOTOS

ORIGINAL COLUMN CONDITION



STAFF PHOTOS

ORIGINAL DOOR CONDITION



STAFF PHOTOS

ORIGINAL DOOR CONDITION



STAFF PHOTOS

NORTH ELEVATION BRICKED IN WINDOWS (APPLIED TO REMAIN)



STAFF PHOTOS

NORTH ELEVATION BRICKED IN WINDOWS (APPLIED TO REMAIN)



STAFF PHOTOS

SOUTH ELEVATION BRICKED IN WINDOWS (APPLIED TO REMAIN)



STAFF PHOTOS

BRICK PEDESTALS WRAPPED AROUND ORIGINAL COLUMNS (APPLIED TO REMAIN)



STAFF PHOTOS

NEW FRONT DOOR (APPLIED TO REMAIN)



STAFF PHOTOS

AUXILIARY DOOR OPENINGS (APPROVED TO BE REPLACED WITH 9-LITE WINDOW)



STAFF PHOTOS

AUXILIARY DOOR OPENINGS (APPROVED TO BE REPLACED WITH 9-LITE WINDOW)

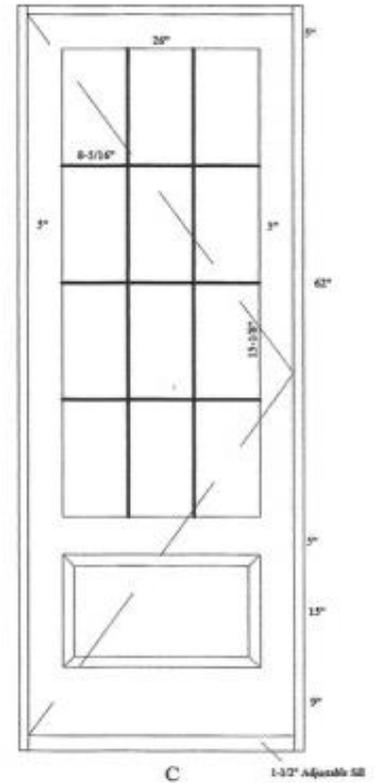
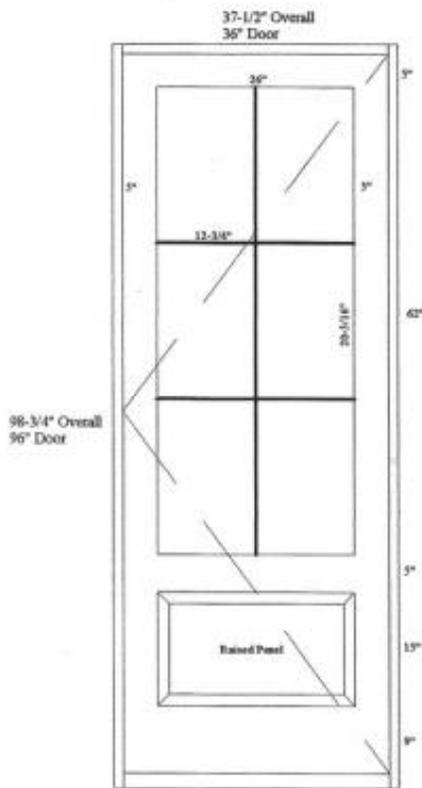


PROPOSED DOOR OPTIONS

OPTION 1

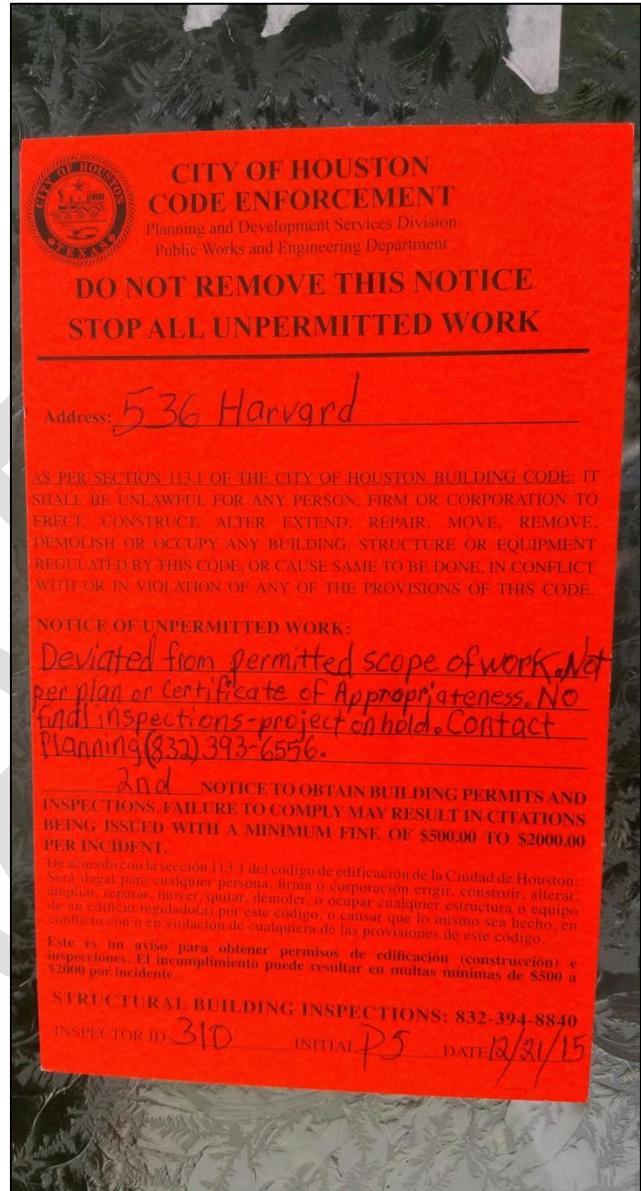
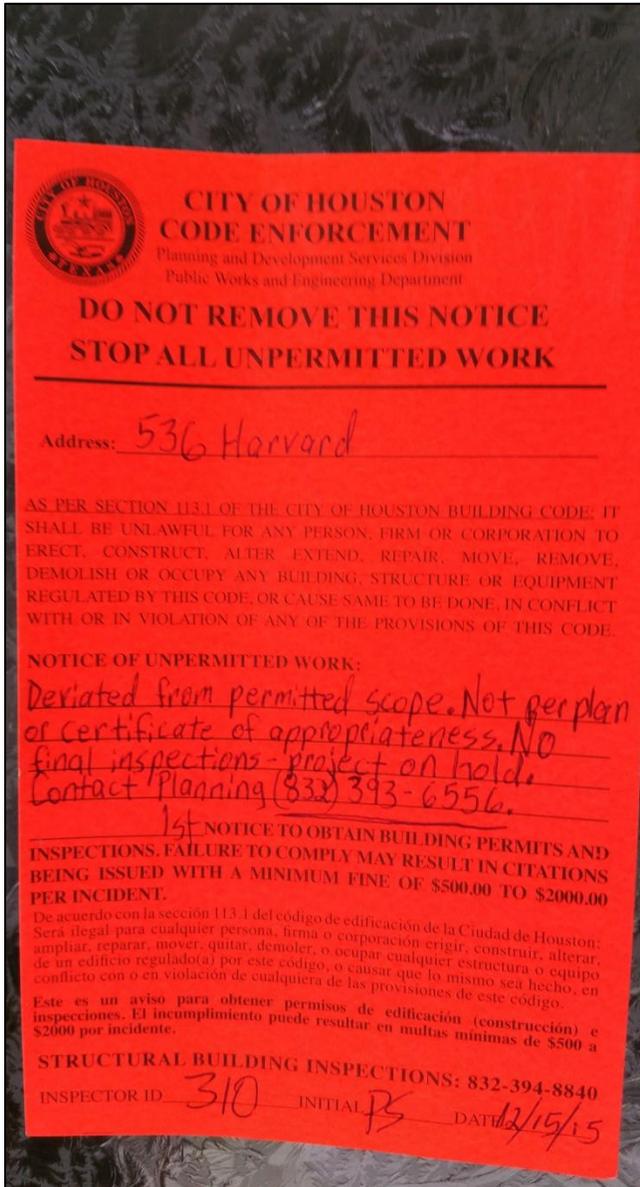
ORIGINAL DOOR

