

July 21st, 2016

To: Historic Landmark Commission
HDP-2016-3016

From: Harsh Doshy
1710 Garden Street
Austin, TX 78702

Re: 2nd Request for Demo Permit Release at 1710 Garden Street

In reference to the first Staff Recommendation of HDP-2016-3016 to rehabilitate or create an adaptive reuse for 1710 Garden Street, I deliver the attached reports to the commission. These reports are from builders, two that specifically work on rehabilitation projects and two professional engineers; they substantiate that the property does not qualify for rehab and a repurpose or relocation due to a lack of structural integrity and countless safety hazards.

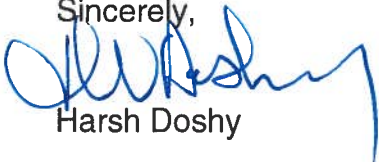
The commission reported the original owners lived in the home till recently. According to records presented in the backup data at the last meeting and countless long term neighbors that knew both Patrick and Consuelo Mendez they did not occupy the property as their homestead after the mid-1960s. The written testimony by two family friends in the area is evidence that Mr. Mendez used it as his personal office. The attached deed also shows 3 other properties they owned in the area that was passed down as a part of their estate to their next of kin.

Ms. Virginia Mendez that lives across the street mentioned that the next of kin trashed the house and had to be moved out due to sanitary reasons. They did not care for the property and thought of it as a headache and let it go into a foreclosure auction with the county. The facts are, Ms. Mendez was not born in the house, she was born in San Marcos, she did not have it as a primary residence for majority of her adult life and she did not die in the house either.

The next door neighbor Meagan mentioned (letter attached) the property has been neglected for over 7-8 years and was last resided by hoarders who were forced to move out due to sanitary/health reasons (See letter). She said the conditions were so bad that the condition of their house was causing bugs, termites, flies, etc. in the neighboring homes as well.

I will submit to the City of Austin the full documentation package (attached) for the Historic Commission release of the demo permit. I appreciate your consideration in this matter.

Sincerely,



Harsh Doshy

**SPECIAL WARRANTY DEED
AND
ASSIGNMENT OF INTEREST**

Date: May 25, 2001

Grantor: Virginia Herrera Garcia

Grantor's Texas Address (including county):

2406 Village Walk
Austin, Texas 78744
Travis County

Grantee: Edward Joe Herrera II

Grantee's Mailing Address (including county):

12215 Branston Dr
Austin, Texas 78753
Travis County

Consideration: TEN AND NO/100 DOLLARS and other good and valuable consideration

Property (including any improvements):

All that certain Lot 12 Block A, Free & Williams Subdivision (Olt 56, Div O) Plat No 3/19, Travis County, Texas being more particularly described in the certain Deed of Record in Volume 497, Pg 582, Vol 867, Pg 549 Vol 876, Pg 568, Vol 3070, Pg 1644, Vol 3222, Pg 2122, Vol 3329, Pg 760, Vol 3329, Pg 762, Vol 3501, Pg 549, and Vol 5089, Pg 1324, of the Deed Records of Travis County, Texas

Parcel No 02-0205-0113-0000
Location 1311 Holly Street, Austin, Texas 78702

All that certain Lot 3 Block 2, Cypher Resubdivision (Olt 22, Div O), Travis County, Texas, being more particularly described in the certain Deed of Record in Volume 2632, Pg 598 of the Deed Records of Travis County, Texas

Parcel No 02-0408-0616-0000
Location 1805 East 3rd Street, Austin, Texas 78702

All that certain Lot 2 Block 2, Cypher Resubdivision (Olt 22, Div O), Travis County, Texas,

being more particularly described in the certain Deed of Record in Volume 3084, Pg 708 of the Deed Records of Travis County, Texas

Parcel No 02-0408-06150-000
Location 1803 East 3rd Street, Austin, Texas 78702

All that certain Lot 15 Block 6, Riverside Subdivision (Olt 48, Div O), Travis County, Texas, being more particularly described in the Deed Records of Travis County, Texas

Parcel No 02-0207-0717-0000
Location 1710 Garden Street, Austin, Texas 78702

Reservations From and Exceptions to Conveyance and Warranty:

