

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

October 16, 2014:

ACTION: Postponed to October 16, 2014 at the applicant's request. Approved the proposed zoning change from SF-3-CO-NP to SF-3-H-CO-NP on first reading only.

ORDINANCE READINGS: 1ST 2ND 3RD

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. 38th Street
Austin, Texas 78705

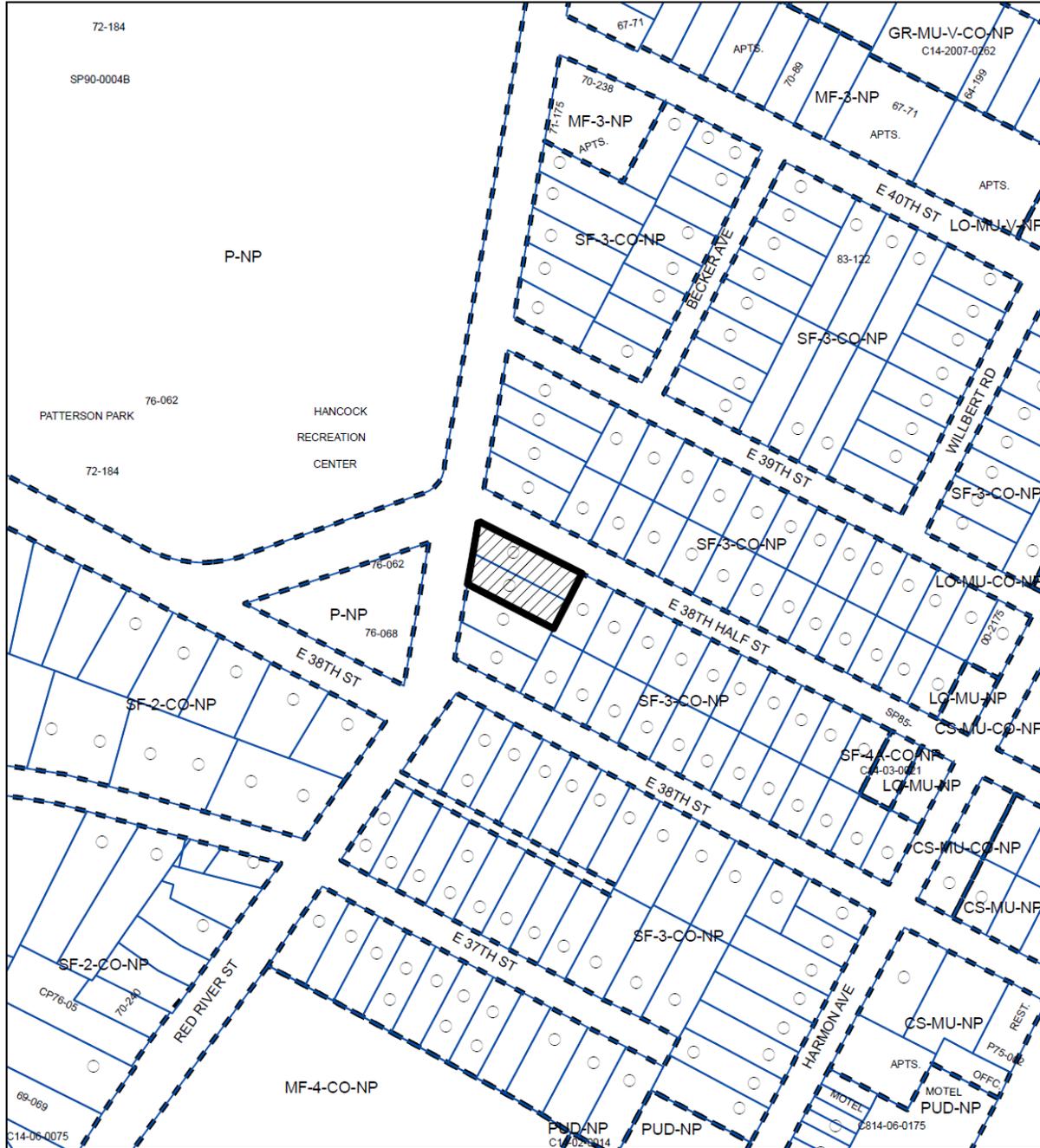
DATE BUILT: ca. 1947

ALTERATIONS/ADDITIONS: None

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

OTHER HISTORICAL DESIGNATIONS: None.

LOCATION MAP



-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

HISTORIC ZONING

ZONING CASE#: C14H-2014-0007

1" = 200'

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, 22nd 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. 7th Street.
- 1953 James P. and Ollie McFarland, owners
Proprietor, J.P. McFarland Refrigeration Company, 405 E. 7th 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 2608 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 Hyttin-Manor Funeral Home.

