

CERTIFICATE OF APPROPRIATENESS *DRAFT*

Application Date: April 17, 2023

Applicant: Eric Pierce, agent; William Boone, owner

Property: 1819 Kane, Lots 18, Block 442, Baker W R NSBB Subdivision. The property includes a 2,300 SF, commercial structure style structure and a 784 SF single family residence on a 5,000 SF (50' x 100') corner lot.

Significance: Contributing - circa 1929 brick former grocery store and Victorian cottage circa 1926, located in the Old Sixth Ward Historic District.

Proposal: Alteration – applicant removed a non-original awning due to safety concerns that was approved on an emergency basis by structural inspections, supervision approval. This application is a request for a COR to repaint and repair the structure without reconstructing a new awning.

Recommendation January 18, 2024:	Denial of COA and Issuance of COR for the removal of the awning, repointing and repairs as needed.
	<u>Previous Recommendations and Actions:</u>
Recommendation at May 2023 Mtg :	Denial of COA and issuance of a COR for work completed with the condition that the awning be reinstalled and the final design to be approved by staff.
HAHC Action at May 2023 Mtg :	Denied COA and issued of a COR for work completed with the condition that the awning be reinstalled and the final design to be approved by staff.
HPAB Action :	June 2023 – Affirmed the decision of HAHC with respect to the wood framed cottage (that work as applied for is approved with COR), asked HAHC to reconsider the removal of the awning at future meeting due to applicant appearing to have information not previously supplied to nor considered by the HAHC.

All materials in exterior walls, including windows, siding, framing lumber, and interior shiplap must be retained except where removal or replacement has been explicitly approved by HAHC. Shiplap is an integral structural component of the exterior wall assembly in balloon framed structures and its removal can cause torqueing, twisting and collapse of exterior walls. Shiplap may be carefully shored and removed in small portions to insulate, run wire or plumbing, and should be replaced when the work is complete. Maintenance and minor in-kind repairs of exterior materials may be undertaken without HAHC approval, but if extensive damage of any exterior wall element is encountered during construction, contact staff before removing or replacing the materials. A revised COA may be required.

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: -
Effective:



PLANNING & DEVELOPMENT DEPARTMENT

COA valid for two years from effective date. COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved project scope may require a new COA.

APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

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

S D NA

S - satisfies D - does not satisfy NA - not applicable

- (1) The proposed activity must retain and preserve the historical character of the property;
(2) The proposed activity must contribute to the continued availability of the property for a contemporary use;
(3) The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance;
(4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
(5) The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site;

The building is distinctive with or without the awnings. While the building may likely have had awnings when it was built, as evidenced by the extant ties, the awnings that were removed were not the original and did not exhibit skilled craftsmanship; they also do not appear to replicate older ones that can be seen in one image.

Further, the awnings encroached on city ROW and were in a deteriorated state having become a safety concern. City inspection staff determined the awnings to be unsafe and a potential hazard to public safety. Another point is that the property owner may need to enter into an encroachment agreement if the awnings were replaced, as a previous encroachment agreement has expired. That previous agreement may have pertained specifically to the building itself.

- (6) New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale;

The remedial work to close the building and replace or infill in areas where the awnings previously attached to the building have been done in a manner that is visibly compatible in form, design, texture dimension and scale.

- (7) The proposed replacement of exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures;

The remedial work to close the building and replace or infill in areas where the awnings previously attached to the building do not appear to be conjectural nor excessive .

- (8) Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site;

- (9) The proposed design for any exterior alterations or addition must not destroy significant historical, architectural, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements;
- (10) The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; and
- (11) The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance to the property line of similar elements of existing contributing structures in the context area.

OLD SIXTH WARD DESIGN GUIDELINES

- In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines.



- Building Classification**
- Contributing
 - Non-Contributing
 - Park

PHOTOS before awning removal

Deteriorated non-original.



