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June 13, 2016

City of Houston Planning and Development Department

**Re: Certificate of Appropriateness Alteration and Addition Checklist
848 Heights Blvd., Houston, Texas 77007**

Dear Sir or Madam:

WRITTEN DESCRIPTION

The property is currently framed and dried in with the exception of doors and has been completely re-plumbed and rewired. The HVAC has also been replaced.

I would like to complete the construction of my home using the existing footprint.

I am not requesting to use any additional exterior materials and have repaired and will continue to maintain the original brick exteriors to the main home. I have already replaced with the assistance of the Planning and Development Department the demolished garage and have rebuild the garage and the back of my home using artisan hardy board.

By way of explanation, I am providing to the historic commission regarding the replacement of some of the windows in the existing structure. I bought the home in May 2003. At the time that I bought the home, there were five to six types of windows in the home, of various material; the home had endured at least two or more unfortunate remodels in the past hundred years. To this date, I cannot tell you if any of the windows in the home are "original" i.e. built at the time of the original home; however, all of the windows in the bathrooms had been replaced at least once. Additionally, four windows on the first floor of the original structure have been replaced by plate glass that was framed without windows. None of the windows in the initial structure functioned in any way and were made primarily of putty, paint and caulk. They were simply incapable of being "repaired". At the time I bought the building, it was a commercial property and functioned that way until I moved my family in in 2007. Sometime after, I replaced two downstairs windows due to a break in during the day while I was at the baseball park.

As we lived in the house, repairs were made annually as the home was getting old and the aging to both the plumbing and electrical system (primarily due to age and defects). Two and half years ago, I started working on the process of having the house renovated and repaired. There was no bathroom on the first floor. The plumbing and the electrical could no longer be fixed. The HVAC system was unrepairable. After the Certificate of Approval was submitted, I began to do work on the house in an effort to continue to live in the home as it was being repaired. During this time, a number of the windows were replaced while we were still living there.

It was during the year after the certificate of appropriateness was approved that some but not all of the windows were replaced. In particular, we replaced the windows over a period of months to avoid interfering with my family. The upstairs children's bedrooms were replaced in part due to safety concerns, in particular fire, as they were inoperable.

I replaced the aluminum windows in the downstairs because they were unattractive and incorrect for the building. The remaining downstairs window were also replaced to match all the other windows, and to be correct. All the new replacement windows are now made of wood.

Many of the repairs I have made to my home, including the windows, were not planned but something that occurred over a period of time beginning in 2003 when I bought it. In other words, windows were replaced for safety reasons, and sometimes as a result of wind and storm damage after Ike, as a result of my home being broken into and for aesthetic reasons by the replacing the vinyl and aluminum windows. During the original examination of the home to determine the construction schedule done with my previous builder, I removed a window on the first floor to examine the interior walls, wiring, plumbing, etc. It was discovered that water was draining from the top of the house, through the walls and through the seals and collecting in the basement. In order to keep water out of the house and to prevent water from running down the interior walls. Those windows were replaced shortly thereafter.

I would deeply appreciate your help in this matter. I was not aware that I could not address safety issues during my home renovation, or during the period that I owned the house prior to the renovation and prior to the commission's existence.

Very truly yours,



Gus David Oppermann V

CERTIFICATE OF APPROPRIATENESS ALTERATION & ADDITON CHECKLIST



**PLANNING &
DEVELOPMENT
DEPARTMENT**

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

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

PROPERTY ADDRESS: 848 Heights Blvd

BUILDING TYPE

- single-family residence
- multi-family residence
- commercial building
- mixed use building
- institutional building
- garage
- carport
- accessory structure
- other

ALTERATION TYPE

- addition
- foundation
- wall siding or cladding
- windows or doors
- porch or balcony
- roof
- awning or canopy
- commercial sign
- ramp or lift
- other

WRITTEN DESCRIPTION

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

PHOTOGRAPHS label photos with description and location

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

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

- current site plan
- proposed site plan
- current floor plans
- proposed floor plans
- current window and door schedule
- proposed window and door schedule
- demolition plan
- current roof plan
- proposed roof plan
- current elevations (all sides)
- proposed elevations (all sides)
- perspective and/or line of sight

