



ATX Architects

p: 512.809.0406

e: info@atxarchitects.com

m: p.o. Box 81002, austin, tx 78708

June 30, 2014

Re: 1612 Willow Street

To the Historic Landmarks Commission (HLC) and Staff,

We are writing in support of the application to demolish the structures at 1612 Willow Street. This letter is in response to HLC staff document re: agenda item D8 of the June 23, 2014 HLC regular meeting.

It is our professional opinion that the application for demolition should be approved for the following reasons:

- 1) The architectural characteristics of the house are not unique to the neighborhood, district or the street. A survey of Willow Street identified six other examples of the one-story, wing-and-gable plan, with in-filled front porches. Four of these six were also board-and-batten siding, and had fish scale imbrication in the tympanum of the gable. Further, each of these structures were better maintained than the structure at 1612 willow.
- 2) Of the architectural characteristics of the house which are potentially historically significant ALL have decayed beyond the reasonable possibility of preservation, rehabilitation, or restoration. These three treatments eliminated as possible remedies, reconstruction appears to be the only historic treatment left to the owner. We do not believe the structure is of such historical significance as to warrant such treatment.
- 3) There is evidence of significant water damage and mold infiltration creating the potential for significant health and safety issues.
- 4) All fenestration shows cracking of interior finishes between their heads and the ceiling, suggesting the foundation and framing of the house have decayed. See also, letter from Leap! Structures regarding a complete structural survey.
- 5) While HLC staff was able to document the history of ownership and occupancy of the building, there is no evidence of a historically significant event or occupant.
- 6) While it is common for HLC staff to recommend rehabilitation or relocation in cases like this, we do not believe the structure a) could be practically rehabilitated or b) could survive relocation.

To summarize, we believe the condition of the structure, the absence of historical events or occupants, and the property's questionable status as an exemplar of it's characteristics suggest historic zoning is unwarranted.

Sincerely,

Mickey Peavler, Principal Architect
ATX Architects