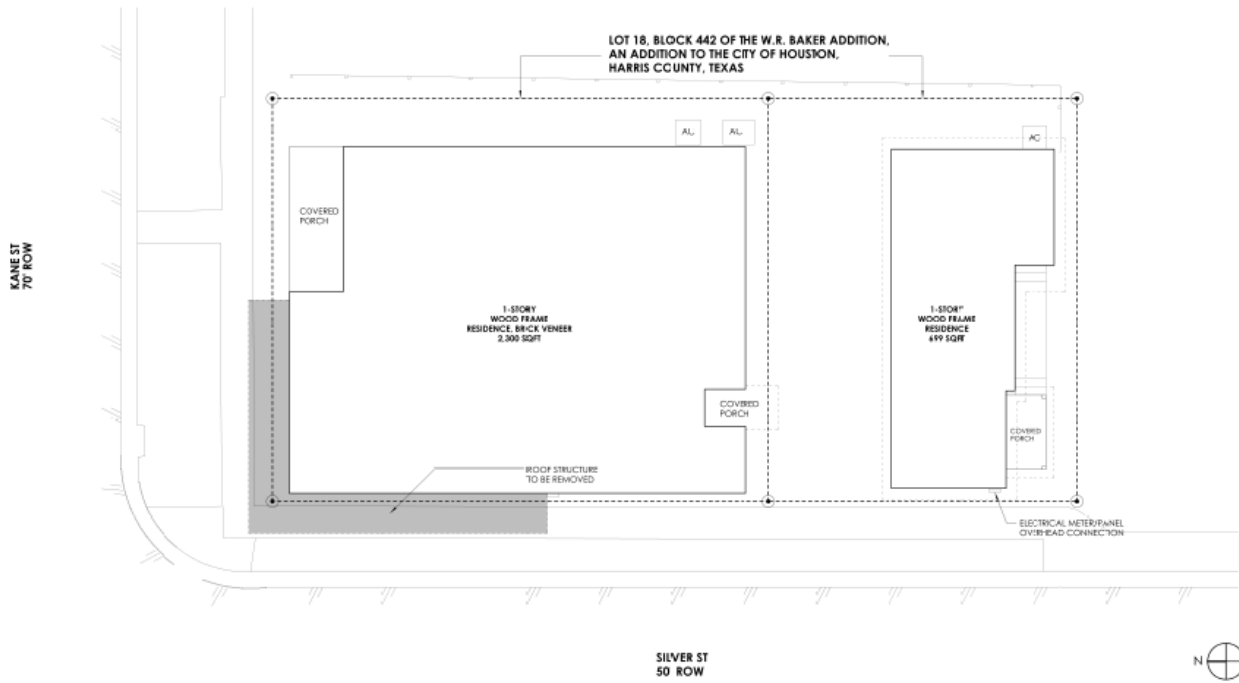
HCAD RECORDS- 1972



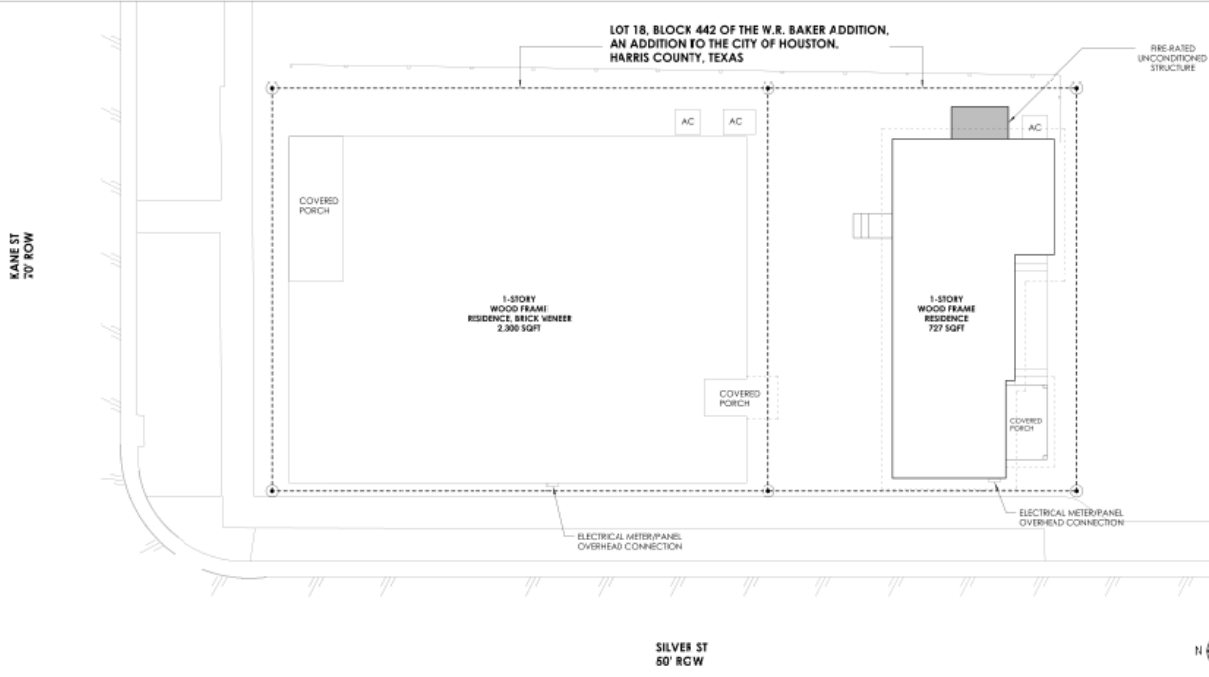


SITE PLAN

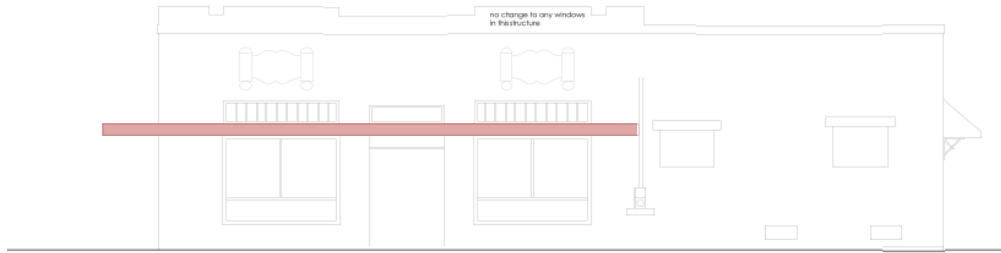




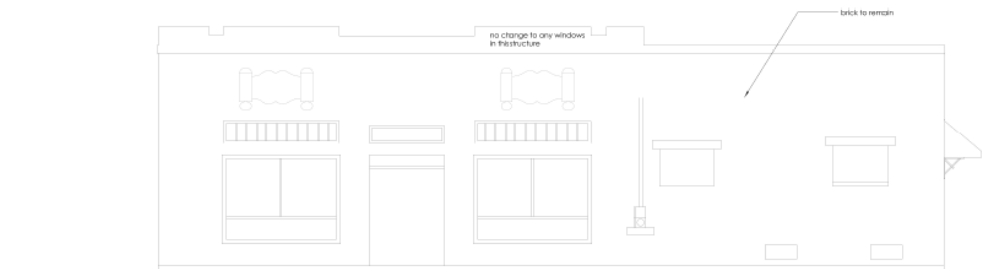
EXISTING SITE PLAN



PROPOSED SITE PLAN



EXISTING WEST ELEVATION



PROPOSED WEST ELEVATION



Figure 1 - January 2024 Image 1



Figure 2 - January 2024 Image 2



Figure 3 - January 2024 Image 3



Figure 4 - January 2024 Image 4



Figure 6 - - January 2024 Image 5



Figure 5 - January 2024 Image 6



Figure 7 - January 2024 Image 7



Figure 8 - January 2024 Image 8



Figure 10 - January 2024 Image 9

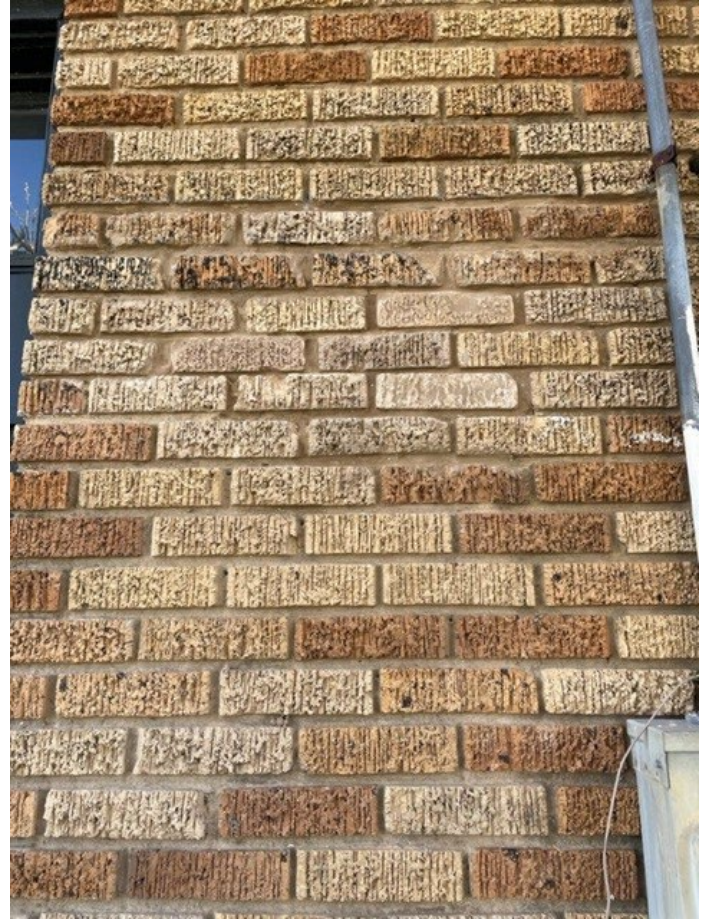


Figure 9 - January 2024 Image 10



Figure 11 - January 2024 Image 11



Figure 12 - January 2024 Image 12



Figure 13 - January 2024 Image 13

Please see the following Report from Applicant for Additional Information.

