

# ZONING CHANGE REVIEW SHEET

**CASE NUMBER:** C14H-2014-0007

**HLC DATE:**

May 19, 2014

June 23, 2014

July 14, 2014

July 28, 2014

**PC DATE:**

August 26, 2014

**APPLICANT:** Historic Landmark Commission

**HISTORIC NAME:** Red River International House

**WATERSHED:** Waller Creek

**ADDRESS OF PROPOSED ZONING CHANGE:** 3805 Red River Street

**ZONING FROM:** SF-3-CO-NP to SF-3-H-CO-NP

**SUMMARY STAFF RECOMMENDATION:** Staff recommends the proposed zoning change from single family residence, conditional overlay, neighborhood plan (SF-3-CO-NP) combining district to single family residence – Historic Landmark – conditional overlay, neighborhood plan (SF-3-H-CO-NP) combining district zoning.

**QUALIFICATIONS FOR LANDMARK DESIGNATION:**

The house is an outstanding example of International style residential architecture in Austin, and is located on a very prominent corner, giving it value to the community due to its architecture and location.

**HISTORIC LANDMARK COMMISSION ACTION:** May 19, 2014: Initiated the historic zoning case. Vote: 5-0 (Roberts and Wolfenden-Guidry absent). June 23, 2014: Meeting cancelled due to lack of quorum. July 14, 2014: Postponed to July 28, 2014 to receive the report of an independent structural engineer on the condition of the house and the issues involved in preservation. Vote: 5-0 (Leary and Wolfenden-Guidry absent). July 28, 2014: Recommend the proposed zoning change from SF-3-CO-NP to SF-3-H-CO-NP. Vote: 5-0 (Leary ill, Rosato absent).

**PLANNING COMMISSION ACTION:** Recommended against historic zoning. Vote: 5-3 (Stevens, Oliver, and Zaragoza opposed).

**DEPARTMENT COMMENTS:** The house is not listed in any city survey.

**CITY COUNCIL DATE:** September 25, 2014

**ACTION:**

**ORDINANCE READINGS:** 1<sup>ST</sup> 2<sup>ND</sup> 3<sup>RD</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Steve Sadowsky

**PHONE:** 974-6454

**NEIGHBORHOOD ORGANIZATION:** Hancock Neighborhood Association

**BASIS FOR RECOMMENDATION:**

**Architecture:**

Two-story, rectangular-plan, flat-roofed, concrete International-style house with metal-framed casement windows, a metal-coped canopy between the two floors and at the cornice,

and concrete buttresses with round piercings in a mid-century Modern design; double course of glass bricks serve as sidelights for the principal entry.

**Historical Associations:**

The house was built in 1947 by Arnn Brothers, a leading residential construction firm in Austin after World War II. The first owners and occupants of the house were James P. and Ollie McFarland, who had lived in Amarillo and the Dallas-Fort Worth area before moving to Austin. James P. McFarland was a refrigeration salesman who eventually opened his own firm in Austin. The McFarlands lived here until around 1955; the house was then owned and occupied by a contractor, Emil Wenzel, and his wife, Caroline, who lived here until around 1957. Harvey Johnson, the chairman of the board of Texas Quarries, owned and occupied the house in the late 1950s and early 1960s; the house then was a rental unit thereafter.

**STAFF NOTES:** The owner has cited major structural deficiencies with the house that either cannot be fully remedied, or are cost-prohibitive. Staff has visited the site and has verified major cracking in the exterior and interior walls and uneven floors.

**PARCEL NO.:** 0217090103

**LEGAL DESCRIPTION:** LOT 3 BLK 4 OLT 20-21 DIV C LOT 4 \* LESS N 5SQ FT COUNTRY CLUB HEIGHTS

**ESTIMATED ANNUAL TAX ABATEMENT:** \$5,216 (owner-occupied); city portion: \$2,000 (capped); \$2,625 (income-producing).

