# 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.

# 50

#### <u>PHOTO 1</u>







## <u>PHOTO 2</u>

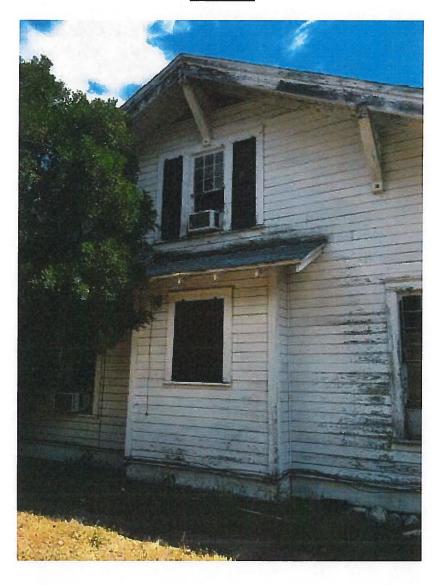


## <u>РНОТО 3</u>





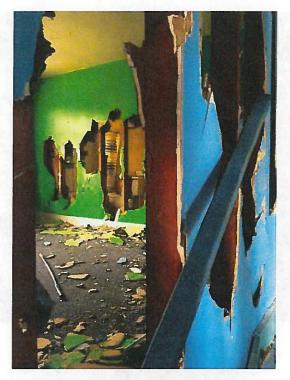
## <u>PHOTO 4</u>



#### <u>РНОТО 5</u>



## <u>PHOTO 6</u>





## <u>PHOTO 7</u>







#### 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 \$145.000

Half down \$72,500

25% arrival \$36.250

25% completion \$36.250

100° = 020° 30

#### 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 maid 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

	Pain	PRIOR	LEFT TO	THIS
	BUDGET	DRAWS	DRAW	REQUEST
Lot Cost		1 1 1 1 1 1 1 1 1	\$ -	
		1 1000		11/12/11/19
Soft Costs		Conte, 11		towar el
Lot survey, spot pins, etc.		Thomas .	\$ -	[ ] [ 40 : 2] GR
Plans & Designs	\$ 2,500	1170	\$ 2,500	The latest the second
Interior decorating		a d 14	\$ -	
Permits & Tap Fees	\$ 850	A Section	\$ 850	
Builders Risk Insurance	\$ 800		\$ 800	
Inspection fees Interim Interest		a Har-	\$ -	
			\$ -	
Title Policy/ Closing Costs Appraisal			\$ -	
Hard Costs			\$ -	4 1000 1
Site prep/ demo/ make ready	\$ 4,500		\$ 4,500	
Plumbing Rough & Top Plumbing Fixtures	\$ 14,000		\$ 14,000	
The state of the s	\$ 3,000		\$ 3,000	
Slab engineer	\$ 1,500		\$ 1,500	
Extenor Rock Work	\$ 1,500		\$ 1,500	
Rough slab grade	40.000		\$ -	1 1-001
Framing materials	\$ 10,000		\$ 10,000	1 1000 S. SOUTH
Framing labor	\$ 8,000	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	\$ 8,000	1 4 000 50
Exterior doors	\$ 850		\$ 850	
Windows & skylights	\$ 6,800		\$ 6,800	11 1607
Roof composition	\$ 14,550		\$ 14,550	*
Yardine trenches			\$ -	
Tardina trenches		15.	\$ -	
	\$ 15,000		\$ 15,000	ľ
Electrical fixtures	\$ 2,000		\$ 2,000	
VALUE OF THE PARTY	\$ 9,200		\$ 9,200	
Security / Low voltage	\$ 2,500		\$ 2,500	
	\$ 5,500		\$ 5,500	
Truss Package Stone/stucce			\$ -	
Drywall, Tape & Float	\$ 10,276		\$ -	1
P&B foundation repair	\$ 21,000		\$ 10,276	Enigineered Bid
Porch handrail	\$ 21,000		\$ 21,000 \$ 850	Enigineered Bid
Garage doors	000		9 000	
Automatic opener				1
Cabinetry	\$ 13,500		\$ -	] [
Trim & doors	\$ 8,800		\$ 13,500	]
Frim labor			\$ 8,800	1
Stair material/ labor	\$ 3,500		\$ 3,500	]
Hardware materials/ labor	\$ 1,600		\$ 1,600	1
Paint materials-interior	\$ 2,000		\$ 2,000	]
Tank materials-interior	\$ 15,533	1	\$ 15,533	1