HISTORIC PRESERVATION APPEALS BOARD
716 SILVER ST - OLD SIXTH WARD HISTORIC DISTRICT
June 26, 2023

Owners' Information Regarding the Consideration of and Possible Action on an Appeal of the Decision of
the Houston Archaeological and Historical Commission on May 18, 2023 for a Certificate of
Appropriateness for 716 Silver St in Old Sixth Ward Historic District

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Summary of Appeal

On April 17, 2023, the owners of 716 Silver/1819 Kane st. submitted an application and plans to HAHC to remove the awning on the brick building on the Southeast corner of Kane and Silver. Prior to the meeting, the owners obtained permission from the Office of Preservation to remove the awning due to safety concerns for pedestrians underneath the awning. During the HAHC meeting on May 18, 2023, which the owners were unable to attend, there were questions about the condition and historical importance of the awning, the owners' intentions, and the preservation of the historic building. Through this appeal, the owners hope to establish that not only was the existing awning deteriorating at an alarming rate, but also that the underlying brick structure was deteriorating because of the awning, that it encroaches on the city's right of way, and that there is precedence within Old Sixth Ward (OSW) for permanently removing awnings from brick buildings. The owners are serious about preserving this important OSW building for use long into the future.


Unfortunately, there are not many pictures of the outside of the building throughout the years, though an awning can be seen in the 1950 Sanborn map and a picture from 1973. The awning in the 1973 picture was removed or fell at some point, and the building had no awning for a period of time before a new awning was installed in 1994. As you can see in the pictures, the awning that was installed in 1994 was made of plywood, was installed into the brick with 1/4" bolts and relied on the original suspension anchors for support. None of this was installed into any wood or steel structure behind the masonry, just the brick facade itself. Over the last near-century, the various awnings have been pulling at the brick facade such that the weight of the awnings and the lack of proper waterproofing have caused considerable and growing damage to the original masonry and mortar, the original windows and interior and exterior trim. Please see appendices A - F


Per the document excerpted in appendix G, the awning was encroaching on the city's right of way, and the previous owners had to get consent to encroach from the City of Houston. This consent mandates that the "owners shall remove the Improvements (the awning) from the city's right-of-way at owner's sole cost and expense". The consent expires on January 18, 2024.

Finally, though some neighbors are disappointed that the awning had to be removed, there is a strong precedent in both historic and new brick buildings in OSW for the permanent removal of the awning.

The owners propose to clean up the brick and trim around the awning, flash and waterproof appropriately, and add a new historically respectful trim where the awning used to be. The original anchors and other characteristics of the building will be cleaned up and sealed, and will remain part of the building well into the future. The owners hope that the Appeals Board will recognize that the removal of the awning and the proposal to not replace the awning is not done out of malice or disregard for historic preservation but rather to ensure that the building as a whole is properly preserved, structurally sound, and safe for its occupants and pedestrians.

Appendix A - Home Inspection by Redstar - January 12, 2022

3.10.1 - K. Porches, Balconies, Decks, and Carports 



+ 1 more

AWNING ISSUES

The awning around the old storefront was shown to be in poor condition and in need of maintenance and repairs at several locations. These issues include wood rot to sections of the trim around the awning and at the windows above, as well as several locations where the structural anchors holding the awning up were observed to be pulling away from the brick wall. I highly recommend that you evaluate the structural anchors to ensure their integrity and repair as needed, as well as maintain any paint surfaces around the awning and windows above.

Qualified Professional

Appendix B - Owners' Documentation of Deterioration 2022-2023

















Appendix C - Email Approval to Remove Awning at 1819 Kane

From: **Arslan, Yasmin - PD** <Yasmin.Arslan@houstontx.gov> Date: Mon, May 1, 2023 at 2:56 PM

Subject: RE: Awning demo

To: Eric Pierce <eric@colorhouses.com>

CC: Stockton, Pete - HPC-HPW <Pete.Stockton@houstontx.gov>, McAllen, Roman - PD

<Roman.McAllen@houstontx.gov>

Good afternoon,

Please remove the canopy as you have provided pictures that show that this canopy wasn't on the building at some point in time.

We know the one on right now isn't original but it looks like originally this had a canopy and when the owner wants to install a new one, he will need a COA.

Please remove only the canopy and not the details shown in the photo. I cc'd our preservation officer and inspector.

You have our permission to remove it for safety reasons. Thanks,

Yasmin Arslan, Assoc. AIA, Historic Preservation Planner IV Historic Preservation Office

City of Houston Planning & Development Department 611 Walker, 6th Floor, Houston, Texas 77002 Historic Hotline:
(832) 393-6556

Direct: (832) 393-6631

All Certificate of Appropriateness (COA) Applications

must be submitted through the [Historic Preservation Tracker](#) online.

Appendix D - Engineer Letter From Eleanor Reynolds, PE. SE.

May 2, 2023

Will and Stephanie Boone 1819 Kane Street

Houston, Texas 77007 willboonewillboone@gmail.com (830) 554 - 0702

Re: **Structural Review of 1819 Kane Street Awning**

Dear Will and Stephanie:

I understand that you have received a report from your building inspector that identifies a potential structural issue with the awning on your property at 1819 Kane Street in Houston, Texas.

According to your Building Inspection Report:

The awning around the old storefront was shown to be in poor condition and in need of maintenance and repairs at several locations. These issues include wood rot to sections of the trim around the awning and at the windows above, as well as several locations where the structural anchors holding the awning up were observed to be pulling away from the brick wall. I highly recommend that you evaluate the structural anchors to ensure their integrity and repair as needed, as well as maintain any paint surfaces around the awning and windows above.

After reviewing the images of the awning condition, included in Appendix A, it is my professional opinion that the awning does pose an imminent risk for failing and collapsing. I recommend that the awning be removed as soon as possible and that the area of the public right of way under the awning be blocked off until the awning is removed.

If you choose to replace the awning, the existing wall anchors for the hanging rods should be replaced as they are rusted and appear to be partially pulled away from the brick façade.

Please feel free to reach me at 512.786.3668 or at eleanor.reynolds@austin.utexas.edu with any questions or concerns.

Best wishes,



Eleanor Reynolds, P.E. S.E. Professor of Practice

The University of Texas at Austin



Appendix E - Engineer Letter from Brad Dougherty, PE.

