

# CERTIFICATE OF APPROPRIATENESS APPLICATION FORM



PLANNING &  
DEVELOPMENT  
DEPARTMENT

## PROPERTY

Address 1336 TULANE ST.  
Historic District / Landmark HOUSTON HEIGHTS HRST. HCAD # 020170000032  
Subdivision HOUSTON HEIGHTS Lot 32 Block 174

## 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 KEMP + DIANE McMILLAN  
Company CORUM PROPERTIES.  
Mailing Address 1212 ANTOINE DR.  
HOUSTON, TX 77055  
Phone 713.824.0955  
Email [REDACTED]  
Signature M. Kemp McMullen  
Date 2/1/17

## APPLICANT (if other than owner)

Name ALEXANDER RIDGWAY  
Company BRICKMOON DESIGN  
Mailing Address 1438 CAMPBELL ROAD  
HOUSTON, TX 77055  
Phone 713.805.3367  
Email [REDACTED]  
Signature [Signature]  
Date 1.31.17.

## 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: \_\_\_/\_\_\_/\_\_\_



brickmoon  
DESIGN

To: Houston Archaeological and Historical Commission

From: Brickmoon Design

Date: January 31, 2017

Subject: COA Application – 1336 Tulane – Written Description

The existing structure at 1336 Tulane consists of a one story, 864 SF home. The original home appears to have been a 2 room structure that was added to in phases. Based upon the tax record information that we were able to access, it appears that the additions were completed prior to 1937.

The existing structure has been thoroughly infested by termites and left open to the elements for a prolonged period of time and is in a state of progressive structural failure. The perimeter beam has disintegrated completely in the NW corner of the home and the floor structure has collapsed in that area. The wall and roof framing members have been thoroughly compromised by termites and exposure to the elements. Upon consultation with a structural engineer, a house mover and a building contractor, we do not see any plausible means that could be taken to repair the damage to the structure that would make it safe for occupancy. The framing has been so thoroughly compromised that any attempt to lift or raise the house to repair the extensive damage to the foundation would almost certainly result in the immediate collapse of the structure. Any effort to re-construct the structure would require demolishing the home down to the piers. Since this home has been infested with termites, none of the existing wood material found on the home is suitable for re-use. In its current condition, this structure can neither be occupied safely nor restored without removing virtually all of the existing historic building material.

The applicant is applying for a demolition approval based on the criteria as set forth in Chapter 33-247. The applicant believes that this structure meets the conditions set forth in this section, specifically 33-247(a)(1) and 33-247(a)(2)

1. The building, structure, or object has seriously deteriorated to an unusable state and is beyond reasonable repair; and

*The applicant has consulted with a structural engineer, termite control specialist, a house mover and home remodeler to discuss the feasibility of repairing and restoring the structure. None of the building professionals who have inspected the property have believed that it was possible to restore this structure. Supporting statements from Bec-Lin Engineering, Amrid Pest Control, Cherry Demolition and Ridgewater Homes are included in the application materials.*

2. The HAHC finds, based on the preponderance of credible evidence presented by the applicant, the existence of an unreasonable economic hardship under subsection (c) of this section or the establishment of an unusual and compelling circumstance pursuant to subsection (d) of this section.

*The existing condition of the structure is unsafe for any type of occupancy and cannot be used to any economic benefit of the owner in the current condition. The appraised value of the current structure is \$0 per the appraisal included with the application.*

*The applicant believes that all of the criteria of subsection (c) and (d) are met and that the preponderance of the credible evidence justifies the issuance of Certificate for demolition.*

(c)

Determination of an unreasonable economic hardship shall be based upon the following criteria:

(1)

That the property is incapable of earning a reasonable return, regardless of whether the return is the most profitable return, including without limitation, regardless of whether the costs of maintenance or improvement of the property exceed its fair market value;

*The property is incapable of earning any income at all with the existing structure in place. The existing structure is structurally unsafe for any human occupancy.*

(2)

That the owner has demonstrated that the property cannot be adapted for any other use, whether by the current owner, by a purchaser or by a lessee, that would result in a reasonable return;

*It is not possible to restore or rehabilitate the existing structure to make it suitable for occupancy without completely removing and reconstructing the structure in its entirety. Any owner of this property would face the identical situation of owning a structure that can neither be used nor improved.*

(3)

That the owner has demonstrated reasonable efforts to find a purchaser or lessee interested in acquiring the property and preserving it, and that those efforts have failed; and

*The current owners of the property purchased the property in June of 2016 with the intention of restoring the existing structure and building an addition to the rear as an investment property. Only after purchasing the property, did they become aware of the impossibility of restoring the existing structure. The current owners purchased the*

*property at the urging of several neighbors who were concerned about the state of the house which at that time had been vacant for several years.*

(4)

If the applicant is a nonprofit organization, determination of an unreasonable economic hardship shall instead be based upon whether the denial of a certificate of appropriateness financially prevents or seriously interferes with carrying out the mission, purpose, or function of the nonprofit corporation.

*Not Applicable – The applicant is not a nonprofit organization.*

(d)

Determination of the existence of an unusual or compelling circumstance shall be based upon the following criteria:

(1)

That current information does not support the historic or archaeological significance of the building, structure or object or its importance to the integrity of an historic district, if applicable;

(a)

The HAHC, in making recommendations with respect to designation, and the city council, in making a designation, shall consider one or more of the following criteria, as appropriate for the type of designation:

*The applicant contends that the existing structure does not meet the requirements for designation as a historic structure per Section 33-224 below.*

(1)

Whether the building, structure, object, site or area possesses character, interest or value as a visible reminder of the development, heritage, and cultural and ethnic diversity of the city, state, or nation;

*The existing structure on the property was originally a two room side gable home that had several modifications and additions completed over the years. Available tax records indicate that the house was substantially in its current configuration by 1937, though the current front porch appears to be a more recent addition. Within the home, there appear to have been several haphazardly done modifications including the insertion of a small winding staircase in the center of the home. At no point in time was this structure a good example of an archetype prevalent in or unique to the Houston Heights West Historic District.*

(2)

Whether the building, structure, object, site or area is the location of a significant local, state or national event;

*There is no available evidence of any such significant event ever taking place at this property.*

(3)

Whether the building, structure, object, site or area is identified with a person who, or group or event that, contributed significantly to the cultural or historical development of the city, state, or nation;

*There is no available evidence of any such person(s) being associated with this property.*

(4)

Whether the building or structure or the buildings or structures within the area exemplify a particular architectural style or building type important to the city;

*The structure lies within the Houston Heights West Historic District. Contributing structures within this district consist largely of craftsman style bungalows with a mix of gable and hipped roofs facing the street. The structure at 1336 Tulane Street is smaller than most of the surrounding contributing structures and it is a cross gable structure without gables or dormers addressing the street. The structure has been modified several times and no longer resembles any readily identifiable archetype or style of building.*

(5)

Whether the building or structure or the buildings or structures within the area are the best remaining examples of an architectural style or building type in a neighborhood;

*There are numerous other contributing structure in the district and on Tulane Street that are good examples of the craftsman bungalow housing type.*

(6)

Whether the building, structure, object or site or the buildings, structures, objects or sites within the area are identified as the work of a person or group whose work has influenced the heritage of the city, state or nation;

*There is no available evidence that any such groups or persons are associated with this property.*

(7)

Whether specific evidence exists that unique archaeological resources are present; and

*There is no available evidence that any such resources are present on this property.*

(8)

Whether the building, structure, object or site has value as a significant element of community sentiment or public pride.

*The structure is uninhabitable and has been derelict for many years. There is no record of any sentiment of public pride associated with this property.*

(2)

Whether there are definite plans for reuse of the property if the proposed demolition is carried out and what effect such plans have on the architectural, cultural, historical or archaeological character of the context area; and

*If the COA for demolition is granted the owner intends to pursue the design and construction of a single family residence on the property along the lines of the conceptual sketches provided in the application materials. This design will be submitted to the HAHC for review and approval per the requirements of Chapter 33, Article VII.*

(3)

Whether reasonable measures can be taken to save the building, structure or object from further deterioration, collapse, arson, vandalism or neglect.

*The current structure is in a state of structural failure largely due to a prolonged termite infestation. There is nothing that can be done to save this structure from continued deterioration and inevitable structural collapse.*

Included in this application is a preliminary site plan and conceptual elevation for the proposed structure which the owner would want to construct on this property.

See photos below:



Existing front elevation



Front porch



Existing rear elevation



Decay of perimeter beam and structural failure of floor.



Structural failure of floor.



Interior damage at the bathroom.



Stairs constructed inside of closet.



brickmoon  
DESIGN

To: Houston Archaeological and Historical Commission

From: Brickmoon Design

Date: March 1, 2017

Subject: COA Application – 1336 Tulane – Supplemental Materials

On February 3, 2017, the HAHC staff requested supplemental information in order to process the application for demolition that was submitted on January 31, 2017. Please see below for the applicant's response and explanation of the applicant's position with respect to the information being requested.

- Itemized and detailed rehabilitation cost estimates, including the basis of the cost estimates. Cost estimates should come from subject-matter experts in the fields of foundation repair, window repair, roof repair, etc. If you have conferred with these experts who uniformly will not provide you with estimates to fix the issues because it cannot be done, we will need proof of that consultation. We understand that you have consulted with home-movers, new home builders, structural engineers, and termite inspectors, but their expertise is not in repair/rehabilitation, and they have not given you any cost estimates.

*The pricing from Ridgewater homes that was provided in the application materials on January 31<sup>st</sup> was an estimate for a reconstruction of the existing structure that pre-supposes that the structure currently on the property would be demolished down to the pier blocks. Every builder and trade that has looked at this property has declined to provide an estimate due to the structural deterioration of the property. Included in the supplemental application materials are written statements from Houston Heights Roofers, Extreme Foundation Repairs and Cherry Movers. Any effort to restore this structure must begin with the foundation. The professional opinion of a structural engineer, a foundation repair contractor and house mover are all in agreement that there is no means available to lift and repair this foundation that would not result in the collapse of the house.*

*To clarify, it is NOT the applicant's position that restoring the existing structure is cost prohibitive, it is that it is technically unachievable. An itemized estimate to restore this structure is not a document that can be provided as it is not an outcome that can be accomplished.*

*The structural report prepared by BEC-LIN Engineers on November 21, 2016 states the following:*

*“In our opinion, based on our observations and reported information that this structure is not structurally sound and is unsafe and would require a complete teardown of the entire structure to the support blocks to make the subject property structurally adequate. This would include a completely new foundation system including replacing the subfloor members, and removing the walls to replace the damage that appears to have been caused by wood destroying insects and moisture intrusion.*

*Overall, based on our observations, discussions with the client, and as evidenced by the photographs that are included in this report it is our opinion that this structure is not salvageable and should be demolished.”*

*BEC-LIN is the engineer of record for hundreds of remodels and renovations including several dozen in the Houston Heights historic districts. It is our hope that the staff would give deference to their expertise and judgement in these matters when evaluating this application.*

- An appraisal that takes into account that the property is a contributing structure in a historic district. The appraisal provided in this application does not.