Paint materials-exterior	ı	1			\$	-	T 40 C 100 100 100	
Garden tub	\$	1,500			\$	1,500		
Shower pan			П	-	\$	=	1 2 2 1 2	
Tree protection					\$	-		
Counter tops	\$	8,000		- 1	\$	8,000		
Backsplash material & Labor	\$	1,000		1	\$	1,000	. 7	
Stained concrete					\$			
Floor tile material/ labor	\$	4,500		4 (	\$	4,500		
Wall tile material/ labor	\$	5,500		9.2	\$	5,500	the same and the same	
Wood floor	\$	11,500		1	\$	11,500	1, 1	
Mirrors/ Shower glass	\$	2,000			\$	2,000	- 7 6.3	
Appliances	\$	9,000		g 6 - Y	\$	9,000		
Carpet/ vinyl				1 -	\$	-	18 -	
Front door	\$	1,200		4 -	\$	1,200		-
Window treatments				5 g	\$	-		
Flatwork steel & rebar				1 = -	\$	-		
Daily clean/ powerwash					\$	-		
Trash haul	\$	3,000			\$	3,000		
Final clean/ grade	\$	750			\$	750		
Top soil					\$	-		
Fence & gates				- 1	\$	-	- 1	
Gutters & downspouts					\$	-		
Sprinkler system	l			ži.,	\$	-		
Landscaping & trees	1				\$	-	11	
Sod & hydromulch				-	\$	-		
Temporary utilities	\$	300	ı		\$	300		
Punchout material/ labor	\$	5,000		7	\$	5,000	2%	
Site supervision	\$	55,000		-	\$	55,000	20%	
Fetch & deliver	\$	2,500			S	2,500	1%	
Extras, Misc.	\$	7,500			\$	7,500	3%	
TOTAL BUDGET		\$298,359		\$0		\$298,359		

Project Scope		Joseph Caron Homes, Ilc - Re	ehab Proposal		0197	
812 Theresa					No. 10	
Lot Sq Ft	17,947				0.914	
Buildable Sq Ft	1,953				That I	
Project Sq ft	1,953					
Total Units	2					
rotal Offics						
		Pre Developn	nent Costs		18 (34)	
		Div		Amount		
		Topo Tree Survey		\$2,000.00		
		Soils Test		\$2,000.00		
		Design		\$10,000.00		
		Permits/Tap Fees		\$20,000.00		
		Engineering		\$5,000.00		
		Pre Dev Total		\$39,000.00		
					T STEEL	
		Constructio	n Costs	The state of	17/20	
		Div	A	A 154		
		Surverying	Amount \$1,227.60	\$/ft \$0.63	Soft Costs	\$78,651.20
		Plan Repro	\$279.00	\$0.14	Structural Rehab	\$180,680.61
		Water& Sewer Tap	\$14,000.00	\$0.10	Systems-MEP	\$67,378.50
		3rd Party Inspect	\$5,000.00	\$0.04	Interior Finish Out	\$119,156.66
		Silt fence			Contingency5%	\$20,343.35
		Tree Protection	\$1,500.00	\$0.29	GC Fee & Overhead	\$128,163.10
		Access/Env Controls	\$1,116.00	\$9.57	Total Rehab Budget	\$594,373.41
		Site Maint Ext Cleanup	\$976.50			400 1,07 01 11
		Portable Restroom	\$410.13	The second secon		
		Construction Utilities		\$0.17		
		Dumpster/Trash removal	\$2,577.96	\$1.32		
		Builders Risk/GL	\$1,953.00	The second secon		
		Onsite Supervision	\$10,000.00	\$7.50		
		Foundation repair	\$39,060.00	The second secon		
		Foundation Pretreat	\$410.13	-		
		Framing Labor 4626 sf	\$48,825.00	\$25.00		
		Framing Materials	\$44,919.00	\$23.00		
		Mold Remediation	\$7,812.00	\$4.00		
		Ext Stucco	\$0.00	\$5.00		
		Front Door		1919	0457	
		Metal Roof Main	\$12,000.00		ng a	
		Garage Door Operator		\$0.99	high	
		Skylights	\$0.00	\$0.00	l-std	makes a second and second patterns such ables a second
		Underpinning	\$1,953.00	\$1.00	(intal)	
		Roofing System	\$23,436.00	\$12.00		
		Balcony Waterproofing	\$0.00			
	ANSTONE STATE	Shower Pan Waterproofing	\$976.50	\$0.50	the that management of	or more by
		Gutters	\$1,288.98	\$0.66		
		Foam Insulation	\$7,812.00	\$4.00		
		r oam madiation	\$7,012.00	<b>\$4.00</b>		