Obituary of Ollie McFarland
Austin American, March 17, 1972

MRS. JAMES MCFARLAND

Funeral for Mrs. James P. "Byrdie" McFarland, 59, of 2608 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 Hyttin-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**

Austin, Texas

Received of **J. P. McFarland**

Address **3805 Red River St**

Amount **TWENTY AND NO/100**

Plumber **V. R. WATLINGER** 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	24"
From Curb Cock to Tap on Main	9"
Checked by Engr. Dept.	

Nc. Fittings	Size
1 Curb Cock	5/8"
1 Elbow	3/4" COPPER
1 St. Elbow	3/4" SLEEVE
1 Bushing	3/4" COPR
1 Reducer	2" x 3/4" TAPS
1 1/2" Pipe	1/2" 3/4" COPPER
Lead Comp.	
Nipples	
Union	
Plug	
Tee	TILE
Stop	"HIP
Box	LOCK
Lid	"HIP
Valves	
Job No.	W-323-502
Req. No.	4-1-1947

INDEXED

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

Receipt No. 7597

Application for Sewer Connection

No. 22155

Austin, Texas, 4-23-47

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 J. C. Farland & Arman 3805 Red River Street, further described as Lot 3 & 4 Block 4 Outlot Division subdivision Country Club Pto. 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 31 feet 75' 7 1/2'
Stub Out } 25' South N L L @
Connected } (Location) 23+25

Respectfully, Bratskew
J. C. Farland & Arman

Date 6-26-47 Hanna 8-7-80
By Changel

NOTE: Connection Instruction 6" sewer under sidewalk - 8' deep
13' W.D.E.R.
6" sewer in 38 1/2' x 8' deep - 5m in 1215' S.D.P.R.
A-1164

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

843 East 38th 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-California-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















SPARKS ENGINEERING, INC.

STRUCTURAL EVALUATION, DESIGN AND TESTING

July 28, 2014

Historic Landmark Commission
c/o Steve Sadowsky
City Historic Preservation Officer
P.O. Box 1088
Austin, Texas 78767

**SUBJECT: Initial Structural Assessment
3805 Red River**

Dear Mr. Sadowsky, Chair Limbacher, and members of the Historic Landmark Commission,

At your request, and that of Ms. Limbacher, I visited the subject property last 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.



Figure 1 House at 3805 Red River.

The exterior walls of the house are constructed of concrete block with stucco finish. The 2nd floor, roof, overhangs, architectural 'fins' and interior walls are conventional wood-framed. 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 severely cracked and deformed by shrink-swell of the clay soil, it is not supporting the exterior walls of the house and therefore the slab can be straightforwardly removed and replaced without compromising the structure. I found a few minor cracks in the load-bearing walls. Only one at the corner of the garage needs repair, and it is not structurally significant. The site has areas of poor drainage and some large trees too close to the house, which can cause soil movement. These conditions should be addressed.



Figure 2 Distress at bottom of decorative fin is caused by rotting of the wood framing. The fins are not structural.

The vertical fins are decorative and are not required for the support of the building. There are obviously some areas of localized decay, notably in the projecting overhangs and in the beam supporting the garage roof, but these conditions can be repaired by conventional wood-framing methods. New roofing is required to protect the building from further deterioration.



Figure 3 North elevation view of the house. There are no structurally significant cracks in the exterior load-bearing walls.

In my opinion, the structural foundation is not damaged, nor is the house unsafe as asserted in the report by Mirza Tahir Baig, P.E. of Professional StruCIVIL Engineers, Inc. dated May 19, 2014. Contrary to Mr. Baig's conclusions, the house is structurally stable. The exterior walls do not need to be underpinned. The interior floor slab can be replaced without disturbing the load-bearing exterior walls.



Figure 4 The interior floor slab is not supporting the exterior load-bearing walls, as seen here where the floor slab has settled independent of the walls.

Rehabilitation of the house is feasible, and there is no structural reason that the house should be demolished. The required structural repairs are primarily associated with the wood framing and the first-floor slab, not the foundation or the load-bearing walls. I recommend further investigation by a qualified architect/engineer team in order to develop an accurate scope of all repairs and an associated opinion of construction costs.

Please contact me with any questions regarding this report.