*An appraisal has been provided that takes this into consideration. Please see Page 5.*

- A statement establishing that the owner has not listed the property and has received no offers for the property since purchasing the house in 2016 (we assume this to be the case, but need written confirmation).

*See attached letter from the property owner.*

- Additional photographs. The photographs provided in this application do not adequately detail the deteriorated state of the property and the inability to reasonably repair the property. In the photographs, please distinguish between the original house and later additions.

*Please see additional photographs provided.*

- Please also provide the inspection report for the house prior to purchase.

*See attached letter from the property owner. When the owner purchased the property in 2016, they did not obtain an inspection and they waived the disclosure.*

To clarify the position of the applicant; the economic hardship posed to the property owner by the existing conditions of the property consist in the fact that it is too severely damaged by persistent neglect from a previous owner to be safely occupied. Corum

Properties cannot derive any economic benefit from the property in its current condition. As demonstrated by the materials that have been submitted, it is not possible to restore this structure and to make it safe for occupancy due to the advanced state of the deterioration and ongoing structural failure. The only relief to these circumstances is to grant a Certificate of Appropriateness for demolition and to allow the property owner to construct a new structure in accordance with the applicable ordinances, procedures and requirements of the Historic District.



brickmoon  
DESIGN

To: Houston Archaeological and Historical Commission

From: Brickmoon Design

Date: March, 2017

Subject: COA Application – 1336 Tulane – Additional Photographs as Requested



View of seam between original structure and addition on North side of house.



Close up view of seam showing the original teardrop siding returning into the home.



Extreme close up of seam between original structure and addition.



View of rot and termite damage to the original window on the North side of the property.



View of damage to original window on North side of the property.



View of decay at siding and sill beam on South side of the property.



View of infilled opening on South side of the property.



View of termite damage to sill beam and floor structure on North side of the property.



View of termite damage and structural failure of the floor structure at the Northeast corner of the structure.



View of termite damage and structural failure of the sill beam on the South side of the property.



View of termite damage and structural failure of sill beam and floor joists on North side of the structure.



View of termite damage to floor joist and subfloor on South side of property. Note the nearly complete disintegration of the sill beam.



View of termite damage and structural collapse of the sill beam on the front corner of the structure.

*Frank D. Flores & Associates*  
*Real Estate Appraisers & Consultants*  
*P. O. Box 24804*  
*Houston, Texas 77229*  
*Office (832) 434-3395*  
*Fax (713) 453-0988*

February 17, 2017

Corum Properties, LTD  
Attn: Mr. Kemp McMillan  
1212 Antoine Dr.  
Houston, Texas 77055

**Re: Restricted Appraisal Report**  
**1336 Tulane Street, Houston, Texas 77008**

Dear Mr. McMillan:

Per your request, I have prepared a Restricted Appraisal Report of the above referenced property and I have arrived at a preliminary value opinion for the subject property as of February 13, 2017. The value estimated is based on information obtained from MLS, public records, on-line real estate sales data services and HCAD plat maps. The appraiser conducted a "Drive-by" inspection of the subject.

The client is Corum Properties. The Restricted Use Appraisal Report option limits the use of this report to the client. The appraiser's opinions and conclusions set forth in this report cannot be understood properly without additional information in the appraiser's workfile. The purpose and intended use of this report is to assist the client in determining a current estimate of market value for the subject property. My opinion of market value for the subject is based upon a qualitative sales comparison analysis.

Definition of Market Value: Market Value is defined by the *Financial Institutions Reform, Recovery and Enforcement Act of 1989, (FIRREA)* as being:

*The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:*

Corum Properties, LTD  
Attn: Mr. Kemp McMillan  
Evaluation Report  
1336 Tulane Street

1. buyer and seller are typically motivated;
2. both parties are well informed or well advised, and acting in what they consider their best interests;
3. a reasonable time is allowed for exposure in the open market;
4. payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto;
5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

For the purpose of this assignment, the property rights appraised in this report are “Fee Simple Estate”. *Fee Simple Estate* is defined by the Dictionary of Real Estate Appraisal, Fifth Edition, copyright 2010, page 78, by the Appraisal Institute as:

*Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.*

**Assignment Conditions:** A drive-by inspection of the subject was made. Based on information from HCAD on the subject, the property is improved with an older house that appears to have no value and does not contribute value to the site.

**Report Option:** This is a Restricted Appraisal Report in accordance with Standards Rule 2-2(c) of the Uniform Standards of Professional Appraisal Practice. To meet the requirements for an “evaluation” according to the Interagency Appraisal and Evaluation Guidelines, this report has been supplemented with additional information on the subject property and its market, as well as the data, reasoning, and analyses that were used in the valuation process. Additional supporting documentation is retained in the appraiser’s workfile. The appraiser’s opinions and conclusions set forth in this report may not be understood properly without additional information in the appraiser’s workfile.

**Scope of Work:** The scope of work involved in this assignment included identifying each of the following: the client and intended user(s) of the report, intended use of the report; type and

Corum Properties, LTD  
Attn: Mr. Kemp McMillan  
Evaluation Report  
1336 Tulane Street

definition of value; and the property that is the subject of this assignment. This includes identifying the characteristics of the subject property that are relevant to the purpose and intended use of the appraisal. This was accomplished by reviewing public records, real estate data sources and additional information in the appraiser's files. In addition, the appraiser communicated with several realtors that have been involved with recent sales activity in the subject's market area.

The subject is located approximately 133 feet south of 14<sup>th</sup> Street, along the east line of Tulane. The street address is 1336 Tulane St., Houston, Texas 77008. It is improved with an older residential dwelling that has reached the end of its economic life. This appraisal is based on the assumption the improvements serve as an interim use and therefore, demolition costs will not be estimated.

The appraiser has made some basic assumptions, including: there are no adverse environmental conditions (hazardous wastes, toxic substances, etc.) present in the improvements, on the site, or in the immediate vicinity of the subject property; and there are no significant discrepancies between the public record information or other data and the existing site. The appraiser also assumes the client is familiar with the subject property and the surrounding neighborhood characteristics.

In developing this appraisal, the appraiser has utilized the Sales Comparison Approach. The subject is being valued as if vacant therefore, the Cost Approach and the Income Approach are not applicable. The Sales Comparison Approach as vacant was used as sales data were available. Details of the land sales have been retained in the appraiser's file and are available upon request.

There are no extraordinary assumptions nor hypothetical conditions in this appraisal except those clearly stated in the report and in the Assumptions and Limiting Conditions Section.

**Competency Rule:** I, Frank D. Flores, have the knowledge and experience of appraising properties similar to the subject, appraising properties within the subject's market area, and applying the approaches to value utilized.

**Prior Services:** Frank D. Flores has performed services, as an appraiser regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

Corum Properties, LTD  
Attn: Mr. Kemp McMillan  
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**Identification of the Property:** 1336 Tulane Street, Houston, Harris County, Texas.  
The subject property maybe legally described as: Lot 32, Block 174, Houston Heights, Houston, Harris County, Texas.

**Listing History:** According to MLS, the subject property is not currently listed. It has not been listed within the past 12 months.

**Previous Sale History:** According to information available to the appraiser, the subject last transferred on July 1, 2017 for \$263,000. Based on available information, the subject has not sold since that date.

**Effective Date of Value:** February 13, 2017

**Date of Report:** February 17, 2017

**Use of the Property as of the Effective Date of Value:** SFR – No Value

**Use of the Property Reflect in this Report:** Effectively Vacant

**Owner:** Corum Properties, LTD

**Indicated Exposure Time:** 2 To 4 Months

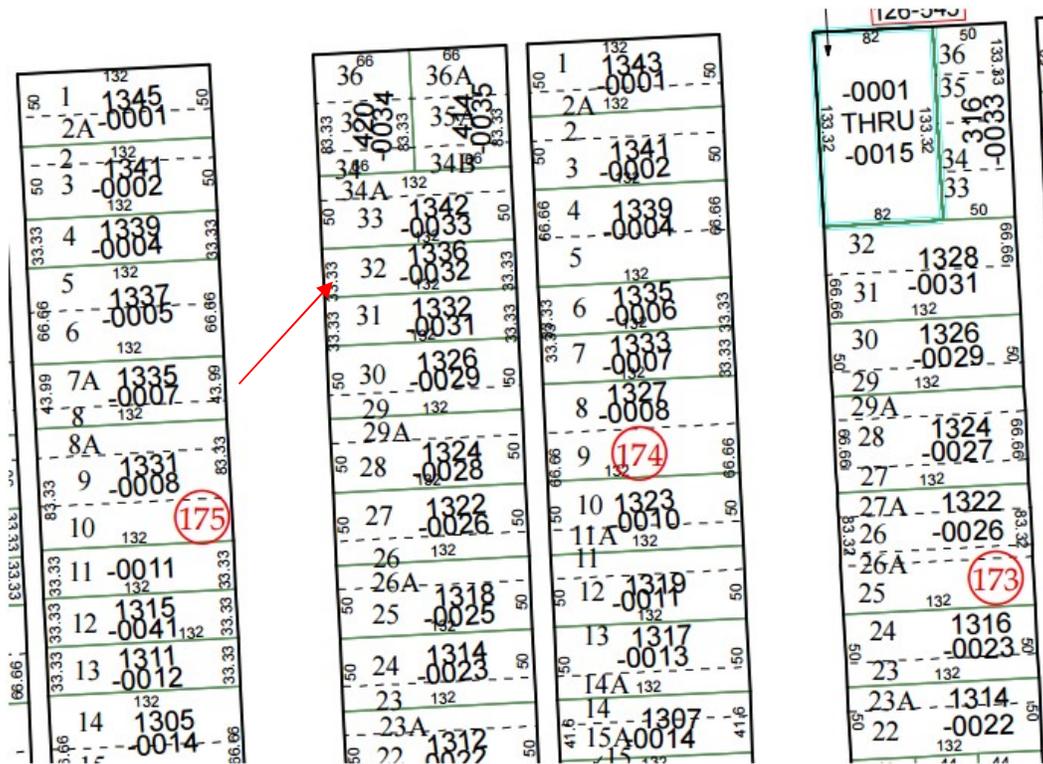
**Indicated Marketing Time:** 2 To 4 Months

The subject is located just northwest of Downtown Houston. The Houston Heights is one of the oldest platted residential neighborhoods in Houston. It is located approximately 2 miles northwest of the Houston CBD. The neighborhood consists of a wide variety of property uses including single family residences, light commercial and retail. It is convenient to major employment centers, shopping, public schools and recreation facilities. Freeway access is provided by I.H. 10, Loop 610 and I.H. 45. Properties are located in the Houston Independent School District. This area's location, being in proximity to the Houston CBD, Mid Town, Up Town and the Texas Medical Center helps create strong demand.