**APPRAISED VALUE:** \$460,336

**PRESENT USE:** Vacant

**CONDITION:** Fair/poor

**PRESENT OWNERS:**

Delta H Corporation  
843 E. 38<sup>th</sup> Street  
Austin, Texas 78705

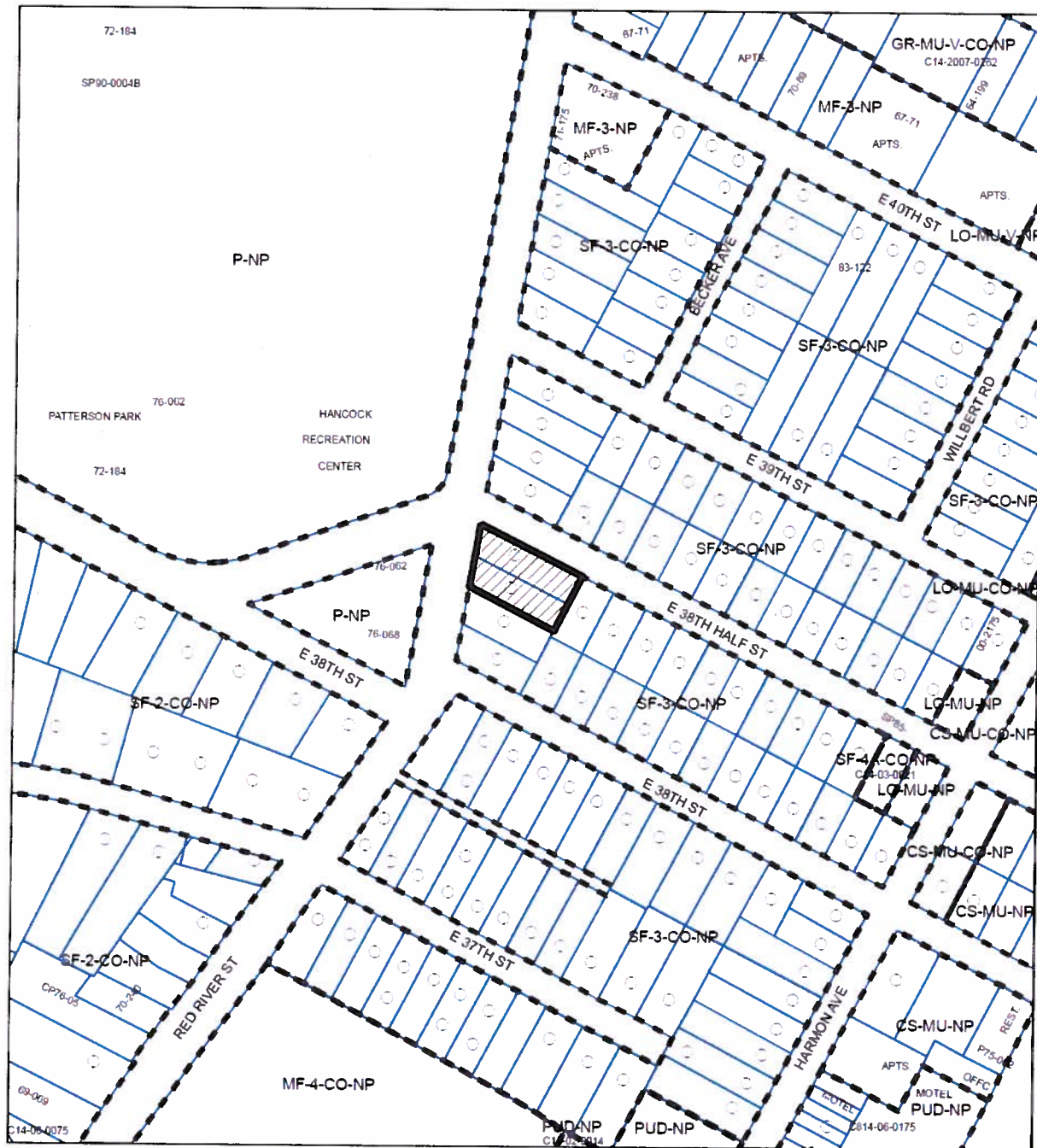
**DATE BUILT:** ca. 1947




**ALTERATIONS/ADDITIONS:** None

**ORIGINAL OWNER(S):** James P. and Ollie McFarland (1947)

**OTHER HISTORICAL DESIGNATIONS:** None.

# LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 200'

## HISTORIC ZONING

ZONING CASE#: C14H-2014-0007

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



3805 Red River Street  
ca. 1947







Detail showing the rounded corner of the canopies on the first floor

## OCCUPANCY HISTORY 3805 Red River Street

City Directory Research, Austin History Center  
By City Historic Preservation Office  
September, 2013

1992	Tom Pittman, renter No occupation listed
------	---

- 1985-86 Don Lopez, renter  
Construction worker  
NOTE: The directory indicates that Don Lopez was a new resident at this address.
- 1981 Dennis Holecek, renter  
Adjustment worker, U.S. IRS
- 1977 No return
- 1973 Joe O'Hagan, renter  
Student
- 1968 F.T. and Mamie Osborn, renters  
U.S. Air Force
- 1962 O. Milburn Wall, renter  
Draftsman State Highway Department
- 1959 W. Harvey Johnson, owner  
Chairman of the board, Texas Quarries, Inc., Texas natural building stone, 22<sup>nd</sup> Street at Alexander Avenue.
- 1955 Emil and Caroline Wenzel, owners  
Contractor  
NOTE: In the late 1930s, Emil and Caroline Wenzel lived at 3801 Red River Street.
- 1954 James P. and Ollie McFarland, owners  
Proprietor, J.P. McFarland Refrigeration Company, 405 E. 7<sup>th</sup> Street.
- 1953 James P. and Ollie McFarland, owners  
Proprietor, J.P. McFarland Refrigeration Company, 405 E. 7<sup>th</sup> Street.
- 1952 James P. and Ollie McFarland, owners  
Repairman
- 1949 James P. and Ollie McFarland, owners  
Distributor
- 1947 The address is not listed in the directory.  
NOTE: James P. and Ollie McFarland are listed at 3801 Red River Street, a house they rented; he had no occupation listed. James P. and Ollie McFarland are not listed in the 1944-45 city directory.

## **BIOGRAPHICAL NOTES**

### **James P. and Ollie McFarland (ca. 1947 – ca. 1954)**

Ollie Mae Byrd appears in the 1930 U.S. Census as the 17-year old niece of Raymond and Susie Tullas of San Antonio, Texas. Ollie Mae Byrd was a Texas-born telephone operator. Raymond Tullas was a barber. The 1920 U.S. Census shows Ollie May Byrd as the 7-year old daughter of Ben and Lizzie Byrd, farmers in Farmersville, Collin County, Texas. James P. and Ollie McFarland had lived in Amarillo, Texas in the mid-1930s, where he was a salesman.