Sincerely,

SPARKS ENGINEERING, INC.
TEXAS REGISTERED ENGINEERING FIRM #00515



S. Patrick Sparks, P.E.
Principal Engineer

July 28, 2014

July 25, 2014

Historic Landmark Commission
c/o Steve Sadowsky
City Historic Preservation Officer
P.O. Box 1088
Austin, Texas 78767
via email: steve.sadowsky@austintexas.gov
tori.haase@austintexas.gov

RE: 3805 Red River; Case C14H-2014-0007

Dear Chair Limbacher and Commission Members,

Dr. Karen Browning, the owner's representative of 3805 Red River, provided access to the property and the opportunity for me to independently review its condition with structural engineer Patrick Sparks on July 22, 2014. Mr. Sparks' findings regarding the structural condition of the buildings will be provided to you separately. I am volunteering this information to the Commission based upon my experience as an architect in working with older and historic properties.

The house, carport and garage were constructed in 1947 in the Streamline Moderne style, a style that is not well represented in Austin. It has all of the characteristic elements one might expect: asymmetrical plan, smooth stucco exterior, flat roof, very prominent horizontal banding and railings, cantilevered overhangs, steel casement windows, glass block accents, and vertical fins with circular openings within them. It is sited prominently at a very public intersection, at the southeast corner of 38th and Lamar. The very distinctive character and prominent siting of this property makes it recognizable and valuable to most Austinites. At the interior, the house shows many very attractive and character-defining features including a streamlined cove transition from walls to ceiling, period bathroom tile and fixtures are intact, and the banding at the stair handrail. The house has 1015 SF at the first floor, 943 SF at the second floor, a two car garage and generous original carport. The buildings retain an exceptionally high level of integrity.

The load-bearing solid masonry exterior walls are in relatively good condition, showing normal signs of wear for a house of this age with minor cracking at windows and doors. The horizontal banding and vertical fins are constructed of wood framing, much of which is deteriorated from water infiltration. The steel casement windows are in relatively good condition, but some do not seal correctly. The most significant concern is the first floor slab, which operates independent of the building foundation. It has failed and requires replacement. Interior walls, the second floor and the roof are framed in wood. Sidewalks and driveways are unreinforced concrete, under-designed, and require replacement.

Although the conditions noted above are of concern, they do not preclude a viable rehabilitation of this historic property. The unique and prominent location and distinctive architectural character of this property makes it an extremely attractive candidate for preservation and repair. Given the responses we've witnessed in social media and elsewhere, there are many people who may be interested in taking on a project like this. The owner may want to consider selling the property or entering in to a long-term lease if preservation seems untenable. A sound preservation program would include the following work:

1. Repair or replace deteriorated wood framing at the horizontal bands and vertical fins, and replace related stucco finishes and metal copings. Repair or replace deteriorating framing above the living room fireplace where water damage is evident.

2. Replace the roof with a new modified bitumen roof with a minimum 20 year warranty, white-coated for thermal performance. Include installation of new tapered insulation to improve drainage and thermal performance of the assembly. This work can be undetectable from the ground (the roof will still appear “flat”), but will extend the life and performance of the roof.
3. Repair the steel casement windows and install interior storm windows for improved thermal and acoustic performance. Consider installation of clear, heat-rejecting window film as well.
4. Replace all first floor concrete slabs, sidewalks and drives with engineered concrete.
5. Replace the wood treads, risers, and bent plywood cap at the exterior stairs to the second floor in the back yard – this is a standard maintenance item. More durable alternative materials could be considered for this work without significantly compromising the architectural integrity of the property.
6. Patch and repair all stucco, plaster, and gypsum board finishes throughout.
7. Repaint the interior and exterior.
8. Replace floor finishes (not including the distinctive bathrooms).
9. Replacement of the first floor slab will allow new electrical conduit and plumbing, where needed, to be laid in the floor before it is poured. Electrical outlets in the exterior walls of the first floor can be readily serviced from the new conduit by channeling and filling the walls where necessary. All other conduit can be easily installed in the wood framed walls and ceilings.
10. The use of a Variable Refrigerant System (VRF) air conditioning would work well in this house because it does not require ductwork that would negatively impact the distinctive coved ceilings. Other options include fan coil units similar to those that have been installed in two rooms of the house.
11. The lot is fairly large, with room for a building addition in the back yard that would not need to detract from the original design.
12. Repair the structural framing of the garage and carport as recommended by the structural engineer, including replacing the central support beam, pouring a new slab, and replace the roof.
13. The family corporation or subsequent owner might also have a conversation with the Hancock Neighborhood and city about changing the zoning on this property from SF-3 to NO or LO. Higher rents are likely attainable with office use in such a distinctive space. The 10-year-old Central Austin Combined neighborhood plan states that this area should remain single family, but subsequent city policy and design standards show 38th Street as a core transit corridor terminating at this property. Other plans related to the new medical school and light rail call for Red River to become a light rail transit corridor. Small businesses now exist near this area of Red River. These pressures make office use more viable in this location.