According to tax records, the subject is listed as Parcel ID No.: 020-170-000-0032. The subject is rectangular in shape and contains 4,356 square feet. The site has approximately 33.33 lf of frontage on Tulane and is 132' deep. It is improved with a residential building built in 1930. This

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Appraisal Report does take into account that the property is a contributing structure in the Heights Historic District, but this does not effect the value estimate in the report. The property is being valued as if vacant.



**HIGHEST AND BEST USE:** Highest and best use is defined by The Dictionary of Real Estate Appraisal, Fifth Edition, Copyright 2010, Page 93, by the Appraisal Institute as:

*The reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity.*

The four criteria are generally considered as physical possible, legal permissible, financially feasible and maximum productive.

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**Highest and Best Use - Land Only:** After consideration of the legally permissible, physically possible, financially feasible, and maximally productive uses, it is the appraiser's opinion that the highest and best use of the subject property (land only) is to hold for future development.

**Highest and Best Use-As Improved:** The subject property is improved with an older residential building that no longer contributes value. As a result, the subject is being valued as if vacant and the highest and best use as improved is not applicable.

**Sales Comparison Approach:** In developing this appraisal, the appraiser has utilized the Sales Comparison Approach. The Income Approach and Cost Approach were not considered applicable due to the subject being valued as if vacant.

The Sales Comparison Approach is based upon the principle of substitution. This principle states that a prudent purchaser will pay no more for a particular property than it would cost that purchaser to acquire an equally desirable alternate property. The Sales Comparison Approach utilizes sales of properties similar to the subject as the basis for an indication of market value.

In order to arrive at an opinion of value for the subject site, as if vacant, a search for sales was conducted and the sales found represent the best data available that could be verified. The following table represents the data that was considered the most comparable to compare to the subject site.

#### LAND SALES SUMMARY

SALE NO.	ADDRESS	K M	SIZE/ SF	SIZE/ AC	SALE DATE	SALES PRICE	SP/SF
1	1016 Lawrence St	492 D	5,250	0.121	10-Dec-19	\$320,000	\$60.95
2	1111 Ashland St	452 Z	8,800	0.202	28-Nov-16	\$550,000	\$62.50
3	620 W. 15th St	452 Z	6,600	0.152	14-Sep-16	\$435,000	\$65.91
3	604 W. 11th St	452 Z	4,356	0.100	8-Jun-16	\$215,000	\$49.36
4	724 E. 11 1/2 St	453 W	6,250	0.143	6-May-16	\$382,500	\$61.20
5	817 Ralfallen	453 W	5,000	0.115	19-Apr-16	\$320,000	\$64.00
6	725 E 10th St	493 A	6,250	0.143	11-Feb-16	\$450,000	\$72.00

The Qualitative Sales Analysis is the process of comparing factors using general terms and general quality comparisons, instead of specific dollar or percentage adjustments. Overall, the sales with interior locations sold lower and the sales on heavily traveled streets and/or had plottage sold for higher prices. In addition, the sales were vacant or sold as if vacant. The average

Corum Properties, LTD  
Attn: Mr. Kemp McMillan  
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sales price was \$62.27 per square foot and the median sales price was \$62.50 per square foot. Based upon my investigation of the market and an analysis of the available data, it is my opinion the estimated market value for the subject property, as of February 13, 2017, is \$62.00 to \$63.00 per square foot. This indicates a **land value range for the subject of:**

**4,356 SF @ \$62.00/SF = \$270,072**

**4,356 SF @ \$63.00/SF = \$274,248**

**Reconciliation and Final Value Estimate:** The subject property consists of an effectively vacant lot containing 4,356 square feet of land area. The improvements were built in 1930 and no longer contribute value to the subject property. In this appraisal, the three approaches to value were considered. The Direct Sales Approach to value was used to value the subject site, as if vacant. The Cost Approach and the Income Approach was not considered to be applicable due to the subject being considered as an effectively vacant site.

Based on my investigation of the market, the indicated fee simple market value of the subject property, as of February 13, 2017, is:

**\$272,500**

I hope this information serves your needs, and if I can be of further assistance to you in this matter, please do not hesitate to call.

Respectfully submitted,



**Frank D. Flores**  
**State Certified General RE Appraiser**  
**Certificate No. TX-1322723-G**  
**Expires: March 31, 2018**

Corum Properties, LTD  
Attn: Mr. Kemp McMillan  
Evaluation Report  
1336 Tulane Street

**CERTIFICATE OF VALUE**

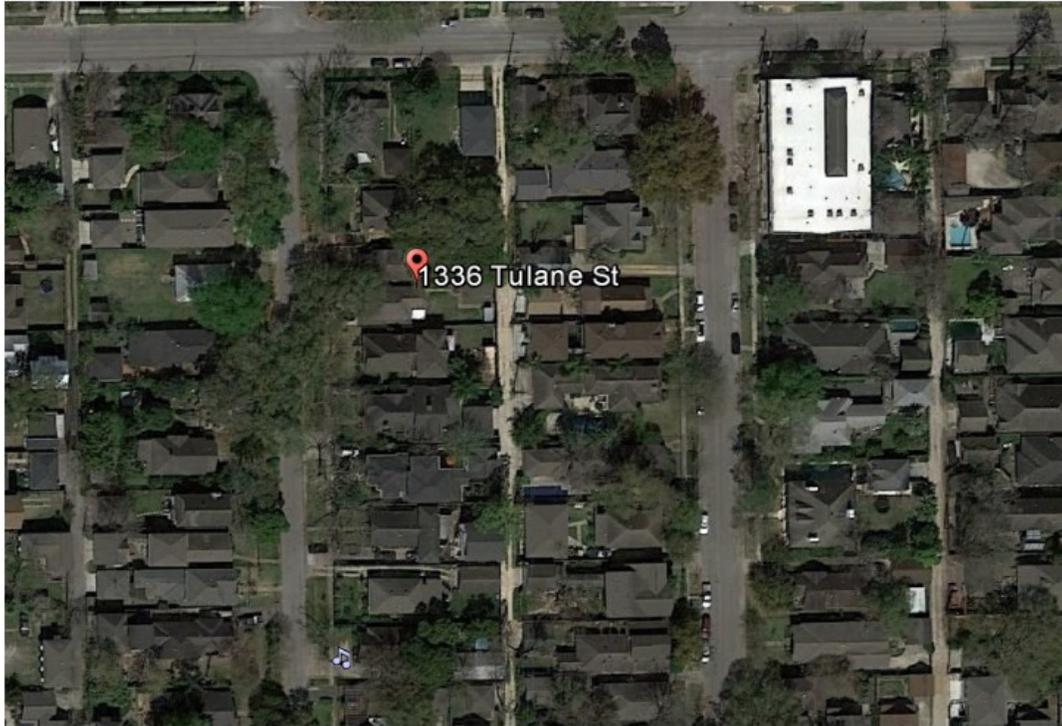
I certify that to the best of my knowledge and belief:

- the statements of the facts contained in this report are true and correct.
- the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
- the appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.
- my compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
- my analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice and the reporting requirements of various regulatory agencies.
- Frank D. Flores has made a drive-by inspection of the property that is the subject of this report, and did not make inspections of the comparable sales.
- No one provided significant professional assistance to the appraiser signing this report.
- Frank D. Flores is certified by the Texas Appraiser Licensing and Certification Board (TALCB) as a General Real Estate Appraiser TX-1322723-G.

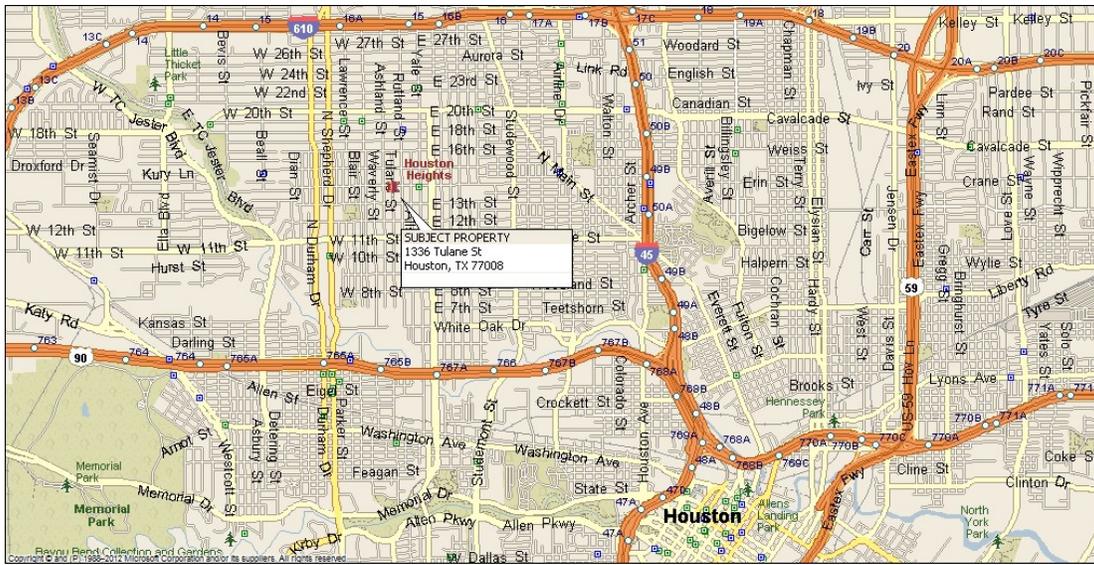


Frank D. Flores  
State Certified: TX-1322723-G  
Expires: March 31, 2018

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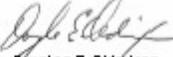


SUBJECT AERIAL MAP



SUBJECT LOCATION MAP

Corum Properties, LTD  
Attn: Mr. Kemp McMillan  
Evaluation Report  
1336 Tulane Street

<b>Texas Appraiser Licensing and Certification Board</b>		
P.O. Box 12188 Austin, Texas 78711-2188		
<b>Certified General Real Estate Appraiser</b>		
Number:	<b>TX 1322723 G</b>	
Issued:	<b>03/16/2016</b>	Expires: <b>03/31/2018</b>
Appraiser:	<b>FRANK D FLORES</b>	
Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Texas Occupations Code, Chapter 1103, is authorized to use the title, Certified General Real Estate Appraiser.		
		 Douglas E. Oldham Commissioner

*Frank D. Flores & Associates*  
*Real Estate Appraisers & Consultants*  
*P. O. Box 21804*  
*Houston, Texas 77229*  
*Office (832) 434-3395*  
*Fax (713) 453-0988*

June 24, 2016

The Bank of River Oaks  
Attn: Ms. Lois Myers  
Vice President  
5 Riverway, Suite 100  
Houston, Texas 77056

**Re: Restricted Appraisal Report**  
**1336 Tulane Street, Houston, Texas 77008**

Dear Ms. Myers:

As per your request, I have prepared a Restricted Appraisal Report of the above referenced property and I have arrived at a preliminary value opinion for the subject property as of June 24, 2016. The value estimated is based on information obtained from MLS, public records, on-line real estate sales data services and information provided by the client. An inspection of the subject **was not** conducted by the appraiser.