OPTION 2



STAFF PHOTOS

RED TAGS December 2015



STAFF PHOTOS

NOTICE OF DEFICIENCIES May 2016



CITY OF HOUSTON
BUILDING CODE ENFORCEMENT
1002 WASHINGTON AVE. HOUSTON, TX 77002

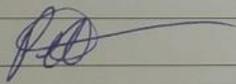
NOTICE OF DEFICIENCIES

PROJECT INFORMATION	PROJECT NO.	14086707	ADDRESS	536 Harvard	BLD/FL	
	DESCRIPTION					
	INSP TYPE	structural Final	AREA/LOCATION			

CORRECTIONS REQUIRED

PLEASE CORRECT THE FOLLOWING PRIOR TO RE-SCHEDULING THIS INSPECTION:

This project deviated from approved scope. Retro-active approval was sought and denied by the Houston archaeological and Historical Commission. It is in violation with Planning ordinance and building code. You are directed to restore the building to the approved scope of work and call for a final structural inspection. for information call (832) 393-6556 (Planning, Historical)

SIGNATURE: 

INSPECTOR #: 310

DATE: 5/20/16

CONTACT INFO	<input checked="" type="checkbox"/> Structural Inspections	832-394-8840	<input type="checkbox"/> Signs	832-394-8890
	<input type="checkbox"/> Electrical Inspections	832-394-8860	<input type="checkbox"/> Occupancy Inspections	832-394-8880
	<input type="checkbox"/> Mechanical Inspections	832-394-8850	<input type="checkbox"/> Habitability Inspections	832-394-8841
	<input type="checkbox"/> Plumbing Inspections	832-394-8870	<input type="checkbox"/> Other _____	_____

To schedule inspections or check the status of inspections:

- Phone: 713-222-9922
- Online: <http://www.houstonpermittingcenter.org/city-of-houston-permits/online-permits.html>

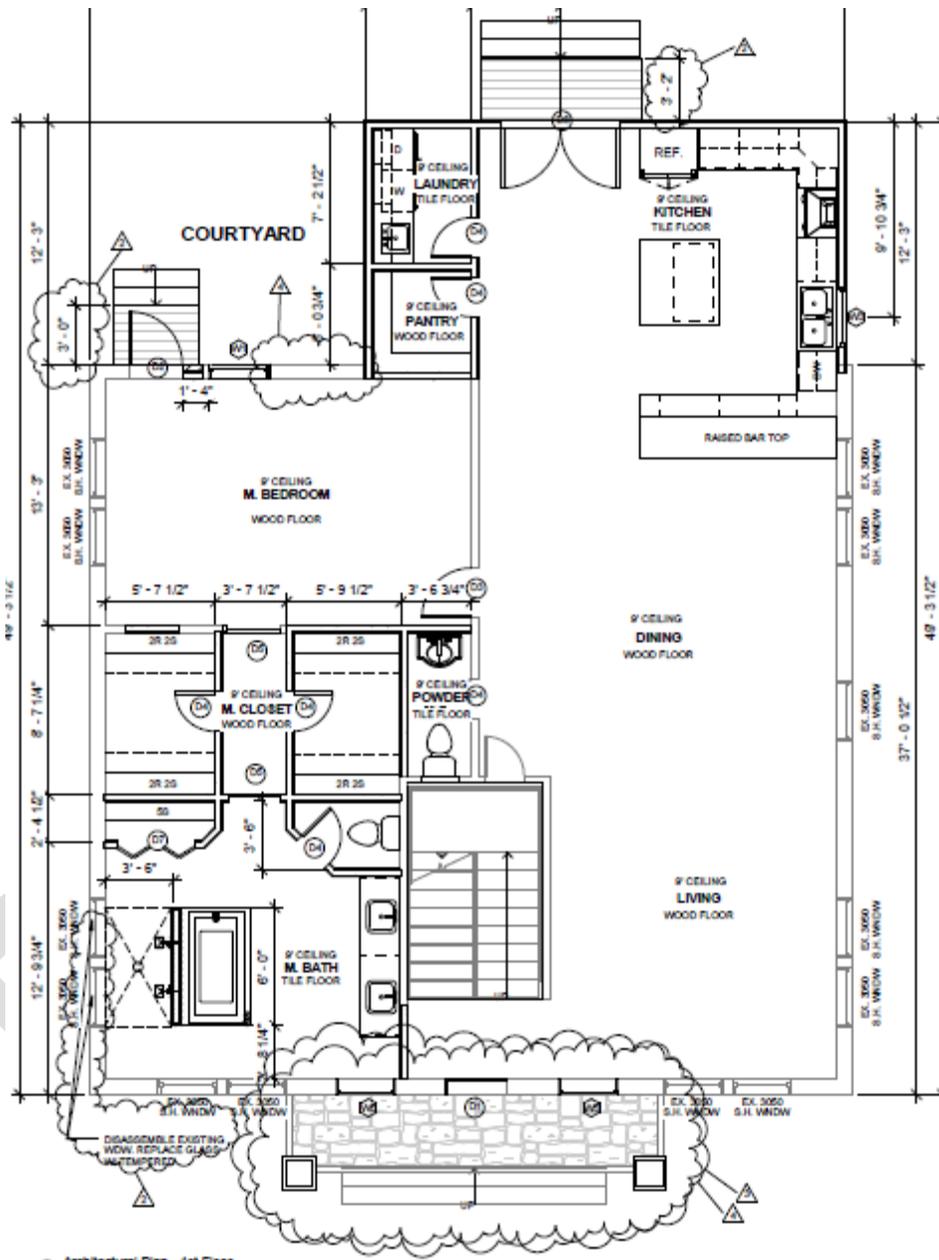
To sign up for text or email messages of inspection results and/or estimated inspection times, visit <https://telework.sivell.com/con2>

