

812 Theresa Avenue
Relocation and Structure to be moved
(See attached photos)

Mrs. Lynch, thank you for contacting and now retaining me for the purpose of evaluating and reporting to you my findings regarding the house, house move, and site location at 812 Theresa Av. First, please know that I am not in favor of the demolition of old houses and structures. Accordingly, I oppose the demolition of any Historic Structure. Starting in 1993, my business is primarily that of buying and selling, vintage structures to be moved and the things that along with that. Finding solutions for wanted and unwanted structures in Austin TX since 1998. This report is based on a typical cost feasible house move which includes the end cost after a house is moved. I am reporting based on my direct experience, and in keeping with my daily activities in houses to be moved for 23 years. At present I have several houses being moved here in Austin. I am also finalizing paper work on a historic 1908 Agrarian style house and a 40-year Slave house both to be moved this fall.

Location:

Foremost, exiting this short block of Theresa Av is far more than a challenge moving any house. The major obstacles are large trees, utility poles at the curb on both corners and a rock wall across the street. **(Photo 1)** As is, each of which can stop a house move. Alternately, trees and phone wires too low to pass under. Absent these obstacles I do not represent this house can turn the corner to exit Theresa Av.

(Photo 2)

House:

Based on my experience this style of large, half story, Bungalow would most often not be cost justified to move. If this house was moved at minimum this houses width would require a center cut through the structure from front to back and moved in two separate loads. The brick chimney would need be demolished and removed thru the structures floor before loading. **(Photo 3)** The 3.5' wide eaves add 7' to the loaded width. Two foot eaves being common. Absent the wide eaves the "side box's" or "window box's" add 4.5' to width giving only a combined total of 22 sq. ft. of house in return. **(Photo 4)** In general half story houses generally require some degree of deconstructing of the second floor including vertical walls. A plan to move this house need include removal of the entire ½ story. **(Photo 5)** Assuming the house can exit Theresa Av the move cost, lack interior features and manufactured material lend little to cost feasibility. **(Photo 6)** Evaluating the house I saw Water damage, sheet rock damage throughout, and front door duplex down stairs. **(Photo 7)** from those very obvious changes, I saw the original house to be mostly all there. It is a great old house and I am grateful for the opportunity to see it. However, the cost of moving and remodeling this house is far beyond cost feasible.

