

**Re: 2609 San Pedro Street – backup information
2020-120329**

September 21, 2020

Historic Landmark Commission,

I appreciate your time and effort reviewing this case. At this time, I am requesting that a demolition permit be granted for the property located at 2609 San Pedro Street. The current improvements are in exceptionally poor condition and have been called out on the enclosed engineers report as beyond salvageable.

Likely as a result of the minimal roof overhangs, there is excessive rot on the exterior façade. The damage was so severe that the balcony joists & posts recently had to be replaced for fear that the balcony would collapse.

In addition to the balcony, the entry door has been replaced as it was rotted and kicked in. The crime around campus is getting to be a serious issue and it was imperative that the door provide a solid layer of defense against intruders.

In my experience as a construction contractor, there is very little of the existing building that could be salvaged. Among the items that would need replacement are the windows, doors, siding, foundation, roof, gutters, mechanical, electrical, plumbing, exterior stairs, balconies, balcony/stair railings, flatwork, front porch etc. Once such measures were taken to make the building structurally sound and safe, there would be little to no original fabric remaining in the duplex. While the duplex would maintain its original form, there would be no originality aside from the shape of the structure.

Considering Austin's affordable housing crisis, I believe it is worth noting that the project planned to replace the existing duplex would comply with the University Neighborhood Overlays Affordable Housing requirements. The current plan would provide (4) much needed affordable housing efficiency apartments.

I sincerely appreciate your time and consideration. I am available to further discuss the property and my request for a demolition permit.

A handwritten signature in black ink, appearing to read 'Cater Joseph', written over a horizontal line.

Cater Joseph
512.450.8091