- DO NOT REMOVE THIS NOTICE -

CE-1274

FIRST FLOOR PLAN

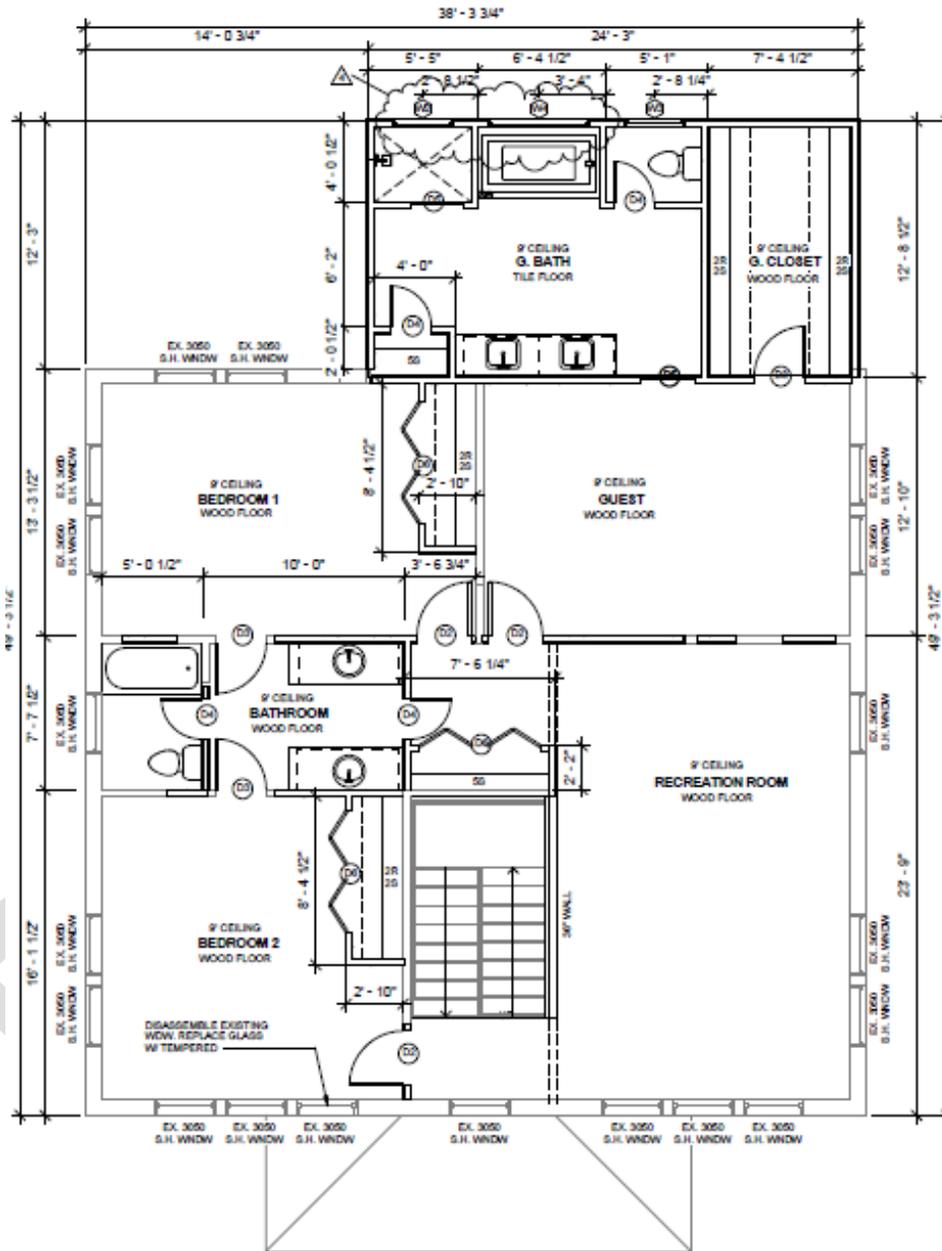
DENIED 3/24/2016



Architectural Plan - 1st Floor

SECOND FLOOR PLAN

DENIED 3/24/2016



Architectural Plan - 2nd Floor

WINDOW / DOOR SCHEDULE

DENIED 3/24/2016

Window Schedule							
Model	Height	Width	Family	Sill Height	Head Height	Count	Comments
W1	9' - 0"	3' - 0"	Double Hung with Trim	2' - 0"	7' - 0"	1	Tempered
W2	1' - 0"	3' - 0"	Fixed with Trim	5' - 8"	6' - 8"	1	Glass Block - Tempered, Privacy
W3	3' - 0"	3' - 0"	Double Hung with Trim	3' - 8"	6' - 8"	2	
W4	2' - 6"	5' - 0"	Fixed with Trim	4' - 2"	6' - 8"	1	Glass Block - Tempered, Privacy
W5	6' - 8"	3' - 0"	Fixed Paned w/Trim	0' - 0"	6' - 8"	2	

Door Schedule						
Model	Width	Height	Family	Head Height	Count	Comments
D1	3' - 0"	6' - 8"	Single-Glass	6' - 8"	1	
D2	2' - 8"	6' - 8"	Single-Panel	6' - 8"	4	
D3	2' - 6"	6' - 8"	Single-Panel	6' - 8"	4	
D4	2' - 0"	6' - 8"	Single-Panel	6' - 8"	10	
D5	2' - 8"	6' - 8"	Single-Glass	6' - 8"	4	Tempered, Privacy
D6	6' - 0"	6' - 8"	Bifold-4 Panel	6' - 8"	3	
D7	4' - 0"	6' - 8"	Bifold-4 Panel	6' - 8"	1	
D8	6' - 0"	6' - 8"	Double-Glass	6' - 8"	1	
D9	3' - 0"	6' - 8"	Single-Panel	5' - 2"	1	
D10	16' - 0"	6' - 6"	Overhead-Sectional	6' - 6"	1	

③ Schedules

DRAFT

PROJECT DETAILS

Windows/Doors: March 2016: The previous owner/applicant requested approval for inappropriate alterations that exceeded the approved scope of work. On the north elevation, a pair of windows and a single window on the first story were removed and the openings bricked in. Two rows of glass block were installed above the bricked in paired window location. A single window on the second story was also removed and the window bricked in. On the south elevation, a single window on both stories was removed and bricked in. The windows were destroyed. These window alterations did not appear as part of the application and were not indicated on the drawings. The original front door was removed, despite the HAHC condition that the original door was to remain. The auxiliary front doors were to be replaced with fixed 9-lite wood windows. The installed windows are instead fixed single pane. The March 2016 scope of work was Denied by the HAHC.

