

1207 Taylor Street – Demolition Application

City of Austin – Historic Landmark Commission – January 25, 2021



North (front) elevation

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Eastern elevation

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Eastern elevation



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Rear addition – eastern elevation



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Western elevation

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Rear addition – western elevation

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**Southern (rear)
elevation**

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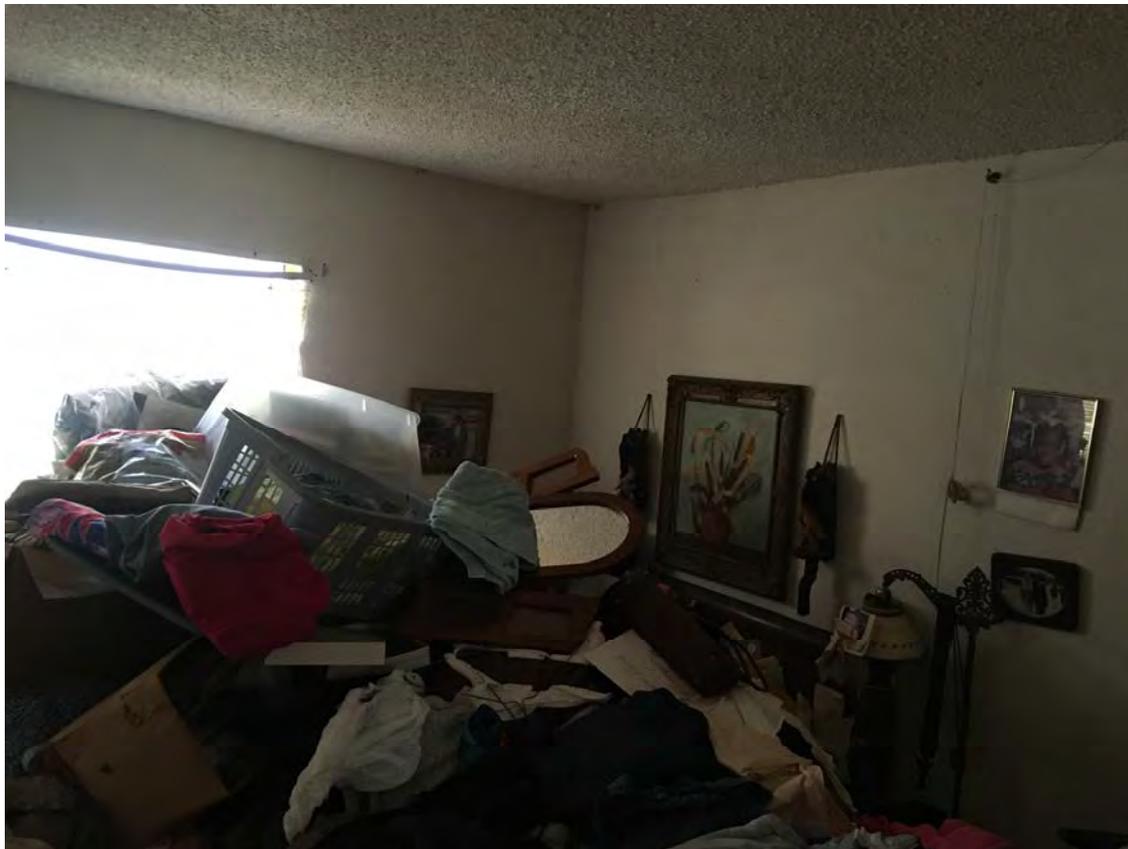
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Architectural/Structural Inspections

Ed Hughey, AIA –

“Having been in it a number of times, I have significant reservations about attempting to keep the structure:

- 1. The stone façade is in disrepair, with areas that are unstable and needing rebuilt.*
- 2. The stone façade was not properly installed / ventilated and has introduced improper air flow around and under the house. After many years of non-maintenance, moisture damage has become a big issue for supporting walls behind the stone, around all doors and windows, and at roof / wall intersections.*
- 3. Exterior wall framing / exterior trim / exterior wall cladding is heavily deteriorated around the entirety of the structure. Likely all will need to be fully repaired / replaced in order to:
 - a. Repair the extensive rot and pest damage.*
 - b. Bring the structure up to current building code, which would be applied to this re-build.**
- 4. Interior of the home is in atrocious condition, having been occupied by a hoarder for many years -- it is rotting from the inside out. The extent of damage to walls, ceilings, and floors is significant and likely to become worse as more of the home is exposed. Nothing is salvageable.*

Having worked on a number of early 1900s bungalows in East and Central Austin (my personal home included), I am of the opinion that 1207 Taylor Street is not physically salvageable. The process in which you would need to go through to repair in place would be extremely difficult & unduly burdensome – in fact, it may not be physically achievable as the stone likely will not survive the repair process.