INSIGHT Structures

5331 Inker Street, Suite B
Houston, TX 77007
T. 713.523.0775

Firm No. 12871
www.insightstructures.com

June 20, 2023

Will and Stephanie Boone
1819 Kane Street
Houston, Texas 77007

Re: 1819 Kane Street
Houston, Texas 77007
Job Number: 23-0620.089

To Whom It May Concern:

At your request, the undersigned visited the above referenced address to review and comment on the structural considerations of an awning that existed on the north and east elevations of an existing single-story structure. The structure is a historic structure that is wood framed with exterior brick veneer. INSIGHT Structures received the following pertinent information in addition to performing a visual observation of the structure:

- Structural Review letter, dated May 2, 2023, prepared by Eleanor Reynolds, P.E. S.E.
- Roof Inspection Report, dated May 25, 2023, prepared by Tile Roofs of Texas
- Redstar Inspection Report
- Historic photos of exterior – 1996
- Photos of current exterior – May 2023

The Structural Review letter prepared by Eleanor Reynolds, P.E. S.E. concluded that the existing awning was structurally failing and posed an imminent risk to the public so it was removed. The awning was a wood framed structure anchored to the existing building the steel rods anchored to the wall framing. See attached Photo 1 for general reference. Photos 2-6 show the general condition and damaged state of the awning prior to demolition. The awning did not appear to have through wall flashing where it abutted the existing veneer which appears to have contributed to some of the moisture issues to both the awning and the historic wood structure itself (see Photo 7). It is also our understanding that the awning encroaches over the property line and was not original to the building.

It is our opinion that if the awning were to be replaced, it could be not re-installed in the similar manner and aesthetic as it was originally constructed. To comply with current wind loading requirements, the steel rods are not structurally sufficient to resist uplift loading conditions. The connections are also not

acceptable to resist currently accepted design loads. Additionally, the awning should not be installed without removal of the existing brick to provide structurally acceptable attachments and waterproofing for the building envelope. It is our opinion that to best protect the longevity and structural integrity of the historic building, the awning should not be re-installed to match the recently removed awning.

Thank you for working with INSIGHT Structures. Please contact us for any further assistance.

Sincerely,



Bradley R Dougherty
Bradley R. Dougherty, PE

APPENDIX



Photo 1 – Awning reference prior to removal



Photo 2 – Water damage



Photo 3 – Soffit damage at awning



Photo 4 – Failing connections at existing awning

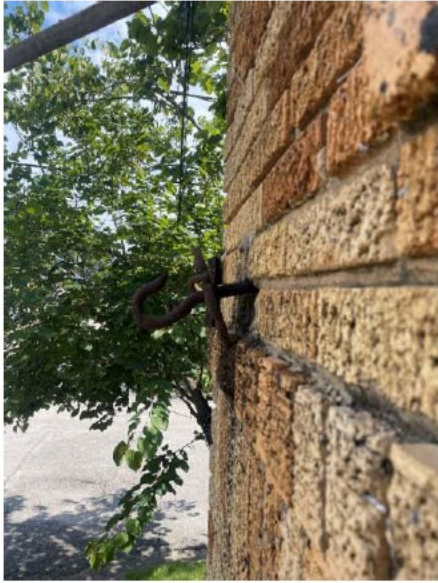


Photo 5 - Failing attachment



Photo 6 – Failing attachment



Photo 7 – No visible flashing at removed awning connection

Appendix F - Historic Reference Photos



Appendix G - Excerpts from Consent to Encroach

Consent
CJF210/jrh

P659152

Page 127
STEWART TITLE HOUSTON DIVISION
93-8021

CONSENT TO ENCROACH

198-44-2224

THE STATE OF TEXAS §

01/18/94 00932664 P659152 \$ 28.00

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF HARRIS §

28
/

THAT THIS CONSENT TO ENCROACH (this "Consent") is made and entered into by and between the CITY OF HOUSTON, a Municipal Corporation situated in Harris, Fort Bend and Montgomery Counties, Texas (hereinafter called "City") and Josephine F. Giammalva, Individually, as Independent Executrix of the Estate of Tony S. Giammalva, Deceased and as Trustee of the Testamentary Trust created under the Will of Tony S. Giammalva, Deceased whose mailing address is Ms. Josephine Giammalva, c/o Mr. Robert Hawthorne, 4014 Chatham, Houston, Texas 77027 and, if they acquire title to the Property (as defined below), Steven E. Kirkland and Annise D. Parker whose mailing address is 1817 Lubbock Street, Houston, Texas 77007 being the persons who currently have a contract to acquire the Property (hereinafter collectively called "Owners").