July 2016: The current applicant requested approval for the altered window pattern that was denied at the March 2016 HAHC meeting (see March 2016). The applicant also proposes to retain the unapproved front door as well as all other previously denied alterations.

August 2016: The applicant only proposes to replace the two auxiliary doors (now replaced with fixed windows) with 9-lite wood fixed windows with exterior muntins (as originally approved). The applicant also proposes to replace the new inappropriate front door (which replaced the original front door that was removed without HAHC approval) with a new wood 6-lite or 12-lite wood door to better simulate the original destroyed door. Additionally, the applicant seeks approval for all other previous completed unauthorized work, including the removed windows on the side elevations and the bricked in window openings on the side elevations, This work was completed without authorization by the HAHC, destroyed historic material, and was previously denied by the HAHC.

Exterior Materials: March 2016: The previous owner/applicant partially encased the existing front columns in brick, despite the Commission determination that the original columns were to remain. Slate tile was installed on the porch floor as well as the porch steps. The March 2016 scope of work was Denied by the HAHC.

July 2016: The current applicant seeks approval for the alterations made to the columns, porch floor, and porch steps. They also seek approval for limewashing the original brick veneer. The applicant also proposes to retain the unapproved front door as well as all other previously denied alterations

August 2016: The applicant currently seeks approval for all other previous completed unauthorized work, including the slate on the porch floor, steps, and wing walls as well as the the partial brick encasement of the original wood front porch columns. This work was completed without authorization by the HAHC, destroyed historic material, and was previously denied by the HAHC. The applicant also requests permission to limewash the original brick veneer on the front and side elevations.

ATTACHMENT A

APPLICANT LETTER TO THE COMMISSION

Hello Staff and Committee,

I would like to thank you for all of your time, help and sympathy with this situation my husband and I are facing in regard to our new home, [536 Harvard Street](#). We have been visiting with a number of contractors about the potential project on the front of our house, and we have found that the cost of damages caused by the previous builder/seller is over \$20,000.00 (quotes are attached). As you all may know, when buying a new home, a majority of the finances are tied into purchasing the home. In our situation, it was a stretch to our budget to purchase this home, but we bought this house expecting it to stay as is without needing to do any renovations or modification. Thus, due to that we are faced with a very tight and small budget for any type of renovations.

In fact, the only project we had planned for was to lime wash the exterior of the house, which would cost us \$6,400.00. We factored this project and dollar amount in when we purchased the house (because the seller said it would not be a problem to change the coloring of the brick to hide the look of the ghost windows), and we actually ended up paying for this project in full when we closed on our house. All of this was based upon representations from the builder/seller that such a project would not be a problem. Unfortunately, the contractor we hired to perform the lime wash has been unwilling to issue us a refund because they have shown up to our home on three different times to begin work on this project, but we have declined them due to the issue the builder has caused with our house, and of course out of respect for this Committee after we learned we needed to get approval prior to making any changes to the exterior of our home.

I am asking the Committee to please allow us to move forward with this home improvement to diminish the look of the ghost windows that the builder/seller caused. Also, I would ask the committee to please consider allowing my husband and I to only replace the front door and two frosted side windows with the approved 9 light windows that the builder/seller should have put in from the beginning. These three changes alone will cost us a good amount of money that we truly do not have to spare at this moment and time. The other recommended changes caused by the builder/seller are well beyond what we can afford and may very well be impossible since none of the original items are salvageable. After speaking with several contractors, including Pete with the staff, the damages that have been done to the front porch and to the front columns are going to be very challenging to reverse and bring back to original condition. This is why the proposals from various contractors are so high. While we want to work with the Committee on a conclusion to this unfortunate situation, we must keep our financial situation in mind. Financially, we are willing to set aside a budget to replace the front door and two side windows, however, I would request the committee allow us to keep the pillars and front porch as-is, as well as allow us to complete the lime wash project we have already paid-in-full and are unable to get a refund.

In conclusion, my husband and I will replace the frosted glass windows with the original approved 9 light windows, and we are willing to replace the front door with the photo of the door below. Everything else we propose stay as-is due to the cost associated with the project, and also the fact that the original condition may not be able to be restored.

Thank you again for your time, sympathy and consideration with this matter.

Warmly,

Brittany Orlando

ATTACHMENT B

ESTIMATE 1

[536 Harvard St.](#)
[Houston, TX 77007](#)

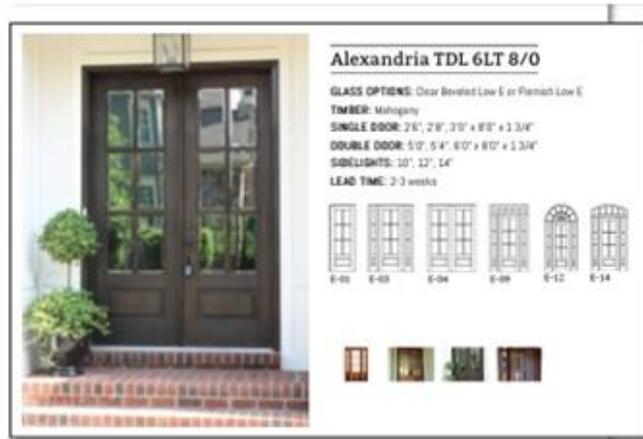
We will perform the following work for the aforementioned home :

- 1) Front door replaced with the Alexandria TDL 6LT 8/0 (not in a French door but in a single door option)
- 2) Partial brick encasing removed from pillar
- 3) Slate from front porch removed
- 4) Two tempered glasses windows replaced with 9 light Windows.

Total labor and material is \$25,200.00

Please call me at 832-584-3402 with any questions or concerns

Thank you
Robert Campbell
Sr. Remodeling Consultant
Houston Remodeling Contractors
www.houstonremodelingcontractors.com



ATTACHMENT C

ESTIMATE 2

ESTIMATE



Brittany Orlando
536 Harvard ST
Houston, TX 77007

(713) 201-5527

Gabriel Gonzalez
Gabriel's Home Remodeling & Repair
2515 Laverne St
Houston, TX 77080

Estimate # 16-578
Date 08/10/2016

Phone: (713) 344-7407
Email: gabriel@gabrielsremodeling.com
Web: www.gabrielsremodeling.com

Description

Demolition

Demolition and hauling of slate tiles currently installed on patio

Demolition

Demolition and hauling of brick decorative columns currently installed around post

Demolition

Demolition and hauling of front entry door

Demolition

Demolition and hauling of tempered windows on the sides of front entry door

Finish Carpentry

Supply and Install entry door crafted style door

Finish Carpentry

Supply and Install 9 lite windows next to front entry door

Subtotal	\$20,860.00
Total	\$20,860.00

Notes:

Please note that any additional work that has to be done to accommodate windows and door on the inside of home is not included. A deposit of \$6,500 due upon accepting estimate and progress payment upon request and final payment due upon completion of work

The foregoing Estimate is for work that will be complete in substantial and professional manner for the sum described above plus any options selected by the Customer as described. Any alterations or deviations from the work described above will be performed only upon direction of the Customer, and the Customer agrees to pay Gabriel's Home Remodeling standard charges for such work.