**MRS. JAMES MCFARLAND**

Mrs. James P. McFarland, 59, of 2808 Jefferson, died in a local hospital Thursday. She was a member of St. Paul's Lutheran Church.

Survivors include her husband, James P. McFarland, Austin; two sons, Major James W. McFarland of Austin and John R. McFarland of Toledo, Ohio; and two grandsons.

Funeral plans are pending at Hytlin-Manor Funeral Home.

Obituary of Ollie McFarland  
Austin American, March 17, 1972

**MRS. JAMES MCFARLAND**

Funeral for Mrs. James P. "Byrdie" McFarland, 59, of 2808 Jefferson, will be Sunday at 2:30 p.m. at St. Paul's Lutheran Church with pastor Albert F. Jesse officiating.

The body will lie in state at the church one hour before the service. Burial will be in Memorial Hill Mausoleum under the direction of Hytlin-Manor Funeral Home.

Memorial Contributions may be made to the American Cancer Society.

Mrs. McFarland died in a local hospital Thursday evening.

Funeral notice for Ollie McFarland  
Austin American, March 18, 1972

**McFARLAND, James P.,**  
Sr., 65, 8122 Greenslope Drive,  
died Friday. Services pending  
at Hyltin-Manor Funeral  
Home. Survivors: wife, Mrs.  
Lois McFarland of Austin;  
sons, James . McFarland Jr.  
of Austin, John McFarland of  
Cudahy, Wis.; stepson, Larry  
Eschberger of Austin;  
stepdaughter, LaRee  
Eschberger of Austin; sister,  
Lvergne Stuart of St.  
Petersburg, Fla.; and two  
grandchildren.

Obituary of James P. McFarland  
Austin American-Statesman, June 7, 1975

**McFARLAND, James P., 65,**  
8122 Greenslope, died Friday.  
Services 1:30 p.m. Monday at  
Hyltin-Manor Funeral Home.  
Survivors: wife, Mrs. Lois  
McFarland of Austin; sons,  
Maj. James W. McFarland of  
Austin, John R. McFarland of  
Cudahy, Wis.; stepson, Larry  
Eschberger of Austin;  
stepdaughter, LaRee  
Eschberger of Austin;  
daughter-in-law, Mrs. Sharon  
Duncan McFarland of Austin;  
sister, Mrs. L.V. Stuart of St.  
Petersburg, Fla.; two  
grandsons.

Funeral notice for James P. McFarland  
Austin American-Statesman, June 8, 1975



James P. McFarland

3805 Red River Street

81

3&4

4

Country Club Heights

Masonry residence with garage attached

33525 4-14-47

\$10,000.00

Arnn Bros.

5

Building permit to James P. McFarland for the construction of the house (1947). Arnn Brothers is listed as the contractor for the house.

WATER SERVICE PERMIT		Nº 3137
Received of	J. H. McFarland	INDEXED
Address	3805 Red River St.	
Amount	TWENTY AND 00/100	20.00
Plumber	V. R. WATTINGER	Size of Tap 3/4"
Date of Connection	4-28-47	
Size of Tap Made	3/4"	
Size Service Made	3/4"	
Size Main Tapped	2" HI	
From Front Prop. Line to Curb Cock	90'	
From EAST Prop. Line to Curb Cock	105'	
Location of Meter	CURB	
Type of Box	LOCK	
Depth of Main in St.	3'	
Depth of Service Line	2 1/2'	
From Curb Cock to Tap on Main	9'	
Checked by Engr. Dept.		
No. Fittings	1 Curb Cock	Size 5/8"
	1 Elbow	3/4" COPPER
	1 St. Elbow	3/4" STEEL
	1 Bushing	3/4" COP
	1 Reducer	2" x 3/4" TAP
	11' Pipe	1/2" x 3/4" COPPER
	Lead Comp.	
	Nipples	
	Union	
	Plug	
	1 Tee	TILE
	1 Stop	" LIP
	1 Box	LOCK
	1 Lid	" LIP
	Valves	
	Job No.	W-323-502
	Req. No.	4-1-246

INDEXED

Water service permit to James McFarland for this address (1947)

Receipt No. 7597

Application for Sewer Connection

No. 22155

Austin, Texas, 4-23-1947

To the Superintendent of Sanitary Sewer Division, City of Austin, Texas.

Sir:—

I hereby make application for sewer connection and instructions on premises owned by  
Mr. Farland & Arman 3805 Red River Street,  
further described as Lot 3 & 4 Block 4 Outlot        Division         
subdivision Country Club Pk. Plat. 81, which is to be used as a Res.  
In this place there are to be installed 5 fixtures. Plumbing Permit No. 25989  
I agree to pay the City of Austin, the regular ordinance charge.

Depth at Prop. Line 3' Loc. 75' 7 1/2' Respectfully, Brassfield

Stub Out  
Connected

25' South N + L C

(Location)

23+25

Date

6-26-47

Home 8-1-80

By

Changel

NOTE: Connection Instruction

6" sewer in 38 1/2' x 8' deep - main 12.5' 5' 17.5' R.  
main 13' W.D.E.R.  
A-368  
A-1162

Sewer connection application by James McFarland for this address (1947)

843 East 38<sup>th</sup> St.  
Austin, TX 78705

May 6, 2014

Mr. Steve Sadowsky  
Historic Preservation Officer  
City of Austin  
515 Barton Springs Road, 5th Floor  
Austin, TX 78704

Dear Mr. Sadowsky,

I, Gwyn Shive, as the sole shareholder of Delta H Corporation, which owns the property located at 3805 Red River St., am opposed to any type of historic zoning of this property. Please consider this a valid petition against historic zoning.