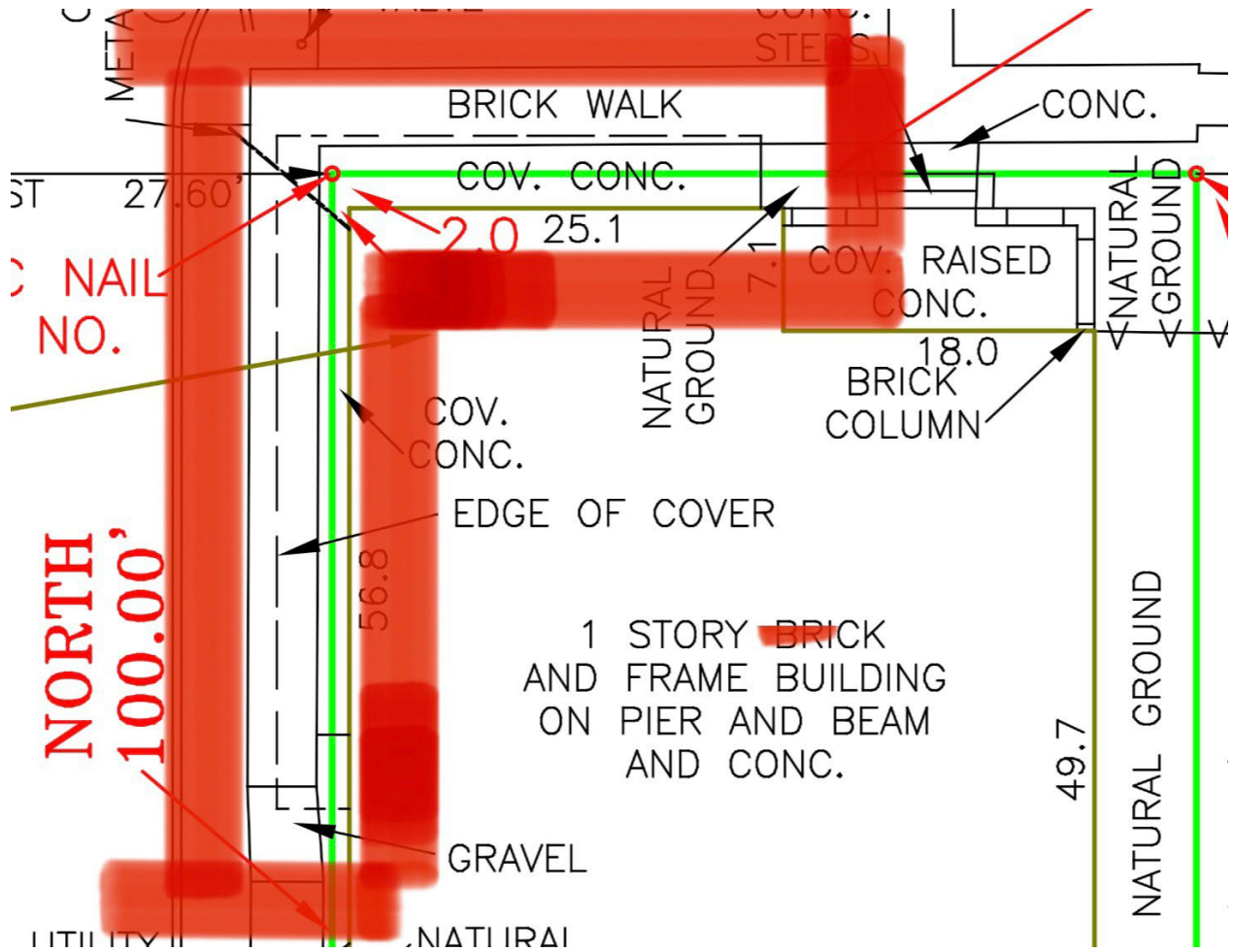
Section 1. TERM

This Consent shall be for a term of thirty (30) years, commencing on the date this Consent is executed by the Mayor on behalf of the City and ending on the earlier to occur of (i) the date which is thirty (30) years after the commencement date or (ii) the date the existing Improvements within the Encroachments are destroyed or removed therefrom; provided, however, this Consent may be terminated at any time during the term hereof by the City Council of the City on its affirmative finding that the Encroachments may reasonably interfere with the public use of the right-of-way or will constitute a hazardous or dangerous condition thereon. Upon any termination of this Consent, however such termination may be brought about, Owners shall remove the Improvements from the City's right-of-way at Owners' sole cost and expense, within ninety (90) days after a written request to remove same is made by the Director of Public Works and Engineering. In the event the Owners fail to remove the Improvements within ninety (90) days of such request, the City shall have the right to (i) demolish and remove the Improvements located within the right-of-way at Owners' expense, payable immediately upon demand by the City, or (ii) retain the Improvements located within the right-of-way for the City's benefit, without any compensation to Owners and without liability or other obligations. Owners agrees for themselves, their successors and assigns that no material alterations will be made to the Improvements encroaching into the City's right-of-way without the prior written consent of the Director of Public Works and Engineering.

Appendix H - Encroachment Documentation



Silver Street property line marked



SURVEY OF PROPERTY - AWNING ENCROACHMENT HIGHLIGHTED

Appendix I - Brick Buildings (New and Historic) in OSW





1902 Washington Ave.



920 Taylor st.

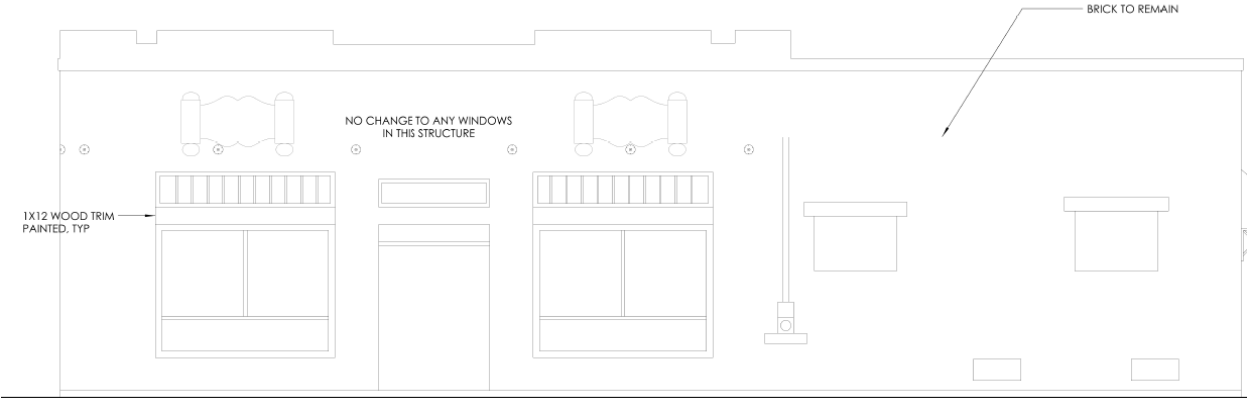


2201-2207 Washington Ave.



2215 Washington Ave.

Appendix J - Owner's Proposal for Awning





Owner Invoice

Printed: Jan 5, 2024
2525 Prospect st, Houston, TX 77004
Phone: 832-877-7333

Job Information

Will Boone
77007

Invoice Title: Remove Awning

Invoice ID: OI-0007

Invoice Amount: \$4,800.00
Amount Paid: \$4,800.00

Paid
Last Payment Date: May 4, 2023

Payment Details

Date	Payment Method	Status	Amount
May 4, 2023	QuickBooks	Paid	\$4,800.00
		Total Paid:	\$4,800.00

Items	Description	Qty/Unit	Unit Cost	Price
Remove Awning 130 - Demolition	Demo awning, protect windows, haul off trash. Save historic medallions Electrical work not included - will be invoiced separately if needed.	1.00	\$4,800.00	\$4,800.00

Description of Invoice

Deadline Date: May 16, 2023
Balance Due: \$0.00

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Significance: Contributing mixed retail with residential units constructed circa 1926, located in the Old Sixth Ward Historic District.

Proposal: Alteration – The lot at 716 Silver contains two contributing structures: a brick former grocery store turned single family house on the corner of Kane St and Silver St; and a Victorian cottage clad in bevel lap siding that was formerly attached to another structure and located across Kane St.

Regarding the brick building, the applicant is proposing to remove a non-original awning (photo included) that is encroaching the city sidewalk right of way and has been deteriorating from water damage. The applicant had to remove the canopy as it was dangerous and threatening to people walking in the area. see photos.

Regarding the wood frame cottage, the applicant is proposing to add a small storage shed (3.5'w x 7'l) at the back (east wall), clad in corrugated steel (a material found throughout the neighborhood on secondary structures) and change one window to a 32" wide exterior door so there will be access to the backyard. See attached drawings for details

Recommendation: Denial of COA and issuance of a COR for work completed with the condition that the awning be reinstalled and the final design to be approved by staff.

HAHC Action: Denied COA and issued of a COR for work completed with the condition that the awning be reinstalled and the final design to be approved by staff.

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Effective: May 18, 2023



PLANNING & DEVELOPMENT DEPARTMENT

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OLD SIXTH WARD DESIGN GUIDELINES

- In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines.