I highly recommend tearing down the existing structure and re-designing a new home in its place.”

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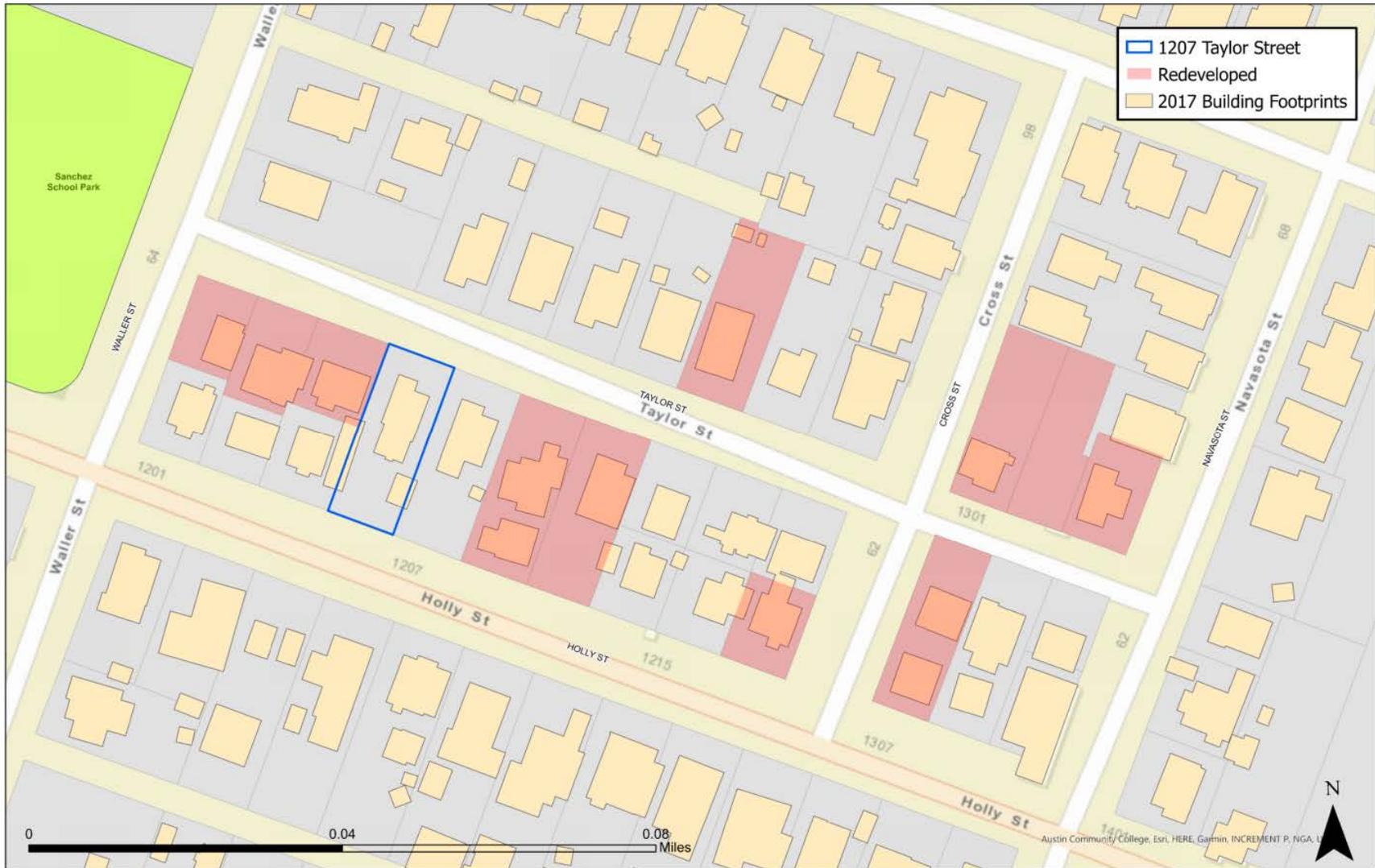
R. Craig Nasso, Architect –

- *“the original structure wasn’t built very well, the home is an ordinary very small bungalow, the additions are poorly built, the home is in very poor condition, and most of the structure would need to be replaced or rebuilt to meet modern building codes and standards. In my opinion, a better solution is to raise the home and replace it.”*

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