The client is The Bank of River Oaks. The Restricted Use Appraisal Report option limits the use of this report to the client. The appraiser's opinions and conclusions set forth in this report cannot be understood properly without additional information in the appraiser's workfile. The purpose and intended use of this report is to assist the client in determining a current estimate of market value for the subject property. My opinion of market value for the subject is based upon a qualitative sales comparison analysis.

**Definition of Market Value:** Market Value is defined by the *Financial Institutions Reform, Recovery and Enforcement Act of 1989, (FIRREA)* as being:

*The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:*

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1. buyer and seller are typically motivated;
2. both parties are well informed or well advised, and acting in what they consider their best interests;
3. a reasonable time is allowed for exposure in the open market;
4. payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto;
5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

For the purpose of this assignment, the property rights appraised in this report are "Fee Simple Estate". *Fee Simple Estate* is defined by the Dictionary of Real Estate Appraisal, Fifth Edition, copyright 2010, page 78, by the Appraisal Institute as:

*Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.*

**Assignment Conditions:** An inspection of the subject was not made. Based on information from HCAD on the subject, the property is improved with an older house that appears to no longer contribute value to the site.

**Report Option:** This is a Restricted Appraisal Report in accordance with Standards Rule 2-2(c) of the Uniform Standards of Professional Appraisal Practice. In order to meet the requirements for an "evaluation" according to the Interagency Appraisal and Evaluation Guidelines, this report has been supplemented with additional information about the subject property and its market, as well as the data, reasoning, and analyses that were used in the valuation process. Additional supporting documentation is retained in the appraiser's workfile. The appraiser's opinions and conclusions set forth in this report may not be understood properly without additional information in the appraiser's workfile.

**Scope of Work:** The scope of work involved in this assignment included identifying each of the following: the client and intended user(s) of the report, intended use of the report; type and

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definition of value; and the property that is the subject of this assignment. This includes identifying the characteristics of the subject property that are relevant to the purpose and intended use of the appraisal. This was accomplished by reviewing public records, real estate data sources and information provided by the client. In addition, the appraiser communicated with several realtors that have recently been involved with sales activity in the subject's market area.

The subject is located approximately 133 feet south of 14<sup>th</sup> Street, along the east line of Tulane. The street address is 1336 Tulane St., Houston, Texas 77008. It is improved with an older residential dwelling that has reached the end of its economic life. This appraisal is based on the assumption the improvements serve as an interim use and therefore, demolition costs will not be estimated.

The appraiser has made some basic assumptions, including: there are no adverse environmental conditions (hazardous wastes, toxic substances, etc.) present in the improvements, on the site, or in the immediate vicinity of the subject property; and there are no significant discrepancies between the public record information or other data and the existing site. The appraiser also assumes the client is familiar with the subject property and the surrounding neighborhood characteristics.

In developing this appraisal, the appraiser has utilized the Sales Comparison Approach. The subject is being valued as if vacant therefore, the Cost Approach and the Income Approach are not applicable. The Sales Comparison Approach as vacant was used as sales data were available. Details of the land sales have been retained in the appraiser's file and are available upon request.

There were no extraordinary assumptions in this appraisal except those clearly stated in the report and in the Assumptions and Limiting Conditions Section.

There were no hypothetical conditions in this appraisal except those clearly stated in the report and in the Assumptions and Limiting Conditions Section.

**Competency Rule:** I, Frank D. Flores, have the knowledge and experience of appraising properties similar to the subject, appraising properties within the subject's market area, and applying the approaches to value utilized.

**Prior Services:** Frank D. Flores has not performed any services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

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**Identification of the Property:** 1336 Tulane Street, Houston, Harris County, Texas.  
The subject property maybe legally described as: Lot 32, Block 174, Houston Heights, Houston, Harris County, Texas.

**Listing History:** According to MLS, the subject property is not currently listed. It has not been listed within the past 12 months. It is currently under contract for \$263,000.

**Previous Sale History:** According to information available to the appraiser, the subject last transferred on Jan. 2, 1988 and the sales price is unknown. Based on available information, the subject has not sold since that date.

**Effective Date of Value:** June 24, 2016

**Date of Report:** June 24, 2016

**Use of the Property as of the Effective Date of Value:** SFR – No Value

**Use of the Property Reflect in this Report:** Effectively Vacant

**Owner:** Darla Hartmann

**Indicated Exposure Time:** 2 To 4 Months

**Indicated Marketing Time:** 2 To 4 Months

The subject is located just northwest of Downtown Houston. The Houston Heights is one of the oldest platted residential neighborhoods in Houston. It is located approximately 2 miles northwest of the Houston CBD. The neighborhood consists of a wide variety of property uses including single family residences, light commercial and retail. It is convenient to major employment centers, shopping, public schools and recreation facilities. Freeway access is provided by I.H. 10, Loop 610 and I.H. 45. Properties are located in the Houston Independent School District. This area's location, being in proximity to the Houston CBD, Mid Town, Up Town and the Texas Medical Center helps create strong demand.

According to tax records, the subject is listed as Parcel ID No.: 020-170-000-0032. The subject is rectangular in shape and contains 4,356 square feet. The site has approximately 33.33 lf of frontage on Tulane and is 132' deep. It is improved with a residential building built in 1930. The property is being valued as if vacant.

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 1336 Tulane Street

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2A	1341	-0002
3	1339	-0004
4	1337	-0005
5	1335	-0007
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401	533	-0408
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403		

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**Highest and Best Use-As Improved:** The subject property is improved with an older residential building that no longer contributes value. As a result, the subject is being valued as if vacant and the highest and best use as improved is not applicable.

In developing this appraisal, the appraiser has utilized the Sales Comparison Approach. The Income Approach and Cost Approach were not considered applicable due to the subject being valued as if vacant.

The Sales Comparison Approach is based upon the principle of substitution. In essence, this principle states that a prudent purchaser will pay no more for a particular property than it would cost that purchaser to acquire an equally desirable alternate property. The Sales Comparison Approach utilizes sales of properties similar to the subject as the basis for an indication of market value.

In order to arrive at an opinion of value for the subject site, as if vacant, a search for sales was conducted and the sales found represent the best data available that could be verified. The follow table represents the data that was considered the most comparable to compare to the subject site.

**LAND SALES SUMMARY**

SALE NO.	ADDRESS	KEY MAP PG/GRID	SIZE/SF	SIZE/AC	DATE OF SALE	SALES PRICE	SP/SF
1	604 W. 11th St	452 Z	4,356	0.100	8-Jun-16	\$215,000	\$49.36
2	724 E. 11 1/2 St	453 W	6,250	0.143	6-May-16	\$382,500	\$61.20
3	817 Ralfallen	453 W	5,000	0.115	19-Apr-16	\$320,000	\$64.00
4	725 E 10th St	493 A	6,250	0.143	11-Feb-16	\$450,000	\$72.00
5	922 Lawrence St	492 D	5,250	0.121	26-Jan-16	\$260,500	\$49.62
Pending	925 Herkimer St	492 D	3,828	0.088	8-Apr-15	\$260,000	\$67.92
Listing	914 Tulane	492 D	4,808	0.110		\$420,000	\$87.35
						<b>Low</b>	<b>\$49.36</b>
						<b>High</b>	<b>\$72.00</b>
						<b>Avg.</b>	<b>\$60.68</b>
	<b>SUBJECT PROPERTY</b>	<b>492 D</b>	<b>4,356</b>	<b>0.100</b>		<b>Median</b>	<b>\$62.60</b>

The Qualitative Sales Analysis is the process of comparing factors using general terms and general quality comparisons, instead of specific dollar or percentage adjustments. Overall, the sales with interior locations sold lower and the sales on heavily traveled streets and/or had plottage sold for

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higher prices. In addition, the sales were vacant or sold as if vacant. Based upon my investigation of the market and an analysis of the available data, it is my opinion the estimated market value for the subject property, as of June 24, 2016 is \$61.00 to \$62.00 per square foot. This indicates a **land value range for the subject of:**

**4,356 SF @ \$61.00/SF = \$265,716**

**4,356 SF @ \$62.00/SF = \$270,072**

**Reconciliation and Final Value Estimate:** The subject property consists of an effectively vacant lot containing 4,356 square feet of land area. The improvements were built in 1930 and no longer contribute value to the subject property. In this appraisal, the three approaches to value were considered. The Direct Sales Approach to value was used to value the subject site, as if vacant. The Cost Approach and the Income Approach was not considered to be applicable due to the subject being considered as an effectively vacant site.

Based on my investigation of the market, the indicated fee simple market value of the subject property, as of June 24, 2016, is:

**\$267,500**

I hope this information serves your needs, and if I can be of further assistance to you in this matter, please do not hesitate to call.

Respectfully submitted,



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**Frank D. Flores**  
**State Certified General RE Appraiser**  
**Certificate No. TX-1322723-G**  
**Expires: March 31, 2018**

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1336 Tulane Street

**CERTIFICATE OF VALUE**

I certify that to the best of my knowledge and belief:

- the statements of the facts contained in this report are true and correct.
- the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
- the appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.
- my compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
- my analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice and the reporting requirements of various regulatory agencies.
- Frank D. Flores has not made an inspection of the property that is the subject of this report, and did not make inspections of the comparable sales.
- No one provided significant professional assistance to the appraiser signing this report.
- Frank D. Flores is certified by the Texas Appraiser Licensing and Certification Board (TALCB) as a General Real Estate Appraiser TX-1322723-G.



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Frank D. Flores  
State Certified: TX-1322723-G  
Expires: March 31, 2018

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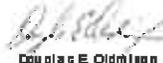


**SUBJECT AERIAL MAP**



**SUBJECT LOCATION MAP**

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<b>Texas Appraiser Licensing and Certification Board</b> P.O. Box 12188 Austin, Texas 78711-2188 <b>Certified General Real Estate Appraiser</b>		
Number:	<b>TX1322723 G</b>	
Issued:	<b>03/16/2016</b>	Expires: <b>03/31/2018</b>
Appraiser:	<b>FRANK D FLORES</b>	
<p>Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Texas Occupations Code, Chapter 1103, is authorized to use the title, Certified General Real Estate Appraiser.</p>		
		 Douglas E. Oldham Commissioner

**CORUM PROPERTIES, LTD.**  
**1212 ANTOINE DRIVE**  
**HOUSTON, TEXAS 77055**  
**(713) 973-0525 ex. 205**  
**(713) 973-2268 Fax**

March 1, 2017

To Whom It May Concern:

I have not listed the property at 1336 Tulane for lease or sale, nor have I had requests to lease or sell this property.