This Estimate is good for 30 days, and shall automatically lapse if not accepted in writing by the Customer by that date.

By signing this document, the customer agrees to the services and conditions outlined in this document.

Brittany Orlando

ATTACHMENT D
ESTIMATE 3

Bill To
Brittany Orlando
536 Harvard
Houston, Tx
713-201-5527



Estimate

Number E196
Date 8/11/2016

Work Performed At:
Brittany Orlando
536 Harvard
Houston, Tx
713-201-5527

Knight's General Contractors
2824 Jana Ln.
Pasadena, Tx 77503
Ph#281-684-2802
fax#281-487-5245

PO Number	Terms	Project
	50% down 50% @ completion	Restore house to original

Line Item #	Description of scope of work	Amount
1	Change out front door to 12 panel.	\$3,570.00
2	Change out windows on each side of front door with custom made to fit 9 panel windows.	\$3,285.00
3	Remove brick from (2) collums on front porch.	\$3,800.00
4	Remove slate from front porch and walkway. (No guarantee it will come off)	\$4,500.00

Houston Archaeological & Historical Commission

August 25, 2016
HPO File No. 160724

ITEM ##
536 Harvard Street
Houston Heights South

Bill To
Brittany Orlando
536 Harvard
Houston, Tx
713-201-5527



Estimate

Number E196
Date 8/11/2016

Work Performed At:
Brittany Orlando
536 Harvard
Houston, Tx
713-201-5527

Knight's General Contractors
2824 Jana Ln.
Pasadena, Tx 77503
Ph#281-684-2802
fax#281-487-5245

PO Number	Terms	Project
	50% down 50% @ completion	Restore house to original

Line Item #	Description of scope of work	Amount
-------------	------------------------------	--------

Knight's general contractors will furnish materials, labor, and tools & equipment to complete work discribed above. All work has a (1) year warranty from the date this estimate is accepted and signed. This is a labor and material bid. If you have any questions or concerns regarding this estimate please contact Richard Knight @ 281-684-2802.
ACCEPTANCE OF PROPOSAL

SIGN _____ DATE _____

SubTotal	\$15,155.00
Sales Tax 8.25% on \$15,155.	\$1,250.29
Total	\$16,405.29
Amount Paid	\$0.00
Amount Due	\$16,405.29

ATTACHMENT E

PREVIOUS APPLICANT LETTER TO THE COMMISSION AND TIMELINE OF EVENTS

Hello Committee and Staff,

My husband and I would like to thank you for your time and consideration in allowing us to present you with the situation we are facing concerning our new home, 536 Harvard Street. As previously mentioned at the end of the June meeting, my husband and I purchased this home from the builder Will Rallis in April of this year. Shortly after our closing date, we received a red tag notice from the City of Houston – Code Enforcement, stating that our home was in violation for deviating from the approved scope of project. As the buyers of this home, we were never made aware by the builder/seller, in disclosures or at closing, that renovations made to the home were done without the Houston Archeological & Historical Commission’s approval. In fact, all we knew was that the house had recently been renovated, nothing more.

This unfortunate circumstance has left my husband and I completely blindsided. My husband and I are newly married and this is our first home together, and having to imagine renovating our new home after we just bought it is simply devastating. We love our house as we bought it and cannot imagine having to change it. More concerning, we do not know how we will be able to come up with the means to afford these unforeseen renovations the HAHC may require. When we purchased this home, we budgeted for our mortgage, but did not budget for expensive renovations. While we have been advised and have considered suing the builder/ seller, we do not have the extra capital to hire an attorney, and the attorneys that we have spoken with have informed us that if recovery from the builder/seller is possible, it can take over a year or more before the matter gets resolved. With all of this said, any changes that will need to be made per the commission’s decision will be coming out of our pocket, which is essentially empty.

On July 28, 2016, I will be filing a contest to request the committee and staff reconsider their decision to restore our new home to its prior condition. We are contesting this decision because we were completely innocent and do not believe we should be responsible for the builders lack of judgement when he made these alterations to the home. Further, we have learned after speaking with different contractors that many of the restorations/renovations that are being requested are all but impossible at this point given that the majority of the items to be restored have been either been trashed or severely damaged by the builder.

If you will please take the time to look at the proposal that one of the contractors provided for us in regard to the changes that are being requested it would be greatly appreciated. We have also come up with a tentative timeline of events from when my husband and I started to look at the home to when we closed to provide further proof that we were innocent in this situation. In conclusion, I would respectfully request the committee to please not take forceful actions on our new home, which will only put my husband and I in a situation in which we will have to pay for an expensive restoration that we simply cannot afford.

Thank you for your time and consideration.

Warmly,

Luis & Brittany DeOrbegoso

Timeline of Events:

February 27, 2016 - First time viewing the home. Will Rallis (the builder and seller) was the one showing us the house because his sister was out of town. He mentioned the house was converted from a four-plex to a single family home. He pointed out all of the original features that he preserved and never once mentioned the house being red tagged. The red tag was removed and not visible at this showing.

March 2, 2016 - We hired our family friend to assist us as our real-estate agent since this was our first time buying a home and we were unaware of how the process went.

March 3, 2016 - Seller disclosure was sent to our realtor. Nothing was disclosed about the property being in any type of violation. The document is attached. Please refer to section 5.

Also on March 3rd, Sofia (Will Rallis' realtor) sent an email confirming everything was approved with the house. Screen shot of email is attached.

March 4, 2016 - Received our pre approval letter from the bank to move forward with the house.

March 9, 2016 - The first communication started with Stewart Title in regards to our Closing Transaction.

March 14, 2016 - The Title Commitment was sent to all parties by Stewart Title.

March 28, 2016 - We hired an inspector to look at the property. There was not a red tag on the door, nor was it mentioned by the seller or the inspector about the violation.

April 8, 2016 - Will Rallis (Builder/Seller) requested to do a walk through together in the home. Never once was the violation mentioned nor was the red tag on the door.

April 12, 2016 - We closed on 536 Harvard Street with absolutely nothing mentioned by the builder/seller about the violation with the home.