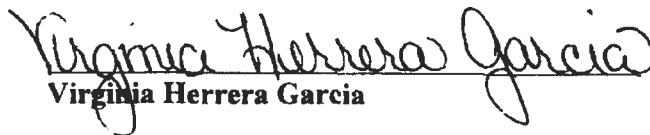
None

Grantor, for the consideration, receipt of which is acknowledged, grants, sells and conveys to Grantee his interest, if any, to the above described Property, together with all and singular the rights and appurtenances thereto, including the right to redeem the Property from any purchaser of any previous or future foreclosures and the right to any excess proceeds which may be available as a result of any previous or future foreclosures, in any wise belonging, to have and hold, to Grantee, Grantee's heirs, executors, administrators, successors or assigns forever Grantor also conveys any and all rights pertaining thereto that Grantor holds as a result any inheritance or conveyance from the Estate of Consuelo Herrera Mendez and the Estate of Mary Grace Herrera, including, but not limited to, bank accounts, certificates of deposits or any other monies due and owing to those estates Grantor binds Grantor and Grantor's heirs, executors, administrators and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty

When the context requires, singular nouns and pronouns include the plural

GRANTOR:

Signature


Virginia Herrera Garcia

ACKNOWLEDGMENT

STATE OF TEXAS

§

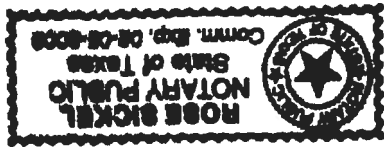
§

COUNTY OF TRAVIS

§

This instrument was acknowledged before me on May th 25 2001, by Virginia Herrera
Garcia

Rose Sichel
Notary Public, State of Texas



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dana Debeauvoir

09-30-2002 03 29 PM 2002182822
ZAVALAR \$15 00
DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

After recording please
return to:
Edward J Herrera
12215 Branston Dr
Austin, TX 78753

Roger Trevino
2202 Haskell Street
Austin, TX 78702
07/02/16

To Whom It May Concern:

My name is Roger Trevino and I have lived in the Holly Area of East Austin for over 50 years. I grew up in this area, went to school here, have worked here and raised a family here. I have deep family roots in East Austin and majority of my extended family still lives here.

I came in touch with Mr. Doshy through a referral from one of my friends on Garden Street where he plans to build his house. He explained his plans to me and inquired about Mr. and Ms. Mendez who had ties to that property. I knew the Mendez's pretty well and so did my parents; Ms. Mendez used to tutor me. I can recall from approximately (at least) 1964 till the early 1980s 1710 Garden was used by Mr. Mendez as an office where he conducted his business. While this was the place of his business they had a primary residence in East Austin, northeast of this area.

Thank you

Sincerely,

A handwritten signature in blue ink, appearing to read 'Roger Trevino', with a stylized flourish at the end.

Roger Trevino

Cesar Ochoa
909 Brass Street
Austin, TX 78702
07/04/16

To Councilmembers,

My name is Cesar Ochoa and I am an HVAC professional from East Austin. I was put in touch with Harsh Doshi through my friend Roger Trevino while Mr. Doshi was researching Ms. Mendez.

Having lived in Austin all my life and growing up in the Holly neighborhood my family knew the Mendez's pretty well. My mom knew Ms. Mendez as they both had common friends and social interests. I also knew several families and friends on Garden Street, some still live there and some no longer do. I recall the Garden Street property serving primarily as an office for Mr. Mendez while they lived in another home. After their passing the home was passed down to cousins who really did not keep up with the maintenance of the property. It was often vacant and not well maintained or cleaned.

If you have any other questions please do not hesitate to contact me. Thank you

Sincerely,



Cesar Ochoa

Meagan Clark
1708 Garden Street
Austin, TX 78702

07/06/16

To Whom It May Concern:

My name is Meagan Clark and I resided very next door to 1710 Garden Street at 1708 Garden Street. I have spoken to Mr. Harsh Doshy who plans to build his home next door and am in support of his plans.

The current building is in horrible condition and uplift would help the neighborhood. The home has changed hands multiple times in the last several years and has not been maintained. It looks like an abandoned home and has for quite some time. The state of abandonment had caused sanitary issues for me as bugs, mosquitoes and insects would come on to my property as well.

In the recent past, there were some "hoarders" that lived in the house and were forced by family to move out due to health risks. Thank you for your time and consideration

Sincerely,

A handwritten signature in blue ink, appearing to read 'Meagan Clark', with a long, sweeping horizontal line extending to the right.

Meagan Clark

July 15, 2016

Harsh Doshi, P.E.
1901 Willow Street
Austin, Texas 78702

Re: Structural Foundation & Framing Observations at
1710 Garden Street
Austin, Texas

Dear Harsh:

At your request, Kevin Girman, P.E. visited the referenced existing house on Friday July 8th to observe the existing foundation and framing.