Additionally, there were no inspection reports or seller's disclosures related to the purchase of this property.

Sincerely,

A handwritten signature in black ink that reads "M. Kemp McMillan". The signature is written in a cursive, flowing style.

M. Kemp McMillan  
President



# Ridgewater Homes, Inc.

---

Rit Johnson  
President

P.O. Box 7747  
Houston, TX 77270  
281-898-1033

Date: 1/26/17

Subject: 1336 Tulane

To Whom I may Concern,

In my professional observation of the structure at 1336 Tulane there is no feasible way to repair and replace the structural foundation and framing members of the building. The foundation has deteriorated to the point that there are no beams or joist remaining that would allow an attempt to temporarily brace and allow for new members to be installed. Furthermore, the wall and roof framing have sustained unrepairable amounts of termite and rot damage that will not allow it to remain intact if any attempt is made to repair the foundation.

In my past 11 years of building in the Houston Heights I have encountered many of these types of projects and several of them in the Historic Districts. 1336 Tulane is the most structurally deteriorated and compromised building that I have evaluated.

The cost estimated to replicate the structure with in kind material would be \$195 per square foot of building. We have estimated the original building is approx. 900 square feet which would give you the total price of \$175,500.00.

Thank You,

Rit Johnson  
President  
Ridgewater Homes LLC

***Your Dream is our Passion!***  
*www.ridgewaterhomesinc.com*



9235 Edgebrook  
Houston, Texas 77075

Tel: 713-941-2924  
Fax: 713-941-8932

January 27, 2017

Kemp McMillan  
1212 Antoine Dr.  
Houston, TX 77055

Dear Mr. McMillan,

Thank you for your inquiry regarding a request for quotation for the move of your house located at 1336 Tulane St., Houston, TX 77008. Upon inspection of the above referenced house, we found an overwhelming amount of termite infestation and damage sustained to the structural components. It is our professional opinion that due to the damage and deterioration sustained to the supporting structure (floor joists, sills, and sub-floor) of this house, it is not considered to be a movable structure.

It is with great regret that Cherry House Moving hereby advises that this house is a candidate for demolition.

Sincerely,

A handwritten signature in cursive script that reads "Jim Wooten".

Jim Wooten, Agent  
Cherry House Moving

November 9, 2016

BL-16-1495

Client: M. Kemp McMillan  
Corum Properties  
1212 Antoine Drive  
Houston, Texas 77055

Phone: 713-973-0525

Re: Property at 1336 Tulane Street, Houston, Texas 77008

Dear Mr. McMillan:

BEC-LIN Engineering, LP (BL) visited the above mentioned residence to provide an evaluation of the existing structure.

Conclusions presented herein are based solely on observations made and information received from the client. BL makes no representation regarding the possibility of concealed defects. In addition, should additional information concerning the structure become available, BL shall reserve the right to review that information and modify this report as appropriate. Contained herein are our observations and comments.

During our site visit on October 31, 2016 we noted the following:

- The structure has a block and base foundation, wood siding and a composite shingle roof. According the Harris County Appraisal District the structure was built in 1930 and has a total living area of 864 square feet on a land area of 4,356 square feet.
- There are multiple signs of insect infestation, and it appears there is termite damage throughout the structure.
- There are deteriorated wood studs in the rear exterior wall of the residence and deterioration at the right side door frame.
- There is missing siding on the rear exterior wall of the residence.
- There is a wood support beam missing from beneath the residence.
- The crawlspace floor has given way and collapsed in the front left room of the residence.
- There are drywall cracks in the front left room of the residence indicating foundation movement
- There is floor separation in the kitchen.
- The wood floor system in the bathroom on the left side of the residence has deteriorated.
- The wood floor joists in the kitchen beneath where the refrigerator once stood are deteriorated.
- A portion of the sheetrock was removed at the rear room on the left side of the residence and dampness was noted within the wall.

In our opinion, based on our observations and reported information that this structure is not structurally sound and is a unsafe and would require a complete teardown of the entire structure to the support blocks to make the subject property structural adequate. This would include a completely new foundation system including replacing the subfloor members, and removing the walls to replace the damage that appears to have been caused by wood destroying insects and moisture intrusion.

Overall, based on our observations, discussions with the client, and as evidenced by the photographs that are included in this report it is our opinion that this structure is not salvageable and should be demolished.

This report is provided by a licensed Professional Engineer and is valid as of the date of the site visit. It excludes conditions and events that may occur after the site visit. This report makes no guarantee that every possible discrepancy has been cited. BL makes no claim concerning any activity or conditions falling outside the specified purpose to which this report is directed. In addition, no warranty, expressed or implied, is hereby made for the professional services set forth. No responsibility is assumed for events that occur subsequent to the submission of this report. Should additional information regarding the condition of this property become available, the undersigned reserves the right to review such information and modify this report, as appropriate.

We thank you for the opportunity to be of service. If you have any questions, please contact us.

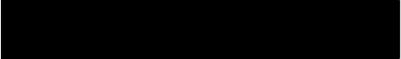
Sincerely,

  
Karl Breckon, P.E.  
BEC-LIN Engineering, LP



KJB/jlz

\\TTSHOU-FPAD2\Bec-Lin Data\BEC-LIN\BEC-LIN Project Files\2016 BEC-LIN Project Files\BL-16-1495 - 1336 Tulane - McMillan\Report\BEC-LIN Eng Letter - 1336 Tulane Street - McMillan.docx

cc: Alex Ridgway 

In recognition of the relative risks, rewards, and benefits of the service provided, to both the client and BL, the risks have been allocated such that the client agrees, as evidenced by acceptance and use of this report, that the liability of BL is limited to the value of the service provided and the client shall indemnify and hold BL harmless from and against any and all claims, liabilities, obligations, costs, or expenses (including reasonable attorneys' fees) arising by reason of or associated with the performance of all services hereunder. In addition, should any additional work related to this evaluation be required, regardless of the nature of such work, such work would be considered an additional assignment and would be invoiced, as appropriate.

Photo #3 – Support beam on left side destroyed by insects



Photo #4 – Floor joists on left side sitting on ground due to missing support beam that was destroyed by insects



Photo #5 – Floor support system on left side deteriorated/destroyed by insects



Photo #6 – Floor support system on left side destroyed by insects



Photo #7 – Rear elevation



Photo #8 – Rear support system deteriorated/destroyed by insects



Photo #9 – Rear wall – wood studs deteriorated/siding missing



Photo #10 – Right side elevation

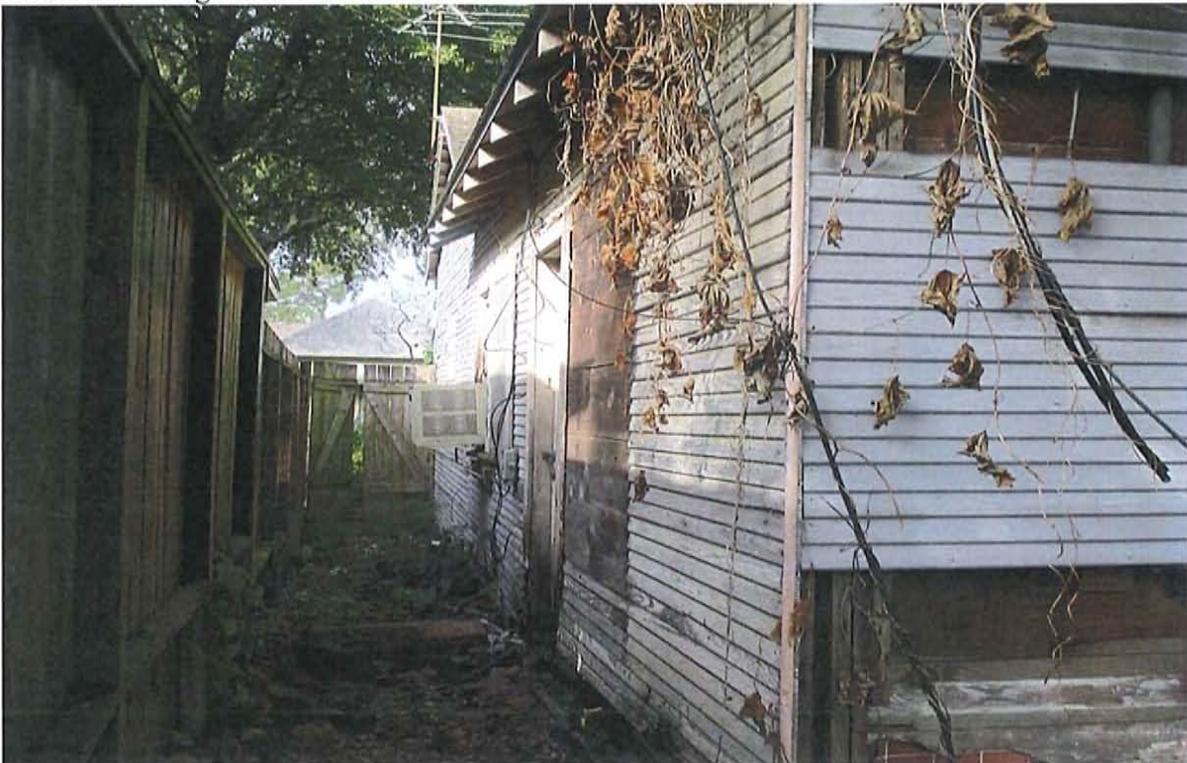


Photo #11 – Wood support beam missing/floor supports system deteriorated/destroyed by insects



Photo #12 – Right side door frame deteriorated



Photo #13 – Floor support exterior beam destroyed



Photo #14 – Floor has given way at front left room



Photo #15 – Drywall crack in room at front left of residence



Photo #16 – Drywall crack in room at front left of residence



Photo #17 – Floor separation in kitchen



Photo #18 – Wood floor joist deteriorated in kitchen at location of refrigerator



Photo #19 – Wood floor system at rear left bedroom showing signs of insect infestation



Photo #20 – Floor system in bathroom has deteriorated



Photo #1 – Front elevation



Photo #2 – Left side elevation





HOUSTON HEIGHTS ROOFERS  
630 East 13 1/2 Street  
Houston, Texas 77008

Phone (713) 385-1576  
Cell (281) 728-7552



# HOUSTON HEIGHTS ROOFERS

PROPOSAL SUBMITTED TO <u>Alex</u>		BILLING ADDRESS IF DIFFERENT
STREET <u>1336 Tulane</u>		
CITY, STATE and ZIP CODE <u>Houston TX 77008</u>		JOB LOCATION
HOME PHONE <u>781 501-2712</u>	OFFICE PHONE	JOB PHONE

We Propose hereby to furnish material and labor - complete in accordance with specifications below, for the sum of: appx \$4500.00 dollar (\$ DUE UPON COMPLETION)

Payment to be made as follows: \_\_\_\_\_

Note: This proposal may be withdrawn by us if not accepted within \_\_\_\_\_ days.

