CERTIFICATE OF APPROPRIATENESS
APPLICATION FORM

PLANNING & DEVELOPMENT DEPARTMENT

PROPERTY

Address 536 Harvard St. Houston, Tx 77007

Historic District / Landmark

HCAD #

Subdivision

Lot

Block

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 Brittany Orlando

Company

Mailing Address 536 Harvard st Houston, Tx 77007

Phone 713-201-5527

Email [redacted]

Signature

Date June 30, 2016

APPLICANT (if other than owner)

Name

Company

Mailing Address

Phone

Email

Signature

Date

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: 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.

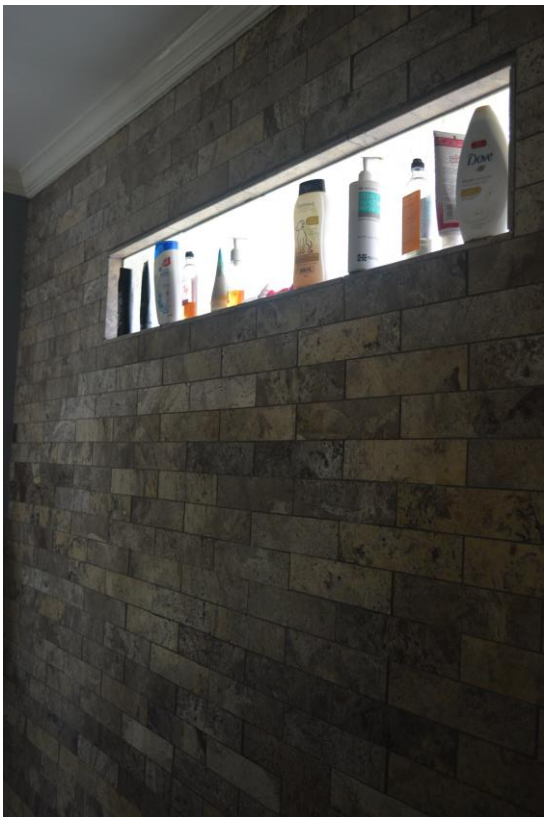
Sincerely,

Jeremy McFarland

Brickmoon Design

Please see existing photos below for reference:

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.

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TEXAS ASSOCIATION OF REALTORS®

SELLER'S DISCLOSURE NOTICE

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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.**

CONCERNING THE PROPERTY AT 536 Harvard St Houston, Tx 77007-2570

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
Cable TV Wiring		☒	
Carbon Monoxide Det.			☒
Ceiling Fans	☒		
Cooktop		☒	
Dishwasher	☒		
Disposal	☒		
Emergency Escape Ladder(s)		☒	
Exhaust Fans			☒
Fences	☒		
Fire Detection Equip.			☒
French Drain	☒		
Gas Fixtures	☒		
Natural Gas Lines	☒		

Item	Y	N	U
Liquid Propane Gas:		☒	
-LP Community (Captive)		☒	
-LP on Property		☒	
Hot Tub		☒	
Intercom System		☒	
Microwave	☒		
Outdoor Grill	☒		
Patio/Decking	☒		
Plumbing System	☒		
Pool		☒	
Pool Equipment		☒	
Pool Maint. Accessories		☒	
Pool Heater		☒	

Item	Y	N	U
Pump: ☐ sump ☐ grinder		☒	
Rain Gutters			☒
Range/Stove	☒		
Roof/Attic Vents			☒
Sauna		☒	
Smoke Detector	☒		
Smoke Detector – Hearing Impaired		☒	
Spa		☒	
Trash Compactor		☒	
TV Antenna		☒	
Washer/Dryer Hookup	☒		
Window Screens		☒	
Public Sewer System	☒		

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

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

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
Basement		X
Ceilings		X
Doors		X
Driveways		X
Electrical Systems		X
Exterior Walls		X

Item	Y	N
Floors		X
Foundation / Slab(s)		X
Interior Walls		X
Lighting Fixtures		X
Plumbing Systems		X
Roof		X

Item	Y	N
Sidewalks		X
Walls / Fences		X
Windows		X
Other Structural Components		X

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
Aluminum Wiring		X
Asbestos Components		X
Diseased Trees: ☐ oak wilt ☐ _____		X
Endangered Species/Habitat on Property		X
Fault Lines		X
Hazardous or Toxic Waste		X
Improper Drainage		X
Intermittent or Weather Springs		X
Landfill		X
Lead-Based Paint or Lead-Based Pt. Hazards		X
Encroachments onto the Property		X
Improvements encroaching on others' property		X
Located in 100-year Floodplain		X
Located in Floodway		X
Present Flood Ins. Coverage (If yes, attach TAR-1414)		X
Previous Flooding into the Structures		X
Previous Flooding onto the Property		X
Located in Historic District	X	
Historic Property Designation		X
Previous Use of Premises for Manufacture of Methamphetamine		X

Condition	Y	N
Previous Foundation Repairs		X
Previous Roof Repairs		X
Other Structural Repairs		X
Radon Gas		X
Settling		X
Soil Movement		X
Subsurface Structure or Pits		X
Underground Storage Tanks		X
Unplatted Easements		X
Unrecorded Easements		X
Urea-formaldehyde Insulation		X
Water Penetration		X
Wetlands on Property		X
Wood Rot		X
Active infestation of termites or other wood destroying insects (WDI)		X
Previous treatment for termites or WDI		X
Previous termite or WDI damage repaired		X
Previous Fires		X
Termite or WDI damage needing repair		X
Single Blockable Main Drain in Pool/Hot Tub/Spa*		X

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

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.

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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.

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 DIGITALLY SIGNED 01/06/2016 17:30:12
Signature of Seller Date

Printed Name:

Signature of Seller Date

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:	Reliant	phone #:	855-350-8653
Sewer:	City of Houston	phone #:	713-837-0311
Water:	City of Houston	phone #:	713-371-1400
Cable:	NA	phone #:	
Trash:	City of Houston	phone #:	713-837-0311
Natural Gas:	Centerpoint	phone #:	713-659-2111
Phone Company:	NA	phone #:	
Propane:	NA	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.

dotloop verified 03/07/16 5:53AM CST ERBS-QN86-3PDP-WW3J 03/07/2016
Signature of Buyer Date

Printed Name: Brittany Orlando

Luis DelOrbegoso dotloop verified 03/07/16 5:58AM CST ZDBK-LSTX-6KZY-WH 03/07/2016
Signature of Buyer Date

Printed Name: Luis Deorbegoso