The existing 2x4 rafters and 2x4 ceiling joists spaced at 24" o.c., spanning from 8'-0" to 12'-6", are not adequate to support the anticipated roof and ceiling design loads. The existing pier-and-beam foundation consists of 2x6 floor joists spaced at 24" o.c. supported by 4x6 beams. The beams are supported tree-trunk type cedar piers. There are a few makeshift brick piers also. The floor joists and beams are not adequate to support the anticipated floor design loads.

The capacity of the cedar piers is difficult to quantify but in my experience most cedar piers like this are insufficient and not up to modern building standard. So it is my opinion that the existing pier-and-beam foundation is not adequate to support the anticipated design loads. Also, the existing wood floor is buckled in several locations and has experienced vertical movement within the pier and beam foundation. And there are numerous water damaged structural members throughout the house.

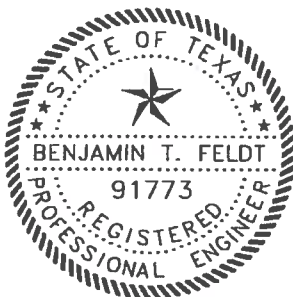
Based on the observations noted above I concur with your decision to demolish the house completely. To remodel or reinforce the existing structure would be prohibitively expensive and you would end up replacing the vast majority of the existing structure in the process.

Please let me know if you have any questions, or require additional information.

Sincerely,



Benjamin T. Feldt, P.E., Principal
Feldt Consulting Engineers, Inc. (TBPE FIRM REG.#6856)





PERALES ENGINEERING, LLC
Land Development and Environmental Consulting

July 6, 2016

Subject: Site Conditions Evaluation
1710 Garden Street, Austin Texas 78702

To Whom It May Concern:

I have made a visual inspection of the above referenced project. My professional opinion is that redevelopment of the site would bring added value to the neighborhood and community. The current state of the property is severely degraded and invites a number of problems for the community that can include vagrancy and pests.

Redevelopment of the site can bring direct benefit to the neighbors. Through the City of Austin building permit process the site will be brought to current standards including site drainage and an enhancement of the right of way elements such as the sidewalk, driveway, curb and gutter elements. Furthermore, a new home on this site would bring aesthetic benefits to the community that may potentially increase property values and help with the curb appeal of the neighborhood.

If you have any questions or need additional information, please don't hesitate to contact our office.

Sincerely,

A handwritten signature in black ink, appearing to read 'JP', with a large, stylized loop at the end.

Jerry Perales, P.E.
Perales Engineering, L.L.C.



Patriot Builders, LP
54 White Magnolia Circle
Austin, TX 78734
(512) 413-5567

Dear Councilmembers,

My name is Matt Worrall and I am the owner of Patriot Builders. I am writing today in my capacity of being in the building/remodeling profession for over 20 years and expressing my professional opinion; after a thorough inspection of 1710 Garden Street from both the outside and inside. At first glance the property has a lot of value, given its location, layout and big trees that surround it. Unfortunately, the current condition and home do not bring any value to the lot and frankly is a hazard to the neighborhood.

The current home has several electrical risks as its power source which is situated in the alley connects into the home via loose wires that sag on the lot. The meter connection and assembly to power the home would also fail electric code and is a fire threat. Inside the home is exposed of electrical wires, loose connection outlets (short circuit hazard). There is not an adequate plumbing system or water source in the home which makes it unsanitary and unlivable. All plumbing elements are rusted on the outside and I am sure inside as well thus leaving no source of drinking water. The HVAC and insulation elements are non-existent; there is exposed broken pipe that runs through the ceiling. There are a lot of termites, mosquitoes, insects and stray cats living inside the home. The floor and sub-floors are falling apart, which made it difficult to walk as well.

On the outside the foundation is standing on its last legs; in fact a few piers have failed and been replaced by cinderblocks which barely support the home. The framing elements are rusted, have termite damage and are slowly succumbing to nature due the abandonment of the home. Several siding pieces have fallen off and are coming off the structure due to the poor framing. The roof on the north side of the home is damaged and the shingles would need to be replaced.

I do not believe the current building is worth saving or repurposing, the economic costs and burdens will be significant. Additionally, it would be unsafe and unsanitary to work in; remodeling could pose danger to the workers, neighbors and trees that surround the lot.

If you shall have any questions, please do not hesitate to contact me. Thank you for your time, I do understand your time is valuable.