*see other options below*

Type Roof Lifetime Architectural

Type Ridge  Standard  Enhanced Ridge

Color \_\_\_\_\_  
(Blends show less variation in shade due to light reflection than solid colors.)

EXISTING ROOFING consists of 1 layers of  
20 year - 3-tab

Apply over existing shingles. CAUTION: New shingles will conform to unevenness of existing deck and/or existing shingles.

Tear off 1 layer(s) of  
20 yr - 3-tab

Apply decking: \_\_\_\_\_

Hand Nailing  1 1/4" nails  1 1/2" nails

Replace deteriorated externally set roof jacks:

Lead  Galvanized  Prepainted \_\_\_\_\_ color

Tar Paper  #15  #30

Drip Edge  Galvanized  Prepainted \_\_\_\_\_ color

New valleys  1/2 cut closed  Open metal

Reflash chimney

Attic ventilation: \_\_\_\_\_ turbines, \_\_\_\_\_ unwired power vents,  
\_\_\_\_\_ air hawks,  ridge vent, \_\_\_\_\_ soffit vents

Adequate ventilation consists of 1 Sq. Ft. Free Open Area for every 300 Sq. Ft. attic space (50% located at ridge, 50% at eaves).

Clean-up yard and haul off roofing debris.

Product	Warranty	Sales Price
Unfortunately I cannot give out a bid to re-roof this house. It is not structurally sound enough to have my employees on it. I would suggest tearing it down.		

OPTIONS: (Option Cost. Please add to bid.)

30 lb.- felt \_\_\_\_\_

Enhanced Ridge \_\_\_\_\_

"Stainguard Feature" \_\_\_\_\_

Ridgevent \_\_\_\_\_

Other Options if the improvements are made and its safe to re-roof it would be appx. \$4500.00

SPECIAL INSTRUCTIONS \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**FREE ESTIMATES**  
**713-385-1576**

Submitted By Jayson Hatfield  
SALESPERSON

## Alex Ridgway

---

**From:** Thomas Kiser  
**Sent:** Wednesday, March 01, 2017 10:48 AM  
**To:** Alex@brickmoondesign.com  
**Subject:** 1336 Tulane St.

Alex,

Per your request I made a site visit to inspect the single family residence structure at 1336 Tulane St., Houston, TX 77008.

The structure is in serious structural decay. The sub structure including sill beams, floor joists, etc. is basically gone to termites and water damage.

The structure is in such state we find it difficult to devise a repair plan.

Thank you for the opportunity, but unfortunately we cannot provide a quote on this project.

Thomas

Extreme Foundation Repair

[Sent from Yahoo Mail on Android](#)



9:44 AM

01/31/17

Accrual Basis

Corum Properties, Ltd.  
**Account QuickReport**  
All Transactions

Type	Date	Num	Name	Memo	Split	Amount
Property Taxes						
1336 Tulane						
General Journal	06/29/2016	HCO ...			1336 Tulane	-2,639.50
Check	12/15/2016	6077	Mike Sullivan	Acct #020-170-000-0032	The Bank of R...	5,349.68
Total 1336 Tulane						2,710.18
Total Property Taxes						2,710.18
<b>TOTAL</b>						<b>2,710.18</b>

9:47 AM

01/31/17

Accrual Basis

**Corum Properties, Ltd.**  
**Account QuickReport**  
**All Transactions**

Type	Date	Num	Name	Memo	Split	Amount
<b>Survey</b>						
1336 Tulane						
Check	05/12/2016	11427	M. Kemp McMillan	Inv# 046466-...	Compass Bank	1,569.63
Check	11/30/2016	6066	BEC-LIN Engineeri...	Structural Ins...	The Bank of R...	500.00
Total 1336 Tulane						<u>2,069.63</u>
Total Survey						<u>2,069.63</u>
<b>TOTAL</b>						<u><b>2,069.63</b></u>

9:50 AM  
01/31/17  
Accrual Basis

Corum Properties, Ltd.  
Account QuickReport  
All Transactions

Type	Date	Num	Name	Memo	Split	Amount
Insurance						
1336 Tulane						
Check	07/06/2016	11504	Higginbotham Insur...	Inv# 620582 ...	Compass Bank	639.45
Total 1336 Tulane						639.45
Total Insurance						639.45
<b>TOTAL</b>						<b>639.45</b>

9:47 AM  
01/31/17  
Accrual Basis

Corum Properties, Ltd.  
Account QuickReport  
All Transactions

Type	Date	Num	Name	Memo	Split	Amount
Architectural Fee						
1336 Tulane						
Check	09/13/2016	6042	Brickmoon Design	1336 Tulane	The Bank of R...	5,200.00
Total 1336 Tulane						5,200.00
Total Architectural Fee						5,200.00
TOTAL						5,200.00

9:50 AM

01/31/17

Accrual Basis

Corum Properties, Ltd.  
Account QuickReport  
All Transactions

Type	Date	Num	Name	Memo	Split	Amount
<b>Interest Expense</b>						
<b>Loan #502857 1336 Tulane</b>						
Check	08/01/2016		The Bank of River ...	July Note Pa...	The Bank of R...	789.00
Check	08/22/2016		The Bank of River ...	August Note ...	The Bank of R...	815.30
Check	09/19/2016		The Bank of River ...	September N...	The Bank of R...	815.30
Check	10/24/2016		The Bank of River ...	October Note...	The Bank of R...	789.00
Check	11/29/2016		The Bank of River ...	November Int...	The Bank of R...	815.30
Check	01/09/2017		The Bank of River ...	December N...	The Bank of R...	789.00
Check	01/16/2017		The Bank of River ...	Loan #50285...	The Bank of R...	789.00
Check	01/24/2017		The Bank of River ...	January Inter...	The Bank of R...	814.11
Total Loan #502857 1336 Tulane						6,416.01
Total Interest Expense						6,416.01
<b>TOTAL</b>						<b>6,416.01</b>

Corum Properties, Ltd.  
Account QuickReport  
All Transactions

Type	Date	Num	Name	Memo	Split	Amount
<b>Supplies</b>						
<b>1336 Tulane</b>						
Check	10/07/2016	6046	M. Kemp McMillan	Auto Zone - Trailer Hitch for Tra...	The Bank of ...	29.22
Check	10/07/2016	6046	M. Kemp McMillan	Hex Set	The Bank of ...	10.79
Check	10/07/2016	6046	M. Kemp McMillan	Home Depot Brooms	The Bank of ...	28.08
Check	10/07/2016	6046	M. Kemp McMillan	Cleaning Chemicals and Supplies	The Bank of ...	52.76
Check	11/22/2016	6060	Warrior Signs	Sign for Demolition of Property	The Bank of ...	170.49
Total 1336 Tulane						291.34
Total Supplies						291.34
<b>TOTAL</b>						<b>291.34</b>

9:43 AM

01/31/17

Accrual Basis

Corum Properties, Ltd.  
Account QuickReport  
All Transactions

Type	Date	Num	Name	Memo	Split	Amount
<b>Repairs</b>						
<b>1336 Tulane</b>						
Check	08/16/2016	11541	Victor Rosas	Repair fence, load content...	Compass Bank	1,400.00
Check	08/16/2016	11546	M. Kemp McMillan	Truck rental for hauling st...	Compass Bank	61.39
Check	09/19/2016	11567	Bell Aire Air, Inc.	Inv# 33679 (1336 Tulane)	Compass Bank	208.92
Check	10/05/2016	11582	Victor Rosas		Compass Bank	1,350.00
Check	10/07/2016	6046	M. Kemp McMillan	Reimbursment for U-Haul ...	The Bank of R...	197.51
Total 1336 Tulane						3,217.82
Total Repairs						3,217.82
<b>TOTAL</b>						<b>3,217.82</b>