Building Classification

- Contributing
- Non-Contributing
- Park

EXISTING PHOTOS

Deteriorated non-original canopy



INVESTIGATION PHOTOS FROM 311

WORK DONE WITHOUT A PERMIT



Figure 1- WINDOW REMOVED AND REPLACED WITH DOOR WITHOUT COA OR PERMIT





Figure 2- STORAGE BUILT WITH NO PERMIT, NO NEED FOR COA AS ITS EXEMPT AND CAN'T BE SEEN FROM ROW

TAX RECORDS- 1972



SANBORN MAP

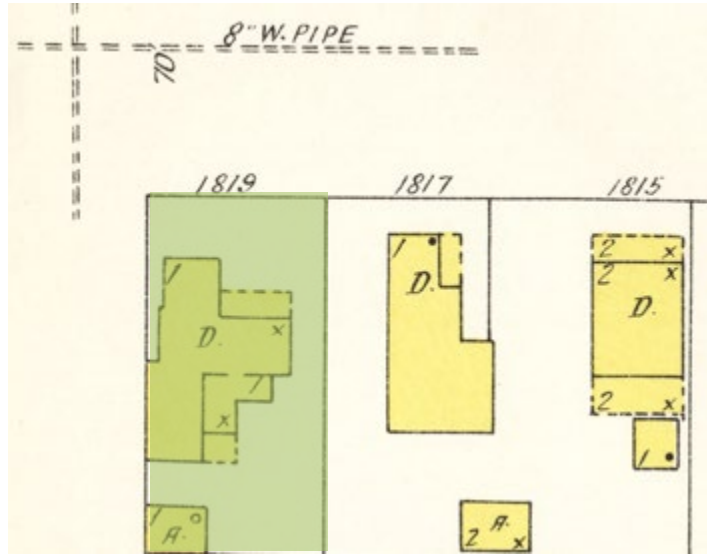
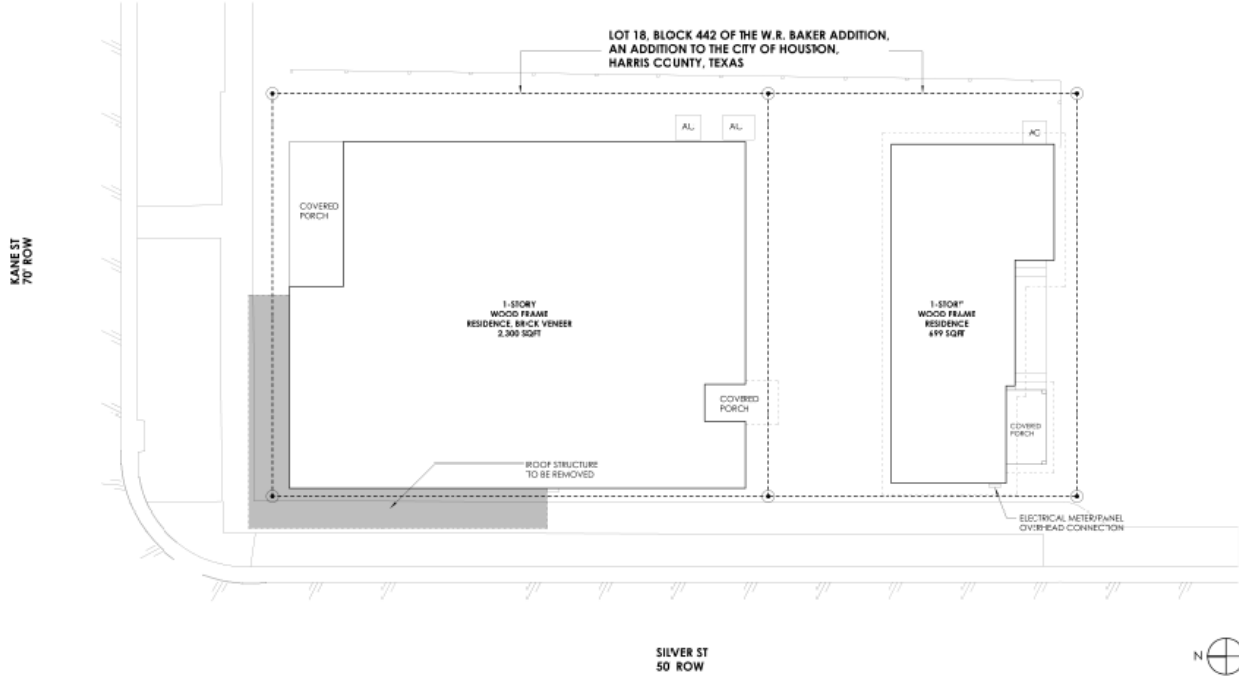