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PHOTO 1

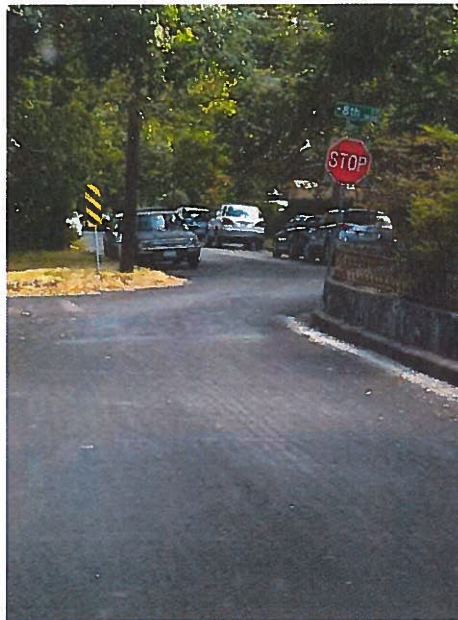


PHOTO 2



PHOTO 3

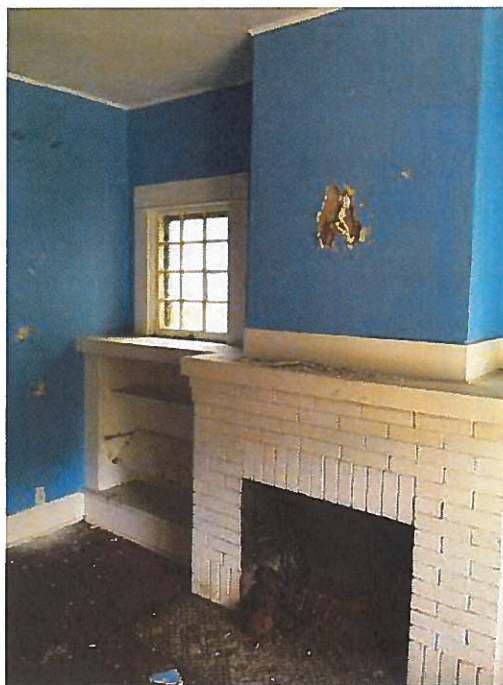


PHOTO 4

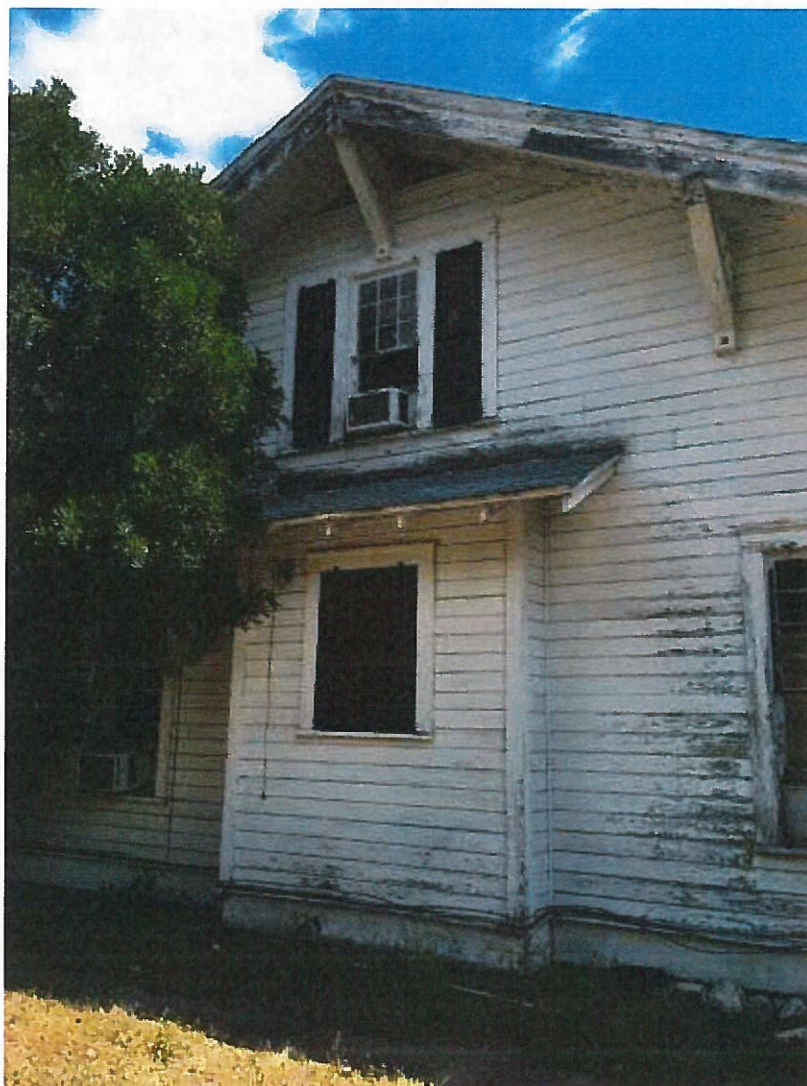


PHOTO 5



PHOTO 6

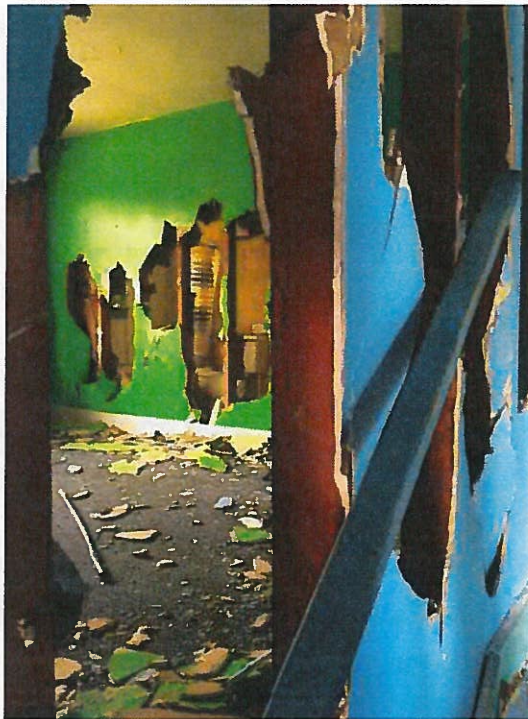


PHOTO 7



812 Theresa Av
Historic House Move
(Scope of Work)

- The structures half story will be removed. The houses gables, and dormer will be lowered and resumed. Siding resumed as much as posable.
- The structure cut and braced into up to four separate sections and resumed structurally sound.
- New wood will be nailed to a uniform quality to include sills, stringers, and shaker beams under the house.(as needed)
- The Structure will be lowered on to a level engineered foundation. (+/- 65 piers)
- Roofs rafters will be resumed and nailed in place.
New plywood, decking and composition roof. (3- tab shingle)
- Mover not responsible for any sheet rock cracks caused by lift or move if any.
Mover not responsible for old or existing plumbing, electrical, A/C duct, or A/C units.
- (This is a specialized house move and is not as typical. It may be in keeping with Industry Standard.)
- The Total may change depending on location or additions.

Total	<u>\$145,000</u>
Half down	<u>\$72,500</u>
25% arrival	<u>\$36,250</u>
25% completion	<u>\$36,250</u>

812 Theresa Av
On site House Move
Plot plan – Study

After brief review and consultation with a professional COA permit expediter it appears the house would not fit on the lot based on COA set back rule alone. Perhaps further research might be done in attempt to find some gross allowable house size. Given City IC rule and property values a feasible design for the house, driveway, garage, and walks are unlikely. That said if acceptable, possible modification could be made to the structure such as cutting off eaves, porch and side removal to reduce building coverage. Such modifications will significantly change the houses appearance.