DRAFT

ATTACHMENT F

LETTER FROM BRICKMOON DESIGN



brickmoon
DESIGN

To: Houston Archaeological and Historical Commission

From: Brickmoon Design

Date: July 6th, 2016

Subject: 536 Harvard

I am writing this letter on behalf of the homeowner at 536 Harvard in order to provide a professional opinion to the changes requested by the HAHC. The staff members at the HAHC have asked that issues with the current front porch, front steps, front columns, front door and windows, and removed windows be addressed.

The items discussed below are the result of issues created by the builder who completed work without approval from the HAHC. The work was not performed in accordance with the original COA and the homeowner was sold the house without any knowledge of this negligence.

Slate tile has been added on top of the existing brick porch and steps. The process required to remove the slate tile and grout will likely cause damage to the existing brick below it. The existing material will not be in the same condition it was before the tiles were applied. I would propose that the slate tile be allowed to remain since the original material would be compromised and require replacement in order to remove the tiles.

The existing front porch columns have been encased within a brick and concrete base. It is unclear as to how the builder encased the existing columns within the brick bases. The process of removing the brick and the concrete cap that surrounds the existing column will likely cause damage to the existing column surround. If the brick could be removed successfully, the existing column will not be in its original condition and will also likely need to be replaced. I would propose that the existing column condition be allowed to remain since the original material would be compromised during the removal process and require replacement.

The original front door was replaced by the builder and it no longer exists. The historic material has been removed and discarded by the builder prior to the homeowner

purchasing the home. I would propose that a different style of door be chosen in order to better match the original historic door style.

The two original doors on either side of the main door, which once led to separate entrances of the fourplex, were approved to be replaced with 9 lite windows. However, the builder chose to install single lite, frosted glass picture windows prior to the homeowner purchasing the home. I would propose that the type of window that was originally approved by the HAHC be installed in place of the picture windows.

Five original windows were also removed by the builder during the construction process. The historic material was removed and discarded by the builder before the homeowner purchased the house. Putting new, non-original windows back in their existing locations does not add any historic fabric back to the home. Those window locations also no longer work with the current house design. The two large windows on the north side would be located within the master shower, which would allow no privacy and cause water issues since the shower heads face the window. The three small windows on the north side are located at wall intersections in the master bath and closet, and the two windows on the south side would be located off-center in the living room and gameroom. I would propose that the current window conditions be allowed to remain since the historic fabric has already been destroyed.

In addition to the builder not following the original COA and not disclosing this information to the current homeowner, he also sold the house to the current homeowner by telling them that it wouldn't be a problem to lime wash over the original bricked in window locations to make the house look better. In our professional opinion, this homeowner was deceived and placed in a situation that is completely out of their control. They are now in a position to have to fix issues that were not disclosed and, as a result, are in a very unusual situation where the fault lies completely with another party that no longer has ownership of the house. Now they are being asked to make some significant changes to the house they purchased that will require them to spend a significant amount of money to fix something that was completely out of their control. This is a very unfortunate situation.

Sincerely,



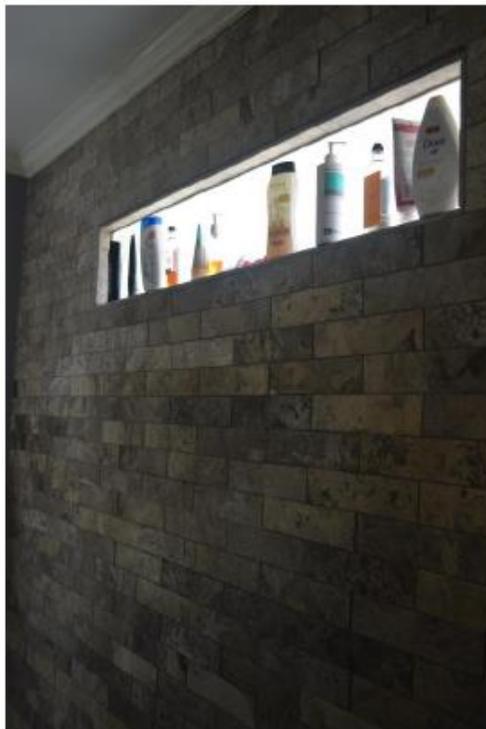
Jeremy McFarland

Brickmoon Design

ATTACHMENT G
APPLICANT PHOTOS



View of current frosted glass window facing into master bathroom.



View of current master shower. This would be the location of the two large windows that were removed and the HAHC is asking to be put back. Shower heads are located on the opposite wall and point directly towards the windows.



View of slate tile that was placed over the existing brick porch and steps.



View of current porch columns. The right view shows the concrete cap over the brick base that fully surrounds the original column.

ATTACHMENT H
SELLER'S DISCLOSURE



TEXAS ASSOCIATION OF REALTORS®
SELLER'S DISCLOSURE NOTICE

©Texas Association of REALTORS®, Inc. 2014

Section 5.008, Property Code requires a seller of residential property of not more than one dwelling unit to deliver a Seller's Disclosure Notice to a buyer on or before the effective date of a contract. **This form complies with and contains additional disclosures which exceed the minimum disclosures required by the Code.**

536 Harvard St

Houston, Tx 77007-2570

CONCERNING THE PROPERTY AT _____

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, OR ANY OTHER AGENT.

Seller is is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property? _____ or never occupied the Property

Section 1. The Property has the items marked below: (Mark Yes (Y), No (N), or Unknown (U).)

This notice does not establish the items to be conveyed. The contract will determine which items will & will not convey.

Item	Y	N	U	Item	Y	N	U	Item	Y	N	U
Cable TV Wiring			<input checked="" type="checkbox"/>	Liquid Propane Gas:			<input checked="" type="checkbox"/>	Pump: <input type="checkbox"/> sump <input type="checkbox"/> grinder			<input checked="" type="checkbox"/>
Carbon Monoxide Det.			<input checked="" type="checkbox"/>	-LP Community (Captive)			<input checked="" type="checkbox"/>	Rain Gutters			<input checked="" type="checkbox"/>
Ceiling Fans	<input checked="" type="checkbox"/>			-LP on Property			<input checked="" type="checkbox"/>	Range/Stove		<input checked="" type="checkbox"/>	
Cooktop			<input checked="" type="checkbox"/>	Hot Tub			<input checked="" type="checkbox"/>	Roof/Attic Vents			<input checked="" type="checkbox"/>
Dishwasher	<input checked="" type="checkbox"/>			Intercom System			<input checked="" type="checkbox"/>	Sauna			<input checked="" type="checkbox"/>
Disposal	<input checked="" type="checkbox"/>			Microwave	<input checked="" type="checkbox"/>			Smoke Detector	<input checked="" type="checkbox"/>		
Emergency Escape Ladder(s)			<input checked="" type="checkbox"/>	Outdoor Grill			<input checked="" type="checkbox"/>	Smoke Detector - Hearing Impaired			<input checked="" type="checkbox"/>
Exhaust Fans			<input checked="" type="checkbox"/>	Patio/Decking			<input checked="" type="checkbox"/>	Spa			<input checked="" type="checkbox"/>
Fences	<input checked="" type="checkbox"/>			Plumbing System			<input checked="" type="checkbox"/>	Trash Compactor			<input checked="" type="checkbox"/>
Fire Detection Equip.			<input checked="" type="checkbox"/>	Pool			<input checked="" type="checkbox"/>	TV Antenna			<input checked="" type="checkbox"/>
French Drain	<input checked="" type="checkbox"/>			Pool Equipment			<input checked="" type="checkbox"/>	Washer/Dryer Hookup	<input checked="" type="checkbox"/>		
Gas Fixtures	<input checked="" type="checkbox"/>			Pool Maint. Accessories			<input checked="" type="checkbox"/>	Window Screens			<input checked="" type="checkbox"/>
Natural Gas Lines	<input checked="" type="checkbox"/>			Pool Heater			<input checked="" type="checkbox"/>	Public Sewer System	<input checked="" type="checkbox"/>		