Figure 3- SANBORN 1924

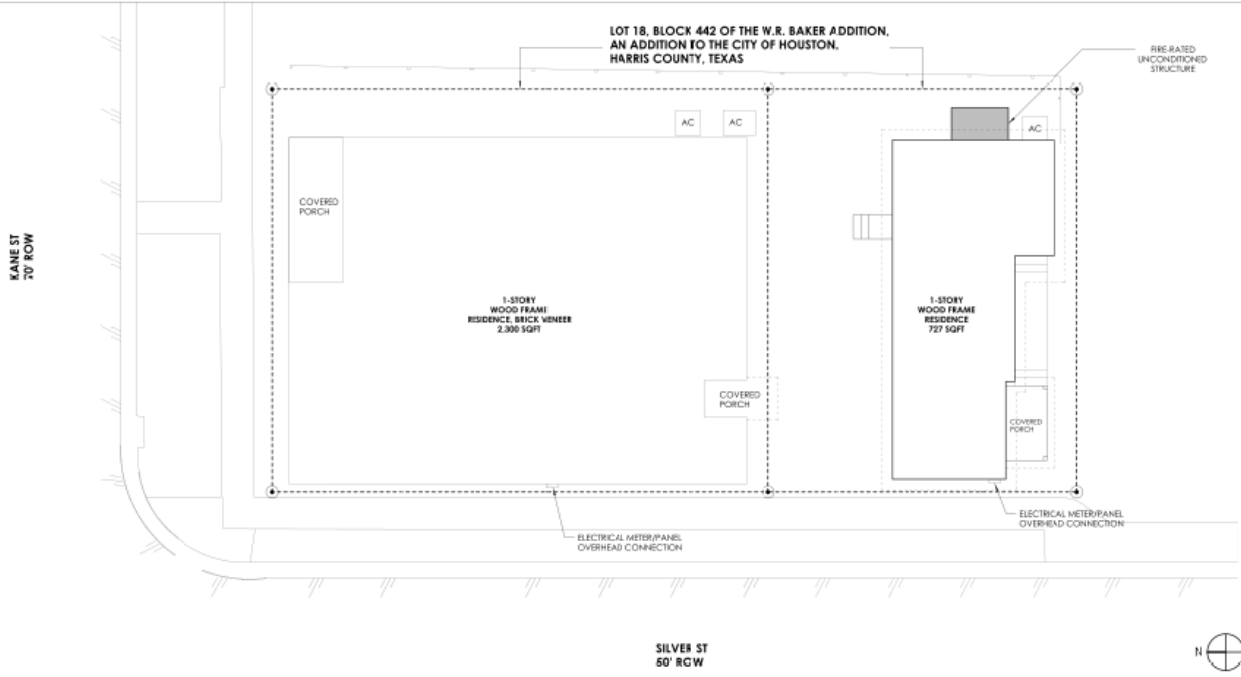


Figure 2- Current google map

SITE PLAN

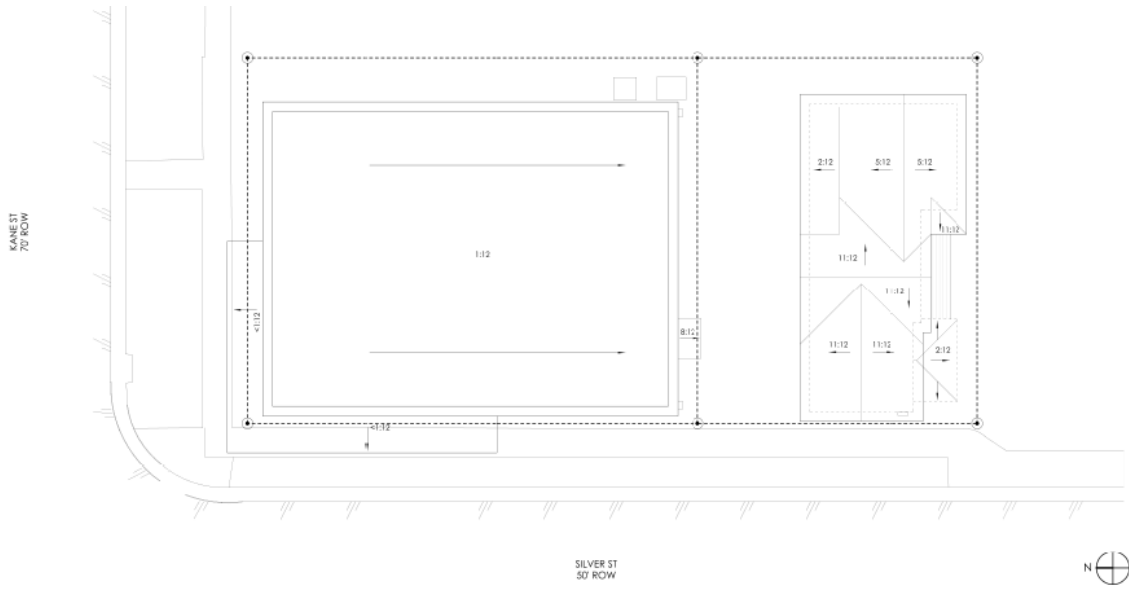


EXISTING SITE PLAN

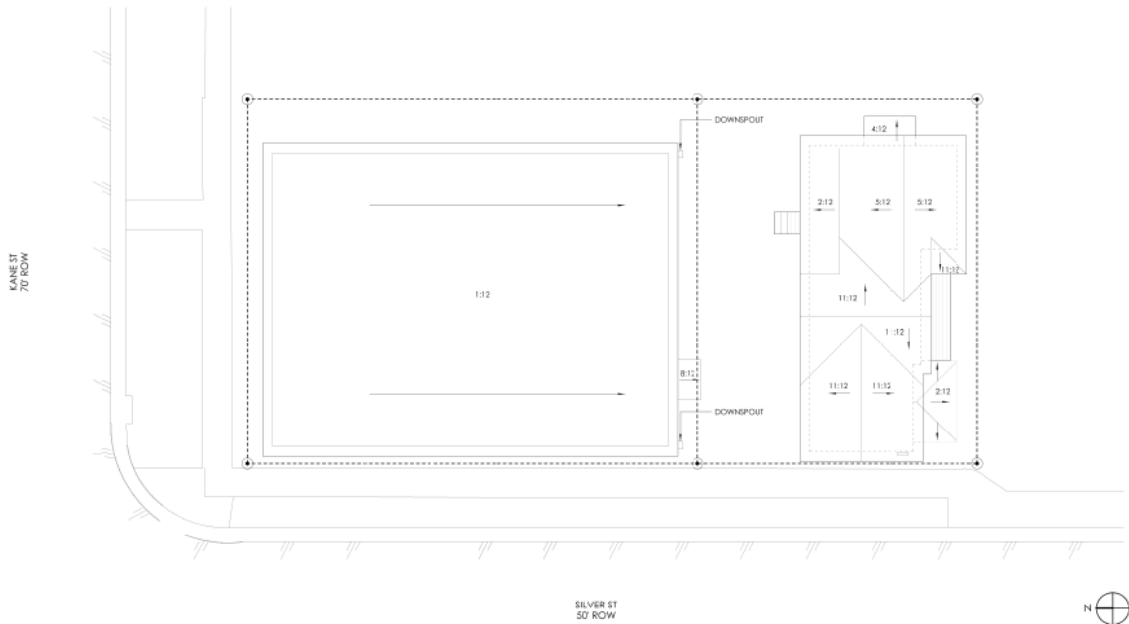


PROPOSED SITE PLAN

ROOF PLAN

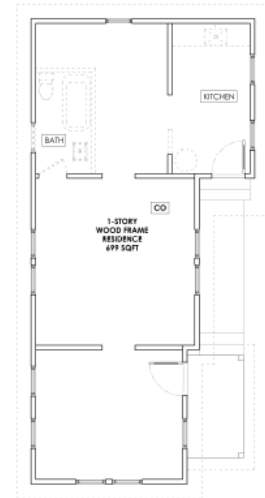
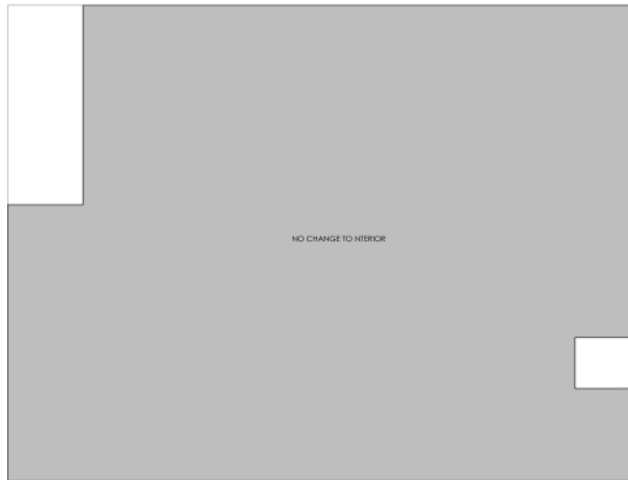