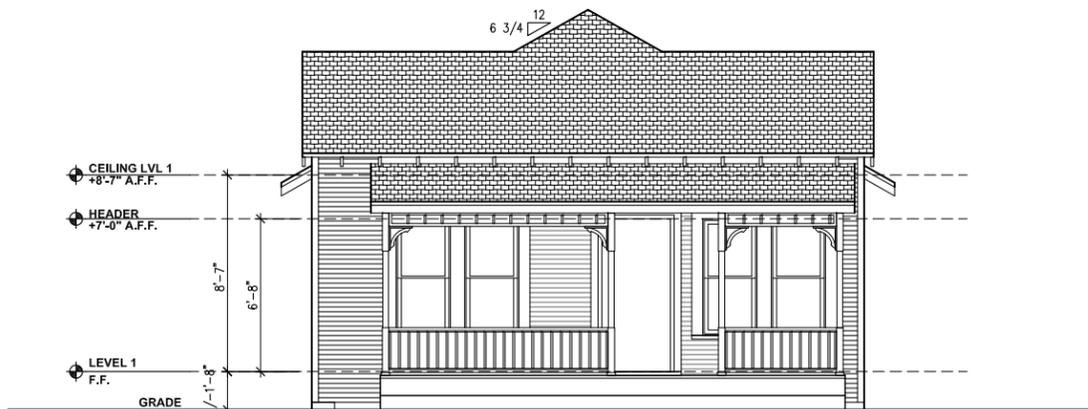
9:47 AM

01/31/17

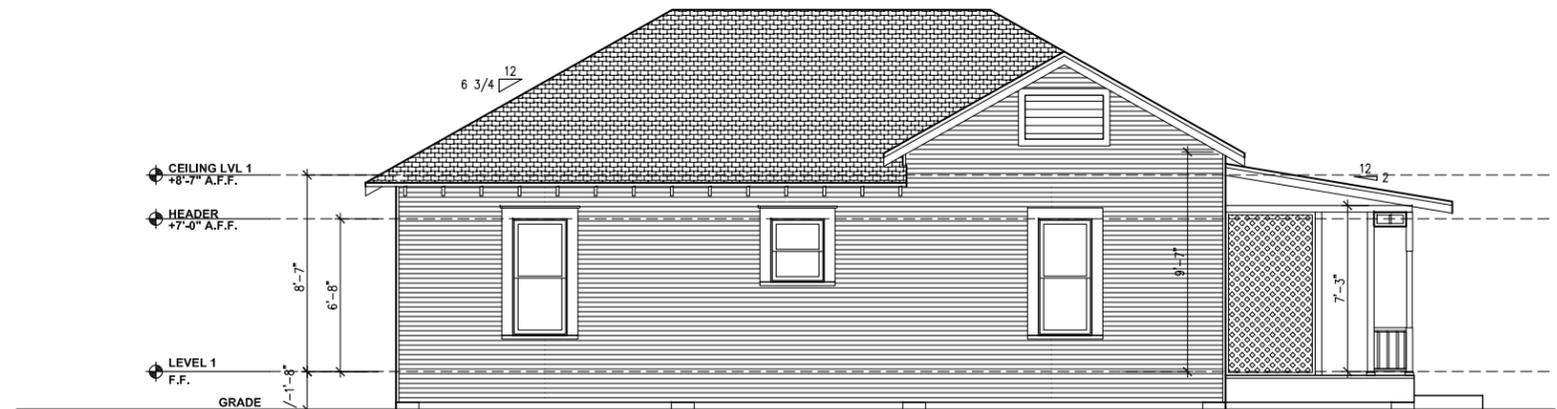
Accrual Basis

Corum Properties, Ltd.  
**Account QuickReport**  
All Transactions

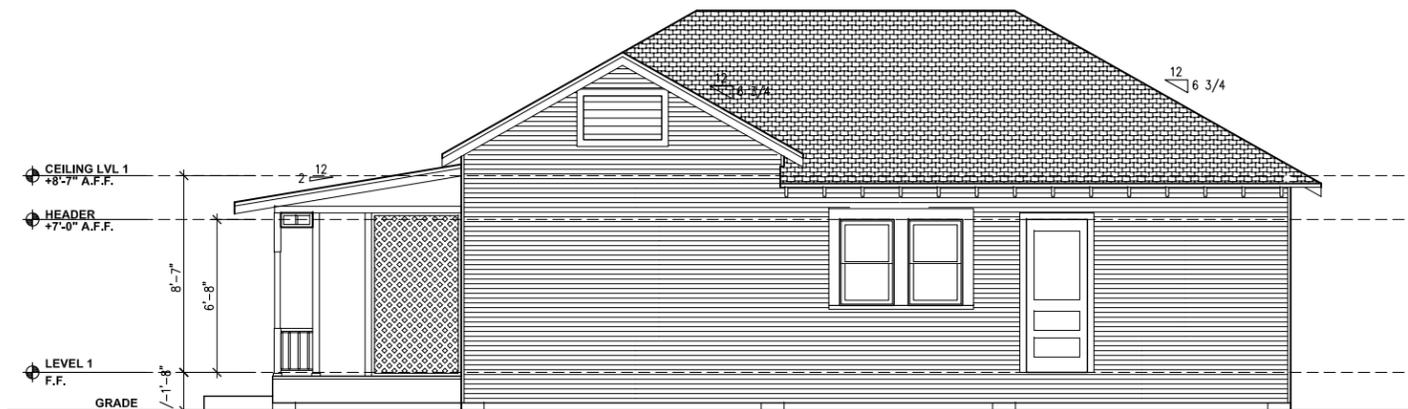
Type	Date	Num	Name	Memo	Split	Amount
Housekeeping						
1336 Tulane						
Check	09/02/2016	11554	M. Kemp McMillan	Landfill - Re...	Compass Bank	150.00
Check	10/04/2016	11580	Texas Agave Land ...	Pro-Rata Sha...	Compass Bank	262.20
Total 1336 Tulane						412.20
Total Housekeeping						412.20
<b>TOTAL</b>						<b>412.20</b>



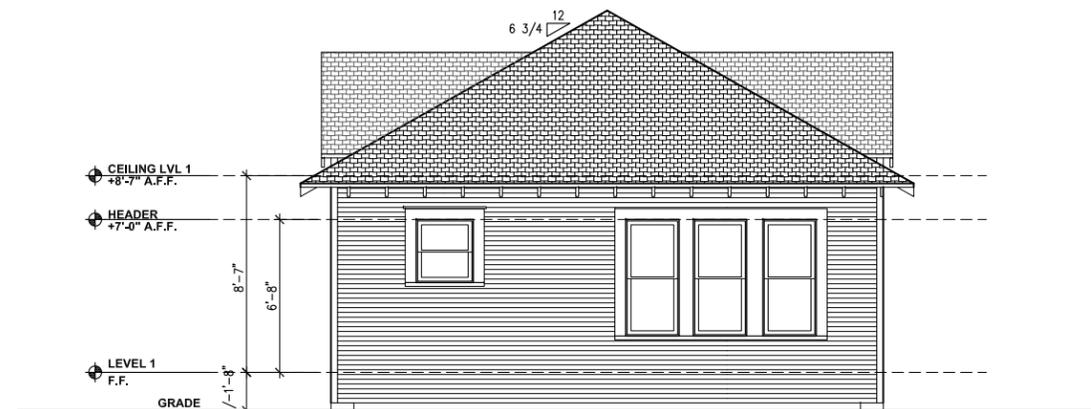
WEST ELEVATION



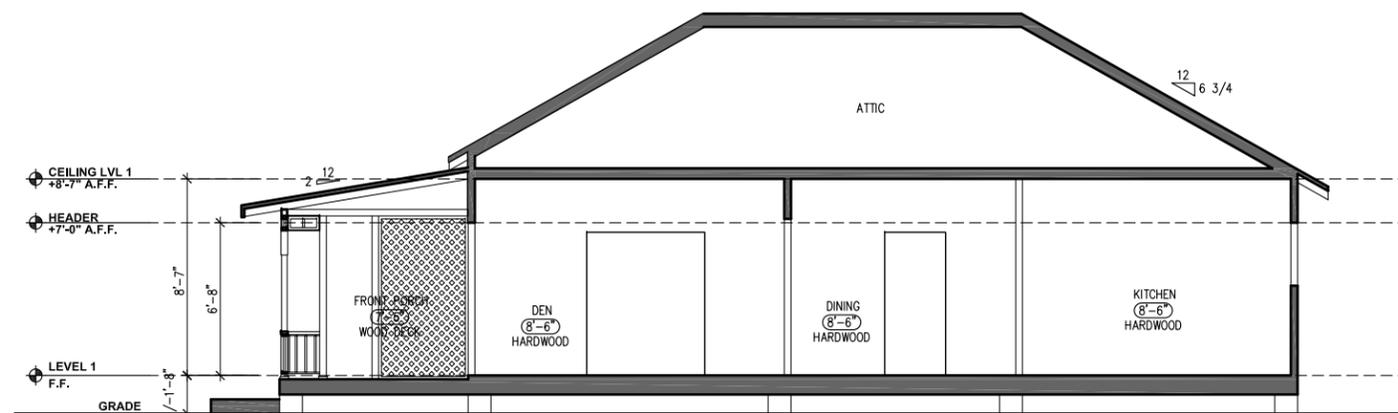
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION

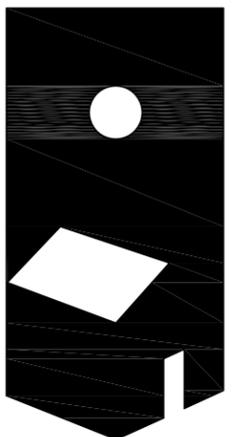


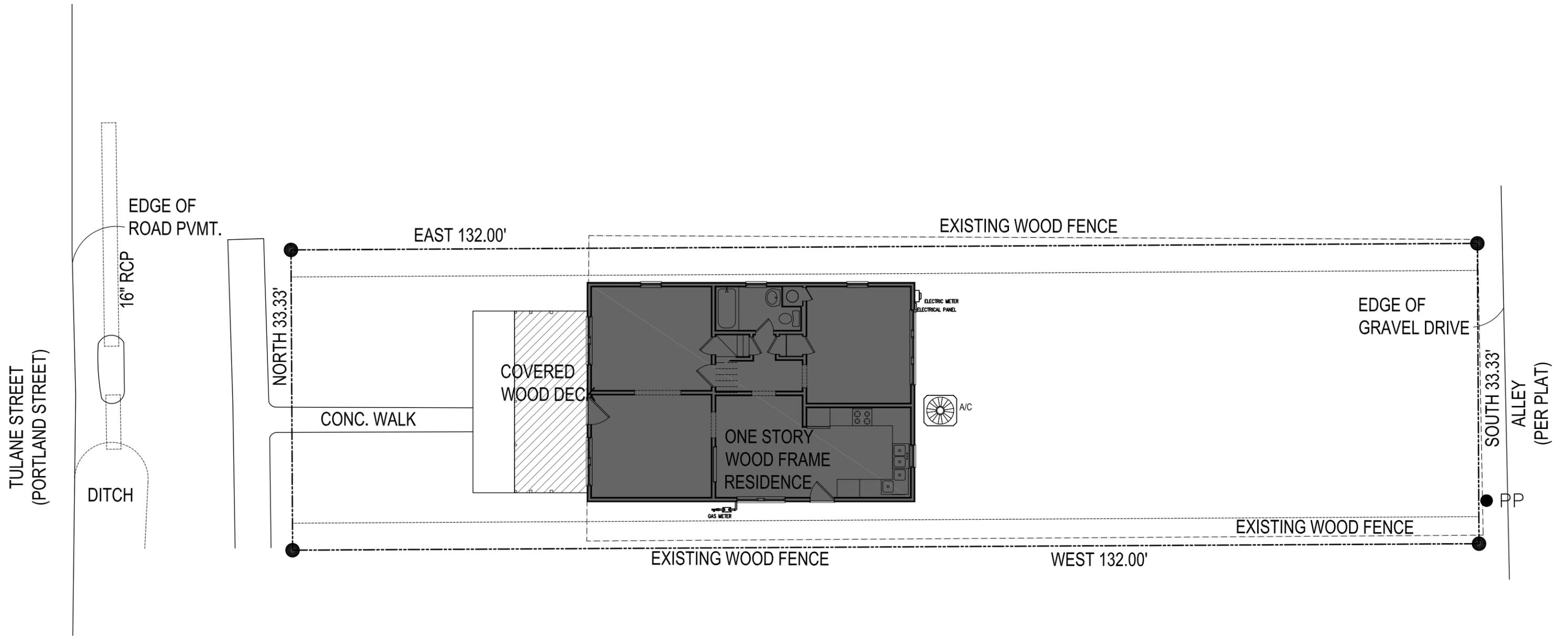
SOUTH SECTION

EXTERIOR ELEVATIONS AND SECTION

1/8" = 1'-0"

9.27.16  
**1336 TULANE**  
 McMILLAN RESIDENCE





TULANE STREET  
(PORTLAND STREET)

DITCH

EDGE OF  
ROAD PVMT.