These recommendations are offered as a rebuttal to statements made by others that this building is unsalvageable and should be demolished. These improvements will correct years of deterioration and damage, improve building performance and dramatically extend the life of this valuable historic resource. The property has great potential to garner high rental income and very beneficial recognition as a preserved Austin Landmark property

This project exemplifies one of the primary reasons why the historic landmark tax abatement program was created – to preserve, protect, and maintain the treasured landmarks of our city. In addition, new 25% tax

3805 Red River
7/25/14

credit will be available for projects like this starting January 1, 2015, and should be strongly considered as a viable part of project financing.

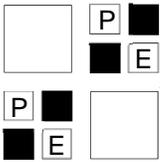
This information is offered with all due respect to the family who has owned this property for so long, and is intended to illustrate that this building can be preserved to the benefit of the owners and the city at large. If you have any questions or concerns about these recommendations, please do not hesitate to contact me.

Best Regards,

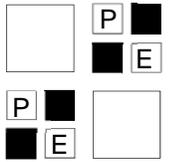
A handwritten signature in blue ink, appearing to read "Tere O'Connell". The signature is fluid and cursive, with the first name "Tere" being more prominent and the last name "O'Connell" following in a similar style.

Tere O'Connell, AIA, LEED AP
Principal/Architect

Cc: Kathleen Browning, Ph.D.
Kathleen Matthews, Ph.D.



PROFESSIONAL STRUCIVIL ENGINEERS, INC.



STRUCTURAL CIVIL ENVIRONMENTAL

12710 RESEARCH BLVD., SUITE #390, AUSTIN, TEXAS 78759

512.238.6422 FAX 512.258.8095



STRUCTURAL ENGINEER'S REPORT ADDENDUM

3805 Red River Street
Austin, Texas 78751

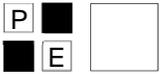
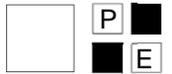
Prepared by Professional StruCIVIL Engineers, Inc.

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

May 19, 2014



PROFESSIONAL STRUCIVIL ENGINEERS, INC.



STRUCTURAL CIVIL ENVIRONMENTAL

12710 RESEARCH BLVD., SUITE #390, AUSTIN, TEXAS 78759

512.238.6422 FAX 512.258.8095



June 23, 2014

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

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

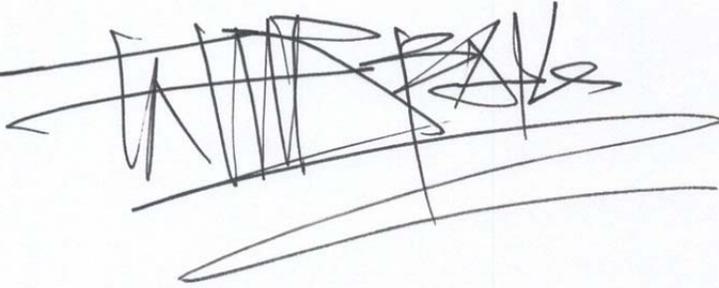
Dear Mr. Bennett:

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=0..>

Subject: 3805 Red River

From: Dean Zubkoff [redacted]

To: [redacted]

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.

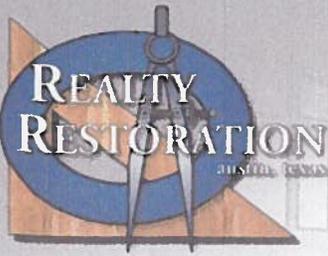
Since the slab cannot be leveled, the only fix would be to remove and replace it. There is no guarantee that a new slab foundation won't have the same issues as the existing one.

Dean Zubkoff

Centex Foundation Repair

(512) 230-2310

[redacted]



DAVID DAVISON, CR, CKBR

CHRISTOPHER DAVISON, AIA

REALTY RESTORATION, LLC
Comprehensive Renovation Solutions

August 22, 2014

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

Via Email

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*

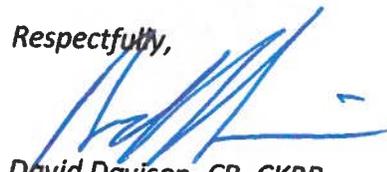
- Patch and repair Drywall and Stucco interior finishes throughout
- Repair and/or replace all exterior wood framing along with 2nd floor framing & associated Trim/soffit materials
- Provide and install new tile at showers and bathrooms
- Provide and install new plumbing fixtures in baths and kitchen
- 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