The House can be moved whole on location.

My fees are \$150. COA development study. Plus (fee's design expense)

Structural modification. (Price to be determined). (Base price \$20,000)

Price to move the house whole on site and lowered on to an engineered foundation.

\$87,000. (House move and foundation only)
(Start date November)

812 Theresa Avenue Repair & Rehab Estimate

BUILDER: Eix & Blackwell

ADDRESS: 812 Theresa

2219 Sq Ft Estimated

2219 sq ft total AC

	BUDGET	PRIOR DRAWS	LEFT TO DRAW	THIS REQUEST
Lot Cost			\$ -	
Soft Costs				
Lot survey, spot pins, etc.			\$ -	
Plans & Designs	\$ 2,500		\$ 2,500	
Interior decorating			\$ -	
Permits & Tap Fees	\$ 850		\$ 850	
Builders Risk Insurance	\$ 800		\$ 800	
Inspection fees			\$ -	
Interim interest			\$ -	
Title Policy/ Closing Costs			\$ -	
Appraisal			\$ -	
Hard Costs				
Site prep/ demo/ make ready	\$ 4,500		\$ 4,500	
Plumbing Rough & Top	\$ 14,000		\$ 14,000	
Plumbing Fixtures	\$ 3,000		\$ 3,000	
Slab engineer	\$ 1,500		\$ 1,500	
Exterior Rock Work	\$ 1,500		\$ 1,500	
Rough slab grade			\$ -	
Framing materials	\$ 10,000		\$ 10,000	
Framing labor	\$ 8,000		\$ 8,000	
Exterior doors	\$ 850		\$ 850	
Windows & skylights	\$ 6,800		\$ 6,800	
Roof composition	\$ 14,550		\$ 14,550	*
Foundation			\$ -	
Yardline trenches			\$ -	
Electrical	\$ 15,000		\$ 15,000	*
Electrical fixtures	\$ 2,000		\$ 2,000	
HVAC	\$ 9,200		\$ 9,200	
Security / Low voltage	\$ 2,500		\$ 2,500	
Insulation	\$ 5,500		\$ 5,500	
Truss Package			\$ -	
Stone/stucco			\$ -	
Drywall, Tape & Float	\$ 10,276		\$ 10,276	
P&B foundation repair	\$ 21,000		\$ 21,000	Engineered Bid
Porch handrail	\$ 850		\$ 850	
Garage doors			\$ -	
Automatic opener			\$ -	
Cabinetry	\$ 13,500		\$ 13,500	
Trim & doors	\$ 8,800		\$ 8,800	
Trim labor	\$ 3,500		\$ 3,500	
Stair material/ labor	\$ 1,600		\$ 1,600	
Hardware materials/ labor	\$ 2,000		\$ 2,000	
Paint materials-interior	\$ 15,533		\$ 15,533	