Item	Y	N	U	Additional Information
Central A/C	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: 1
Evaporative Coolers		<input checked="" type="checkbox"/>		number of units: _____
Wall/Window AC Units		<input checked="" type="checkbox"/>		number of units: _____
Attic Fan(s)		<input checked="" type="checkbox"/>		if yes, describe: _____
Central Heat	<input checked="" type="checkbox"/>			<input type="checkbox"/> electric <input checked="" type="checkbox"/> gas number of units: 1
Other Heat		<input checked="" type="checkbox"/>		if yes, describe: _____
Oven	<input checked="" type="checkbox"/>			number of ovens: 1 <input type="checkbox"/> electric <input checked="" type="checkbox"/> gas <input type="checkbox"/> other: _____
Fireplace & Chimney		<input checked="" type="checkbox"/>		<input type="checkbox"/> wood <input type="checkbox"/> gas logs <input type="checkbox"/> mock <input type="checkbox"/> other: _____
Carport		<input checked="" type="checkbox"/>		<input type="checkbox"/> attached <input type="checkbox"/> not attached
Garage	<input checked="" type="checkbox"/>			<input type="checkbox"/> attached <input checked="" type="checkbox"/> not attached
Garage Door Openers	<input checked="" type="checkbox"/>			number of units: 1 number of remotes: 1
Satellite Dish & Controls		<input checked="" type="checkbox"/>		<input type="checkbox"/> owned <input type="checkbox"/> leased from _____
Security System		<input checked="" type="checkbox"/>		<input type="checkbox"/> owned <input type="checkbox"/> leased from _____
Water Heater	<input checked="" type="checkbox"/>			<input type="checkbox"/> electric <input checked="" type="checkbox"/> gas <input type="checkbox"/> other: _____ number of units: 1
Water Softener		<input checked="" type="checkbox"/>		<input type="checkbox"/> owned <input type="checkbox"/> leased from _____
Underground Lawn Sprinkler		<input checked="" type="checkbox"/>		<input type="checkbox"/> automatic <input type="checkbox"/> manual areas covered: _____
Septic / On-Site Sewer Facility		<input checked="" type="checkbox"/>		if yes, attach Information About On-Site Sewer Facility (TAR-1407)

(TAR-1406) 01-01-14

Initialed by: Buyer: _____ and Seller: MR

Page 1 of 5

K&T Realty Group, Inc. 1201 Bering Dr., #210 Houston, TX 77057
sofa@ktr.com

Phone: 832.531.6040 Fax: 713.977.3137
Produced with zipForm® by zipLogic 13070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogic.com

Harvard

536 Harvard St
Houston, Tx 77007-2570

Concerning the Property at _____

Water supply provided by: city well MUD co-op unknown other: _____

Was the Property built before 1978? yes no unknown

(If yes, complete, sign, and attach TAR-1906 concerning lead-based paint hazards).

Roof Type: Composition Shingle Age: 5yrs (per previous owner) (approximate)

Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)?

yes no unknown

Are you (Seller) aware of any of the items listed in this Section 1 that are not in working condition, that have defects, or are need of repair? yes no If yes, describe (attach additional sheets if necessary): _____

Section 2. Are you (Seller) aware of any defects or malfunctions in any of the following?: (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

Item	Y	N	Item	Y	N	Item	Y	N
Basement		<input checked="" type="checkbox"/>	Floors		<input checked="" type="checkbox"/>	Sidewalks		<input checked="" type="checkbox"/>
Ceilings		<input checked="" type="checkbox"/>	Foundation / Slab(s)		<input checked="" type="checkbox"/>	Walls / Fences		<input checked="" type="checkbox"/>
Doors		<input checked="" type="checkbox"/>	Interior Walls		<input checked="" type="checkbox"/>	Windows		<input checked="" type="checkbox"/>
Driveways		<input checked="" type="checkbox"/>	Lighting Fixtures		<input checked="" type="checkbox"/>	Other Structural Components		<input checked="" type="checkbox"/>
Electrical Systems		<input checked="" type="checkbox"/>	Plumbing Systems		<input checked="" type="checkbox"/>			
Exterior Walls		<input checked="" type="checkbox"/>	Roof		<input checked="" type="checkbox"/>			

If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary): _____

Section 3. Are you (Seller) aware of any of the following conditions: (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