	Electrical Labor	\$12,694.50	\$6.50
	Electrical Fixtures	\$5,859.00	\$3.00
	A/V Wiring	\$3,906.00	\$2.00
	Plumbing Labor	\$15,624.00	\$8.00
	Plumbing Fixtures	\$7,812.00	\$4.00
	Drywall	\$11,718.00	\$6.00
	Drywall Punch	\$3,906.00	\$2.00
	Trim Labor	\$5,859.00	\$3,00
	Trim Materials	\$9,765.00	\$5.00
	Interior Doors-turn key	\$0.00	
	Cabinets	\$11,718,00	\$6.00
	Iron Stair Railing	\$3,906.00	\$2.00
	Interior Paint	\$7,812.00	\$4.00
	Ext Paint	\$7,812.00	\$4.00
	Countertops	\$5,859.00	\$3.00
	Wall & Floor Tile/hardie	\$3,476.34	\$1,78
	Stone/Tile Labor	\$5,859.00	\$3,00
	Wood Floors	\$13.671.00	\$7.00
		\$703.08	\$0.36
	Protective Floor Covering	\$644.49	\$0.33
	Interior Door Hardware		AND DESCRIPTION OF THE PERSON NAMED IN COLUMN TWO IS NOT THE PERSON NAMED IN COLUMN TWO IS NAMED IN COLUM
	Exterior Door		\$0.00
	Cabinet Accessories	\$500.00	\$0.00
	Shower Doors	\$0.00	\$0.00
	Mirrors	\$1,191.33	\$0.61
and the second s	Appliances		\$6,00
	Int. Progress Cleans	\$1,464.75	\$0.75
	Final Clean	\$644.49	\$0.33
	Window Clean	\$644.49	\$0.33
	Power Washing	\$644.49	\$0.33
	Int. Finish Out Material	\$488.25	\$0.25
	Ext. Finish Out Material	\$488.25	\$0.25
	Flatwork	\$5,859.00	\$3.00
	Final Grade	\$781.20	\$0.40
	Landscape		\$5.00
	Final Punch	\$7,812.00	\$4.00
	Irrigation		\$1,19
	Wood Fencing		\$2.30
alas a desar de cado con Ario de Cale de Cara Ario desar en protoco de destre de Ario de Ario de Cale de Ario de Cale	General Labor	\$2,929.50	\$1.50
	Build Cost Sub Total	\$406,866.97	\$208.33
	Contingency 5%	\$20,343.35	\$10.42
	Build Cost Total	\$427,210.32	\$218.75
April no selective discrete and a selective di	5501 General Contracting Fee	\$128,163.10	\$65.62
	Pre-Development Costs	\$39,000.00	\$19.97
	Total Rehab Budget	\$594,373.41	\$304.34
	Total Reliab Budget	φυσ4,070.41	φυσ.υτ



#### 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 Page Two

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,

Elliott Naishtat State Representative

cc: Members of the Historic Landmark Commission

EN/db

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