Paint materials-exterior			\$	-	
Garden tub	\$	1,500	\$	1,500	
Shower pan			\$	-	
Tree protection			\$	-	
Counter tops	\$	8,000	\$	8,000	
Backsplash material & Labor	\$	1,000	\$	1,000	
Stained concrete			\$	-	
Floor tile material/ labor	\$	4,500	\$	4,500	
Wall tile material/ labor	\$	5,500	\$	5,500	
Wood floor	\$	11,500	\$	11,500	
Mirrors/ Shower glass	\$	2,000	\$	2,000	
Appliances	\$	9,000	\$	9,000	
Carpet/ vinyl			\$	-	
Front door	\$	1,200	\$	1,200	
Window treatments			\$	-	
Flatwork steel & rebar			\$	-	
Daily clean/ powerwash			\$	-	
Trash haul	\$	3,000	\$	3,000	
Final clean/ grade	\$	750	\$	750	
Top soil			\$	-	
Fence & gates			\$	-	
Gutters & downspouts			\$	-	
Sprinkler system			\$	-	
Landscaping & trees			\$	-	
Sod & hydromulch			\$	-	
Temporary utilities	\$	300	\$	300	
Punchout material/ labor	\$	5,000	\$	5,000	2%
Site supervision	\$	55,000	\$	55,000	20%
Fetch & deliver	\$	2,500	\$	2,500	1%
Extras, Misc.	\$	7,500	\$	7,500	3%
TOTAL BUDGET		\$298,359	\$0	\$298,359	



The State of Texas
House of Representatives
Austin

ELLIOTT NAISHTAT
STATE REPRESENTATIVE
DISTRICT 49

P.O. BOX 2910
AUSTIN, TEXAS 78768-2910
512-463-0668

July 19, 2016

Mr. Steve Sadowsky
Historic Preservation Office
City of Austin
501 Barton Springs Road
Austin, Texas 78704

Dear Mr. Sadowsky:

It is my understanding that the owner of the property at 812 Theresa Avenue, which is located in the West Line National Historic District, has submitted an application to demolish the house at that address. When you consider this application, please be advised that from the summer of 1970 through the middle of 1989, I lived in that house, on the southern side of the neighborhood known as Clarksville. After making the decision, in 1989, to run for the District 49 seat in the Texas House of Representatives, I had to move, because at that time, District 49 did not include that area of Austin. In 2001, through a process called redistricting, Clarksville and Old West Austin were incorporated into the District that I still represent, and have done so for more than 25 years.

I loved living in that house. From September 1970 until December 1972, I lived there while pursuing an MSSW degree at the UT School of Social Work. My concentration was in policy and planning. For my second-year practicum, I was assigned to the Office of Welfare Research of the Legislative Budget Board. That was my first involvement with the Texas Legislature. It was during this period that I helped Gonzalo Barrientos in his first race for the House. He lost, but came back two years later, and won. We often met at what we called the "Theresa Street House."

I lived in that house while I was training VISTA volunteers to serve in President Johnson's War on Poverty. I lived there while I wrote the draft of a novel about the Domestic Peace Corps. And I lived there while I served (1977-80) on the field faculty of the UT School of Social Work, directing a Legislative Internship Program. During this period, I also served on the board of the Clarksville Neighborhood Center and, for nearly three years, chaired the City of Austin's Community Development Commission.

I lived at 812 Theresa while I earned my J.D. degree at the UT School of Law and, subsequently, worked for then-Senator Barrientos as his staff counsel. Three years later, I moved to Allandale, ran for the District 49 seat in the Texas House, and won. I took the Oath of Office, the first time,



Mr. Steve Sadowsky
July 19, 2016
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on the second Tuesday of January in 1991. Over the years, although I no longer lived in Clarksville, I never neglected to make every effort to address the needs of low- and moderate-income people, in Austin and throughout the state. Then, in 2001, Clarksville became part of District 49, and I have proudly represented that area for more than 15 years.

I am not suggesting that you recommend saving this house because I lived there. What I'm asking is that when you consider whether or not you will recommend to the members of the Historic Landmark Commission that they approve or disapprove the owner's demolition request, in addition to the many reasons and factors you will be weighing, you take into consideration my long history with the house.

Thank you very much.

Sincerely,

A handwritten signature in dark ink, appearing to read "Elliott Naishtat". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Elliott Naishtat
State Representative

cc: Members of the Historic Landmark Commission

EN/db

