



June 25, 2021

Mr. Wayne Hollingsworth
Armbrust and Brown, PLLC
100 Congress Avenue
Suite 1300
Austin, Texas 78701

RE: 2708 Scenic Drive

Mr. Hollingsworth:

At your request I reviewed the documents you provided, and I have the following initial comments: Based on the photos and inspections alone the home appears to be in considerable disrepair from neglect and exposure. Tax records indicate that the original house was built in 1955 and the annex in 1967.

Both building has ample examples of the structures not meeting current standards. Any attempts to bring these buildings into current standards will certainly impact the original fabric of the architecture. A great deal of the exposed framing will require replacement and proper engineering. Framing joinery is insufficient requiring joist hangers and other visually unappealing solutions. Introducing proper egress, handrail heights and handrail openings will greatly impact the original intent. At what point is the original architecture lost?

The soil conditions along Scenic Drive are poor at best. Most homes in the area require pier depths in the order of 20' deep. I recommend that the slab elevations of the residence is performed to determine if proper performance of the structure is in play. These are but a few comments based on the available documentation thus far. I'm happy to provide more commentary as additional information surfaces.

If you have any questions, please feel free to contact this office at 512-499-0919.

Sincerely,


Jerry Garcia, P.E.
License #67435