Sincerely yours,



Gwyn Shive

I saw an article regarding the consideration of the house at 3805 Red River Street for an historic designation. It is an interesting house – one known to many local Austin musicians. It was the house wherein dwelled Tom Pittman and his wife (at the time). (Tom has since remarried.) Tom was a founding member of the iconic Austin Lounge Lizards (<http://www.austintlizards.com/>). He played banjo and steel guitar for them, while adding his distinctive voice to songs like “Jesus Loves Me, But He Can’t Stand You”. Amongst his activities were his annual parties: one right after SXSW and one right after Thanksgiving. Musicians would receive an invite to come and jam and party at his house after these two events. Many were local, but some in town for SXSW, were nationally and internationally known. It may not have been epic to the rest of the world, but musicians eventually just came in for his parties. It was there that they could be themselves with other musicians. The musicians and songwriters were all very good – the best.

I do not know if this information is of any help to you all in deciding if the house should be considered historic. However, after reading about the Clarksville houses, I figured I should go ahead and pass the information on to you. I had left you a message, but you may have been too busy to get back to me – so here (above) is roughly what I would have told you. Ever since I received my invitation from Tom to attend his party, I have never been able to pass by that house without a flood of wonderful memories: music, friendships, Tom’s antique banjos, and a most interesting architectural structure. (The banjos really fit that house.)

After reading the story, I tried to image in what state that house now finds itself. I’ve played music in that living room. It is hard to imagine the foundation coming up into the living room like they described. The state it is in is a shame, if the descriptions are accurate. Of course, flat roofs have many issues without other contributing issues. In any case, it is hard to imagine.

By the way, if you checked the link above for the Austin Lounge Lizards, you saw the new line-up with Darcie Deaville (a very good choice to replace folks like Robert Bowden and Paul Sweeney). Tom Pittman retired from the band a little while back. The mannequin playing the banjo is their stand-in for Tom. It is a little short, but is in the proper spirit. On their "about" page:

*"The Austin Lounge Lizards are arguably the perfect pairing of their hometown's moniker, "Music Capital of the World," and its motto: "Keep Austin Weird." For 33 years, the Lizards have been spoofing the topics American families try to avoid at the Thanksgiving table; subjects like politics, religion, romance, the music industry, and their crazy/stupid relatives. With pointed lyrics, precise harmonies and instrumental expertise, the band has become legendary for its satirical skewering through song.*

*The Lizards originated in 1976 in New Jersey, when Hank Card (vocals, rhythm guitar) and Conrad Deisler (vocals, lead guitar, mandolin) met as mutual history majors at Princeton University and started songwriting together. Following graduation, both Hank, a native Oklahoman, and Conrad, a Tex-Cali-Connecticut-Venezuelan, ended up in Austin. University of Georgia philosophy graduate and banjo/dobro player Tom Pittman completed the founding-troubador trifecta in 1980, and the Austin Lounge Lizards was born."*

*Cara Cooke, GISP  
GIS Analyst, Sr.  
Austin Water Utility  
512-972-0196*



3805 Red River Street  
Photos showing damage to the house



























Photos showing unique architectural features of the house





















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Michael McGill, Inherent Austin  
John Rosato, Landmark Commission  
Mike Ward, Pioneer Farms

**STAFF**

Angela Reed  
*Interim Executive Director*

September 12, 2014

Mayor Lee Leffingwell, Mayor Pro Tem Sheryl Cole, and Council Members  
City Council, City of Austin  
Post Office Box 1088  
Austin, TX 78767-8865  
Sent via Email

Re: 3805 Red River, C14H-2014-0007

Dear Mayor Leffingwell, Mayor Pro Tem Cole and Council:

Preservation Austin would like to express our support for a positive resolution to the case involving a request to demolish the home located at 3805 Red River Street. The house is an extremely intact, and very rare, residential example of the Streamline Moderne style in Austin, and is located on a very prominent corner at the intersection of two major thoroughfares giving it great visual prominence.

We understand that the current owner(s) have presented the house as being in a condition of deterioration beyond repair, and that a brief engineer's report to that affect was submitted to the Historic Landmark and Planning Commissions. However, we also understand that Pat Sparks, a prominent, local, structural engineer with extensive experience in historic buildings, has also visually inspected the house and his report indicates that minimal structural intervention is needed.

Preservation Austin hopes that the owners will be persuaded by the value placed on this house by the community and knowledgeable experts to change their plans and either restore the house or sell it to someone who will undertake its restoration. We know of one potential buyer who has offered to purchase the property if the owners are willing. We hope for a good outcome that will allow for the continued productive use of the house, as well as provide the current owners a financial return on the property either through their own rehabilitation work or through allowing a new owner to adopt the stewardship of this important architectural landmark. Preservation Austin can provide information to the current, or new owners, regarding financial incentives such as local, state and federal tax incentives that may be available to assist in such a rehabilitation.

Preservation Austin joins Austin citizens and other organizations such as MidTexMod and Preservation Texas in advocating for a positive resolution for this important building. The loss of this home would constitute a significant and irreplaceable gap in Austin's architectural history, and would be a decision that could not be reversed. We urge all involved to consider options that maintain this important cultural asset.