CERTIFICATE OF APPROPRIATENESS APPLICATION FORM



**PLANNING &
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DEPARTMENT**

PROPERTY

Address 848 Heights Blvd Houston TX 77007

Historic District / Landmark _____ HCAD # _____

Subdivision _____ Lot _____ Block _____

DESIGNATION TYPE

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

PROPOSED ACTION

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

DOCUMENTS

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

OWNER

Name Gus D. Oppermann

Company _____

Mailing Address 848 Heights Blvd
Houston TX 77007

Phone 713 861 8585

Email gdo@wom-law.com

Signature [Signature]

Date 10 June 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: ___/___/___

CERTIFICATE OF APPROPRIATENESS APPLICATION INSTRUCTIONS



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Well in advance of the COA application deadline contact staff to discuss your project, application requirements, and, if necessary, to make an appointment to meet with staff for a project consultation. Visit the Historic Preservation Web Manual for historic district profiles, project guidance and forms.

www.houstontx.gov/HistoricPreservationManual

Historic Preservation Office
832.393.6556
historicpreservation@houstontx.gov

SUBMISSION INSTRUCTIONS

To submit application to Planning Department:

- email documents to historicpreservation@houstontx.gov (attachments must be less than 10MB)
- send a Dropbox shared folder invitation to historicpreservation@houstontx.gov, or
- contact staff to set up an appointment to drop off a disc or flash drive.

MEETING SCHEDULE

- Applications are due **22 calendar days** in advance of the HAHC meeting by **12 PM (noon)** on the deadline date. Exception: revisions to items deferred or denied at the previous HAHC meeting are due 15 days in advance of the scheduled meeting.
- **Application deadlines are firm.** All materials must be submitted by the deadline to be considered at the following HAHC meeting. Designs must be final at time of application; revisions will not be accepted after the deadline.
- HAHC will not accept new material or redesigns presented at the HAHC meeting. Deferral until the following month's meeting may be necessary in such cases to allow for adequate review by staff and commissioners.
- HAHC monthly meetings are held at 3:00 PM at City Hall Annex, 900 Bagby Street, City Council Chambers, Public Level.

2016 Meeting Dates (Thursdays unless noted otherwise)	COA Application Deadlines	Demolition / Relocation Posted Sign Deadlines
January 28	January 6	January 18
February 25	February 3	February 15
March 24	March 2	March 14
April 21	March 30	April 11
May 19	April 27	May 9
June 16	May 25	June 6
July 28	July 6	July 18
August 25	August 3	August 15
September 22	August 31	September 12
October 20	September 28	October 10
November 17	October 26	November 7
December 14 (Wednesday)	November 22	December 4

CERTIFICATE OF APPROPRIATENESS APPLICATION INSTRUCTIONS



PLANNING &
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DEPARTMENT

DEFINITIONS

Addition: any expansion to an existing building, structure or object.

Alteration: any change to the exterior of a building or structure, including adding, moving, removing or replacing an exterior feature.

Demolition: an act or process that destroys in whole, or a majority of, any building, structure, object or site.

Excavation: to expose, uncover, or remove by digging, cutting or hollowing out.

Exterior Feature: an element of the architectural character and the general arrangement of the external portion of a building, structure or object, including building materials and parts of the exterior wall assembly such as walls studs, interior shiplap and the foundation

Mandatory Repair: a repair of a building or structure that is necessary to comply with Article IX, Ch. 10, Houston Code of Ordinances, as evidenced by an order of the hearing official or the building and standards commission or by a citation.

New Construction: the erection of a new building, structure, or object, on a lot, site, or other property.

Relocation: any change in the location of a building, structure, or object.

Restoration: accurately recovering the form and detail of a building, structure, object, or site and its setting as it appeared at a particular period of time by means of the removal of later work, or by the replacement of missing earlier work, or both.

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