16" RCP

NORTH 33.33'

CONC. WALK

COVERED  
WOOD DEC

ONE STORY  
WOOD FRAME  
RESIDENCE

GAS METER

ELECTRIC METER

ELECTRICAL PANEL

A/C

EDGE OF  
GRAVEL DRIVE

SOUTH 33.33'

ALLEY  
(PER PLAT)

PP

EAST 132.00'

EXISTING WOOD FENCE

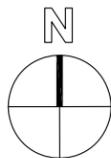
EXISTING WOOD FENCE

WEST 132.00'

EXISTING WOOD FENCE

**SITE PLAN**

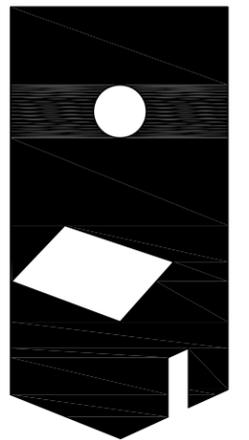
3/32" = 1'-0"

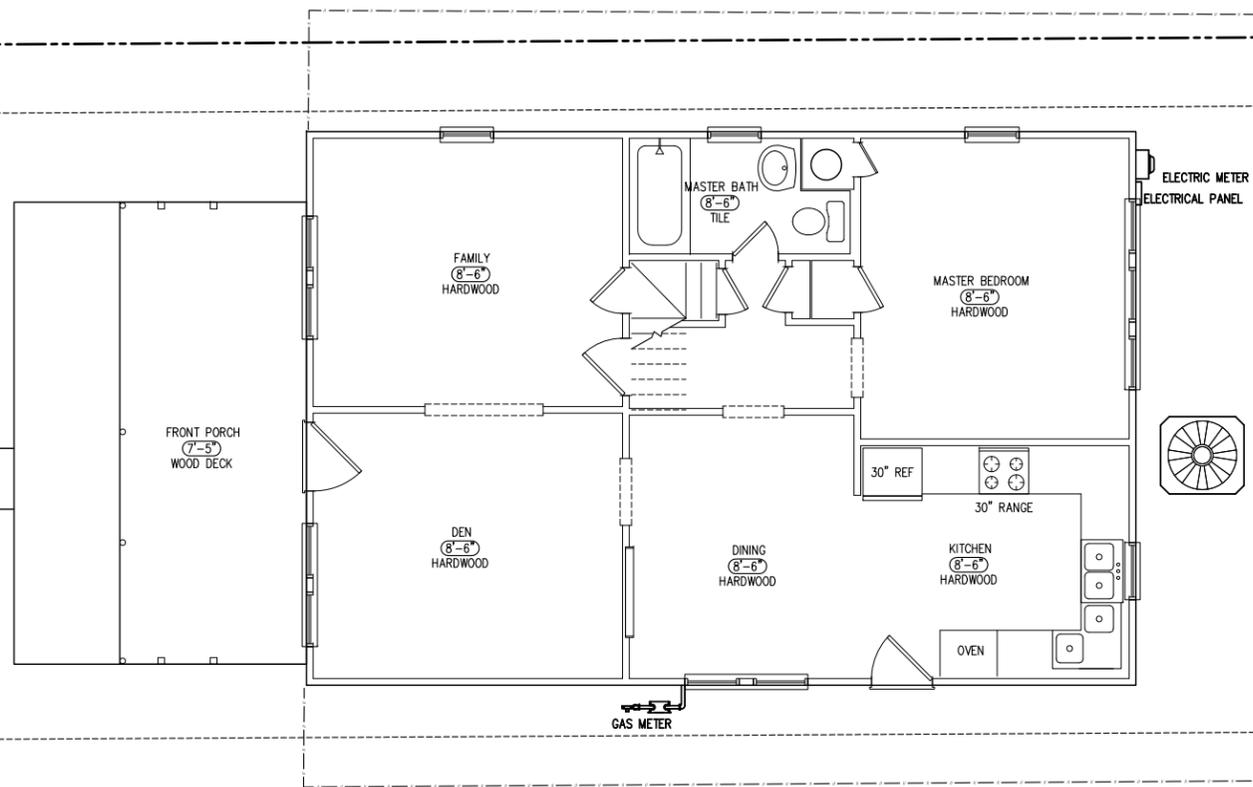


9.27.16

**1336 TULANE**

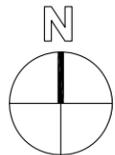
McMILLAN RESIDENCE



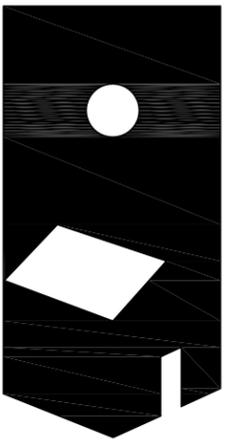


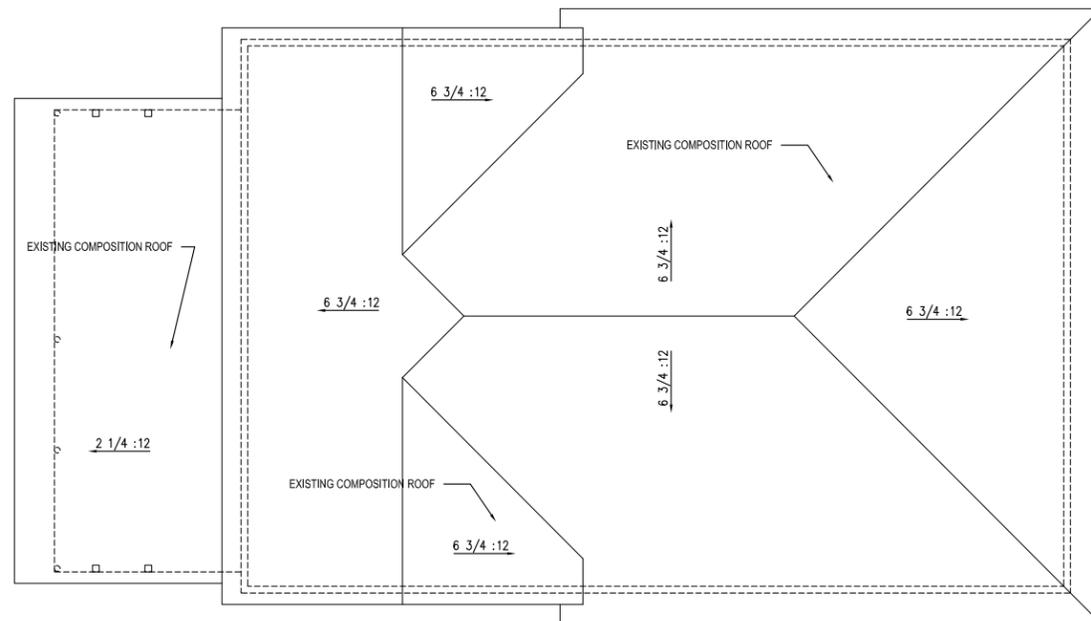
EXISTING FIRST FLOOR PLAN

1/8" = 1'-0"

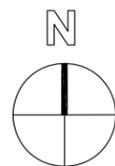


9.27.16  
**1336 TULANE**  
 McMILLAN RESIDENCE

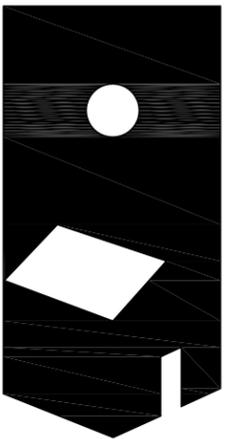




**EXISTING ROOF PLAN**  
 1/8" = 1'-0"



9.27.16  
**1336 TULANE**  
 McMILLAN RESIDENCE

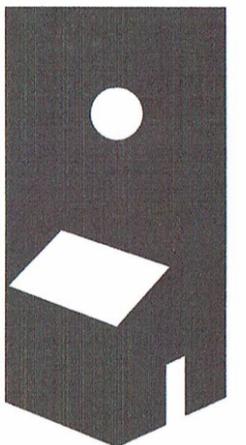




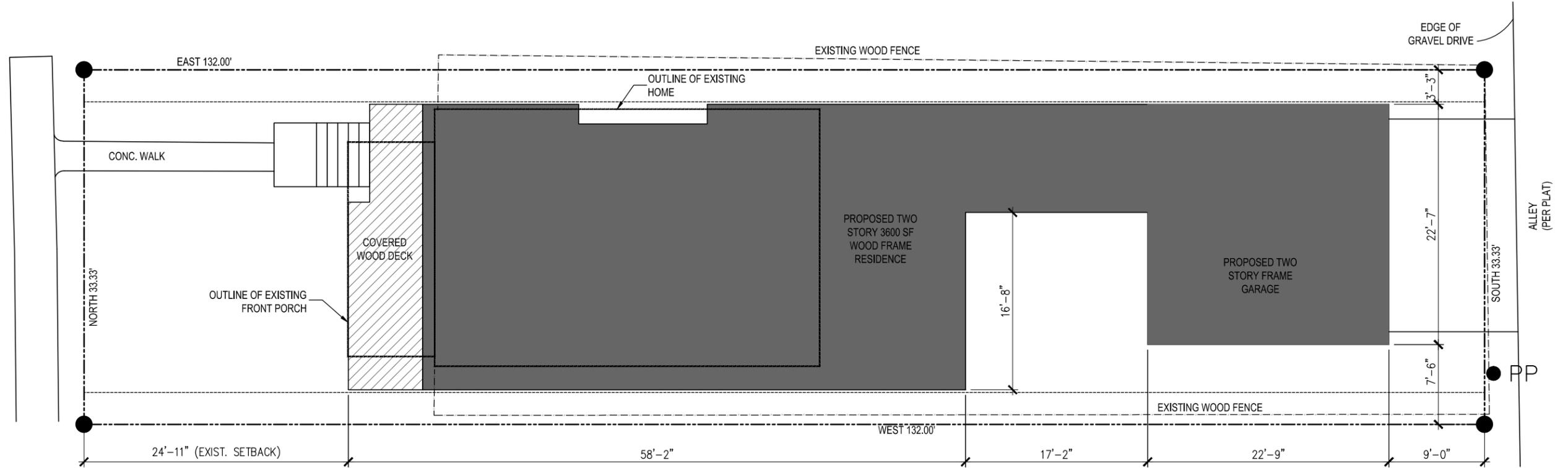
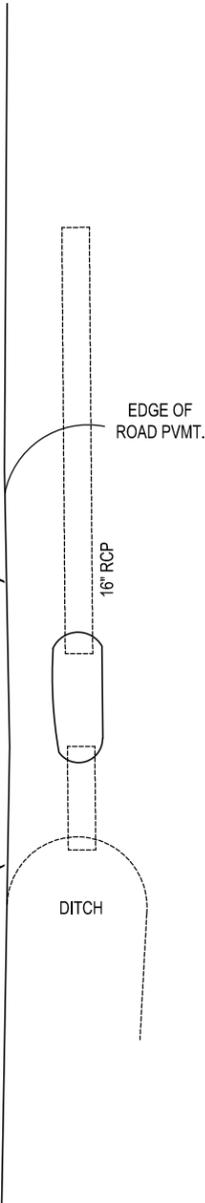
CONCEPTUAL FRONT ELEVATION

1/8" = 1'-0"

11.08.16  
**1336 TULANE**  
 McMILLAN RESIDENCE

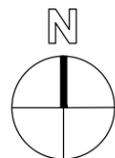


TULANE STREET  
(PORTLAND STREET)



# SITE PLAN

3/32" = 1'-0"



11.08.16  
**1336 TULANE**  
McMILLAN RESIDENCE