Sincerely,

Shelly Hemingson  
Board President





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Michael McGill, Inherit Austin  
John Rosato, Landmark Commission  
Mike Ward, Pioneer Farms

**STAFF**  
Angela Reed  
*Interim Executive Director*

July 25, 2014

Chair Laurie Limbacher and Commissioners  
Historic Landmark Commission  
City of Austin  
Post Office Box 1088  
Austin, TX 78767-8865  
Sent via E-mail

Re: 3805 Red River, C14H-2014-0007

Dear Chair Limbacher and Commissioners:

Preservation Austin would like to express its support for a positive resolution to the case involving a request to demolish the home located at 3805 Red River Street. The house is an extremely intact, and very rare, residential example of the Streamline Moderne style in Austin, and is located on a very prominent corner at the intersection of two major thoroughfares giving it great visual prominence.

We understand that the current owner(s) have presented the house as being in a condition of deterioration beyond repair, and that a brief engineer's report to that affect has been submitted to the Historic Landmark Commission. However, we also understand that Pat Sparks, a prominent, local, structural engineer with extensive experience in historic buildings, has also visually inspected the house. His report indicating that minimal structural intervention is needed will be presented to the Historic Landmark Commission.

Preservation Austin joins Austin citizens, and other advocacy organizations such as MidTexMod and Preservation Texas in advocating for a positive resolution for this important building. One that will allow for the continued productive use of the house, as well as provide the current owner(s) a financial return on the property either through their own rehabilitation of the property, or through a new owner taking on the stewardship of this important architectural landmark. Preservation Austin can provide information to the current, or new owners, regarding financial incentives such as local, state and federal tax incentives that may be available to assist in such a rehabilitation.

The loss of this home would constitute a significant gap in Austin's architectural history, and would be a decision that could not be reversed. We urge all involved to consider options that maintain this important cultural asset.

Sincerely,

Tom Stacy

## Haase, Victoria (Tori)

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**From:** Patrick Sparks <psparks@sparksengineering.com>  
**Sent:** Friday, July 25, 2014 1:07 PM  
**To:** Sadowsky, Steve  
**Cc:** Haase, Victoria (Tori)  
**Subject:** RE: 3805 Red River Street

Dear Steve,

At your request, and that of Laurie Limbacher, I visited the subject property this week to evaluate the structural integrity of the house. I was accompanied by Tere O'Connell with Volz O'Connell Hutson Architects. We were given access to the property by Dr. Karen Browning, one of the owners.

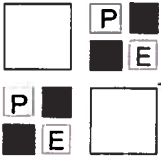
I plan to provide a more formal report by Monday, but I wanted to relay to you my observations and opinions in advance.

The house is constructed of concrete block for the exterior bearing walls, with wood-framed 2<sup>nd</sup> floor and roof. The projecting overhangs are also wood framed, as are the vertical fins. The load-bearing structural walls of the house are founded independently of the interior first-floor slab. Although the first-floor slab is highly distressed, it is not supporting the exterior walls of the house and is therefore straightforwardly removed and replaced. The vertical fins are decorative and are not required for the support of the building. There are obviously some areas of localized decay in the projecting overhangs, but they can be repaired by conventional wood-framing methods.

In my opinion, the foundation is not irreparable nor the house unsafe as asserted in the report by Mirza Tahir Baig, P.E. of Professional StruCIVIL Engineers, Inc. dated May 19, 2014. The house is structurally stable. The interior floor slab can be replaced without disturbing the load-bearing exterior walls, and the exterior walls do not need to be underpinned. There is no structural reason that the house should be demolished.

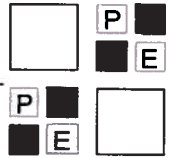
S. Patrick Sparks, P.E.  
Sparks Engineering, Inc.  
403 North Mays Street  
Round Rock, Texas 78664  
512.310.7727 office  
512.589.1190 cell  
[www.sparksengineering.com](http://www.sparksengineering.com)

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# PROFESSIONAL STRUCIVIL ENGINEERS, INC.

STRUCTURAL CIVIL ENVIRONMENTAL  
12710 RESEARCH BLVD., SUITE #390, AUSTIN, TEXAS 78759  
512.238.6422 FAX 512.258.8095 PSCE@PSCEINC.COM



## STRUCTURAL ENGINEER'S REPORT

3805 Red River Street  
Austin, Texas 78751

Prepared by Professional StruCIVIL Engineers, Inc.

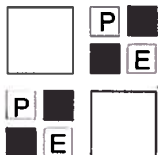
12710 Research Blvd., Ste.390  
Austin, Texas 78759

August 21, 2013

Opinions and comments stated on this letter are based solely on observation of apparent condition. This report does not provide a prediction, or warranty on the future performance and/or the need for repair of the structure and other related items. Observation and/or inspection for waterproofing, water conveyance, and drainage issues are specially excluded from this scope of work.

