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January 20, 2015

VIA ELECTRONIC MAIL
VIA HAND DELIVERY

Chair Laurie Limbacher & Board Members
Historic Landmark Commission
505 Barton Springs Rd., 5th Floor
Austin, TX 78704

Re: Proposed Single Family Residence Demolition at 3201 Bowman

Dear Chair Limbacher and Board Members:

This letter is written on behalf of George and Cindy Straughan, the owners of a residence at 3201 Bowman.

The Straughans purchased the home last September. They planned to replace the home with a new structure because of its apparent neglected status. Consequently, Mr. and Mrs. Straughan applied for a demolition permit (City Case No. HDP-2014-1028).

At its meeting last month, the Commission considered the demolition request, voted to initiate historic zoning and instructed City staff to perform additional research on previous habitants of the home. After listening to the discussion and acknowledging the recommendation, the Straughans hired an engineer to take a closer look at the home. They also engaged the services of a professional builder to evaluate and explore the feasibility of restoring the structure. The builder, Clint Small, brings a unique perspective in that he has constructed new and renovated existing homes in the immediate area including the home located immediately to the west of the Straughan property very recently.

Mr. Small has estimated that the cost to rehabilitate the home to an "unfinished shell" condition in compliance with City code is in excess of \$525,000 before finish out or any additional improvements. A copy of his estimate is attached.

The current condition of the home includes perpetual damp spots, black mold, significant deterioration and other major repair issues which will be described in more detail at the hearing on the 26th. Despite its age the house still retains a moderate level of “curb appeal” but when one “looks under the hood” it is apparent there has been too much deferred maintenance over many years to adequately address the current deficiencies in a fiscally responsible and financially feasible manner.

The Straughans have spent a significant amount of time, effort and resources in order to determine the best and most prudent course of action for their new Austin residence. The Straughans have experience living in older historic homes, and they would like to restore the home at 3201 Bowman to a habitable status. However, that is not financially feasible.

Mr. and Mrs. Straughan respectfully request that the Commission reconsider its previous action and allow issuance of the demolition permit. In the event the Commission approves the request, the Straughans agree to complete a City of Austin documentation package, consisting of photographs of all elevations, a dimensioned sketch plan, and a narrative history, for archiving at the Austin History Center.

Thank you for your consideration.

Respectfully,

A handwritten signature in black ink, appearing to read 'David B. Armbrust', with a stylized, flowing script.

David B. Armbrust

Enclosures

cc: Steve Sadowsky
George and Cindy Straughan
Eric deYoung

Clint Small
Clint Small Homes, LLC.
5501-A Balcones # 101
Austin, TX 78731
512-801-4405

January 13, 2015

Mr. George Straughan
3201 Bowman Ave.
Austin, Texas 78731

Mr. Straughan – Attached you will find a preliminary estimate to rehabilitate the house structure located at 3201 Bowman Ave. The structure is in serious disrepair. Rehabilitating the structure to meet current codes and standards will be time consuming and very costly. Once we embark on the rehabilitation, there will be no turning back. The city of Austin field inspector's will offer no leniency - we will be required to meet all applicable current International Residential Codes as defined in the IRC code book.

The attached budget reflects my best estimates on the cost to make the repairs. In my professional opinion, the cost is prohibitive. You would be better served razing the structure and starting off fresh with a new structure. We can design and build a new structure that meets all codes and standards while maintaining the integrity of the original house.

I look forward to discussing with you further. Please let me know if there is any other information that might be helpful.

Sincerely,



Clint Small

Construction Budget - Straughan									
	Description								Amount
Pre-Construction Costs									
Set Up Costs									
225	Sidewalk Fee								\$ 2,500.00
290	Dumpster Fees / Trash Removal								\$ 12,000.00
320	Builder's Risk Insurance								\$ 2,000.00
330	Liability / Worker's Comp Insurance								\$ 2,500.00
340	Construction Management								\$ 36,000.00
Site Costs									
470	Final Survey								\$ 1,500.00
475	Demolition								\$ 15,000.00
480	Lot Clearing								
490	Lot Excavation								
500	Lot Grading								\$ 6,000.00
520	Storm Water Monitoring								\$ 1,000.00
525	Silt Fence								\$ 1,000.00
540	Drainage								\$ 5,000.00
550	Drain Pipe								\$ 1,500.00
570	Tree Protection								\$ 1,000.00
580	Termite Protection								\$ 899.00
660	Equipment Rental								\$ 5,000.00
Foundation									
700	Foundation								\$ 20,000.00

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