Sincerely,

Matt Worrall

President, Patriot Builders, LP



Marshall Willis Custom Homes

Subject: 1710 Garden Condition

Date: 07/07/16

To Whom It May Concern:

My name is Marshall Willis and I am the owner of Marshall Willis Custom Homes. I have over 35 years of experience in home building/remodeling and have spent a major part of my career in home restoration in the inner city Houston area and Central Texas.

I recently visited 1710 Garden Street to assess the feasibility of the home and possible ways of remodeling. Immediately, I could tell the home has been abandoned and not maintained for over 10 years. There are signs of roof damage, damaged exterior siding, damaged brick façade, uneven porches, and significant foundation damage. The house inside has exposed framing that is rusted and simply cannot be restored, the floors are uneven, subflooring has water damage. The bathroom floors and fixtures cannot be held in place as the inside plumbing is being torn due to the foundation damage. The kitchen has the same issue and has no way of getting hot water or proper refrigeration. Overall the home also has major hardware components like doors, cabinets, etc. that are rotten and have caused other elements of the house to have damage as well. The building's structural integrity has deteriorated to the extent the doors and windows cannot be stable.

Overall, I do not believe this home can be rehabilitated to a decent, safe, and sanitary condition. I would not feel comfortable or be willing to take on the liability of remodeling the current building.

Sincerely,



Marshall Willis

R & I Utilities

4705 Munson st.

Austin, TX 78721

**Andrew Ramirez
President, RI Utilities**

July 5th, 2016

**City of Austin
505 Barton Springs Rd.
Austin, TX 78704**

Commission Members,

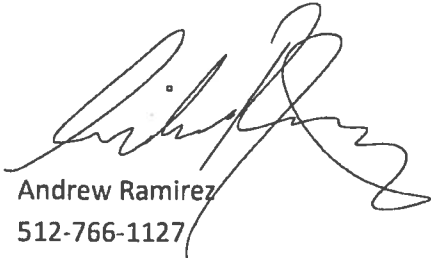
I recently assessed the condition of 1710 Garden Street and am writing to attest to the current building conditions. I own a utility construction firm and have worked as a residential construction manager for over 20 years prior to that. I found the following deficiencies upon my inspection:

- **Significant foundation damage to the piers**
- **Not adequate site drainage**
- **Roof Damage on the rear**
- **Several failing framing components**
- **Pesticide and termite issues**
- **Electrical hazards and rusting wires (outside)**
- **Exposed wires and electrical trip hazards (inside)**
- **Unsanitary plumbing and waste**
- **No drainage in bathrooms**
- **Dilapidated plumbing and electrical hardware**
- **Damage to floor and sub floor**
- **Broken windows**
- **Falling Siding (Siding has significant wear and tear)**

This building has signs of severe neglect throughout the years and in my opinion cannot be remodeled in a safe way. Additionally, the foundation which currently sits on blocks on one side

due to failure of the piers could easily fail causing one side of the home to collapse. If you have any additional questions please feel free to reach out to me.

Sincerely,











Andrew Ramirez
512-766-1127

1710 Garden Redevelopment

Currently, there are plans for 1710 Garden Street to be redeveloped into a single family home and a secondary dwelling, and the signees from the neighborhood support:

- Demolition of the existing building
- Redevelopment of 1710 Garden to a Single Family and a secondary dwelling

Name	Address	Signature
TONY FAGGI	1803 GARDEN ST	
Eliana Reyes	1800 Garden	
Tom Paradi	1802 Garden	
Donna M. Brinas	1804 Garden St	
Ray Dorta	1806 GARDEN ST	
Richard Clark	1708 GARDEN ST	
Ana-Juan	1702 Garden St.	
DAN LISBERGER	1407 HOLLY ST.	

1710 Garden Redevelopment

Currently, there are plans for 1710 Garden Street to be redeveloped into a single family home and a secondary dwelling, and the signees from the neighborhood support:

- **Demolition of the existing building:**

~~• Redevelopment of 1710 Garden to a Single Family and a secondary dwelling~~

signees from the neighborhood support:
Please tear down, home has
been neglected by previous owner
a single family and a secondary dwelling for years

[illegible]

1710 Garden Redevelopment

Currently, there are plans for 1710 Garden Street to be redeveloped into a single family home and a secondary dwelling, and the signees from the neighborhood support:

- Demolition of the existing building: **PLEASE DEMOLISH, HOME HAS BEEN AN EYESORE AND CLEARLY CAN'T BE REMODELED.**
- ~~Redevelopment of 1710 Garden to a Single Family and a secondary dwelling~~

[illegible]