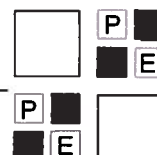
S:\PROJECT\Jim Bennett Consulting\Active\3805 Red River Austin\Engineer Report 3805 Red River.docx





# PROFESSIONAL STRUCIVIL ENGINEERS, INC.

STRUCTURAL CIVIL ENVIRONMENTAL  
12710 RESEARCH BLVD., SUITE #390, AUSTIN, TEXAS 78759  
512.238.6422 FAX 512.258.8095 PSCE@PSCEINC.COM



May 19, 2014

Mr. Jim Bennett  
Bennett Consulting  
11505 Ridge Drive  
Austin, Texas 78748

Reference: Residential Damage  
3805 Red River Street  
Austin, Texas 78751

Dear Mr. Bennett:

Pursuant to your request, Professional StruCIVIL Engineers, Inc. performed visual reconnaissance of the damage to the residential structure located at 3805 Red River Street. Our inspection takes into account the type of damage that occurred and, if required, makes necessary recommendations based on the extent of damage that occurred.

Our inspection takes into account the load effects placed upon individual structural members using a methodology that evaluates equilibrium, general stability, and geometric compatibility.

Our firm observed damage to the foundation, framing and concrete driveway and sidewalk. Images are included with this report; refer to the attached items. Structural foundation and framing damage or visual framing damage is evident based on our visit to the residence. Professional StruCIVIL Engineers recommends the existing structure to be demolished.

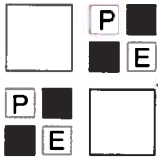
In my opinion, the integrity of the foundation and framing is structurally unstable; a hazard to public safety and therefore our recommendation is to demolish the existing building.

If you have any questions, please call my office at 512-238-6422.

Sincerely,  
PROFESSIONAL STRUCIVIL ENGINEERS, INC.

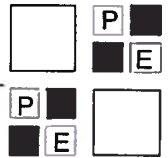


Mirza Tahir Baig, P.E.  
Principal



# PROFESSIONAL STRUCIVIL ENGINEERS, INC.

STRUCTURAL CIVIL ENVIRONMENTAL  
12710 RESEARCH BLVD., SUITE #390, AUSTIN, TEXAS 78759  
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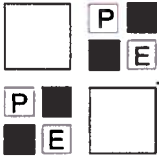
Structural failure because of bearing stresses in the beam



Structural failure because of bearing stresses in the beam

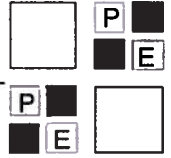
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Damage roof ceiling structure



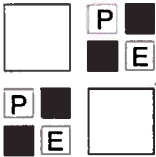
Structural failure at column:

Bearing support.

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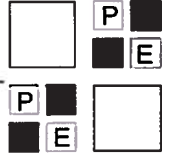
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Foundation failure :

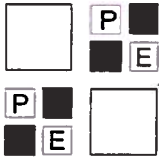
Differential settlements.

Foundation failure

Differential settlements.

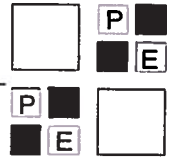
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Foundation and concrete failure:

Differential settlements.



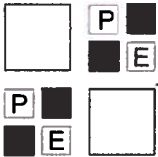
Foundation Failure:

Soil settlements.

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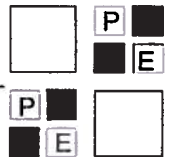
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Foundation settlement

Soil movements



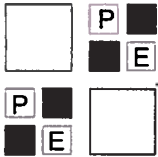
Foundation settlement

soil movements.

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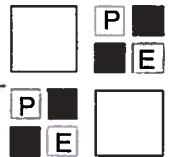
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Roof cantilever damage

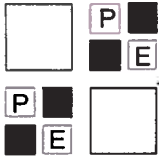


Wall stress cracks

Differential Settlement

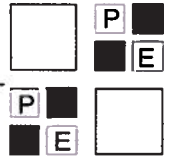
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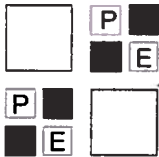
Concrete sidewalk cracks  
soil settlement



Foundation & sidewalk  
settlement

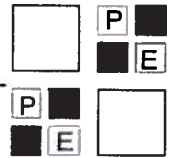
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concrete driveway crack

soil settlement

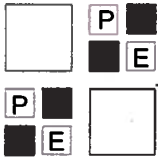


Ceiling stress cracks

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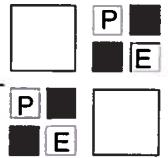
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Foundation settlement crack

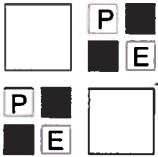


Wall stress cracks

Foundation settlement

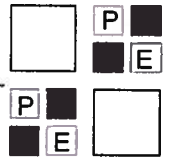
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Foundation differential settlement

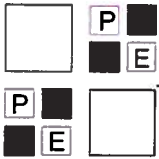


Foundation differential settlement

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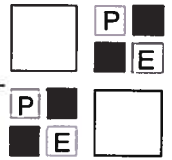
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Foundation differential settlement

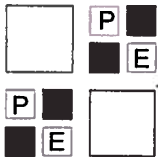


Foundation differential settlement

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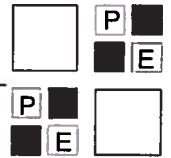
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Wall stress crack

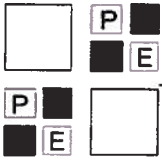
Structural framing over stress

Window diagonal cracks:

Foundation differential settlement

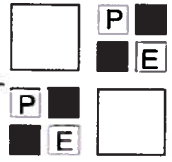
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Window diagonal cracks:

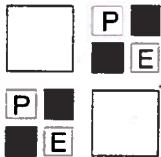
Foundation differential settlement

Window diagonal cracks:

Foundation differential settlement

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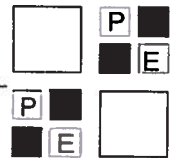
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Window diagonal cracks:

Foundation differential settlement

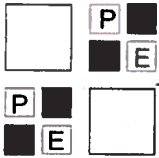
Window diagonal cracks:

Foundation differential settlement

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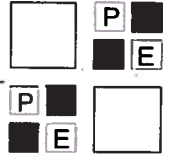
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Wall stress crack

Foundation settlement

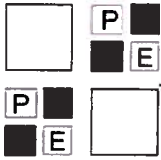


Wall stress crack

Foundation settlement

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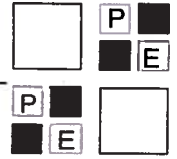
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Roof projection damaged

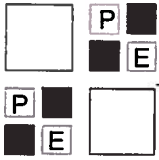


Concrete sidewalk & foundation settlement

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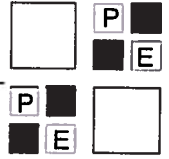
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Staircase damage

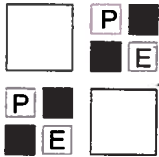


Garage door crack

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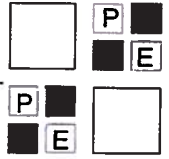
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Wall crack

Foundation settlement

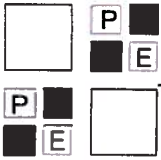


Wall stress crack

Foundation settlement

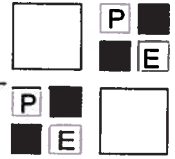
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Wall stress crack

Foundation differential settlement



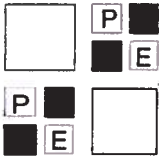
Window diagonal crack

Foundation settlement

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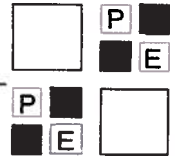
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## STRUCTURAL ENGINEER'S REPORT ADDENDUM

3805 Red River Street  
Austin, Texas 78751

Prepared by Professional StruCivil Engineers, Inc.

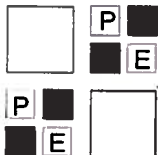
12710 Research Blvd., Ste.390  
Austin, Texas 78759

May 19, 2014

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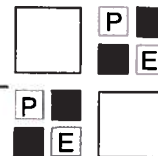
S:\PROJECT\Jim Bennett Consulting\Active\3805 Red River Austin 78751 - 29715\Engineer Report 3805 Red River Addendum.docx





# PROFESSIONAL STRUCIVIL ENGINEERS, INC.

STRUCTURAL CIVIL ENVIRONMENTAL  
12710 RESEARCH BLVD., SUITE #390, AUSTIN, TEXAS 78759  
512.238.6422 FAX 512.258.8095 PSCE@PSCEINC.COM



June 23, 2014

Mr. Jim Bennett  
Bennett Consulting  
11505 Ridge Drive  
Austin, Texas 78748

Reference: Residential Damage  
3805 Red River Street  
Austin, Texas 78751

Dear Mr. Bennett:

Pursuant to your request, Professional StruCIVIL Engineers, Inc. (PSCE) performed visual reconnaissance of the damage to the residential structure located at 3805 Red River Street on May 16, 2014.

It is my opinion, based on our experience, that this foundation is not repairable and needs to be demolished. The structure is unsafe and unstable; a hazard to public safety. This letter needs to be read in conjunction with PSCE's previously prepared report, dated May 19, 2014, and with the memo prepared by Centex Foundation, dated June 19, 2014.

If you have any questions, please call my office at 512-238-6422.

Sincerely,  
PROFESSIONAL StruCIVIL ENGINEERS, INC.



Mirza Tahir Baig, P.E.  
Principal

18.07.2014 07:39 PM

5124784545

PAGE. 1/ 1

Print

[https://us-mg204.mail.yahoo.com/neo/launch?partner=sbc&rand=\(\)..](https://us-mg204.mail.yahoo.com/neo/launch?partner=sbc&rand=()..)

**Subject:** 3805 Red River

**From:** Dean Zubkoff (dean@welevelit.com)

**To:** browning.k@sbcglobal.net;

**Date:** Tuesday, June 17, 2014 8:24 PM

Karen,

I inspected the house @ 3805 Red River today. It is my opinion that the slab foundation that has heaved in the center and dropped on the edges cannot be leveled due to a lack of structural integrity.

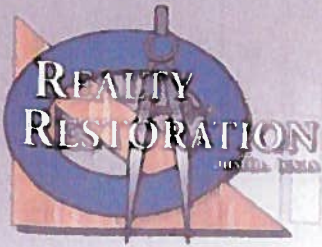
Since the slab cannot be leveled, the only fix would be to remove and replace it. There is no guarantee that a new slab foundation won't have the same issues as the existing one.