EXISTING ROOF PLAN

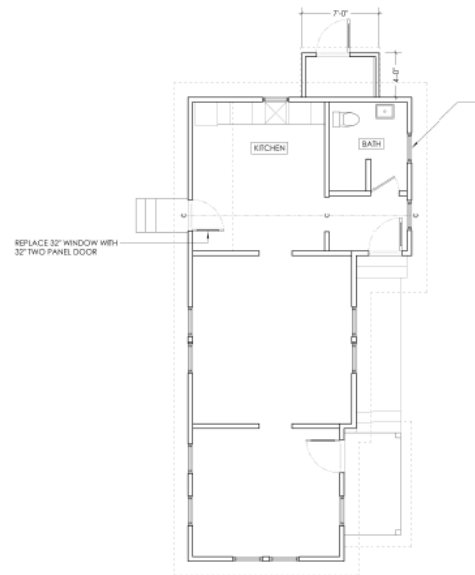


PROPOSED ROOF PLAN

FIRST FLOOR PLAN



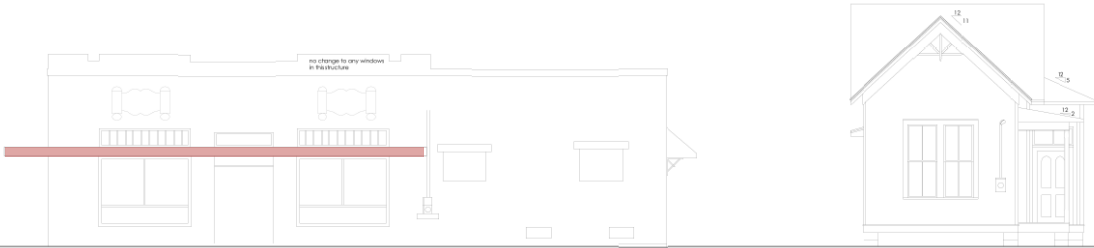
EXISTING/DEMO FLOOR PLAN



PROPOSED FLOOR PLAN

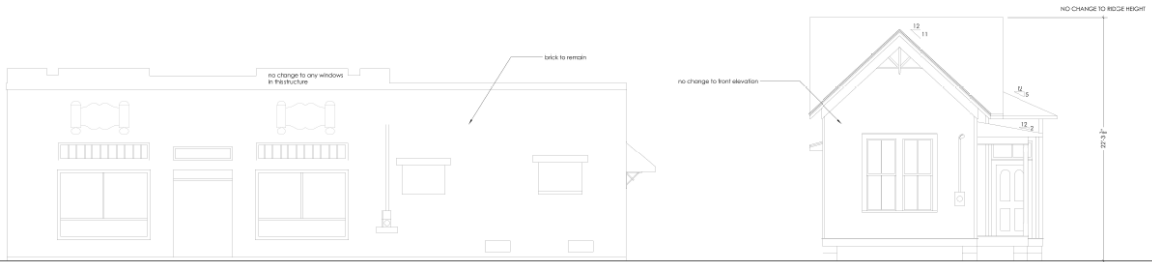
3/16" = 1'-0"

WEST ELEVATION



EXISTING WEST ELEVATION

1/4" = 1'



PROPOSED WEST ELEVATION

1/4" = 1'

SOUTH ELEVATIONS



EAST ELEVATIONS



EXISTING EAST ELEVATION

1/4" =



PROPOSED EAST ELEVATION

1/4" =

SOUTH ELEVATIONS



EXISTING NORTH ELEVATION, BUILDING #1 (BRICK)

1/4" = 1'-0"

02

EXISTING NORTH ELEVATION, BUILDING #2 (COTTAGE)



PROPOSED SOUTH ELEVATION, BUILDING #1 (BRICK)

1/4" = 1'-0"

04



PROPOSED SOUTH ELEVATION, BUILDING #2 (COTTAGE)

WINDOW WORKSHEET

ATTACHMENT A

My name is Mark Parthie. I am the managing partner of Silver Street Properties, a general partnership. SSP purchased 1819 Kane Street along with three adjacent structures from the heirs of the Trapolino estate in February of 1994. We received a Good Brick Award from the Greater Houston Preservation Alliance in 1996 for restoration work on these four buildings. SSP sold the building to the current owners in March of 2022. I attempted to get old photos of the buildings from the Trapolinos over the years but only ever got one of the inside of the store, and not of very good quality. This building did not have an awning when we purchased it. I was told it had been removed before it fell down and hurt someone, likely in the 1950's or 1960's. There most certainly was an awning there when it was constructed in 1929. Al Morin built the recent awning for us around 1995 and we designed it based on awnings at similar style buildings and the front and back porches of that building. It was our best guess of what the original would have looked like. Al Morin was a contractor who specialized in work on historic buildings. He lived in the Old Sixth Ward and always attempted to re-create architectural details faithfully for the buildings he worked on.

I was told there was concern about the structure of the awning over the store front windows on the north and west sides of the building. There were two spots where the steel rods supporting the awning joined the outer edge of the awning that had been leaking so about five years ago I removed any damaged wood from there and repaired what was needed. Then I put new roll roofing on and sealed all the rod connections. Then about four years ago we replaced the roof on the entire building and they also replaced the awning roof with the same material. It was fine then and I doubt it has been leaking since.

The awning suspension rods were all new from when Al built the awning. They are galvanized and did not require any coating. The hooks they attached to on the upper part of the wall were original. One or two of those were not attached as well as they were originally. It has been like that the whole time we owned the building. Despite how they looked, they were solidly attached to the wall. If that were a problem they could have temporarily propped up the awning in those places, removed the rods, re-secured the hooks, and then reinstalled the rods. I wouldn't see any reason to take down the whole awning just because of two hooks that were of concern.

I was also asked about the consent to encroach agreement we had with the city, We did have such an agreement, signed in 1994. The consent to encroach had nothing to do with the awning though, since that did not exist when we purchased the property. The survey we got in 1993 before purchasing indicated that all four buildings encroached on the city right of way by a small amount, even though 1819 Kane had not moved since it was built in 1929. I always questioned that survey, and as you know its not uncommon to have differing surveys in OSW. The survey done last year prior to us selling the property did not show that the building encroached, although he was measuring the footprint which likely did not take the awning into account. In any case, the consent related to the footprint of the building, not the awning.

I had shared a copy of the consent to encroach and the 1993 survey with Chuck Stava. I understand he forwarded those to you but if you need copies I can send them to you. I was looking for a copy of the 2022 survey but finally determined that I did not possess a copy. That survey was ordered by the title company and paid for by the buyers so I was not entitled to a copy.

If you have any other questions about the property I am happy to answer them if I can.

Mark Parthie
Managing Partner
Silver Street Properties

ATTACHMENT B