Condition	Y	N	Condition	Y	N
Aluminum Wiring		<input checked="" type="checkbox"/>	Previous Foundation Repairs		<input checked="" type="checkbox"/>
Asbestos Components		<input checked="" type="checkbox"/>	Previous Roof Repairs		<input checked="" type="checkbox"/>
Diseased Trees: <input type="checkbox"/> oak wilt <input type="checkbox"/> _____		<input checked="" type="checkbox"/>	Other Structural Repairs		<input checked="" type="checkbox"/>
Endangered Species/Habitat on Property		<input checked="" type="checkbox"/>	Radon Gas		<input checked="" type="checkbox"/>
Fault Lines		<input checked="" type="checkbox"/>	Settling		<input checked="" type="checkbox"/>
Hazardous or Toxic Waste		<input checked="" type="checkbox"/>	Soil Movement		<input checked="" type="checkbox"/>
Improper Drainage		<input checked="" type="checkbox"/>	Subsurface Structure or Pits		<input checked="" type="checkbox"/>
Intermittent or Weather Springs		<input checked="" type="checkbox"/>	Underground Storage Tanks		<input checked="" type="checkbox"/>
Landfill		<input checked="" type="checkbox"/>	Unplatted Easements		<input checked="" type="checkbox"/>
Lead-Based Paint or Lead-Based Pt. Hazards		<input checked="" type="checkbox"/>	Unrecorded Easements		<input checked="" type="checkbox"/>
Encroachments onto the Property		<input checked="" type="checkbox"/>	Urea-formaldehyde Insulation		<input checked="" type="checkbox"/>
Improvements encroaching on others' property		<input checked="" type="checkbox"/>	Water Penetration		<input checked="" type="checkbox"/>
Located in 100-year Floodplain		<input checked="" type="checkbox"/>	Wetlands on Property		<input checked="" type="checkbox"/>
Located in Floodway		<input checked="" type="checkbox"/>	Wood Rot		<input checked="" type="checkbox"/>
Present Flood Ins. Coverage (If yes, attach TAR-1414)		<input checked="" type="checkbox"/>	Active infestation of termites or other wood destroying insects (WDI)		<input checked="" type="checkbox"/>
Previous Flooding into the Structures		<input checked="" type="checkbox"/>	Previous treatment for termites or WDI		<input checked="" type="checkbox"/>
Previous Flooding onto the Property		<input checked="" type="checkbox"/>	Previous termite or WDI damage repaired		<input checked="" type="checkbox"/>
Located in Historic District	<input checked="" type="checkbox"/>		Previous Fires		<input checked="" type="checkbox"/>
Historic Property Designation		<input checked="" type="checkbox"/>	Termite or WDI damage needing repair		<input checked="" type="checkbox"/>
Previous Use of Premises for Manufacture of Methamphetamine		<input checked="" type="checkbox"/>	Single Blockable Main Drain in Pool/Hot Tub/Spa*		<input checked="" type="checkbox"/>

(TAR-1406) 01-01-14

Initialed by: Buyer: _____ and Seller: MR

Page 2 of 5

536 Harvard St
Houston, Tx 77007-2570

Concerning the Property at _____

If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):
Located in Houston Heights Historic District

*A single blockable main drain may cause a suction entrapment hazard for an individual.

Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, which has not been previously disclosed in this notice? yes no If yes, explain (attach additional sheets if necessary):

Section 5. Are you (Seller) aware of any of the following (Mark Yes (Y) if you are aware. Mark No (N) if you are not aware.)

Y N

- Room additions, structural modifications, or other alterations or repairs made without necessary permits or not in compliance with building codes in effect at the time.
- Homeowners' associations or maintenance fees or assessments. If yes, complete the following:
Name of association: _____
Manager's name: _____ Phone: _____
Fees or assessments are: \$ _____ per _____ and are: mandatory voluntary
Any unpaid fees or assessment for the Property? yes (\$ _____) no
If the Property is in more than one association, provide information about the other associations below or attach information to this notice.
- Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete the following:
Any optional user fees for common facilities charged? yes no If yes, describe: _____
- Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
- Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)
- Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.
- Any condition on the Property which materially affects the health or safety of an individual.
- Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold.
If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation).
- Any rainwater harvesting system located on the property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source.
- The Property is located in a propane gas system service area owned by a propane distribution system retailer.

Concerning the Property at 536 Harvard St
Houston, Tx 77007-2570

If the answer to any of the items in Section 5 is yes, explain (attach additional sheets if necessary): _____

Section 6. Seller has has not attached a survey of the Property.

Section 7. Within the last 4 years, have you (Seller) received any written inspection reports from persons who regularly provide inspections and who are either licensed as inspectors or otherwise permitted by law to perform inspections? yes no If yes, attach copies and complete the following:

Inspection Date	Type	Name of Inspector	No. of Pages

Note: A buyer should not rely on the above-cited reports as a reflection of the current condition of the Property. A buyer should obtain inspections from inspectors chosen by the buyer.

Section 8. Check any tax exemption(s) which you (Seller) currently claim for the Property:

- Homestead Senior Citizen Disabled
- Wildlife Management Agricultural Disabled Veteran
- Other: _____ Unknown

Section 9. Have you (Seller) ever filed a claim for damage to the Property with any insurance provider? yes no

Section 10. Have you (Seller) ever received proceeds for a claim for damage to the Property (for example, an insurance claim or a settlement or award in a legal proceeding) and not used the proceeds to make the repairs for which the claim was made? yes no If yes, explain: _____

Section 11. Does the property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code? unknown no yes. If no or unknown, explain. (Attach additional sheets if necessary): _____

**Chapter 766 of the Health and Safety Code requires one-family or two-family dwellings to have working smoke detectors installed in accordance with the requirements of the building code in effect in the area in which the dwelling is located, including performance, location, and power source requirements. If you do not know the building code requirements in effect in your area, you may check unknown above or contact your local building official for more information.*

A buyer may require a seller to install smoke detectors for the hearing impaired if: (1) the buyer or a member of the buyer's family who will reside in the dwelling is hearing-impaired; (2) the buyer gives the seller written evidence of the hearing impairment from a licensed physician; and (3) within 10 days after the effective date, the buyer makes a written request for the seller to install smoke detectors for the hearing-impaired and specifies the locations for installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.

(TAR-1406) 01-01-14 Initialed by: Buyer: _____, _____ and Seller: WR, _____

Concerning the Property at 536 Harvard St
Houston, Tx 77007-2570

Seller acknowledges that the statements in this notice are true to the best of Seller's belief and that no person, including the broker(s), has instructed or influenced Seller to provide inaccurate information or to omit any material information.

William Rallis 01/06/2016 17:30:12
Signature of Seller Date Signature of Seller Date
Printed Name: _____ Printed Name: _____

ADDITIONAL NOTICES TO BUYER:

- (1) The Texas Department of Public Safety maintains a database that the public may search, at no cost, to determine if registered sex offenders are located in certain zip code areas. To search the database, visit www.txdps.state.tx.us. For information concerning past criminal activity in certain areas or neighborhoods, contact the local police department.
- (2) If the property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the mean high tide bordering the Gulf of Mexico, the property may be subject to the Open Beaches Act or the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit may be required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.
- (3) If you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.
- (4) The following providers currently provide service to the property:

Electric: <u>Reliant</u>	phone #: <u>855-350-8653</u>
Sewer: <u>City of Houston</u>	phone #: <u>713-837-0311</u>
Water: <u>City of Houston</u>	phone #: <u>713-371-1400</u>
Cable: <u>NA</u>	phone #: _____
Trash: <u>City of Houston</u>	phone #: <u>713-837-0311</u>
Natural Gas: <u>Centerpoint</u>	phone #: <u>713-659-2111</u>
Phone Company: <u>NA</u>	phone #: _____
Propane: <u>NA</u>	phone #: _____
- (5) This Seller's Disclosure Notice was completed by Seller as of the date signed. The brokers have relied on this notice as true and correct and have no reason to believe it to be false or inaccurate. YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY.

The undersigned Buyer acknowledges receipt of the foregoing notice.

Signature of Buyer _____ Date _____ Signature of Buyer _____ Date _____
Printed Name: _____ Printed Name: _____