Dean Zubkoff

Centex Foundation Repair

(512) 230-2310

dean@welevelit.com



**DAVID DAVISON, CR, CKBR**  
[d.davison@realtyrestoration.com](mailto:d.davison@realtyrestoration.com)

**CHRISTOPHER DAVISON, AIA**  
[c.davison@realtyrestoration.com](mailto:c.davison@realtyrestoration.com)

## **REALTY RESTORATION, LLC**

*Comprehensive Renovation Solutions*

August 22, 2014

**Mrs. Karen Browning**  
**Delta H Corporation**  
**843 E 38<sup>th</sup> Street**  
**Austin, Texas 78705-1809**

Via Email [browning.k@sbcglobal.net](mailto:browning.k@sbcglobal.net)

**RE: 3805 Red River- Single Family Dwelling**

**Dear Karen,**

**We have conducted extensive evaluation of the aforementioned property which was constructed in 1947 and have concluded that the renovation/restoration costs associated with upgrading the home from current conditions to current code compliance and restoring of aesthetic features is not economically feasible for this property. Below is a summary of the scope of work that would be entailed to accomplish this.**

- **Demo interior slab in over 50% of the existing house and 100% of the garage and carport slabs and replace with engineered reinforced concrete.**
- **Repair and select replacement of exterior stucco walls where settling and subsequent cracks have occurred along with penetrations**
- **Remove and replace Bitumen roof on main house, carport and garage and replace with New EPDM roof with new flashing and counter flashing at parapets. Install tapered roof insulation on main house.**
- **Replace roof framing (structural support) at garage**
- **Replace interior stair framing with new stringers, risers and treads**
- **Replace exterior stairs, decking and handrail from back yard to second floor patio**
- **Remove existing steel casement windows and replace with a combination of fixed and operable Low E- Marvin ultrex windows to meet current energy code and egress.**
- **Install new concealed electrical branch wiring and DVW/ Potable plumbing piping throughout**



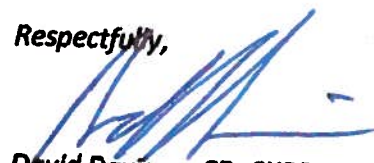
- Patch and repair Drywall and Stucco interior finishes throughout
- Repair and/or replace all exterior wood framing along with 2<sup>nd</sup> floor framing & associated Trim/soffit materials
- Provide and install new tile at showers and bathrooms
- Provide and install new plumbing fixtures in baths and kitchen
- Replace existing electrical sub-panel with NEC approved unit
- Install new VRF- Variable Refrigerant System for HVAC requirements
- Replace interior floor coverings following slab and framing repairs
- Paint interior millwork and stucco
- Prep, Prime and Paint exterior stucco with Elastomeric paint

**Total Renovation/Restoration cost \$ 476,685.00**

*Should the existing structures be demolished and replaced with equal square footage for A 1958 sq ft main house, carport and 484 sq ft attached garage the anticipated costs for similar type construction and finishes, under our Design+Build format would be approximately \$ 448,000.00 - \$ 464,000.00*

*Thank you for the opportunity to provide this cost analysis for renovation/restoration, along With projected new replacement cost.*

*Respectfully,*



**David Davison, CR, CKBR**  
**Realty Restoration, LLC**



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**STAFF**  
Angela Reed  
*Interim Executive Director*

September 16, 2014

Chair Danette Chimenti and Planning Commission Members  
Planning Commission  
City of Austin  
Sent via E-mail

Dear Chair Chimenti and Planning Commission:

Preservation Austin is writing concerning the August 26, 2014 Planning Commission discussion regarding the staff recommendation to designate 3805 Red River as a Historic Landmark. Preservation Austin members in attendance are concerned that certain remarks made by Commission members suggest there may be a lack of understanding of legal grounds for historic landmark zoning of a property – or any other type of zoning -- without the owner's consent. We offer the information here with respect for the knowledge of commission members in order to clarify legal grounds and in the hope that it will be helpful as you go about your zoning decisions.

To review some of the relevant history: In 1978 the U.S. Supreme Court heard the case of Penn Central Transportation Co. v. New York City. The question presented was whether a city may, as part of a comprehensive program to preserve historic landmarks and historic districts, place restrictions on the development of individual historic landmarks without effecting a "taking" that would require the payment of "just compensation." In other words, would a municipality be in violation of the Fifth Amendment when designating a property as a landmark against an owner's wishes. The case involved the City of New York imposing non- consensual historic designation zoning on Grand Central Terminal for the purpose of stopping the owners from constructing a 55 story tower on top of the building. The Court concluded that, "the application of New York City's Landmarks Law has not effected a "taking" of appellants' property. The restrictions imposed are substantially related to the promotion of the general welfare, and not only permit reasonable beneficial use of the landmark site, but also afford appellants' opportunities further to enhance not only the Terminal site proper but also other properties." Since that time the right of municipalities to designate properties, even when opposed by owners, has been upheld courts.

There are numerous other U.S. Supreme Court decisions that support the City's ability to enact zoning restrictions on property owners without compensation, mostly based on the finding that the application of zoning laws to particular property is not a taking if the regulation substantially advances legitimate state interests and does not deny an owner economically viable use of his land. In fact these decisions by the Court are what allow the Planning Commission and City Council to make decisions at every one of their meetings that restrict property owners from the unfettered use of their land by imposing limits on use, size, height, etc. Without such right, the City would have no ability to govern property use and building design in any way.

Although not legally required to do so, the City of Austin has seen fit to offer incentives that provide an economic benefit to the owners of properties that are given H zoning in the form of a property tax exemption. The benefits of protecting our City's historic resources is of such importance to the community that even AISD and Travis County participate in allowing property owners to receive an exemption from a portion of their share of property taxes.

We thank the Commissioners for the hard work you do for our city. If you have further questions about this or other matters pertaining to historic preservation policy and practice, please don't hesitate to contact us.

Sincerely,

Angela Reed  
Interim Executive Director